



June 28, 2024

City of Kelowna
Urban Planning Department
1435 Water Street, Kelowna BC
V1Y 1J4

Rezoning Application for MF3 – Apartment Housing at 1270,1260 and 1256 Glenmore Drive

Introduction

Dear Planning Staff,

The purpose of this application is to rezone the subject properties from MF1 – Infill Housing to MF3 – Apartment Housing. The goal for this site is to utilize Zoning Bylaw 12375 and OCP 2040 – Mid-Rise Residential Guidelines to create a 6-storey apartment project which is safe, livable, accessible, and provides new housing opportunities in the Glenmore neighbourhood. The property is located on the Glenmore Drive Transit Supportive Corridor. All 3 properties will be consolidated as part of the development process.

Official Community Plan Objectives

As part of the application, a site plan and a massing diagram has been submitted to represent the intended land use on the property. When the architectural set is drafted for the Development Permit, Section 4.1 – Low & Mid-Rise Residential Guidelines will be carefully followed throughout the design process.

In broad terms, the Regional Growth Strategy (RGS) has outlined various goals for land, housing, and transportation in the Regional District of Central Okanagan. Official Community Plan – Objective 5.2 aims to focus residential density along Transit Supportive Corridors to improve Core Area Neighbourhood livability. In addition, this proposal conforms to the 2040 OCP – Future Land Use guidance of Core Area – Neighbourhood along a Transit Supportive Corridor, as multi-unit residential is a supported use. The following pillars are met:

1. Stop planning new suburban neighbourhoods.
Creating multi-unit housing within existing neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, density is focused in areas with existing services and nearby transit, walking, and biking options.
2. Target growth along transit corridors.
The subject property is located on a Transit Supportive Corridor, therefore it is anticipated that the future growth along Glenmore Drive will be higher density. Midtown and Capri

Landmark Urban Centers are 1 kilometer away, and the Glenmore Village Centre is 2.5 kilometers to the north.

3. Promote more housing diversity.

Mid-rise housing allows for diverse housing options within the Core Area of Kelowna. Many tenants or property owners are searching for “mid-rise” housing which provides appropriate parking, limited private open space, and single bedrooms for bachelor tenants or multiple bedrooms for growing families.

4. Prioritize sustainable transportation and shared mobility.

Glenmore Drive is designated as a future primary bike corridor, though the subject property is also located 500 meters from the Okanagan Rail Trail, and therefore the residents of the subject property will have opportunity to access existing bike corridors. Additionally, the subject property is located less than 400 meters from a frequent transit route, meaning the residents will have the option to use public transit as needed.

The OCP acknowledges:

As one of the fastest growing cities in Canada, Kelowna is rapidly evolving. Its economy is diversifying, many of its neighbourhoods are transforming, and people are choosing new ways to get around. In short, Kelowna is becoming a more urban and dynamic city and the pace of change is unlikely to let up

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Zoning

The purpose of this application is to assess whether MF3 – Apartment Housing is the appropriate land use for this site. Policies noted in the OCP and highlighted above provide direction for housing forms along the Glenmore corridor. Given that the land is adjacent to a Transit Supportive Corridor, City documents encourage higher density through density bonusing (Section 6.8), reduced parking regulations, additional height allowances and uses, and a minimum density regulation.

This project seeks to increase available housing in an area that was developed as a single dwelling unit neighbourhood in the 1970's and 1980's. Kelowna is projecting a growth of 1,630 new units in the Glenmore sector; 4% in Wilden and 6% in core Glenmore. This growth is not only in the single residential form but must include diverse forms such as townhouses and apartments. Supporting the MF3 – Apartment Housing zone contributes to a change in housing form and allows citizens an option to age in the neighborhood with which they are familiar. It will be a positive contribution to meet the Provincial housing target for the area.

