

CITY OF KELOWNA

BYLAW NO. 10699

Text Amendment No. TA12-0004 – Schedule ‘B’ – Comprehensive Development Zone Amendments to the City of Kelowna Zoning Bylaw No. 8000

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Section 17 – Schedule ‘B’ – Comprehensive Development Zones, CD2 – Kettle Valley Comprehensive Residential Development** be amended by deleting the following Map 1 pages 1, 2, 3, 4, 5, 6, 7, 8, 10, 12 and 15 of 17 and replacing them with new Map 1 pages 1, 2, 3, 4, 5, 6, 7, 8, 10, 12 and 15 of 17 as attached to and forming part of this bylaw as Schedule “A”;
2. 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

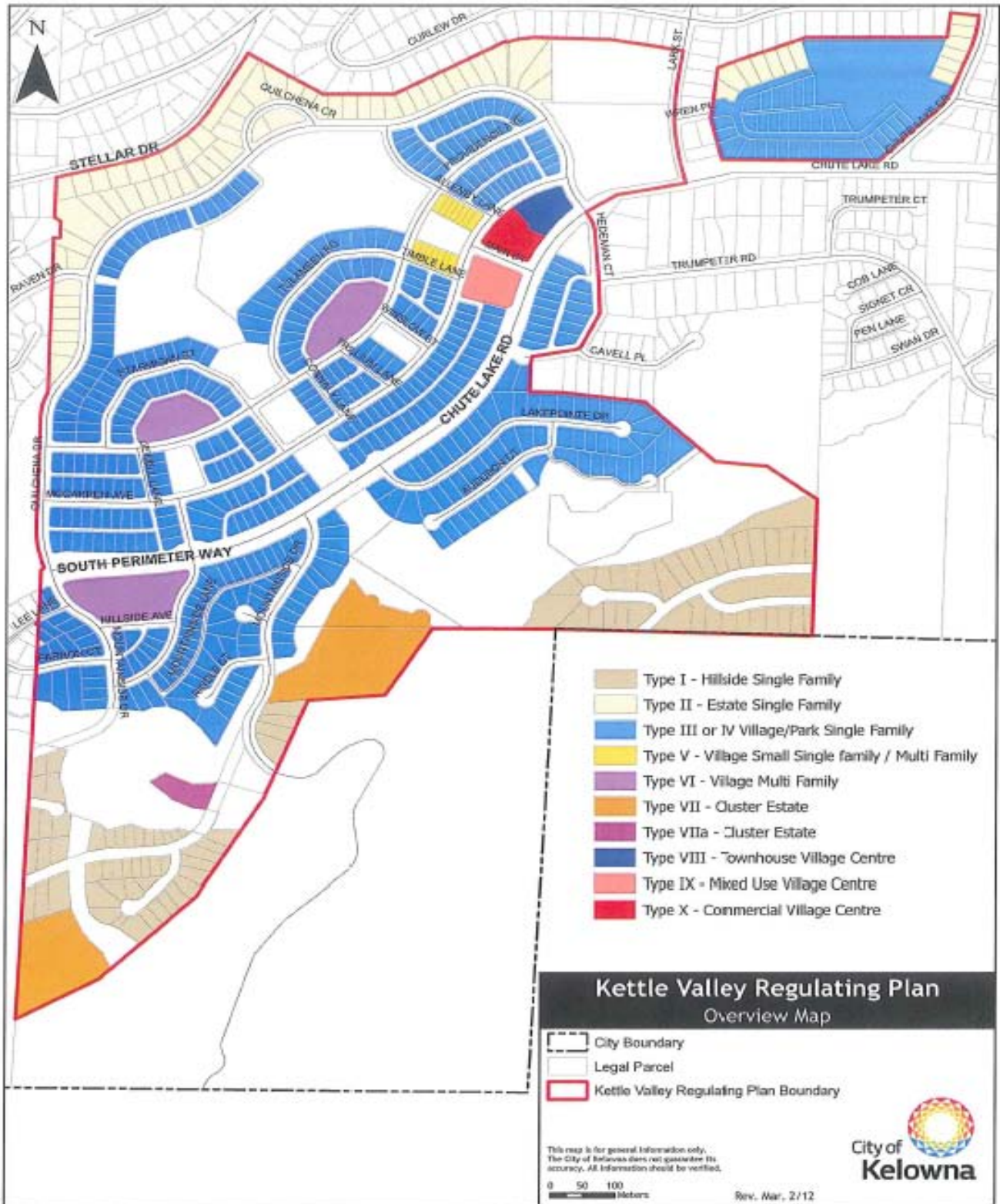
Approved under the Transportation Act this

