

REPORT TO COUNCIL



Date: May 15th, 2023

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0060

Owner: Polar Projects Development Group Ltd., Inc.No. 1287251

Address: 1885 High Road and 810 Glenmore Drive

Applicant: Dionne Delesalle – Polar Projects Development Group

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: C2 – Vehicle Oriented Commercial and RU1 – Large Lot Housing

Proposed Zone: MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z21-0060 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 29 Township 26 ODYD Plan KAP58828 and Lot 2 Section 29 Township 26 ODYD Plan 4101 located at 1885 High Road and 810 Glenmore Drive, Kelowna, BC from the C2 – Vehicle Oriented Commercial zone and the RU1 – Large Lot Housing zone to the MF3r – Apartment Housing Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 15th, 2023;

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

2.0 Purpose

To rezone the subject property from the C2 – Vehicle Oriented Commercial zone and the RU1 – Large Lot Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of apartment housing.

3.0 Development Planning

Staff support the proposed Rezoning from the C2 – Vehicle Oriented Commercial zone and the RU1 – Large Lot Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of apartment housing. The subject properties have the Future Land Use Designation of Core Area Neighbourhood and are directly fronting a Transit Supportive Corridor on Glenmore Drive. As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives to focus density along Transit Supportive Corridors.

The proposal includes additional land that is currently City-owned adjacent to the two subject properties. This area is roughly 312m² in size and will be consolidated with the other two parcels to create a larger lot. This will require the existing laneway access onto Glenmore Drive to be closed and a new Statutory Right of Way will be registered on the subject property to offer a new access onto Lowland Street. This will optimize traffic flow to create a safer vehicular access.

4.0 Site Context & Background

4.1 Site Context

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	P3 – Parks and Open Space	Kelowna Golf & Country Club
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 1885 High Road and 810 Glenmore Drive



The subject property is located on Lowland Street, High Road, and Glenmore Drive. 1885 High Road used to be a gas bar; however, it has been vacant since the late 1990s and has gone through a remediation process. Both of the subject properties are currently vacant. The surrounding area is primarily zoned RU1 – Large Lot Housing, P3 – Parks and Open Space, C2 – Vehicle Oriented Commercial and MF3 – Apartment Housing.

There are commercial businesses kitty-corner from the subject properties and there are six BC transit bus stops within 300.0 m on Glenmore Drive, High Road, and Summit Drive.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2. Focus residential density along Transit Supportive Corridors.	
Policy 5.2.1 Transit Supportive Corridor Densities.	Encourage development that works towards a long-term population density of between 50-100 people per hectare within 200 metres of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors.
	<i>The proposal adds meaningful density along Glenmore Drive, which is a Transit Supportive Corridor.</i>
Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.	
Policy 5.11.1. Diverse Housing Tenures.	Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own.
	<i>The proposal is adding rental housing stock into the existing neighbourhood and is guaranteed through the rental only subzone.</i>

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 Development Engineering Memo attached May 15th, 2023

7.0 Application Chronology

Date of Application Accepted: June 7th, 2021
 Date of Public Information Session: May 18th, 2022

Report prepared by: Tyler Caswell, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Summary of Public Information Session