

# CITY OF KELOWNA

## BYLAW NO. 8900

### Text Amendment No. 01-003 – Amendments to C7 zone

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

1. THAT **Section 6 – General Development Regulations** be amended by:

- (i) Replacing paragraph 6.1.1 in **Subsection 6.1 Daylighting Standards** with the following:

“6.1.1 Daylighting regulations shall apply to every **building** as outlined on the **Diagram 6.1: (Application of Daylighting Standards)** in the RM6, C8, and P1 **zones**”

2. AND THAT **Section 8 - Parking and Loading** be amended by:

- (i) Replacing the **Apartment Housing, Row Housing and Stacked Town Housing** parking standards under **Residential and Residential Related** in **Table 8.1 - Parking Schedule** with the following:

“ <b>Apartment Housing</b> <b>Row Housing</b> <b>Stacked Row Housing</b> ”	1 per <b>bachelor dwelling</b> unit, plus 1.25 per 1- <b>bedroom dwelling</b> unit, plus 1.5 per 2- <b>bedroom dwelling</b> unit, plus 2 per 3-or-more <b>bedroom dwelling</b> unit 1 per <b>dwelling unit</b> in the C7 <b>zone</b>  Of the total required spaces above, 1 <b>parking space</b> shall be designated visitor parking for every 7 <b>dwelling</b> units	“
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- (ii) Adding a new category to **Table 8.2 – Loading Schedule** as follows

“ All <b>uses</b> in the C7 zone ”	1 per development	“
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3. AND THAT **Section 14 - Commercial Zones** be amended by:

- (i) Deleting **Subsection C.7- Central Business Commercial** in its entirety and replacing it with the following:

#### “14.7 C7 – Central Business Commercial

##### 14.7.1 Purpose

The purpose is to designate and preserve land for the orderly **development** of the financial, retail and entertainment, governmental, and cultural core of the **City** which shall provide for high **density** residential and **commercial uses**.

#### **14.7.2 Principal Uses**

The **principal uses** in this **zone** are:

- (a) **amusement arcade, major**
- (b) **apartment housing**
- (c) **apartment hotels**
- (d) **broadcasting studios**
- (e) **business support services**
- (f) **care centres, major**
- (g) **commercial schools**
- (h) **community recreational services**
- (i) **congregate housing**
- (j) **custom indoor manufacturing/artist's studio**
- (k) **eating and drinking establishments, minor**
- (l) **eating and drinking establishments, major**
- (m) **emergency and protective services**
- (n) **financial services**
- (o) **funeral services**
- (p) **fleet services**
- (q) **gaming facilities**
- (r) **government services**
- (s) **health services**
- (t) **hotels**
- (u) **household repair services**
- (v) **non-accessory parking**
- (w) **offices**
- (x) **participant recreation services, indoor**
- (y) **personal service establishments**
- (z) **private clubs**
- (aa) **private education services**
- (bb) **public education services**
- (cc) **public libraries and cultural exhibits**
- (dd) **public parks**
- (ee) **recycled materials drop-off centres**
- (ff) **retail stores, convenience**
- (gg) **retail stores, general**
- (hh) **spectator entertainment establishments**
- (ii) **spectator sports establishments**
- (jj) **temporary shelter services**
- (kk) **used goods stores**
- (ll) **utility services, minor impact**
- (mm) **wine/beer stores**

#### **14.7.3 Secondary Uses**

The **secondary uses** in this **zone** are:

- (a) **amusement arcade, minor**
- (b) **care centres, intermediate**
- (c) **care centres, minor**
- (d) **home based businesses, minor**

#### 14.7.4 Subdivision Regulations

- (a) The minimum **lot width** is 6.0 m.
- (b) The minimum **lot depth** is 30.0 m.
- (c) The minimum **lot area** is 200 m<sup>2</sup>.

#### 14.7.5 Development Regulations

- (a) The maximum **height** is 22.0 m except in Area 1 and Area 2, as shown on C7 - Diagram A, attached to this bylaw. The maximum allowable **height** within Area 1 and Area 2, as shown on C7 - Diagram A attached to this bylaw, is 44.0 m.
- (b) The minimum **front yard** is 0.0 m.
- (c) The minimum **side yard** is 0.0 m.
- (d) The minimum **rear yard** is 0.0 m.
- (e) Any portion of a **building** above 15 metres in **height** must be a minimum of 3.0 m. from any **property line** abutting a **street**, as shown on C7 - Diagram B attached to this bylaw.
- (f) Within Areas 1 and 2, as shown on C7 - Diagram A, attached to this bylaw, any portion of a **building** above 15.0 m in **height** must be a minimum of 4.0 m from any **property line** abutting another **property** as illustrated on C7-Diagram B attached to this bylaw.
- (g) Within Areas 1 and 2, as shown on C7 - Diagram A, attached to this bylaw, any portion of a **building** above 15.0 m in **height** must lie within the prescribed line illustrated on C7 - Diagram B, attached to this bylaw. This line will start at a geodetic elevation 15.0 m above all **property lines** adjacent to a **street**, and be inclined at an angle of 80 degrees.
- (h) Within Areas 1 and 2, as shown on C7 - Diagram A, attached to this bylaw, any **floor plate** situated above 15.0 m in **height** cannot exceed 676.0 m<sup>2</sup> as illustrated on C7 – Diagram B attached to this bylaw.
- (i) Within Areas 1 and 2, as shown on C7 - Diagram A, attached to this bylaw, any portion of a **building** above 15.0 m in **height** cannot exceed a continuous exterior horizontal dimension of 26.0 m. as illustrated on C7 – Diagram B attached to this bylaw.
- (j) Within Areas 1 and 2, as shown on C7 - Diagram A, attached to this bylaw, any **floor plate** situated above 15.0 m in **height** cannot exceed a diagonal dimension of 39.0 m. as illustrated on C7 – Diagram B attached to this bylaw.

