

# City of Kelowna Public Hearing AGENDA



Tuesday, April 28, 2015  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

## 1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030 - Official Community Plan* Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after April 14, 2015 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

## 2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

### 3. Individual Bylaw Submissions

- 3.1 **605 Wallace Road, BL11079 (Z15-0003) - Robert John Volk & Gwendlyn Genevive Miller** 4 - 14

To rezone the subject property from RR3 - Rural Residential 3 to RR3C - Rural Residential 3 with a carriage house.

- 3.2 **BL11077 (OCP14-0002) & BL11082 (TA14-0001) - I6 Zoning Bylaw Text Amendment** 15 - 30

To amend the Official Community Plan to clarify Development Permit Guidelines in Limited Industrial Areas and to amend the Zoning Bylaw to amend permitted uses and building forms in the I6 - Transitional Industrial Zone.

### 4. Termination

### 5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
  - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
  - (ii) The Chair will recognize ONLY speakers at the podium.
  - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the

gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

# REPORT TO COUNCIL



**Date:** March 23, 2014  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Urban Planning, Community Planning & Real Estate (TY)  
**Application:** Z15-0003 **Owner:** Robert John Volk and Gwendlyn Genevive Miller  
**Address:** 605 Wallace Road **Applicant:** Robert John Volk  
**Subject:** Rezoning Application  
**Existing OCP Designation:** S2RES - Single/Two Unit Residential  
**Existing Zone:** RR3 - Rural Residential 3  
**Proposed Zone:** RR3c - Rural Residential 3 with carriage house

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## 1.0 Recommendation

THAT Rezoning Application No. Z15-0003 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, Section 35, Township 26, ODYD Plan 18566, located on 605 Wallace Road, Kelowna, BC from the RR3 - Rural Residential 3 zone to the RR3c - Rural Residential 3 with carriage house zone, be considered by Council.

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

## 2.0 Purpose

To rezone the subject property from RR3 - Rural Residential 3 to RR3C - Rural Residential 3 with a carriage house.

## 3.0 Urban Planning

Urban Planning Staff supports the proposed rezoning application on the subject property. The property is designated in Kelowna's Official Community plan as S2RES - Single/Two Unit Residential and as such the application to rezone the property to RR3c to facilitate a carriage house is in compliance with the designate future land use. The proposed rezoning would allow the construction of a single storey carriage house without the need for variances. The proposed design put forth by the applicant shows a single storey carriage house with an attached garage in

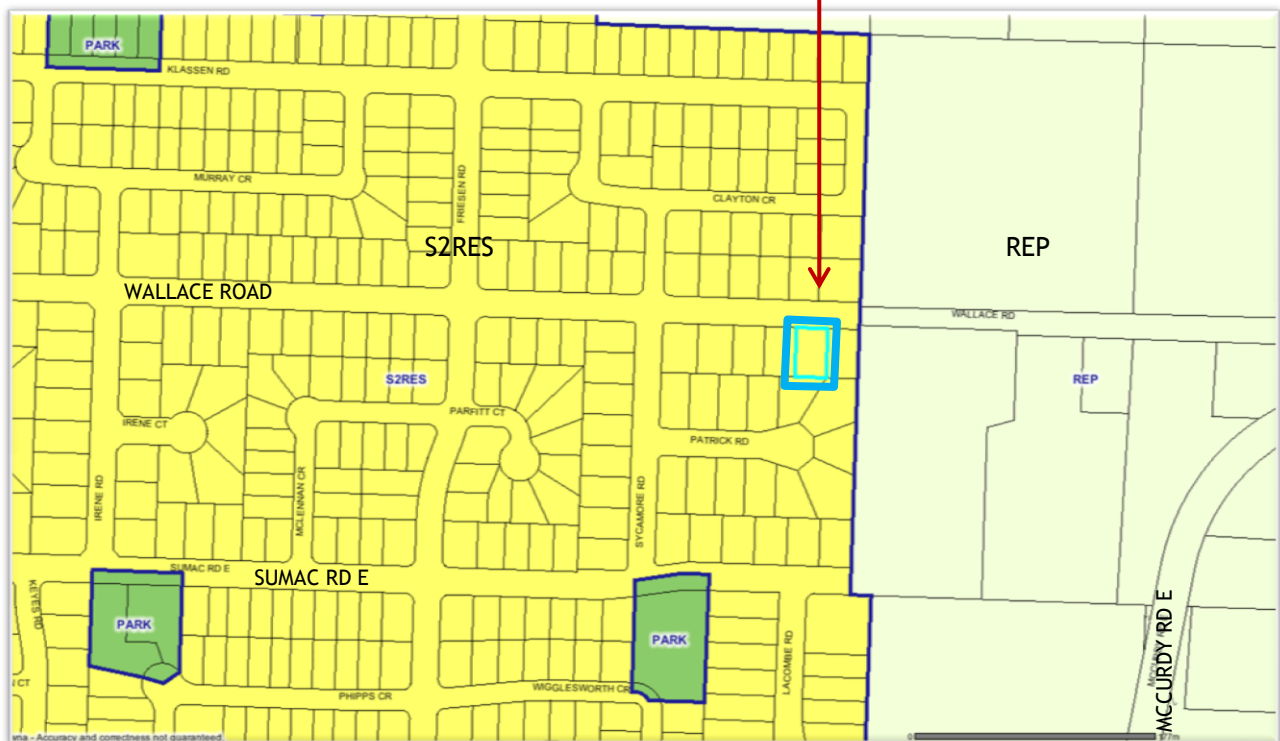
the rear of the property with sufficient area for private open space for both the principal dwelling and the carriage house.

The subject property is currently zoned RR3 - Rural Residential 3. As the subject property is under 0.2 ha and did exist prior to 1976, it falls under a regulation in Zoning Bylaw No. 8000, Section 1- General Administration, 1.7.1 which states that the property may be developed in accordance with the provisions and regulations of the RU1 - Large Lot Housing zone. The Zoning Analysis Table in this report identifies the RU1c zoning requirements for a single storey carriage house.

The OCP supports the densification of neighbourhoods through appropriate infill development and utilization of existing infrastructure such as the development of carriage homes. Overall, the proposed rezoning fits with the future land use designation of the OCP.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours. To date, Staff has not received any feedback.

OCP Future Land Use Map: 605 Wallace Road



## 4.0 Proposal

### 4.1 Project Description

The subject property currently contains a 1970's single family dwelling. The proposed carriage house to be constructed in the rear yard is accessed from the existing driveway that runs along

the east side of the existing house. The current Zoning Bylaw No. 8000 allows for a maximum footprint of up to 100 m<sup>2</sup> as an incentive for developing a single storey carriage house. A single storey attached garage is also permitted with a maximum combined footprint of 130 m<sup>2</sup> total. The applicant is utilizing this incentive and is proposing a 99 m<sup>2</sup> single storey carriage house that has an attached garage for a total of 123 m<sup>2</sup>. The proposed design does not require any variances to the zoning bylaw with regards to setbacks or site coverage.

