Accessory Rental Apartments

Units that are to be only used for rental housing in multiple unit stratified housing of three or more units. Typically, these units will be smaller dwellings contained within an owner-occupied dwelling and may serve as mortgage helpers as well as satisfying particular rental housing needs, including student housing, family support housing for younger or older relatives and housing for people with special needs who require some assistance.

Active Transportation

Modes of transportation that are human powered such as walking, cycling, in-line skating, and skateboarding.

Affordability Benchmarks (Housing)

Affordability benchmarks will be published annually in information bulletins, using accepted methodologies and data from Statistics Canada, BC Statistics and Canada Mortgage and Housing Corporation. They are based on the following criteria:

- “Affordable Rental”: Affordable rents will be the average rents for Kelowna from the annual Canada Mortgage and Housing Corporation (CMHC) Rental Market Report;
- “Affordable Ownership”: Ownership affordability is based on the income level at which a household would be capable of entering the ownership market. This is equivalent to the “starter home” price and is derived based on the purchase ability at the median income level for all two or more person households from the most recent Census, assuming 30% of gross household income expenditure for shelter. The starter home price will be updated annually between Census years using the B.C. Consumer Price Index (CPI), be published annually by the City and be given for a non-strata-titled home, a strata-titled home and a mobile / manufactured home.
Agricultural Lands
Lands considered “agriculture” shall include the following:
• lands classified as farm by the BC Assessment Authority; or
• lands less than 30% slope and designated Resource Protection Area in OCP Bylaw 10500 and zoned A1 in the Zoning Bylaw; or
• lands situated in the Agricultural Land Reserve (ALR).

Airshed
A definable portion of the atmosphere that overlies a particular landscape. The Okanagan Airshed is defined as the Okanagan Valley, from Osoyoos to Enderby.

Aquatic Habitat
Environments characterized by the presence of standing or flowing water that provide food and shelter and other elements critical to an organism’s health and survival. Aquatic habitat is associated with all types of watercourses including (but not limited to) lakes, ponds, rivers, streams, creeks, springs, wetlands, swamps, ravines, and some ditches.

Assessment Report
A report prepared in accordance with the assessment methods set out in the Riparian Areas Regulation (for aquatic development permit applications) and/or in accordance with the requirements of the City to assess the potential impact of a proposed development and to propose avoidance, mitigation and/or compensation measures as applicable, and which is prepared and certified by a qualified professional.

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

Biodiversity (or Biological Diversity)
Refers to the diverse forms of life on Earth and the variety within and between those forms.

Buffer
An area of land that surrounds and protects an environmentally sensitive area from the adverse effects of activities on, or encroachments from, adjacent land. They are designed with consideration for the specific ecological features to be protected and the specific activities that threaten them.
Care Centre
An establishment intended to provide care, educational services, and supervision for children or adults during the day or evening, and may include limited overnight accommodation to accommodate shift workers.

Cluster Housing
A form of residential development that concentrates buildings, driveways, parking areas and other common facilities on a portion of a land parcel to minimize site disturbance, leaving the remainder of the parcel as natural open space (often subject to environmental sensitivity or hazardous conditions).

Compensation
In the context of no net loss, the replacement of natural habitat or increase in the productivity of existing habitat where avoidance, mitigation techniques and other measures are not adequate to maintain those habitats affected by human activity.

Core Need Housing
Based on data from Statistics Canada or Canada Mortgage and Housing Corporation (CMHC) or British Columbia Housing Management Corporation (BCMHC), households to be at core need for housing when they meet the following criteria:

- Qualify as at or below core need income threshold (CNIT) developed by CMHC and used by the British Columbia Housing Management Commission for Kelowna, and/or;
- Household income falls at or below Low Income Cut-Off level defined by Statistics Canada for urban areas greater than 100,000 people, based on household size, and/or;
- Household is receiving BC income assistance for Welfare to Work or Disability Benefits or qualifies for Targeted Rent Subsidy Programs (TRSP) operated by BC Housing, or dwelling is built with senior government funding to be affordable.

Density Gradient
A graduated increase in housing units per hectare, measured in series of density ranges, for the determination of Development Cost Charges.

Development
Any form of disturbance to land or water, including (but not limited to) the following activities:

A. removal, alteration, disruption or destruction of vegetation;
B. disturbance of soils;
C. construction or erection of buildings and structures;
D. creation of nonstructural impervious or semi-impervious surfaces;
E. flood protection works;
F. construction of roads, trails, docks, wharves and bridges;
G. provision and maintenance of sewer and water services;
H. development of drainage systems;
I. development of utility corridors;
J. subdivision as defined in section 872 of the Local Government Act.

