



DP20-0164 & DVP21-0052 888 Glenmore Dr

Development Permit and Development Variance Permit
Applications



Proposal

- ▶ To consider the form and character of a multi-family townhome development with variances to the required rear yard building setback and side yard parking setback.

Development Process

Aug 17, 2020

Development Application Accepted



Staff Review & Circulation



Jan 19, 2021

Public Notification Received



Mar 15, 2021

Initial Consideration



Apr 6, 2021

Public Hearing
Second & Third Readings



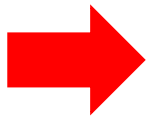
Aug 24, 2021

Final Reading
DP & Variances

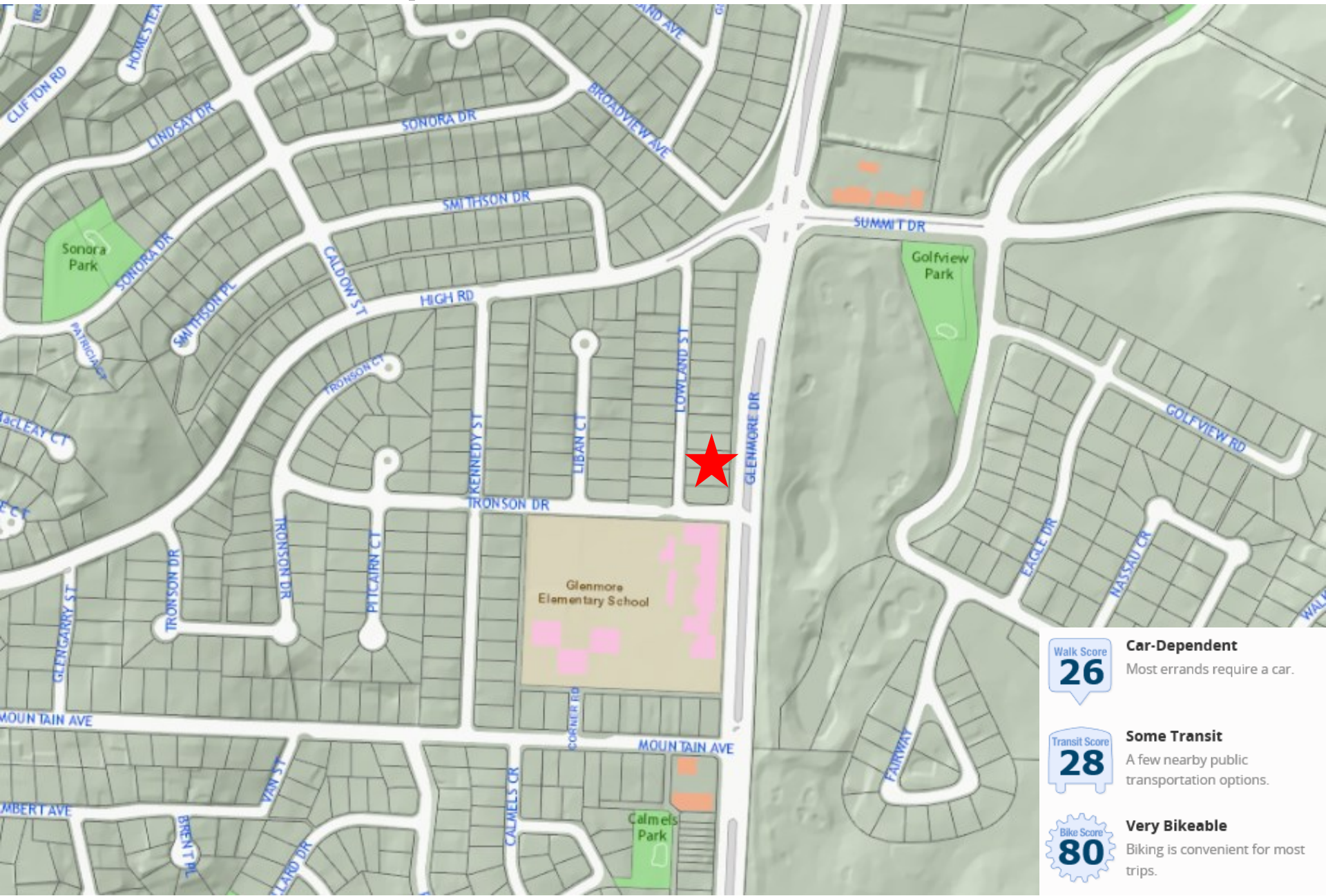


Building Permit

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.