4.2 Site Context

The subject property is located on the south side of Wallace Road between Sycamore Road and Morrison Road in the Rutland sector of Kelowna. The property is zoned RR3, identified in Kelowna’s OCP as S2RES, and is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1	Single Family Dwelling
East	RR3	Single Family Dwelling
South	RR3	Single Family Dwelling
West	RR3	Single Family Dwelling

Subject Property Map: 605 Wallace Road





## Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1(c) ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	550 m <sup>2</sup>	836 m <sup>2</sup>
Minimum Lot Width	16.5 m	m
Minimum Lot Depth	30.0 m	m
Development Regulations (single storey carriage house)		
Maximum Site Coverage of Buildings	40%	33.7 %
Maximum Site Coverage of Buildings, Driveways & Parking	50%	48.5%
Maximum Site coverage of all accessory buildings	20%	16%
Maximum Carriage House area	100 m <sup>2</sup>	99.5 m <sup>2</sup>
Maximum Accessory Building area	130 m <sup>2</sup>	123 m <sup>2</sup>
Maximum Height	1 storey	1 storey 3.8 m
Minimum Front Yard	6.0 m	24.6 m
Minimum Side Yard (west)	2.0 m	2.0 m
Minimum Side Yard (east)	2.0 m	4.6 m
Minimum Rear Yard	1.5 m	2.0 m
Other Regulations		
Minimum Parking Requirements	3	4
Minimum Private Open Space	30 m <sup>2</sup> each dwelling	+30 m <sup>2</sup> each dwelling

## Current Development Policies

### 4.3 Kelowna Official Community Plan (OCP)

#### Development Process

**Sensitive Infill<sup>1</sup>** Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

## 5.0 Technical Comments

### 5.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).



5.2 Development Engineering Department

- See attached memorandum dated February 4, 2015.

5.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met.
- If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required.
- Any gate is to open without special knowledge. Additional visible address is required from Wallace Rd.

5.4 Fortis BC Inc - Electric

- There are primary distribution facilities along Wallace Rd.
- The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

6.0 Application Chronology

Date of Application Received: January 22, 2015  
Date Public Consultation Completed: January 20, 2015

Report prepared by:

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Tracey Yuzik, Planner

Reviewed by:

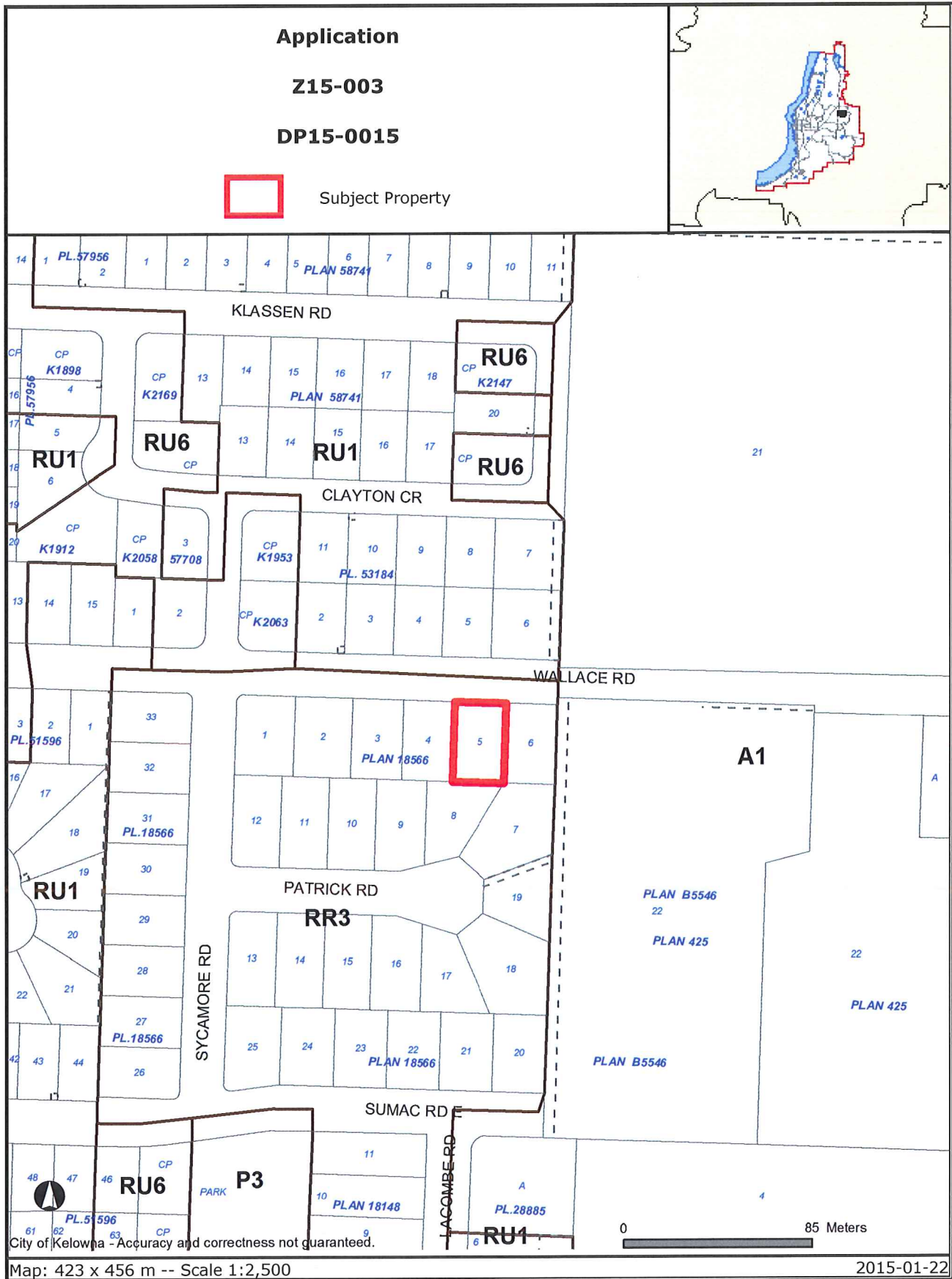
Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion:

