
CITY OF WEST KELOWNA

BYLAW NO. 0154.59

A BYLAW TO AMEND "ZONING BYLAW NO. 0154"

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0154" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0154.59, 2018".

2. Amendments

"Zoning Bylaw No. 0154" is hereby amended as follows:

2.1 By adding to Part 14 – Comprehensive Development Zones the CD8 Comprehensive Development Zone (Blackmun Bay Hillside Village) attached to this bylaw as Schedule 'A';

2.2 By adding the following to the TABLE OF CONTENTS under PART 14 COMPREHENSIVE DEVELOPMENT ZONES:
CD8 - Comprehensive Development Zone (Blackmun Bay Hillside Village);

2.3 By adding the following to Part 5 – Establishment of Zones TABLE 5.1 – Establishment of Zones:

COLUMN I ZONE by adding Comprehensive Development Zone (Blackmun Bay Hillside Village);

COLUMN II ZONE ABBREVIATION by adding CD8;

2.4 By changing the zoning on a portion of all that portion of District Lot 522, Group 1, ODYD, more particularly described as follows: commencing at the north west corner of said District Lot; thence south 11 chains 61 links more or less along the westerly boundary; thence easterly parallel to the northerly boundary to Okanagan Lake; thence following the shoreline of said lake in a north easterly direction to the north east corner of said District Lot 522; thence westerly along the north boundary to the point of commencement and containing by a measurement 16 acres more or less, from Agricultural Zone (A1) to Comprehensive Development Zone (Blackmun Bay Hillside Village) (CD8).

2.5 By depicting the change on "Zoning Bylaw No. 0154 Schedule B" (Zoning Bylaw map).

READ A FIRST TIME THIS 26TH DAY OF JUNE, 2018
READ A SECOND TIME AS AMENDED THIS 14TH DAY OF MAY, 2019
PUBLIC HEARING HELD
READ A THIRD TIME
ADOPTED

MAYOR

CITY CLERK

Schedule 'A'

CD8 – Comprehensive Development Zone (Blackmun Bay Hillside Village)

1. Purpose

To accommodate a mixed use lakefront hotel, resort and residential community with year round occupancy and vacation rentals, as well as commercial accessory uses that support the development within the Casa Loma neighbourhood. Commercial service, office, entertainment, and retail uses will be subsidiary and complement the principal hotel, resort and residential uses.

For the purposes of this Bylaw, the CD8 zone is divided into three sites as illustrated in CD8, Figure 1 (Sites 1A, 1B and 2). Where reference is made to Site 1 this includes Site 1A and Site 1B.

2. Principal Uses, Buildings and Structures

- (a) Congregate housing
- (b) Group home
- (c) Hotel
- (d) Live/work unit in townhouse form only
- (e) Resort apartment or resort townhouse

3. Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Cabaret, bar or lounge
- (c) Entertainment facility, indoor
- (d) Fire, police or ambulance service
- (e) Home based business, minor in townhouse form only
- (f) Library, museum or art gallery
- (g) Neighbourhood pub
- (h) Office
- (i) Personal service establishment
- (j) Postal or courier service
- (k) Printing or publishing
- (l) Recreation services, indoor
- (m) Restaurant
- (n) Retail, convenience
- (o) Retail, general
- (p) Vehicular parking areas or structures for marina and boat launch parking

4. Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	71,000 m ² (764,237.7 ft ²)
(b)	Minimum parcel frontage	240 m (787 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density for Site 1	
.1	with surface parking	2.2 FAR
.2	without surface parking	2.4 FAR

(d)	Maximum parcel coverage for Site 1	70%
(e)	Maximum gross floor area and maximum units by use	
.1	Accessory uses, buildings and structures	100 m ² (1,076 ft ²) up to maximum of 3 structures
.2	Congregate housing	15,800 m ² (170,070 ft ²)
.3	Entertainment facility, indoor	2,350 m ² (25,295 ft ²)
.4	Fire, police or ambulance service	450 m ² (4,843 ft ²)
.5	Group home	15,800 m ² (170,070 ft ²)
.6	Hotel	15,800 m ² (170,070 ft ²) Up to 120 units
.7	Library, museum or art gallery	500 m ² (5,382 ft ²)
.8	Live/work unit	In Townhouse only
.9	Office	2,350 m ² (25,295 ft ²)
.10	Personal service establishment	300 m ² (3,229.2 ft ²)
.11	Postal or courier service	100 m ² (1,076 ft ²)
.12	Printing or publishing	100 m ² (1,076 ft ²)
.13	Recreation services, indoor	2,350 m ² (25,295 ft ²)
.14	Resort Apartment	46,500 m ² (500,522 ft ²) Up to 460 units
.15	Resort Townhouse	20,905 m ² (225,020 ft ²) Up to 120 units
.16	Restaurant	1,000 m ² (10,764 ft ²)
.17	Retail, convenience	500 m ² (5,382 ft ²)
.18	Retail, general	930 m ² (10,010 ft ²)
(f)	Maximum building height (as shown on Figure 2)	
.1	For Accessory buildings and structures	5.0 m (16.4 ft)
.2	For Resort Townhouse	11.3 m (37.0 ft) to a maximum of 3 storeys
.3	For Hotel, Resort Apartment and any uses within the Apartment or Hotel form	31.5 m (103.3 ft) to a maximum of 9 storeys, not including underground parking structures
(g)	Maximum overall height	420 m geodetic elevation
SITING REGULATIONS (as shown on Figure 1)		
(h)	Buildings and structures shall be sited at least the distance indicated in the right-hand column from the feature indicated in the middle column	
.1	Campbell Road - front parcel boundary	
.i	Accessory buildings and structures	4.5 m (14.8 ft)
.ii	For Hotel, Resort Apartment and any uses within the Apartment or Hotel form	10.0 m (32.8 ft) for up to 3 storeys or 11.3 (37.0 ft) of the building 16.0 m (52.5 ft) from 4 storeys up to 8 storeys or 28 m (91.8 ft) of the building 20.0 m (65.6 ft) for the ninth storey of the building
.iii	Resort Townhouse	10.0 m (32.8 ft)
.2	Rear parcel boundary	3.0 m (9.8 ft) measured from Site 2
.3	Interior side parcel boundary	
.i	Accessory buildings or structures	1.5 m (4.9 ft)
.ii	All other Secondary uses, buildings and structures not in the Hotel or Apartment form	6.0 m (19.7 ft)
.iii	Hotel, including accessory uses in the Hotel form	6.0 m (19.7 ft)

