CITY OF WEST KELOWNA

BYLAW NO. 0265.12

A BYLAW TO AMEND "ZONING BYLAW NO. 0265"

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0265" 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. 0265.12, 2023".

2.	Amendments

	"Zoning Bylaw No. 0265" is hereby amended as follows:

	2.1 By adding the attached zoning regulations for the CD 10 – Comprehensive Development Zone (Auburn Road) to Part 14 – Comprehensive Development Zones.

	2.2 By adding the zone "Comprehensive Development Zone (Auburn Road)" and zone abbreviation "CD10" to Part 5 – Establishment of Zones, Table 5.1.

	2.3 By adding "CD10 – Comprehensive Development Zone (Auburn Road)" to the Table of Contents.

	2.4 By changing the zoning of Lot 2 District Lot 2601 Osoyoos Division Yale District Plan KAP77227, as shown on Schedule 'A' attached to and forming part of the bylaw from Low Density Multiple Family (R3) to Comprehensive Development (CD 10) and Parks and Open Space (P1).

	2.5 By depicting the change on "Zoning Bylaw No. 0265 Schedule B" (Zoning Bylaw map).

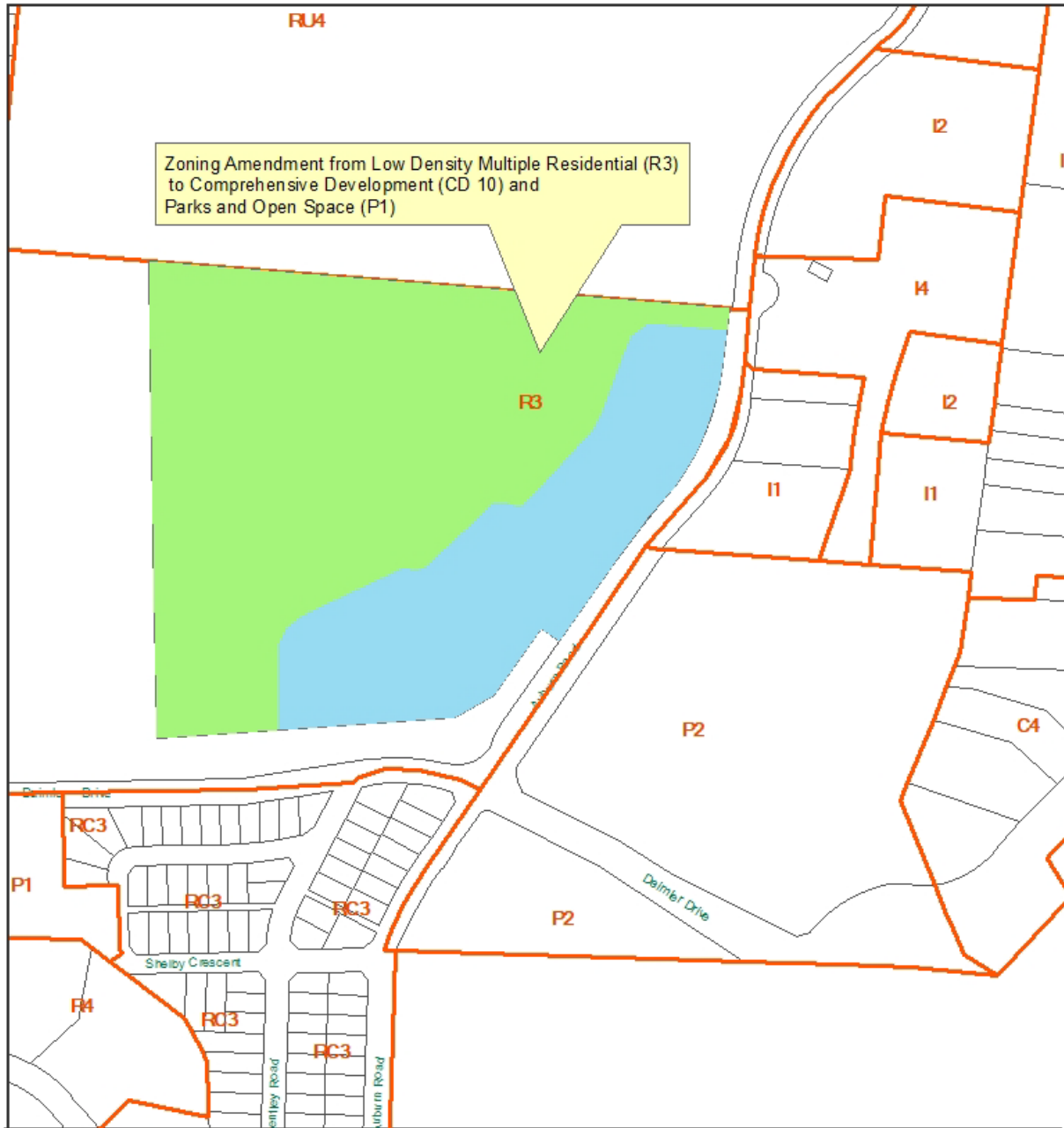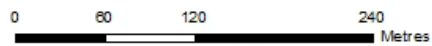READ FOR A FIRST TIME THIS 14TH DAY OF FEBRUARY, 2023