Site Layout

As shown on the conceptual plan, the proposed project is a 6-storey building that will meet the required parking regulations for the zone within a parkade. The height of the building is 21.0m from

finished grade to the rooftop. At-grade amenity space and a rooftop patio will be provided for all residents of the building to access, creating an opportunity for improved mental health and well-being. As shown on the attached Zoning Table, the MF3 zone will work seamlessly on the site with no need for variances. Regarding form and character, Section 4.1 – Low & Mid-Rise Residential Guidelines will be carefully followed throughout the design process at the Development Permit stage.

Site access is taken from the lane that is parallel to Gordon Drive and has multiple entry/egress points. All homes along this block use the same access. Several factors are being considered to alleviate any potential congestion such as a dual use hard surface for loading and basketball, lane dedication, visitor parking, ride-share and bike stalls at-grade. Parking for individual units will be located underground.

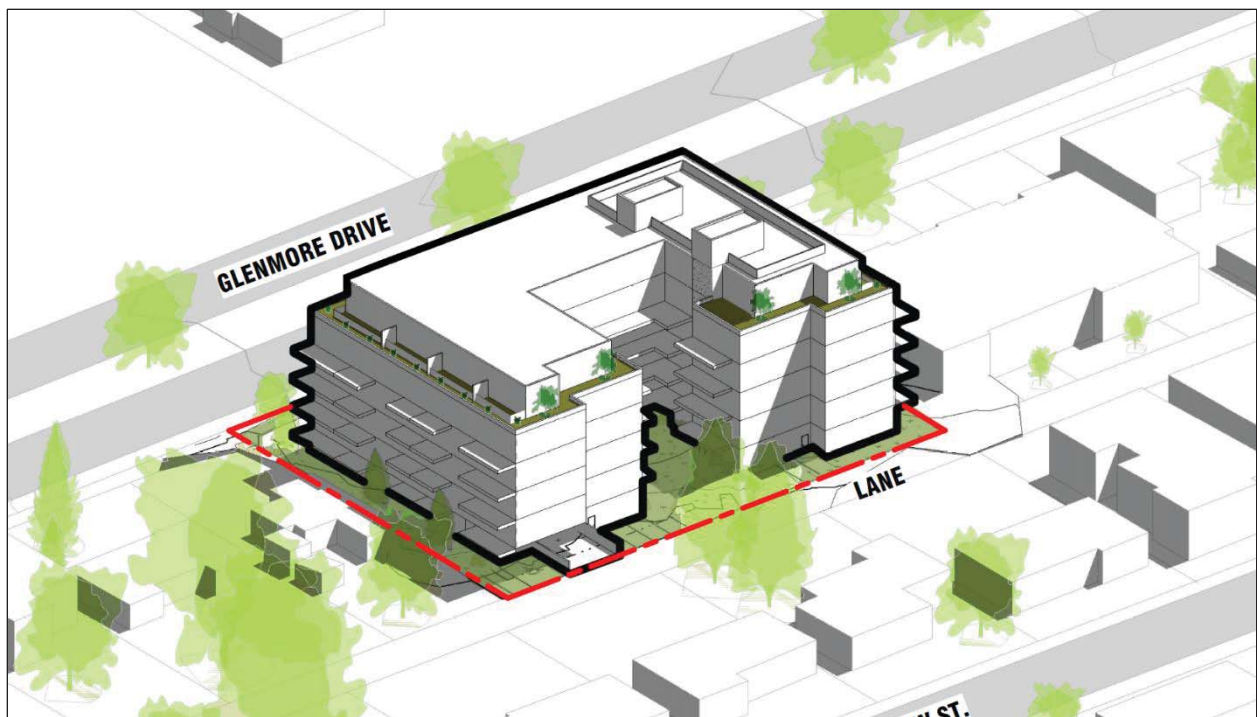


Figure 1 – Massing diagram of the proposed building

Landscaping and Amenity Space

As previously mentioned, at-grade amenity space and a rooftop patio will be provided for all residents of the building to access. It will be stepped in and landscaped along the edges to maintain the privacy of our neighbours. Being surrounded by fresh air, natural sunlight, and greenery can help reduce stress, improve mood, and promote relaxation. This leads to a more positive environment for future residents and neighbours alike. An abundance of turf, shrubs, trees, and turf stone will be provided around the site for aesthetics, environmental benefits, and outdoor enjoyment. Trees in accordance to the Zoning Bylaw regulations are planned. Bike parking is also located within this space, which is strategically placed in an area with building entrances and overlooking windows to promote CPTED principles.

Landscaping adjacent to Gordon Drive provides a “softening” effect between the public road Right-of Way and all units, allowing for a friendly transition from public, to semi-private, to private. The intention is to create a pedestrian-oriented site that is dynamic with regards to residents and their relationship to the street.

Conclusion

The intention of this proposal is to create a mid-rise development project in an upcoming area of Kelowna which is very walkable, bikeable, and has access to nearby amenities. The property is close to parks such as Parkison Recreation and Jack Robertson Memorial. The Kelowna Golf and Country Club is located across the street for avid golfers. This proposal is anticipated to provide additional housing at a time where the local housing market has been identified as unaffordable and short of supply. The building form will match the intended density on a transit supportive corridor. We look forward to hearing your comments and feedback on the project.

Regards,

Urban Options Planning Corp.
by it's Authorized Signatory; Birte Decloux, RPP MCIP

SEALS

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KEY PLAN

NOT FOR CONSTRUCTION

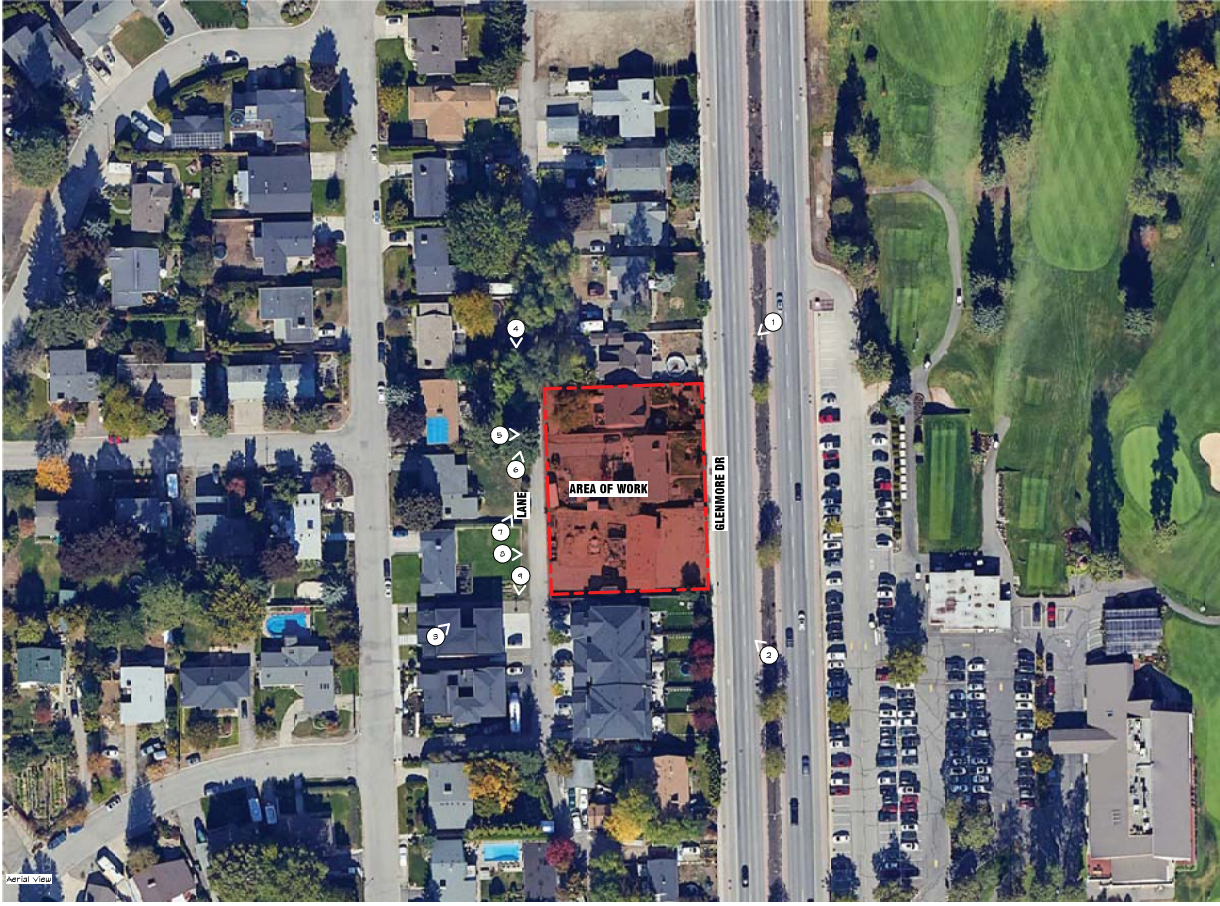
REVISIONS + ISSUES

2024-05-23	ISSUED FOR PERMIT
2024-05-23	SCHEMATIC DESIGN REVIEW
2024-05-14	SCHEMATIC DESIGN REVIEW
2024-05-14	SCHEMATIC DESIGN REVIEW
2024-05-23	SCHEMATIC DESIGN REVIEW

PROJECT TITLE
Multi-Housing Glenmore Larsen Property
Development
Glenmore Dr
Kelowna, BC

DRAWING TITLE
Site Photos

SCALE: 1 : 100
DRAWN: EB
CHECKED: CSR
MAY 24 24-031 **DPO.1**



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SEALS

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KEY PLAN

REVISIONS + ISSUES

DATE	ISSUES FOR
2024-09-20	SCHEMATIC DESIGN REVIEW
2024-09-20	SCHEMATIC DESIGN REVIEW
2024-09-20	SCHEMATIC DESIGN REVIEW
2024-09-20	SCHEMATIC DESIGN REVIEW

PROJECT TITLE
Multi-Housing Glenmore Larsen Property Development
Glenmore Dr Kelowna, BC

