



**CITY OF WEST KELOWNA**

**BYLAW NO. 0154.98**

**A BYLAW TO AMEND "ZONING BYLAW NO. 0154"**

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0154" 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. 0154.98, 2021".

2. Amendments

"Zoning Bylaw No. 0154" is hereby amended as follows:

- 2.1 By adding to Part 14 – Comprehensive Development Zones the CD10 Comprehensive Development Zone (Injoy Lakeview) attached to this bylaw as Schedule 'A';
- 2.2 By adding the following to the TABLE OF CONTENTS under PART 14 COMPREHENSIVE DEVELOPMENT ZONES:  
CD10 - Comprehensive Development Zone (Injoy Lakeview);
- 2.3 By adding the following to Part 5 – Establishment of Zones TABLE 5.1 – Establishment of Zones:  
COLUMN I ZONE by adding Comprehensive Development Zone (Injoy Lakeview);  
COLUMN II ZONE ABBREVIATION by adding CD10;
- 2.4 By changing the zoning on Lot 1, District Lot 2600, ODYD, Plan EPP89446, from Low Density Multiple Residential Zone (R3) to Comprehensive Development Zone (Injoy Lakeview) (CD10).
- 2.5 By depicting the change on "Zoning Bylaw No. 0154 Schedule B" (Zoning Bylaw map).

READ A FIRST TIME THIS  
READ A SECOND TIME  
PUBLIC HEARING HELD  
READ A THIRD TIME  
ADOPTED

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MAYOR

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CITY CLERK

## Schedule 'A'

### CD10 – Comprehensive Development Zone (Injoy Lakeview)

#### .1 Purpose

To accommodate a mix of multiple-family residential and congregate housing uses with provisions for some small-scale commercial uses that complement the proposed residential uses.

#### .2 Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Care facility, major in townhouse or apartment form only
- (c) Congregate housing
- (d) Group home in townhouse or apartment form only
- (e) Townhouse

#### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor
- (c) Office
- (d) Personal service establishment

#### .4 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1,000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> )
(b)	Minimum useable parcel area	700 m <sup>2</sup> (7,534.7 ft <sup>2</sup> )
(c)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density	0.75 FAR, up to 99 units
(e)	Maximum parcel coverage	40%
(f)	Maximum gross floor area (GFA) by use	
.1	Office and Personal service establishment	Combined maximum GFA no greater than 278.6 m <sup>2</sup> (2,999 ft <sup>2</sup> )
(g)	Maximum building height	
.1	Townhouse	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Any built form other than a townhouse	15.0 m (49.2 ft) to a maximum of 4 storeys, except it is 5.0 m (16.4 ft for accessory buildings and structures
SITING REGULATIONS (as shown on Figure 1)		
(h)	Buildings and structures shall be sited at least the distance indicated in the right-hand column from the feature indicated in the middle column	
.1	Front parcel boundary	
.i	Townhouse	4.5 m (14.8 ft), except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.ii	Any built form other than a townhouse	6.0 m (19.7 ft)
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	

.i	Townhouse	3.0 m (9.8 ft)
.ii	Any built form other than a townhouse	6.0 m (19.7 ft)
.4	Exterior side parcel boundary	6.0 m (19.7 ft)
<b>AMENITY SPACE</b>		
<b>(i)</b>	<b>Minimum amenity space (per unit)</b>	
.1	Bachelor dwelling unit and a unit in group home	7.5 m <sup>2</sup> (80.7 ft <sup>2</sup> )
.2	One (1) bedroom dwelling unit	15.0 m <sup>2</sup> (161.5 ft <sup>2</sup> )
.3	More than one (1) bedroom dwelling unit	25.0 m <sup>2</sup> (269.1 ft <sup>2</sup> )
.4	Congregate housing unit	6.0 m <sup>2</sup> (64.6 ft <sup>2</sup> ) indoor amenity space and 6.0 m <sup>2</sup> (64.6 ft <sup>2</sup> ) outdoor amenity space

## **.5 Other Regulations**

### **(a) General**

- .1 All Administrative and Enforcement, Interpretation, General and Parking Regulations, Part 1, 2, 3 and 4 of Zoning Bylaw No. 0154, apply unless expressly specified or modified in this CD10 zone.

### **(b) Common Areas**

- .1 In addition to the minimum amenity space outlined in the Regulations Table, congregate housing shall also include the following at a minimum:
- 100 m<sup>2</sup> (1,076.4 ft<sup>2</sup>) of seating area for common dining facilities; and
  - 160 m<sup>2</sup> (1,722.2 ft<sup>2</sup>) of floor area for common community and assembly hall facilities.

