

# Report to Council



**Date:** November 21, 2012  
**File:** 0600-10  
**To:** City Manager  
**From:** City Clerk  
**Subject:** Text Amendment No. TA12-0002

Report Prepared by: Jolene Lamoureux, Legislative Clerk

---

**Recommendation:**

THAT Bylaw No. 10699, being Text Amendment No. TA12-0002 be adopted.

**Purpose:**

To consider adoption of Bylaw No. 10699, Schedule 'B', Comprehensive Development Zone Amendments to the City of Kelowna Zoning Bylaw No. 8000.

**Background:**

Bylaw No. 10699 received second and third readings by Council on May 29, 2012. A copy of the Bylaw is attached.

Submitted by:

A handwritten signature in cursive script, appearing to read "S Fleming".

fm / Stephen Fleming, City Clerk

A small, handwritten mark or signature at the bottom right of the page.

# CITY OF KELOWNA

## BYLAW NO. 10699

### **Text Amendment No. TA12-0002 – 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 30<sup>th</sup> day of April, 2012

Considered at a Public Hearing on the 29<sup>th</sup> day of May, 2012.

Read a second and third time by the Municipal Council this 29<sup>th</sup> day of May, 2012.

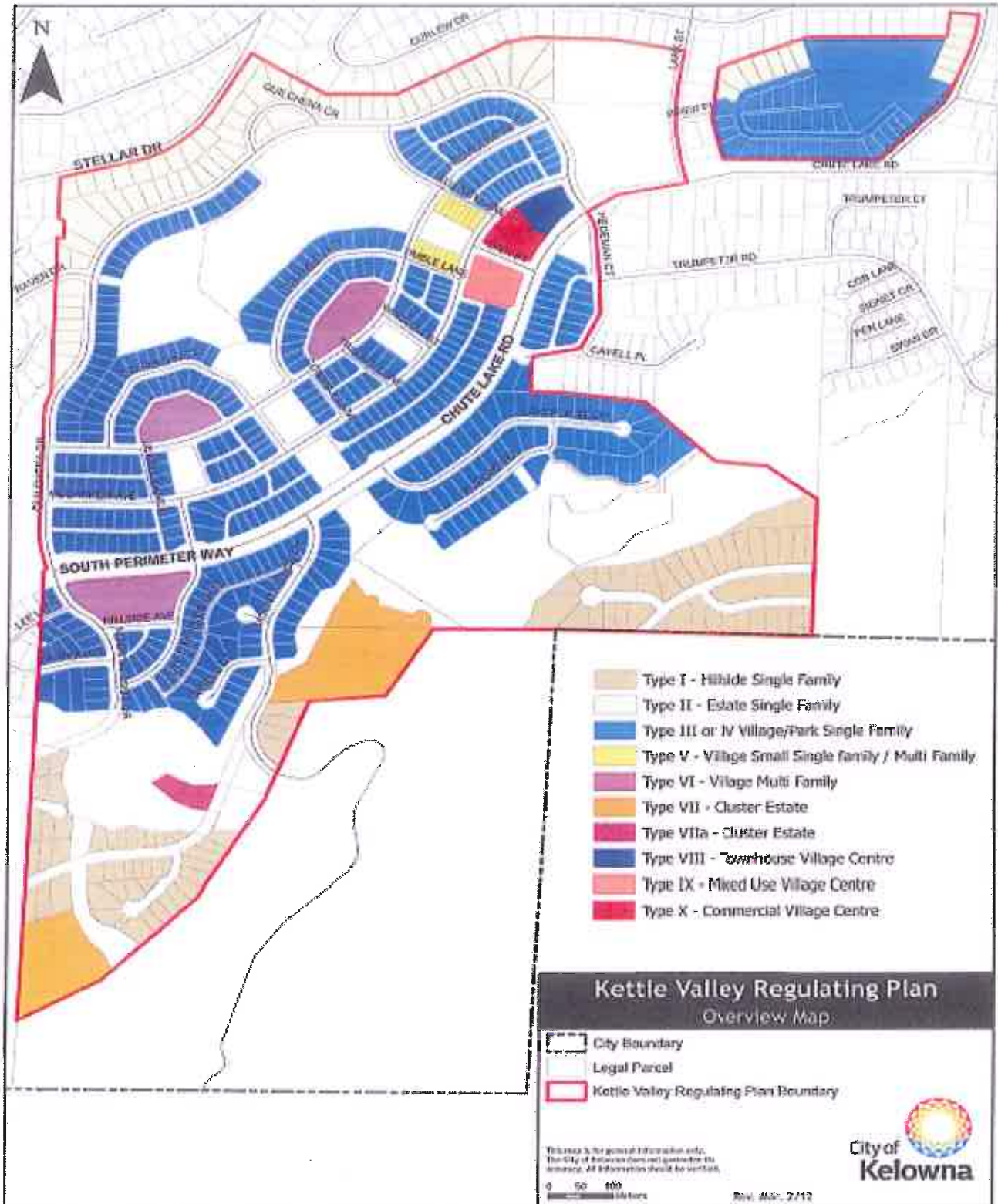
Adopted by the Municipal Council of City of Kelowna on the