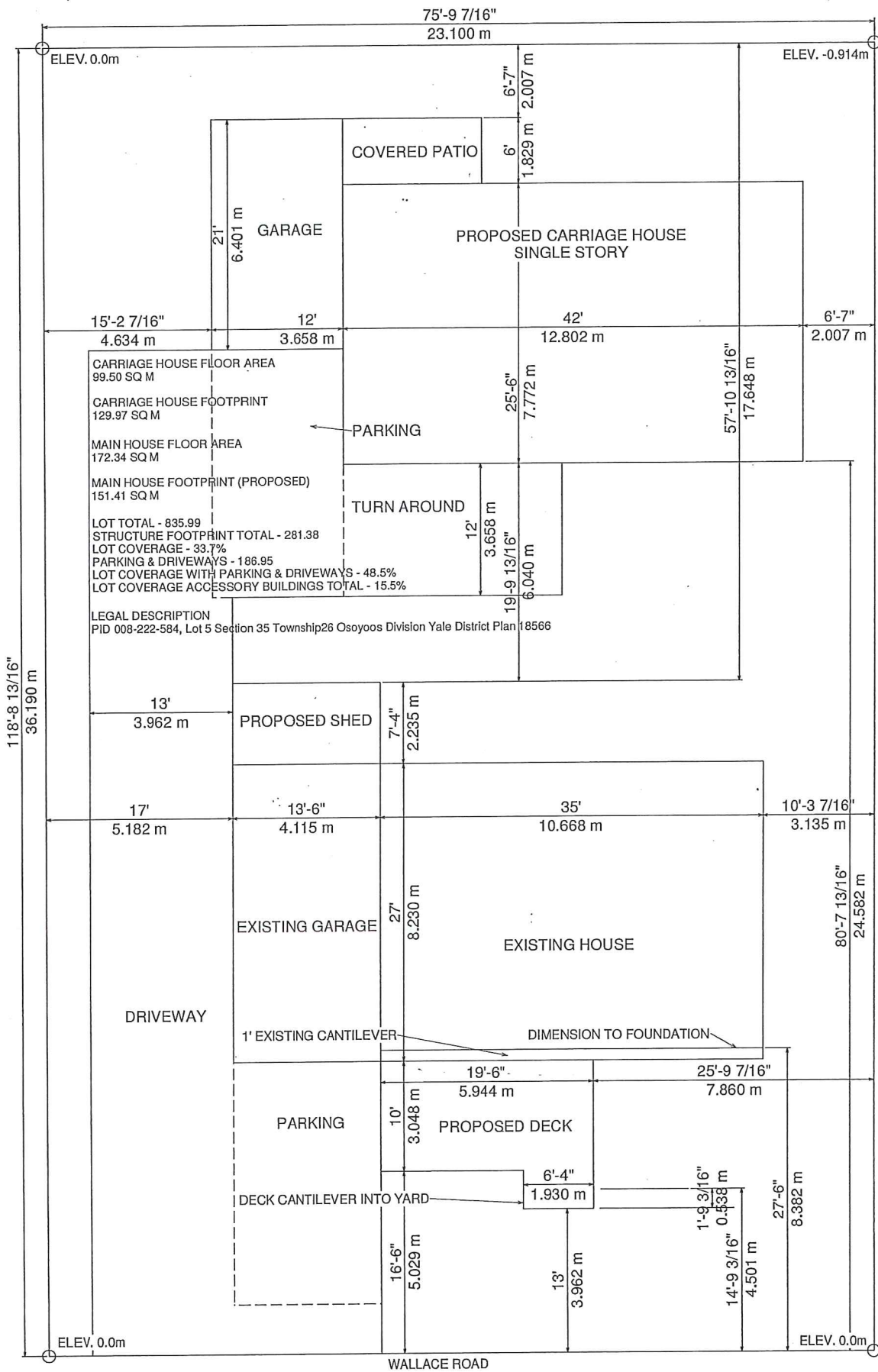
Ryan Smith, Urban Planning Manager

Attachments:

Subject Property Map  
Conceptual Site Plan  
Conceptual Elevations  
Development Engineering Memorandum

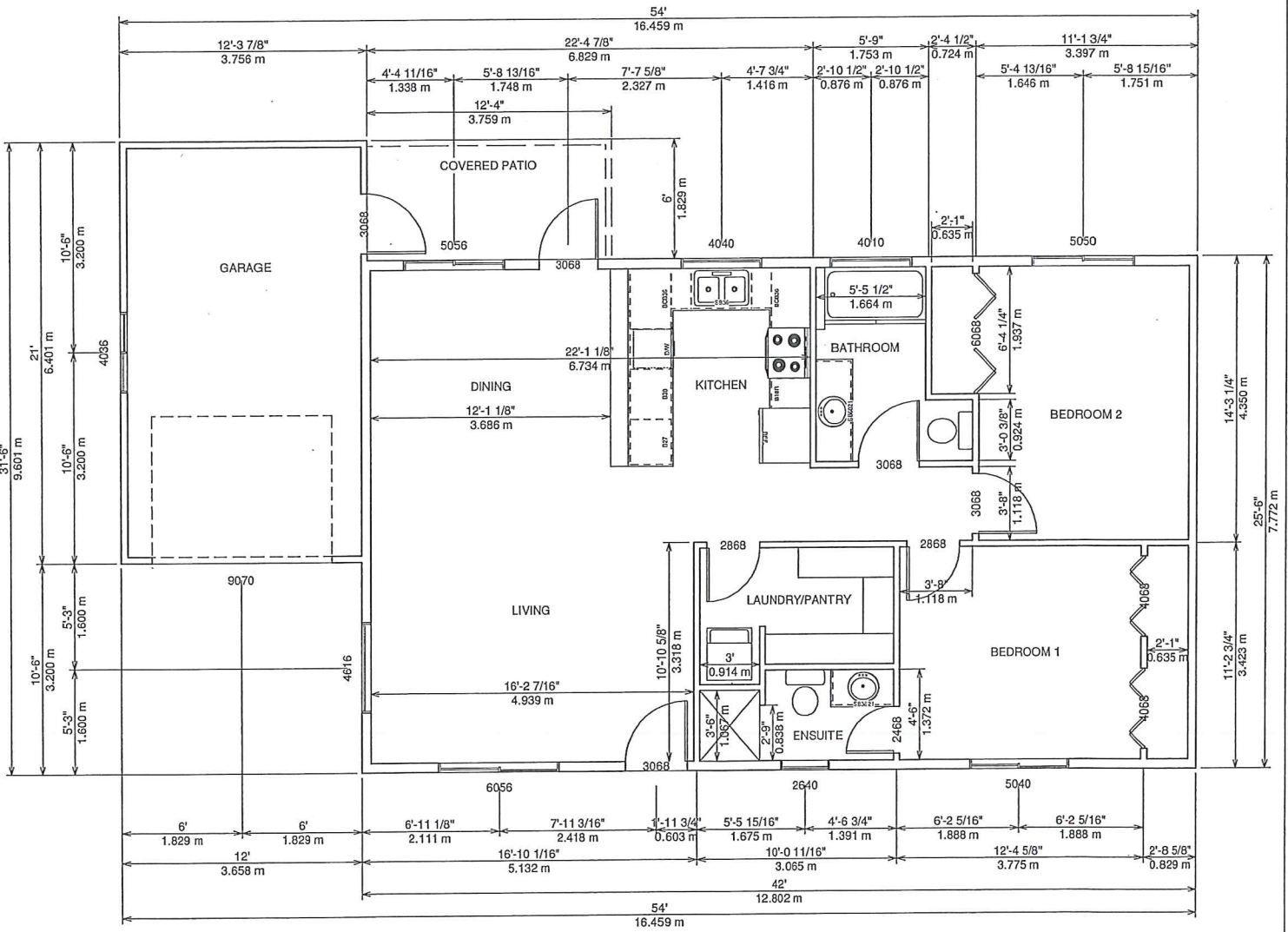


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



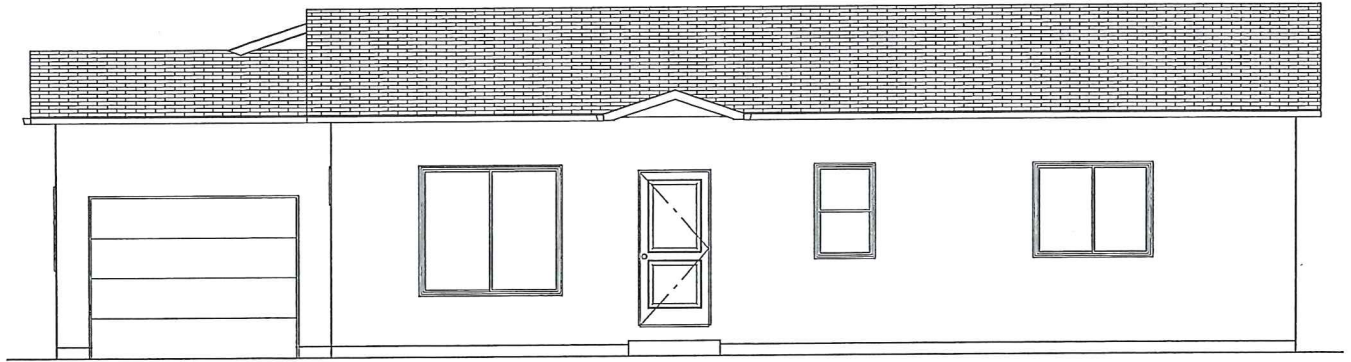
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# PROPOSED CARRIAGE HOUSE