DRAWING TITLE
SITE PLAN + ZONING REVIEW + SECTION

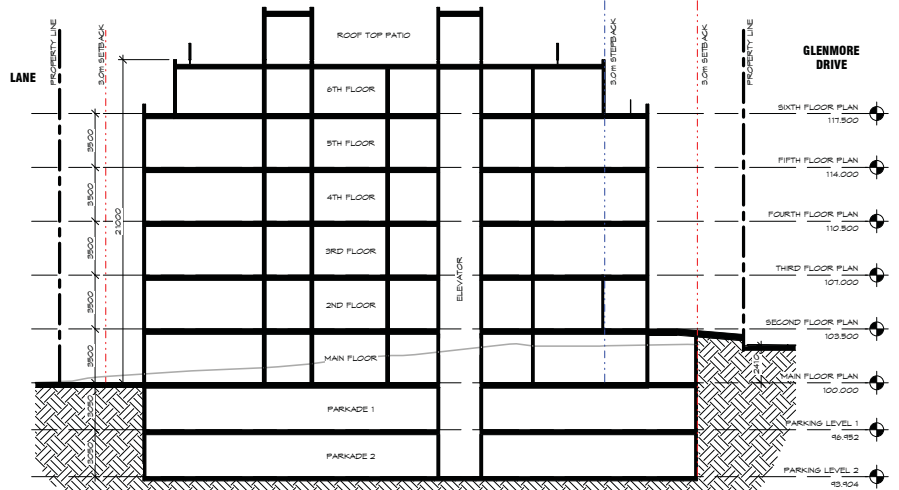
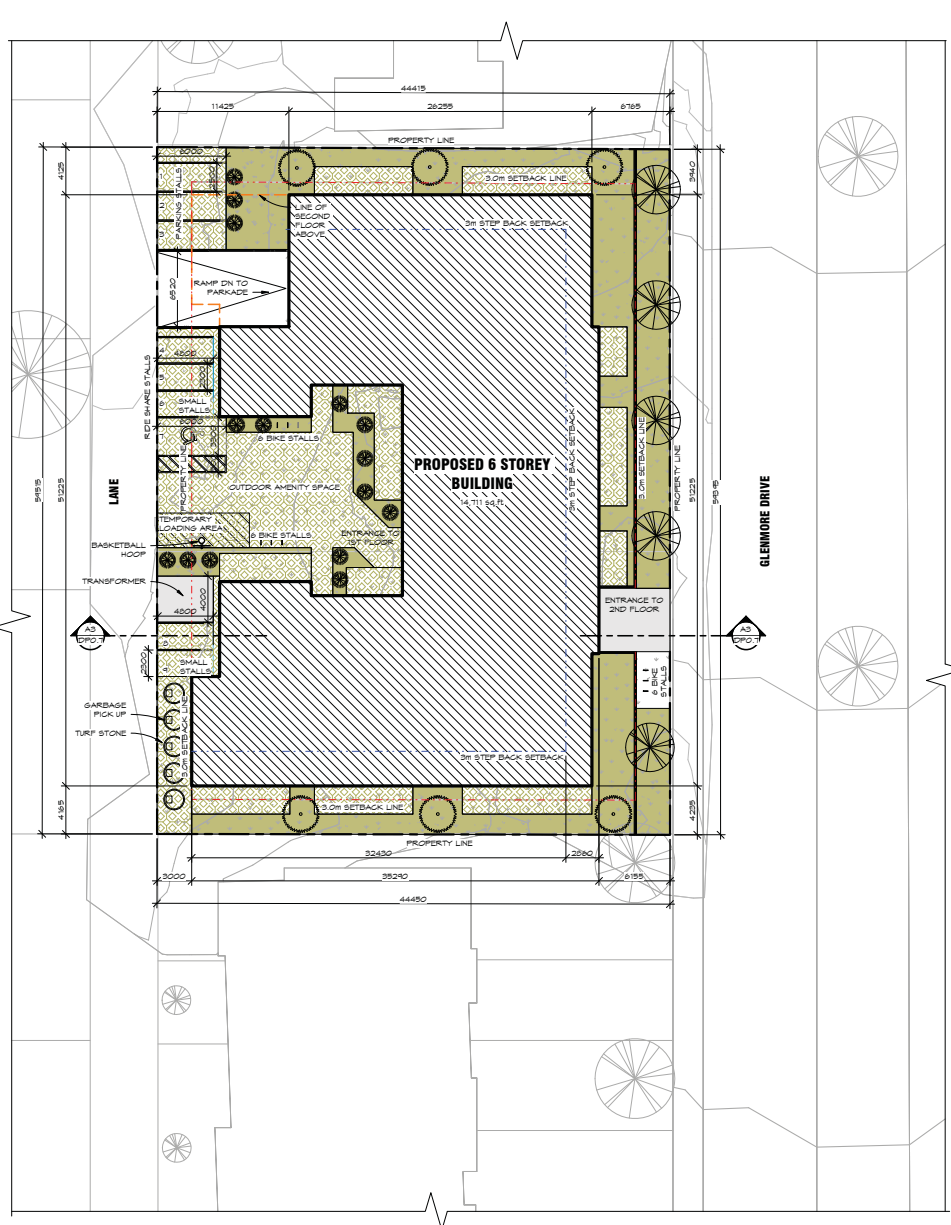
SCALE: As Indicated
 DRAWN: JE / EB/ AM
 CHECKED: CSR
 May '24
 24-031
DPO.7

