



OCP20-0014 & Z20-0067 1064 – 1084 Glenmore Dr

Official Community Plan Amendment

Rezoning Application



Proposal

- ▶ To consider an Official Community Planning Amendment to change the future land use designation of the subject lots from the MRL - Multiple Unit Residential (Low Density) designation to the MRM – Multiple Unit Residential (Medium Density) designation;
- ▶ To consider rezoning the subject lots from the RU1 – Large Lot Housing zone to the RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of a purpose-built rental building.

Development Process

August 17, 2020

Development Application Submitted

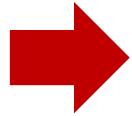


Staff Review & Circulation



September 3, 2020

Public Notification Received



February 22, 2021

Initial Consideration



Public Hearing
Second & Third Readings



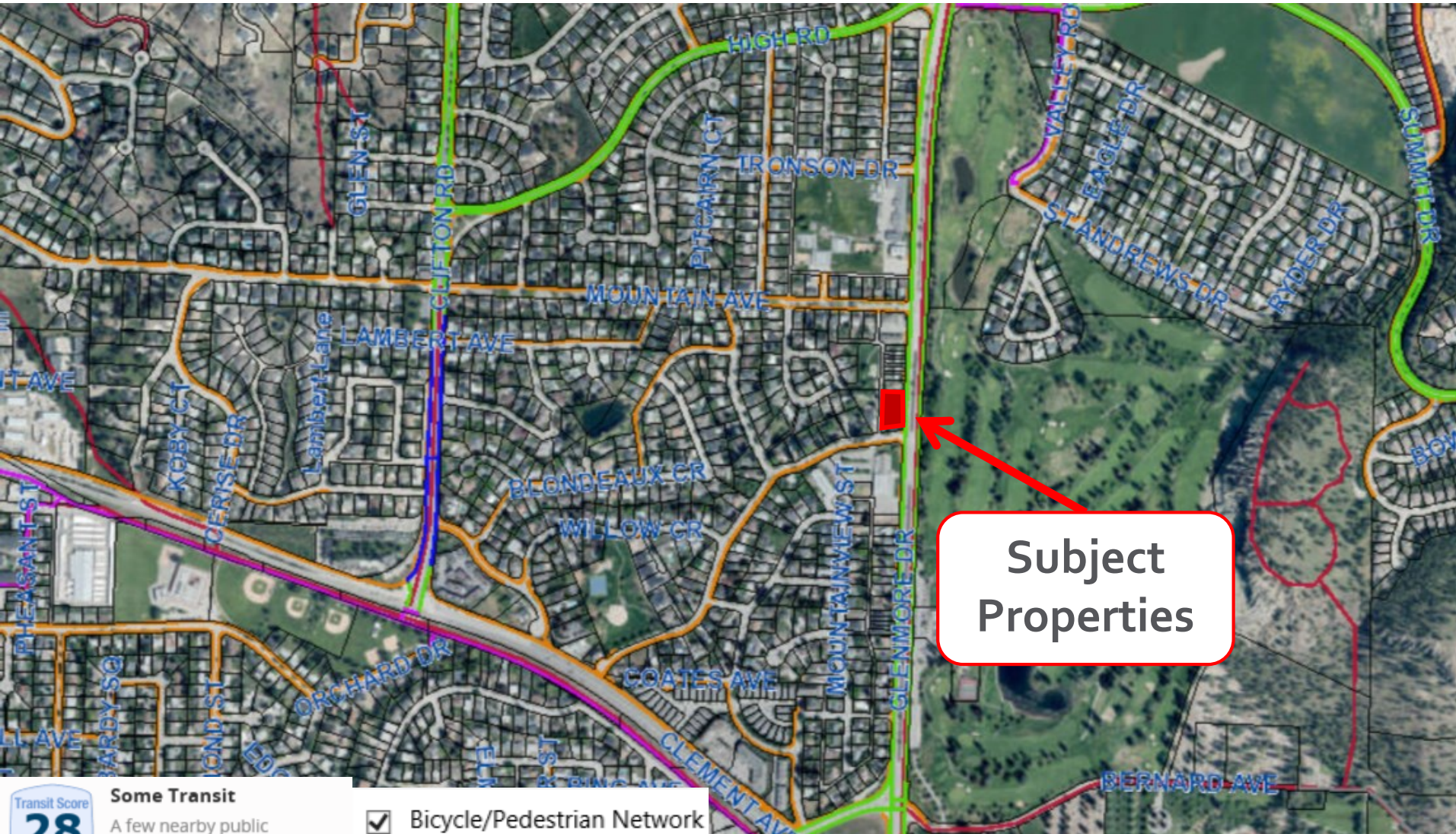
Final Reading
DP & Variances



Building Permit

Council
Approvals

Context Map



Subject
Properties

Transit Score
28

Some Transit

A few nearby public transportation options.

Bike Score
78

Very Bikeable

Biking is convenient for most trips.