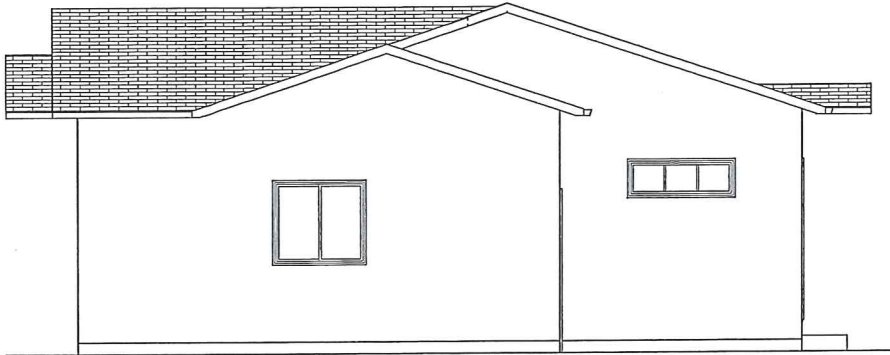


Drawing Title: Floor Plan	Scale: 1/4" = 1'	Date: Jan 12th, 2015	Project: Carriage House Proposal 605 Wallace Road	Notes: All work to be completed in accordance with the current BC Building Code	Drawn By: VOLK CONSTRUCTION DESIGN & BUILD	Sheet: 2 of 32
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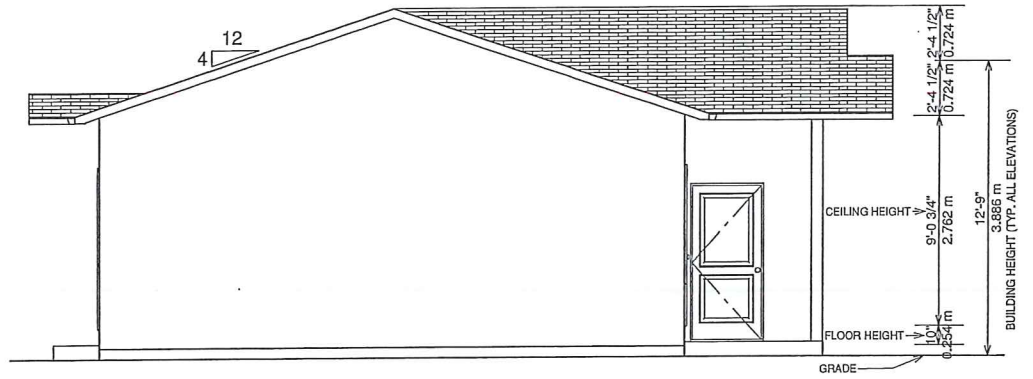
North Elevation



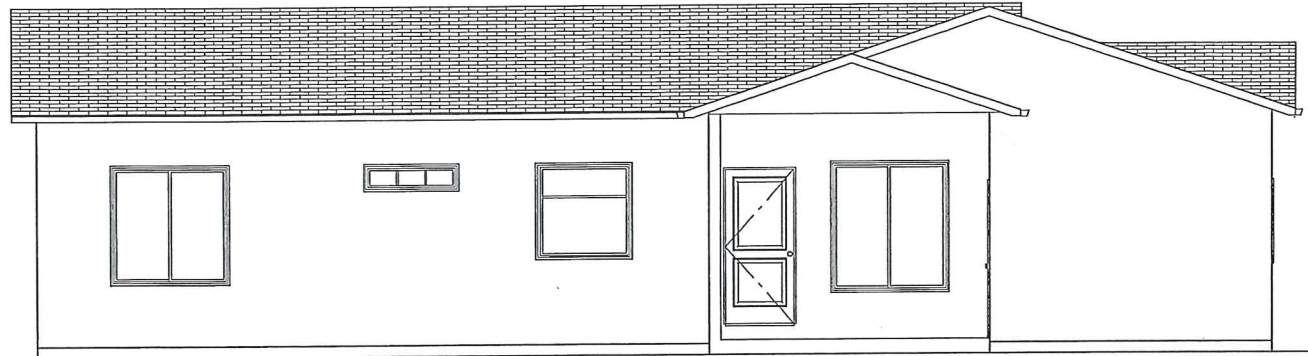
East Elevation



West Elevation



South Elevation



Drawing Title: Elevations	Scale: 1/4" = 1'	Date: Jan 12th, 2015	Project: Carriage House Proposal 605 Wallace Road	Notes: All work to be completed in accordance with the current BC Building Code	Drawn By: VOLK CONSTRUCTION DESIGN & BUILD	Sheet: 1 of 3
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## CITY OF KELOWNA

### MEMORANDUM

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**Date:** February 4, 2015  
**File No.:** Z15-0003  
**To:** Urban Planning (TY)  
**From:** Development Engineer Manager (SM)  
**Subject:** 605 Wallace Road – Lot 5, Plan 18566, Sec. 35, Twp. 26, ODYD

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The Development Engineering comments and requirements regarding this application to rezone from RR3 to RR3c (carriage) are as follows:

1. Subdivision

Provide easements as required

2. Domestic water and fire protection.

This development is within the service area of the Black Mountain Irrigation District (BMID). All the fees and charges are to be paid directly to BMID.

3. Sanitary Sewer.

The subject property is located within the Local Area Service (LAS) #20. The current Policy requires that all the LAS charges be cash commuted when the property is rezoned to a higher density. The pay-out charge for a house and a carriage house is 1 and ½ SFE. The current LAS #20 payout rate is \$3,268.69 per SFE and the total charge is in the amount of **\$4,903.04** the charge is valid until April 30, 2015. The charge should be paid prior to the preparation of taxes notices in order that the annual levy is not collected for 2015

4. Bonding and Levies Summary.

Levies

Local Service Area #20 charges

**\$ 4,903.04**

(valid until April 30, 2015)



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Steve Muenz, P.Eng.  
Development Engineering Manager

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# REPORT TO COUNCIL



**Date:** April 13, 2015  
**RIM No.** [RIM Classification Number]  
**To:** City Manager  
**From:** Urban Planning, Community Planning & Real Estate  
**Application:** OCP14-0002 & TA14-0001  
**Subject:** I6 Zoning Bylaw Text Amendment

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## 1.0 Recommendation

THAT Official Community Plan Bylaw Text Amendment No. OCP14-0002 to amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 by amending Map 5.8 as outlined in the Report of the Community Planning and Real Estate Department dated April 13, 2015, be considered by Council.

AND THAT Official Community Plan Bylaw Text Amendment No. OCP14-0002 to amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 by adding Section 18 to the Comprehensive Development Permit Guidelines, as outlined in the Report of the Community Planning and Real Estate Department dated April 13, 2015, be considered by Council.