---

Mayor

---

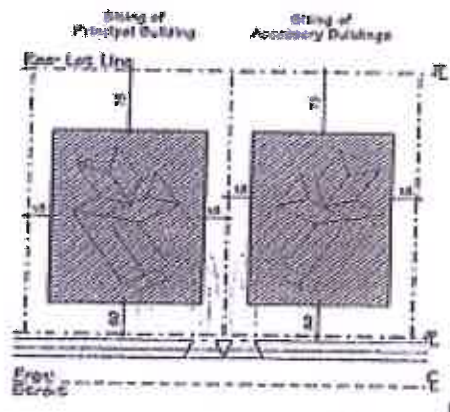
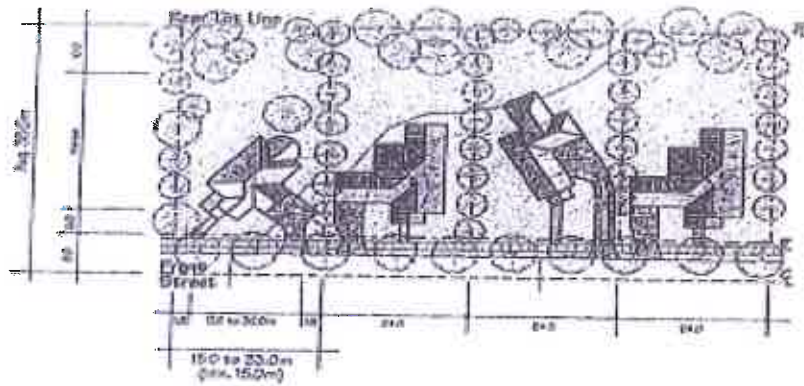
City Clerk



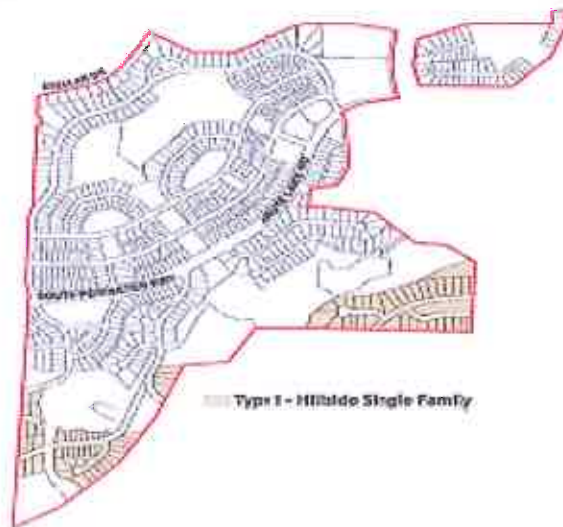
CD2 - Kettle Valley Comprehensive Residential Development  
Map 1 (page 2 of 17)  
Schedule B of Bylaw 6001

# KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS

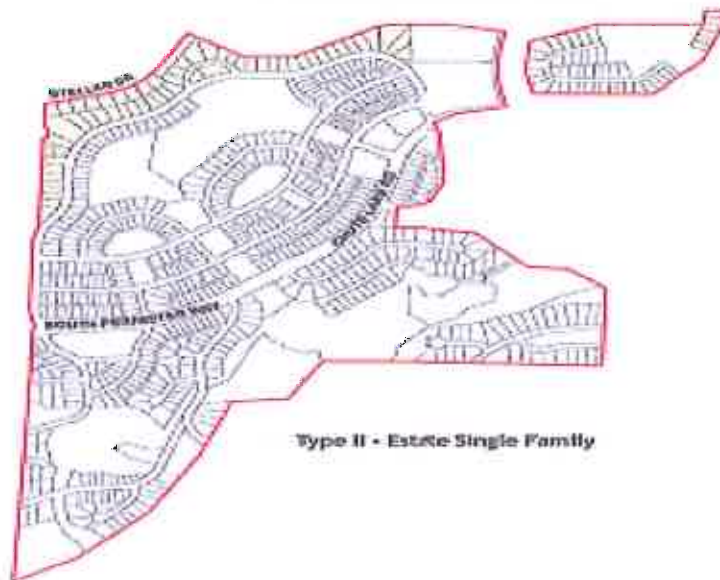
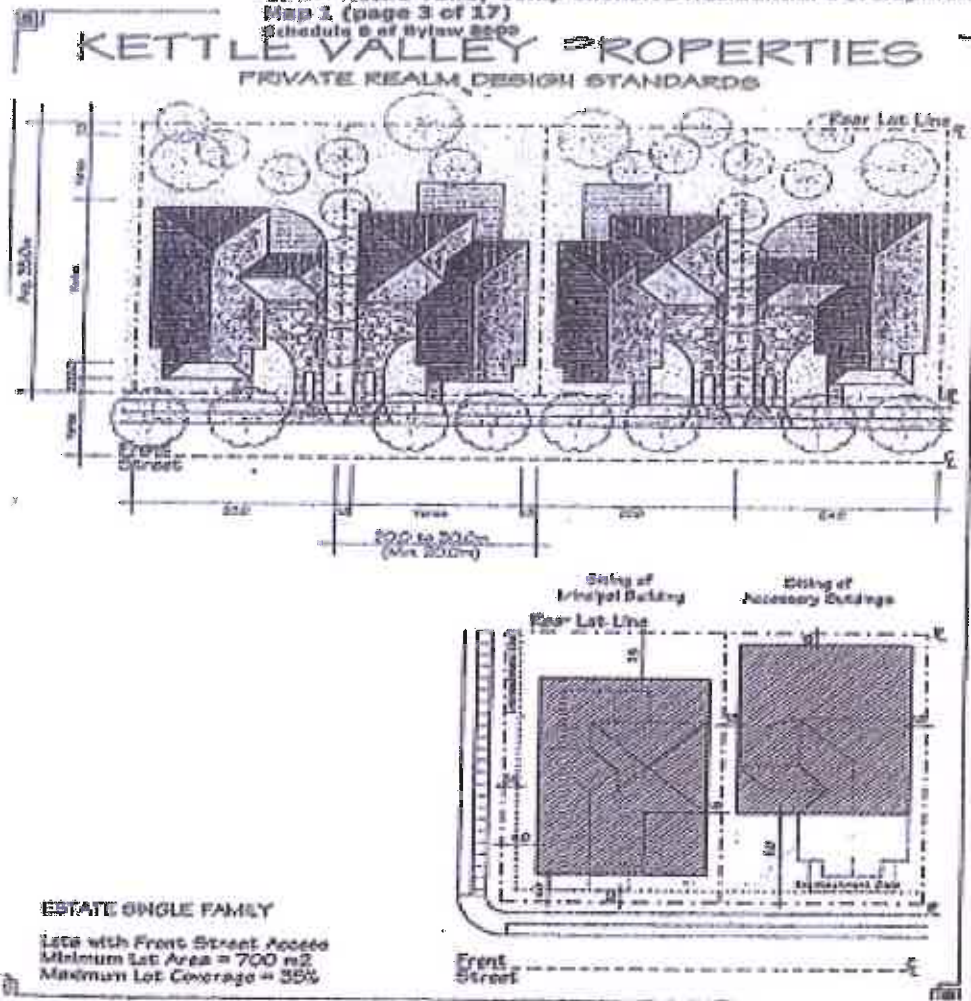