2024-06-28 2:56:19 PM

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CITY OF KELOWNA - ZONING BYLAW NO. 12375	
MUNICIPAL ADDRESS 1256-1270 GLENMORE DR, KELOWNA, BC	
LEGAL ADDRESS PLAN KAF47536-KAF28500 LOT 2-B, SECTION 24, TOWNSHIP 28	
ZONING SECTION 15.1 EXISTING ZONING: MFI - INFILL HOUSING PROPOSED ZONING: MFS - APARTMENT HOUSING	
SITE SUMMARY SECTION 15.4 PARCEL AREA: 2004.4 sq.m / 0.20 HECTARES MAXIMUM SITE COVERAGE OF ALL BUILDINGS: PERMITTED: 65% (1,345.2 sq.m) PROPOSED: 56% (1,449.6 m) MAXIMUM SITE COVERAGE OF ALL BUILDINGS, STRUCTURES, AND IMPERMEABLE SURFACES: PERMITTED: 55% (2,252 sq.m) PROPOSED: 78% (2,121.36 m)	
SETBACKS SECTION 15.3 REQUIRED SETBACKS: FRONT YARD SETBACK: 3.0m SIDE YARD SETBACK: 3.0m REAR YARD SETBACK: 3.0m PROPOSED SETBACKS: FRONT YARD SETBACK: 4.0m SIDE YARD SETBACK: 4.0m REAR YARD SETBACK: 3.0m	
BUILDING AREA SUMMARY GROSS FLOOR AREA: SUM OF HORIZONTAL AREAS... MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS. NET FLOOR AREA: SUM OF HORIZONTAL AREAS... EXCLUSIVE OF AREAS... BALCONIES, ENT STAIRWAYS, COMMON/PUBLIC CORRIDORS... ETC.	
GROSS FLOOR AREA	NET FLOOR AREA
LEVEL	LEVEL
1ST FL 1325 14,256	1ST FL 976 9,457
2ND FL 1,407 15,151	2ND FL 974 11,861
3RD FL 1,407 15,151	3RD FL 1,120 12,050
4TH FL 1,407 15,151	4TH FL 1,120 12,050
5TH FL 1,407 15,151	5TH FL 1,120 12,050
6TH FL 480 10,624	6TH FL 700 7,934
TOTAL 7,444 55,534	TOTAL 6,012 54,719

