



Z20-0071 888 & 892 Glenmore Dr

Rezoning Application



Proposal

- ▶ To rezone the subject properties from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate a multiple housing development.

Development Process

Aug 17, 2020

Development Application Submitted

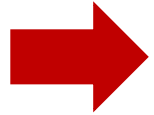


Staff Review & Circulation



Jan 19, 2021

Public Notification Received



Mar 15, 2021

Initial Consideration



Public Hearing
Second/Third Reading



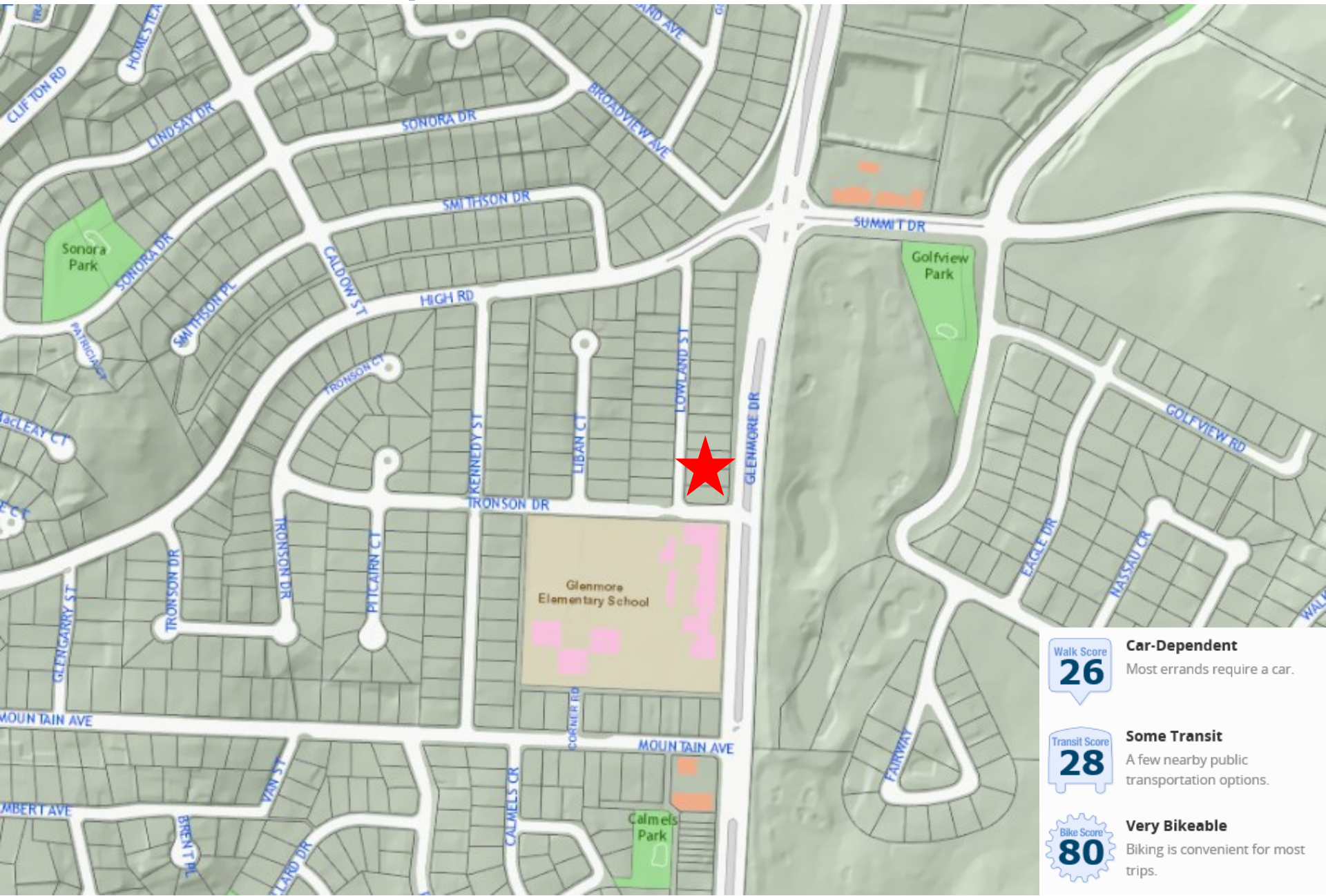
Final Reading
DP & Variances



Building Permit

Council
Approvals

Context Map



Walk Score
26

Car-Dependent

Most errands require a car.

