



City of  
**Kelowna**

Z24-0009

1232, 1240 & 1250 Glenmore Dr

Rezoning Application

# Purpose

- ▶ To rezone the subject properties from the MF<sub>1</sub> – Infill Housing zone to the MF<sub>3r</sub> – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

# Development Process

March 13, 2024

Development Application Submitted



Staff Review & Circulation



April 15, 2024

Public Notification Received



May 6, 2024

Initial Consideration



Reading Consideration

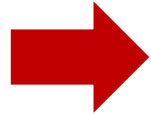


Final Reading & Development Permit

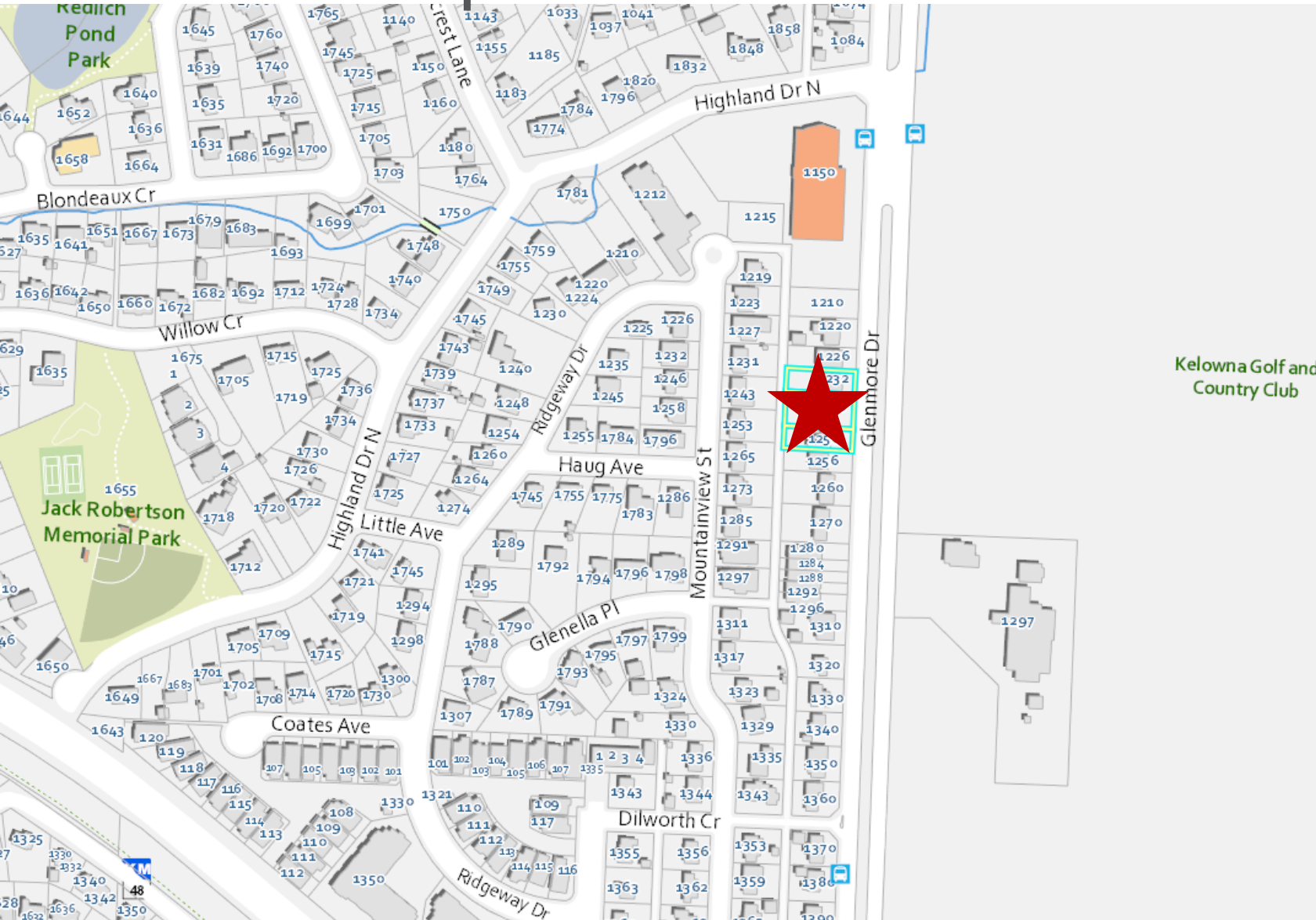


Building Permit

Council  
Approvals



# Context Map



Walk Score  
**43**

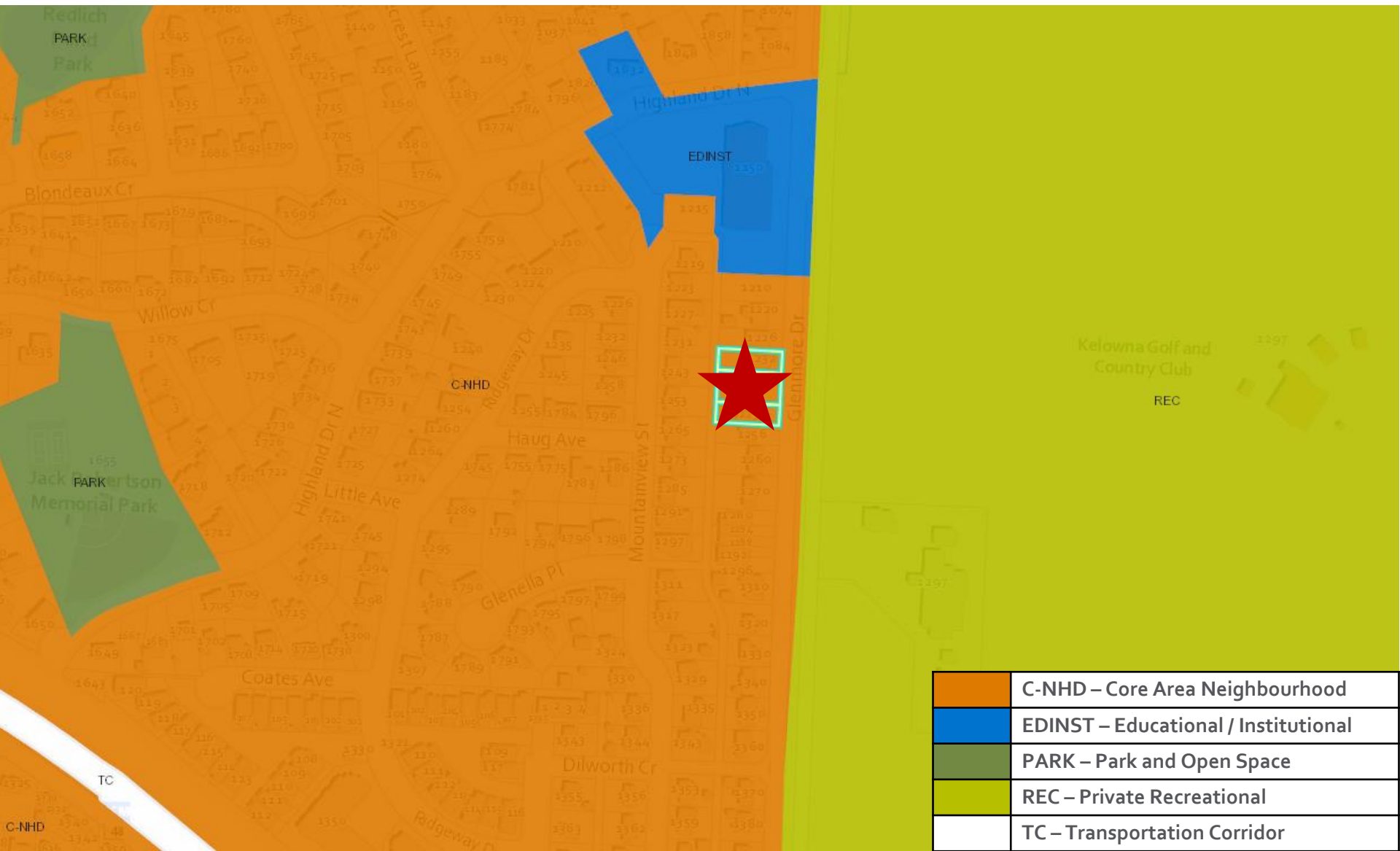
Transit Score  
**46**






Bike Score  
**80**

Kelowna Golf and  
Country Club



# OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	REC – Private Recreational
	TC – Transportation Corridor

# Subject Property Map



# Project Details

- ▶ MF<sub>1</sub> – Infill Housing zone to MF<sub>3r</sub> – Apartment Housing Rental Only
  - ▶ Facilitate the construction of apartment housing
  - ▶ Long-term rental housing
  - ▶ Vehicle access from the lane

# OCP Objectives & Policies

- ▶ **Policy 5.2.1: Transit Supportive Corridor Densities**
  - ▶ Encourage development that increases density along Transit Supportive Corridors to support improved services and amenities. Discourage underdevelopment.
- ▶ **Policy 5.2.2. Building Height**
  - ▶ Encourage low rise apartments up to six storeys in Core Area Neighbourhoods that abut Transit Supportive Corridors.
- ▶ **Policy 5.11.2 Diverse Housing Tenures**
  - ▶ Encourage a range of rental and ownership tenures that support a variety of households, income levels, and life stages.



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Rezoning as it is consistent with:
  - ▶ OCP Future Land Use: C-NHD – Core Area Neighbourhood
  - ▶ OCP Policies:
    - ▶ Policy 5.2.1 Transit Supportive Corridor Densities
    - ▶ Policy 5.2.2 Building Height
    - ▶ Policy 5.11.2 Diverse Housing Tenures
  - ▶ Development Permit to follow