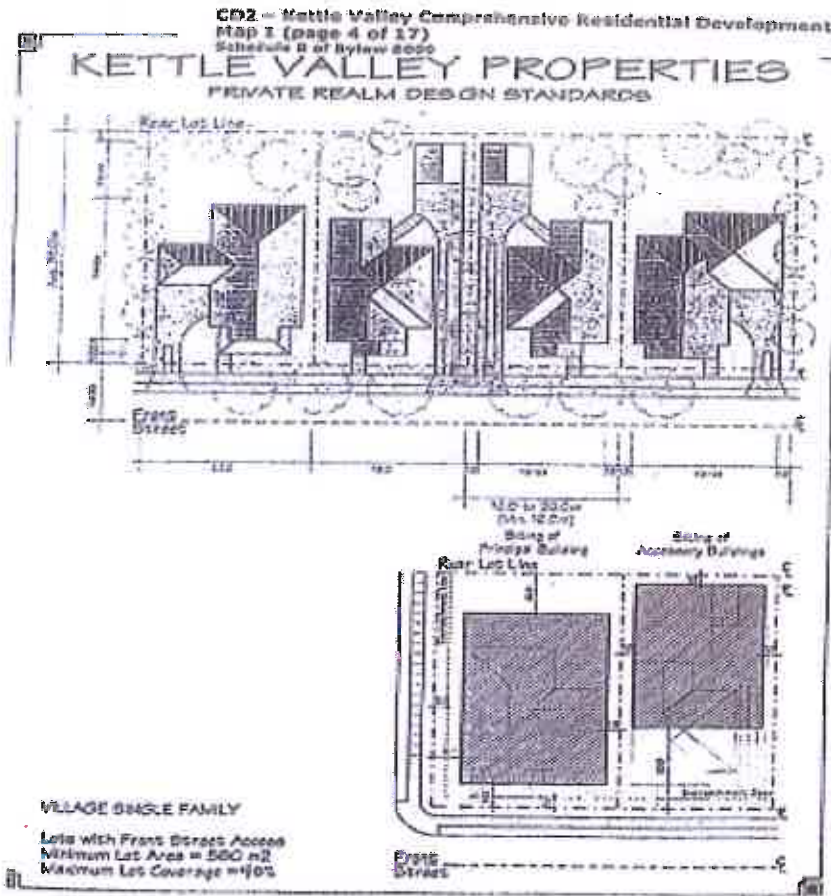
**HILLIDE SINGLE FAMILY**  
Lots with Front Street Access  
Minimum Lot Area = 525 m<sup>2</sup>  
Maximum Lot Coverage = 35%





CD2 - Kettle Valley Comprehensive Residential Development  
Map 1 (page 3 of 17)  
Schedule 6 of Bylaw 2000