_____

M A Y O R

_____

CORPORATE OFFICER

CITY OF
WEST
KELOWNA

WEST KELOWNA

SCHEDULE 'A' of BYLAW NO. 0265.12

RU4

I2

Zoning Amendment from Low Density Multiple Residential (R3)
to Comprehensive Development (CD 10) and
Parks and Open Space (P1)

I4

R3

I2

I1

I1

P2

C4

Daimler Drive

RC3

P1

RC3

RC3

P2

Daimler Drive

P2

Shelby Crescent

R4

RC3

RC3

Bentley Road

Auburn Road

Legend

R3 to CD10

R3 to P1

Parcels

Zoning Boundary

0   60   120   240
Metres

1:4,000

N
W   E
S

Date: 2023-02-03

CD10 – Comprehensive Development Zone (Auburn Road)

.1 Purpose
To accommodate multiple residential units the Shannon Lake neighbourhood.

.2 Principal Uses, Buildings and Structures
(a) Apartment

.3 Secondary Uses, Buildings and Structures
(a) Accessory uses, buildings, and structures
(b) Home based business, minor

.4 Regulations Table

	SUBDIVISION REGULATIONS	
(a)	**Minimum parcel area**	48,349 m^2
(b)	**Minimum parcel frontage**	291 m
	DEVELOPMENT REGULATIONS	
(c)	**Maximum density**	316,930 ft^2 (29,443 m^2) FAR 0.236
(d)	**Maximum coverage**	98,855 ft^2 (9,184 m^2) 7.36%
(e)	**Maximum gross floor area and maximum units by building**	
.1	Building 1 Building 2 Building 3 Building 4 Building 5	5,537 m^2 (59,597 ft^2) up to 74 Units 5,906 m^2 (63,572 ft^2) up to 78 Units 6,000 m^2 (64,587 ft^2) up to 83 Units 6,000 m^2 (64,587 ft^2) up to 83 Units 6,000 m^2 (64,587 ft^2) up to 83 Units
	Total Gross Floor Area and Unit Count	**29,443 m^2 (316,930 ft^2) up to 401 Units**
(f)	**Maximum building height** • Building 1. *(all floor levels to be considered as nominal 3.15m). (See Schedule B for schematic building sections)* • Building 2 • Building 3 • Building 4 • Building 5	• 4 storeys (12 m): 2 storeys (6 m) exposed at the west façade; 4 storeys (12 m) exposed at the east street front. • 4 storeys (12 m): 2 storeys (6 m) exposed at the west façade; 4 storeys (12 m) exposed at the east street front. • 4 storeys (12 m): 3 storeys (9 m) exposed on-grade at the west facing internal street, 4 storeys (12 m) exposed at the east façade. • 4-Storeys (12 m): 3 storeys (9 m) exposed on-grade at the north-west facing internal street, 4 storeys (12 m) exposed at the south-east façade. • 4-Storeys (12 m): 3 storeys (9 m) exposed on-grade at the north-west facing internal street, 4 storeys (12 m) exposed at the south-east façade.

SITING REGULATIONS		
(h)	**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:**	
.1	Minimum front parcel boundary	4.50m (14'-6" ft)
.2	Rear parcel boundary	32.45m (106'-6")
.3	Interior side parcel boundary	44.50m (146'-0")
.4	Exterior side parcel boundary	4.50m (14'-6" ft)

.5 **Other Regulations:**

AMENITIES		
(j)	**The required areas of amenities are as follows:** *(See Schedule A)*	
.1	Outdoor Amenity-1	3,925 ft^2 (365 m^2)
.2	Outdoor Amenity-2	7,850 ft^2 (729 m^2)
.3	Indoor Amenity	4,850 ft^2 (451 m^2)

OUTDOOR
AMENITY-2
(729 SQM)

INDOOR
AMENITY
(451 SQM)

OUTDOOR
AMENITY-1
(365 SQM)

BUILDING
#5

BUILDING
#4

BUILDING
#1

BUILDING
#3

BUILDING
#2

PROPERTY LINE

EXTENT OF DEVELOPMENT

UNDEVELOPABLE
AREA

DAIMLER

AUBURN ROAD

EXISTING P.L.

DEDICATION

NEW P.L.

3

Schedule B

SECTION AA
Scale: N.T.S

SECTION BB
Scale: N.T.S

SECTION CC
Scale: N.T.S

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