Transit Score
28

Some Transit

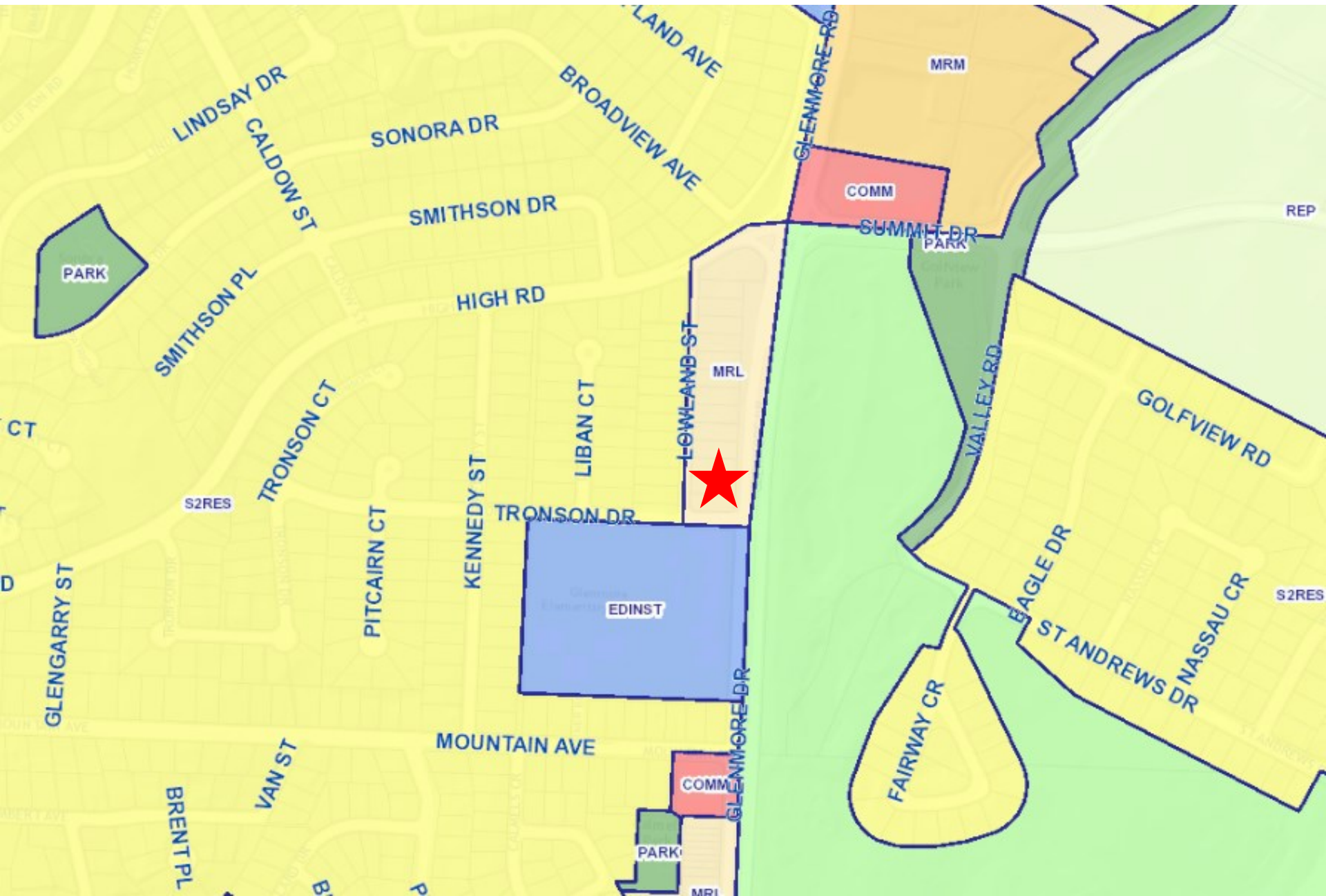
A few nearby public transportation options.

Bike Score
80

Very Bikeable

Biking is convenient for most trips.

