
CITY OF WEST KELOWNA

BYLAW NO. 0320.13

A BYLAW TO AMEND "ZONING BYLAW NO. 0320"

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0320" under the provisions of the *Local Government Act*.

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

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0320.13, 2025".

2. Amendments

"City of West Kelowna Zoning Bylaw No. 0320" is hereby amended as follows:

- 2.1 By adding the attached zoning regulations for the CD 11 – Comprehensive Development Zone (Brown Rd) to Part 15 – Comprehensive Development Zones.
- 2.2 By adding the zone "Comprehensive Development Zone (Brown Rd)" and zone abbreviation "CD11" to Part 5 – Establishment of Zones, Table 5.1.
- 2.3 By adding "CD11 – Comprehensive Development Zone (Brown Rd)" to the Table of Contents.
- 2.4 By changing the zoning of Lot 1, District Lot 807, Osoyoos Division Yale District, Plan 1568, Except Plans 13090, 30224 and KAP49629 as shown on Schedule 'A' attached to and forming part of this bylaw, from Rural Residential Large Parcel Zone (RU4) to a Comprehensive Development Zone (CD11) Zone and (P1) Parks and Open Space Zone.
- 2.2 By depicting the change on "City of West Kelowna Zoning Bylaw No. 0320 Schedule B" (Zoning Bylaw Map).