AND THAT Zoning Bylaw Text Amendment No. TA14-0001 to amend City of Kelowna Zoning Bylaw No. 8000 by amending to I6 - Low Imp Report of the Community Planning and Real Estate Department dated April 13, 2015, be considered by Council.

AND FURTHER THAT the Official Community Plan Amending Bylaw and the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration.

## 2.0 Purpose

To amend the Official Community Plan to clarify Development Permit Guidelines in Limited Industrial Areas and to amend the Zoning Bylaw to amend permitted uses and building forms in the I6 - Transitional Industrial Zone.

## 3.0 Urban Planning

Urban Planning staff have developed amendments to the Official Community Plan and the Zoning Bylaw to address concerns raised about potential development in the I6-Transitional Industrial zone.

The proposed amendments to the Zoning Bylaw will amend the permitted uses and development standards in the I6 - Transitional Industrial zone to require that development be more compatible with surrounding residential uses. The amendments will also remove development standards in the zone which would be better implemented through the Official Community Plan.

The Official Community Plan amendments will amend the Comprehensive Development Permit Area map to require that industrially zoned properties in the Arab and Appaloosa Road Areas

obtain a Development Permit prior to Industrial development. Development standards conditions removed from the Zoning Bylaw will also be inserted into the Official Community Plan so that they may be included in the Development Permit process.

#### 4.0 Proposal

##### 4.1 Background

The I6 - Low Impact Transitional Industrial Zone was created by Council to provide a suitable zone for properties in the Arab and Appaloosa Road area. It is intended to support low impact industrial activities that are compatible with neighboring properties, including residential and agricultural properties.

In late 2013, staff and Council reviewed the I6-Transitional Industrial zone to ensure that it achieved Council objectives. At the time, Council resolved that:

*AND THAT Council directs staff to bring forward the proposed amendments to the I6 Zone, including a provision for outdoor storage, and to require Development Permits, to ensure consistency with the intent and purpose of the Kelowna 2030 OCP and Industrial-Limited designation;*

Staff have developed a series of amendments to the I6 - Transitional Industrial zone and the Official Community Plan that are intended to meet the direction given by Council.

##### 4.2 Official Community Plan Amendments

The proposed OCP amendments will give Council additional powers in determining the form and character of industrial development that may occur in the Arab and Appaloosa Road areas.

Map 5.8 of the OCP, the Urban Design Development Permit Area Map, will be amended to require that industrially zoned properties off of Arab and Appaloosa Roads be required to apply for and obtain Comprehensive Urban Design Development Permits prior to any industrial development. This policy change will not impact property owners who are not industrially zoned or conducting industrial development.

The Comprehensive Urban Design Permit Guidelines will also be amended, adding a Section 18 to the Permit Guidelines. These Permit Guidelines will replace guideline style language being removed from the I6 zone in the Zoning Bylaw, allowing more flexibility on the part of the approving authority.

Development Permit Guidelines will include guidelines around site lighting, screening, building materials, building form and character and landscaping.

##### 4.3 Zoning Bylaw Amendments

The proposed Zoning Amendments have two goals. The first is to remove the Development Permit style language from the I6 Transitional Industrial zone, which will be relocated to the Official Community Plan. Though these guidelines are being removed from the Zoning Bylaw, developers will still be required to adhere to similar guidelines being inserted into the Official Community Plan.



The second objective is to amend the I6 bylaw to foster development which is more compatible with the transitional objectives of the bylaw while still allowing economically feasible development.

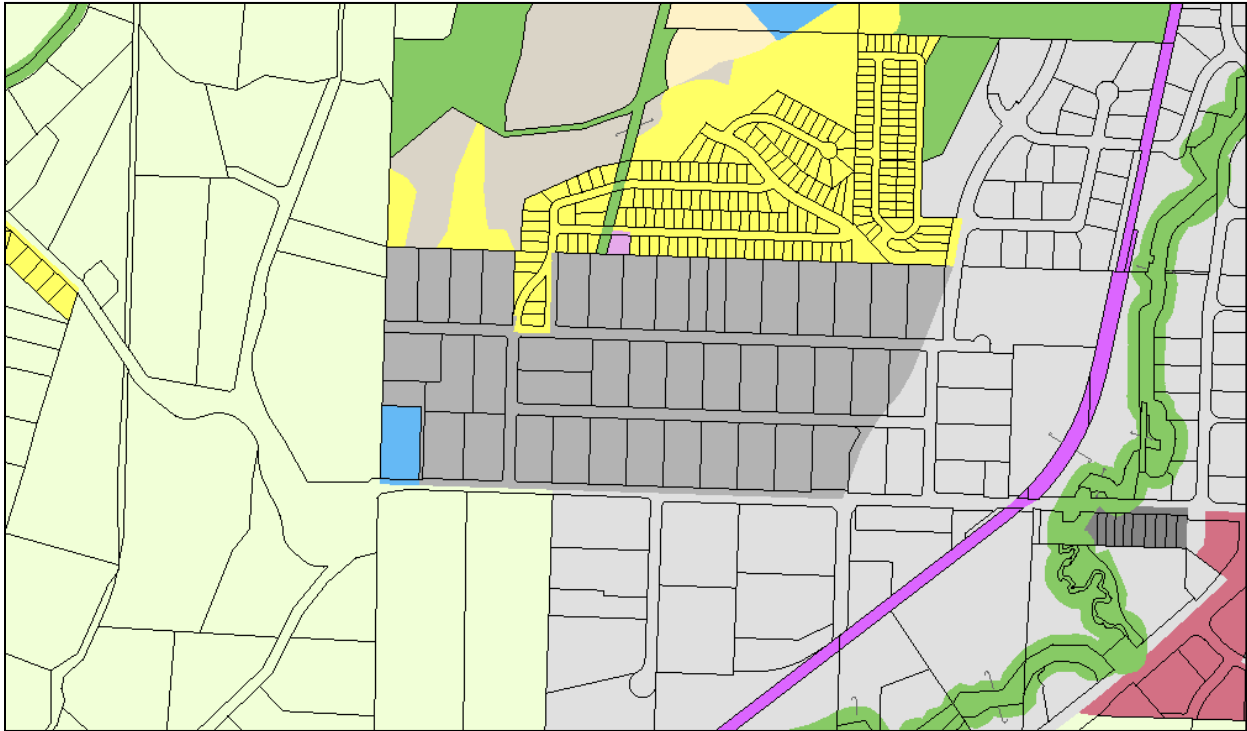
	<b>Current</b>	<b>Proposed</b>
<b>Principal Uses</b>	Remove Food Primary Establishment and Liquor Primary Establishment	Add Outdoor Storage and Business Support Services
<b>Secondary Uses</b>		Add Secondary Suite
<b>Site Coverage</b>	Site coverage is 60% including buildings, driveways and parking areas.	Site coverage is 50%.
<b>Maximum Height</b>	Up to 3 storeys or 14.0 m for industrial buildings or structures	Up to 2 ½ storeys or 9.5 m for industrial buildings or structures
<b>Side Yard Setbacks</b>	0.0 m for industrial adjacent to industrial, between 3.0 m to 7.5 m when adjacent to residential	4.5 m for all industrial buildings, 7.5 m when adjacent to non-industrial.
<b>Rear Yard Setbacks</b>	0.0 m for industrial buildings and structures except 30.0m when adjacent to residential land use.	7.5 m for industrial buildings and structures, except 30.0m when adjacent to non-industrial future land use.

