

REPORT TO COUNCIL REZONING



Date: October 7, 2024
To: Council
From: City Manager
Address: 1256, 1260, 1270 Glenmore Dr
File No.: Z24-0029

	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. Z24-0029 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot B Section 29 Township 26 ODYD Plan KAP47536, located at 1256 Glenmore Dr, Kelowna, BC;
- Lot 2 Section 29 Township 26 ODYD Plan 26500, located at 1260 Glenmore Dr, Kelowna, BC; and,
- Lot 1 Section 29 Township 26 ODYD Plan 26500, located at 1270 Glenmore Dr, 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 approvals as set out in Attachment “A” attached to the Report from the Development Planning Department dated October 7, 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 Dr. 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 six storeys in building height along TSCs.

The applicant is required to dedicate 0.35 m along the entire frontage of Glenmore Dr, which is a condition of final adoption of the zone. The applicant has indicated that the proposal will include a loading space off the laneway to help with moving and deliveries.

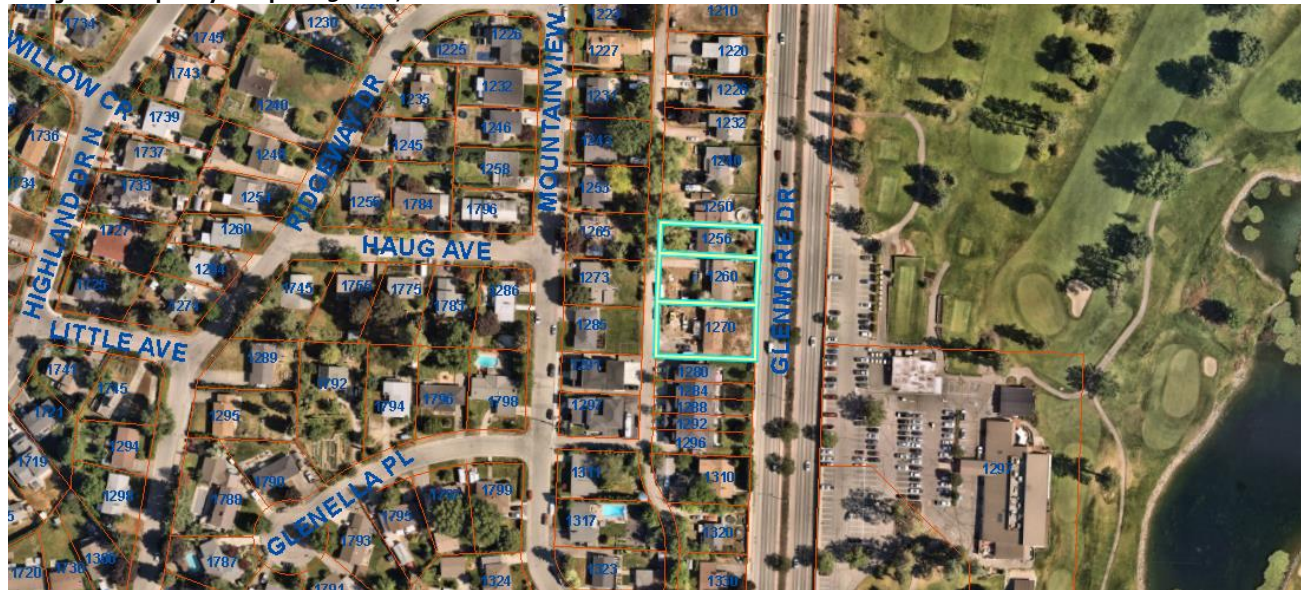
Lot Area	Proposed (m ²)
Gross Site Area	2,684.9 m ²

Road Dedication	19.6 m ²
Undevelopable Area	n/a
Net Site Area	2,665.3 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF3r – Apartment Housing Rental Only	Single Detached Dwelling(s)
East	P3 – Parks and Open Space	Participant Recreation Services, Outdoor
South	MF2 – Townhouse Housing	Semi-Detached Housing
West	MF1 – Infill Housing	Single Detached Dwelling(s)

Subject Property Map: 1256-1270 Glenmore Dr



The subject properties are located mid-block on Glenmore Dr and the surrounding area is zoned MF1 – Infill Housing, MF2 – Townhouse Housing, MF3r – Apartment Housing Rental Only, and P3 – Parks and Open Space. There are three BC transit bus stops within 300.0 m on Glenmore Dr.

5.0 Current Development Policies

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 Dr, 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. Building heights will transition down from the TSC.</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: July 4, 2024
 Neighbourhood Notification Summary Received: August 27, 2024

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Dean Strachan, Community Planning & Development 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: DRAFT Site Plan
 Attachment C: Summary of Neighbourhood Notification

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