.iv	Resort Apartment or other uses in the Apartment form	4.5 m (14.8 ft)
.iii	Resort Townhouse	3.0 m (9.8 ft)
.4	Exterior side parcel boundary	6.0 m (19.6 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 m (24.6 ft) if a level 1 buffer is provided
(i)	Setback between the exterior walls of buildings greater than three storeys	18.0 m (59.1 ft) measured from the outer face of the exterior wall, not including balconies
AMENITY SPACE		
(j)	Minimum private amenity space (per unit) for Congregate Housing, Resort Apartment and Resort Townhouse uses	
.1	Bachelor dwelling unit and a unit in a group home	7.5 m ² (80.7 ft ²)
.2	One (1) bedroom dwelling unit	15.0 m ² (161.5 ft ²)
.3	More than one (1) bedroom dwelling unit	25.0 m ² (269.1 ft ²)
.4	Congregate housing unit	6 m ² (64.6 ft ²) indoor amenity space and 6 m ² (64.6 ft ²) outdoor amenity space

5. Other Regulations

(a) General

- .1 Within the CD-8 Zone, all buildings and structures shall be developed in accordance with the Site Plan shown on Figure 1, as attached to this bylaw.
- .2 The maximum gross floor area for each specific use in the Regulations Table may be adjusted by up to 15% as long as the overall gross floor area of buildings and structures on Site 1 does not exceed 2.4 Floor Area Ratio (FAR) or 53,410 sq. metres and provided that the total floor area is transferred within permitted uses.
- .3 For the calculation of floor area, FAR is calculated using 22,254 sq. metres as the estimated area of Site 1.

(b) Open Space in CD-8 Zone

- .1 A minimum of 30% of Mixed Use Site 1 is to be maintained as Open Space, which may include natural areas, common amenity space, terraces, decks and hard and soft landscaped areas, but is exclusive of roads, driveways and parking areas (common or individual).
- .2 100% of Site 2 is to be maintained as a natural area.

(c) Height Exemptions for Roof Top Structures

Height exemptions for roof top structures such as an elevator, stair housing, or mechanical facilities are permitted provided that:

- .1 They do not project more than 3.5 m (11.4 ft) above the permitted maximum height of the principal buildings;
- .2 Their combined width does not exceed 12.5 m (41.0 ft) per building;
- .3 They are setback 3 m (9.8 ft) from the façade of the building; and
- .4 They are enclosed by an appropriate screen.

(d) Height Definitions for the CD8 zone

Height: means for building or structures, the vertical distance from grade to the highest point of the roof surface of a flat roof or the mid-point between eave and ridge of a sloped roof.

Overall Height: means the maximum building height measured by geodetic elevation to the highest point of any roof structure, excluding any structures permitted under Section 5(c).

(e) Off-Street Parking and Loading

Unless noted below, off-street parking and loading spaces shall be provided as per Section 4 in Zoning Bylaw No. 154.