READ A FIRST TIME
READ A SECOND TIME
READ A THIRD TIME
ADOPTED

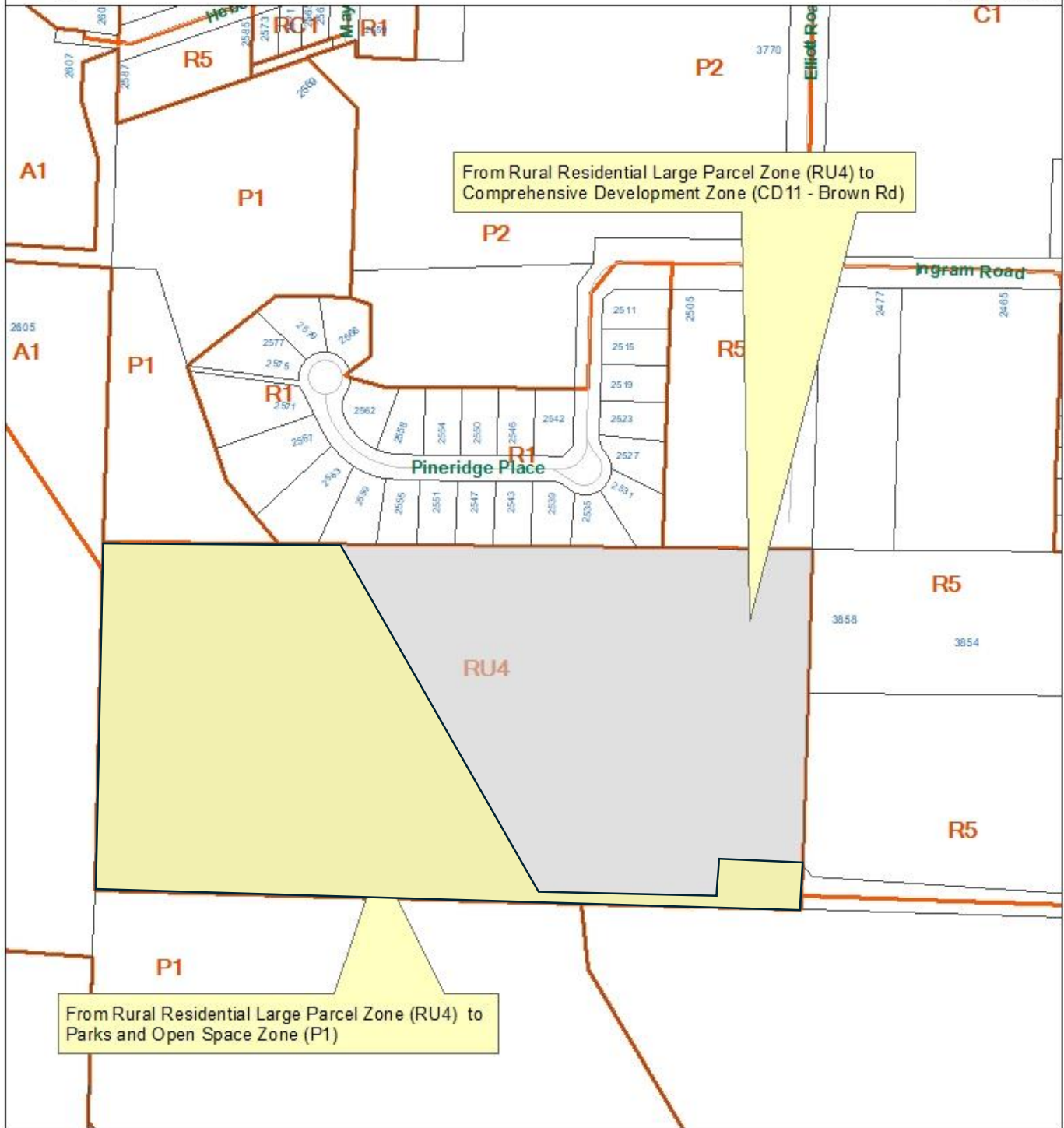
M A Y O R

CORPORATE OFFICER



SCHEDULE 'A' of BYLAW NO. 0320.13

Date: 2025-11-25



From RU4 to P1 From RU4 to CD11 Zoning Boundary Parcels



15.2 CD11 – COMPREHENSIVE DEVELOPMENT ZONE (3898 BROWN ROAD)

1. Purpose

To accommodate a range of residential uses in apartment and townhouse forms with some commercial or institutional uses in mixed use buildings within the Westbank Urban Centre Residential Shoulder area.

For the purposes of this Bylaw, the CD11 zone is divided into six Areas as illustrated in CD11,

Figures 1 and 2 (Areas 1-6).

2. Location and Lands

- (a) The location of the development is 3898 Brown Road, West Kelowna, BC
- (b) The legal description is Lot 1, District Lot 807, Osoyoos Division, Yale District, Plan 1568,
Except Plans 13090, 30224 and KAP49629
- (c) The site area is 478,866 ft² (10.99 acres)

3. Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Townhouse (only in Areas 3-6)
- (c) Congregate housing
- (d) Childcare, major (centre/facility)
- (e) Education facility

4. Secondary Uses, Buildings and Structures

- (e) Accessory uses, buildings and structures
- (f) Commercial school
- (g) Community or assembly hall
- (h) Home based business, minor
- (i) Library, museum or art gallery
- (j) Live/work unit
- (k) Office
- (l) Personal service establishment
- (m) Restaurant
- (n) Retail, convenience
- (o) Retail, general

5. Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	5,000 m ² (53,820 ft ²)
(b)	Minimum parcel frontage (Area 3, shown on Figure 1)	3.0 m (9.84 ft)
(c)	Minimum parcel frontage (Areas 1, 2, 4, 6 shown on Figure 1)	20.0 m (65.6 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density	3.0 FAR
(e)	Maximum parcel coverage	50%