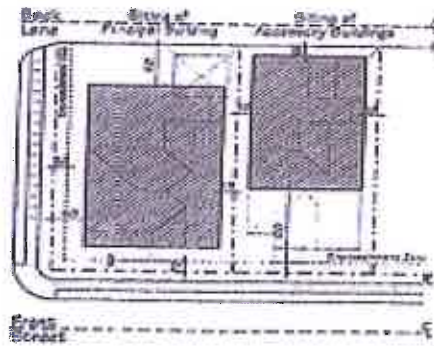
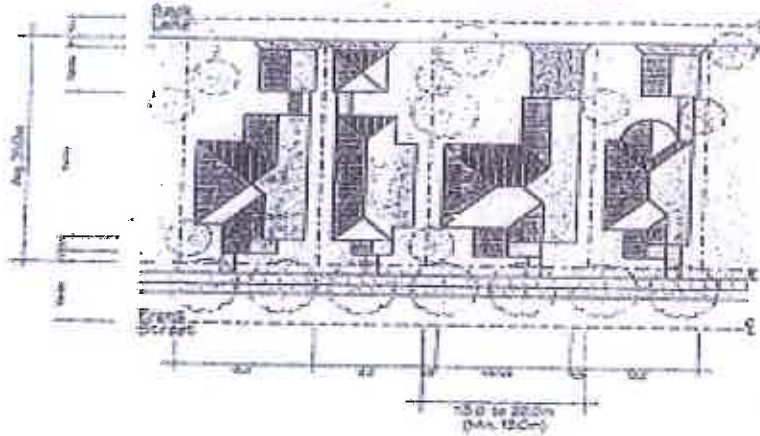




CD2 - Kettle Valley Comprehensive Residential Development  
Map 1 (page 5 of 17)  
Schedule B of Bylaw 8000

### KETTLE VALLEY PROPERTIES

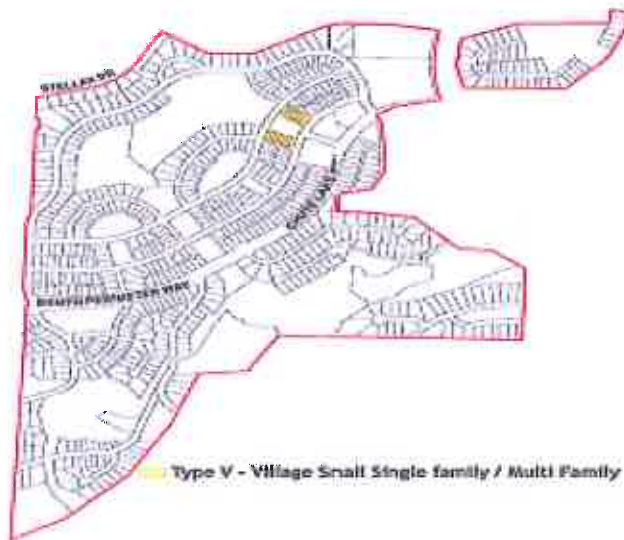
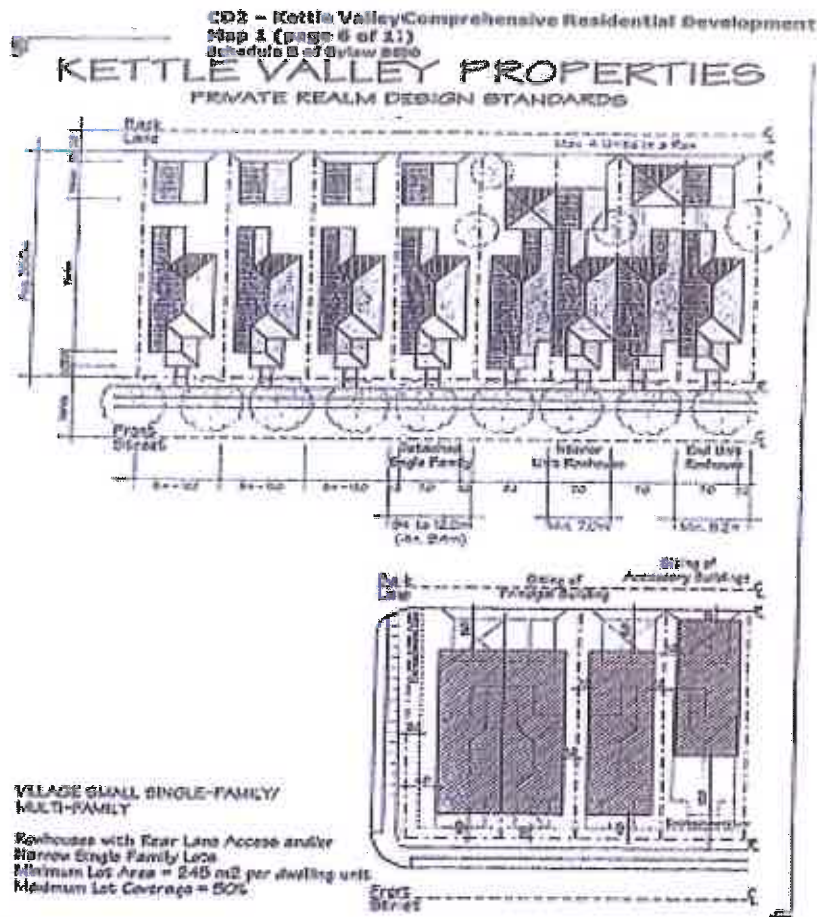
PRIVATE REALM DESIGN STANDARDS



