

Feb. 14, 2022
City of Kelowna
1435 Water Street
Kelowna, BC, V1Y 1J4

Attention: Zoning Bylaw Project Team, City of Kelowna

Subject: Zoning Bylaw Recommendations for Base Density & Height Bonusing

UDI Okanagan has reviewed the draft base and bonus densities and heights in the City's draft Zoning Bylaw and has come up with some recommended changes. We acknowledge the political pressure associated with height and understand the need to limit height in urban areas. As such, our recommendations below are focused on density within urban centres. Our goal is to ensure adequate supply of housing over the course of the OCP to meet demand, which in turn will impact housing affordability. Our rationale for the recommendations included in the attached appendices is included below.

- The base densities should work without needing to rely on bonus densities to achieve what is already signaled in the OCP.
- Without higher base densities, developers will see little benefit in bonus densities.
- Given our concern in meeting housing demand, we believe it is important to ensure that urban centres are not downzoned as a result of the proposed Zoning Bylaw. Anything that was a C4 but is now zoned C2 has effectively been downzoned. The base density should be higher in this zone to help compensate for that.
- For UC1, all areas designated for lower than 26 stories in height would see a reduction in allowable density. As such, the base densities should be increased to allow for additional flexibility. Many sites downtown have been rezoned to RM6 or C7 in recent years to allow for additional densities to make projects feasible.
- In UC1, the 6.5 base density for 20 storeys recommendation came from the Ella project which was viewed as a suitable and achievable project for this area and is the type of project that should be permitted in the future.
- In UC1, the base density at 26 storeys should be 9 in order to not be downzoned.
- For the new VC zones, we will provide further comment prior to the February 22 feedback deadline.

Please see Appendix A for our recommended base densities and Appendix B for our recommended height bonuses. We welcome further discussion on these recommendations.

Sincerely,

URBAN DEVELOPMENT INSTITUTE OKANAGAN CHAPTER

Per:

Jennifer Dixon, Executive Director of UDI Okanagan

Luke Turri, Chair of UDI Okanagan

cc. Ryan Smith, Divisional Director

Doug Gilchrist, CAO

APPENDIX A

Zoning Bylaw Base Density Recommendations

	Draft Zoning Bylaw	UDI Recommendations
Zone	Base Density	Base Density
CA1	1.6	2.35
C2	0.9	1.5
C3 / CA1	1.6	
UC1		
3 storey	1.5	2
6 storey	1.75	2.5
12 storey	3	4.5
20 storey	5	6.5
26 storey	6.5	9
UC2		
3 storey	1.5	2
6 storey	1.75	2.5
12 storey	3	3.5
18 storey	4.5	5
UC3		
3 storey	1.75	2.25
6 storey		
12 storey	3	3.5
18 storey	4.5	5
UC4		
4 storey	1.6	2.35
6 storey	1.75	2.5
12 storey	3	3.5
UC5		
3 storey	1.5	2
4 storey	1.6	2.35
6 storey	1.75	2.5
8 storey	2.3	3.05
14 storey	3	3.75

APPENDIX B

Height Bonusing Recommendations

	Draft Zoning Bylaw	UDI Recommendations
Zone	Height Bonus	Height Bonus
UC1		
12 storey	3	6
20 storey	5	10
26 storey	40	40