



URBAN DEVELOPMENT INSTITUTE- OKANAGAN CHAPTER

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City of Kelowna
1435 Water Street
Kelowna, BC, V1Y 1J4

Attention: Jason Issler, City of Kelowna

Subject: UDI's Feedback on Proposed Text Amendments to C4, C7 & C9 Zones

Thank you for requesting UDI Okanagan's feedback on the City of Kelowna's proposed text amendments related to the C4, C7 and C9 Zones and in particular the changes to setbacks for towers after 16m or 4 storeys and a 30-40% reduction in tower floor plate sizes for buildings 7 storeys and above.

We believe that changes such as these are significant and that going forward it would be worthwhile if we were able to provide comment on these types of proposed changes before they are finalized to move forward to Council for initial consideration. This will provide good opportunities for us to work with City staff to mitigate potential negative impacts on the shared goals that we have.

A key issue that we have identified with some of these proposed rule changes is that they would be problematic for mid-rise buildings and smaller lots. The specific rules that would be problematic state that any building above 4 storeys in height be a minimum of 3 m from any property line abutting a street and a minimum of 4 m from any property line abutting another property. In many situations, these changes would make mid-rise buildings unfeasible and the same would apply for many smaller lots. For this reason, we believe that these regulations should not apply to buildings under 8 storeys in height and the side yard setbacks of 4 m should not apply on lots that are less than 60 feet. In addition, we suggest that the City look into creating setbacks in relation to the size of the lot or the footprint for buildings over 8 storeys. If the City is interested in discussing this further, we would welcome the opportunity to do so.

We also request to have further discussions with the City about how these proposed changes came about so that we can understand the framework behind this new direction with minimizing floor plates. There are a number of projects either recently completed or approved that would no longer be permitted with the proposed text amendments – projects viewed favorably by both staff and Council. After streamlining development regulations in the C7 Zone several years ago, these new proposed changes would be a regression to fostering development flexibility and feasibility.

At this point in time we cannot support the recommended 30-40% floor plate reductions without being able to understand the rationale for this change. This amendment would reduce the development potential of the affected zones, which is counter-productive to the goal of densifying urban centres. This could be viewed as a form of downzoning. As part of these discussions, it would be helpful to learn about

any research or background material that we are not aware of that went into the justification for the regulations that are being suggested.

We would also like to better understand the City's reasoning behind the text amendment for multiple dwelling housing to the tourist centric C9 Zone.

Thank you in advance for your consideration.

Sincerely,

URBAN DEVELOPMENT INSTITUTE OKANAGAN CHAPTER

Per:

Jennifer Dixon, Executive Director of UDI Okanagan

Luke Turri, Chair of UDI Okanagan

Cc: Ryan Smith, City of Kelowna