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of City of Kelowna on the

Mayor

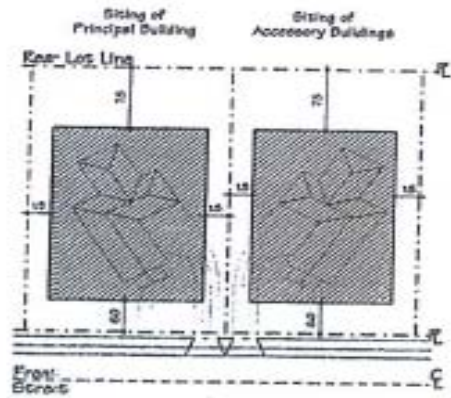
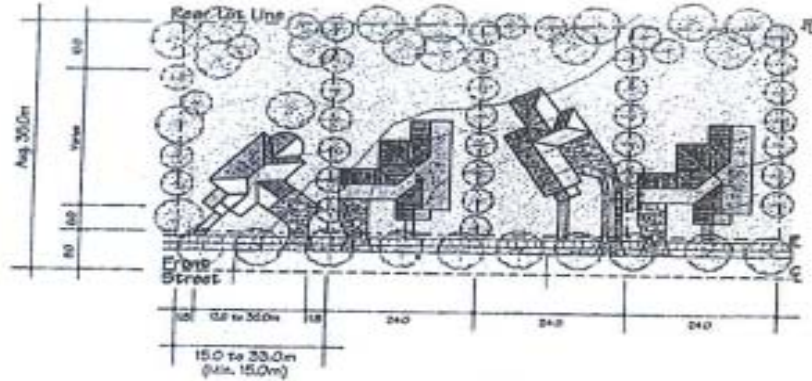
City Clerk



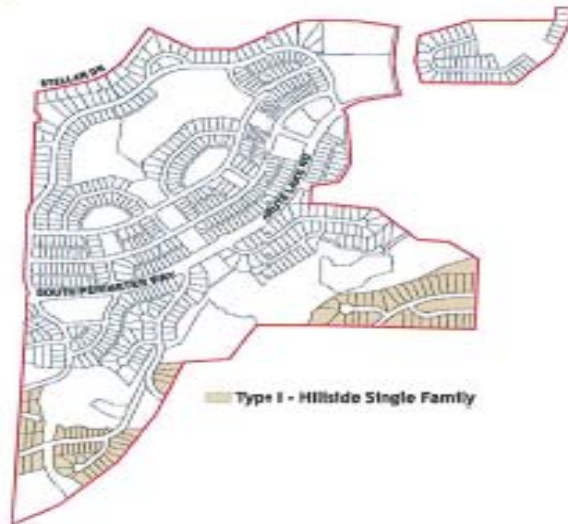
CD2 - Kettle Valley Comprehensive Residential Development
Map 1 (page 2 of 17)
Schedule 8 of Bylaw 8001

