
CITY OF KELOWNA

MEMORANDUM

Date: April 10, 2024 (R1)
File No.: Z23-0039
To: Urban Planning Manager (JB)
From: Development Engineering Manager (NC)
Subject: 1064, 1074 & 1084 Glenmore Dr RU1 to MF3

The Development Engineering Department has the following comments associated with this Rezoning Application to rezone the three subject properties from RU1 – Large Lot Housing to MF3 – Apartment Housing.

The Development Engineering Technician for this file is Cindal McCabe (cmccabe@kelowna.ca).

1. GENERAL


- a. The following comments and requirements are valid for a period of one (1) year from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if an application for Building Permit is not made within this time.

2. PROPERTY-SPECIFIC REQUIREMENTS

- a. *<deleted>*.
- b. A road dedication of approximately 0.8 m width along the entire frontage of the rear (west) lane is required to achieve a ROW width of 7.6 m in accordance with Typical Section SS-R2 for Commercial/High-Density Residential Lanes.
- c. A road dedication of 5 x 5 m for a corner cut at the corner of Glenmore Dr and Highland Dr N is required.
- d. A road dedication of 3 x 3m for a corner cut at the intersection of the lane with Highland Dr N is required.
- e. *<deleted>*.

3. ROADWAY AND STREETScape

- a. A crosswalk with overhead flasher is required on Glenmore Dr at Highland Dr N to provide safer access to the northbound bus stop. This requirement will be applicable at time of Building Permit.

ATTACHMENT		A
This forms part of application # Z23-0039		
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4. POWER AND TELECOMMUNICATION SERVICES

- a. In accordance with Council Policy 101, burial of existing overhead wires is required on all frontages. Developer must make arrangements with the applicable electric power, telephone, and cable transmission companies to arrange for this work. Designs must be submitted to the Development Engineering Branch at the same time as other “issued for construction” drawings. This requirement will be applicable at time of Building Permit.



Nelson Chapman, P.Eng.
Development Engineering Manager

CM

ATTACHMENT		A
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# Z23-0039		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



Transmittal Page 1 of 1

March 28, 2024

Re: Public Information Session for the Proposed Rezoning of 1064-1084 Glenmore Drive
Application Number: Z23-0039

Location, time and duration of the information session:

Realty Monx Office: 210-1751 Harvey Avenue, Kelowna, BC V1Y 6G4
Saturday, February 24, 2024, from 12:00pm-2:00pm

Number of people who attended the information session:

Approximately 20 people attended.

How the information session was advertised:

Print and digital newspaper ads were distributed by Kelowna Capital News.

How affected property owners were notified:

Mailouts were distributed to neighbours within a 50m radius.

Summary of information provided at the information session:

- Two large presentation boards were provided which included renderings, the site plan, unit and parking information, and solar studies,
- A complete DP package was provided,
- LIME spoke about the development, upcoming zoning bylaw updates, answered questions from the public and responded to their concerns.

How the input received at the information session was used:

Neighbour concern was primarily regarding safety in the lane and traffic. Potential changes to the DP submission were discussed, including a sidewalk along the lane and mirrors to see incoming traffic.

Was the information session organized and conducted in accordance with the objective of the policy?

Yes.

Sincerely:

Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.

ATTACHMENT	B
This forms part of application # Z23-0039	
Planner Initials	TC

1064, 1074 & 1084 GLENMORE DRIVE, KELOWNA BC

ATTACHMENT C

This forms part of application
Z23-0039

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

LIME ARCHITECTURE INC.
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PROPERTY DESCRIPTION

CIVIC: 1064, 1074 & 1084 GLENMORE DRIVE, KELOWNA, BC
LEGAL: LOT 1, LOT 2 & LOT 3, PLAN KAP17490

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA RU1 ZONING
CORE AREA
TRANSIT SUPPORTIVE CORRIDOR
PROPOSED: MF3 ZONING

SITE INFORMATION:

GROSS SITE AREA =	27,342 SF (2,540 SM)	
SITE COVERAGE =	ALLOWED/REQUIRED 65% (17,772 SF)	PROPOSED 63% (17,266 SF)
SITE COVERAGE + HARDSCAPING =	85% (23,241 SF)	74% (20,204 SF)
MIN. DENSITY: 4.75 UNITS/1,050M ² LOT AREA =	11 UNITS	67 UNITS
FAR + BONUS DENSITY =	1.8 + 0.25 (56,051 SF)	1.9 (51,043 SF)

PRIVATE & COMMON AMENITY SPACE:

COMMON =	67 UNITS x 4m ² /UNIT = 268m ² (2,885 SF)	3,328 SF
PRIVATE: 1 BEDROOM UNITS =	15m ² - 4m ² = 11m ² (118 SF)/UNIT	146-419 SF/UNIT (SEE TABLE)
	11m ² X 40 UNITS = 440m ²	
PRIVATE: 2+ BEDROOM UNITS =	25m ² - 4m ² = 21m ² (226 SF)/UNIT	231-658 SF/UNIT (SEE TABLE)
	21m ² X 27 UNITS = 567m ² (6103 SF)	
TOTAL AMENITY SPACE =	1,275m ² (13,734 SF)	(1,892.5m ²) 20,371 SF

