



City of
Kelowna

Z24-0059

1210, 1220 and 1226 Glenmore Dr

Rezoning Application

Purpose

- ▶ To rezone the subject properties from the MF₁ – Infill Housing zone to the MF_{3r} – Apartment Housing Rental Only zone to facilitate the development of apartment housing.

Development Process

Nov 20, 2024

Development Application Submitted



Staff Review & Circulation



Jan 15, 2025

Neighbour Notification Received



Feb 10, 2025

Initial Consideration



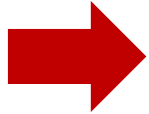
Reading Consideration



Final Reading

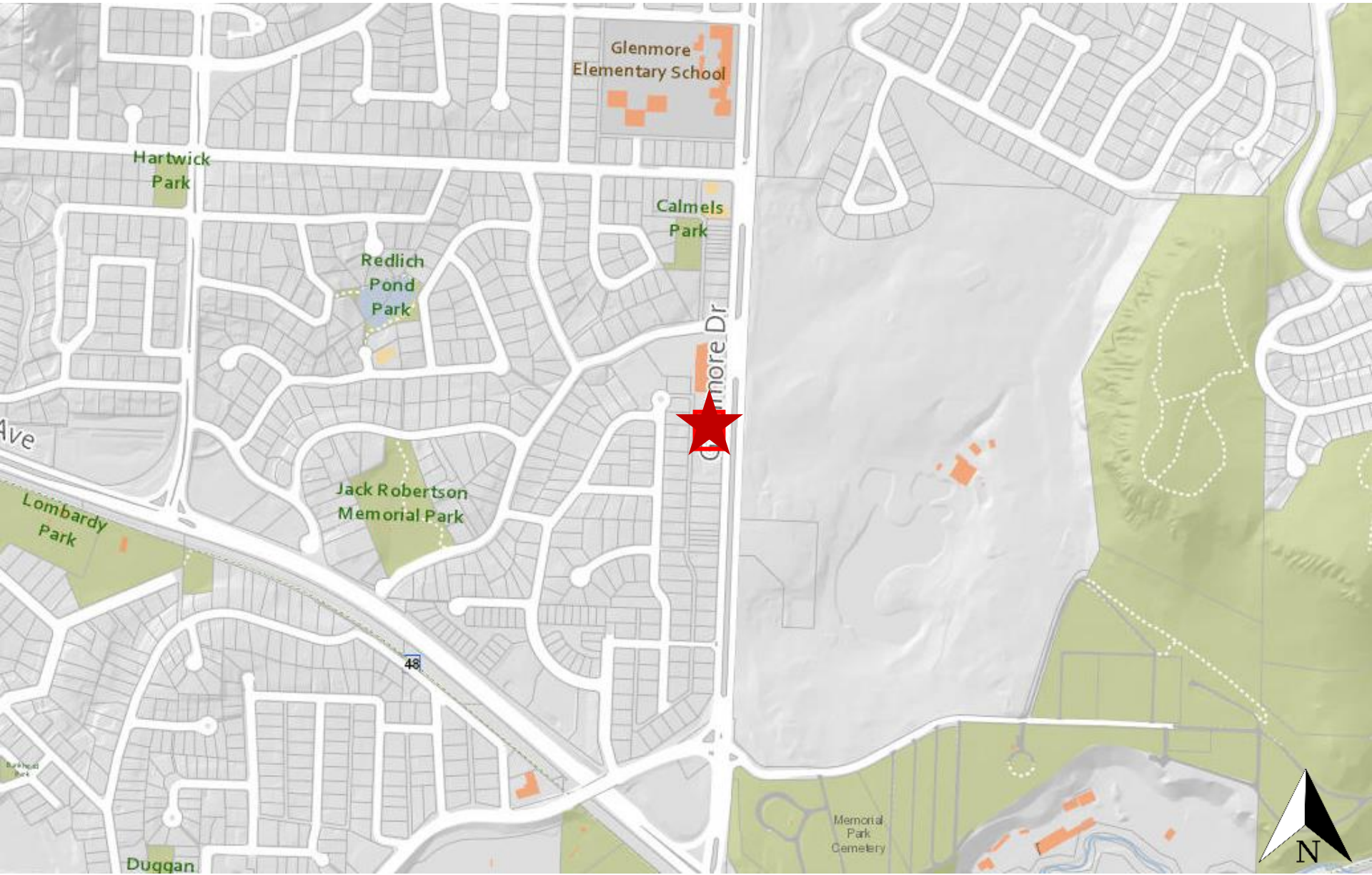


Building Permit








Council
Approvals

Context Map



OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	REC – Private Recreational
	NAT – Natural Area

Subject Property Map



MF3r – Apartment Housing Rental Only Zone

Purpose

- To provide a zone for apartments on serviced urban lots with various commercial uses permitted on Transit Supportive Corridors
- To provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

Summary of Uses

- Apartment Housing
- Stacked Townhouses
- Townhouses
- Dwelling units must be long-term rental only
- Can apply for Revitalization Tax Exemption

MF3r – Apartment Housing Rental Only Zone

Regulation	Maximum Permitted
Base Height	22.0 m & 6 storeys (Transit Supportive Corridor)
Base Floor Area Ratio	For 5 storeys or more: 1.8
Bonus Floor Area Ratio	Underground Parking: 0.25 Public Amenity: 0.25 Rental/Affordable: 0.3
Site Coverage Buildings	65%
Site Coverage Total	85%

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	Dark Green
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	Dark Green
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies

- ▶ C-NHD: Core Area Neighbourhood
 - ▶ Policy 5.2.1 – Transit Supportive Corridor Densities.
 - ▶ Policy 5.2.2 – Transit Supportive Corridor Building Heights.
 - ▶ Policy 5.11.1 – Diverse Housing Forms.
- ▶ Adjacent to Transit Supportive Corridor
 - ▶ Mid-rise apartments

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
 - ▶ Housing Diversity
 - ▶ Rental Housing
 - ▶ Development Permit to follow for Council consideration