

ADMINISTRATIVE REPORT TO COUNCIL

ON

**REZONING APPLICATION NO. REZ00825  
DEVELOPMENT VARIANCE PERMIT NO. DVP00671  
2001, 2013, AND 2019 GLENWOOD DRIVE  
OWNER/APPLICANT: 1420888 BC LTD.**

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PURPOSE

The purpose of this report is to rezone the subject properties from R2 (Residential 2) to RM4 (Multi-Unit 4 - Medium–Low Density) with a site-specific amendment to increase the maximum floor area ratio from 1.5 to 1.69 and to limit the maximum density to permit 120 units total (231 dwelling units per hectare) and to vary the maximum building height from four storeys to six storeys to permit a future multi-unit residential development.

SUMMARY

The subject site is located on the corner of Glenwood Drive and Oriole Road in the Valleyview neighbourhood. Combined, the three properties are approximately 5,574 m<sup>2</sup> in area and are zoned R2. The site is adjacent to one- and two-storey single-detached and two-unit residential dwellings to the north, south, and east; a school to the west; and a higher-density, multi-unit residential development farther to the north. The closest bus stop is approximately 20 m away on Oriole Road.

As six-storey, higher-density, multi-unit development is not permitted in the R2 zone, the applicant is seeking to rezone the property to RM4 with site-specific amendments to increase the maximum floor area ratio to 1.69 and allow a maximum density of 120 units (Attachment “A”). The applicant has also applied for a development variance permit to increase the maximum building height from four storeys to six storeys (Attachment “B”). Preliminary conceptual drawings were submitted as part of this application (Attachment “C”). However, a subsequent development permit application will be required in accordance with the Multi-Family Residential Development Permit Area Guidelines. It is recommended that registration of the development variance permit be held pending registration of a flood plain covenant, road dedication, and two corner cuts. Additional technical requirements can be addressed at the development permit stage.

KAMPLAN: City of Kamloops Official Community Plan designates the properties as Urban. In Urban-designated areas, KAMPLAN supports diverse housing types to support residents of various age groups, family types, lifestyles, and income levels as well as infill development proposals compatible with existing land uses to use existing municipal services and infrastructure efficiently. KAMPLAN also encourages innovative forms of multi-unit residential housing within walking distance of parks and schools to attract a mix of residents, including households with children, and encourages multi-family residential in urban-designated areas that is appropriately designed and sited to reduce potential impacts of concentrating higher-density housing.

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This rezoning application complies with KAMPLAN given the site location being a corner lot along a collector roadway. If the requested variance is approved, the future building(s) will be limited to six storeys in height, a floor area ratio of 1.69, and a maximum density of 120 units.

The Development, Engineering, and Sustainability Department supports the proposed rezoning and development variance applications as the proposed use complies with KAMPLAN. Accordingly, staff advise Council to proceed as outlined in the recommendation.

**RECOMMENDATION:**

**That Council authorize:**

- a) **distribution of Public Notice for Zoning Amendment Bylaw No. 55-71, 2024, for 2001, 2013, and 2019 Glenwood Drive**
- b) **subject to adoption of Bylaw No. 55-71, distribution of Notice of Intent to consider Development Variance Permit No. DVP00671 for 2001, 2013, and 2019 Glenwood Drive (Attachment “B”)**

**Note: Zoning Amendment Bylaw No. 55-71 will be held at third reading pending Ministry of Transportation and Infrastructure approval.**

**Note: registration of Development Variance Permit No. DVP00671 will be held pending the following:**

- **Registration of a floodplain covenant**
- **Road dedication of 4.5 m along the rear lot lines**
- **5 m x 5 m corner cut at the intersection of Glenwood Drive and Oriole Road and a 3 m x 3 m corner cut at the intersection of Oriole Road and the residential lane**

**SUPPORTING COUNCIL AND CORPORATE DIRECTION**

- **KAMPLAN**
  - **Section C, Growth Management**
    - **Land Use Designations**
  - **Section D-1, Land Management and Development**
    - **General Land Use Policies**
    - **Area-Specific Land Use Policies, Urban**
  - **Section D-5, Housing, Housing Diversity**