HEIGHT =

22.0m (6 STOREYS) 21.4m (6 STOREYS)

YARD SETBACKS:

FRONT YARD =	4.5m	4.9m
FRONT YARD (GROUND ORIENTED) =	2.0m	9.3m
FRONT YARD BUILDING STEPBACK =	3.0m	3.2m
SIDE YARD =	3.0m	5.5m
FLANKING SIDE YARD =	4.5m	9.9m
FLANKING SIDE YARD (GROUND ORIENTED) =	2.0m	4.0m
FLANKING SIDE YARD STEPBACK =	3.0m	3.4m
REAR YARD =	4.5m	4.5m

PARKING CALCULATIONS:

1 BEDROOM UNITS =	40 UNITS x 1.0 = 40	
2 BEDROOM UNITS =	26 UNITS x 1.1 = 28.6	
3 BEDROOM UNITS =	1 UNIT x 1.4 = 1.4	
VISITOR =	67 UNITS x 0.14 = 9.38	
TOTAL =	70 BASE, 9 VISITOR = 79	
BASE REDUCTION FOR CAR-SHARE =	70 - 5 (1 CAR-SHARE) = 65 BASE, 9 VISITOR	
TOTAL =	74 + 1 CAR-SHARE	74 + 1 CAR-SHARE
ACCESSIBLE PARKING =	3 (1 VAN ACCESSIBLE)	3 (1 VAN ACCESSIBLE)

LONG-TERM BICYCLE STORAGE:

1 & 2 BEDROOM =	66 UNITS x 0.75 = 50	
3 BEDROOM =	1 UNITS x 1 = 1	
TOTAL =	51	51

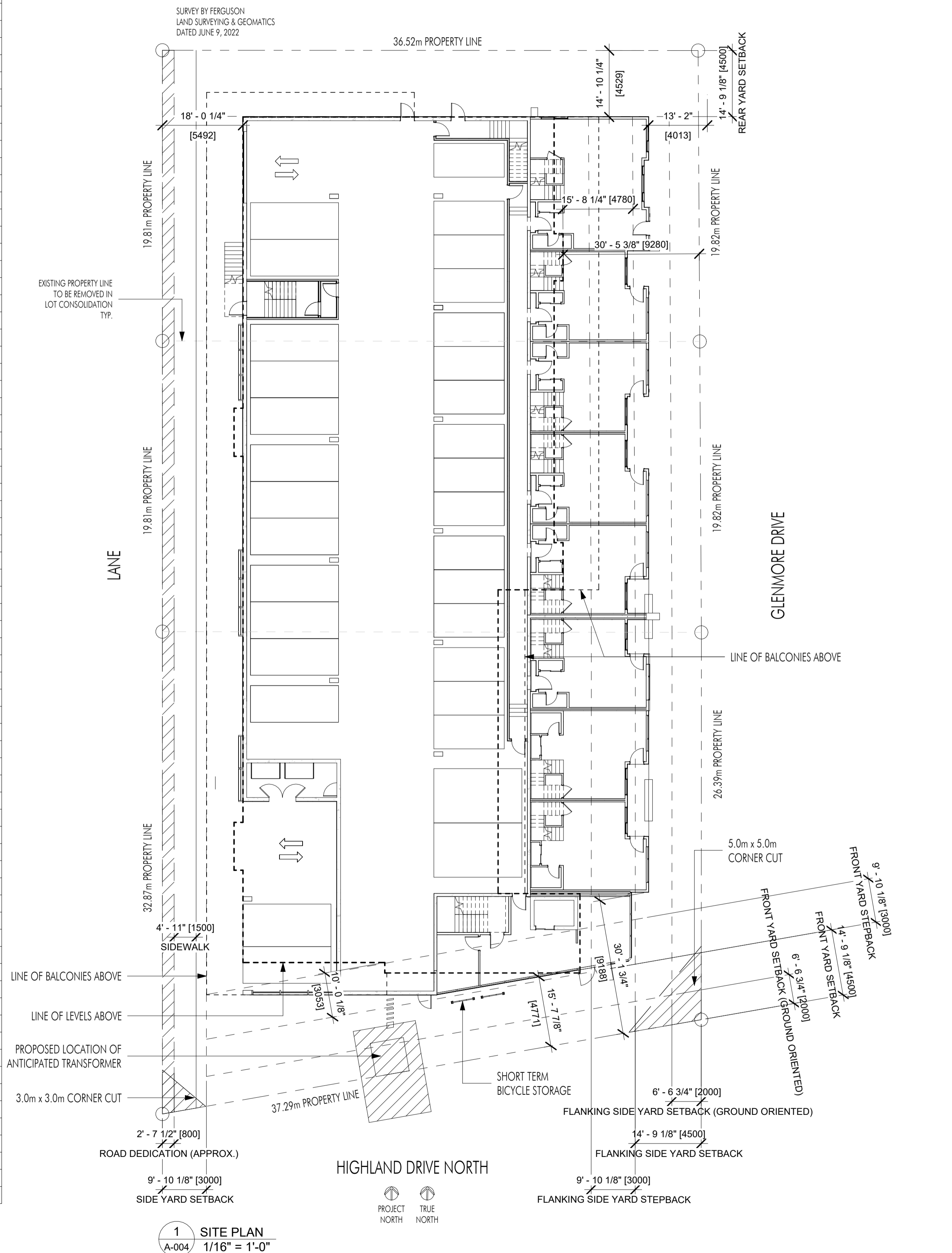
SHORT-TERM BICYCLE STORAGE:

