

CITY OF KELOWNA

BYLAW NO. 9533

Official Community Plan Amendment No. OCP05-0018 – Text Amendment Re: Amendments for the C4 and C7 zoning

A bylaw to amend the "Kelowna 2020 - Official Community Plan Bylaw No. 7600".

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

1. THAT the **Definitions** section be amended by deleting the **Town Centre** definition and replacing it with the following:

"Town Centre (S. Pandosy/Rutland) – means a vibrant, amenity-rich area wherein different land uses frequently occur within the same building and almost always occur within a one-block area. Town Centres contain a variety of housing types, the presence of which contributes to social diversity. Town Centres are highly urbanized, pedestrian-friendly environments that draw people for work, shopping, and recreation from a broad community of approximately 25,000 residents living within approximately 2 kilometres. Town Centre cores are located at least 2 kilometres from the core of other Town Centres, a City Centre, or a Highway Centre. Typical zoning would be C4 Town Centre Commercial (Pandosy) and C7 Downtown Commercial (Rutland).";

2. AND THAT Chapter **6 Urban Centres**, sub-section **6.1 Urban Centre Policies** be amended by adding a new sub-policy 6.1.27 as follows and renumbering subsequent policies:

“.27 Rutland Building Height. Consider amendments to the Zoning Bylaw to support higher buildings in the Rutland commercial core similar to downtown regulations.”;

3. AND THAT **Chapter 19 Future Land, Mapping Designations and Notes, Land Use Designations** be amended by deleting the section **Commercial** in its entirety and replacing it with the following:

“Commercial

Developments for the sale of goods and services. Integration of residential uses into commercial developments as mixed-use projects is encouraged in Urban Centres. Building heights of up to four storeys in the South Pandosy Urban Centre and up to twelve or fourteen storeys at selected locations in the Rutland Urban Centre are encouraged. In the City and Highway Urban Centres buildings up to twelve or sixteen storeys will be encouraged, depending on site specific conditions. Existing Commercial zoning along Highway 97 North is acknowledged. This designation may also include CD Comprehensive Development zoning that includes commercial uses. Exclusively residential projects will be permitted under the commercial land use designation only where such use is supported by the C7 zone in the Downtown and Rutland Plans.”

4. AND THAT pursuant to Section 882 of the *Local Government Act*, each reading of this bylaw receive an affirmative vote of a majority of all members of the Council;
5. 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 19th day of December, 2005.

Considered at a Public Hearing on the 24th day of January, 2006.

Read a second and third time by the Municipal Council this 24th day of January, 2006.

Adopted by the Municipal Council of the City of Kelowna this day of , 2006.

Mayor

City Clerk