



City of
Kelowna

Z24-0029
1256-1270 Glenmore Dr

Rezoning Application

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.

Development Process

Jul 4, 2024

Development Application Submitted



Staff Review & Circulation



Aug 27, 2024

Neighbour Notification Received



Oct 7, 2024

Initial Consideration



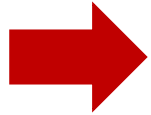
Reading Consideration



Final Reading

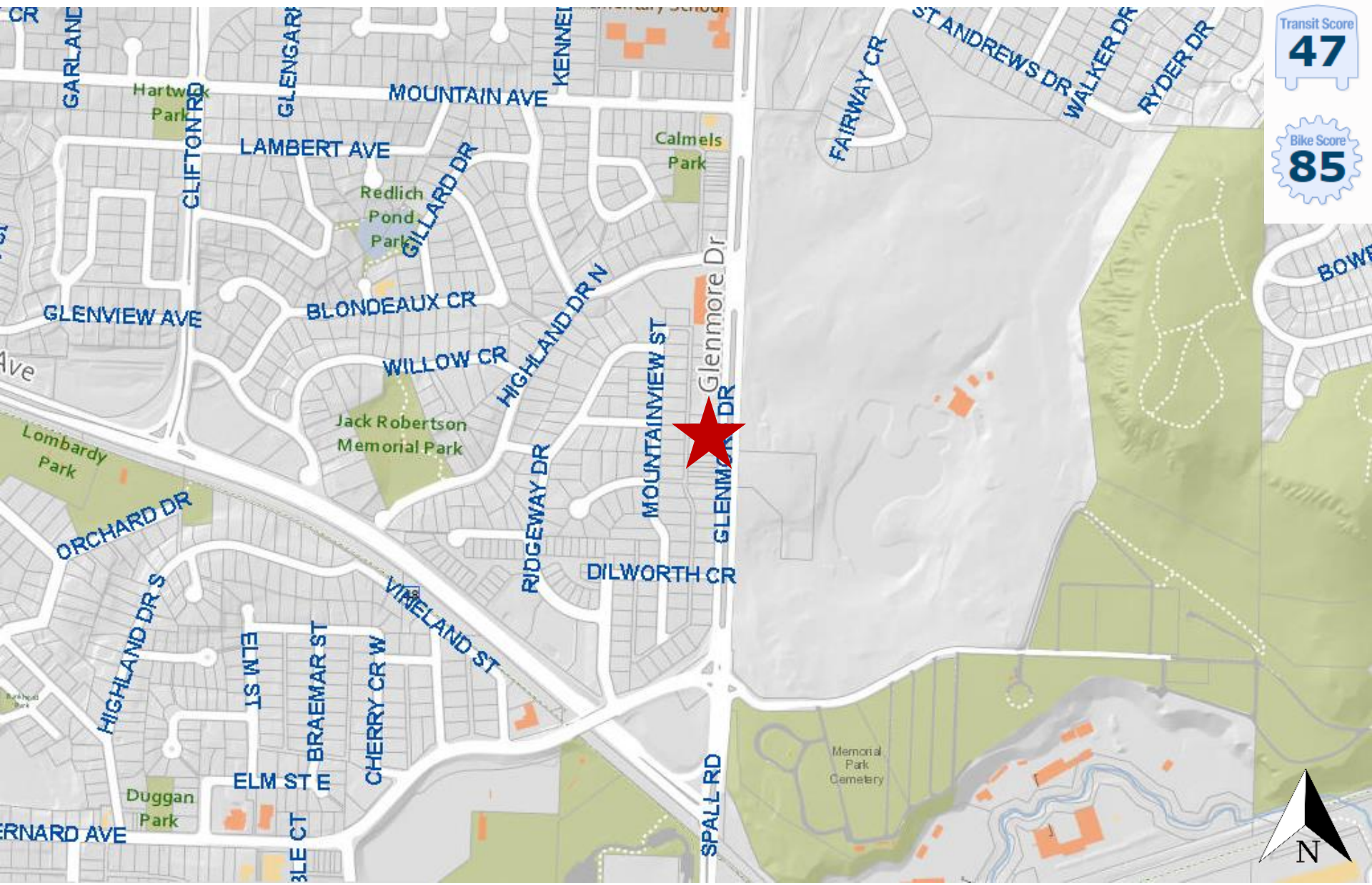


Building Permit



Council
Approvals

Context Map