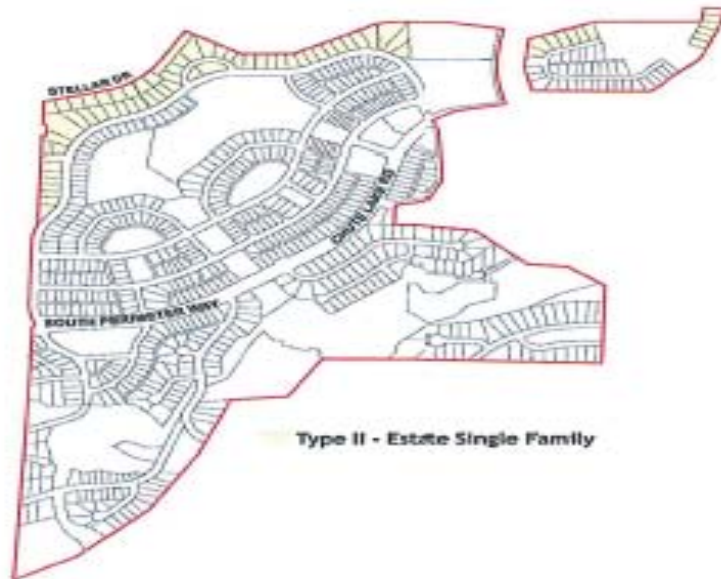
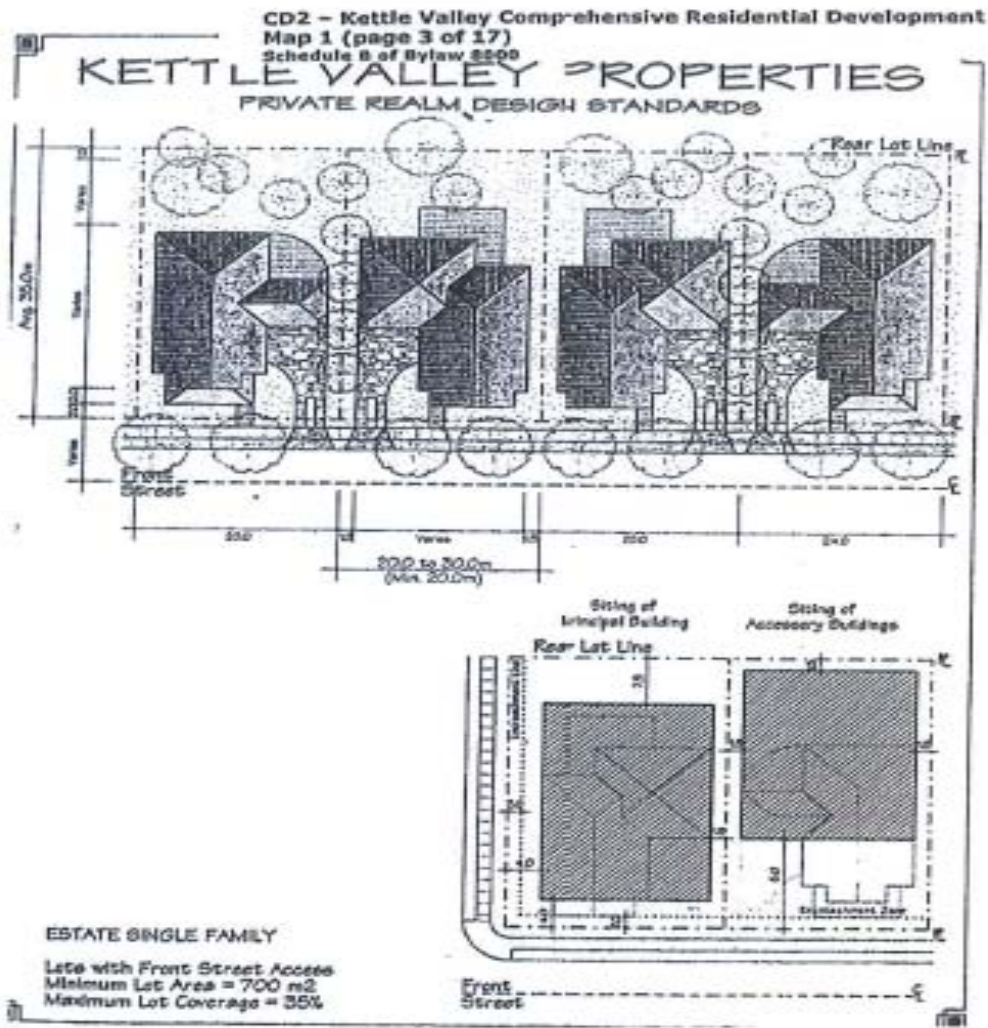
KETTLE VALLEY PROPERTIES

