
CITY OF KELOWNA

MEMORANDUM

Date: September 16, 2024 (*Revision 1*)

File No.: Z24-0029

To: Urban Planning Manager (JB)

From: Development Engineering Branch (MH)

Subject: 1256, 1260, and 1270 Glenmore Dr RU1 to MF3

The Development Engineering Department has the following comments associated with this Rezoning Application to rezone the subject properties from the MF1 - Infill Housing zone to the MF3 - Apartment Housing zone to facilitate apartment housing.

Works and Servicing requirements directly attributable at the time of Building Permit will be provided in the future Development Engineering Department memo for the Development Permit application.


The Development Engineering Technologist 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.
- b. Comments and requirements contained herein assume the subject properties will be consolidated into a single lot.

2. SITE-SPECIFIC REQUIREMENTS

- a. Approximately *0.35 m* road dedication along the entire frontage of Glenmore Dr is required to achieve a ROW width of 31.5 m *to match the adjacent property to the north*.
- b. The applicant is advised that no municipal storm drainage system services or fronts the subject properties. If the underlying soils are not suitable for infiltration, the applicant may be required to extend the municipal storm sewer to their property.



Nelson Chapman, P.Eng
Development Engineering Manager
CM

ATTACHMENT A	
This forms part of application # Z24-0029	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	



August 26, 2024

City Of Kelowna

Development Planning

1435 Water Street

Kelowna, BC

Dear Tyler

File No. Z24-0029

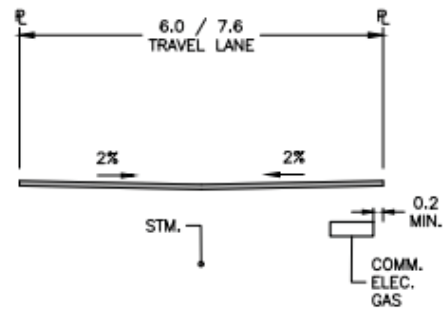
RE: Application Neighborhood Notification for 1256, 1260, 1270 Glenmore Drive

The neighbourhood notification for this project was conducted in person by the developer between Thursday August 1st through Saturday August 3rd. Many face to face conversations occurred. When the neighbour was not available a letter and concept site plan as per the rezoning application (see attached) was left in the mailbox. The details are found in the attached address list.

Emails and correspondence were received from four neighbours. The developer met with one neighbourhood individually and had good conversation. Others were corresponded with through email with the intent to better understand their position and answer. There were many questions pertaining to policy allowing the MF3-zone as well as concerns about parking and travel through the lane.

Changes that resulted from conversations:

1. Retain the format of the building with the majoring of the massing on Glenmore Drive away from the single-residential homes on Mountainview Street.
2. Drop Unit count by 10%.
3. Investigate options to improve the lane for current and future inhabitants.
4. Provide flexible on-site loading stall for deliveries, moving and basketball when not in use.
5. Change surface parking from small car to regular stall size.
6. Commit to land dedication ensuring the lane meets the XS-R02 Core area/Urban Centre Lane width.



CORE AREA / URBAN CENTRE

If you have any questions, please contact me directly at 250.575.6707.

Kind Regards,

Birte Decloux, RPP MCIP
Urban Options Planning Corp.

ATTACHMENT C

This forms part of application
Z24-0029

Planner
Initials

TC



**City of
Kelowna**
DEVELOPMENT PLANNING