

CITY OF KELOWNA

BYLAW NO. 10507

Official Community Plan Text Amendment No. OCP10-0012 – City of Kelowna

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 **Chapter 8 – HOUSING, Policy 8.1 Housing Policy**, Section 8.1.31 of "*Kelowna 2020* – Official Community Plan Bylaw No. 7600" be amended by adding the following to the end of the Section 8.1.31:

"The requirements of this section do not apply to land where the proposed densities do not exceed the densities provided by on Map 19.1 by more than one increment (e.g. medium density multiple units might be entertained where low-density has been provided for, and low-density multiple units might be entertained where single/two unit residential densities have been provided for) and where 100% of the funds generated from the sale of the lands goes towards Council approved City initiatives for public benefit.

To mitigate the neighbourhood impact of higher densities, it is important that:

- supporting infrastructure and park land is sufficient to accommodate the proposed development (or the developer is prepared to upgrade the necessary infrastructure and park land); and
- the proposed densities do not exceed the densities provided for on Map 19.1 by more than one increment (e.g. medium density multiple units might be entertained where low-density has been provided for, and low-density multiple units might be entertained where single/two unit residential densities have been provided for); and
- the project be sensitively integrated into the surrounding neighbourhood, with no more than a one-storey height gain between the proposed development and the height permitted within land use designations assigned to adjacent parcels (Where the property being proposed for redevelopment is large, consideration may be given to providing greater heights at the centre of the property provided that the new building is sensitively integrated with the surrounding neighbourhood); and
- approval of the project not destabilize the surrounding neighbourhood or threaten viability of existing neighbourhood facilities (e.g. schools, commercial operations etc.).

Table of Properties granted a one-increment gain in land use designation (density) potential:

Legal Description	Effective Date	Density increase granted
Lots A & B, Sec. 29, Twp 26, O.D.Y.D., Plan 13228, Lot C, Sec. 29, Twp 26, O.D.Y.D., Plan 13228, Exc. Plan KAP82455, Lots 17 & 18, Sec. 29, Twp 26, O.D.Y.D., Plan 3329, Exc. Plan KAP82455	TBD	Single/Two Unit Residential designation increased to Multiple Unit Residential (Low Density)

2. 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;
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 14th day of March, 2011.

Amended at first reading by the Municipal Council this 19th day of April, 2011.

Considered at a Public Hearing on the 19th day of April, 2011.

Read a second and third time by the Municipal Council this 19th day of April, 2011.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk