

REPORT TO COUNCIL REZONING



Date: May 6, 2024
To: Council
From: City Manager
Address: 1232, 1240 & 1250 Glenmore Dr
File No.: Z24-0009

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z24-0009 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

1. Lot B Section 29 Township 26 ODYD Plan 39467, located at 1232 Glenmore Dr, Kelowna, BC;
2. Lot 2 Section 29 Township 26 ODYD Plan 16352, located at 1240 Glenmore Dr, Kelowna, BC; and
3. Lot A Section 29 Township 26 ODYD Plan KAP47536, located at 1250 Glenmore Dr, Kelowna, BC;

from the MF1 – Infill 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 6, 2024.

2.0 Purpose

To rezone the subject properties from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone. The proposed rezoning will facilitate the development of rental apartment housing which aligns with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. OCP Policy supports apartment housing up to 6 storeys in height where properties directly abut Transit Supportive Corridors. The proposed Rental Only subzone aligns with OCP Policy encouraging diverse housing tenures within the Core Area.

Lot Area	Proposed (m ²)
Gross Site Area	2300 m ²
Road Dedication	17.09 m ²
Undevelopable Area	N/A
Net Site Area	2282.91 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single detached housing
East	P3 – Parks and Open Space	Golf course
South	MF1 – Infill Housing	Single detached housing
West	MF1 – Infill Housing	Single detached housing

Subject Property Map: 1232, 1240 & 1250 Glenmore Dr



The subject properties are located on the west side of Glenmore Dr, between Highland Dr N and Bernard Ave. Glenmore Dr is a Transit Supportive Corridor. Transit stops are located 150 m to the north. The surrounding neighbourhood primarily consists of single detached dwellings, with a townhouse development to the south and an institutional use to the north.

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 toward a long term population density of between 50 – 100 people per hectare within 200 m 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 proposed rezoning is located on Glenmore Dr, which is a Transit Supportive Corridor.</i>

<p>Policy 5.2.2 Building Height</p>	<p>Encourage housing forms up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. Consider heights below six storeys for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. Consider buildings above six storeys where the project is adjacent to higher capacity transit along Highway 97, a major intersection, or near an Urban Centre, with due consideration for the context of the surrounding neighbourhood.</p>
	<p><i>The MF3r – Apartment Housing Rental Only zone will allow apartment housing, up to six storeys in height, on Transit Supportive Corridors.</i></p>
<p>Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.</p>	
<p>Policy 5.11.2 Diverse Housing Tenures</p>	<p>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.</p>
	<p><i>The proposed rezoning to the Rental Only subzone will facilitate the development of long-term rental housing.</i></p>

6.o Application Chronology

Application Accepted: March 13, 2024
 Neighbourhood Notification Summary Received: April 15, 2024

Report prepared by: Mark Tanner, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:
 Attachment A: Development Engineering Memo
 Attachment B: Draft Site Plan

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.