## SITE CONDITIONS AND BACKGROUND

- Neighbourhood - Valleyview
- KAMPLAN Designation - Urban
- Current Zoning/Use - R2 (Residential 2)/single-detached residential dwellings
- Proposed Zoning/Use - RM4 (Multi-Unit 4 - Medium–High Density) site-specific (1.69 maximum floor area ratio and maximum density of 231 units per hectare)/future six-storey, multi-unit residential development
- Proposed Variance - Increase the maximum building height from four storeys to six storeys
- Surrounding Uses - One- and two-unit residential (north, south, and east), school (west), and multi-unit residential (northwest and farther north)
- Application Date - September 6, 2024
- Restrictive Covenant/Road Dedication/Corner Cuts - Registration of a flood plain covenant, 4.5 m of road dedication, and two corner cuts prior to registration of development variance permit
- Project Evaluation Team (PET) - September 20, 2024
- Parcel Size - Combined: 5,574 m<sup>2</sup> (approximately 5,193 m<sup>2</sup> after road dedication and two corner cuts)  
1,858 m<sup>2</sup> (2001 Glenwood Drive)  
1,857 m<sup>2</sup> (2013 Glenwood Drive)  
1,857 m<sup>2</sup> (2019 Glenwood Drive)
- MOTI Referral - Yes

## DISCUSSION

### **Site Context**

The subject site is located on the corner of Glenwood Drive and Oriole Road in the Valleyview neighbourhood. Combined, the three properties are approximately 5,574 m<sup>2</sup> in area and are zoned R2. All properties are entirely in the 200-year flood plain, and registration of a flood plain covenant will be required prior to registration of the development variance permit. The site is adjacent to one- and two-storey single-detached and two-unit residential dwellings to the north, south, and east; a school to the west; and a higher-density, multi-unit residential development farther to the north. The nearest bus stop is approximately 20 m away on Oriole Road

### **Proposal, Zoning, and Density**

As six-storey, higher-density, multi-unit development is not permitted in the R2 zone, the applicant is seeking to rezone the property to RM4 with a site-specific amendment to increase the maximum floor area ratio from 1.5 to 1.69 and maximum density to 231 dwelling units per hectare (120 units total based on the combined lot size after the proposed road dedication) (Attachment “A”). To facilitate the future development, the applicant has also requested a variance to the maximum building height from four storeys to six storeys to accommodate a maximum density of 120 units in the future building (Attachment “B”). A preliminary site plan and massing rendering for the future development were submitted as part of this rezoning application (Attachment “C”). However, a subsequent development permit application will be

required in accordance with the Multi-Family Residential Development Permit Area Guidelines. If the rezoning and variance are approved, lot consolidation will be required at the development permit stage.

## Land Use

KAMPLAN designates the properties as Urban. In Urban-designated areas, KAMPLAN supports diverse housing types to support residents of various age groups, family types, lifestyles, and income levels as well as infill development proposals compatible with existing land uses to use existing municipal services and infrastructure efficiently. KAMPLAN also encourages innovative forms of multi-unit residential housing within walking distance of parks and schools to attract a mix of residents, including households with children, and encourages multi-family residential in urban-designated areas that is appropriately designed and sited to reduce potential impacts of concentrating higher-density housing.

## Variance

As part of this application, a development variance permit, not a minor variance permit, was also required, as the requested variance of increasing the maximum eventual building height from four storeys to six storeys does not fall under Schedule "A" Minor Development Variance Permit Consideration Criteria of Delegation of Council Authority for the Issuance of Minor Development Variance Permits Bylaw No. 54. Additionally, the proposed height variance could have privacy-related impacts on the adjacent and primarily one-storey dwellings. As the development variance permit will require a mail-out to all properties within 100 m, this will provide the opportunity for residents to provide feedback to Council.