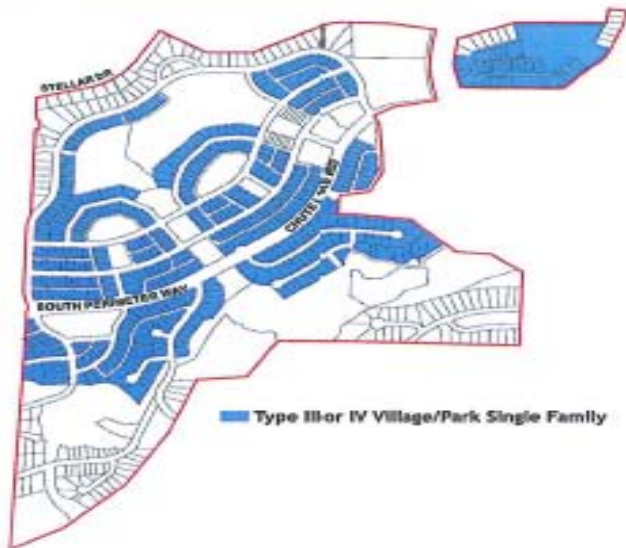
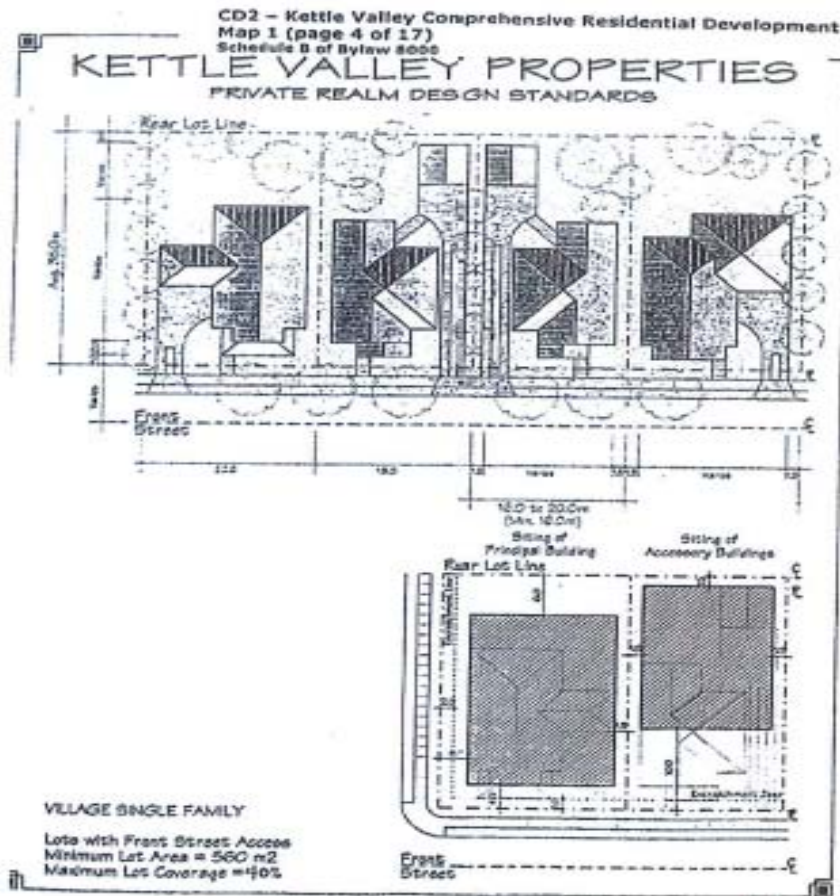
PRIVATE REALM DESIGN STANDARDS

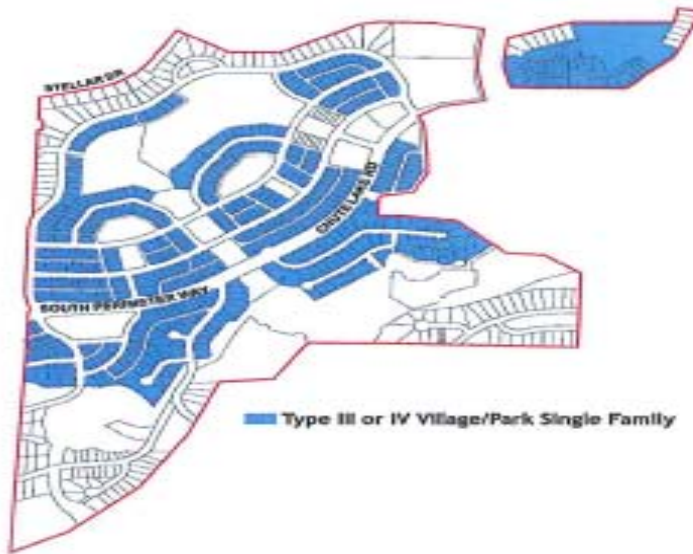
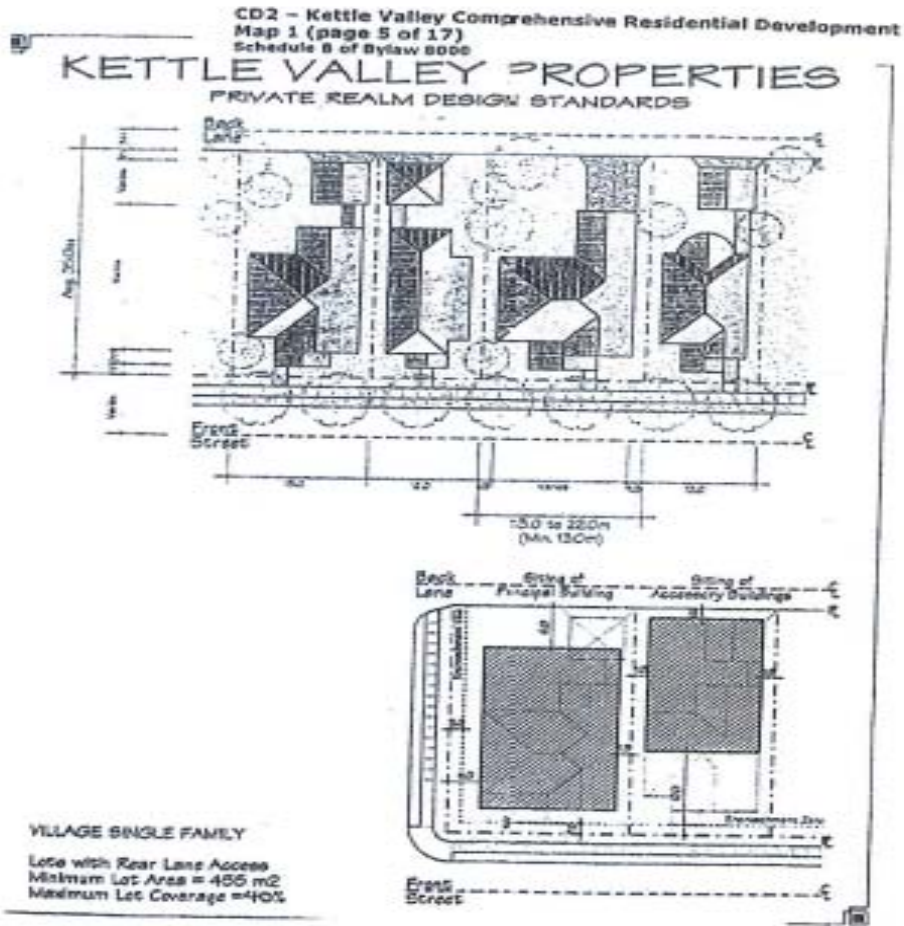