Table 1 - Selected proposed I6 zoning bylaw changes.

The objective of the changes is to facilitate a form of development which is less overtly industrial, supporting structures that are closer in scale to residential land uses. Uses which generate heavy traffic during non business hours, such as food service and alcohol service, have also been removed as they are not compatible with residential uses.

The I6 zone will permit the storage of vehicles or RVs on I6 zoned properties. However, they will be required to be set back at least 30 m from properties not designated for future industrial use, such as the residential properties north of the area.

At this time, only one property is zoned I6. The owners have been consulted as part of the process of developing the bylaw amendments. The Official Community Plan only allows the I6 zone in a limited area, fronting Arab and Appaloosa Roads north of Sexsmith.

**Effected Properties Map:****5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Industrial, Limited**

General industrial uses, limited by compatibility with on-site and nearby residential uses. Uses consistent with new zone I6 - Industrial Limited.

**Industrial Projections**

Recent trends in industrial development indicate an average annual floor space development (based on building permit issuances between 2000 and 2009) of approximately 25,650 m<sup>2</sup> (276,000 sq. ft.) per year. If buildings cover approximately 55 - 60% of each parcel, that would create an annual average demand for 3.2 - 4 ha (8 - 10 acres) of new industrial land. Over twenty years that would mean a need for an additional 64 - 80 ha (160 - 200 acres) of new industrial land.

**Report prepared by:**

\_\_\_\_\_  
Ryan Roycroft, Planner 2

**Reviewed by:**

Ryan Smith, Urban Planning Manager

**Approved for Inclusion:**

Doug Gilchrist, Divisional Director, Community Planning & Real Estate

**Attachments:**

Schedule "A"

Schedule "B"

Map 5.8

**Schedule A - TA14-0001**  
**Draft List of Amendments to Zoning Bylaw No. 8000 (I6 Zone)**

Zoning Bylaw No. 8000				
No.	Section	Existing	Proposed	Explanatory Note
1.	Purpose Amend 15.6.1	The purpose is to provide a <b>zone</b> for a range of low-impact transitional industrial land uses which are appropriate as a transition between established industrial land uses and residential, rural, and agricultural land uses. This <b>zone</b> is only available for land that is designated in the City of Kelowna Official Community Plan for Industrial - Limited.	The purpose is to provide a <b>zone</b> for a range of low-impact transitional industrial land uses. <u>Uses should be primarily indoors, with limited outdoor storage behind extensive buffering or screening.</u> Uses must be appropriate as a transition between established industrial land uses and residential, rural, and agricultural land uses. This <b>zone</b> is only available for land that is designated in the City of Kelowna Official Community Plan for Industrial - Limited.	Amend to clarify that the permitted low-impact transitional industrial land uses are to occur primarily within buildings, and that related outdoor storage is to be screened and buffered from other uses.
	Amend 15.6.2 Principal Uses		Add:  Outdoor storage  Business Support Services	Add Outdoor storage (per Council resolution) and Business Support Services as uses in I6 - Transitional Industrial
	Amend 15.6.2 Principal Uses		Delete:  Food Primary Establishment  Liquor Primary Establishment, minor	Delete Food Primary Establishment and Liquor Primary - not compatible with low traffic intent of I6
?	Amend 15.6.3 Secondary Uses	Secondary Suite not a listed secondary use	d) secondary suite within single dwelling housing	I6 presently permits SDH, but not secondary suites, but current A1 zone does permit suites.  Residential security operator unit is a permitted secondary use, so if secondary suite not permitted, people will just abuse the RSO.

3.	Delete 15.6.5 a) Floor Area Ratio	a) The maximum floor area ratio is 1.0		FAR is less restrictive than site coverage, no need for redundant restrictions.
3.	Site Coverage Amend 15.6.5 b)	b) The maximum <b>site coverage</b> is 60% including <b>buildings</b> , driveways and parking areas.	b) The maximum <b>site coverage</b> is 50%.	Reduce overall site coverage, but be less restrictive in terms of how site coverage is allocated.
4.	15.6.5 c) Maximum Height	c) The maximum height is as follows: <ul style="list-style-type: none"> <li>• Lesser of 2 ½ storeys or 9.5 m for residential buildings and structures</li> <li>• Lesser of 3 storeys or 14.0 m for industrial buildings and structures.</li> </ul>	The maximum height is as follows: <ul style="list-style-type: none"> <li>• Lesser of 2 ½ storeys or 9.5 m for residential buildings and structures</li> <li>• Lesser of 2 ½ storeys or 9.5 m for industrial buildings and structures.</li> <li>• No more than 4.8 m for accessory buildings or structures</li> </ul>	Add mention of accessory building/structure height for garages, sheds et al.  Reduce maximum height of industrial buildings to match residential buildings.
4.	Front Yards Replace 15.6.5 d)	d) The minimum <b>front yards</b> are as follows: <ul style="list-style-type: none"> <li>• 4.5 m for all <b>buildings</b> and <b>structures</b>.</li> <li>• 9.0 m from a garage or <b>carport</b> having vehicular entry from the front.</li> <li>• 6.0 m for portions of industrial <b>buildings</b> and <b>structures</b> greater than two <b>storeys</b> or 9.5 m in <b>height</b>.</li> </ul>	d) The minimum <b>front yards</b> are as follows: <ul style="list-style-type: none"> <li>• 4.5 m for all <b>buildings</b> and <b>structures</b>.</li> <li>• 6.0 m from a garage or <b>carport</b> having vehicular entry from the front.</li> </ul>	Revise to enable consistency of front yard setbacks, and appropriate to a transitioning residential/industrial area. Simplifies bylaw.  For context, 6 m is the FY setback for the existing A1 zone, and the CD15 zone. I2 requires 7.5 m.

5.	Side Yards Amend 15.6.5 e)	The minimum <b>side yards</b> are as follows: <ul style="list-style-type: none"> <li>• 3.0 m for residential <b>buildings and structures</b>.</li> <li>• 0.0 m for industrial <b>buildings and structures</b>, except when adjacent to a residential land use it is 3.0 m for a one <b>storey industrial building or structure</b> (not to exceed 4.5 m in <b>height</b>) and 7.5 m for industrial <b>buildings and structures</b> greater than one <b>storey in height</b>.</li> <li>• In all cases, not less than 4.5 m from a <b>flanking street</b>.</li> </ul>	The minimum <b>side yards</b> are as follows: <ul style="list-style-type: none"> <li>• 3.0 m for residential <b>buildings and structures</b>.</li> <li>• 4.5 m for industrial <b>buildings and structures</b>, except it is: <ul style="list-style-type: none"> <li>○ 7.5 m where the <b>side yard</b> is adjacent to a non-industrial future land use designation.</li> </ul> </li> </ul>	Amend to require setbacks and prohibit 0.0 m setbacks.
6.	Rear Yards Replace 15.6.5 f)	The minimum <b>rear yards</b> are as follows: <ul style="list-style-type: none"> <li>• 7.5 m for residential <b>buildings and structures</b>.</li> <li>• 0.0 m for industrial <b>buildings and structures</b>, except when adjacent to a residential land use it is 30.0 m</li> </ul>	The minimum <b>rear yards</b> are as follows: <ul style="list-style-type: none"> <li>• 7.5 m for residential <b>buildings and structures</b>.</li> <li>• 7.5 m for industrial <b>buildings and structures</b>, except it is: <ul style="list-style-type: none"> <li>○ 30.0 m where the <b>rear yard</b> is adjacent to a non-industrial future land use designation.</li> </ul> </li> </ul>	Amend to ensure 30m RY setback is provided adjacent to Sol Terra Ranch and to future residential area west of Arab Court (still presently zoned A1).
7.	Other Regulations Delete 15.6.6 c)	Drive in food services are not a permitted form of development.		With food primary establishment no longer a permitted use, this restriction is no longer needed.
8.	Other Regulations Insert new subsection after 15.6.6 c)		d) No machinery or equipment shall be permitted between the principal building and the front property line. e) No machinery or equipment shall be permitted in the minimum required side or rear yards.	

