



URBAN DEVELOPMENT INSTITUTE- OKANAGAN CHAPTER

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February 18, 2013
City of Kelowna
1435 Water Street
Kelowna, B.C.
V1Y 1J4

Attention: Mr. Ryan Smith

Subject: Letter of Support - Zoning Bylaw Updates

Dear Mr. Smith:

The Urban Development Institute (UDI) is a national association (with international affiliations) of the development industry and its related professions. The corporate members of the UDI - Okanagan Chapter represent hundreds of individuals involved in all facets of land development and planning, including: developers, property managers, financial lenders, lawyers, engineers, planners, architects, appraisers, real estate professionals, local governments and government agencies.

As a Partner in Community Building, the UDI is committed to working with communities and governments to create and achieve the vision of balanced, well-planned, sustainable and affordable communities.

The UDI is pleased to offer a letter of support for the proposed updates to the City Zoning Bylaw based on changes and clarifications discussed between yourself and UDI representatives. We are comfortable that our concerns have been addressed and the changes and clarifications related to the updated Bylaw that have been discussed include:

- Section 8.1.11 – suggested the City add clarification for a two way driveway on a multi-site can be 6.0 m as long as any parking stalls accessed directly are set back 0.5 m
- Section 13.8.6(b) and other sections that refer to permeable surfaces – clarified that only the additional 5% coverage had to be permeable to get the increase to 60%
- 13.8.6(e) – clarified that the wording for the side yard setback are wrt to a flanking side yard.
- RM3 general – suggested that fee simple subdivision could be an option for a townhouse site (party wall). This would be at the discretion of the Approving officer through a PLR as RM3 sites might not be able to address legal frontage in all cases.
- 13.9.6(c) clarified that the ½ storey increase was suitable for apartment style housing as well as townhouse.
- Minor changes to sections 13.11.6 (b), (e), and (f) were recommended.

We thank you for the effort put in by City staff to recognize the merits of our recommendations and look forward to seeing the revisions adopted.

Kind Regards,

URBAN DEVELOPMENT INSTITUTE

Per: *Jennifer Dier*

for Renée Wasylyk
Okanagan Chapter President

RS/jd

cc: UDI Okanagan Chapter - Board of Directors