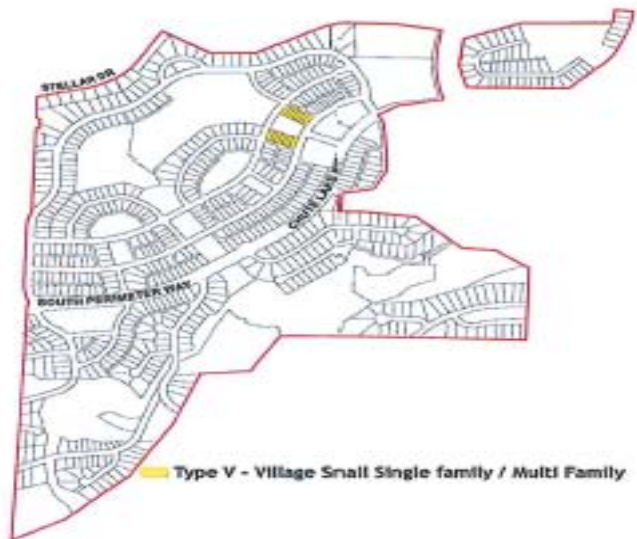
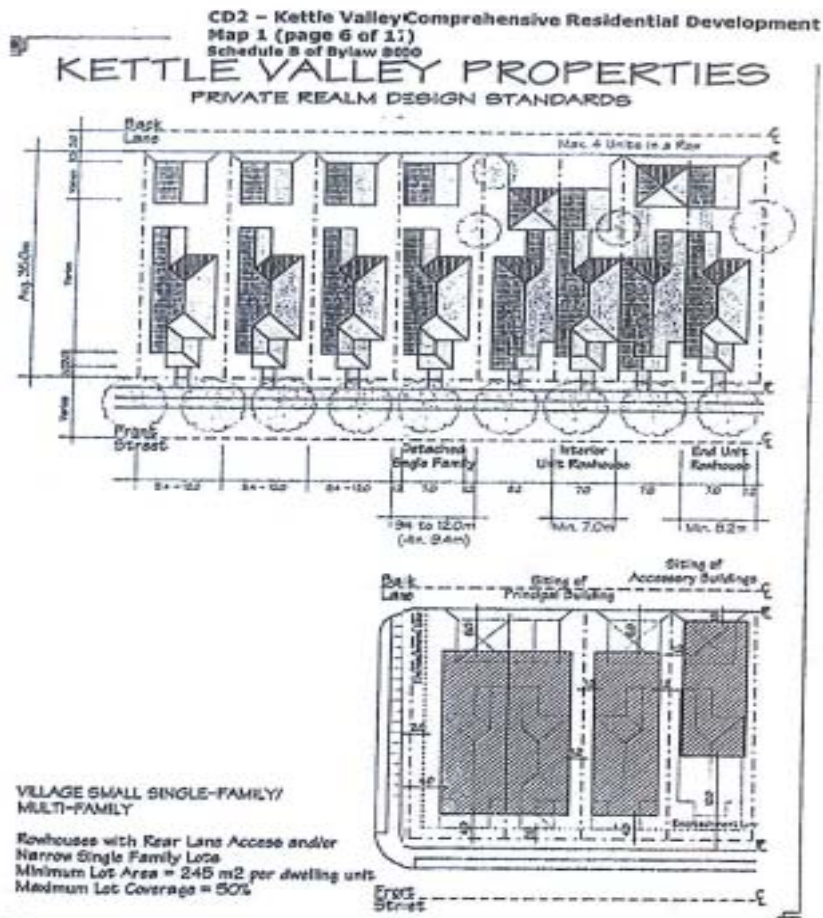
HILLSIDE SINGLE FAMILY
Lots with Front Street Access
Minimum Lot Area = 925 m²
Maximum Lot Coverage = 35%