#### 14.7.6 Other Regulations

- (a) A minimum area of 6.0 m<sup>2</sup> of **private open space** shall be provided per **bachelor dwelling**, 10.0 m<sup>2</sup> of **private open space** shall be provided per 1 **bedroom dwelling**, and 15.0 m<sup>2</sup> of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.
- (b) Within Areas 1 and 2, as shown on C7 - Diagram A, attached to this bylaw, a supplemental floor area of 5% can be added to any floor area above 15.0 m in **height** provided the floor dimensions comply with all other provisions set out in the C7 zone. The supplemental area can only be added to the floor used as the

basis for the calculation and shall be based on **gross floor area** of that floor.

- (c) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (d) Except in Area 1, as shown on C7 - Diagram A, attached to this bylaw, a mixed use **building** incorporating residential and other uses shall provide a commercial use on the first floor which must occupy a minimum of 90% of any **street** frontage and a minimum of 50% of the **gross floor area**.

- 4. 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 by the Municipal Council this

Adopted by the Municipal Council this

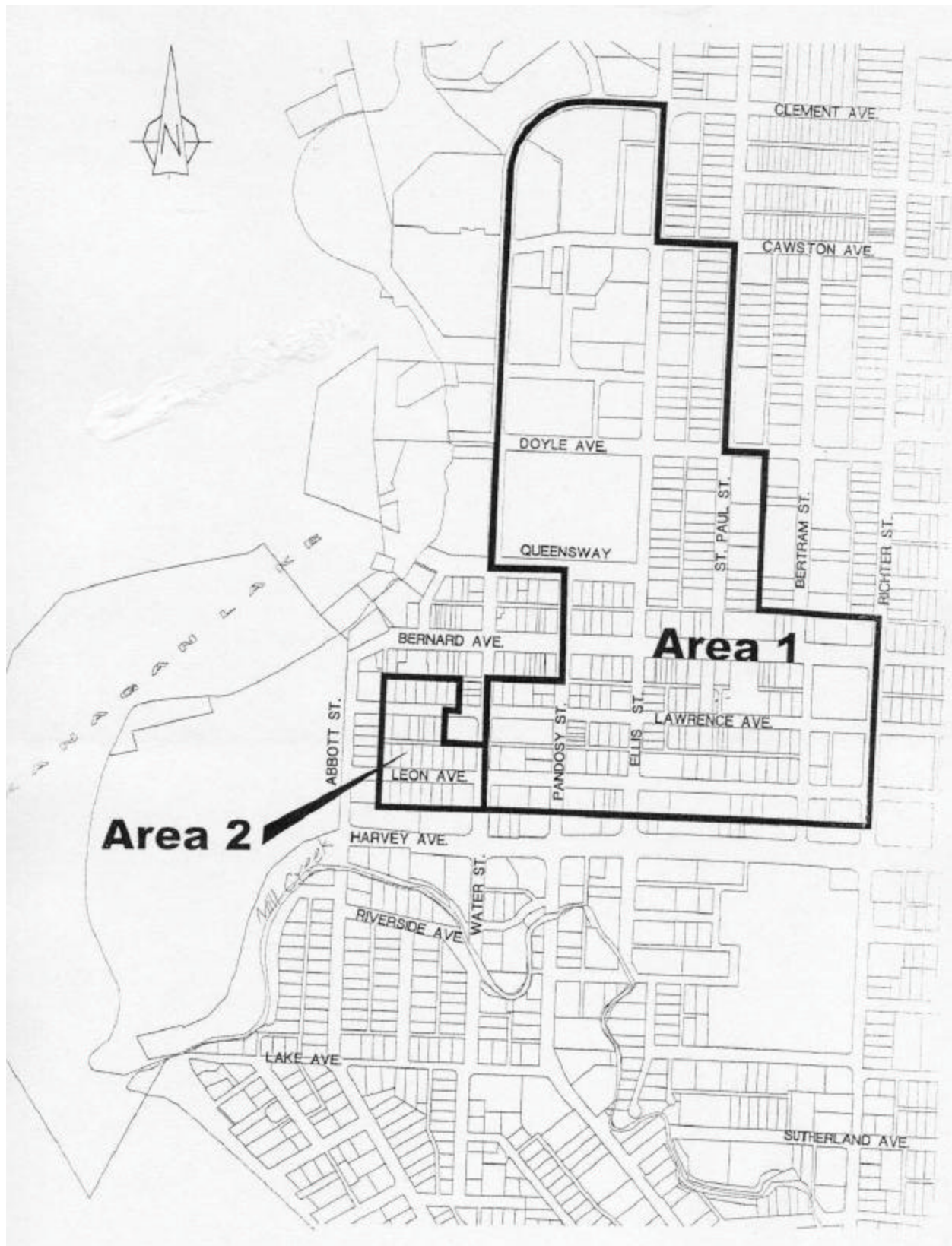
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Mayor