**VILLAGE SINGLE FAMILY**  
Lots with Rear Lane Access  
Minimum Lot Area = 400 m<sup>2</sup>  
Minimum Lot Coverage = 40%



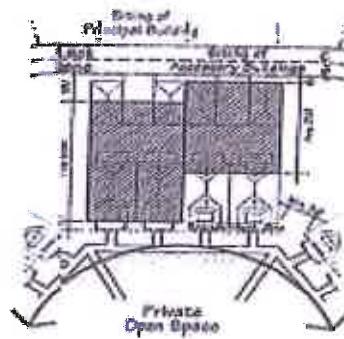
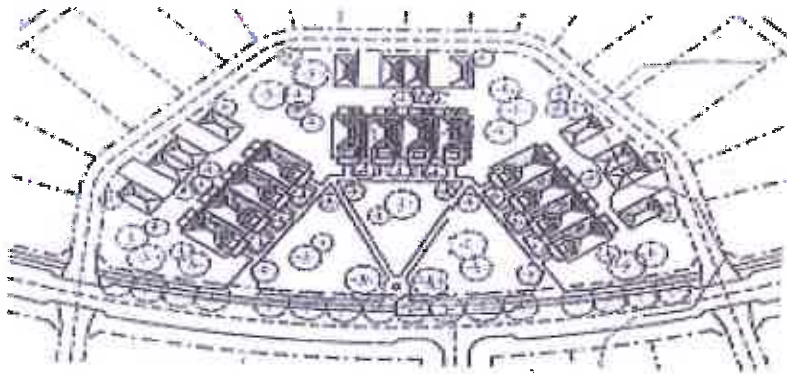




CC2 - Kettle Valley Comprehensive Residential Development  
Map 3 (page 7 of 17)  
Schedule B of Bylaw 8000

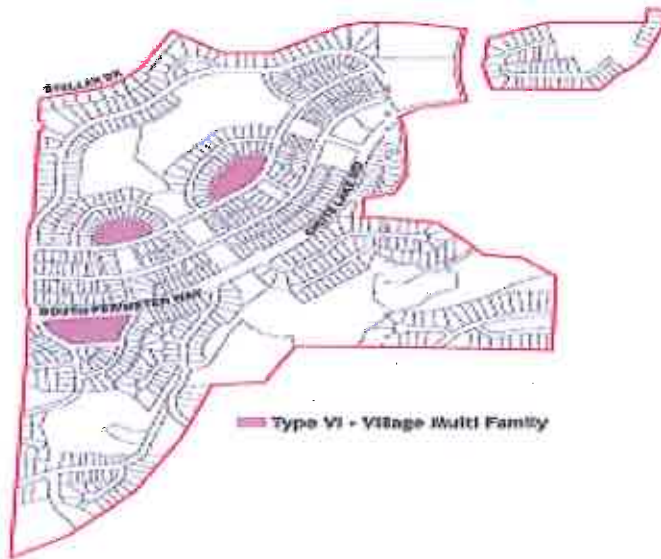
# KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS