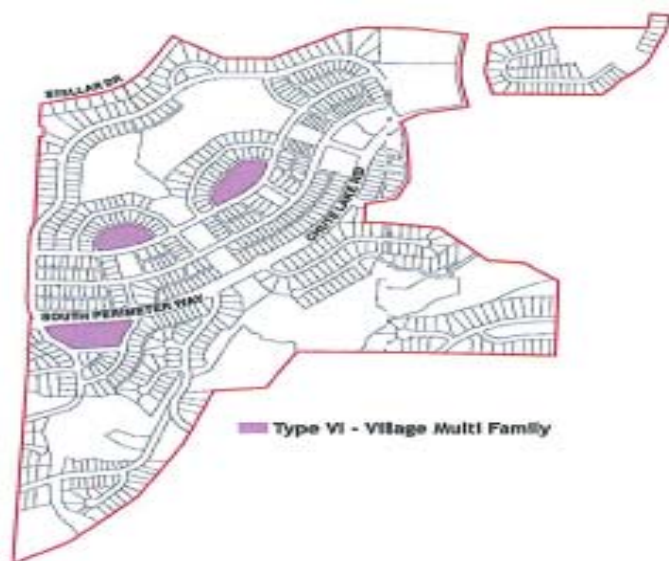
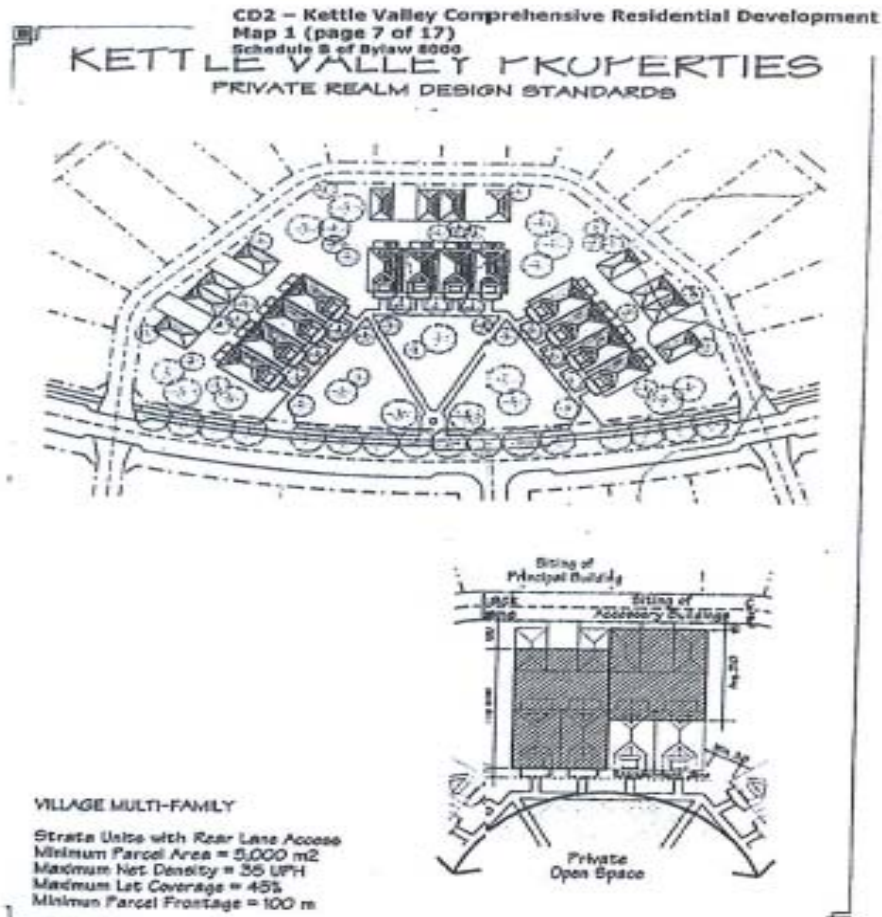













