

# REPORT TO COUNCIL REZONING



**Date:** February 10, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 1210, 1220, and 1226 Glenmore Dr  
**File No.:** Z24-0059

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	MF1 – Infill Housing	MF3r – Apartment Housing Rental Only

## 1.0 Recommendation

THAT Rezoning Application No. Z24-0059 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot 2 Section 29 Township 26 ODYD Plan 25524, located at 1210 Glenmore Dr;
- Lot 1 Section 29 Township 26 ODYD Plan 25524, located at 1220 Glenmore Dr; and
- Lot A Section 29 Township 26 ODYD Plan 39467, located 1226 Glenmore Dr

from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only 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 February 10, 2025.

## 2.0 Purpose

To rezone the subject properties from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only 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 MF3r – Apartment Housing Rental Only zone. 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 Rd. As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives to focus density along TSC. The MF3r – Apartment Housing Rental Only zone allows for a maximum of 6 storeys in building height along TSCs.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	2,368 m <sup>2</sup>
Road Dedication	59.8 m <sup>2</sup>
Undevelopable Area	N/A
Net Site Area	2,308.2 m <sup>2</sup>

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional	Religious Assembly
East	P3 – Parks and Open Space	Participant Recreation Services, Outdoor
South	MF3r – Apartment Housing Rental Only	Single Detached Housing
West	MF1 – Infill Housing	Single Detached Housing

Subject Property Map: 1210-1226 Glenmore Dr



The subject properties are located on Glenmore Dr near the intersection of Highland Dr N. The surrounding area is zoned MF1 – Infill Housing, MF3r – Apartment Housing Rental Only, P2 – Education and Minor Institutional and P3 – Parks and Open Space. There are two BC transit bus stops within 300 m on Glenmore Rd. The subject property is in close proximity to Calmels Park and Jackson Robertson Memorial Park.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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. Transit Supportive Corridor Building Heights.	Encourage housing forms up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. Explore higher or lower heights through dedicated corridor planning processes. Consider buildings above six storeys where the project is adjacent to higher capacity transit along Highway 97, a major intersection, or near an Urban

	Centre, with due consideration for the context of the surrounding neighbourhood.
	<i>The proposed MF3r – Apartment Housing Rental Only zone permits land uses that are consistent with the above policy.</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. Diverse Housing Forms.	Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages.
	<i>The proposed MF3r - Apartment Housing Rental Only zone would permit medium density housing forms, and the rental only subzone would prohibit any building or bareland stratification, supporting households seeking rental housing</i>

### 6.o Application Chronology

Application Accepted: November 20, 2024  
 Neighbourhood Notification Summary Received: January 15, 2025

**Report prepared by:** Tyler Caswell, Planner Specialist  
**Reviewed by:** Alex Kondor, Development 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: Development Engineering Memo  
 Attachment B: Summary of Neighbourhood Notification

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