6 PER ENTRANCE =	6	
TOWNHOUSES =	4	
TOTAL =	10	10

PARKING	
COUNT	TYPE
2	ACCESSIBLE - 90 deg
1	CAR-SHARE - 90 deg
36	REGULAR - 90 deg
35	SMALL - 90 deg
1	VAN ACCESSIBLE - 90 deg
TOTAL: 75	

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
101 ENTRY		484 SF	234 SF
101 UPPER	2	474 SF	
102 ENTRY		494 SF	233 SF
102 UPPER	2	484 SF	
103 ENTRY		500 SF	237 SF
103 UPPER	2	490 SF	
104 ENTRY		500 SF	237 SF
104 UPPER	2	490 SF	
105 ENTRY		494 SF	233 SF
105 UPPER	2	484 SF	
106 ENTRY		494 SF	233 SF
106 UPPER	2	484 SF	
107 ENTRY		494 SF	232 SF
107 UPPER	2	484 SF	
108 ENTRY		754 SF	340 SF
108 UPPER	3	716 SF	
301	1	636 SF	460 SF
302	1	666 SF	146 SF
303	1	615 SF	203 SF
304	1	646 SF	167 SF
305	1	617 SF	204 SF
306	1	646 SF	167 SF
307	1	621 SF	400 SF
308	2	969 SF	251 SF
309	1	606 SF	419 SF
310	2	976 SF	293 SF
311	1	606 SF	419 SF
312	1	592 SF	162 SF
313	1	626 SF	398 SF
314	2	788 SF	553 SF
315	2	731 SF	394 SF
401	1	636 SF	460 SF
402	1	666 SF	146 SF
403	1	615 SF	203 SF
404	1	646 SF	167 SF
405	1	617 SF	204 SF
406	1	646 SF	167 SF
407	1	621 SF	179 SF
408	2	969 SF	251 SF
409	1	606 SF	198 SF
410	2	976 SF	293 SF
411	1	606 SF	198 SF
412	1	592 SF	162 SF
413	1	626 SF	178 SF
414	2	789 SF	262 SF
415	2	731 SF	394 SF
501	1	636 SF	460 SF
502	1	666 SF	146 SF
503	1	615 SF	203 SF
504	1	646 SF	167 SF
505	1	617 SF	204 SF
506	1	646 SF	167 SF
507	1	621 SF	179 SF
508	2	969 SF	251 SF
509	1	606 SF	198 SF
510	2	976 SF	293 SF
511	1	606 SF	198 SF
512	1	592 SF	162 SF
513	1	626 SF	178 SF
514	2	789 SF	262 SF
515	2	731 SF	394 SF
601	2	828 SF	509 SF
602	1	615 SF	203 SF
603	2	923 SF	238 SF
604	1	617 SF	204 SF
605	2	921 SF	238 SF
606	1	621 SF	179 SF
607	2	922 SF	238 SF
608	1	606 SF	198 SF
609	2	913 SF	303 SF
610	1	606 SF	198 SF
611	1	592 SF	162 SF
612	1	626 SF	178 SF
613	2	789 SF	262 SF
614	2	731 SF	394 SF
TOTAL UNIT AREAS		49660 SF	

*REFER TO FLOOR PLANS FOR UNIT LAYOUTS



1 SITE PLAN
A-004 1/16" = 1'-0"

Revision No., Date and Description

08.22.22	FOR REVIEW
10.27.22	FOR REVIEW
01.17.23	FOR COORDINATION
02.07.23	75% DP REVIEW
05.17.23	FOR REZONING/DP
08.23.23	DP ADDENDUM #1
01.23.24	DP ADDENDUM #2
02.21.24	DP ADDENDUM #3
04.23.24	DP ADDENDUM #4

Plot Date
04.23.24

PROJECT
1064-1084 GLENMORE
DRAWING TITLE
PROJECT INFORMATION

Drawing No.
A-004