CD2 - Kettle Valley Comprehensive Residential Development
Map 1 (page 8 of 11)
Schedule B of Bylaw 8008

KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS

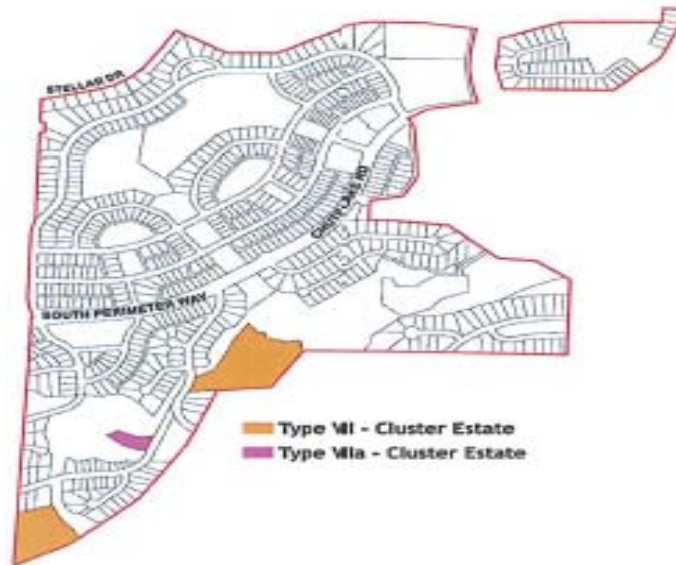


CLUSTER MULTI-FAMILY

Housing Types Permitted:
One Family Dwellings
Semi-Detached Single Family Dwellings
to a Maximum of 4 Units per Building

Minimum Parcel Area = 5,000 m²
Minimum Parcel Frontage = 9 m
Maximum Parcel Coverage = 35%
Maximum Net Density = 15 UPH
Maximum Net Density = 20 UPH for Type VII (A)

Minimum Bareland Strata Lot Area = 225 m²
Maximum Bareland Strata Lot Coverage = 60%

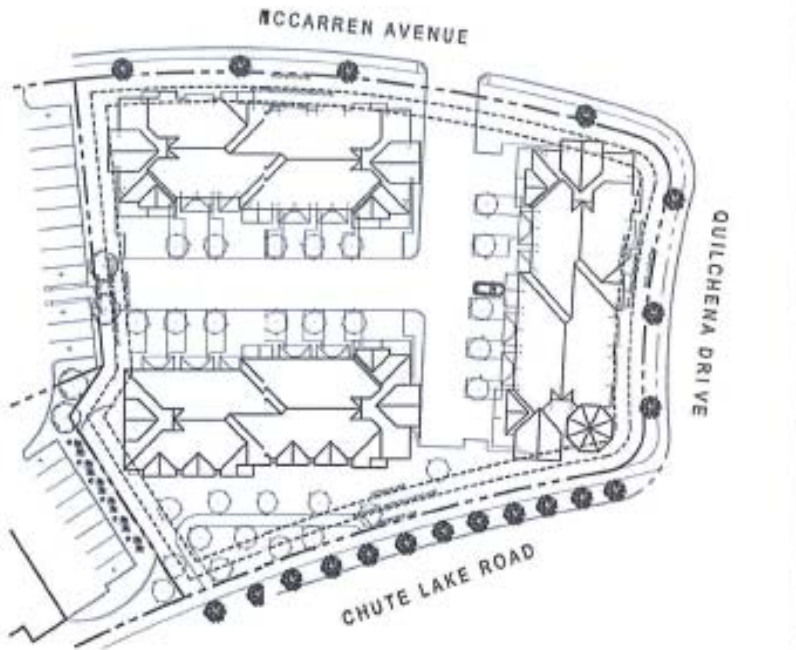


CD2 - Kettle Valley Comprehensive Residential Development
Map 1 (page 10-17)

