

CITY OF KELOWNA

BYLAW NO. 10753

Official Community Plan Text Amendment No. OCP12 - 0012 Miscellaneous Amendments

WHEREAS Council wishes to adopt certain text amendments to Bylaw No. 10500 - *Kelowna 2030 - Official Community Plan*;

AND WHEREAS Council may adopt an official community plan by bylaw and each reading of the bylaw must receive an affirmative vote of a majority of all members of Council;

AND WHEREAS after first reading of the bylaw and before third reading of the bylaw, Council held a public hearing on the proposed amendments to the official community plan in accordance with Sections 890 through 894 of the *Local Government Act*;

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

1. THAT **Chapter 2: Regional Context - HOUSING** be amended by adding “/carriage houses” after the following “Those housing units encompass a range of housing options from low density traditional single detached neighbourhoods to secondary suites”
2. AND THAT **Chapter 3: Growth Projections, Table 3.5 New Housing Distribution** be amended by deleting the words at the end of the Table that read “Secondary Suites” and replacing it “Secondary Suites/Carriage Houses”;
3. AND THAT **Chapter 4: Future Land Use, Land Use Designation Definitions** be amended as follows:
 - a) “**Single / Two Unit Residential**” be amended by adding the following “or carriage house,” after the words “Single detached homes for occupancy by one family, single detached homes with a secondary suite”;
 - b) “**Single / Two Unit Residential - Hillside**” be amended by adding the following “or carriage house,” after the words “Single detached homes for occupancy by one family, single detached homes with a secondary suite”;
4. AND THAT **Chapter 5: Development Process, RESIDENTIAL LAND USE POLICIES, Objective 5.22 Ensure context sensitive housing development, Policy .12** be deleted in its entirety and replaced with the following:

“**Carriage Houses and Accessory Apartments.** Support, carriage houses and accessory apartments through appropriate zoning regulations.”
5. AND THAT **Chapter 5: Development Process, RESIDENTIAL LAND USE POLICIES, Objective 5.22 Ensure context sensitive housing development,** be amended by adding a new Policy .13 with the Economic Sustainability and Social Sustainability icons as follows:

“**Family Housing.** Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor

space, direct access to grade, workshop space, larger units, safe design, and neighborhood characteristics (e.g.: location and amenities)."

6. AND THAT Chapter 14: Urban Design DP Guidelines, A. COMPREHENSIVE DEVELOPMENT PERMIT AREA (MULTIPLE UNIT RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DESIGN GUIDELINES), EXEMPTIONS be amended by deleting the following:

- "Construction, addition or alteration not to exceed 30 sq. m. (323 sq. feet) where no variance(s) of the Zoning Bylaw are required."

and replacing it with:

- "Construction, addition or alteration not to exceed 30 sq. m (323 sq. ft) for a single storey accessory structure (*4.5 m in height*) is proposed and where no variance(s) of the Zoning Bylaw are required; or
- Construction, addition or alteration not to exceed 45 sq. m (484 sq. ft) for a single storey building (*4.5 m in height*) where the building is non-habitable space and where no variance(s) of the Zoning Bylaw are required; or"

7. AND THAT Chapter 14: Urban Design DP Guidelines, B. REVITALIZATION DESIGN GUIDELINES, EXEMPTIONS be amended by deleting the following:

- "Construction, addition or alteration not to exceed 30 sq. m. (323 sq. feet) where no variance(s) of the Zoning Bylaw are required."

and replacing it with:

- "Construction, addition or alteration not to exceed 30 sq. m (323 sq. ft) for a single storey accessory structure (*4.5 m in height*) is proposed and where no variance(s) of the Zoning Bylaw are required; or
- Construction, addition or alteration not to exceed 45 sq. m (484 sq. ft) for a single storey building (*4.5 m in height*) where the building is non-habitable space and where no variance(s) of the Zoning Bylaw are required; or"

8. AND THAT Chapter 14: Urban Design DP Guidelines, C. INTENSIVE RESIDENTIAL - SECONDARY SUITE TWO DWELLING HOUSING DESIGN GUIDELINES be amended by

a) deleting the title that reads:

"C. INTENSIVE RESIDENTIAL - SECONDARY SUITE TWO DWELLING HOUSING DESIGN GUIDELINES"

And replacing it with:

"C. INTENSIVE RESIDENTIAL - CARRIAGE HOUSE / TWO DWELLING HOUSING DESIGN GUIDELINES"

- b) deleting **PROPERTIES AFFECTED** in its entirety and replacing it with the following:

"PROPERTIES AFFECTED

Unless exempted (see Exemptions Section below) a development permit addressing design guidelines (see Guidelines Section below) must be approved for all properties that are currently, or become, zoned for carriage house, boarding or lodging house, or two dwelling housing uses before:

- Construction of, addition to, or alteration of a building or structure.

A two dwelling project that requires an Intensive Residential - Hillside DP does not require an Intensive Residential - Carriage House / Two Dwelling Housing DP."

