

# RU7: Frequently Asked Questions

## What you need to know



Updated: Feb. 10, 2022

Created: 2015

*This information is provided for convenience only and it should be clearly understood that you must satisfy applicable Zoning Regulations and assure conformity to the relevant City of Kelowna Bylaws and Policies.*

## The RU7 zone

The RU7 zone is a highly flexible zone that has been applied to over 800 properties in central Kelowna. The zone is intended to provide more options for sensitive infill housing within the City's Core Area.

Below are some of the Frequently Asked Questions staff have received regarding the RU7 zone:

### When do I need a Development Permit?

Development of more than 2 units on a property will trigger the need to obtain a Development Permit (DP). Direct DPs for the RU7 zone are issued at staff level (don't go to City Council) and take approximately 2-3 months.

You will need both a Development Permit and a Building Permit before you can start to build under the RU7 zone.

### Can I build a carriage house?

The RU7 zone allows you to build housing in many different configurations, including adding units in an existing house or building a new home facing the laneway. These units, however, are full dwelling units and do not fall under the carriage house regulations in the Zoning Bylaw. The units are subject to full Development Cost Charges (DCC's) and may be stratified and sold separately. The maximum number of units you can build ranges from 2-4 depending on lot width, see Section 13 of the Zoning Bylaw for regulations.

### What is FAR and how does it impact my build?

The Floor Area Ratio (FAR) refers to the total amount of building area (net floor area), over all floors, that can be built on a given property. In the RU7 zone, the FAR is 0.8, which means that on a 600 m<sup>2</sup> property, the total building area over both floors is 480 m<sup>2</sup>.  $FAR = \text{Net Floor Area} / \text{Lot Area}$

### How much parking do I need and where can I put it?

Under the RU7 zone, each unit requires 1 regular sized parking stall. All parking must be accessed directly from the laneway when applicable, and must be contained on site.

#### Development Planning

1435 Water Street  
Kelowna, BC V1Y 1J4  
TEL 250-469-8626  
FAX 250-862-3320  
planninginfo@kelowna.ca

#### Building & Permitting

1435 Water Street  
Kelowna, BC V1Y 1J4  
TEL 250-469-8960  
FAX 250-862-3314  
developmentsservicesinfo@kelowna.ca

## What are the costs and other considerations?

Before you move forward with development under the RU7 zone, you should be aware of several important costs and considerations.

1. **Design standards** – the Development Permit (DP) evaluates the aesthetic form and character of a development proposal, including landscaping. The DP review process is a rigorous process that aims to ensure that each new building in a neighbourhood works to make that neighbourhood better and adheres to the very high standards of community members and Council, as expressed through the approved Design Guidelines.
2. **Development Cost Charges (DCC)** – Development Cost Charges (DCC's) are charged for each new unit of housing and reflect the cost of providing services (water, sanitary, roads, parks) to the community. Funds collected are applied to projects listed in the DCC program and must be paid at Building Permit issuance.
3. **Frontage Improvements & Services** – if you plan on adding additional units, you may be required to cover the future cost of upgrading the sidewalk, boulevard, street lighting, curbs, and gutter. You may also need to upgrade key services like water and sewer lines to your units. The payment can be in the range of \$30,000 – \$50,000. Depending on the length of frontage and the existing services to your property these fees may be adjusted.
4. **Tenure** – before you get too far along, it is important to determine how you want to divide your lands for development. Do you plan on stratifying your units for sale? Do you plan on subdividing your lot? These questions can have a direct impact on the costs listed above.
5. **Building Permit Fees** – these fees are calculated based on the estimated value of construction. Home Protection Warranty is required.



### Getting started

Adding new housing options to our central neighbourhoods is a vital task for the long-term health of our community, but only if we do it right, with high-quality design that compliments the surrounding neighbourhood. Review the [Zoning Bylaw](#) and [OCP Infill Design Guidelines](#) for more information and if you think that developing under the RU7 zone is a good fit for you, please contact the Development Planning Department 250-469-8626 to discuss your proposal with a Planner.