STEPBACKS SECTION 15.5 REQUIRED STEPBACKS: FRONT YARD SETBACK: 3.0m FLANKING SIDE YARD SETBACK: 3.0m PROPOSED STEPBACKS: FRONT YARD SETBACK: 3.0m													
NOTES: ONLY TO BUILDINGS 5 STOREYS OR TALLER. THE STEPBACK CAN OCCUR ON ANY FLOOR ABOVE THE SECOND STOREY													
DENSITY (FAR) SECTION 19.6 MAXIMUM BASE DENSITY FOR 5 STOREYS AND ABOVE MAXIMUM FAR PLUS BONUS FAR (UNDERGROUND PARKING): = 2.05 PLUS BONUS FAR (AMENITY & STREETSCAPE): = 2.35 PROPOSED DENSITY: 2.31 NOTES: IF PAYMENTS ARE MADE TO PUBLIC AMENITY & STREETSCAPE CAPITAL RESERVE FUND... BASE FAR IS INCREASED BY 0.3 IF 50% OF PARKING PROVIDED ON-SITE IS LOCATED UNDERGROUND... BASE FAR IS INCREASED BY 0.25													
BUILDING HEIGHT SECTION 19.6 MAXIMUM BASE HEIGHT: 22.0m / 6 STOREYS PROPOSED BUILDING HEIGHT: 21.0m / 6 STOREYS NOTES: BASE HEIGHT IS 19.0m / 4 STOREYS EXCEPT THE MAXIMUM BASE HEIGHT IS 22.0m / 6 STOREYS IF THE SUBJECT PROPERTY IS FRONTING A TRANSIT SUPPORTIVE CORRIDOR													
DWELLING UNIT RANGES <table border="1"> <thead> <tr> <th>sq.m</th> <th>STUDIO</th> <th>1-BED (1B)</th> <th>2-BED (2B)</th> </tr> </thead> <tbody> <tr> <td>30 - 36</td> <td>35</td> <td>60</td> <td>75</td> </tr> <tr> <td>37 - 407</td> <td>407</td> <td>651</td> <td>786</td> </tr> </tbody> </table>		sq.m	STUDIO	1-BED (1B)	2-BED (2B)	30 - 36	35	60	75	37 - 407	407	651	786
sq.m	STUDIO	1-BED (1B)	2-BED (2B)										
30 - 36	35	60	75										
37 - 407	407	651	786										
COMMON AND PRIVATE AMENITY SECTION 19.5 FACTOR (sq.m) STUDIO: 7.5 1-BED: 15 2-BED (2B): 25 2-BED (2B): 25 TOTAL: 1,830 sq.m OR 14,647 sq.ft REQUIRED (sq.m) 300 550.0 200.0 475.0													
PROPOSED: 151 FL: 4,024 sq.ft 2ND FL - 5TH FL: 3,578 sq.ft 6TH FL: 3,030 sq.ft ROOF TOP PATIO: 2,348 sq.ft TOTAL: = 22,431 sq.ft													
OFF-STREET PARKING SECTION 6.9 FACTOR: 0.8 1.0 1.1 1.1 REQUIRED: 36 97 9.0 20.4 TOTAL REQ.: 123 + 19 = 142 STALLS OR 110 WITH 4 RIDE SHARE VEHICLES TOTAL PROP.: 9 (GROUND LEVEL) + 104 (PARKADE) = 113													
BICYCLE PARKING SECTION 6.5 FACTOR: 0.75 0.75 0.75 0.75 REQUIRED: 30 42.75 6 14.25 TOTAL REQ.: 45 PROPOSED: 46 TOTAL AREA: 1250 sq.ft													



A1 CONCEPTUAL SITE PLAN
 DPO.7 SCALE = 1 : 200

A3 CONCEPTUAL SECTION
 DPO.7 SCALE = 1 : 50

1 2 3 4 5



berry architecture
+associates

SEALS

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KEY PLAN

REVISIONS + ISSUES

2024 04 22	ISSUED FOR
2024 04 24	SCHEMATIC DESIGN
2024 04 24	REVISION
2024 04 14	SCHEMATIC DESIGN
2024 04 14	REVISION
2024 04 23	SCHEMATIC DESIGN
2024 04 23	REVISION
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PROJECT TITLE
**Multi-Housing Glenmore
Larsen Property
Development
Glenmore Dr
Kelowna, BC**