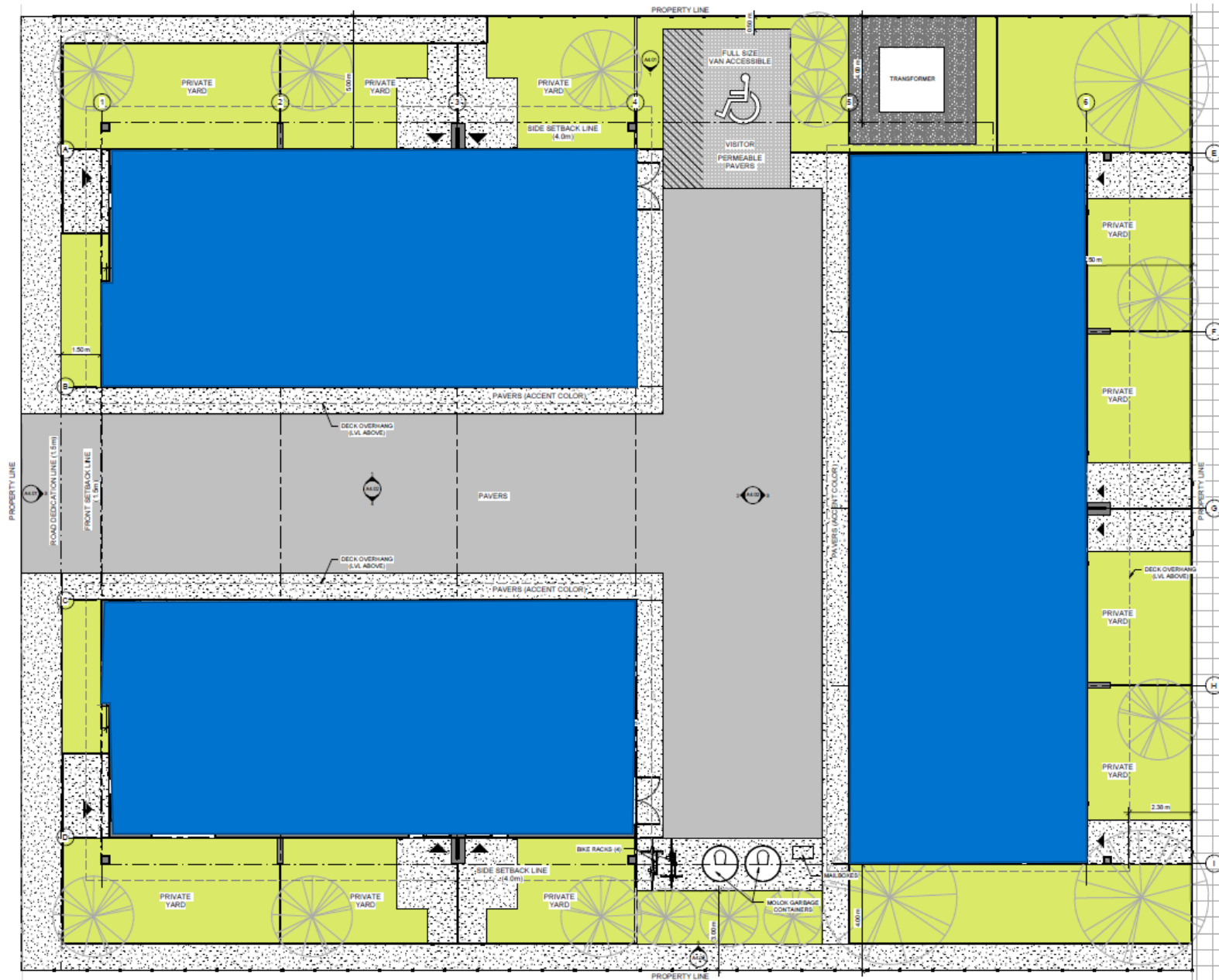
Subject Property Map



Project details

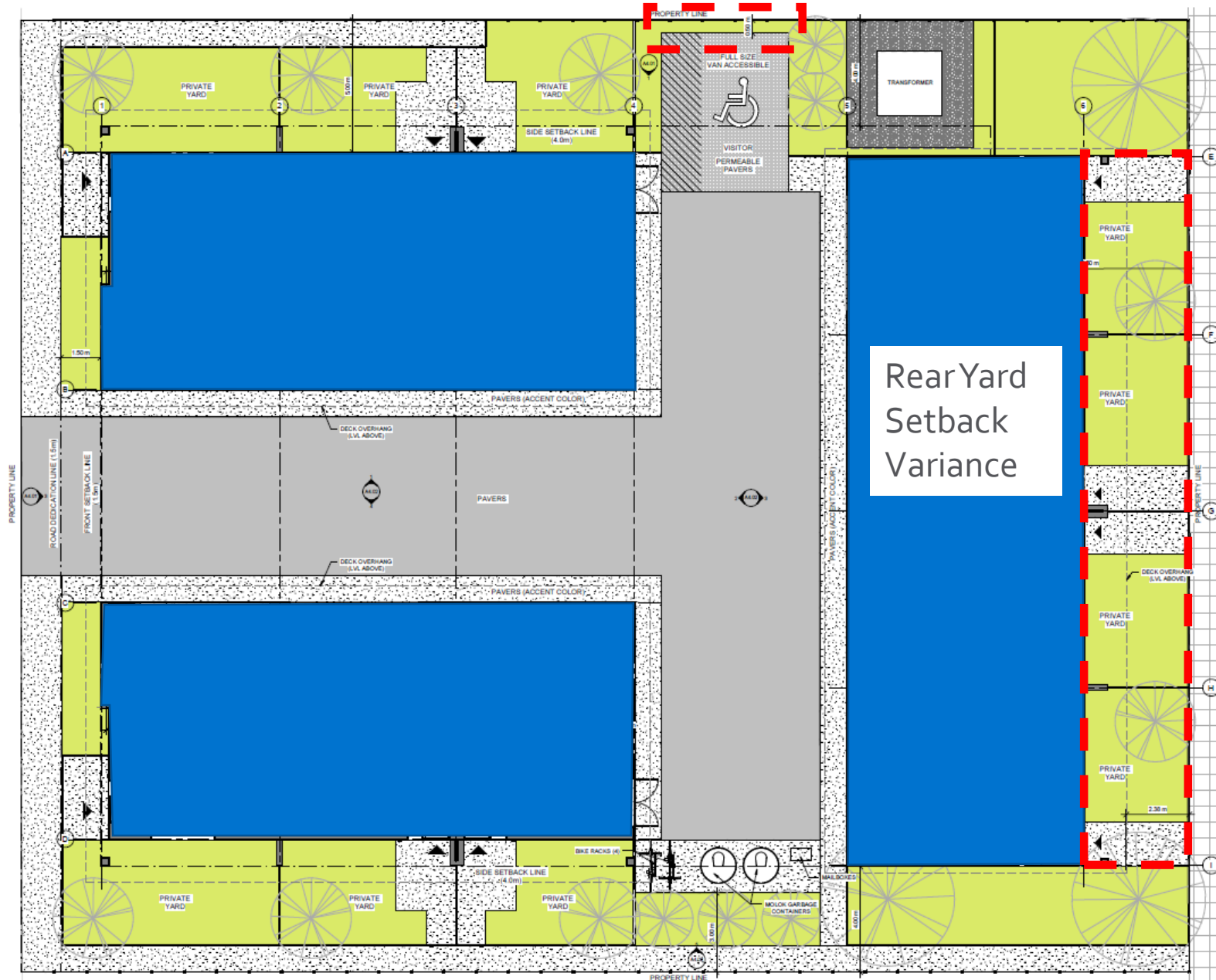
- ▶ Multiple dwelling housing details
 - ▶ 10 two-bedroom units
 - ▶ Within 3 separate row housing buildings
 - ▶ Central drive isle
 - ▶ Garage parking
 - ▶ Ground-oriented entry
 - ▶ Sites are double fronting