(f)	Maximum building height for apartment forms	24.0 m (66 ft) to a maximum of 6 storeys, except it is 5.0 m (16.4 ft) for accessory buildings and structures
(f)	Minimum building height (Areas 1 and 2)	18.0m (59.1 ft) and 4 storeys.
(g)	Maximum building height for townhouse forms	10.0 m (32.7 ft) to a maximum of 3 storeys, except it is 5.0.
SITING REGULATIONS		
(l)	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. Setbacks have also been illustrated and shall be sited in accordance with Figure 1:	
i.	Front parcel boundary or private access easement, whichever is closer	
a)	Buildings and structures in Areas 1,3,5,6	4.5 m (14.8 ft) except it is 6.2 m (20.3 ft) for a garage, carport, parkade door or gate having vehicular entry from the front.
b)	Buildings and structures in Area 2.	3.0 m (9.8 ft) for apartments except it is 6.2 m (20.3 ft) for a garage, carport, parkade door or gate having vehicular entry from the front
ii.	Rear parcel boundary or private access easement, whichever is closer	
a)	Buildings and Structures in all Areas.	3.0 m (9.8 ft) except it is 6.2 m (20.3 ft) for a garage, carport, parkade door or gate having vehicular entry from the front.
iii.	Interior side parcel boundary or private access easement, whichever is closer	
a)	Buildings and Structures in all Areas, unless otherwise listed.	3.0 m (9.8 ft) except it is 6.2 m (20.3 ft) for a garage, carport, parkade door or gate having vehicular entry from the front.
c)	Buildings and structures adjacent to 3.0 m (9.8 ft) access route adjacent to Pineridge Place (Area 1 - Apartment)	12.0 m (39.4 ft)
e)	Buildings and structures adjacent to Pineridge Place (Area 3 - Apartment)	10.0 m (32.8 ft)
f)	Buildings and structures adjacent to Pineridge Place (Area 3 - Townhouse)	6.0 m (19.7 ft)
g)	Buildings and structures adjacent to 3858, 3854, 3850, 3870, 3880, 3890 Brown Road (Monticello and Linden	15.0 m (49.2 ft)

