

# What's Changing?

### SIMPLIFIED

Easier to know what zone a property is in and what's allowed within the zone.

#### How we did it

- Reduced the number of zones across the city
- Revamped landscaping standards
- Pared down commercial and industrial zones
- Ensured agricultural zones reflect ALR status
- Removed unessential comprehensive development zones

### MODERNIZED

Reflects the goals identified through Imagine Kelowna and the 2040 Official Community Plan, and responds to the Kelowna's changing needs.

#### How we did it

- Updated to reflect the new BC building code
- Created new directives that aim to reduce variances
- Introduced a new bonusing policy that support more complete streetscaping
- Integrated new Future Land Use Designations
- Updated parking regulations

### PROGRESSIVE

Allows our city to grow in the smartest way possible.

#### How we did it

- Introduced dynamic multi-family zones
- Created forward-thinking urban centre zones
- Increased height and density provisions that emphasize more sustainable urban development patterns
- Revised density bonusing regulations to create incentives that help achieve key planning objectives
- Integrated provincial agriculture regulations

### USER-FRIENDLY

Anyone will be able to reference the document with ease.

#### How we did it

- Introduced new language, layout and simpler formatting
- Updated key land use definitions
- Removed repetitive text
- Improved linkability and cross-referencing throughout the document
- Introduced zoning charts for quick-reference on relevant land use regulations

# Changes to Zones

## Simplification of zones ahead



**Agriculture &  
Rural Residential** **A,  
RR**

Agricultural and Rural Residential zones will merge and be updated to comply with Ministry of Agriculture and Agricultural Land Commission policy, separating land into ALR/non-ALR zones.



**Non-Residential** **C, TC, UC,  
I, P, HD, W**

There will be a significant reduction in the number of commercial and industrial zones to have better clarity and hierarchy from local commercial to more intense regional destination commercial. Each urban centre will have its own specific zone and regulations to reflect the local context and special characteristics.



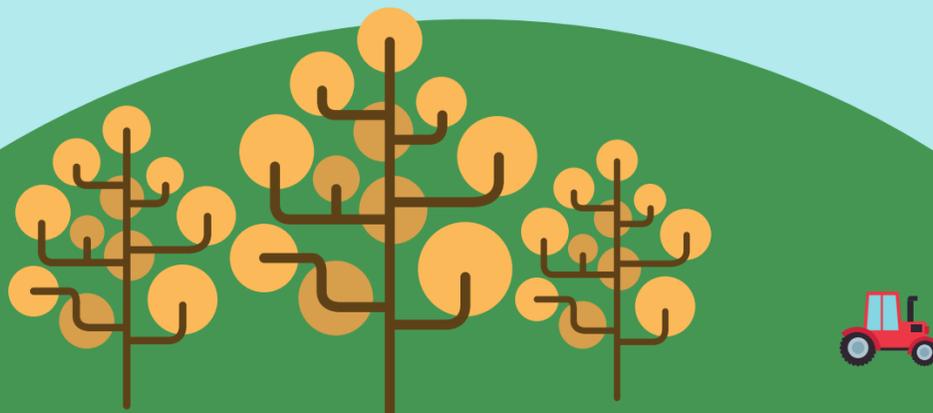
**Urban  
Residential** **RU,  
MF, MH**

Multi-family zones are being simplified to reflect one zone per building typology i.e four-plex, townhouse, apartment building and mid-rise building. The number of single-family zones will also be reduced and simplified.



**Comprehensive  
Development** **CD**

These 'one of a kind' zones are for rezoning larger sites and a mix of proposed land uses. The use of these zones have been reduced to represent only the areas which truly need them.



### Did you know?

*Zoning can be used to conserve environmentally sensitive areas, prevent nuisances, protect open space, and support housing affordability.*

# New Urban Centres Zones

5 unique areas, 5 unique approaches

Kelowna will now have five Urban Centre zones.

These zones aim to reduce confusion and create harmony with the adjoining development patterns in each area.

One of the key benefits this change is that it creates consistent zoning across an urban centre instead of having several different zones with many different regulations.

Important development regulations will be context specific. For example, one Urban Centre zone may require at-grade retail units and shopping streets while others may not.

Density and height, appropriate to respective areas, will vary to respect each areas individual character.

Other characteristics like front and side yard setbacks, site coverage requirements, and more will vary with context.



## UC1

Downtown Urban Centre



## UC2

Capri-Landmark Urban Centre



## UC3

Midtown Urban Centre



## UC4

Rutland Urban Centre



## UC5

South Pandosy Urban Centre



# Modern Heights & Densities

## Rising to new challenges



### Height

The 2040 Official Community Plan (OCP) outlines a new hierarchy of height in the city. The careful, considerate achievement of growth is key to many of Kelowna's social and environmental goals. The new Zoning Bylaw is taking these various height changes into account and incorporating them into the specific zones.

Height variances beyond bonusing gains may be supported under this update with the provision of various amenities.

### Density

Much like the new height regulations, the 2040 OCP also outlines a new hierarchy of density in the city. These changes are being incorporated into the appropriate zones in the Zoning Bylaw update.

Sensitive infill in residential areas and greater densification within Urban Centres and along transit corridors are being expanded in the new Bylaw.

### Height & Density Bonusing

Growth and development often lead to a demand for community amenities. To secure these, Kelowna is considering a new density bonusing policy, and the City is exploring how these might be established in each zone.

Currently, these are being considered at 35% above-base density. The funds collected may be used to improve streetscaping, upgrade infrastructure, complete sidewalk maintenance, and improve stormwater collection systems.

To encourage more housing diversity, rental-housing developments will have reduced parking requirements. These can be up to 20% in Urban Centres and 10% outside Urban Centres.

