

# REPORT TO COUNCIL REZONING



**Date:** September 9, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 305 Drysdale Blvd  
**File No.:** Z24-0026

	Existing	Proposed
<b>OCP Future Land Use:</b>	VC – Village Centre	VC – Village Centre
<b>Zone:</b>	MF3 – Apartment Housing	VC1r – Village Centre Rental Only

### 1.0 Recommendation

THAT Rezoning Application No. Z24-0026 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Parcel A (Being a Consolidation of Lots 4 and 5, See CA9869654) Section 33 Township 26 ODYD Plan EPP48909, located at 305 Drysdale Blvd, Kelowna, BC from the MF3 – Apartment Housing zone to the VC1r – Village Centre Rental Only zone, be considered by Council.

### 2.0 Purpose

To rezone the subject property from the MF3 – Apartment Housing zone to the VC1r – Village Centre Rental Only zone to facilitate a rental apartment housing development.

### 3.0 Development Planning

Staff recommend support for the proposed rezoning to the VC1r – Village Centre Rental Only zone. The proposed rezoning will facilitate the development of a rental apartment building which aligns with the Official Community Plan (OCP) Future Land Use Designation of Village Centre. The proposed rezoning is consistent with OCP Policies which encourage medium density residential development and diverse housing tenures within the Core Area.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	1,764 m <sup>2</sup>
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	1,764 m <sup>2</sup>

### 4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Dwelling
East	MF3 – Apartment Housing	Apartment Housing
South	MF3 – Apartment Housing	Apartment Housing
West	MF2 – Townhouse Housing	Townhouses

**Subject Property Map: 305 Drysdale Blvd**



The subject property is located within the Glenmore Village Centre and is near a variety of commercial shopping areas and parks. The property is currently vacant and is adjacent to multi-dwelling housing and apartment housing currently under construction.

**4.1 Background**

On September 20, 2022, Council supported a Development Permit for a 6 storey, 37-unit housing development. The Development Permit has since expired and a proposal for a new Development Permit under the Village Centre Rental Only zone has been submitted.

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

Objective 5.1 Encourage Village Centres as Kelowna’s secondary hubs of activity.		
Policy	5.1.6	Support development in the Glenmore Village Centre to serve citizens in neighbourhoods in north Kelowna, such as Glenmore, Wilden, and McKinley. Development in the Glenmore Village Centre should share the following characteristics:
Glenmore Village Centre		<ul style="list-style-type: none"> <li>• Commercial uses located east of Glenmore Road;</li> <li>• Buildings up to six storeys in height; and</li> <li>• Orientation of buildings along Brandt’s Creek towards the creek and trail system.</li> </ul>

		<i>The proposed VC1r – Village Centre Rental Only zone aligns with objectives to develop the Glenmore Village Centre.</i>
<b>Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area</b>		
Policy	5.11.1	Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages.
Diverse Housing Forms		<i>The proposed VC1r – Village Centre Rental Only zone would permit a medium density housing form with a variety of unit sizes for different income levels and life stages.</i>

### 6.o Application Chronology

Application Accepted: June 7, 2024  
 Neighbourhood Notification Summary Received: August 15, 2024

**Report prepared by:** Jason Issler, 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: Summary of Neighbourhood Notification  
 Attachment B: Draft Site Plan

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).