

# PART 11 – COMMERCIAL ZONES

## 11.1. URBAN CENTRE COMMERCIAL ZONE (C1)

### .1 Purpose

To accommodate a mix of uses with active commercial frontages.

### .2 Principal Uses, Buildings and Structures

- |   |  |
|---|--|
| (a) Agricultural market                 | (q) High technology business               |
| (b) Apartment                           | (r) Hotel                                  |
| (c) Alcohol production facility         | (s) Library, museum or art gallery         |
| (d) Broadcasting studio                 | (t) Live/work unit                         |
| (e) Cabaret, bar or lounge              | (u) Neighbourhood pub                      |
| (f) Commercial school                   | (v) Office                                 |
| (g) Community or assembly hall          | (w) Personal service establishment         |
| (h) Care facility, major                | (x) Postal or courier service              |
| (i) Congregate housing                  | (y) Printing or publishing                 |
| (j) Education facility                  | (z) Recreation services, indoor            |
| (k) Extended medical treatment facility | (aa) Restaurant                            |
| (l) Entertainment facility, indoor      | (bb) Retail, general                       |
| (m) Fire, police or ambulance service   | (cc) Transportation station                |
| (n) Food bank                           | (dd) Vehicular parking areas or structures |
| (o) Funeral establishment               | (ee) Vehicle washing facility              |
| (p) Group home                          |  |

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

### .4 Site Specific Uses, Buildings and Structures

- (a) On Lot 2, DL 486, ODYD, Plan 9660 (2406 Drought Road): the existing accessory building may be occupied as a dwelling
- (b) On Lot 1, DL 5057, ODYD, Plan 41637 (2301 Carrington): despite Section 11.1.6(c), apartments may exceed 40% of the Gross Floor Area of the first storey of a building
- (c) On Lot 28 DL 486 ODYD Plan 19995 Except Plan 40663 (#14-2528 Main Street): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.77
- (d) On Lot A, DL 468, ODYD Plan KAP84320 (#101-3710 Hoskins Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.78
- (e) On Lot A, DL 486, ODYD, Plan 36181 (2475 Dobbin Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.85

**.5 Regulations Table**

<b>SUBDIVISION REGULATIONS</b>		
<b>(a)</b>	<b>Minimum parcel area</b>	400 m <sup>2</sup> (4,305.6 ft <sup>2</sup> )
<b>(b)</b>	<b>Minimum parcel frontage</b>	5.0 m (16.4 ft)
<b>DEVELOPMENT REGULATIONS</b>		
<b>(c)</b>	<b>Maximum density:</b>	
i.	With surface parking	2.35 FAR
ii.	With non-surface parking	2.5 FAR
<b>(d)</b>	<b>Maximum parcel coverage</b>	100%
<b>(e)</b>	<b>Maximum building height</b>	15.0 m (49.2 ft) to a maximum of 4 storeys
<b>SITING REGULATIONS</b>		
<b>(f)</b>	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
i.	Front parcel boundary	4.5 m (14.8 ft), except it is: 0.0 m (0.0 ft) for buildings and structures on Elliot Road and Hoskins Road; 2.0 m (6.6 ft) for buildings and structures on Brown Road; and 3.0 m (9.8 ft) for buildings and structures on Main Street that have vehicular access from a highway other than a Provincial Highway.
ii.	Rear parcel boundary	0.0 m (0.0 ft)
iii.	Interior side parcel boundary	0.0 m (0.0 ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft), except it is: 0.0 m (0.0 ft) for buildings and structures on Elliot Road and Hoskins Road; 2.0 m (6.6 ft) for buildings and structures on Brown Road; and 3.0 m (9.8 ft) for buildings and structures on Main Street that have vehicular access from a highway other than a Provincial Highway
v.	A1 Zone or ALR	Subject to 3.26.

**.6 Other Regulations**

- (a) Despite Section 11.1.5(c), in circumstances where a combination of surface and non-surface parking is proposed, the maximum density of 2.35 FAR may be increased by 0.15 multiplied by the ratio of non-surface parking spaces to the total required parking spaces, but in no case shall the FAR exceed 2.5.
- (b) Density bonusing for Westbank Centre Plan Area (As defined in the 2011 Westbank Centre Revitalization Plan):
- Despite Section 11.1.5(c), the maximum density may be increased to 2.8 FAR if the owner of the land pays to the City of West Kelowna prior to the issuance of a building permit, the amount equal to \$26.90 per square metre of additional GFA (\$2.50 per square foot of additional GFA), to be deposited in a Restricted Reserve Fund for Westbank Centre Amenities.
  - Buildings that are being constructed at an FAR in excess of 2.5 in accordance with Section 11.1.6(b) shall have a maximum height of 6 storeys, or 22.5 m (73.8 ft), whichever is less,

if all of the parking spaces are provided in the form of non-surface parking. For certainty, buildings that are being constructed in the Westbank Centre Plan Area in excess of 2.5 FAR are eligible for the optional parking provisions specified in Section 4.12, if all of the required parking spaces provided on the parcel on which the building is being constructed, are provided in the form of non-surface parking.

- iii. Despite 11.1.6(b)ii., visitor parking spaces and accessible parking spaces are not required to be provided in the form of non-surface parking.

(c) Apartment and Congregate Housing

- i. If apartments or congregate housing units are located on the first storey of a building, no more than 40% of the Gross Floor Area of that storey may be occupied by apartments or congregate housing units and no first storey apartments or congregate housing units shall face parcel boundaries along the following highways:
  - a) Brown Road
  - b) Dobbin Road
  - c) Elliot Road
  - d) Hoskins Road
  - e) Main Street
  - f) Old Okanagan Highway between Main Street and Dobbin Road
  - g) Hebert Road between Main Street and Dobbin Road