- .1 Parking requirements for Apartment and Townhouse in Table 4.1 will apply to Resort Apartment and Resort Townhouse.
- .2 The CD-8 zone parking requirements shall include the parking requirements associated with any boat launch or marina permitted on or fronting District Lot 522, Group 1, ODYD (PID 011-516-402).
- .3 Any excess boat slips in the marina not tied to an upland residential use are required to provide parking as per boat slip parking requirements identified in Table 4.1 in Section 4.4.
- .4 In addition to the parking requirements identified as per Table 4.1 in Section 4.4 Standard Parking Spaces, a boat launch will be required to provide a minimum of 10 truck and boat trailer parking spaces as per the dimensions and development standards identified in Section 4.8 Truck and Boat Trailer Parking Spaces.
- .5 In addition to bicycle parking requirements identified as per Table 4.8 in Section 4.9 Bicycle Parking Requirements, any resort principal or accessory uses not listed in Table 4.8 will trigger additional bicycle parking as follows:

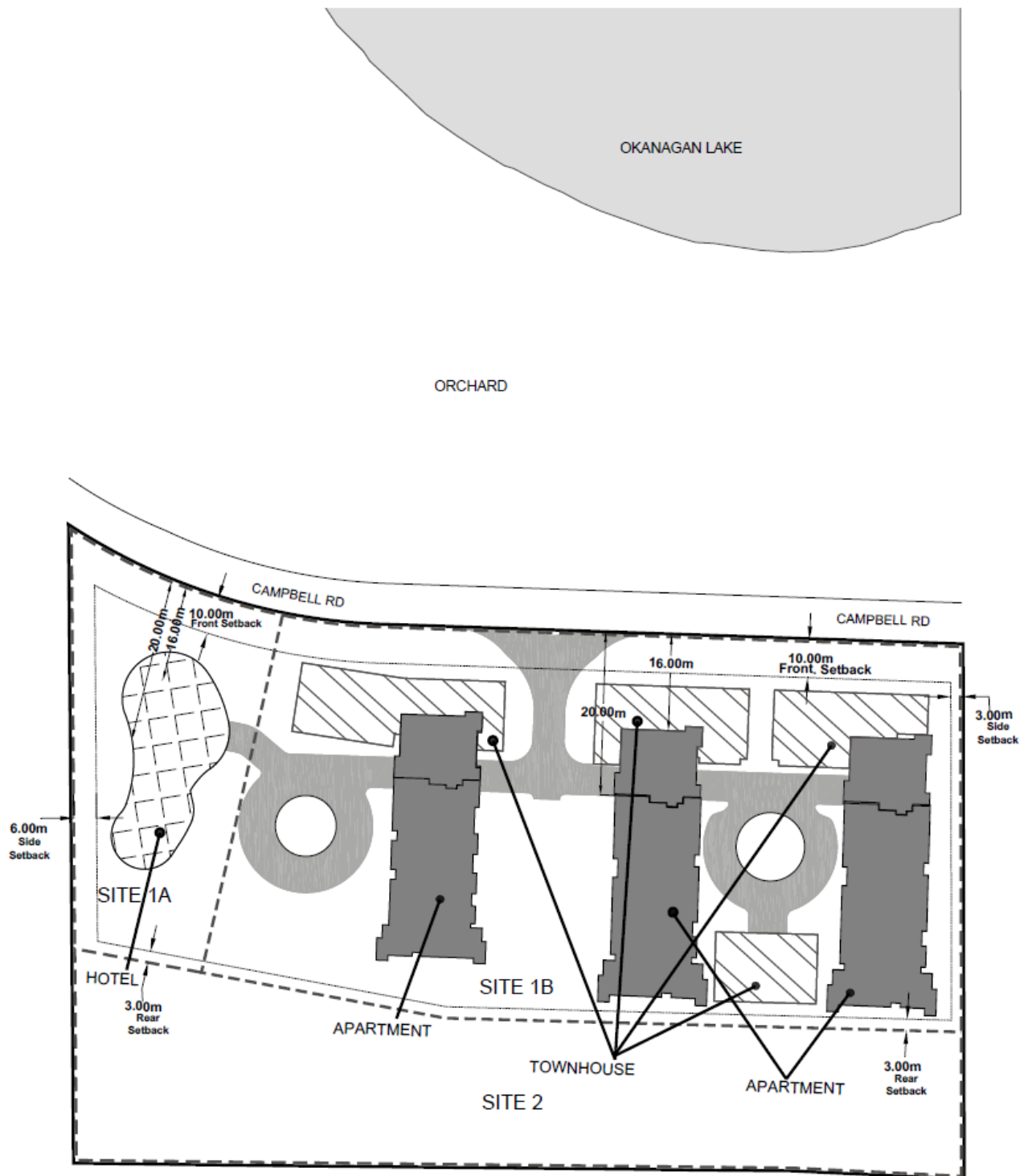
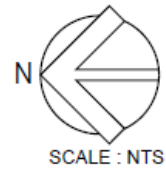
Class I Requirement	Class II Requirement
1 space per 1,000 m ² , minimum 1 space	1 space per 200 m ² minimum 1 space

(f) Common Areas

In addition to the minimum amenity space outlined in the Regulations Table, congregate housing shall also include the following at a minimum:

.1	Minimum seating area for common dining facilities	100 m ² (1,076.4 ft ²)
.2	Minimum floor area for common community and assembly hall facilities	160 m (1,722.2 ft ²)

Bylaw 154.59 - Figure 1
Blackmun Bay Hillside Village
CD8 Development Areas and
Building Setbacks for Site 1



Bylaw 154.59 - Figure 2
Blackmun Bay Hillside Village
Building Height Maximums

