

RU7 Zoning Information

What you need to know



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Meet the Planner

Before you move forward with your idea for infill housing, call to speak with a Planner!

Design first

Infill housing will be held to a high standard of design and landscaping. Familiarize yourself with the Design Guidelines before you begin your infill project.

Contact the winners

Winner 1: Inhabit Residential

Shane Styles

250-808-7998

shane@inhabitresidential.ca

www.inhabitresidential.ca

Winner 2: Simple

Worman Homes

250-762-0040

info@worman.ca

Matt Johnston

250-448-7801

matt@distinctsolutions.ca

Key resources

Be sure to ask for a copy of the RU7 – Infill Housing zone and design guidelines.

Community Planning

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About the RU7 zone

The RU7 zone came forward as part of a larger project called the Infill Challenge. In this project, community members, design professionals, builders and developers worked collaboratively to find ways to increase housing options in some of our central neighbourhoods. A design competition was held and two winning submissions were selected by the community and endorsed by Council. The RU7 zone was created using these winning submissions as a starting point. Both winners approached their designs very differently. As a result, the RU7 zone is highly flexible, allowing a wide range of building types, configurations and tenure arrangements.

Where does RU7 apply?

The RU7 zone has been applied to over 800 parcels in central neighbourhoods in Kelowna (check the online Map Viewer to confirm your zoning). Most RU7 land owners will be able to add additional units to their parcels, with maximums ranging from 2-4 units, depending on lot width. Each property is a bit different, and so each land owner wishing to take advantage of the RU7 zone will likely approach it differently.

Development process

Regardless of the variety of approaches to RU7, each development proposal will need to go through two key stages of development approval:

1. **Development Permit** – Evaluates the aesthetic form and character of a development proposal, including landscaping. The Development Permit 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. **Building Permit** – ensures compliance with the British Columbia Building Code.

You will need both a Development Permit AND a Building Permit before you can start building under the RU7 zone.

Want faster approvals? If you use the authorized plans from one of the two winning submissions of the Infill Challenge, you will not have to get a Development Permit and your Building Permit may be expedited. This could save you time and Development Permit application fees. Contact the winners (left) to inquire about using their designs.

Redeveloping my property

The RU7 zone allows between 2-4 units, depending on the width of your lot. Depending on your circumstances, it may make most sense for you to redevelop your property completely. This gives you ultimate flexibility to take full advantage of the RU7 zone without having to work around existing buildings. It also makes site planning and building design a little bit easier.

Adding one or more units to my property

So, a complete redevelopment is not for you? That's okay. The RU7 zone allows you the flexibility simply to add units to your existing lot. This may mean adding a home off the lane or adding a unit to your existing home. There are any number of different configurations that may work for you.

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** – projects coming forward under the RU7 zone will be scrutinized very carefully to ensure that they meet exacting standards of form and character.
2. **Development Cost Charges (DCC)** – DCC's must be paid for each NEW unit of development on your parcel. DCC's must be paid at Building Permit issuance and can be in the range of \$12,000 – \$20,000 per unit.
3. **Frontage Improvements & Services** – if you plan on adding additional units, a bond is required to cover the cost of upgrading the sidewalk, boulevard, street lighting, curbs and gutter. You may be required to upgrade key services like water and gas lines to your units. The bond is payable at Building Permit application, in the amount of \$40,000. 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. If you think that developing under the new RU7 zone is a good fit for you, please contact the Community Planning Department 250-469-8626 to discuss your proposal with a Planner.

A note about neighbours: open communication about your plans with your neighbours is strongly encouraged. Reactions to development of any kind in a neighbourhood range from curiosity to concern. Our suggestion is to keep in contact with your neighbours throughout the planning and development process. Infill development should work towards creating a stronger, more diverse neighbourhood and the support of your neighbours is important.