Development Cost Charges
A fee per unit of housing, or equivalent unit for commercial or industrial uses, payable to the City for the provision of funds to assist the City in paying the capital costs of providing, constructing, altering or expanding services (parks acquisition, roads, sanitary sewer, sanitary sewer treatment, storm drainage and water) in order to serve directly or indirectly, the development in respect of which the charges are imposed.

Drip Line
A line encircling a tree corresponding to the furthest extension of the branches of a tree.

Ecological Goods and Services
The benefits arising from the ecological functions of healthy ecosystems. Such benefits accrue to all living organisms, including animals and plants, rather than to humans alone. Examples of ecological services include purification of air and water, maintenance of biodiversity, decomposition of wastes, soil and vegetation generation and renewal, pollination of crops and natural vegetation, groundwater recharge, seed dispersal, greenhouse gas mitigation, and aesthetically pleasing landscapes.

Environmentally Sensitive Areas
Those parcels of land that already have, or with restoration or enhancement could become natural features. These features contribute to the retention and/or creation of wildlife habitat, soil stability, water retention or recharge, vegetative cover and similar vital ecological functions. Environmentally sensitive areas range in size from small patches to extensive landscape features. They can include rare or common habitats, plants and animals. Environmentally sensitive areas may overlap hazardous condition areas.

Food Security
All community residents have access to sufficient, safe, healthy and culturally acceptable foods produced in a manner that promotes health, protects the environment and adds economic and social value to communities.
Green Building
A building designed and constructed to the LEED(TM), BuiltGreen BC, Green Globes standards or a customized green building standard (i.e. tailored to a project and/or site) that satisfies the City of Kelowna. Generally, green buildings conserve resources and reduce negative impacts on the environment such as energy, water, building materials or land.

Ground Oriented Housing
Housing where each dwelling unit has direct access to and from the unit and private open space at grade level, rather than from a common entrance or hallway.

Habitat Compensation Banking
Restoration, creation, enhancement, and in exceptional circumstances, preservation undertaken expressly for the purpose of compensation for unavoidable habitat losses in anticipation of development activities, when avoidance, restoration or mitigation cannot be achieved at the development site or would not be as environmentally beneficial.

Hydrological Regime
The distribution of water at or near the earth’s surface over time.

Hydro-geologically Sensitive Areas
Sites less than 30% slope that have one or more of the following characteristics:
• Soil conditions with limited infiltration capacity
• Poorly draining and/or low permeability soils
• Shallow bedrock
• Shallow groundwater
• Known or suspected groundwater discharge areas, such as, springs, seepage zones or wet areas.

Integrated Resource Management Strategy
An approach to use solid and liquid waste to create energy, reduce greenhouse gas emissions, conserve water and recover nutrients.

Large Scale (or Format) Commercial
Land intensive commercial development such as warehouse outlet retail uses or “big box” stores.
Life Cycle Analysis
A financial analysis of infrastructure projects that includes the initial construction as well as the on-going maintenance costs over the duration of the system.

Manufactured Home
A mobile home as defined in the Zoning Bylaw or a prefabricated home manufactured elsewhere and assembled on a pad or foundation.

Mitigation
Actions taken during the planning, design, construction and operation of works and undertakings to alleviate potential adverse effects on natural habitats, and includes (but is not limited to) redesign or relocation of project components, timing of works, and methods of construction or operation which avoid or minimize changes to habitat attributes that affect its productive capacity.

Mixed Use
A development where different uses are combined within the same building or property, such as commercial / residential or commercial / industrial projects.

Natural Boundary
The visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

NIMBYism
Collective opposition taken against proposed change, both physical and social, based on the belief that change will have a negative effect on the character, socio-economic status, or quality of life in a neighbourhood (the acronym stands for Not In My Back Yard).

Noise Exposure Forecast (N.E.F.)
A system for predicting community noise impact and reaction, based on approved official contours prepared by Transport Canada of the cumulative measure of the total daily (24 hour) aircraft noise exposure of communities around airports, taking into account the numbers and types of aircraft operations, their typical noise signatures, flight paths and the time of day. (The NEF values are not numerically equivalent to actual levels of aircraft noise measured in the community.)
Noise Planning Contours
Non-official noise contours, prepared by an agency other than Transport Canada, to compare alternative traffic scenarios for airport and community planning purposes.

Non-compatible Industrial Uses
Industrial uses that generate dust, glare, noise, odour, pollution, truck traffic, vibration and / or visual impact that would incompatible with nearby residential uses.

