
CITY OF KELOWNA
MEMORANDUM

Date: January 24, 2005
File No.: TA04-0009

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. TA04-0009

APPLICANT: CITY OF KELOWNA

PURPOSE: TO AMEND THE EXISTING DEFINITION OF STOREY,
HALF AND THE PROVISIONS FOR BUILDING HEIGHT
WITH REGARD TO WALKOUT BASEMENTS

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Zoning Bylaw Text Amendment No. TA04-0009 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" of the report of the Planning & Corporate Services Department dated January 24, 2005 be considered by Council;

AND THAT Zoning Bylaw Text Amendment No. TA04-0009 be forwarded to a Public Hearing for further consideration.

2.0 ADVISORY PLANNING COMMISSION

At the regular meeting January 18, 2004 meeting it was resolved:

THAT the Advisory Planning Commission supports Text Amendment Application No. TA04-0009 by the City of Kelowna (Ryan Smith), to amend the definition of storey, half and the definition of height, for clarification regarding walk out basements and to clarify the maximum amount of roof overhand when dormers are present in a roofline.

3.0 SUMMARY/DISCUSSION

Staff are proposing to amend the definitions of storey, half and the definition of height with regard to walkout basements. The changes reflect requests from the Inspection Services Department to further clarify these portions of the bylaw in order to avoid confusion related to interpretation of these sections.

Andrew Bruce
Manager of Development Services

Approved for inclusion ☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services

RM/AB/rs
Attach.

SCHEDULE A – AMENDMENTS TO CITY OF KELOWNA ZONING BYLAW NO. 8000

Section	Existing Definition	Proposed Definition/Amendment
2.0 Interpretation	STOREY, HALF means a storey under a sloping roof, the walls of which, on at least two opposite walls, are not more than 0.6 m above the finished floor of such a storey . A half storey also includes a basement with walls between 0.6 m and 2.0 m high lying between building grade and the level of the finished floor directly above it.	STOREY, HALF means a storey under a sloping roof, the walls of which, on at least two opposite <u>exterior</u> walls, are not more than 0.6 m above the finished floor of such a storey . A half storey also includes a basement with walls between 0.6 m and 2.0 m high lying between building grade and the level of the finished floor directly above it.
2.0 Interpretation	HEIGHT means, with respect to a building , the maximum vertical distance between building grade and the highest point of the structure of a non-sloping roof, or the mid-point between the eaveline and ridge of a sloping roof excluding dormers as provided for in Section 6.6	HEIGHT means, with respect to a building , the maximum vertical distance between building grade and the highest point of the structure of a non-sloping roof, or the mid-point between the eaveline and ridge of a sloping roof excluding dormers as

	provided in such cases the ridge shall be not more than 2.4 m above this mid-point. Section 6.6 provides that walk out basements oriented to the rear yard shall not be considered in determining height for single detached, duplex, or semi-detached housing .	provided for in Section 6.6 provided in such cases the ridge shall be not more than 2.4 m above this mid-point. <u>Section 6.6 describes restrictions for walkout basements.</u>
6.6.2 (Height and Grade)	Walkout basements oriented to the rear yard shall not be considered for the purpose of determining height for single-detached, duplex or semi-detached housing. Where access is required through, and is limited to, a lane the yard abutting the lane may be considered the front yard .	Walkout basements oriented to the rear yard shall not be considered for the purpose of determining height for single-detached, duplex or semi-detached housing. <u>Where single-detached, duplex or semi-detached housing has a walkout basement oriented to the rear yard, height shall be determined as follows: The maximum height of any building elevation facing a front yard or, flanking street is the lesser of 8.6 m from grade or 2 storeys. The height for the lowest floor or walkout basements at the rear elevation can not exceed 3.6m measured from approved building grade to the top of the finished floor above the slab. In addition the total height of the rear building elevation cannot exceed the lesser of 3 storeys or 12.5m measure from approved building grade.</u> Where access is required through, and is limited to, a lane the yard abutting the lane may be considered the front yard .