Site Plan



Site Plan

Parking Setback Variance

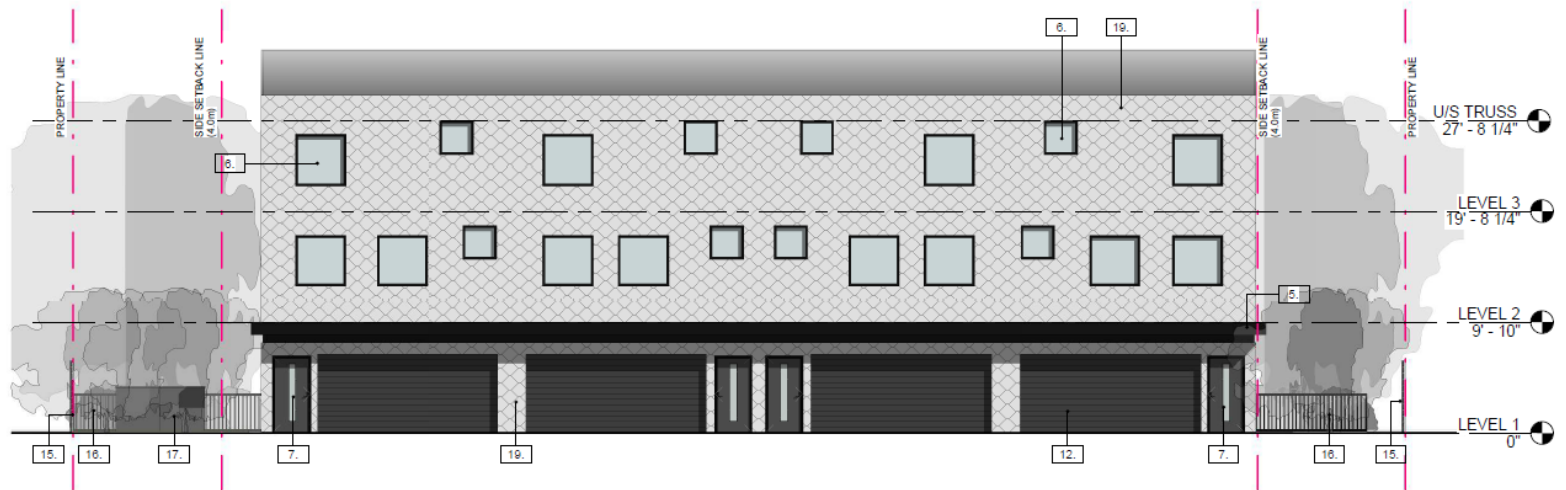


Elevations



Building 1 – East Elevation

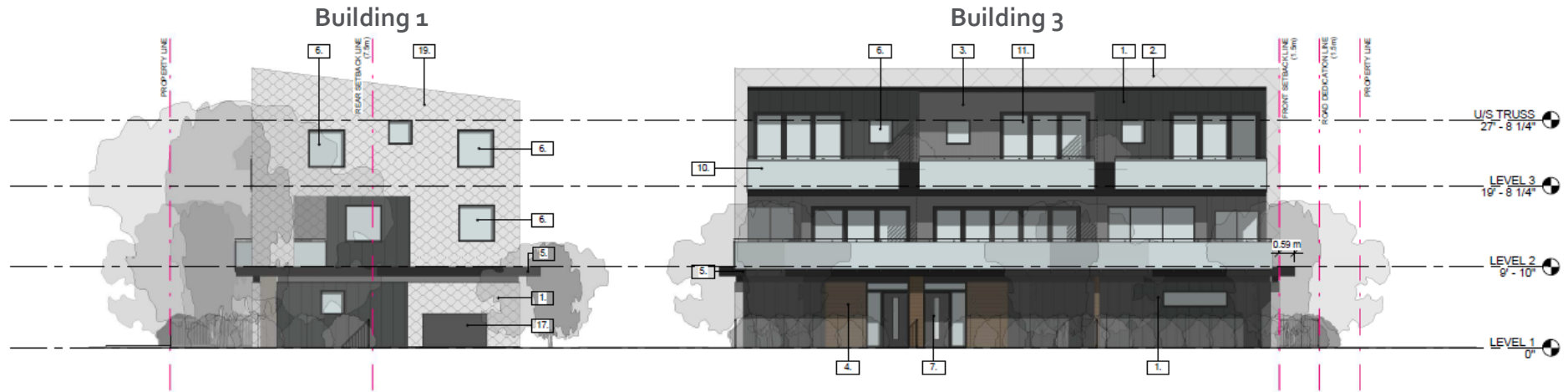
Facing toward Glenmore Dr



