

# CD12 – Comprehensive Development Zone

## .1 Purpose

The intent of this zone is to permit the development of a mixed-use building that is of transitional density from the commercial core of the Westbank Urban Centre.

The CD Zone is intended to permit a mixture of commercial (at grade), amenity, and residential unit types that include: 1-bedroom, 1-bedroom + den, 2-bedroom, and studio type units (extent of studio suites illustrated in Figure 1).

## .2 Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Office
- (c) Personal service establishment
- (d) Retail, general

## .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor
- (c) Vehicular parking areas and structures
- (d) Common amenity area

## .4 Regulations Table for the CD12 Zone:

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1,200 m <sup>2</sup>
(b)	Minimum parcel frontage	32.6 m (along Dobbin Road), 37.2 m (along Hoskins Road)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	3.3 FAR
(d)	Maximum parcel coverage	94% of the parcel area
(e)	Maximum gross floor area and maximum units by use	
.1	Commercial/ Office use	99 m <sup>2</sup>
.2	Business & Personal Services use	99 m <sup>2</sup>
.3	Residential (excluding private balcony space)	Total: 65 units @ 2,606.5 m <sup>2</sup>
	Studio Suites	20 units @ 29 m <sup>2</sup> / unit
	1-Bedroom Units	10 units @ 40.3 m <sup>2</sup> / unit
	1-Bedroom + Den Units	15 units @ 49.2 m <sup>2</sup> / unit 5 units @ 50.4 m <sup>2</sup> / unit 5 units @ 49.5 m <sup>2</sup> / unit
	2-Bedroom Units	10 units @ 63.2 m <sup>2</sup> / unit
.4	Common Amenity Areas (as shown on Figure 2)	
	Outdoor Amenity	164.4 m <sup>2</sup>
	Indoor Amenity	100 m <sup>2</sup>

(f)	<b>Maximum building height (as shown on Figure 3)</b> - Excluding rooftop mechanical (including elevator cap) provided the equipment is screened	25 m
<b>SITING REGULATIONS</b>		
(h)	<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>	
.1	Front parcel boundary (Hoskins Road) (as shown on Figure 2)	0 m
.2	Rear parcel boundary (abutting adjacent property)	0 m
.3	Interior side parcel boundary (adjacent to laneway)	0 m
.4	Exterior side parcel boundary (Dobbin Road)	2 m

## **.5 Definitions**

- (a) *Car Share* means a car rental service that allows people to use vehicles for short periods of time, often through co-op, private, or peer-to-peer management models.

## **.6 Other Regulations**

- (a) Despite Part 4 of Zoning Bylaw No. 0265, the number of off-street parking spaces for the residential units shall be calculated as follows:
- |                            |                    |
|----------------------------|--------------------|
| Studio                     | : 0.8 stalls/ unit |
| 1-Bedroom/ 1-Bedroom + Den | : 0.9 stalls/ unit |
| 2-Bedroom                  | : 1.0 stall/ unit  |
- (b) Despite S.4.7 of Zoning Bylaw No. 0265, up to 70% of the total number of required parking spaces be provided for small cars in accordance with S.6(a) of this Bylaw.
- (c) In accordance with S.6(a) of this CD zone, the proposed development is permitted a reduction of 20% to the total number of required off-street parking spaces in lieu of two (2) dedicated spaces for an active *car share* service.
- (d) The development is to provide 9% of required off-street parking spaces with electric vehicle charging stations with a further 9% being offered as future expansion.
- (e) All commercial uses are to be located at grade.