Non-disturbance area
The area containing the environmentally sensitive feature, community or corridor that is to be preserved and protected from development; often referred to as the “core” area.

Non-Point Source Pollution
A collection of many smaller contributions of pollutant that ultimately lead into an undesirable effect on the environment. The term non-point is used to distinguish this type of pollution from point source pollution, which comes from a specific source.

Potential Riparian Vegetation
Vegetation must be considered to be “potential” if there is a reasonable ability for regeneration either with assistance through enhancement or naturally, but an area covered by a permanent structure must be considered to be incapable of supporting potential vegetation. Ravine – means a narrow, steep-sided valley that has been eroded by running water and with slope grades greater than 3:1.

Primary Transit Network
A permanent network of high-frequency transit services that operates every 15 minutes or better, 15 hours a day, seven days a week.

Purpose-Built Rental Housing
A self-contained building(s) containing five or more Dwelling Units that are intended to be used for rental housing and does not include buildings that are stratified. Purpose-built rental housing meets an identified need for affordable housing in the city. Since rent is controlled within rental buildings under the Residential Tenancy Act, this is a form of affordable housing.

Qualified Professional
An applied scientist, technologist, or similar expert acting alone or together with another qualified professional, where:
the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association’s code of ethics and subject to disciplinary action by that association;
• the individual’s area of expertise is recognized by the City of Kelowna as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal; and
• the individual is acting within that individual’s area of expertise.

City staff with appropriate expertise may be considered Qualified Professionals.

Ravine

A narrow, steep-sided valley commonly, but not always, eroded by running water and that has a slope grade greater than 3:1.

Regenerative Design Principles

The application of ecological systems thinking to the design of the built environment toward a dynamic and holistic integration of human and natural systems to sustain on-going mutual benefit.

Religious Assembly Associated Housing

Multiple unit housing for church congregation members built on the same property as the church.

Religious Assembly Oriented Housing

Multiple unit housing for church congregation members built on a separate site within close proximity to the church.

Figure 1: Figure C-5 from City of Kelowna Handbook for Environmental Development Permit Areas.

Riparian Management Area

The area adjacent to watercourses that supports the features, functions and conditions vital to the health and integrity of the watercourse, and which is to remain free of development. Riparian Management Areas should be of sufficient width to include any significant natural attribute and adjacent ecosystem (e.g., vegetation, water features, fish and wildlife habitat, escarpments, terraces, steep valley sides and cliffs). An RMA is:

A. adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and

B. the size of which is determined in accordance with Table 12-1, previously established under the Streamside Protection Regulation, B.C. Reg. 10/2001 Regulation (SPR).
Retail Impact Analysis
A report that:
- Identifies vacant and under-utilized (compared to Zoning Bylaw provisions) OCP designated commercial sites;
- Identifies the potential impact of the proposed development on the surrounding land uses;
- Provides data on whether the proposed development will adversely affect the economic viability of existing Urban and/or Village Centres;
- Provides data on the feasibility of including on-site land uses other than retail and commercial uses such as residential, recreational, community services and institutional uses.

Sensitive Ecosystems
Those remaining natural ecosystems which are considered ecologically fragile or rare in the landscape. These sensitive ecosystems are generalized groupings of ecosystems that share many characteristics, particularly ecological sensitivities, ecological processes, rarity, and wildlife habitat values. These categories follow the provincial Standard for Mapping Ecosystems at Risk in British Columbia.

Sensitive Terrestrial Ecosystem
Those remaining natural terrestrial ecosystems, which are considered, ecologically fragile or rare in the Kelowna area: old forest, grasslands, broadleaf woodlands, coniferous woodlands and sparsely vegetated ecosystems.

Sprawl
Low-density, land consumptive, centreless, auto-oriented development typically located on the outer suburban fringes, where different land uses are often rigidly separated.

Steep Sloped Areas
Lands in their natural state that have a slope angle of 30% or greater for a minimum horizontal distance of 10 metres.

Stewardship
Taking responsibility for the well being of the environment and taking action to restore and protect that well being.

Sustainable/Sustainability
Maintaining and enhancing our community in a way that improves the capacity of existing and new residents, future generations and other species to meet their own needs.
Top of bank (from RAR)
The first significant break in a bank slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 meters measured perpendicularly from the break, and the break does not include a bench within the bank.

Top of the Ravine Bank
The first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 meters measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed.

Trail
A path of travel for recreation and/or transportation within a park, natural environment, or designated corridor that is not classified as a highway, road, or street. Trails are maintained by frequent use rather or by mechanical grading, paving or mowing; in some instances, open only to foot or bicycle travel.

