



City of
Kelowna

Z23-0065
438 Valley Rd

Rezoning Application

Purpose

- ▶ To rezone the subject property from the MF₁ – Infill Housing zone to the VC_{1r} – Village Centre Rental Only zone to facilitate a rental apartment housing development.

Development Process

Sept 27, 2023

Development Application Accepted



Staff Review & Circulation



June 3, 2024

Public Notification Received



June 24, 2024

Initial Consideration



Reading Consideration

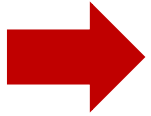


Final Reading & DP/DVP

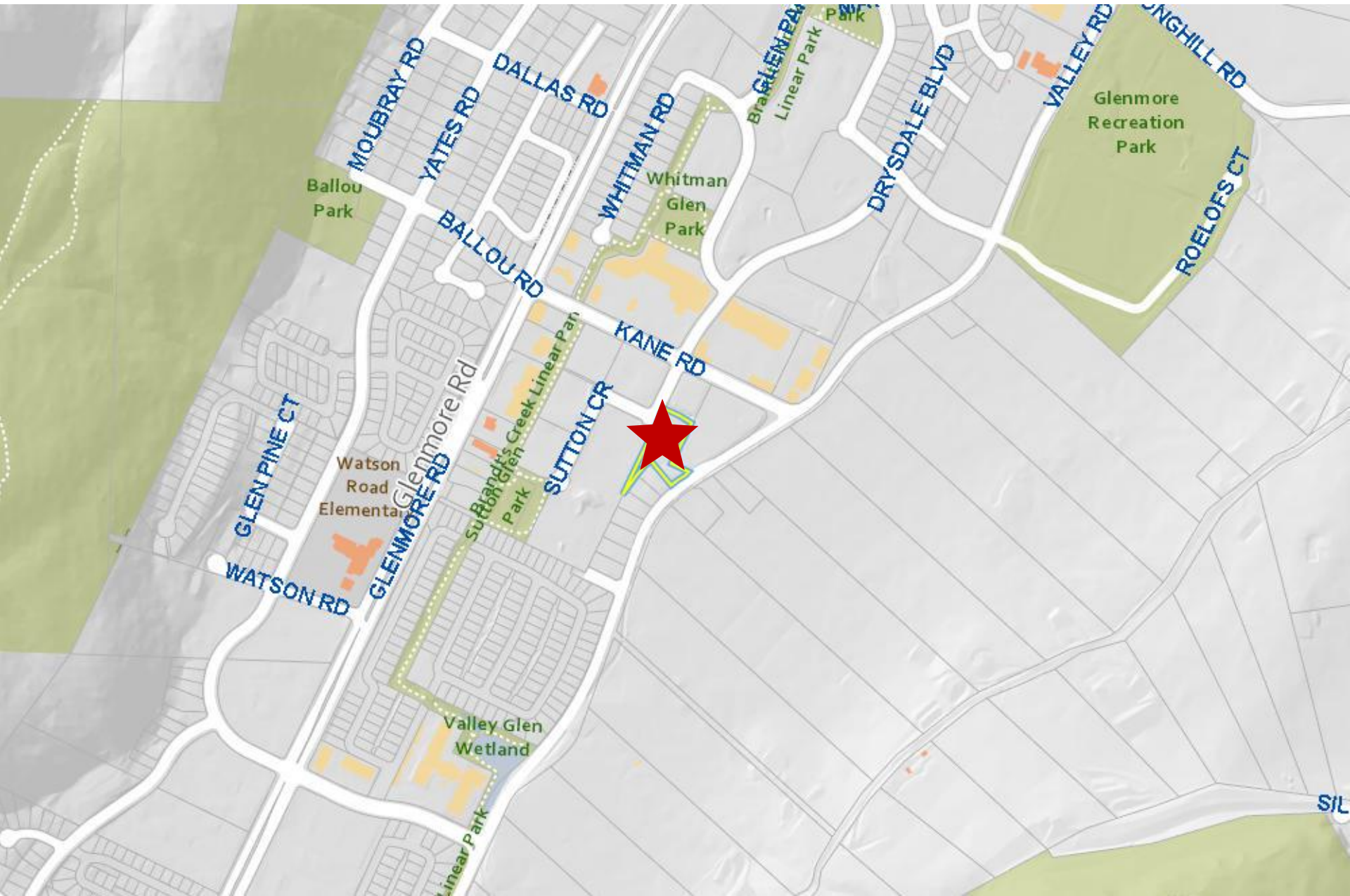


Building Permit

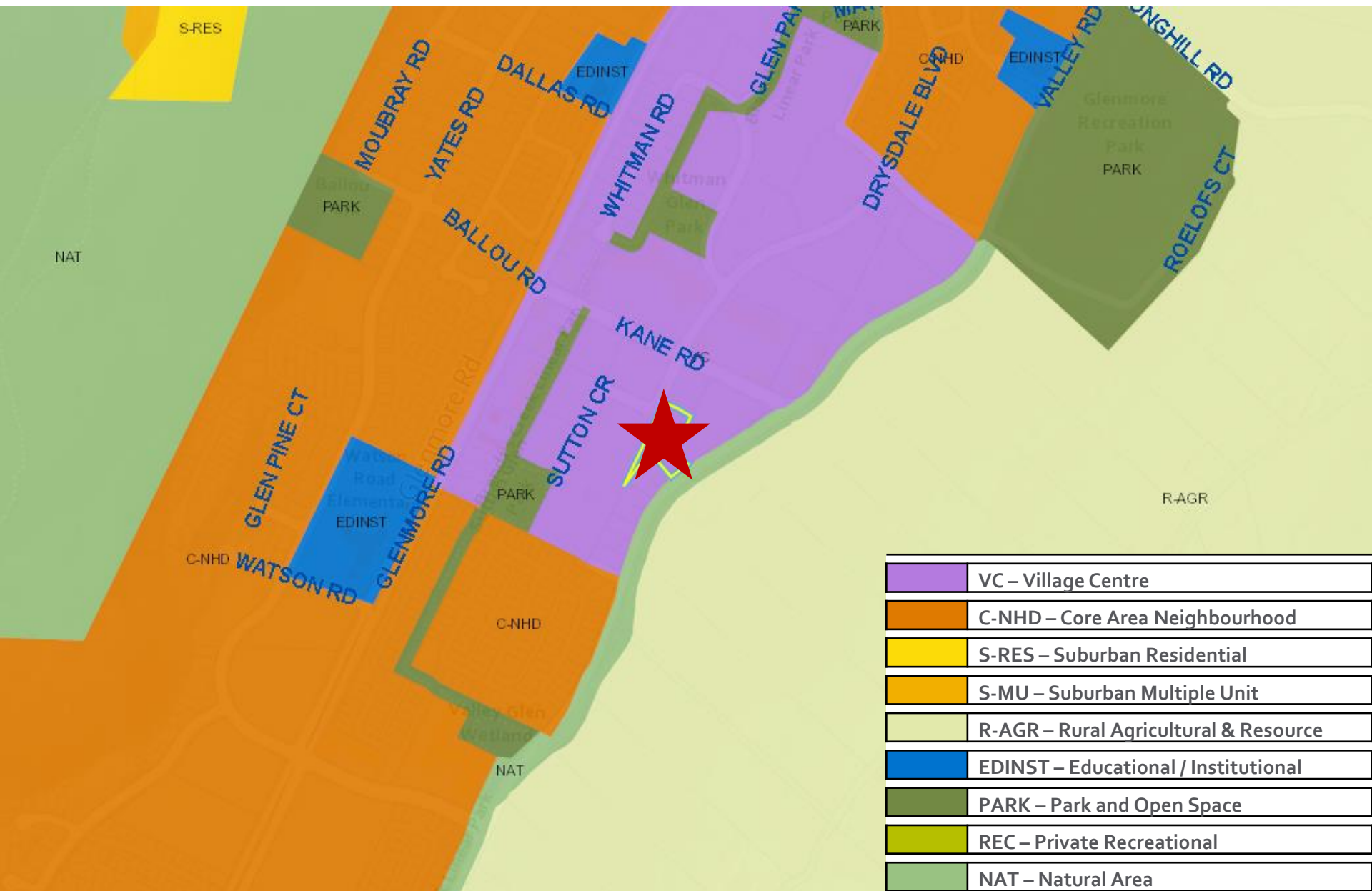
Council
Approvals




Context Map

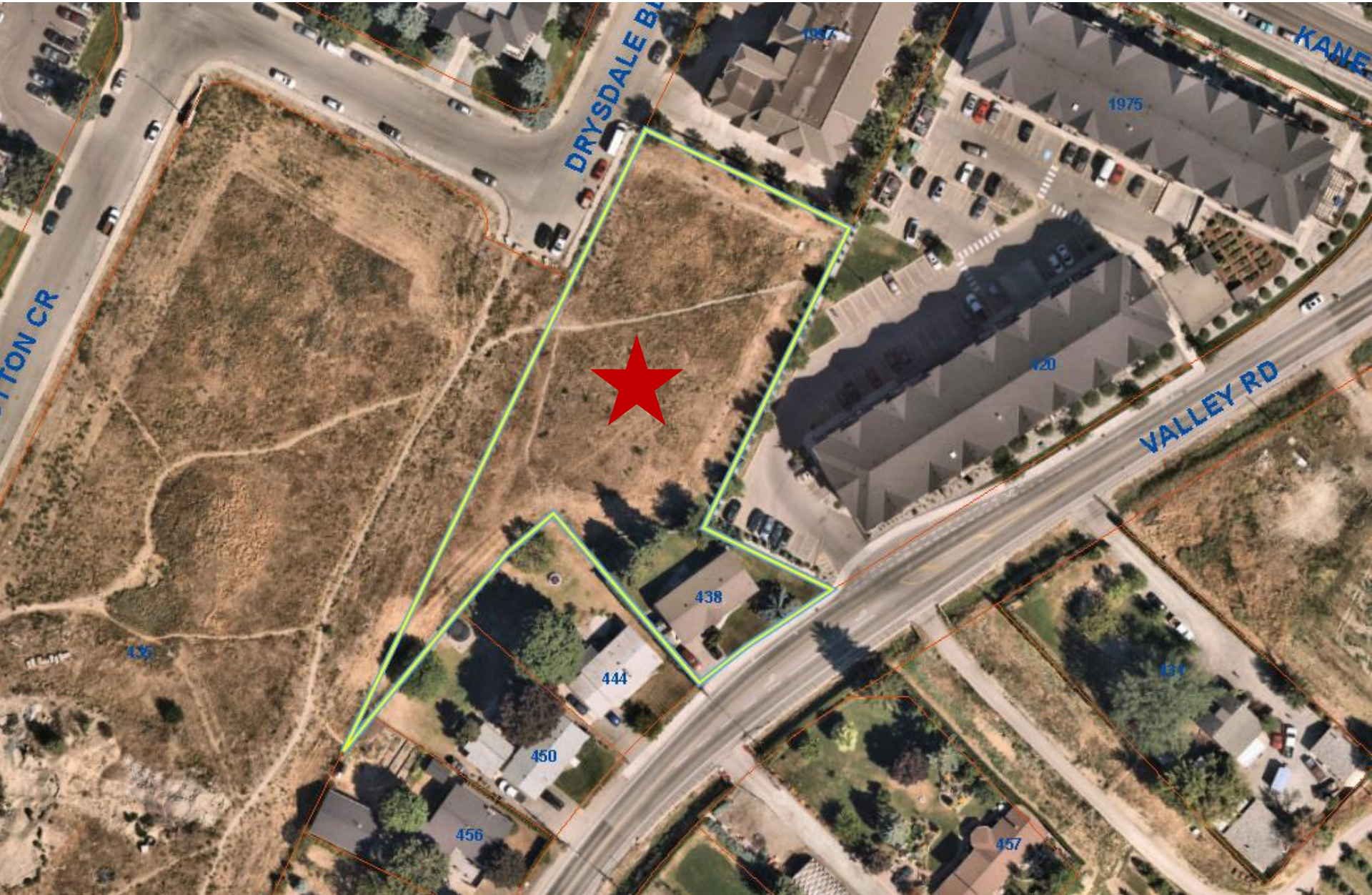


OCP Future Land Use



	VC – Village Centre
	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-AGR – Rural Agricultural & Resource
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	REC – Private Recreational
	NAT – Natural Area

Subject Property Map



VC₁ – Village Centre Zone

Purpose

- To provide a zone for a comprehensive mixed-use area which can include a variety of uses specified for each Village Centre (as identified with the OCP).