OCP Future Land Use



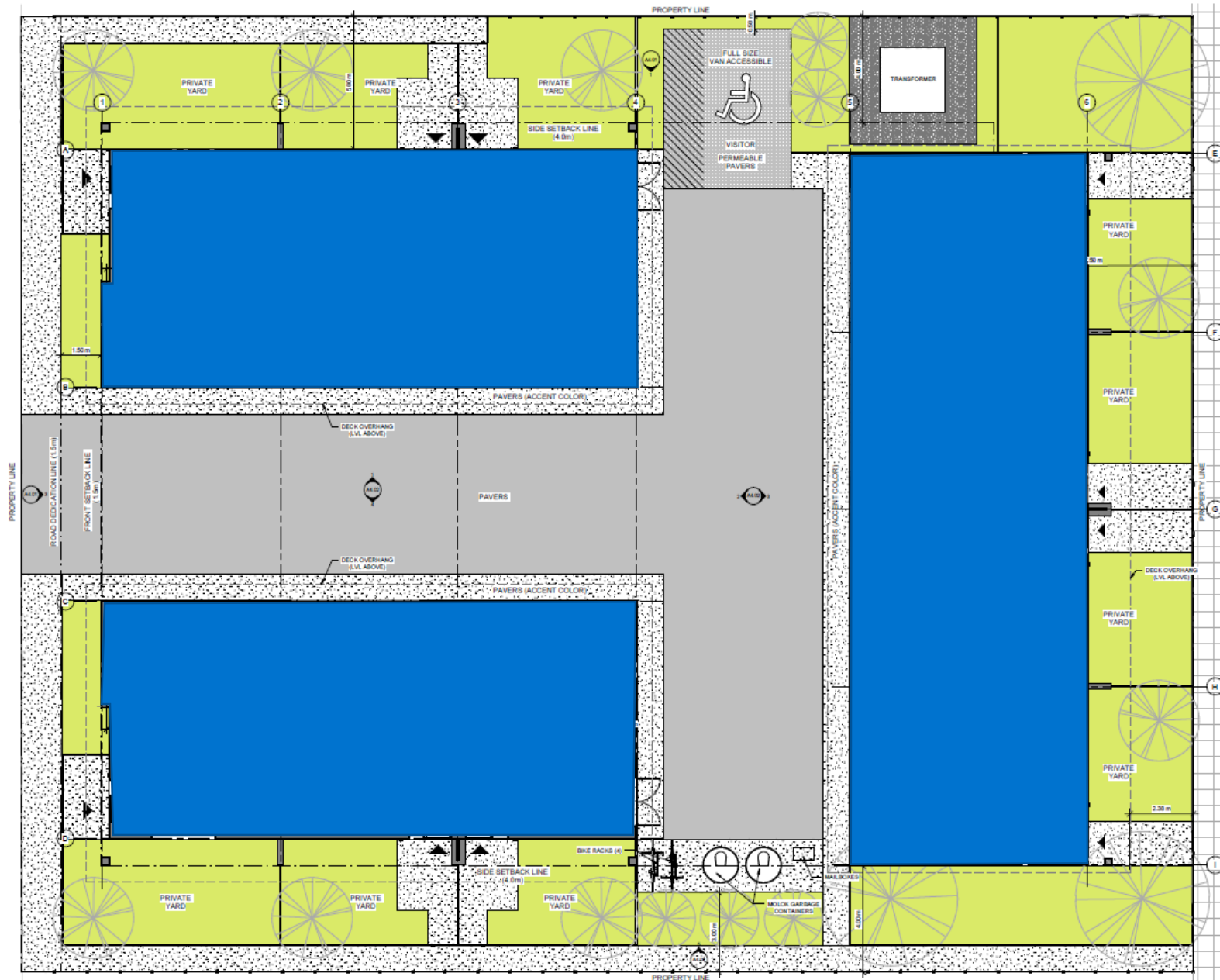
Subject Property Map



Project details

- ▶ Multiple dwelling housing details
 - ▶ 10 two-bedroom units
 - ▶ Within 3 separate row housing buildings
 - ▶ Central drive isle
 - ▶ Garage parking
 - ▶ Ground-oriented entry
 - ▶ Sites are double fronting

Conceptual Site Plan



Conceptual Rendering



City of Kelowna

Development Policy

- ▶ Meets the Intent of the Official Community Plan (OCP)
 - ▶ Compact Urban Form
 - ▶ Sensitive Infill
 - ▶ Ground-Oriented Housing

Staff Recommendation

- ▶ Staff recommend support for the Rezoning application
 - ▶ Supported by policies in the OCP
 - ▶ Consistent with Future Land Use Designation
- ▶ Recommend the Public Hearing be waived in accordance with Local Government Act s. 464(2)



Conclusion of Staff Remarks

Conceptual Site Plan