Schedule B of Bylaw 8000

KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS



TOWNHOUSE VILLAGE CENTRE

Minimum Parcel Area = 4,000 m²
Maximum Floor Area Ratio = 1.0

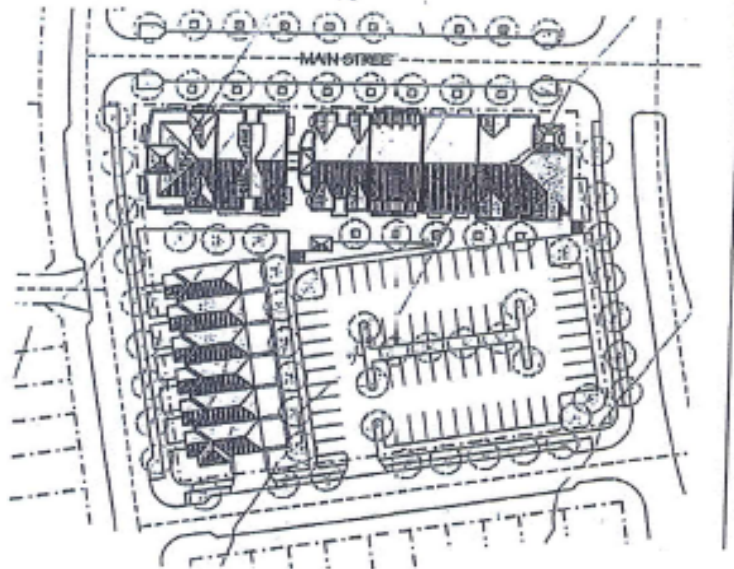
Location: Within the Village Centre Area
Maximum Number of Self Contained Suites = 21 UNITS
Maximum Lot Coverage = 40%



CD2 - Kettle Valley Comprehensive Residential Development
Map 1 (page 12 of 17)
Schedule B of Bylaw-3000

KETTLE VALLEY COMPREHENSIVE RESIDENTIAL DEVELOPMENT

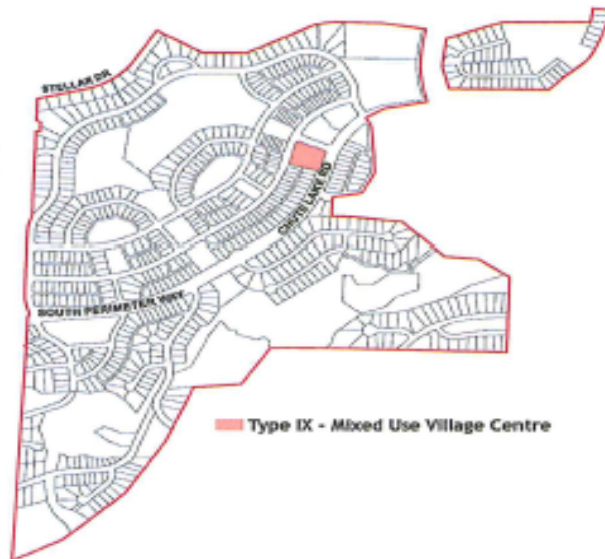
PRIVATE REALM DESIGN STANDARDS



MIXED USE VILLAGE CENTRE

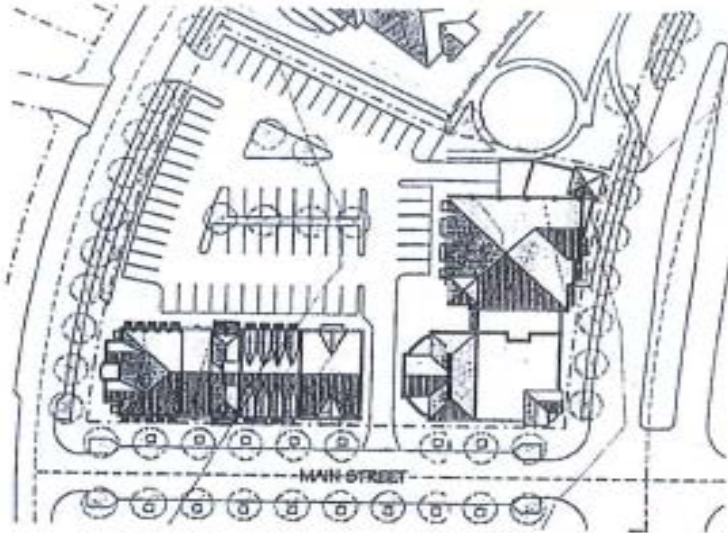
Minimum Parcel Area = 4,000 m²
Maximum Floor Area Ratio = 1.0
0.2 FAR bonus for under building parking for a total FAR of 1.2

Location: Within the Village Centre Area
Maximum Number of Residential Units = 107 UPH
Maximum Lot Coverage = 50%



■ Type IX - Mixed Use Village Centre

KETT CD2 - Kettle Valley Comprehensive Residential Development
Map 1 (page 15 of 17)
Schedule B of Bylaw 8000
PRIVATE REALM DESIGN STANDARDS



VILLAGE CENTRE COMMERCIAL
Minimum Parcel Area = 4,000 m²
Maximum Floor Area Ratio = 0.7
Location: Within the Village Centre Area
Maximum Lot Coverage = 50%

