

# CITY OF KELOWNA

## BYLAW NO. 9702

### **TA06-0009 – The University of British Columbia – (University of British Columbia – Campus & Community Planning) - 3140 & 3333 University Way and 4990 North Hwy 97**

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

1. THAT **Section 1 – General Administration** be amended by:
  - (i) Adding a new line entitled CD20, in the appropriate location, under the heading comprehensive Development Zones of **Subsection 1.3 Zoning Map** as follows:

“CD20 – Comprehensive University Development”
2. AND THAT **Schedule “B” Comprehensive Development Zones** be amended by adding a new Section **CD20 – Comprehensive University Development** as follows, in the appropriate location:

“ CD20 – Comprehensive University Development Zone

  - 1.1 **Purpose**

The purpose of this zone is to allow the full range of academic, research and miscellaneous supporting land-uses essential to a leading-edge university program and campus.
  - 1.2 **Principal Uses**

The principal uses permitted in this zone are:

    - (a) Education and research services, public or private
    - (b) university institutional uses including but not limited to:
      - classrooms
      - research facilities
      - laboratories
      - lecture halls
      - performing arts facilities
      - assembly spaces
      - recreational facilities
      - office and administration space
      - university/research-related incubator businesses
      - agricultural/horticultural facilities
    - (c) emergency and protective services
    - (d) private clubs

- (e) community outreach services (including dental clinic, counseling services)
- (f) campus-related utility services
- (g) student residences
- (h) faculty/staff housing (specialized institutional housing for faculty and staff)

**1.3 Secondary Uses**

The secondary uses permitted in this zone are:

- (a) public parks
- (b) campus support facilities including but not limited to:
  - i) parking facilities (including both motor vehicles and bicycles)
  - ii) plant operations buildings
  - iii) maintenance buildings
  - iv) daycare
  - v) university related business services, university-run and private leased operations
    - food and beverage services
    - personal service uses
    - convenience retail
    - bookstore
    - pub
    - conference activity (including use of empty student accommodation)
- (c) transit facilities

**1.4 Subdivision Regulations**

- (a) The minimum lot width is 18 m
- (b) The minimum lot depth is 30 m
- (c) The minimum lot area is 660 sq.m.

**1.5 Development Regulations:**

Density:

*Floor Area Ratio:* The total density for this project, based on entire campus site area, shall be maximum FAR of.....1.0

Site Coverage:

- (a) *Site coverage* all buildings shall be maximum 40% of entire campus land area.
- (b) *Site coverage of combined* buildings, and paved areas excluding dedicated roads shall be maximum 60% of entire campus land area.  
Height:
- (c) *Height* of all structures shall be maximum 6 storeys or 27m , whichever less, except that area shown outlined in Map "A", where height of structures shall be a maximum of 10 storeys or 45m, whichever is less.

Setbacks:

- (d) The minimum setbacks shall be:
  - 30m from all external campus borders, except in the following limited areas it shall be 6m:
    - the east campus border between University Way and the north lot line.

- the north west campus border area cut off by a Quail Ridge road crossing.
- 0m setback shall be permitted on internal campus lot lines.
- 6m frontage shall be provided along any arterial road.

Selected Ancillary and Dormitory Floor Area Limits:

- (e) *Food and beverage* total net floor space shall be maximum.....3000 net sq.m.
- (f) *Bookstore and Pub* total net floor space shall be maximum.....3000 net sq.m.
- (g) *Ancillary Commercial* (excluding daycare, pub, food & beverage s.....3000 net sq.m.
- (h) *Student residential beds* shall be limited to .....2500 beds  
and .....50,000 sq.m net floor space
- (i) *Performing arts* total net floor area shall be limited  
to.....6000 sq.m.
- (j) *Daycare* total net floor area shall be limited to ..... 1500 sq.m.

**1.6 Road Layout**

Road layout for the campus lands shall generally be as shown on Map “B”.

**1.7 Other Regulations**

In addition to the regulations listed above, the following regulations of Kelowna Zoning Bylaw 8000 shall apply:

- General development regulations of Section 6 except Section 6.1, 6.3, 6.11 and 6.14.
- Landscaping and fencing provisions of Section 7,
- Parking and loading regulations of Section 8.”