Building 1 – West Elevation

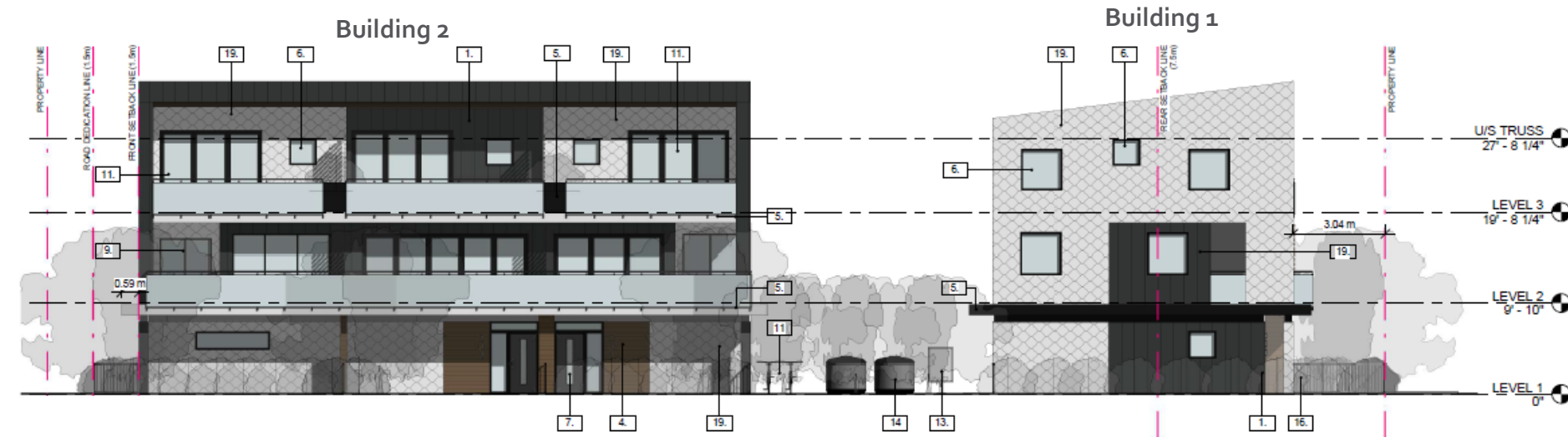
Facing toward Lowland St

Elevations



Building 1 & 3 – North Elevation

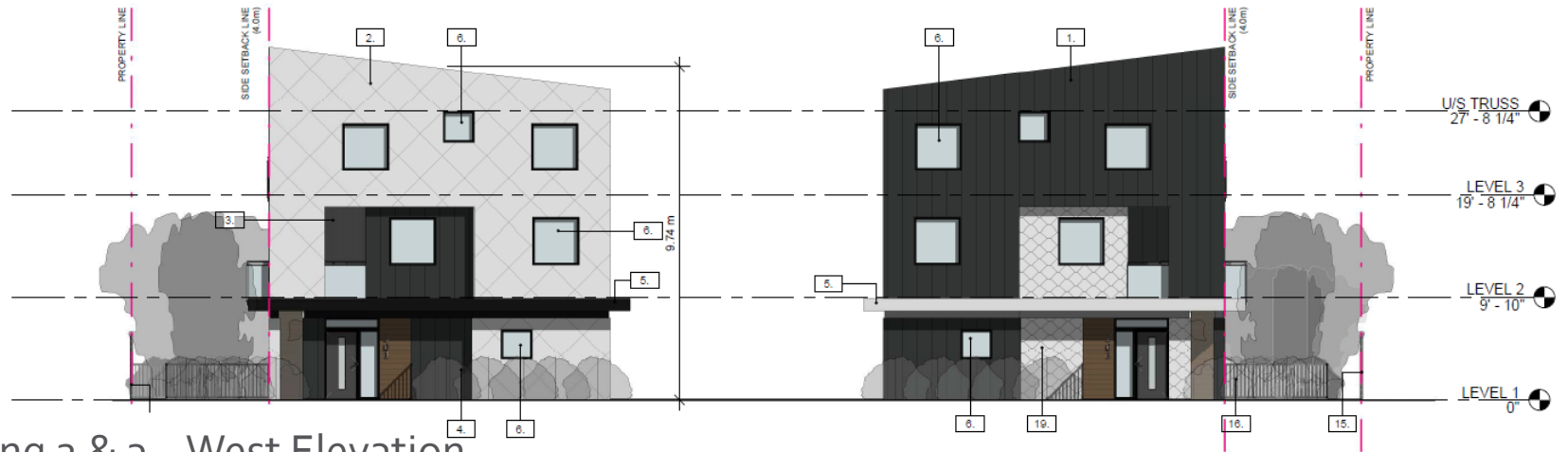
Facing towards adjacent property to north



