

# CITY OF KELOWNA

## BYLAW NO. 8746

### Text Amendment No. TA01-011– Addition of the RU2h & RM2h zones

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

(a) Amending the **Table of Contents** by:

- (i) Deleting the line entitled 13.2 of **Section 13: Urban Residential Zones** and replacing it with the following:

"RU2 – Medium Lot Housing	RU2-1
RU2s – Medium Lot Housing with Secondary Suite"	RU2s-1
RU2h – Medium Lot Housing (Hillside Area)	RU2h-1"

- (ii) Deleting the line entitled 13.8 of **Section 13: Urban Residential Zones** and replacing it with the following:

"RM2 – Low Density Row Housing	RM2-1
RM2h – Low Density Row Housing (Hillside Area)	RM2h-1"

(b) Amending **Section 1 – General Administration** by:

- (ii) Deleting the line entitled RU2 under the heading Urban Residential zones of **Subsection 1.3 Zoning Map** and replacing it with the following:

"RU2/RU2s/RU2h – Medium Lot Housing/Medium Lot Housing with Secondary Suite/Medium Lot Housing (Hillside Area)"

- (ii) Deleting the line entitled RM2 under the heading Urban Residential zones of **Subsection 1.3 Zoning Map** and replacing it with the following:

"RM2/RM2h – Low Density Row Housing/Low Density Row Housing (Hillside Area)"

(c) Amending **Section 13 – Urban Residential Zones** by:

- (i) Amending **Subsection 13.2 RU2 - Medium Lot Housing/RU2s Medium Lot Housing with Secondary Suite** zone as follows:

(A) By replacing the title with the following:

**"13.2 RU2 – Medium Lot Housing  
RU2s – Medium Lot Housing with Secondary Suite  
RU2h – Medium Lot Housing (Hillside Area)"**

- (B) By replacing paragraphs (c) and (d) of **Subsection 13.2.5 Development Regulations** with the following:
- “(c) In RU2 and RU2s zones, the minimum **front yard** is 4.5m, except it is 6.0m from a garage or **carport** having vehicular entry from the front. In RU2h zones, the minimum **front yard** is 3.0m except it is 6.0m measured from the back of curb or a sidewalk, whichever is closest, to a garage or **carport** having vehicular entry from the front.
  - (d) The minimum **side yard** is 1.5m for a 1 or 1 ½ **storey** portion of a **building** and 1.8m for a 2 or 2 ½ **storey** portion of a **building**, except that it is 4.5m from a **flanking street** or when required by Section 13.2.5(e). In RU2h zones the minimum setback from a **flanking street** shall be 3.0m except that it is 6.0m measured from the back of curb or a sidewalk, whichever is closest, to a garage or **carport** having vehicular entry from the **flanking street**.”
- (C) By adding paragraphs (f) and (g) to **Subsection 13.2.5 Development Regulations** as follows:
- “(f) For RU2h zones, the maximum **height** of any vertical wall element facing a front, side or rear yard (including walkout basements) is the lesser of 6.5m or 2 **storeys**, above which the **building** must be stepped back at least 1.2m.
  - (g) For RU2h zones, all decks, supporting posts or columns shall not exceed the lesser of 4.5m or 1 **storey** in **height**, such measurements to include the **height** of any support structure or **retaining wall**.”
- (D) By adding paragraph (f) to **Subsection 13.2.6 Other Regulations** as follows:
- “(f) An “h” notation shown on Schedule “A” as part of the identified zone classification indicates that the zoned area may be developed in accordance with Hillside Standards contained in the Subdivision, and Development Services Bylaw.”
- (ii) Amending **Subsection 13.8 RM2 – Low Density Row Housing** zone as follows:
- (A) By replacing the title with the following:

**“13.8 RM2 – Low Density Row Housing  
RM2h – Low Density Row Housing (Hillside Area)”**

- (B) By replacing paragraphs (c), (d) and (e) of **Subsection 13.8.5 Development Regulations** with the following:

- “(c) The maximum **height** is the lessor of 9.5m or 2 ½ **storeys**, except it is 4.5m for accessory **buildings** and **structures**. For RM2h zones the maximum **height** of any vertical wall element facing a front, side or rear yard (including walkout basements) is the lessor of 6.5m or 2 **storeys**, above which the **building** must be stepped back at least 1.2m.
- (d) The minimum **site front yard** is 4.5m. except it is 6.0m for a garage or **carport**. In RM2h zones, the minimum **site front yard** is 3.0m except it is 6.0m measured from the back of curb or a sidewalk, whichever is closest, to a garage or **carport** having vehicular entry from the front.
- (e) The minimum **site side yard** is 4.0m for a 1 or 1½ **storey** portion of a **building** or accessory **building** or **structure** and 4.5m for a 2 or 2 ½ **storey** portion of a **building** except it is 4.5 from a **flanking street** unless there is a garage it shall be 6.0m. In RM2h zones, the minimum **site side yard** shall be 3.0m except it is 6.0m measured from the back of curb or sidewalk, whichever is closest, to a garage or **carport** having vehicular entry from the front. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **site side yard** shall be at least 3.0m.”

- (C) By adding paragraph (h) to **Subsection 13.8.5 Development Regulations** as follows:

- “(h) For RM2h zones, all decks, supporting posts or columns shall not exceed the lesser of 4.5m or 1 **storey** in **height**, such measurements to include the **height** of any support structure or **retaining wall**.”

- (D) By adding paragraph (e) to **Subsection 13.2.6 Other Regulations** as follows:

- “(e) An “h” notation shown on Schedule “A” as part of the identified zone classification indicates that the zoned area may be developed in accordance with Hillside Standards contained in the Subdivision, and Development Services Bylaw.”

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Approved under The Highways Act this

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(Approving Officer - Ministry of Transportation & Highways)

Read a second and third time and by adopted by the Municipal Council this

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Mayor

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City Clerk