Transit Oriented Development
Compact, walkable, mixed-use communities that encourage people to live, work and shop near transit services and decrease their dependence on driving.

Transportation Demand Management (TDM)
The planning and implementation of programs that seek to reduce road space demand by influencing travel choices and the amount and timing of travel. TDM aims to encourage more walking, cycling, public transit use, car-pooling, and tele-commuting.

Urban Centre
(Urban Centre definitions and policies apply to those areas identified as Urban and Village Centres on Map 5.3):

City Centre (Downtown)
A vibrant, amenity-rich area wherein different land uses frequently occur within the same building and almost always occur within any given one-block area. City Centres contain a variety of housing types, the presence of which contributes to social diversity. City Centres are highly urbanized environments in which non-automobile forms of transportation are given highest priority. Cars will primarily be parked in parkades, at on-street parking meters, or at small, common surface parking lots. In addition to being a primary tourist and entertainment draw, City Centres will draw
people for work, shopping, and recreation from a city population of at least 80,000. City Centres are located at least 2 kilometres from the core of a Highway Centre or Town Centre. Density will decrease as the distance from the core increases.

**Town Centre (S. Pandosy / Rutland / Capri-Landmark)**

A vibrant, amenity-rich area wherein different land uses frequently occur within the same building and almost always occur within a one-block area. Town Centres contain a variety of housing types, the presence of which contributes to social diversity. Town Centres are highly urbanized, pedestrian-friendly environments that draw people for work, shopping, and recreation from a broad community of approximately 25,000 residents living within approximately 2 kilometres. Town Centre cores are located at least 2 kilometres from the core of other Town Centres, a City Centre, or a Highway Centre. Density will decrease as the distance from the core increases.

**Highway Centre (Midtown)**

An area containing a concentration of retail facilities which market, to a regional population of at least 120,000, items that are primarily large, expensive and/or infrequently purchased. Highway Centres contain a mix of housing opportunities for those wishing to live close to area amenities and employment opportunities. Highway Centres provide for a broad range of transportation options (private vehicle, pedestrian, bicycle, transit etc.). The cores of “Highway Centres” will generally be located at least 10 km from each other and at least 2 kilometres from the core of a City or Town Centre. Density will decrease as the distance from the core increases.

**Village Centre (Glenmore / Neighbourhood 3 / University / Black Mountain / Guisachan / other villages within the City Centre)**

A cluster of small-scale, residential, retail, and office uses, which provide for convenience needs of area residents. Village Centres are located along an arterial or collector road and would typically be located more than two kilometres from other City or Town Centre commercial facilities. The total commercial component of such a centre is no larger than 15,000 m². One “anchor” may account for up to 30% of the total floor space, but individual stores would typically be a maximum of 140 m² (restaurants might be slightly larger). Density will decrease as the distance from the core increases.

**Neighbourhood Centre (Glenmore Highlands / Kettle Valley / Lakeshore - Bluebird)**

A small node (max. 3,000 m²) of retail/service outlets located along an arterial or collector road. Neighbourhood Centres provide limited goods/services for the convenience needs of nearby residents. One “anchor store” may account for up to 235 m² of floor space, but individual stores are rarely larger than 140 m² (restaurants might be somewhat larger). Generally,
Neighbourhood Centres would be located more than one kilometre from City or Town Centre commercial facilities. Density will increase as the distance from the core increases.

**Convenience Facility**
A small node (max. 525m²) of retail/service outlets located along an arterial or collector road. Convenience Facilities provide limited goods/services for the convenience needs of nearby residents. One “anchor store” may account for up to 235m² of floor space, but individual stores are rarely larger than 140m². Businesses with drive through windows are not considered appropriate in a neighbourhood convenience setting. Convenience Facilities should not be located within one kilometre of City, Town or Village Centre commercial facilities. Density will decrease as the distance from the core increases.

**Walled Developments**
Large developments enclosed on all sides with walls or other physical or visual barriers to access.

**Watercourse - includes:**
A. a river, creek, brook, pond or lake whether it usually contains water or not; and
B. a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a).

**Watershed**
All of the water and all of the land that drains into a common catchment area.

**Wetland**
Land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a watercourse.

**Wildland Fire Hazard**
Lands located in natural areas where existing grasslands or forested areas are a potential fire hazard.

**Xeriscape**
Landscaping based on the use of native or indigenous vegetation that is drought tolerant and requires less water to sustain growth.

No Definitions for the letters J • K • O • V • Y • Z