9.	<p>Building massing and design</p> <p>Delete 15.6.7 a) through h)</p>	<p>a) <b>Buildings</b> shall be oriented to prominently address the <b>street</b> and shall include <b>street-facing</b>, human-scale elements including windows and identifiable pedestrian entrance doors. Glazing on the principal façade should amount to not less than 30% of the total façade.</p> <p>b) Façade design should incorporate elements and style from commercial and/or residential <b>buildings</b>, as opposed to purely industrial/utilitarian design.</p> <p>c) Front façade design should promote no more than a two <b>storey</b> presence. Higher portions of the building should be set back and finished with different colour(s) and/or material(s) that the first two <b>storeys</b>.</p> <p>d) Where new industrial <b>development</b> is occurring adjacent to residential uses, window openings shall be placed to reduce the opportunity for overlook and should be offset in plan from residential windows.</p> <p>e) Unfinished concrete block shall not be used as an exterior building material for principal facades or when the façade faces a residential land use.</p> <p>f) Rooftop screening of mechanical and electrical equipment shall be provided using materials consistent with the treatment of principal facades.</p> <p>g) When loading doors occur on <b>street</b> facing facades they shall be set</p>		<p>Delete a), b), c)</p> <p>Sections d) through h) consolidated and moved to Kelowna 2030 OCP, Chapter 14: Urban Design DP Guidelines, A. Comprehensive Development Permit Area Design Guidelines, under a new Section 18 - Industrial-Limited Design Guidelines Area</p>
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		<p>back from the main building plane and articulated in a manner that compliments the <b>building</b> façade.</p> <p>h) Signage shall be limited to discrete sign band areas on the building and/or low level free standing signage areas incorporated into the <b>front yard landscaping</b>. Large areas of signage shall not dominate the front façade of the building.</p>		
10.	<p>Light, noise, dust, odour and emissions</p> <p>Delete 15.6.8 a), b), c), d), e)</p>	<p>a) Parking within the front yard shall be limited to customer and visitor parking only; all other parking should be provided elsewhere on site.</p> <p>b) Permeable or alternative paving surface treatments are encouraged for light duty parking areas (e.g. customer or visitor parking). Swales and bio-filtering are encouraged to be incorporated into landscaping adjacent to parking areas in order to aid storm water infiltration.</p> <p>c) Landscape materials shall be drought tolerant and appropriate for the Okanagan climate. Rain water capture and re-use for irrigation is encouraged.</p> <p>d) Fencing (in addition to landscaping) shall be installed on all property boundaries adjacent to residential</p>		<p>Deleted Section a) and c). Sections b), d) and e) consolidated and moved to Kelowna 2030 OCP, Chapter 14: Urban Design DP Guidelines, A. Comprehensive Development Permit Area Design Guidelines, under a new Section 18 - Industrial-Limited Design Guidelines Area</p>



		<p>use. All installed fencing shall be opaque except for decorative fencing in a front yard.</p> <p>e) Where new industrial development is occurring adjacent to residential land uses, the interface shall be site planned, designed and landscaped to promote privacy for the residential land use.</p>		
11.	<p>Landscaping, buffering and parking Replace 15.6.9 a)</p>	<p>a) Parking within the <b>front yard</b> shall be limited to customer and visitor parking only; all other parking should be provided elsewhere on site.</p>	<p>a) No parking shall be permitted:</p> <ul style="list-style-type: none"> <li>• in the <b>front yard</b> except visitor and residential parking;</li> <li>• in required <b>side yards</b>;</li> <li>• in the <b>rear yard</b> within 7.5m of an adjacent non industrial future land use designation.</li> </ul>	<p>Some parking guidelines moved to Official Community Plan. Remainder has been clarified.</p>
12.	<p>Landscaping, buffering and parking Delete 15.6.9 b), c) &amp; e)</p>	<p>b) Permeable or alternate paving surface treatments are encouraged for light duty parking areas (e.g. customer or visitor parking). Swales and bio-filtering are encouraged to be incorporated into <b>landscaping</b> adjacent to parking areas in order to aid storm water infiltration.</p> <p>c) <b>Landscape</b> materials shall be drought tolerant and appropriate for the Okanagan climate. Rain water capture and re-use for irrigation is encouraged.</p> <p>e) Where new industrial <b>development</b> is occurring adjacent to residential land uses, the interface shall be site planned, designed, and <b>landscaped</b> to promote privacy for the residential land use.</p>		<p>Sections b) &amp; e) consolidated and moved to Kelowna 2030 OCP, Chapter 14: Urban Design DP Guidelines, A. Comprehensive Development Permit Area Design Guidelines, under a new Section 18 - Industrial-Limited Design Guidelines Area</p> <p>Delete c) - duplicates Kelowna 2030 OCP, Chapter 14: Urban Design DP Guidelines, A. Comprehensive Development Permit Area Design Guidelines, Section 12 - Landscape development and irrigation water conservation</p>

13.	Landscaping, buffering and parking Delete 15.6.9 d)	d) <b>Fencing</b> (in addition to <b>landscaping</b> ) shall be installed on all property boundaries adjacent to residential use. All installed <b>fencing</b> shall be opaque except for decorative fencing in a front yard.	c	Redundant with Section 7 bylaw requirements.
14.	Outdoor storage and display Replace 15.6.10 a)	a) <b>Outdoor storage ancillary</b> to a permitted <b>use</b> is not permitted in the <b>front yard</b> , or within the minimum <b>side and rear yard setbacks</b> (but may be accommodated in the <b>side and rear yards</b> when located beyond the minimum setback).	a) No <b>outdoor storage</b> is permitted in the <b>front yard</b> or in required <b>side or rear yard setbacks</b> .	Amend to simplify wording.
15.	Outdoor storage and display Delete 15.6.10 d), f), g), i), and j), and renumber	<p>d) <b>Outdoor storage ancillary</b> to a permitted <b>use</b> shall not exceed in area the <b>building</b> area used by the <b>business</b> on the property to perform its operations.</p> <p>f) Materials in <b>outdoor storage</b> shall be associated with the principal <b>use</b> located on the site, and there shall be no <b>outdoor storage</b> of unrelated materials.</p> <p>g) Illumination of <b>outdoor storage</b> areas shall be such that light falling onto abutting properties is minimized.</p> <p>i) Equipment or vehicles in an outdoor display or sales, or <b>non-accessory parking</b>, shall not be in a state of disrepair.</p>		<p>15.6.10 d) would make outdoor vehicle storage uneconomical by requiring massive buildings to match outdoor storage size</p> <p>15.6.10 f) would prohibit outdoor vehicle storage as a standalone use.</p> <p>15.6.10 g) duplicates: Light, noise, dust odour and emissions 15.6.8 b)</p> <p>15.6.10 i) duplicates: Bylaw to Prohibit Unsightly Premises and Visual Nuisance, Section 3.3 - No owner or occupier of real property shall cause or permit a visual <b>nuisance</b> on their premises.</p> <p>15.6.10 j) duplicates:</p>

		j) Lighting of outdoor display areas shall not include broadcast light fixtures but rather directional lighting specific to the display items.		Light, noise, dust odour and emissions 15.6.8 b)
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**Schedule B - TA14-0001**  
**Draft List of Amendments to OCP Bylaw No. 10500**

