
**CITY OF KELOWNA
MEMORANDUM**

DATE: June 6, 2008
TO: City Manager
FROM: Planning & Development Services Department
APPLICATION NO. TA08-0005 **APPLICANT:** City of Kelowna
PURPOSE: TO AMEND ZONING BYLAW 8000 TO ADD THE "BROADCASTING STUDIOS" USE CATEGORY AS A PRINCIPAL USE IN C4 – URBAN CENTRE COMMERCIAL ZONES, IN ADDITION TO OTHER MISCELLANEOUS AMENDMENTS.
REPORT PREPARED BY: CARLIE FERGUSON

1.0 RECOMMENDATION

THAT Zoning Bylaw Text Amendment No. TA08-0005 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" of the report of the Planning & Development Services Department dated June 6, 2008 be considered by Council;

AND THAT Zoning Bylaw Text Amendment No. TA08-0005 be forwarded to a Public Hearing for further consideration;

2.0 SUMMARY

Details of the proposed text amendment are provided in the attached Schedule "A", but the following points outline the general intent:

- add BROADCASTING STUDIOS to the list of principal uses for C4 – Urban Centre Commercial zones
- reduce the separation distance between a single-detached house and "carriage house" to 4.5 m from current 5.0 m, to be consistent with the separation distance requirement between two single-detached houses on the same lot.

3.0 STAFF COMMENTS

The rationale behind this application is to follow up on a text amendment that was initially triggered by a rezoning application (File # Z06-0029) for a Shaw Cablesystem Ltd. project located at 2300 Leckie Road. This text amendment was not completed at that time as an oversight, therefore, it is necessary to ensure for consistency reasons that this text amendment is done now to include BROADCASTING STUDIOS on the list of principal uses for C4 – Urban Centre Commercial Zones.

Other changes proposed by this text amendment are minor adjustments that both provide clarity and reasonableness with respect to secondary suite development and the regulation of accessory buildings. A similar text amendment was made earlier this year to the RU6 zone (Text Amendment Application No. TA06-0004) and this is simply a follow up amendment to ensure consistency in all zones.

A handwritten signature in black ink, appearing to read 'Shelley Gambacort', written over a horizontal line.

Shelley Gambacort

Current Planning Supervisor

CF/cf

ATTACHMENTS

Schedule "A"

SCHEDULE "A"**Text Amendment No. TA08-0005 – Proposed Text Amendments**

Zoning Bylaw No. 8000		
Section	Existing wording	Proposed Wording
C4 – Urban Centre Commercial: 14.4.2 Principal Uses		Add "BROADCASTING STUDIOS" to list of principal uses
13.1.7 (c) – separation distance	13.1.7 (c) A secondary suite, in accordance with Section 9.5, may only be located within a single detached dwelling or an accessory building to a single detached dwelling which is no closer than 5.0 m to the principal building .	13.1.7 (c) A secondary suite, in accordance with Section 9.5, may only be located within a single detached dwelling or an accessory building to a single detached-dwelling that is no closer than 5.0 <u>4.5 m</u> to the principal building .
13.2.7 (e) – separation distance	13.2.7 (e) A secondary suite, in accordance with Section 9.5, may only be located within a single detached dwelling or an accessory building to a single detached dwelling which is no closer than 5.0 m to the principal building .	13.2.7 (e) A secondary suite, in accordance with Section 9.5, may only be located within a single detached dwelling or an accessory building to a single detached-dwelling that is no closer than 5.0 <u>4.5 m</u> to the principal building .
13.3.7 (g) – separation distance	13.3.7 (g) A secondary suite, in accordance with Section 9.5, may only be located within a single detached dwelling or an accessory building to a single detached dwelling which is no closer than 5.0 m to the principal building .	13.3.7 (g) A secondary suite, in accordance with Section 9.5, may only be located within a single detached dwelling or an accessory building to a single detached-dwelling that is no closer than 5.0 <u>4.5 m</u> to the principal building .