	Estates)	
h)	Buildings and structures adjacent to 7.0m wide parkland dedication area adjacent to 3910 Brown Road	For townhouse only - 8.0 m (29.5 ft) 8.0 m (29.5 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less. 11.0 m (39.4 ft) for any third storey or portion of the building over 6.0 m (19.7 ft) in height, whichever is less. 14.0 m (49.2 ft) for any fourth storey or portion of the building over 9.0 m (29.5 ft) in height, whichever is less.
iv.	Exterior side parcel boundary or private access easement, whichever is closer	
a)	Buildings and structures in all Areas.	4.5 m (14.8 ft), except it is 6.2 m (20.3 ft) for a garage or carport having vehicular entry from the front.
b)	Buildings and structures in Area 2.	3.0 m (9.8 ft) for apartments except it is 6.2 m (20.3 ft) for a garage, carport, parkade door or gate having vehicular entry from the front
v.	Stepbacks	
a)	Stepbacks shall apply for buildings 5 storeys and greater in Areas 2 and 6 fronting Elliott Road	3.0 m (9.8ft) stepback from the front or exterior side parcel boundaries and may occur above the fourth storey

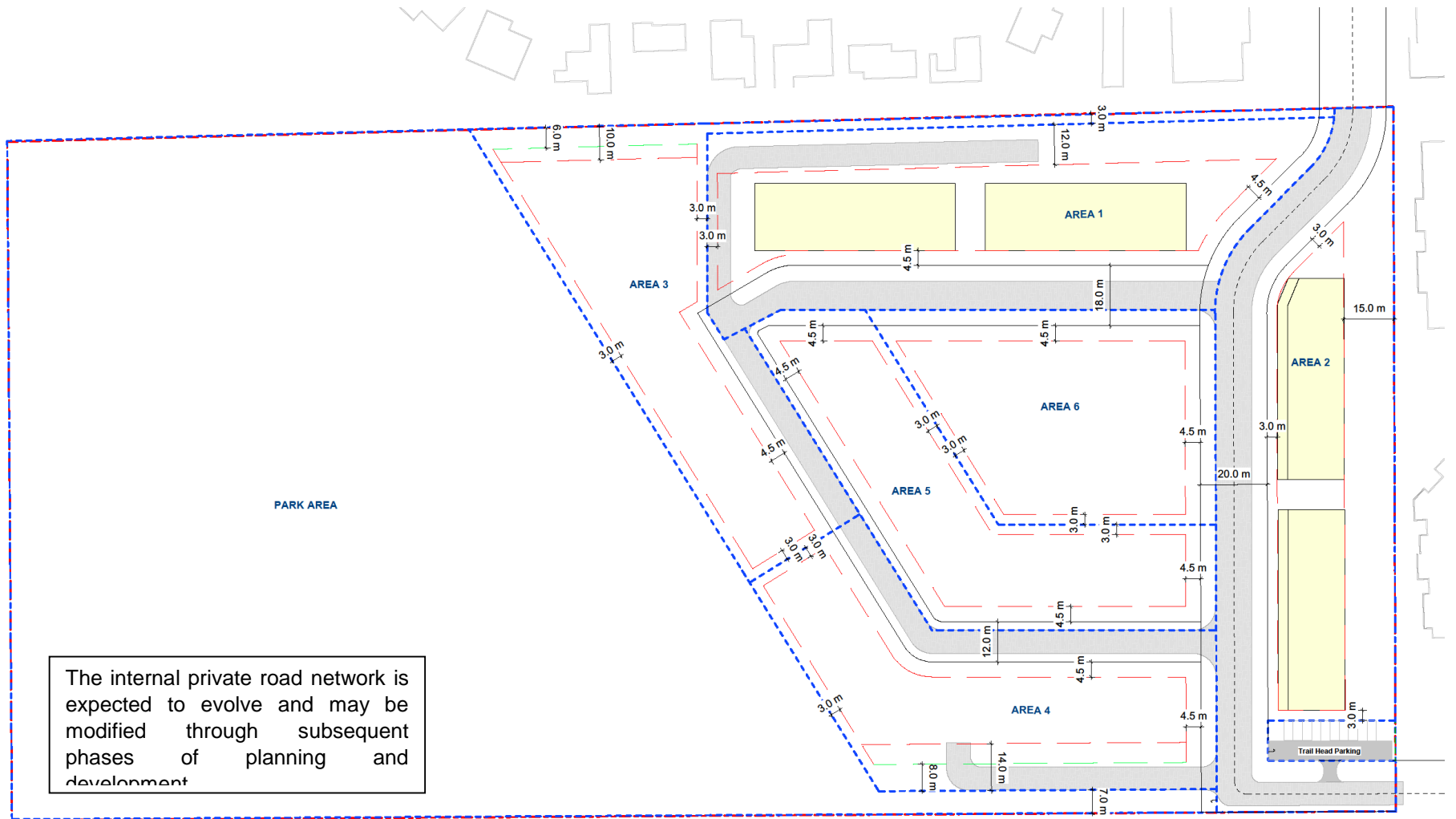
6. Other Regulations

- (a) **Amenity Space** - The following amenity space area must be provided as outlined below and generally located as illustrated in Figure 2:
- i. Privately owned, publicly accessible: 687m² (7400 ft²) in Area 2; and
 - ii. Privately owned, publicly accessible or congregate housing amenity space 1,300 m² (14,000 ft²).
- (b) **Childcare Space** - The following childcare regulations must be incorporated into CD Zone Area 1:
- i. A total of 150 childcare spaces;
 - ii. A minimum of 650m² (6997ft²) ground floor area dedicated for daycare use; and;
 - iii. A minimum of 900m² (9688ft²) of outdoor amenity space.
- (c) **Parking** - The minimum number of parking spaces for the zone shall be provided in accordance with Part 4, with the following additional provisions:
- i. A minimum of 90% of the required apartment parking shall be underground parking; and
 - ii. Surface parking shall only be permitted to accommodate non-residential or residential visitor parking requirements.

- (d) **Bedroom Unit Mix** - The following proportion of bedroom units must be provided as part of all Apartment housing forms:
- i. 10% Studio Units
 - ii. 20% One-Bedroom Units
 - iii. 25% Two-Bedroom Units
 - iv. 5% Three or more Bedroom Units
- (e) **Adaptable Dwelling Units** - The following proportion of adaptable units must be provided as part of all Apartment housing forms:
- i. A minimum of 20% of the units provided will be adaptable units as defined by the BC Building Code.
- (f) **Congregate Housing Units** - The following congregate housing regulations must be incorporated as part of the CD Zone area if applicable:
- i. A minimum of 50 congregate housing units must be provided if the total number of apartment units within the CD Zone area exceeds 400; and
 - ii. In addition to the minimum amenity space outlined in the S.15.2.5 Regulations Table, congregate housing must include the following:
 - a) A minimum of 100 m² (1,076.4 ft²) of seating area for common dining facilities; and
 - b) A minimum of 160 m² (1,722.2 ft²) of floor area for common community and assembly hall facilities.
- (g) **Height Exemptions** - The following structures are permitted to exceed the maximum heights within the development, to the maximum height specified:
- i. Guard rails
 - a) No more than 1.52 m in height
 - b) Openings in the guard rails must be filled with clear glass or similar material
- (h) **Townhouse Use Restriction** - Areas 1 and 2 as shown on Figure 1, do not allow townhouses as a permitted use.

