



City of  
**Kelowna**

# Z23-0039 1064-1084 Glenmore Drive

Rezoning Application

# Purpose

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

# Development Process



Jun 16, 2023

Development Application Submitted



Staff Review & Circulation

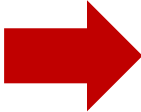


Feb 20, 2024

Public Information Session



May 27, 2024



Initial Consideration



Reading Consideration



Final Reading

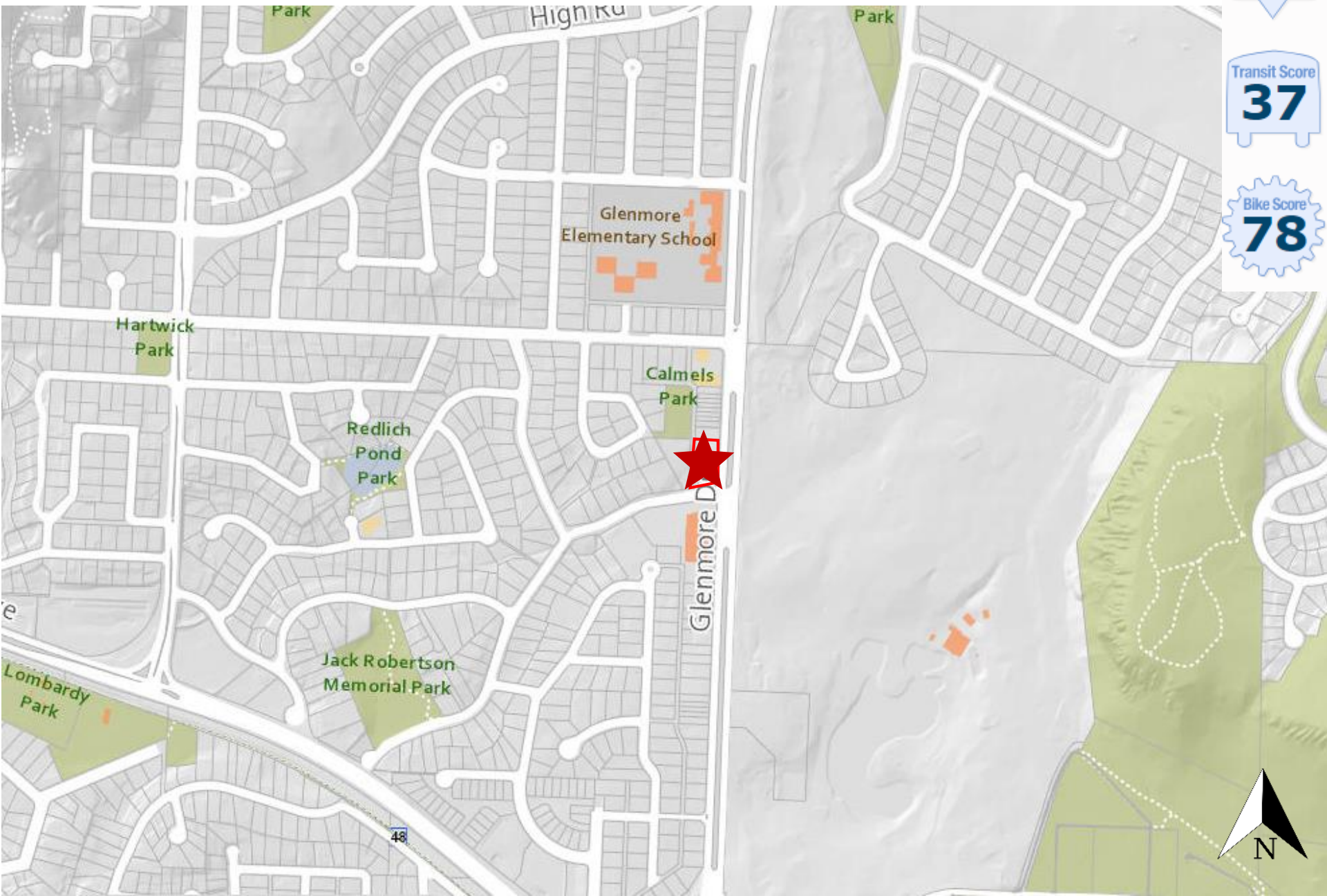


Building Permit



Council Approvals

# Context Map



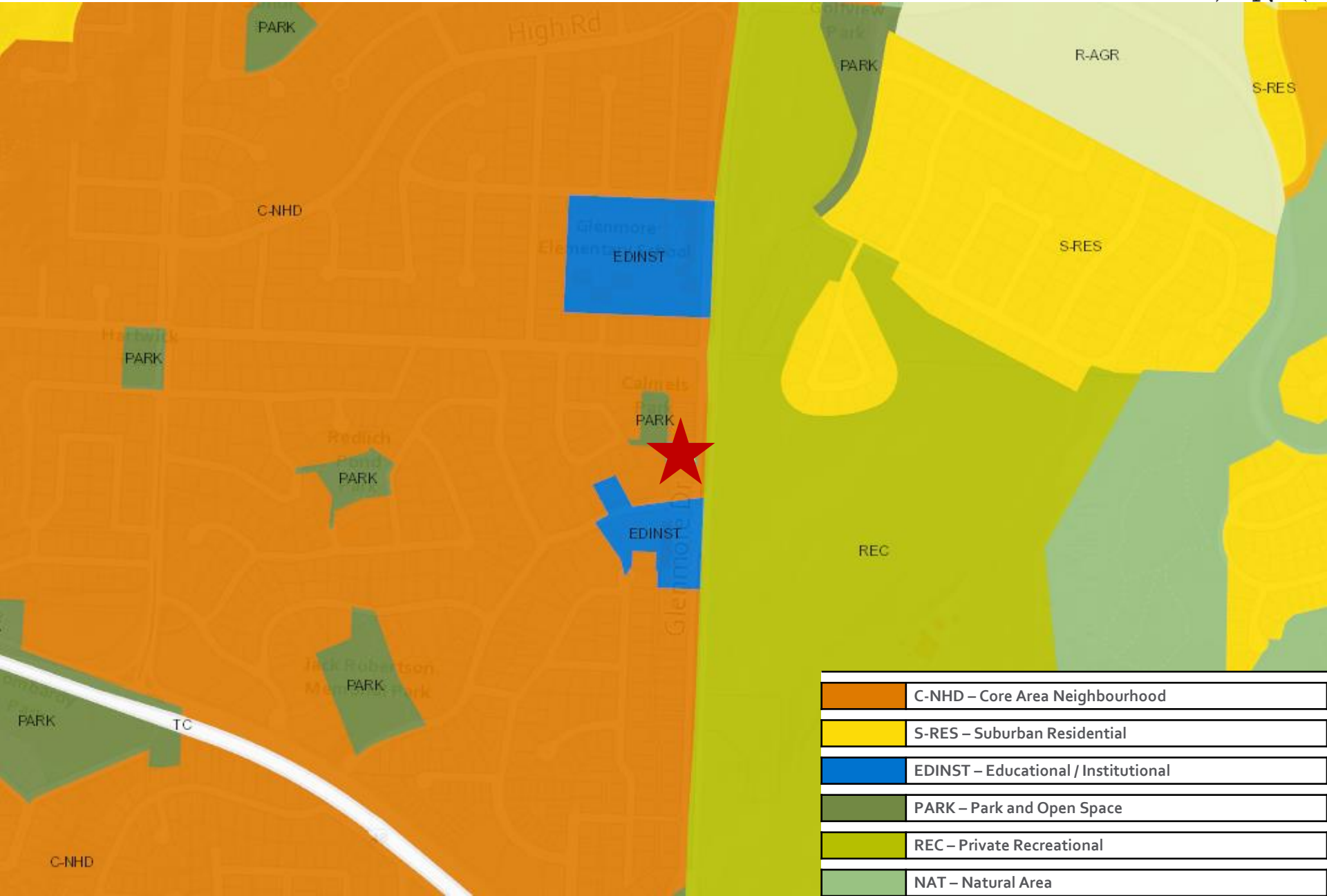
Walk Score  
**53**


Transit Score  
**37**

Bike Score  
**78**

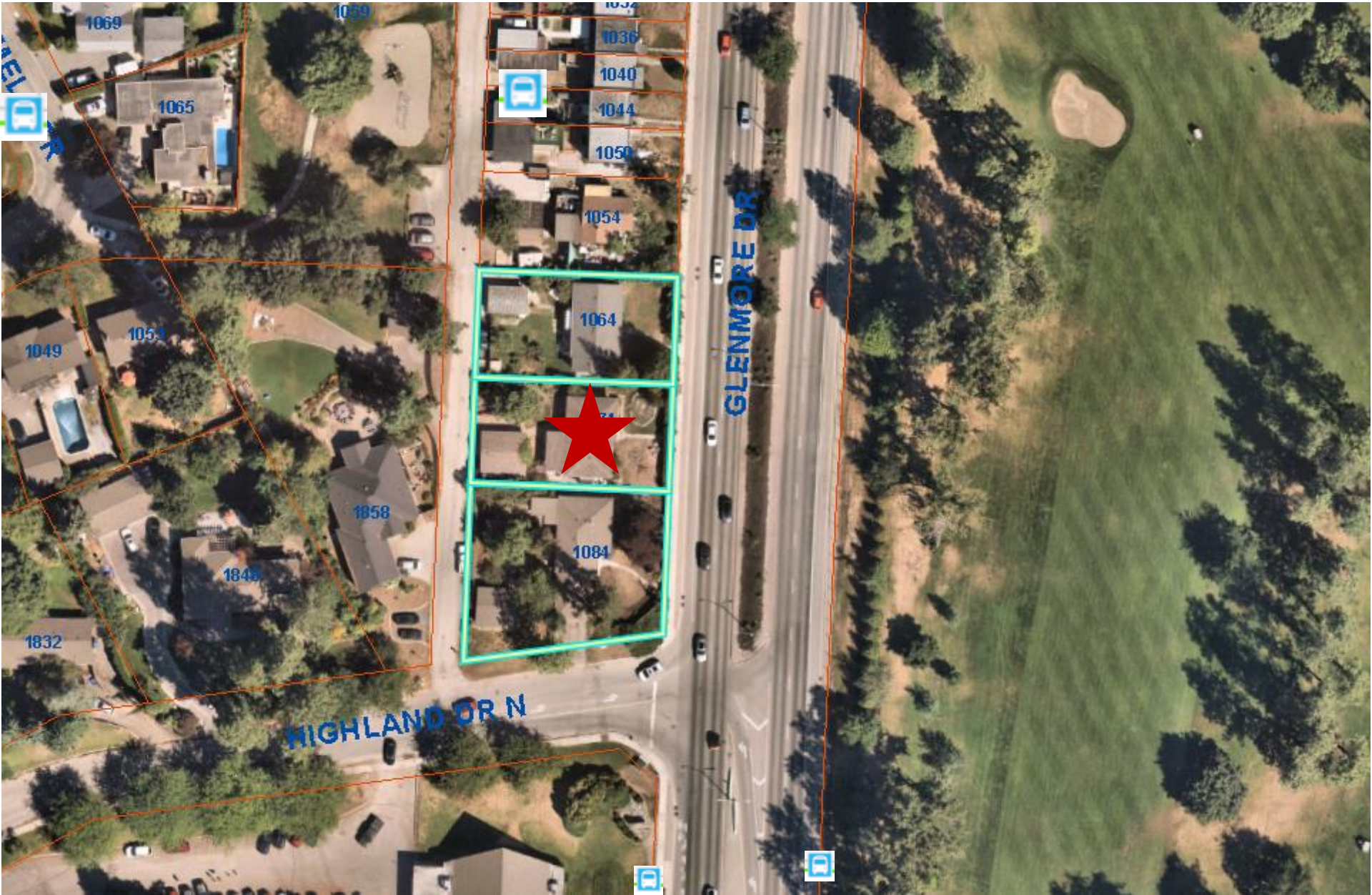


# OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	REC – Private Recreational
	NAT – Natural Area

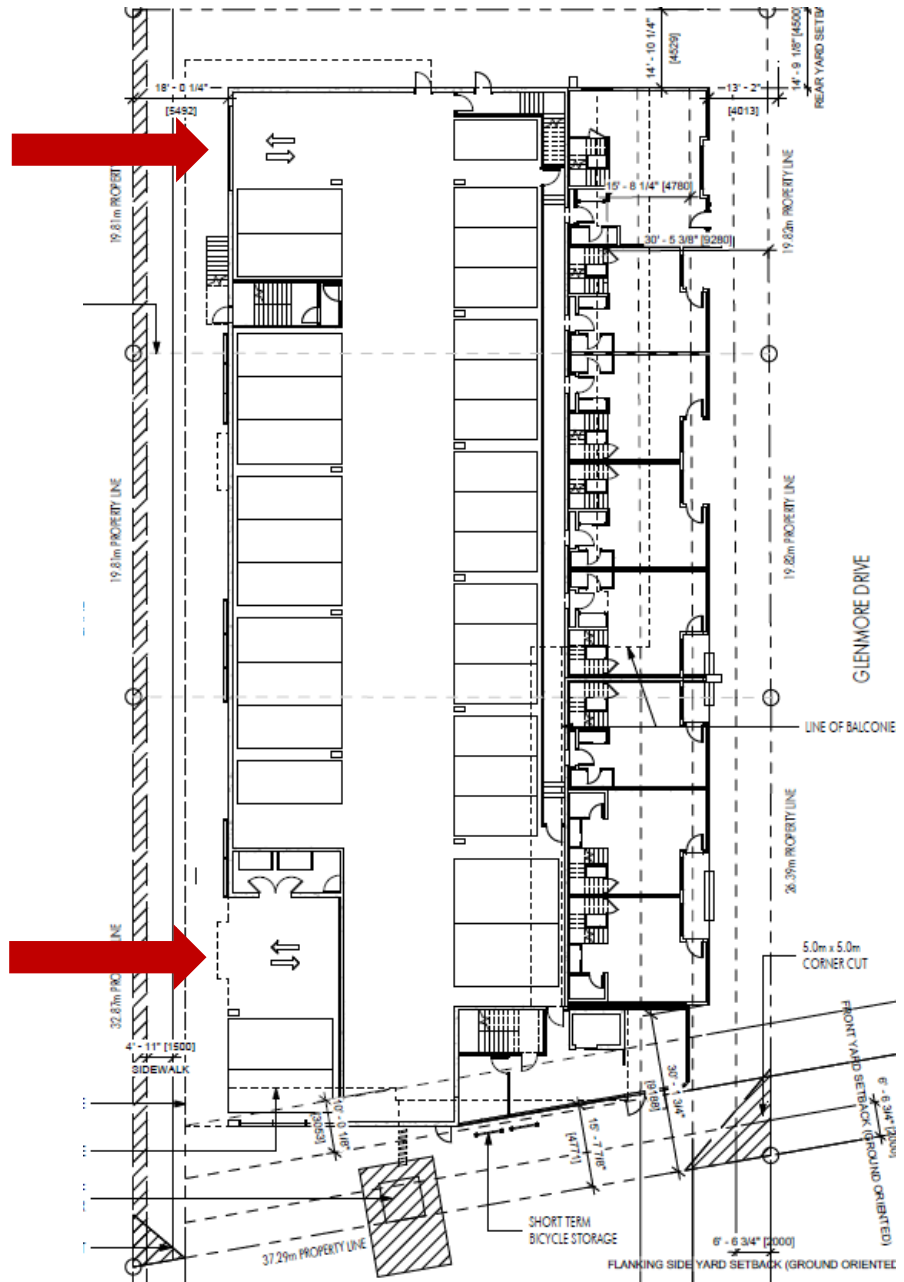
# Subject Property Map



# Project Details

- ▶ The property has the Future Land Use Designation of C-NHD – Core Area Neighbourhood.
- ▶ Directly fronts onto Glenmore Drive, which is a Transit Supportive Corridor (TSC).
- ▶ MF3 – Apartment Housing 6-storey apartment
  - ▶ 67 units
  - ▶ 74 parking stalls + 1 car share
  - ▶ All vehicular access off laneway.

# Site Plan





# 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 5.2.2. Building Height.
  - ▶ The proposal is for a six-storey low-rise apartment along the Transit Supportive Corridor.
- ▶ Policy 5.2.5. Corridor Access and Consolidation.
  - ▶ The proposal includes the consolidation of three properties and all access is proposed off the back lane.

# 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
  - ▶ Development Permit to follow.