Zoning Bylaw No. 10500			
No.	Section	Proposed	Explanatory Note
1.	<b>Purpose</b> Add section 18 to A. Comprehensive Development Permit Area (Multiple Unit Residential, Commercial and Industrial Design Guidelines)	18.0 Transitional Industrial  In areas designated for Industrial – Limited use, these guidelines must be considered as well as all other guidelines in this section.  18.1 Industrial development adjacent to residential land uses must be planned, landscaped and screened to maintain the privacy of residential uses.  18.2 Where new industrial development is occurring adjacent to residential uses, window openings shall be placed to reduce the opportunity for overlook and be offset from residential windows.  18.3 Unfinished concrete block shall not be used as an exterior building material for principal facades or where the façade faces a residential land use.  18.4 Where loading doors face the street, they shall be set back from the main building plane.  18.5 The primary entrance of the main building on site should face the roadway.  18.6 Where security concerns limit windows and other openings, building design should employ other design techniques to avoid creating long blank walls.  18.7 Rooftop screening of mechanical and electrical equipment must be provided using materials consistent with the treatment of principal facades.  18.8 All lighting shall be oriented facing the site, pointed in a downward	DP Guidelines to guide I6 or other transitional industrial development. DP Guidelines are the best tool for achieving Council Objectives <i>vis a vis</i> this zone, as opposed to Zoning Bylaw Requirements.

		<p>direction and constructed at the lowest practical elevation to minimize light trespass over surrounding properties.</p> <p>18.9 Tall, broadcast or flood lights are not permitted.</p> <p>18.10 Where possible, parking and outdoor storage should be located behind buildings or other structures. Where parking and storage is not behind buildings, it must be screened with landscaping or fencing.</p> <p>18.11 Unpaved parking and storage surfaces should be made dust free through design or treatment.</p>	
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**Slope**

Hillside 20% +

**Intensive Residential**

Character Neighbourhood DP Area

**Revitalization**

Revitalization DP Area

**General Commercial & Industrial DP Areas**

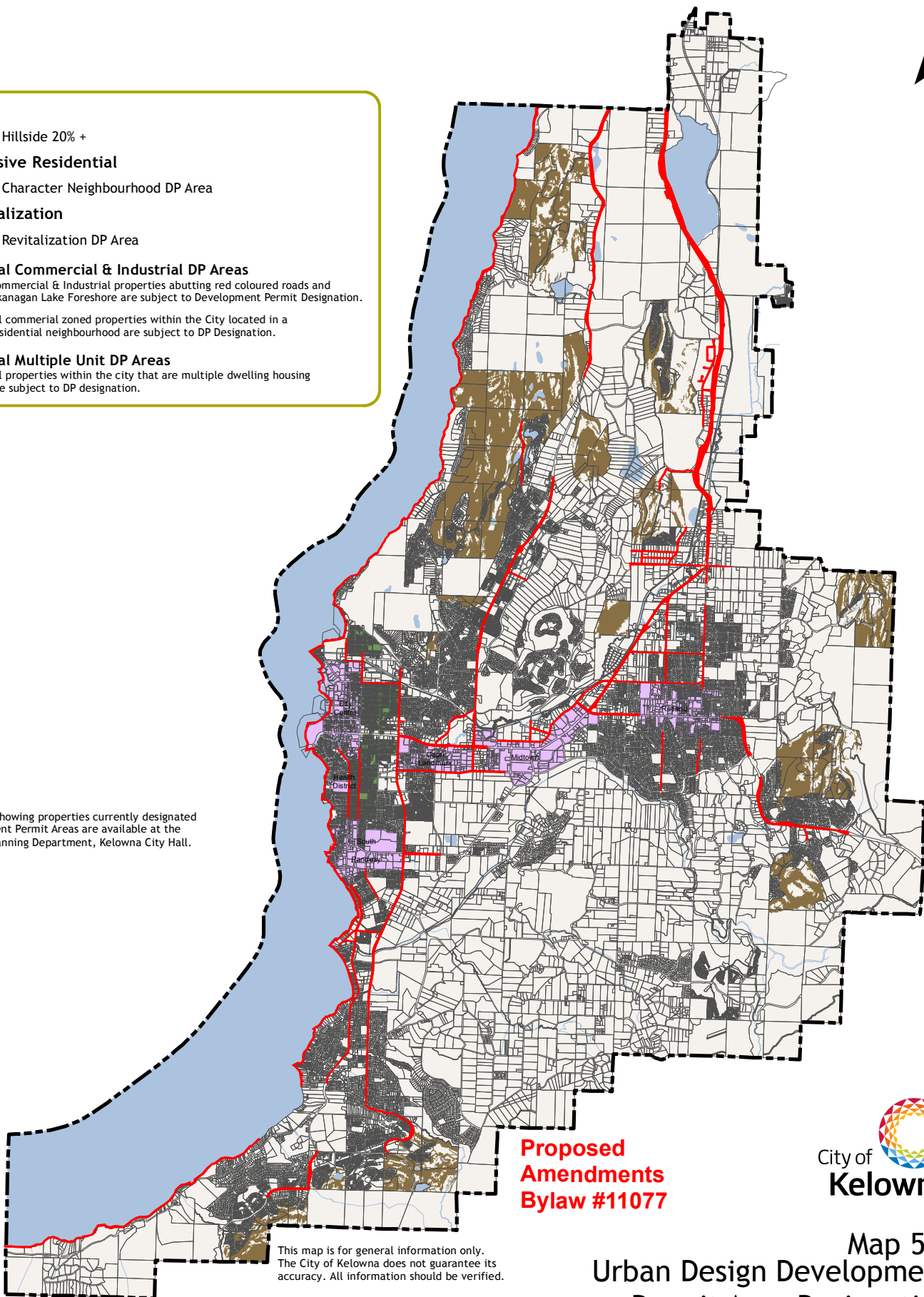
Commercial & Industrial properties abutting red coloured roads and Okanagan Lake Foreshore are subject to Development Permit Designation.

All commercial zoned properties within the City located in a residential neighbourhood are subject to DP Designation.

**General Multiple Unit DP Areas**

All properties within the city that are multiple dwelling housing are subject to DP designation.

Note : Maps showing properties currently designated as Development Permit Areas are available at the Policy and Planning Department, Kelowna City Hall.



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

**Proposed  
Amendments  
Bylaw #11077**



**Map 5.8  
Urban Design Development  
Permit Area Designation**

Official Community Plan 2030



Rev. Apr 2, 2015