3. 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

Read a second and third time by the Municipal Council this

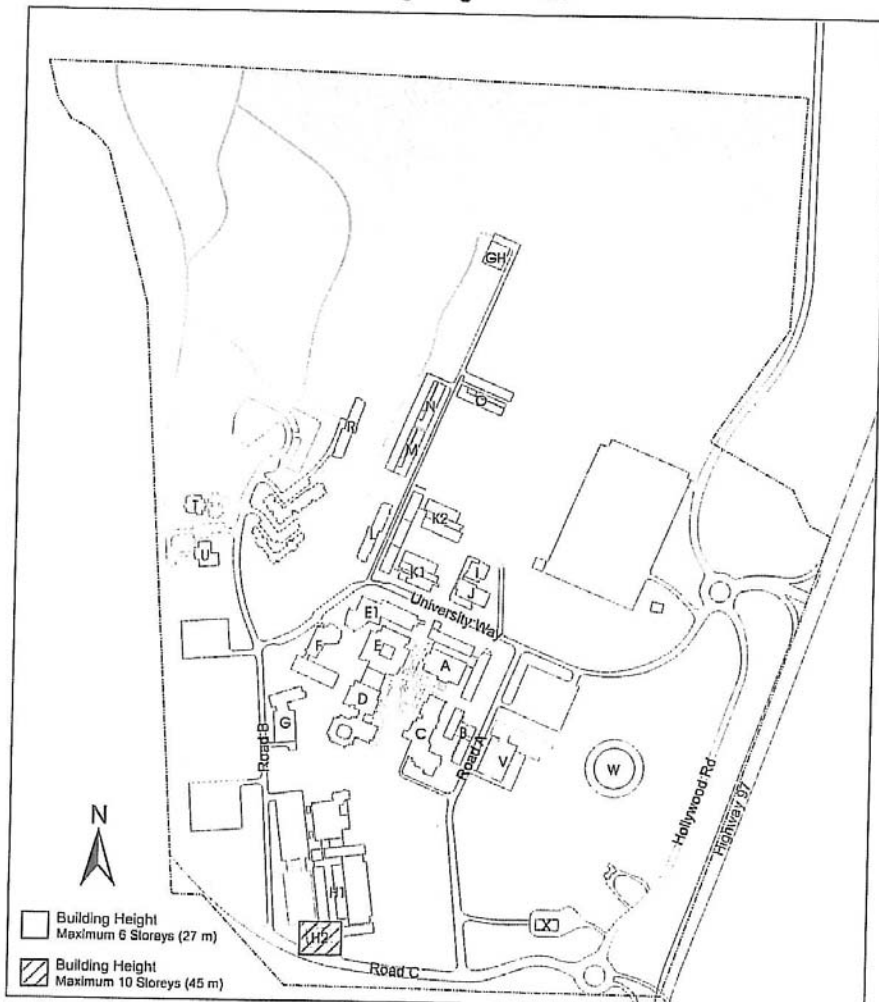
Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

UBC Okanagan Campus  
Building Height Limits

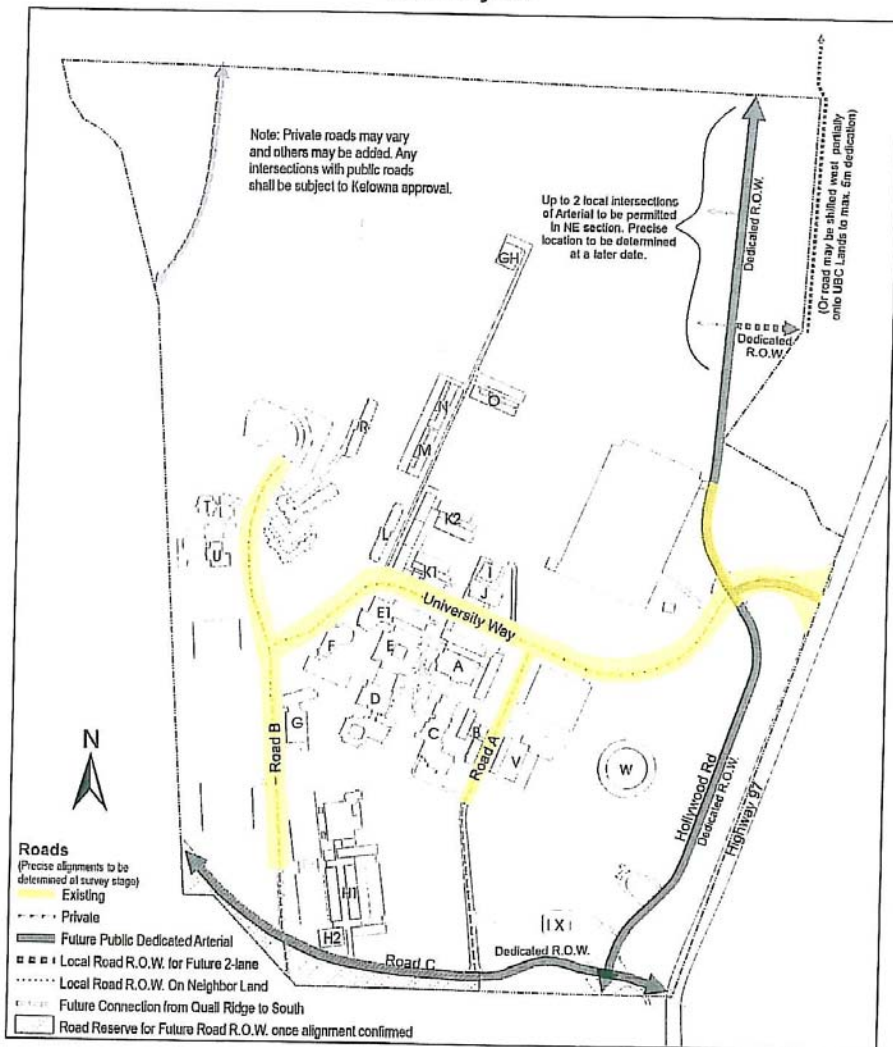
MAP "A"



Map Revised December 11, 2006

UBC Okanagan Campus  
Road Layout

MAP "B"



Map Revised December 11, 2006