3898 BROWN ROAD

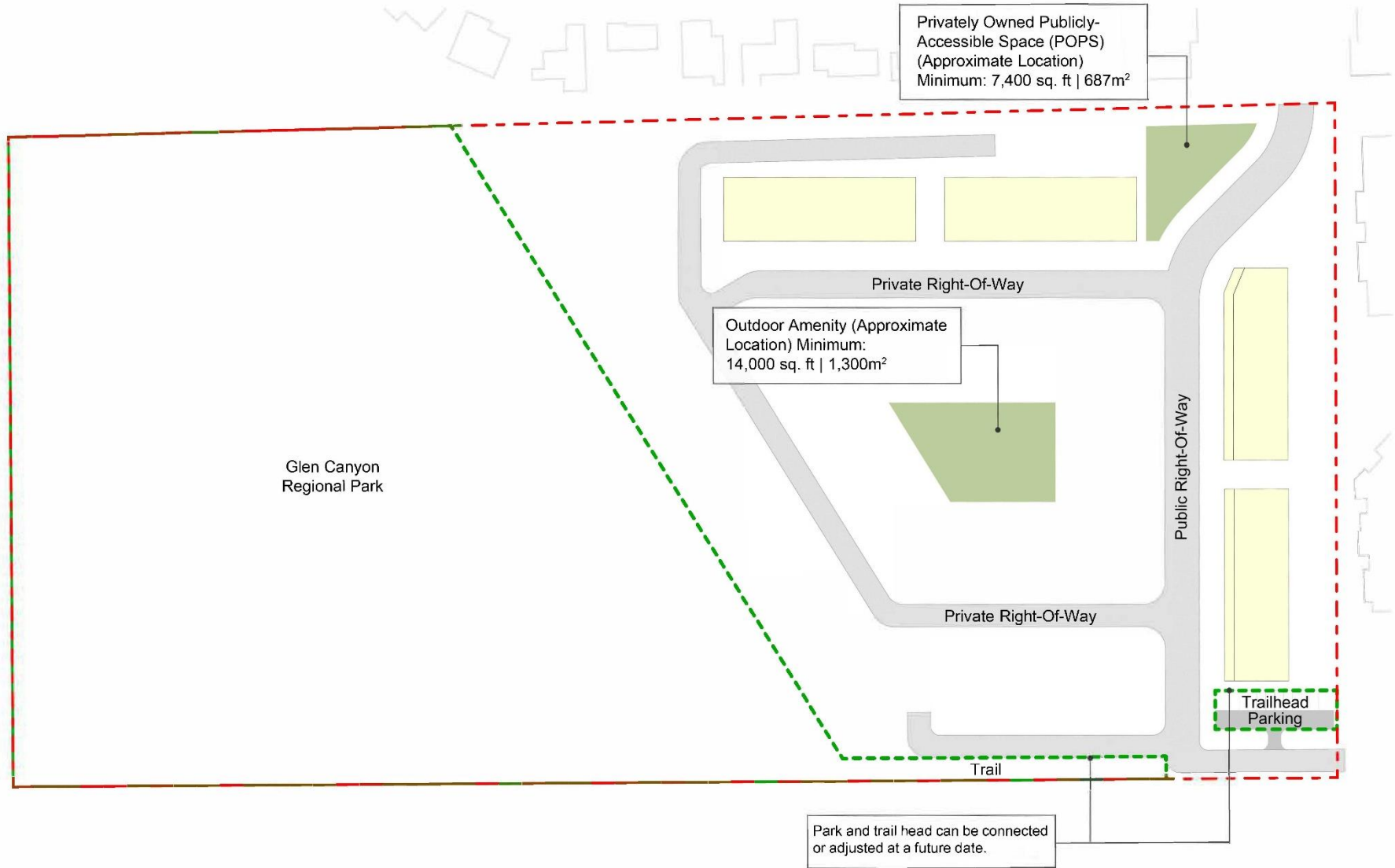
FIGURE 1 – SITE PLAN



- - - Property Boundary
- - - Area Boundary
- - - Setback Line
- - - Road Dedication Line
- - - Road Centreline

3898 BROWN ROAD

FIGURE 2 – AMENITY SPACE PLAN



- Property Boundary
- Road Dedication Line
- Amenity Spaces
- Parks Dedication