Despite staff requesting a different eventual building orientation (i.e. to primarily orient the future six-storey building towards Oriole Road to reduce impacts on the primarily one-storey houses in the vicinity), the applicant has requested to orient the future building towards Glenwood Drive as they indicated that if the building was oriented west, the development would suffer a significant loss in density/units and the project would not be financially viable (Attachment "C"). As previously mentioned, a development permit application will be required to determine the site layout, landscaping, and building design. Council will deliberate the development variance permit upon completion of the zoning, as per provincial legislation.

## Transportation

This rezoning application complies with KAMPLAN, given the site location being a corner lot along a collector roadway. The closest bus stop is approximately 20 m away on Oriole Road. The proposed site for rezoning is within a five-minute walk of the future proposed Valleyview transit exchange. The exchange is in the Transit Future Action Plan and is expected to be constructed in the coming years (2026). Implementation is subject to provincial budgeting approvals for future route expansion in the area. Should the exchange come to fruition, the Province will likely designate it and the area as transit-oriented area. This would mean that if the site has any portion of the lot within the transit-oriented area within 200 m, it would be exempt from minimum vehicle parking requirements and outright permitted up to 10 storeys. The proposed density of 120 units would yield less than 50% of the number of new trips on the road to trigger a transportation impact assessment.

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## Community Consultation

KAMPLAN encourages developers of new multi-unit residential developments to include a community consultation process for surrounding residents. As part of their consultation process, the applicant initially mailed letters about the project to properties within 100 m of the development site. Following this, the applicant corresponded and/or met with a number of neighbours to further explain their proposal and answer any further questions they had.

## Servicing and Technical Considerations

The proposed development falls within the Falcon Road lift station sanitary sewer catchment area. This lift station will potentially be servicing several other proposed developments within the same catchment. The combined projected sewer flows from this proposed development and others are anticipated to exceed the rated capacity of the lift station. Should this development proceed in conjunction with other proposed developments, a development cost charge project will be required to increase sanitary lift station capacity. The development cost charge project is estimated at \$1,000,000 and will be required to be added to the Development Cost Charges Bylaw.

As part of this application, a minimum additional 4.5 m road dedication and a 3 m x 3 m corner cut is required along the south property line and a 5 m x 5 m corner cut at the Glenwood Drive and Oriole Road intersection (Attachment "C"). Additional items will need to be addressed at time of development permit, such as a minimum 6.0 m wide paved lane from Oriole Road to the southeast property corner and a 1.5 m sidewalk installed along the Glenwood Drive frontage at the developers expense.



M. Kwiatkowski, P.Eng.  
Development, Engineering, and  
Sustainability Director



Approved for Council

Author: E. Chorlton, MSc, Planner

Reviewed by: E. Beach, RPP, MCIP, Current Planning  
Manager  
R. J. Martin, RPP, MCIP, Planning and  
Development Manager/Approving Officer

