

REPORT TO COUNCIL



Date: March 15, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0071

Owner: A & S Infinity Homes Ltd., Inc.
No. BC1159817

Address: 888 & 892 Glenmore Drive

Applicant: New Town Architecture &
Engineering Inc. – Jesse
Alexander

Subject: Rezoning

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z20-0071 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 12, Section 29, Township 26 ODYD Plan 4101, located at 888 Glenmore Drive, Kelowna BC and Lot 13 Section 29 Township 26 ODYD Plan 4101, located at 892 Glenmore Drive, Kelowna BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated March 15, 2021;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit & Development Variance Permit for the subject property.

Purpose

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

2.0 Development Planning

Staff are recommending support for the proposed rezoning application to facilitate the development of a 10-unit row housing development on the subject sites.

Glenmore Drive is designated as both a 4-lane arterial road and also as a future active transportation (AT) primary network in the OCP and subsequently functions as a major north-south corridor in the Glenmore-Clifton-Dilworth area of the City. With Public transit options being available directly on Glenmore Drive, and the properties being in close proximity to schools, parks and existing commercial areas to the north and south, staff sees adding increased residential density on these properties to be appropriate.

Should Council support the rezoning application, frontages along Glenmore Drive and Lowland Street will be upgraded and subsequently include a required 1.5m road dedication abutting Lowland St. The required infrastructure upgrades to the fronting streets will include new street tree plantings along Glenmore Drive in addition to the existing concrete walkway and full frontage upgrades along Lowland St including curb, gutter, sidewalk and a paved shoulder. The required road widening along Lowland St will help to accommodate a wider road cross section over time and subsequently provide additional space for street parking and reduce encumbrances with parked vehicles and access along the street.

The applicant completed neighbourhood notification in accordance with Council Policy No. 367.

3.0 Proposal

3.1 Background

The subject property comprises two single-family lots with one lot being vacant and the other lot containing an existing single-family dwelling. The existing home would need to be demolished, and the lots consolidated to facilitate the proposed development.

3.2 Project Description

This application is proposing a 10-unit row housing development contained within 3 separate buildings. All units proposed will be two-bedroom. Parking requirements are met on-site and will be located within grade level garages in a side by side configuration, including 2 long-term bicycle parking stalls per dwelling unit. A single visitor stall is required and will be located on-site in between 2 of the buildings proposed and adjacent to the north property line. The subject properties are double fronting and face two separate parallel streets with Glenmore Drive situated to the east and Lowland Street to the west.

3.3 Site Context

The subject properties are located in the Glenmore-Clifton-Dilworth City Sector nearest to the intersection of Glenmore Dr and Tronson Dr and are situated to the north of Glenmore Elementary School. A majority of the surrounding properties are zoned RU1 – Large Lot Housing with a mix of RU1c – Large Lot Housing with Carriage House, and RU6 – Two Dwelling Housing, P2 – Education and Minor Institutional & P3 – Parks and Open Space zoned sites. Surrounding Future Land Use designations include S2RES – Single / Two Unit Residential, MRL – Multiple Unit Residential (Low Density) and EDINST – Educational / Major Institutional & REC – Private Recreation.

The properties have a Walk Score of 26, indicating that most errands require a vehicle, a Transit Score of 28 meaning that there are some transit options available in the area and a Bike Score of 80, indicating that biking is convenient for most trips.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	P3 – Parks and Open Space	Golf course
South	P2 – Education and Minor Institutional	Childcare minor
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 888 & 892 Glenmore Drive



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 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 (approximately 75 – 100 people and / or jobs per ha located within a 400 meter walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Objective 5.22 Ensure context sensitive housing development

Policy .6 Sensitive Infill. Encourage new development or redevelopment in existing residential area to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing

Policy .1 Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

5.0 Technical Comments

5.1 Development Engineering Department

See Schedule A City of Kelowna Memorandum

6.0 Application Chronology

Date of Application Received: August 17, 2020

Date Public Consultation Completed: January 19, 2021

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Site Plan and Renders