



City of  
**Kelowna**

Z21-0060  
1885 High Road & 810  
Glenmore Drive

Rezoning Application

# 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.

# Development Process



Jun 7, 2021

Development Application Submitted



Staff Review & Circulation



May 18, 2022

Public Information Session



May 15, 2023

Initial Consideration



Reading Consideration or Public Hearing



Final Reading & DP/DVP



Building Permit



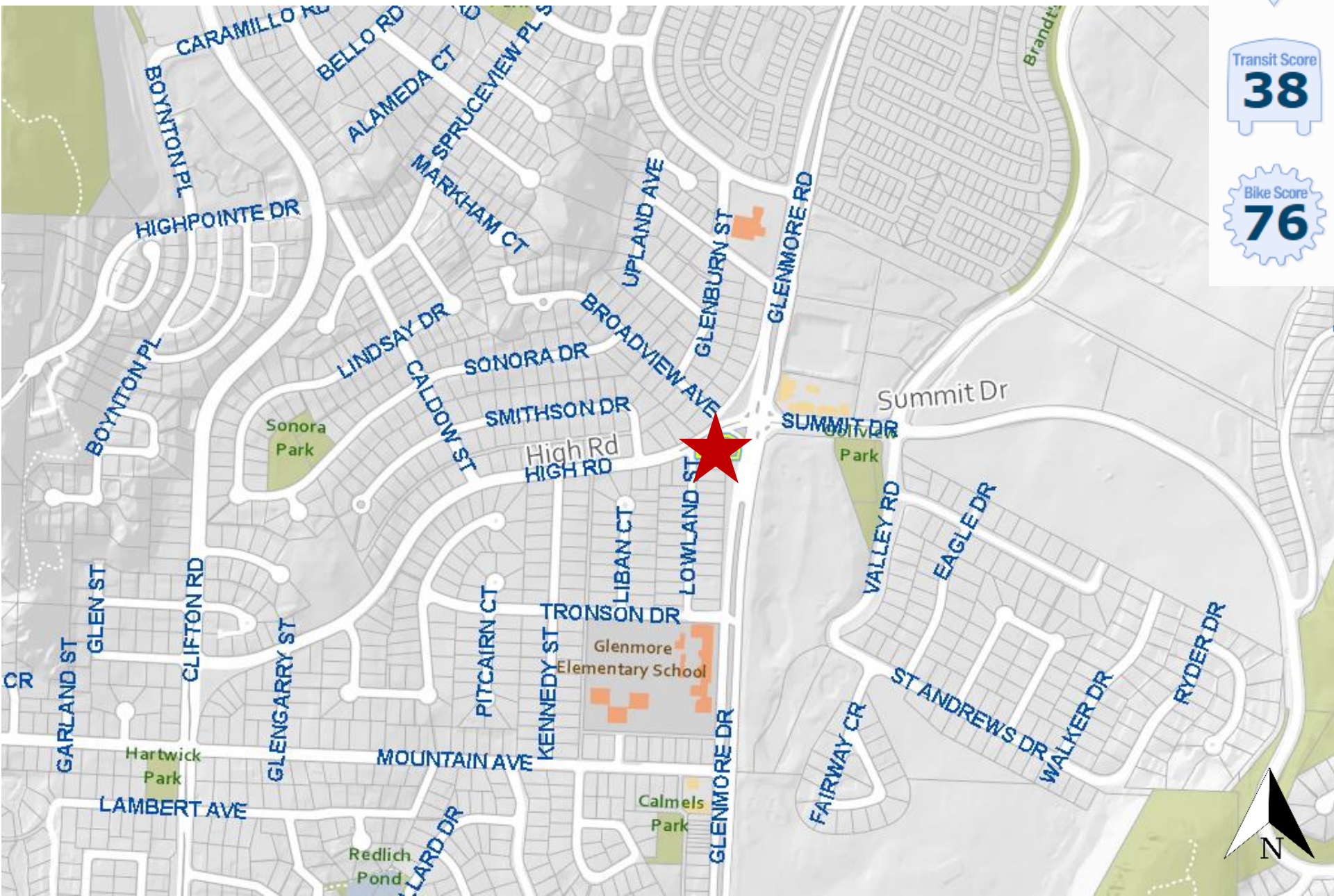
Council Approvals

# Context Map

Walk Score  
**45**

Transit Score  
**38**

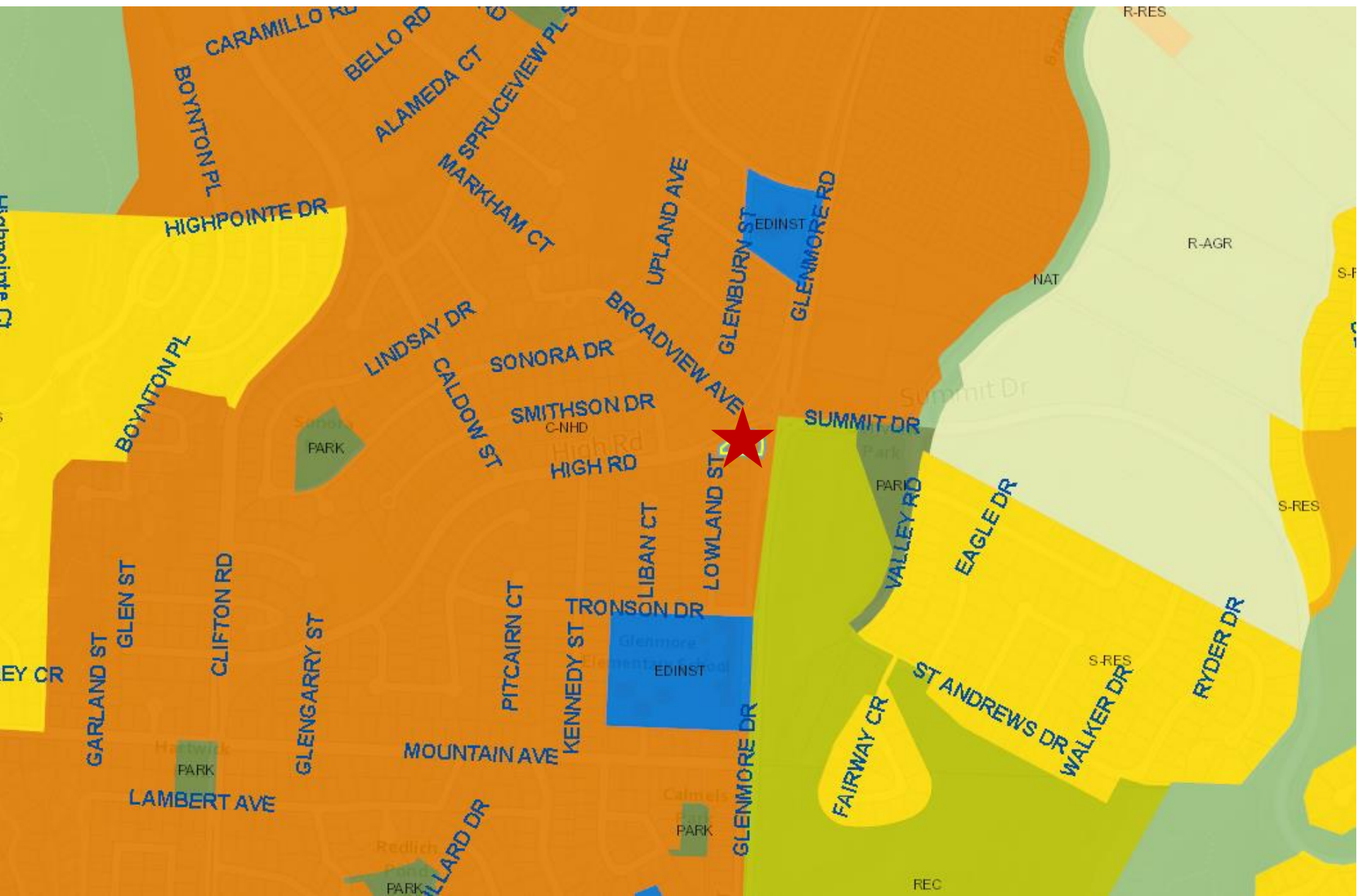
Bike Score  
**76**



# Transit Stops



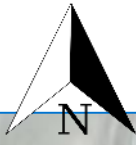
# OCP Future Land Use



# Subject Property Map



# Road Closure & SRW



Consolidation Area

Statutory Right of Way

Road Closure Area

HIGH RD

GLENMORE DR

LOWLAND ST

1850

1860

1861

1853

820

1885

810

818

826





# Project Details

- ▶ The property has Future Land Use Designation of Core-Area Neighbourhood.
- ▶ Directly fronts onto Glenmore Drive, which is a Transit Supportive Corridor (TSC).
- ▶ The Rezoning to the MF<sub>3r</sub> zone is to facilitate the construction of an apartment housing.
  - ▶ Rental-only
  - ▶ Application is proposed at 50 units
  - ▶ Vehicle entry will be off Lowland Street

# OCP Objectives & Policies

- ▶ Policy 5.2.1. Transit Supportive Corridor Densities.
  - ▶ The proposal adds meaningful and important density along Glenmore Drive, which is a Transit Supportive Corridor
- ▶ Policy 5.11.1. Diverse Housing Tenures.
  - ▶ The proposal is adding rental housing stock into an existing neighbourhood and the rental is guaranteed through the rental only subzone.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use C-NHD
  - ▶ OCP Objectives in Chapter 5 Core Area
    - ▶ Transit Supported Corridor Policies
    - ▶ Rental Housing
  - ▶ Development Permit to follow.