EC/kjm

Attachments

Trans-Canada Hwy E

Industrial Dr

Falcon Rd

Glenwood Dr

Plover Rd

Valleyview Dr

Curlew Rd

Curlew Pl

Orion Rd

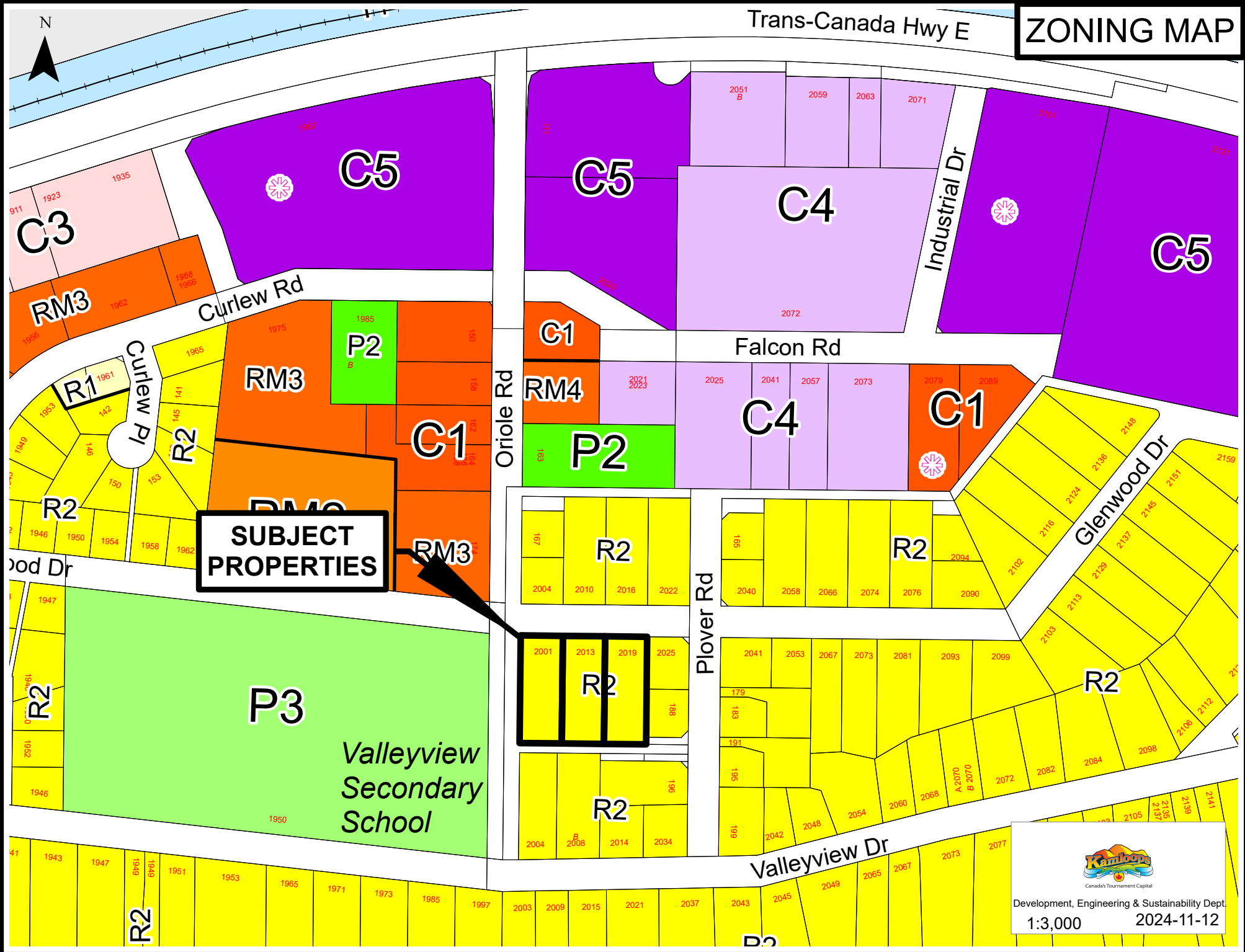
Valleyview Secondary School

SUBJECT PROPERTIES



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**SUBJECT PROPERTIES**

Valleyview  
Secondary  
School



CITY OF KAMLOOPS

BYLAW NO. 55-71

A BYLAW TO AMEND THE ZONING BYLAW OF THE CITY OF KAMLOOPS

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

- 1. This bylaw may be cited as "Zoning Amendment Bylaw No. 55-71, 2024".
- 2. Zoning Bylaw No. 55, as amended, is hereby further amended as follows:  
  