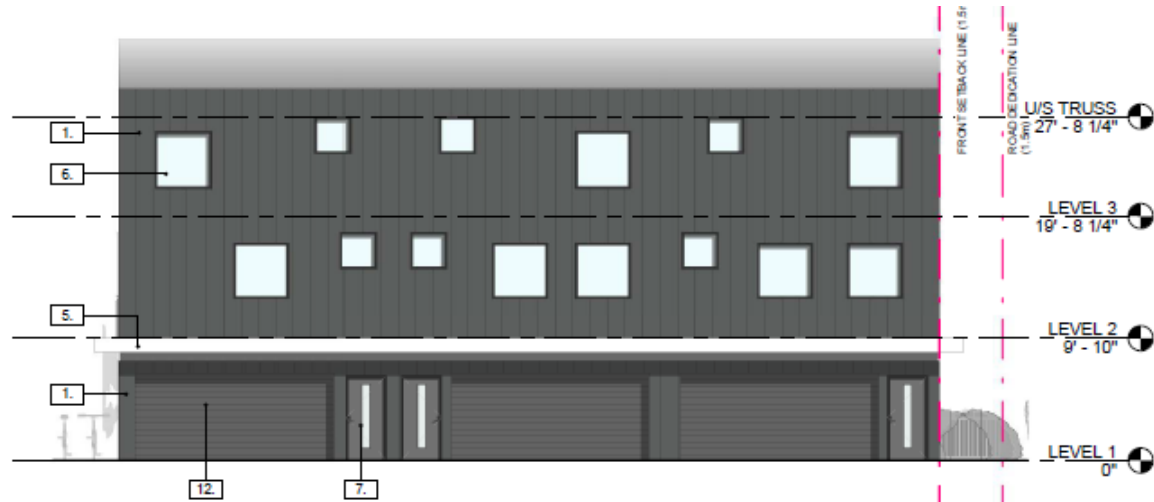
Building 1 & 2 – South Elevation

Facing towards adjacent property to south

Elevations



Building 2 & 3 – West Elevation
Facing toward Lowland St



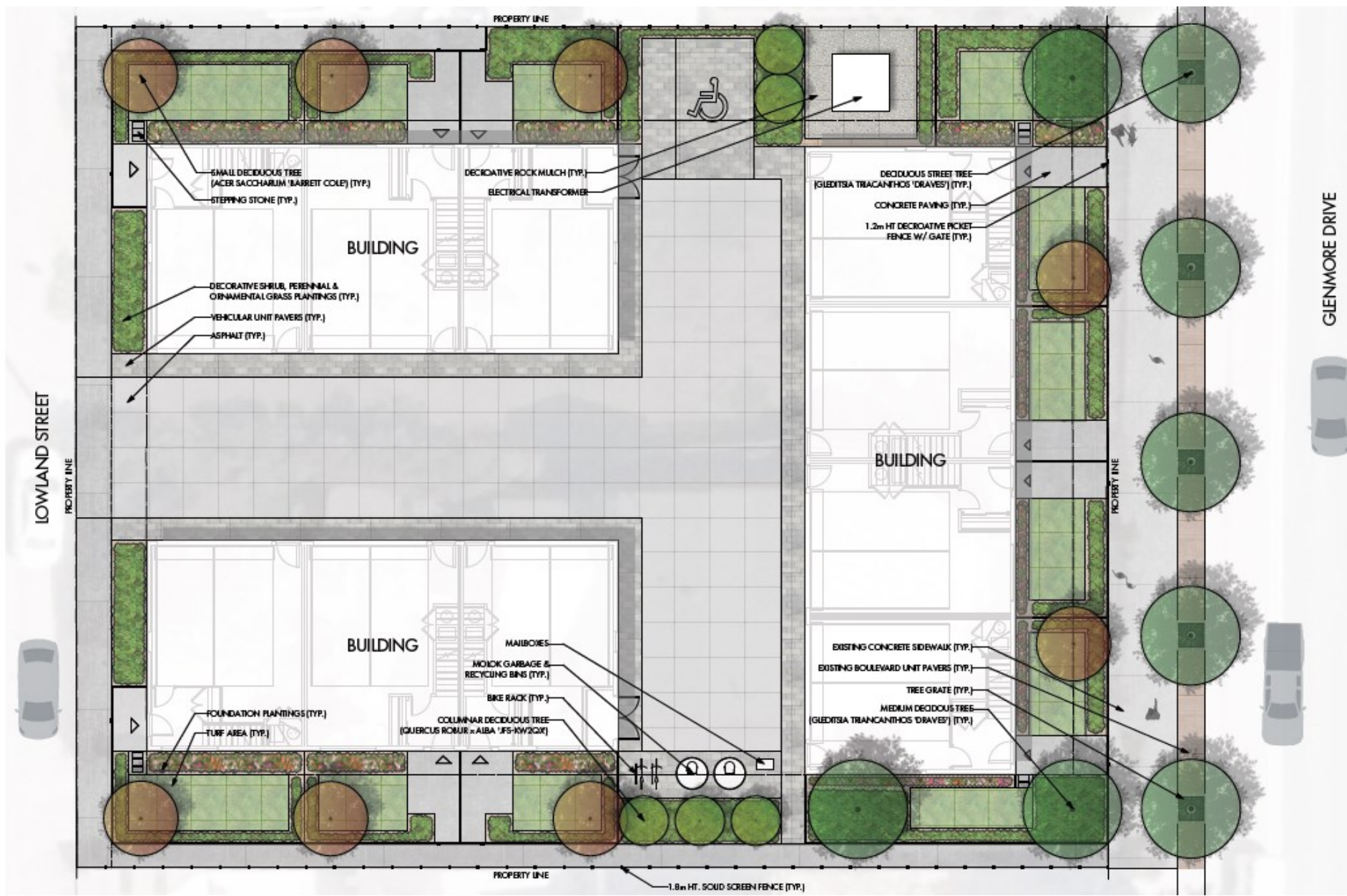
Building 2 – North Elevation
Facing toward internal drive isle

Conceptual Renderings



City of Kelowna

Landscape Plan



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



Conclusion of Staff Remarks