- c) deleting under **EXEMPTIONS** the following:

- "Construction, addition or alteration not to exceed 30 sq. m. (323 sq. feet) where no variance(s) of the Zoning Bylaw are required."

and replacing it with:

- "Construction, addition or alteration not to exceed 30 sq. m (323 sq. ft) for a single storey accessory structure (*4.5 m in height*) is proposed and where no variance(s) of the Zoning Bylaw are required; or
- Construction, addition or alteration not to exceed 45 sq. m (484 sq. ft) for a single storey building (*4.5 m in height*) where the building is non-habitable space and where no variance(s) of the Zoning Bylaw are required; or"

9. AND THAT Chapter 14: Urban Design DP Guidelines, D. INTENSIVE RESIDENTIAL - CHARACTER NEIGHBORHOOD DESIGN GUIDELINES , EXEMPTIONS be amended by deleting the following:

- "Construction, addition or alteration not to exceed 30 sq. m. (323 sq. feet) where no variance(s) of the Zoning Bylaw are required."

and replacing it with:

- "Construction, addition or alteration not to exceed 30 sq. m (323 sq. ft) for a single storey accessory structure (*4.5 m in height*) is proposed and where no variance(s) of the Zoning Bylaw are required; or
- Construction, addition or alteration not to exceed 45 sq. m (484 sq. ft) for a single storey building (*4.5 m in height*) where the building is non-habitable space and where no variance(s) of the Zoning Bylaw are required; or"

10. AND THAT Chapter 14: Urban Design DP Guidelines, E. INTENSIVE RESIDENTIAL - HILLSIDE DESIGN GUIDELINES, EXEMPTIONS be amended by deleting the following:

- "Construction, addition or alteration not to exceed 30 sq. m. (323 sq. feet) where no variance(s) of the Zoning Bylaw are required."

and replacing it with:

- "Construction, addition or alteration not to exceed 30 sq. m (323 sq. ft) for a single storey accessory structure (*4.5 m in height*) is proposed and where no variance(s) of the Zoning Bylaw are required; or
- Construction, addition or alteration not to exceed 45 sq. m (484 sq. ft) for a single storey building (*4.5 m in height*) where the building is non-habitable space and where no variance(s) of the Zoning Bylaw are required; or"

11. AND THAT Chapter 15: Farm Protection DP Guidelines, AFFECTED PROPERTIES be amended by adding a new sub-section under 1.b. "ix. Temporary farm worker housing".

12. AND THAT Chapter 17: Definitions be amended by deleting the definition for Accessory Rental Apartment in its entirety that reads:

"Accessory Rental Apartment.

Development sites containing prominent, large parking areas for businesses that primarily sell products of sufficient size or quantities that transportation other than by a vehicle is not practical."

13. 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 and adopted by the Municipal Council this

Mayor

City Clerk

Map 4.1 - Generalized Future Land Use

Legend

Permanent Growth Boundary

Land Use Designations

- Commercial
- Education / Institutional
- First Nations Reserve
- Future Urban Reserve
- Health District
- Industrial
- Industrial - Limited
- Industrial - Transition
- Major Park and Open Space
- Mixed Use (Residential / Commercial)
- Mixed Use Tourism
- Multiple Unit Residential (Cluster Housing)
(Associated uses: care centres, minor public services/utilities, & neighbourhood parks)
- Multiple Unit Residential (Low Density)
(Associated uses: care centres, minor public services/utilities, & neighbourhood parks)
- Multiple Unit Residential (Medium Density)
(Associated uses: care centres, minor public services/utilities, & neighbourhood parks)
- Multiple Unit Residential (High Density)
(Associated uses: care centres, minor public services/utilities, & neighbourhood parks)
- Private Recreational
- Public Service Utilities
- Transportation Corridor
- Resource Protection Area
- Service Commercial
- Single / Two Unit Residential
(Associated uses: care centres, minor public services/utilities, & neighbourhood parks)
- Single / Two Unit Residential - Hillside
(Associated uses: care centres, minor public services/utilities, & neighbourhood parks)

Future Land Use Boundaries on lots with more than one Land Use Designation are conceptual only and may change based on Development Proposals.

NOTES

- AREA STRUCTURE PLAN
- A AIRPORT
- F FERRIS
- H HOSPITAL
- L LANDFILL
- S SCHOOLS
- W WOODS YARD
- CE CEMETERY
- ST SEWAGE TREATMENT
- UNIVERSITY OF B.C. OKANAGAN
- OC OKANAGAN COLLEGE
- RAILWAY

Adaptive Re-Use of Heritage Buildings may be permitted within any Future Land Use Designation.

Temporary Commercial and Industrial Uses are not shown on this map. For information on approved temporary uses, please consult chapter 19 of the Official Community Plan.

Land use designations apply only to legal parcels (i.e. roads, creeks, wetlands, etc. that are not a separate legal parcel have no land use designation applicable). The colours on the Future Land Use Map that extend to the middle of these features are applied to improve map aesthetics.

This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

Revised: Draft



Map 4.1 Generalized Future Land Use Official Community Plan 2030