
CITY OF KELOWNA
MEMORANDUM

Date: January 16, 2025
File No.: Z24-0059
To: Urban Planning Manager (AK)
From: Development Engineering Department
Subject: 1210 1220 1226 Glenmore Dr MF1 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.

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. SITE-SPECIFIC REQUIREMENTS

- a. Approximately 0.33 m road dedication along the entire frontage of Glenmore Dr is required to achieve a ROW width of 31.5 m in accordance with OCP Functional Road Classification objectives. The applicant's BCLS must confirm existing ROW width prior to finalizing dedication requirement; requirement is based on achieving a half ROW width of 15.75 m.

2. 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.

M Hobbs

Melissa Hobbs, P.Eng., PMP
Development Engineering Dept.

CM

ATTACHMENT	A
This forms part of application # Z24-0059	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

Public Consultation Summary Report – 1210-1226 Glenmore Drive

Date of Completion: November 28, 2024

Method: Mailout

Addresses Consulted: 1150 Glenmore Drive
1210 Glenmore Drive
1220 Glenmore Drive
1226 Glenmore Drive
1232-1250 Glenmore Drive
1219 Mountainview Street
1223 Mountainview Street
1227 Mountainview Street
1231 Mountainview Street
1243 Mountainview Street
1253 Mountainview Street
1265 Mountainview Street

Info Provided: See attached

Feedback: 1 email

Changes: No changes

ATTACHMENT **B**

This forms part of application
Z24-0059

Planner Initials TC

City of 
Kelowna
DEVELOPMENT PLANNING

(1) - Letter mailed to neighbours



November 27 2024

Re: Public Notification of Rezoning Application for properties located at 1210, 1220 and 1226 Glenmore Road

Dear Resident,

This letter is to inform you that City of Kelowna staff have initiated a rezoning application for the properties located at 1210, 1220 and 1226 Glenmore Drive. The purpose of this application is to rezone the subject properties from the MF1 – Infill Housing to the MF3r - Apartment Housing Rental Only Zone.

The proposed zone aligns with the Official Community Plan, which encourages the development of low-rise apartments and stacked townhouses up to six stories in height in Core Area Neighborhoods located along or adjacent to Transit Supportive Corridors such as Glenmore Drive. At a future date a Development Permit will also be submitted and considered by City Council.

If you have any questions or concerns about the rezoning application, please contact Benjamin Walker, Strategic Land Development Manager (Real Estate), at 250-469-8967 or email walker@kelowna.ca; or Tyler Caswell, Planner Specialist (Development Planning), at 250-469-8589 or email tcaswell@kelowna.ca. You can also view the application details and supporting documents on the City's website at:

<https://www.kelowna.ca/homes-building/property-development/current-development-applications>

Sincerely,

A handwritten signature in black ink, appearing to read "B Walker".

Benjamin Walker (he / him / his)

Strategic Land Development Manager | City of Kelowna
250-469-8472 | walker@kelowna.ca

ATTACHMENT	B
This forms part of application # Z24-0059	
Planner Initials	TC
The logo for the City of Kelowna, featuring a colorful circular emblem composed of overlapping geometric shapes in shades of red, orange, yellow, and blue, with the text "City of Kelowna" to its left and "DEVELOPMENT PLANNING" below it.	

Real Estate
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250-469-8500
FAX 250-862-3399
kelowna.ca

(2) – Correspondence

To: [Redacted]
Cc: Tyler Caswell [Redacted]

Reply Reply All Forward
Thu 11/28/2024 3:35 PM

CAUTION: External email - Check before you click!

>
> Good afternoon,
>
> I am writing to express my strong opposition to the proposed development project of 1210, 1220 and 1226 Glenmore Drive. While I appreciate the need for progress and growth, I am deeply concerned about the potential strain it will have on our already aging infrastructure, particularly in terms of traffic, electricity and water supply.
>
> One of the most pressing issues that impact the development will have on traffic congestion in our neighbourhood. Our streets are already heavily congested, the addition of more vehicles would only exacerbate the is problem. Not only would this inconvenience residents, but it would also pose safety hazards for pedestrians, cyclists and children.
>
> Moreover our neighbourhood's infrastructure including electrical and water supply systems, is outdated and may not be equipped to handle the increases demands that comes with the new development. The strain on these systems could lead to disruptions in service and potentially compromise the safety and well-being of residents.
>
> Additionally, our neighbourhood has a unique charm and character that is rooted. Introducing large-scale development projects could compromise the integrity of our neighbourhood and distract from its appeal as a desirable place to live. It will impact our property values and will deter future buyers to our neighbourhood.
>
> Given these concerns, I urge you to reconsider the proposed development and explore alternatives that are more sustainable and compatible with the existing infrastructure of our neighbourhood. It is crucial to prioritize the well-being and quality of life of current residents while planning for future growth.
>
> Thank you for considering our concerns. We are available to discuss this matter further and collaborate on finding solutions that benefit our community as a whole.
>
> Sincerely,
>
> [Redacted]

ATTACHMENT B

This forms part of application

Z24-0059

Planner
Initials TC



(3) – Proof of Mailing

A.C.E. Courier Services

A Div of All-Can Express Ltd.
#122 - 3016 - 10 Ave. N.E.
Calgary AB T2A 6A3
Phone: 250-763-1324

G.S.T. Number: 100144427

Proof

Invoice Number: 12401089

Invoice Date: 28-Nov-2024

Customer Account #1215628

Bill To:

CITY OF KELOWNA
ACCOUNTS PAYABLE
1435 WATER STREET
KELOWNA BC V1Y 1J4

Count	Description	Amount
9	See attached shipment details	\$ 54.00
	Fuel Surcharge @ 29.70 %	16.02
	Goods & Services Tax @ 5.00 %	3.50
<p>Until the Canada Post Labor dispute has been resolved, we ask that you pay your invoices electronically or drop cheques off at your local ACE office. Thank you in advance for your cooperation</p>		
<i>Invoice Total:</i>		\$ 73.52
		CDN Funds

Payment due upon receipt of invoice.

ATTACHMENT B

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City of **Kelowna**
DEVELOPMENT PLANNING

November 27, 2024




MAIL CERTIFICATE

Julie Timpany

Representative of A.C.E Courier Services located at 760

Crowley Avenue Kelowna, BC V1Y 7G7 hereby certify that I received 9 Public Notification Letters of Rezoning Application for properties located at 1210, 1220 and 1226 Glenmore Road. On the 27th of November 2024 at.....

X 

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# Z24-0059		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

City of Kelowna
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Kelowna, BC V1Y 1J4
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