☒ Bicycle/Pedestrian Network

Active Transportation

☒ A.T. Primary

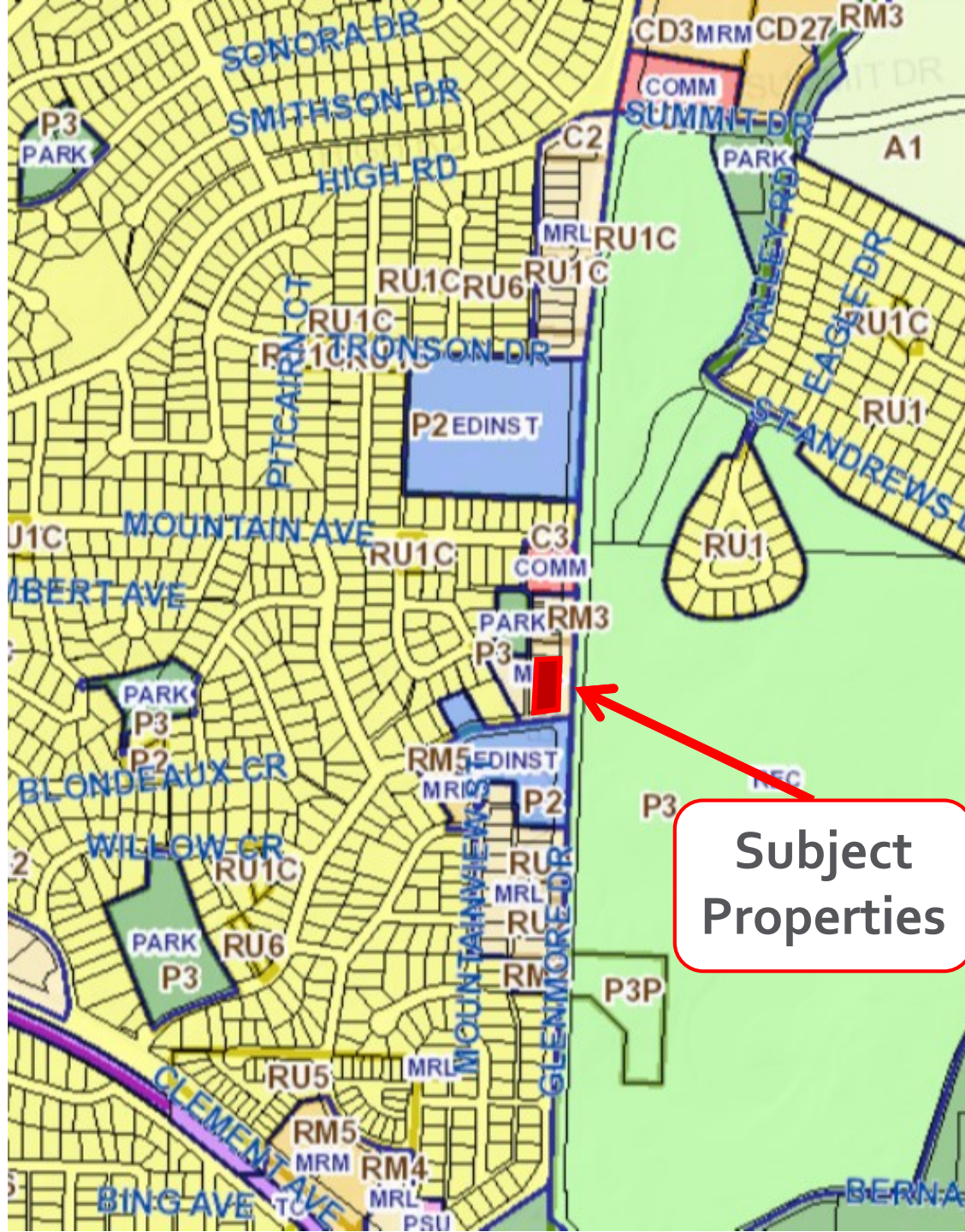
Network

Shared-Use Pathway,

Bike Lane

Sidewalk

Zoning Map and OCP Future Land Use



**Subject
Properties**

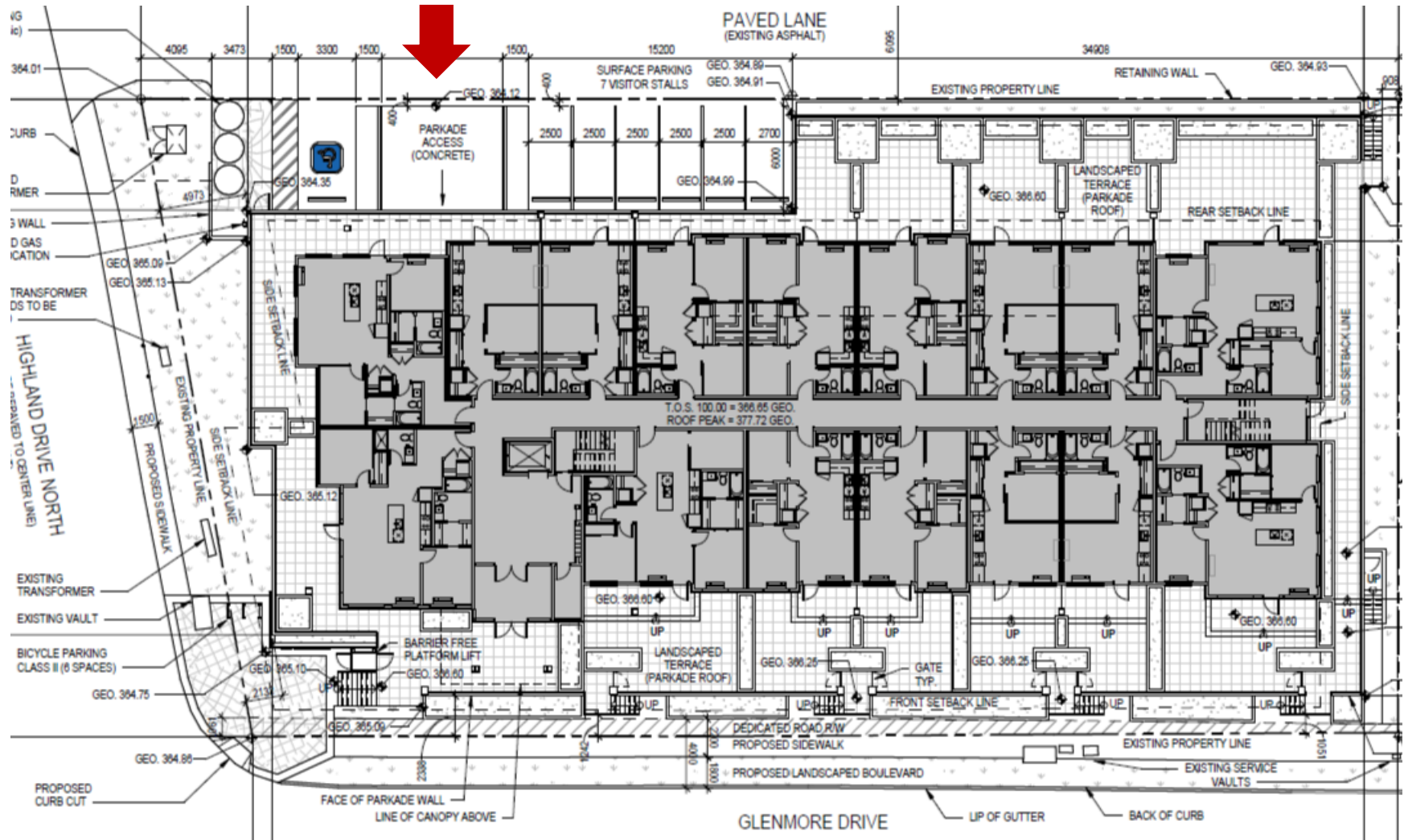
Subject Property Map



Surrounding Area



➔ **N**



Project/technical details

- ▶ OCP Amendment FLU: MRL ➡ MRM
- ▶ Rezoning: RU1 ➡ RM5r
- ▶ Facilitate the development of 3.5 storey, 50-unit purpose-built rental building.
- ▶ Three lot consolidation.
- ▶ 10% reduction in parking stalls.
- ▶ Pedestrian sidewalk improvements along Glenmore Dr. frontage.
 - ▶ Dedicate a portion of the frontage along Glenmore Drive for the three subject lots.
- ▶ Tracking variances to site coverage and setbacks to the parkade structure.

Conceptual Rendering



Development Policy

- ▶ **Complete Communities.** Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service.
- ▶ **Compact Urban Form:** Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities through development, conversion, and re-development within Urban Centres in particular.
- ▶ **Housing Mix.** Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.
- ▶ **Healthy Housing Strategy.** Rezoning the lots to RM5r ensures housing units remain rental for the life-cycle of the building.

Public Notification Policy #367

- ▶ Public consultation was completed in accordance with Public Notification Policy #367
- ▶ Public consultation included:
 - ▶ Public Information Session on September 3, 2020;
 - ▶ Advertised in the Kelowna Daily Courier;
 - ▶ Direct mail out was sent to 374 individual addresses within a postal code area of the subject property;
 - ▶ Hand delivered an additional 111 households not captured by the Canada Post maildrop.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed:
 - ▶ OCP Amendment to MRM – Multiple Unit Residential (Medium Density) and,
 - ▶ rezoning to RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only).
- ▶ Consistent with City's overall growth strategy and OCP urban planning policies.
 - ▶ Complete Communities
 - ▶ Compact Urban Form
- ▶ Use of transportation systems & proximity to transit stops, cycling infrastructure and sidewalk networks connecting to schools, parks and local services.
- ▶ Achieve the City's objectives of housing diversity and options.
 - ▶ Housing Mix
 - ▶ Healthy Housing Strategy
- ▶ Forward OCP Amendment and Rezoning to a Public Hearing.



Conclusion of Staff Remarks

Conceptual Rendering