## VILLAGE MULTI-FAMILY

Strata Units with Rear Lane Access  
Minimum Parcel Area = 5,000 m<sup>2</sup>  
Maximum Net Density = 35 UPH  
Maximum Lot Coverage = 45%  
Minimum Parcel Frontage = 100 m



CDZ - Kettle Valley Comprehensive Residential Development  
Map 1 (page 8 of 11)  
Schedule B of Bylaw 2000

## KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS

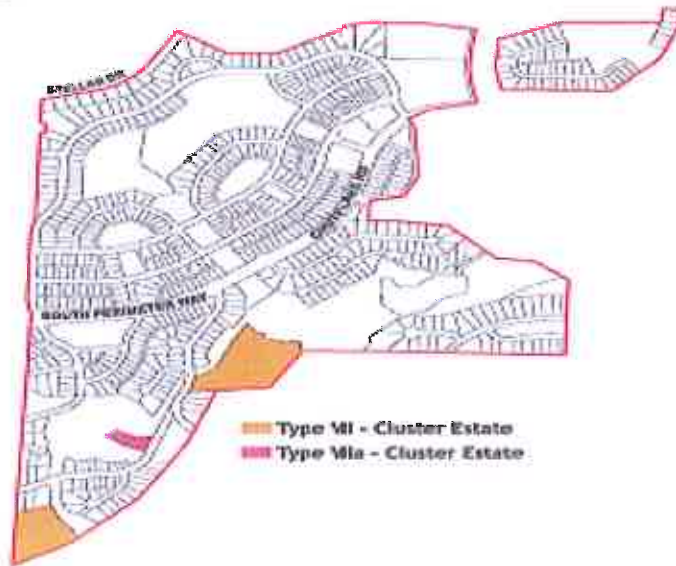


### CLUSTER MULTI-FAMILY

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

Minimum Parcel Area = 6000 m<sup>2</sup>  
Minimum Parcel Frontage = 9 m  
Maximum Parcel Coverage = 55%  
Maximum Net Density = 15 UPH  
Maximum Net Density = 30 UPH for Type VI (A)

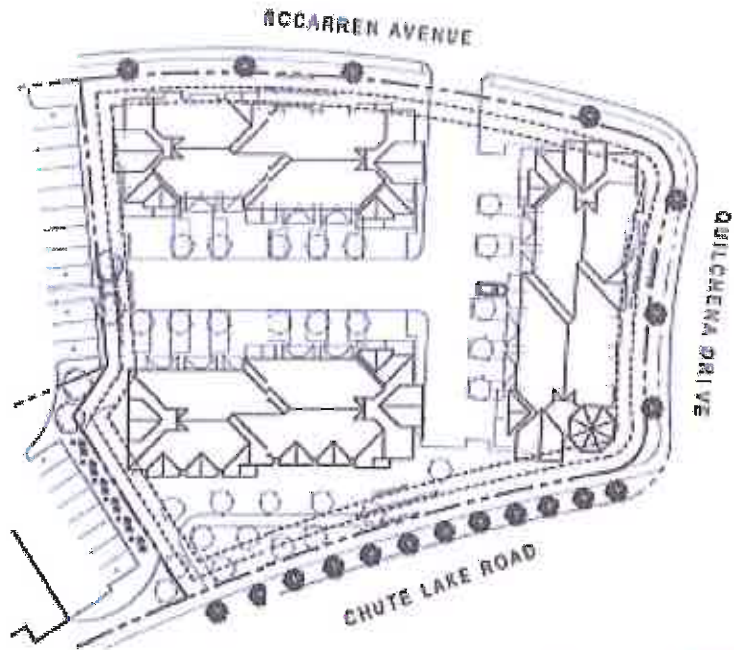
Minimum Bareland Strata Lot Area = 225 m<sup>2</sup>  
Maximum Bareland Strata Lot Coverage = 60%



CD2 - Kettle Valley Comprehensive Residential Development  
Map 1 (page 10-17)  
Schedule B of Bylaw 8080

