

CITY OF WEST KELOWNA

BYLAW NO. 0179

A BYLAW TO REDUCE DEVELOPMENT COST CHARGES FOR DEVELOPMENT WITHIN
THE WESTBANK CENTER OF THE CITY OF WEST KELOWNA

**CONSOLIDATED FOR CONVENIENCE TO
INCLUDE BYLAW 0179.01**

Bylaw No. 0179.01 adopted February 13, 2018, deleted all references to the "District of West Kelowna" and replaced with the "City of West Kelowna".

Bylaw No. 0179.01 adopted February 13, 2018, deleted all references to "Section 933.1 of the *Local Government Act*" and replaced with "Section 563 of the *Local Government Act*".

WHEREAS the Council of the City of West Kelowna is permitted by Section 563 of the *Local Government Act* to waive or reduce a development cost charge (DCC) by bylaw for developments that are designed to result in low environmental impact;

AND WHEREAS Council recognizes that development within the Westbank Center Boundary is designed to result in low environmental impact due, in part, to existing infrastructure, availability of and proximity to services, walkability of the downtown and reduced vehicle usage, and the associated reductions in greenhouse gas emissions and environmental protection;

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna in open meeting assembled, hereby enacts as follows:

Bylaw No. 0179.01 adopted February 13, 2018, deleted Section 1, Title, in its entirety and replaced with the following:

1. Title

This Bylaw may be cited as the "City of West Kelowna Westbank Centre Development Cost Charges Reduction Bylaw No. 0179, 2015"

2. Eligible Development

For the purposes of this Bylaw, any development that occurs within the Westbank Center Boundary, which encompasses the lands shown within the heavy red outline on "Schedule A" attached to, and forming part of, this Bylaw, is designed to result in low environmental impact, and constitutes a class of eligible development for the purpose.

3. Reduction

The class of eligible development described in Section 2 will have the following applicable DCC reductions based on proposed density:

Bylaw No. 0179.01 adopted February 13, 2018, deleted DCC Reduction table under Section 3, Reduction, in its entirety and replaced with the following:

Table 1. Westbank Centre DCC Reduction Table

DCC Reduction	Minimum Density Requirement (Floor Area Ratio)
100%	2.5
90%	2.35
80%	2.2
70%	1.8
50%	1.4
30%	0.95

4. Exceptions

Gasoline service stations, vehicle washing facilities and fast-food restaurants are not eligible to receive a DCC reduction.

Bylaw No. 0179.01 adopted February 13, 2018, deleted Section 5, Expiration, in its entirety and replaced with the following:

5. Expiration

This bylaw is deemed to expire and shall have no effect after June 1, 2018.

6. Severability

If any part, paragraph or phrase in this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, that portion shall be severed and the remainder of this bylaw shall continue in force.

READ A FIRST, SECOND AND THIRD TIME THIS 13TH OF JANUARY, 2015
ADOPTED THIS 24TH DAY OF FEBRUARY, 2015

MAYOR

CITY CLERK

“Schedule A: Westbank Center Boundary”