DRAWING TITLE

MASSING

SCALE: 1 : 1000

DRAWN: JE/ES

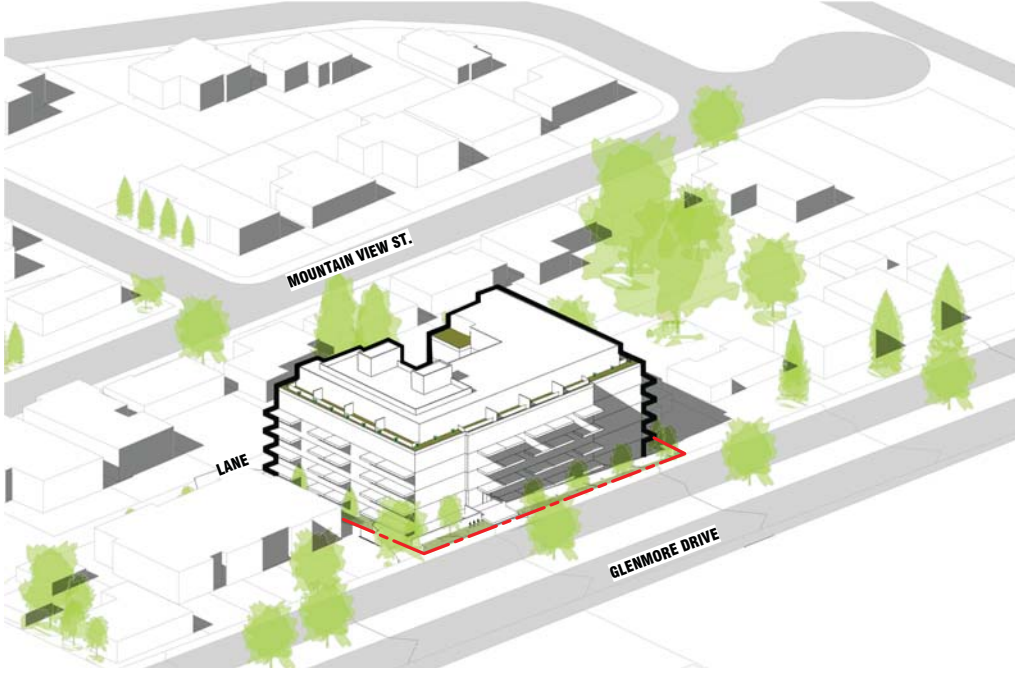
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May '24
24-031

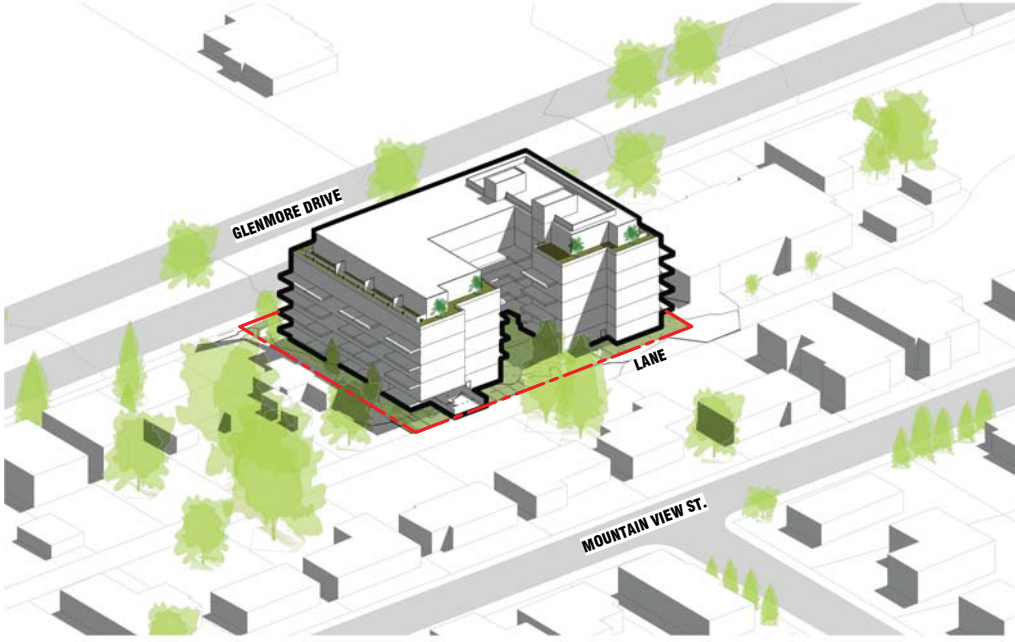
DP3.3

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CONCEPTUAL ARIAL VIEW LOOKING NORTHWEST OVER GLENMORE



CONCEPTUAL ARIAL VIEW LOOKING SOUTHEAST OVER THE LANE



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