# KETTLE VALLEY PROPERTIES

## PRIVATE REALM DESIGN STANDARDS

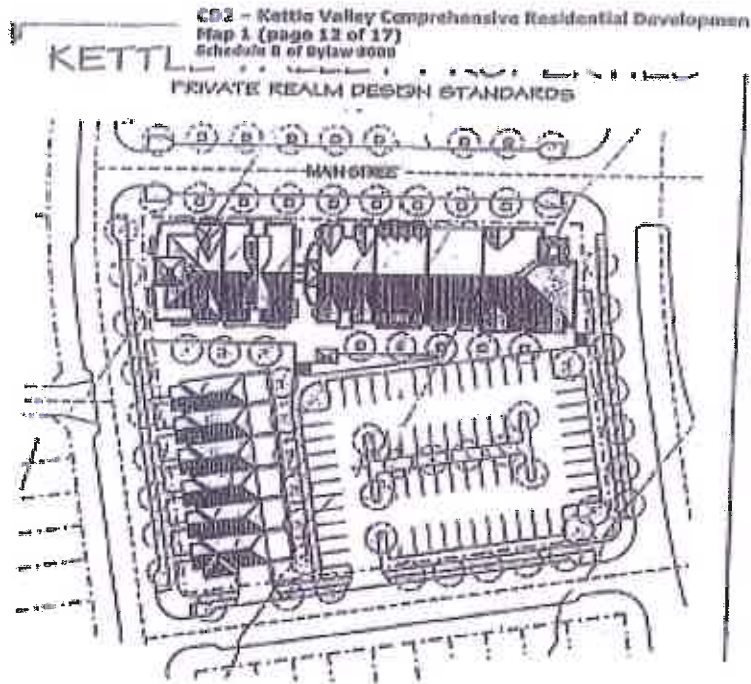


### TOWNHOUSE VILLAGE CENTRE

Minimum Parcel Area = 4,000 m<sup>2</sup>  
Maximum Floor Area Ratio = 1.0

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





**MIXED USE VILLAGE CENTRE**

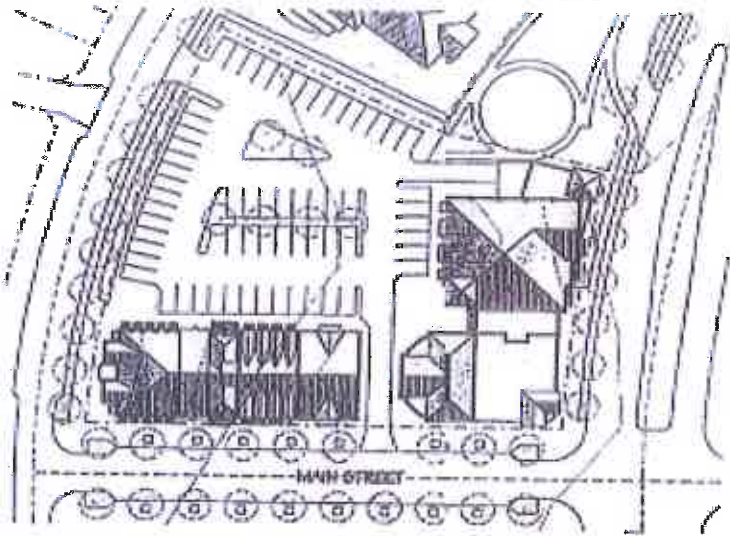
Minimum Parcel Area = 4,000 m<sup>2</sup>  
Maximum Floor Area Ratio = 1.0  
0.2 FAR bonus for under building parking for a total FAR of 1.2

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 12 of 17)  
Schedule 8 of Oylew 2000  
**PRIVATE REALM DESIGN STANDARDS**



**VILLAGE CENTRE COMMERCIAL**

Minimum Parcel Area = 4,000 m<sup>2</sup>  
Maximum Floor Area Ratio = 0.7

Location: Within the Village Centre Area  
Maximum Lot Coverage = 50%

