

# PART 11 – COMMERCIAL ZONES

## 11.1. URBAN CENTRE COMMERCIAL ZONE (C1)

Bylaw No.  
154.36

### .1 Purpose

To accommodate a mix of uses with active commercial frontages.

### .2 Principal Uses, Buildings and Structures

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

**.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: allow the existing accessory building to be occupied as a dwelling.
- (b) On Lot 1, District Lot 5057, ODYD, Plan 41637: despite Section 11.1.6(c), permit apartments to exceed 40% of the Gross Floor Area of the first storey of a building located only at 2301 Carrington Road.
- (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.

Bylaw No.  
154.63

Bylaw No.  
154.77

Bylaw No.  
154.78

Bylaw No.  
154.85

**.5 Regulations Table**

| SUBDIVISION REGULATIONS |   |  |
|-------------------------|---|--|
| <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)  |
| DEVELOPMENT REGULATIONS |   |  |
| <b>(c)</b>              | <b>Maximum density:</b>   |  |
| .1                      | With surface parking  | 2.35 FAR   |
| .2                      | 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   |
| SITING REGULATIONS      |   |  |
| <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> |  |
| .1                      | Front parcel boundary   | 4.5 m (14.8 ft), except it is:<br><br>0.0 m (0.0 ft) for buildings and structures on Elliot Road and Hoskins Road;<br><br>2.0 m (6.6 ft) for buildings and structures on Brown Road; and<br><br>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.  |
| .2 | Rear parcel boundary          | 0.0 m (0.0 ft)  |
| .3 | Interior side parcel boundary | 0.0 m (0.0 ft)  |
| .4 | Exterior side parcel boundary | 4.5 m (14.8 ft), except it is:<br><br>0.0 m (0.0 ft) for buildings and structures on Elliot Road and Hoskins Road;<br><br>2.0 m (6.6 ft) for buildings and structures on Brown Road; and<br><br>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. |
| .5 | A1 Zone or ALR                | 15.0 m (49.2 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  |
|    |                               | 18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less   |
|    |                               | 21.0 m (68.9 ft) for the fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less  |

## .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)
- .1 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.

- .2 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.
- (c) Apartment and Congregate Housing
- .1 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