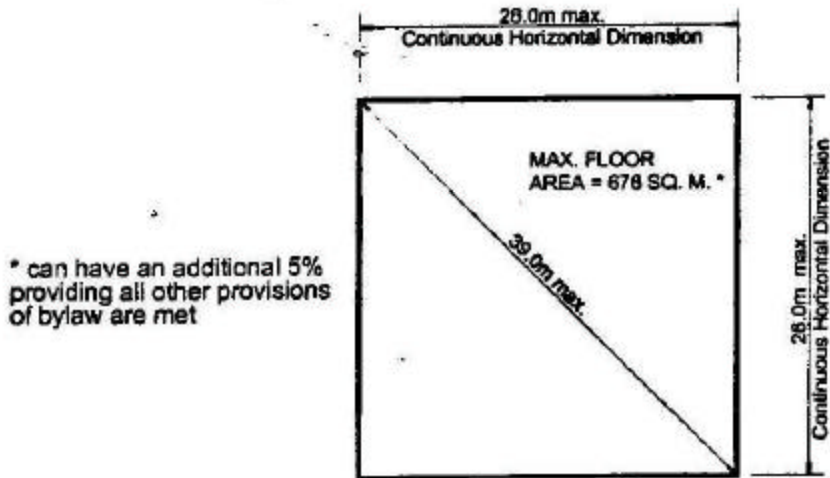
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City Clerk

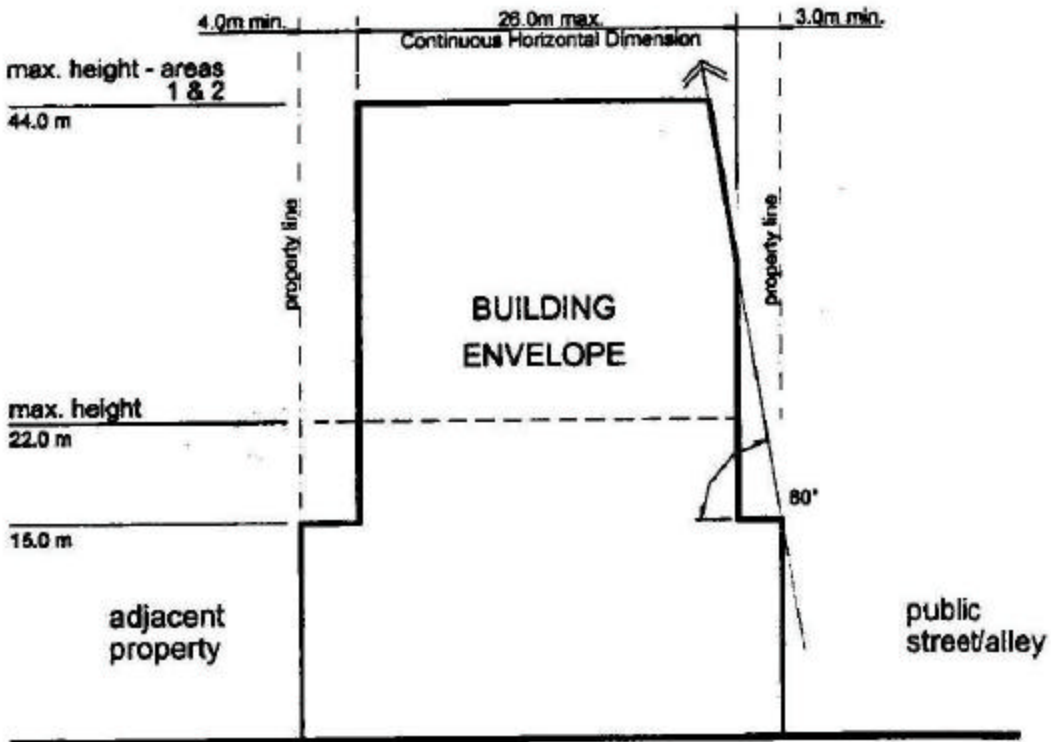
**C7 – DIAGRAM A**



## C7 – DIAGRAM B



**Illustrative Floor Plan @ 15m**



**Illustrative Building Section**