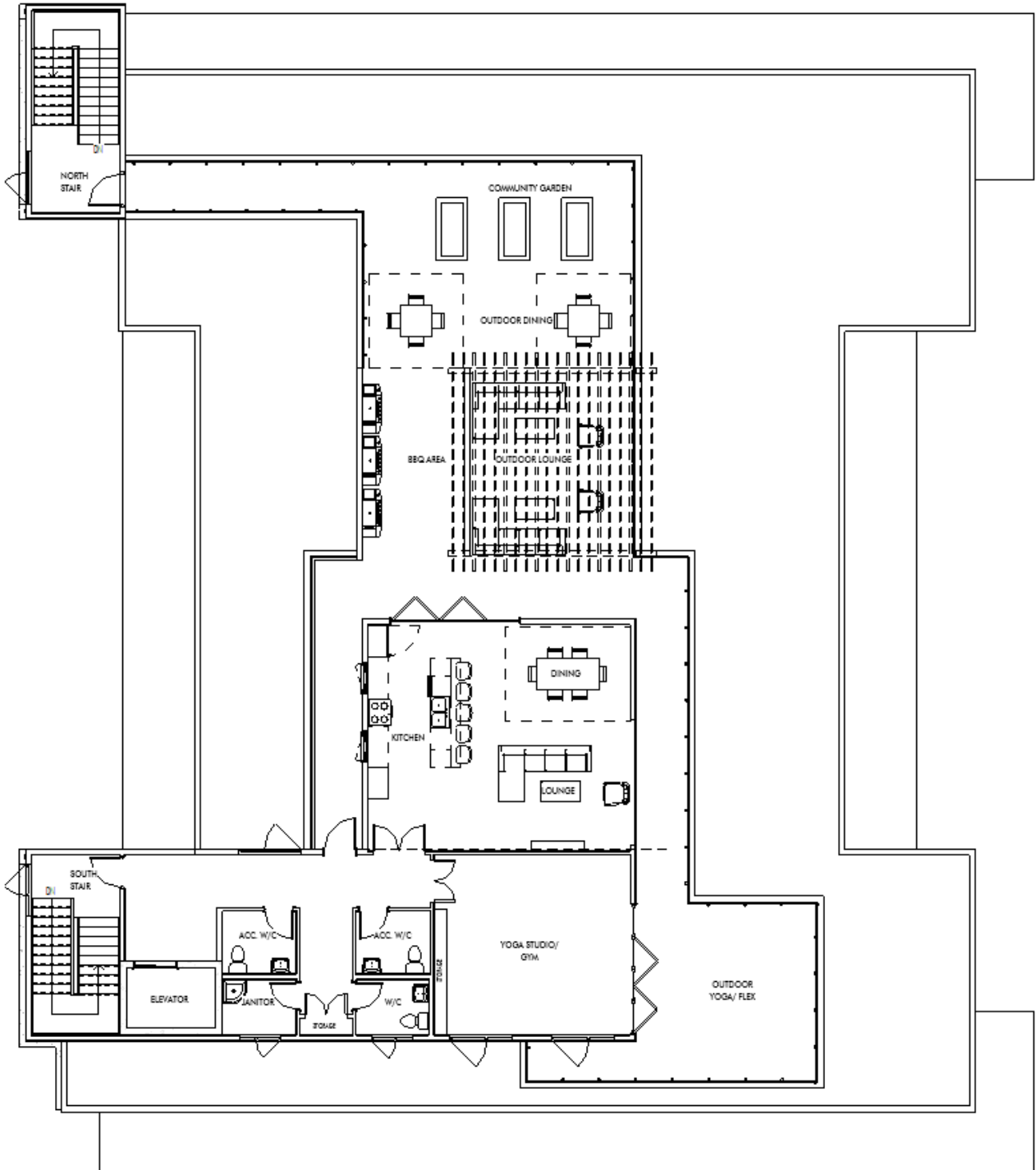
### Figure 1 – West Elevation

Given the uniqueness of the proposed studio type suite in West Kelowna, the highlighted area in the imagery below (shaded area) is the full façade extent of the studio type suites. The remaining facades consist of the remaining 1-bedroom, 1-bedroom + den, and 2-bedroom units with all units being provided with private balcony space.



## Figure 2 – Common Amenity Areas

Given the uniqueness of the proposed studio type suite in West Kelowna, the highlighted area in the imagery below (shaded area) is the full façade extent of the studio type suites. The remaining facades consist of the remaining 1-bedroom, 1-bedroom + den, and 2-bedroom units with all units being provided with private balcony space.



**Figure 3**

To align with City of West Kelowna Zoning Bylaw requirements, height is calculated from average grade to the mid-point of the sloped amenity roof. Items to be excluded from the overall height calculation align with section 3.8 in the Zoning Bylaw and include the elevator cap.

