

REPORT TO COUNCIL

REZONING



Date: May 27, 2024
To: Council
From: City Manager
Address: 1064-1084 Glenmore Drive
File No.: Z23-0039

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF3 – Apartment Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0039 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 29 Township 26 ODYD Plan 17490 located at 1064 Glenmore Drive, Kelowna, BC, Lot 2 Section 29 Township 26 ODYD Plan 17490 located at 1074 Glenmore Drive, Kelowna, BC and Lot 3 Section 29 Township 26 ODYD Plan 17490 located at 1084 Glenmore Drive Kelowna, BC from the MF1 – Infill Housing zone to the MF3 – Apartment Housing 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 27, 2024.

2.0 Purpose

To rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing.

3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing. The subject properties have the Future Land Use Designation of Core Area Neighbourhood (C-NHD) and are directly fronting a Transit Supportive Corridor (TSC) on Glenmore Drive. As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives to focus density along a TSC. The MF3-Apartment Housing zone allows for a maximum of 6 storeys in building height along TSCs.

The applicant is required to dedicate 0.80 m along the laneway, a 5.0 m x 5.0 m corner cut on the Glenmore Dr – Highland Dr N intersection, and a 3.0m x 3.0m corner cut on Highland Dr N and the laneway. The completion of the dedications is a condition of final adoption of the zone.

Lot Area	Proposed (m ²)
Gross Site Area	2540 m ²
Road Dedication	~45 m ²
Undevelopable Area	n/a

Net Site Area	~2495 m ²
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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	P2 – Education and Minor Institutional	Religious Assembly
West	MF1 – Infill Housing	Single Detached Housing

Subject Property Map: 1064-1084 Glenmore Dr



The subject properties are located on the corner of Glenmore Drive and Highland Drive North. The surrounding area is primarily zoned MF1 – Infill Housing, MF2 – Townhouse Housing zone, MF3 – Apartment Housing, P2 – Education and Minor Institutional, P3 – Parks and Open Space and C2 – Vehicle Oriented Commercial. There are four BC transit bus stops within 300.0 m on Glenmore Drive. The subject property is in close proximity to Glenmore Elementary School and Calmels Park.

4.1 Background

Council previously considered an OCP Amendment (OCP20-0014) and Rezoning Application (Z20-0067) for the subject properties in March 2021, which was defeated. These applications were considered under the previous 2030 Official Community Plan and Zoning Bylaw No. 8000.

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 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>
Policy 5.2.2 Building Height	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 Urban Centre, with due consideration for the context of the surrounding neighbourhood. <i>The proposal is for a six-storey low-rise apartment along the Transit Supportive Corridor.</i>
Policy 5.2.5 Corridor Access and Consolidation	Encourage consolidation of properties and location of automobile accesses from lanes or side streets to reduce or eliminate the number of accesses directly onto Transit Supportive Corridors. <i>The proposal includes the consolidation of three properties and all access is proposed to be off the back lane.</i>

6.o Application Chronology

Application Accepted: June 16, 2023
 Public Information Session: February 20, 2024

Report prepared by: Tyler Caswell, 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: Summary of Public Information Session
 Attachment C: Draft Site Plan

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