



November 14th, 2024

City of Kelowna Development Planning Dept.
 Attention: Alex Kondor – Development Planning Manger
 1435 Water Street
 Kelowna, BC V1Y 1J4

Dear Alex

Re: Rezoning Application – 1210, 1220 and 1226 Glenmore Drive – MF3r – Apartment Housing Rental Only Zone

This is 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. This rezoning application will enable City staff to further pursue opportunities to provide ‘missing middle housing’ in the area, with the goal of constructing a 45+ unit affordable housing development (family focused) on the subject property. The property encompasses approximately 0.58 acre in size, and has the potential to provide a 4-6 storey building, which aligns with the City’s vision for scope and scale of a project under the Middle Income Housing Partnership.

The proposed rezoning application is consistent with the 2040 Official Community Plan. Specifically, the application aligns with OCP policies and objectives outlined below:

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 subject properties included in this proposal directly front a Transit Supportive Corridor.</i>
Policy 5.2.2 Low Rise Corridor Development	Encourage low rise apartments and stacked townhouses up to six storeys in height in Core Area Neighbourhoods that front or directly about Transit Supportive Corridors. Consider lower heights for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. 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. The proposed MF3r – Apartment Housing Rental Only zone permits land uses that are consistent with this policy.
Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.	
	<i>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>

Policy 5.11.1 Diverse Housing Forms	<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>
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Staff believe that the proposed rezoning application has potential to positively contribute to the housing supply within the City of Kelowna and will support the goals and vision of the OCP. Thank you for your consideration.

Regards,



Benjamin Walker (he / him / his)

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