Summary of Uses

- Apartment Housing
- Stacked Townhouses
- Townhouses
- Small-scale and specialty retail
- Limited offices
- Restaurants at grade
- Health Services
- Personal Services
- Restaurants & Liquor Primary

“r” – Rental Only Subzone

Purpose

- To provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

Summary of Uses

- Dwelling units must be long-term rental only
- Required to apply for Revitalization Tax Exemption

VC₁ – Village Centre Zone

Regulation	Maximum Permitted
Base Height	Glenmore Village Centre: 6 storeys & 22.0 m
Base Floor Area Ratio	Glenmore Village Centre: 1.8
Bonus Floor Area Ratio	Underground Parking: 0.25 Public Amenity: 0.25 Rental/Affordable: 0.3
Site Coverage Buildings	75%
Site Coverage Total	85%

“r” – Rental Only Subzone

Regulation	Maximum Permitted
Bonus Height	N/A
Bonus Floor Area Ratio	Rental/Affordable: 0.3
Parking Reduction	10% Core Area

VC₁ – Village Centre Zone

Regulation	Minimum Permitted
Total Number of Trees	1 per lineal metre of landscape area (17 trees)
Number of Large Trees	50% Large Trees (9 trees)
Amenity Space	7.5 m ² per studio 15.0 m ² per 1-bed 25 m ² per unit with 2-bed+
Potential Unit Count	154 units

OCP Objectives – Climate Resilience

Climate Criteria

Dark Green – Meets Climate Criteria

Light Green – Will Meet Criteria Soon

Yellow – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	Dark Green
5 min Walk to Park	Dark Green
10 min Bike to Public School	Dark Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Dark Green
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies

- ▶ Future Land Use - Village Centre
- ▶ Policy 5.1.6: Glenmore Village Centre
 - ▶ Support development to serve citizens in north Kelowna neighbourhoods
 - ▶ Buildings up to six storeys in height
- ▶ Policy 5.11.1: Diverse Housing Forms
 - ▶ Encourage a range of rental and ownership tenures

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use (VC)
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Encourage Village Centres as Kelowna's secondary hubs of activity
 - ▶ Rental Housing
 - ▶ Development Permit to follow for Council consideration