## **.6 Conditions of Use**

- Within this CD10 zone, the lands shall be developed for the principal and secondary uses in accordance with the plans identifying the CD boundaries as shown in Figure 1 and 2, attached to this bylaw.
- The density and uses shall be developed in accordance with the text of this zone and with the plans of the CD boundaries identified in the attachments, forming part of the bylaw and generally in accordance with CD10, Figures 1 and 2. The design elements outlined on Figure 3 of this zone, are conceptual in nature and may vary as outlined in the development permit approved by the City of West Kelowna.
- In accordance with the Official Community Plan, all developments within the zone shall require a Multiple Family and Intensive Residential Development Permit, Hillside and Sensitive Terrestrial Ecosystem Development Permit. Except where modified in this bylaw, all City of West Kelowna bylaws apply.

## **.7 Attachments Summary**

- Figure 1: Developable Area and Setback Plan
- Figure 2: Concept Plan

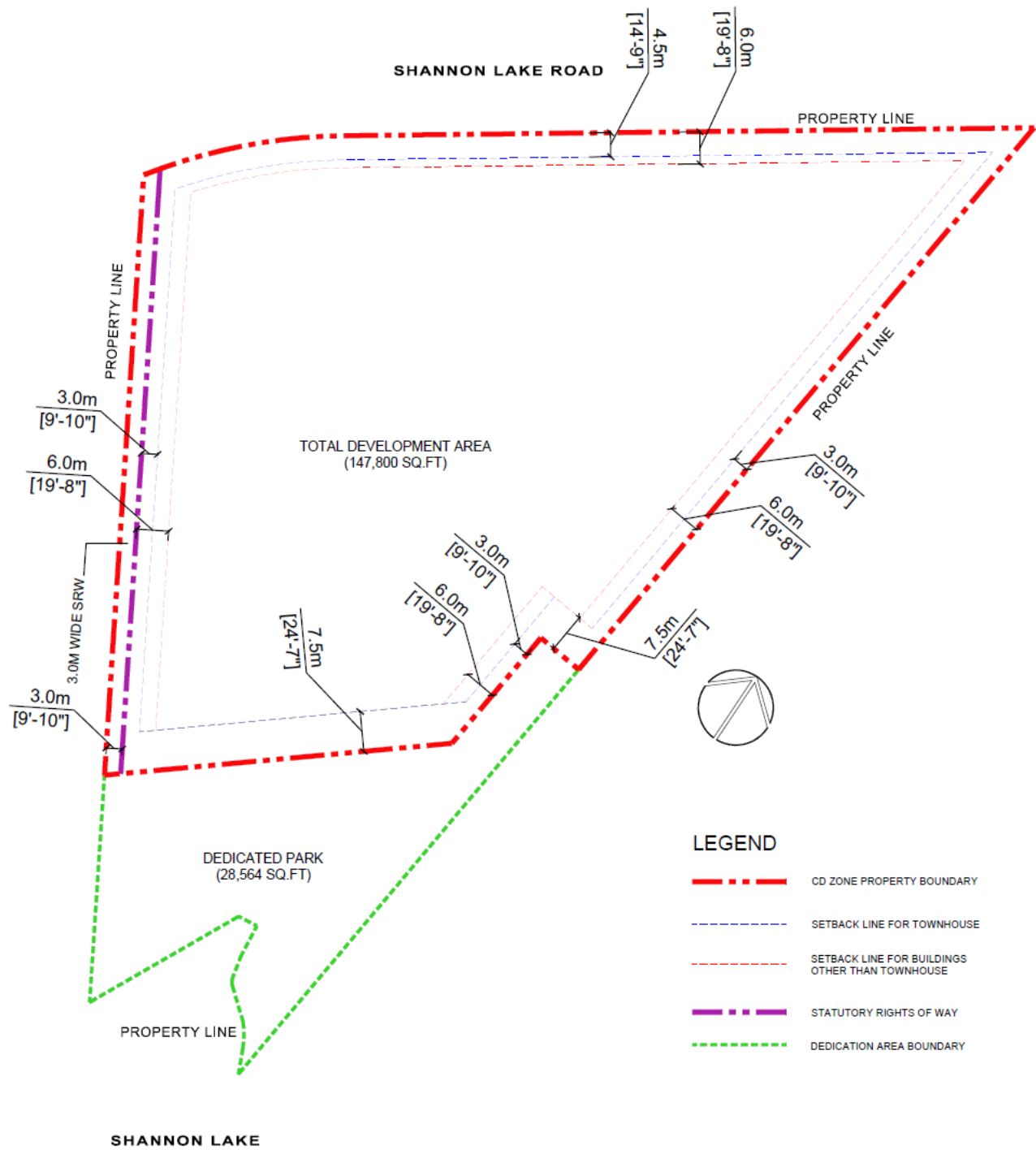


FIGURE 1. DEVELOPABLE AREA AND SETBACK PLAN



FIGURE 2. CONCEPT PLAN

