



City of West Kelowna

3731 Old Okanagan Highway, West Kelowna, British Columbia V4T 0G7
Tel.: 778-797-1000 Fax: 778-797-1001

November 29, 2024

File No: Z 22-08

Manpreet Singh, David Eaton Architecture Inc.
1690 West 2nd Ave
Vancouver, BC V6J 1H4

Dear Manpreet Singh, David Eaton Architecture Inc.:

Re: Zoning Amendment
2741 AUBURN RD - Lot 2, DL 2601, ODYD, Plan KAP77227

On Tuesday, November 26, 2024 the Municipal Council of the City of West Kelowna passed the following resolution (C287/24):

THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0265.12, 2023.

Should you have any questions regarding this matter, please contact Chris Oliver, Planning Supervisor at 778-797-8830.

Yours truly,

Casey Loudoun

Casey Loudoun
Planner I

Attach: ZB No. 0265.12

cc:

Building Department
Development Engineering
BC Assessment Authority
Advisory Planning Commission (APC)

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
READ FOR A SECOND TIME THIS 26TH DAY OF SEPTEMBER, 2023
RESCIND SECOND READING AND READ A SECOND TIME AS AMENDED THIS 28TH DAY OF NOVEMBER, 2023
PUBLIC HEARING HELD THIS 11TH DAY OF DECEMBER, 2023
READ FOR A THIRD TIME THIS 23RD DAY OF JULY, 2024
APPROVED BY MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 29TH DAY OF AUGUST, 2024
ADOPTED THIS 26TH DAY OF NOVEMBER, 2024

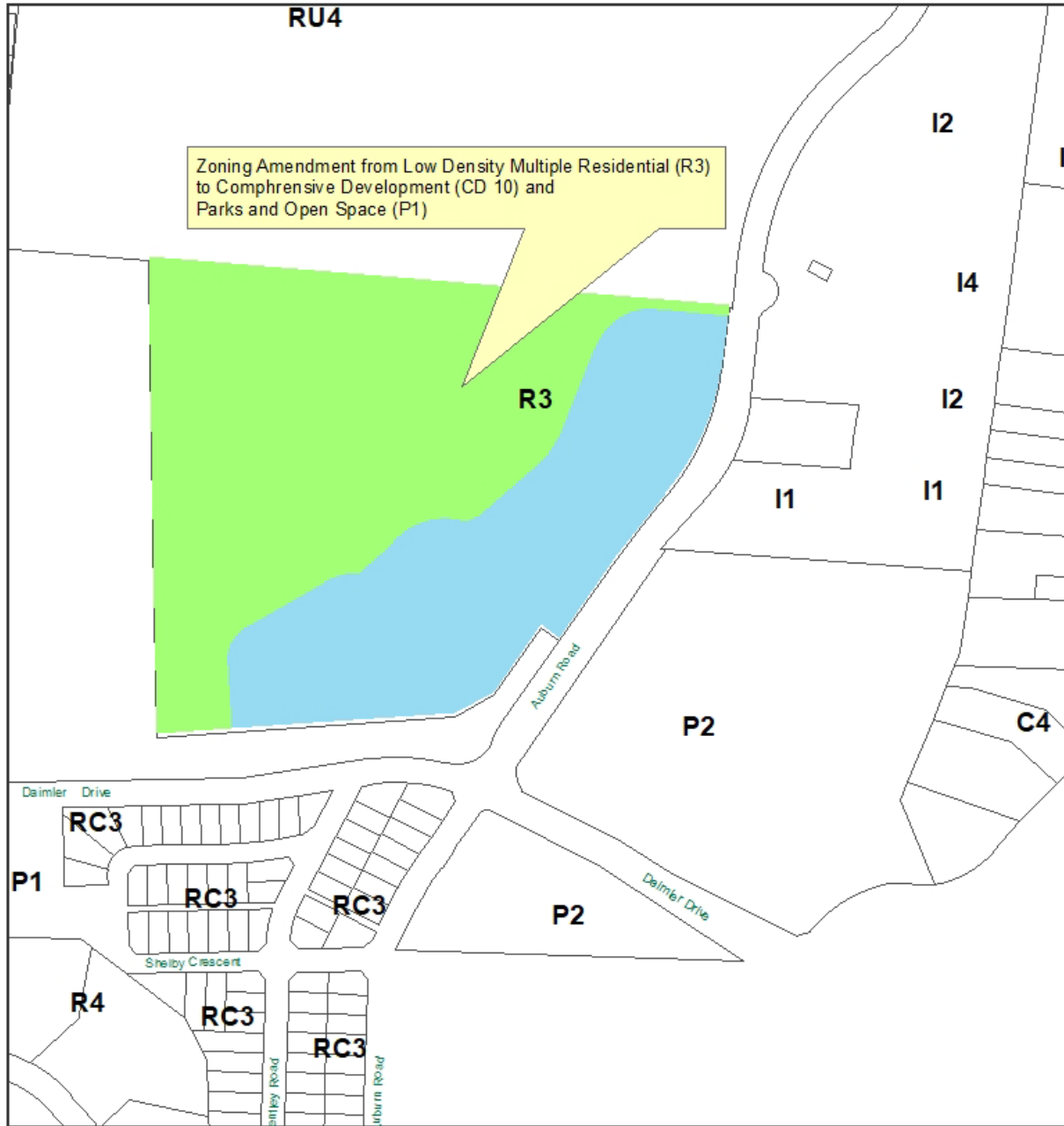
MAYOR

CORPORATE OFFICER






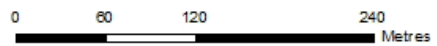
CITY OF
WEST
KELOWNA

SCHEDULE 'A' of BYLAW NO. 0265.12



Legend

-  R3 to CD10
-  R3 to P1
-  Parcels



1:4,000



Date: 2023-11-14

CD10 – Comprehensive Development Zone

.1 Purpose

To accommodate multiple residential units in the Shannon Lake neighborhood.

.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	48,348 m ²
(b)	Minimum parcel frontage	291 m
DEVELOPMENT REGULATIONS		
(c)	Maximum density	FAR: 0.65
(d)	Maximum parcel coverage	19.0%
(e)	Maximum units and buildings	Up to 401 units total in a maximum of 5 apartment buildings (<i>See Schedule 1</i>)
(f)	Maximum building height	12.0m (39.4ft) to a maximum of 4 storeys except it is 5.0m (16.4ft) for accessory buildings and structures.
SITING REGULATIONS		
(g)	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: (<i>See Schedule 1</i>)	
i.	Front parcel boundary	4.50m (14'-6")
ii.	Rear parcel boundary	32.45m (106'-6")
iii.	Interior side parcel boundary	4.50m (14'-6")
iv.	Exterior side parcel boundary	4.50m (14'-6")

.5 Other Regulations

AMENITIES		
(a)	The required areas of amenities are as follows: (<i>See Schedule 1</i>)	
i.	Outdoor Amenity-1	3,925 ft ² (365 m ²)
ii.	Outdoor Amenity-2	7,850 ft ² (729 m ²)
iii.	Indoor Amenity	4,850 ft ² (451 m ²)

- (b) Notwithstanding s.3.2.1(g) of Zoning Bylaw No. 0265 (as amended and replaced from time to time) private access and emergency egress is also permitted in this CD Zone.

Schedule 1.