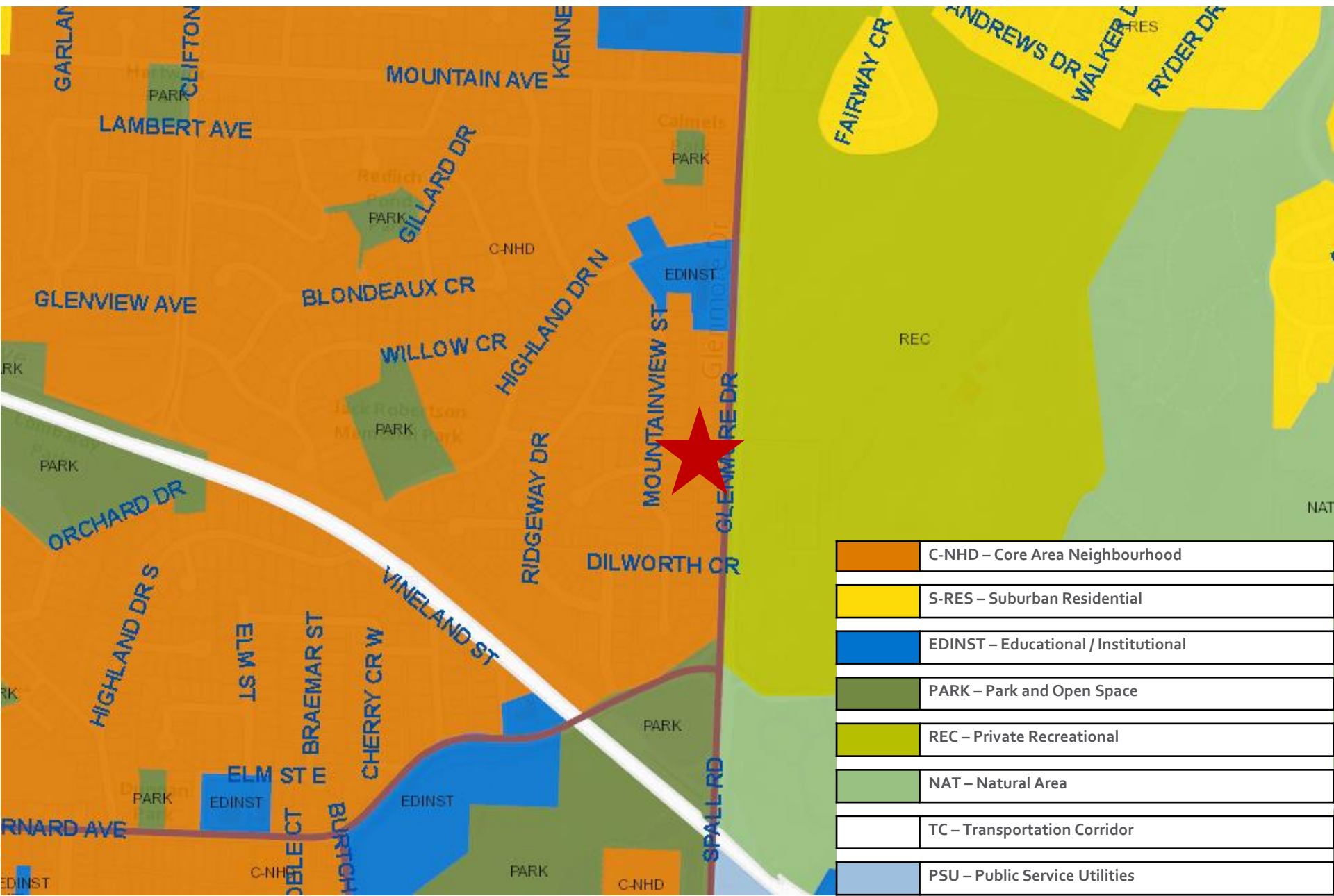
Walk Score
48









Transit Score
47

Bike Score
85

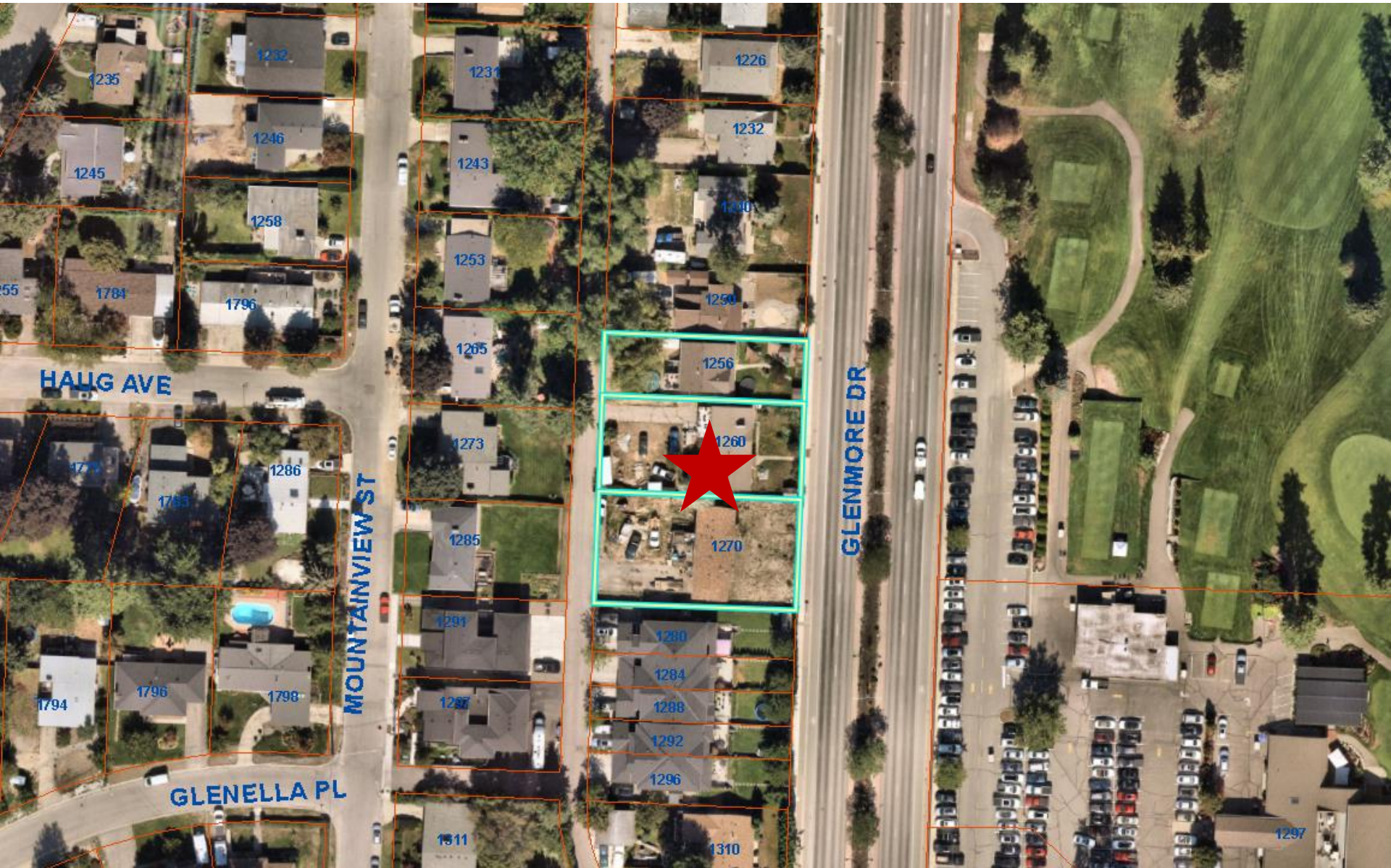


OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	REC – Private Recreational
	NAT – Natural Area
	TC – Transportation Corridor
	PSU – Public Service Utilities

Subject Property Map



MF3 – Apartment Housing Zone

Purpose

- To provide a zone for apartments on serviced urban lots with various commercial uses permitted on Transit Supportive Corridors

Summary of Uses

- Apartment Housing
- Stacked Townhouses
- Townhouses
- Local commercial and institutional

MF3 – Apartment Housing Zone

Regulation	Permitted
Maximum Height (with bonus)	22.0 m & 6 storeys
Potential Number of Units	124 units
Maximum Site Coverage of Buildings	65%

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	Yellow
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	Light Green
OCP Climate Resilience Consistency	Dark Green

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.