 Lot 8, D.L. 236, K.D.Y.D., Plan 7591 (2001 Glenwood Drive); Lot 7, D.L. 236, K.D.Y.D., Plan 7591 (2013 Glenwood Drive); and Lot 6, D.L. 236, K.D.Y.D., Plan 7591 (2019 Glenwood Drive), as shown on the map attached to and forming part of this bylaw, shall no longer be zoned as R2 (Residential 2), but as RM4 (Multi-Unit 4 – Medium-High Density).
- 3. Zoning Bylaw No. 55, as amended, is hereby further amended in Division 9, Multi-Unit Residential Zones, Section 9.4, RM4 (Multi-Unit 4 – Medium-High Density), Subsection 9.4.6, Regulations - Site Specific, which shall add the following, as shown on the map attached to and forming part of this bylaw:
  - (o) In the case of Lot 8, D.L. 236, K.D.Y.D., Plan 7591 (2001 Glenwood Drive); Lot 7, D.L. 236, K.D.Y.D., Plan 7591 (2013 Glenwood Drive); and Lot 6, D.L. 236, K.D.Y.D., Plan 7591 (2019 Glenwood Drive), the maximum density shall be 231 units per hectare (120 units) and a Floor Area Ratio of 1.69.

READ A FIRST TIME the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

READ A THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

MINISTRY OF TRANSPORTATION  
AND INFRASTRUCTURE APPROVAL  
received the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER







## DEVELOPMENT VARIANCE PERMIT

PERMIT NUMBER: DVP00671

To: 1420888 BC LTD  
(PERMITTEE OR ITS SUCCESSOR(S) IN TITLE)

Address: 102-1339 McGill Rd.  
Kamloops, BC  
V2C 6K7

1. This Development Variance Permit is issued subject to compliance with all applicable City of Kamloops bylaws except as specifically varied by this Permit.
2. This Development Variance Permit applies to, and only to:

**Lot 8 District Lot 236 Kamloops Division Yale District Plan 7591**  
**Lot 7 District Lot 236 Kamloops Division Yale District Plan 7591**  
**Lot 6 District Lot 236 Kamloops Division Yale District Plan 7591**  
(Legal Description)

**2001 Glenwood Drive**  
**2013 Glenwood Drive**  
**2019 Glenwood Drive**  
(Address)

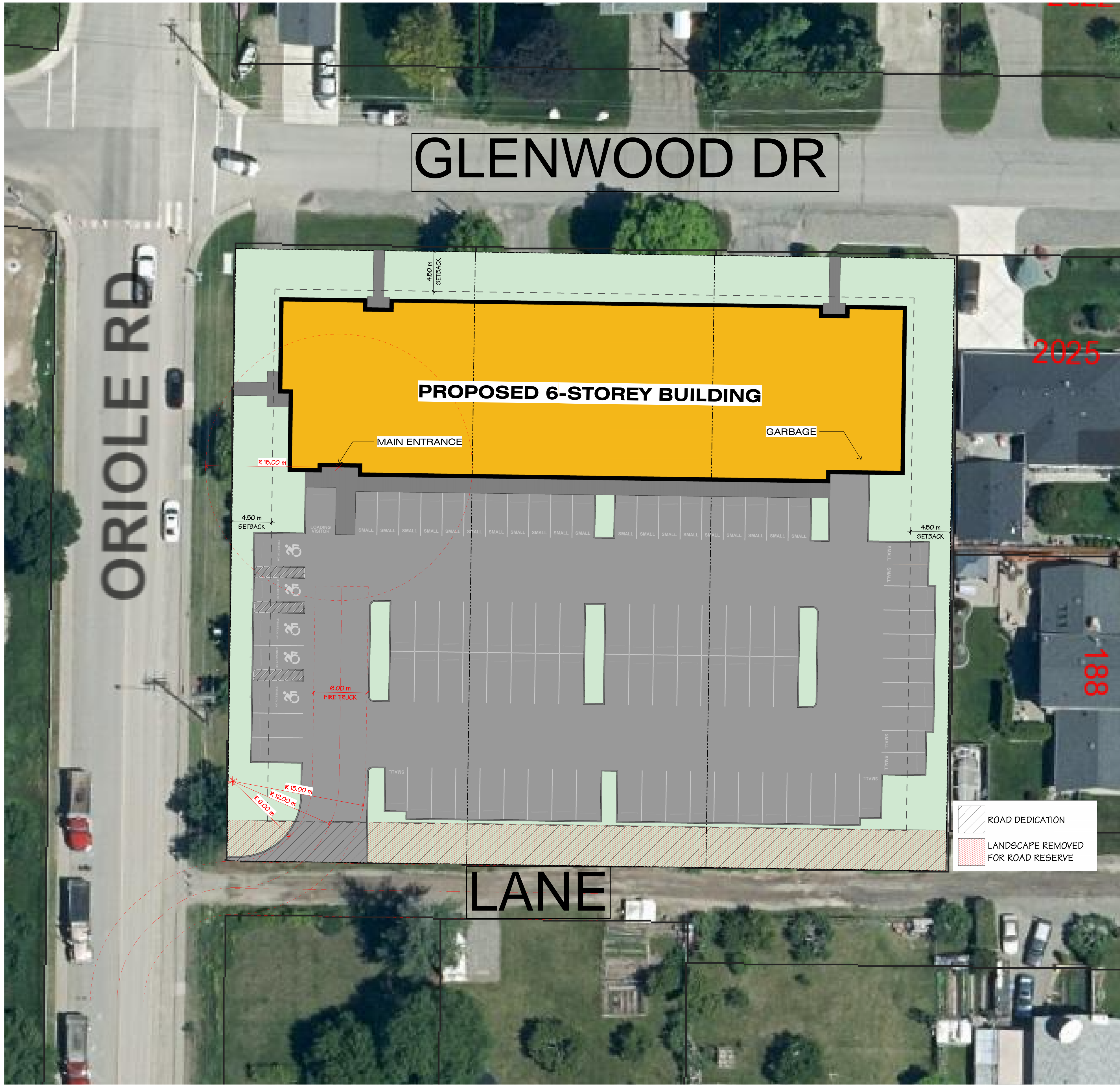
and any and all buildings, structures, and other development thereon.

3. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit.
4. City of Kamloops Zoning Bylaw No. 55 is hereby varied as follows:
  - Division 9: Multi-Unit Residential Zones, Section 9.4 RM4 (Multi-Unit 4 – Medium-High Density), Subsection 9.4.5 Development Regulations, by increasing the Maximum Building Height from 4 Storeys to 6 Storeys.

5. If the Permittee or its successor(s) in title does not substantially commence any construction with respect to which this Permit was issued within two (2) years after the date it was issued, the Permit shall lapse.
6. Notice shall be filed in the Land Title and Survey Authority office that the land described herein is subject to this Permit.
7. The terms of this Permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the Permit.
8. **This Permit is not a Building Permit, Subdivision or Zoning Amendment.**

**DATE ISSUED BY COUNCIL:** \_\_\_\_\_

CITY OF KAMLOOPS  
AUTHORIZED SIGNATORY: \_\_\_\_\_ DATE: \_\_\_\_\_



1. THIS SITE PLAN IS TO BE READ IN CONJUNCTION WITH CIVIL & LANDSCAPE PLANS.
2. ALL TOP OF WALL AND FINISHED CONCRETE GRADES ARE TO BE CONFIRMED ON SITE.
3. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED.
4. METRIC GRADE ELEVATIONS ARE ACTUAL & GEODETIC.
5. MAIN FLOOR GEODETIC GRADE ELEVATION MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION.
6. ELECTRIC VEHICLE CHARGERS & ROUGH-INS SHALL BE INSTALLED PER THE ELECTRICAL ENGINEER'S DRAWINGS, MANUFACTURER'S INSTRUCTIONS, AND MUNICIPAL BYLAWS.

**GENERAL SITE NOTES**

- SLOPE EXTERIOR SIDEWALKS, STAIRS & LANDSCAPED AREAS TO DRAIN
- ALL RETAINING WALLS OVER 4'-0" HIGH TO BE ENGINEERED WITH P ENG SEALED SHOP DRAWINGS SEE CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, OTHER SERVICES, ETC.
- VERIFY ALL SITE INFORMATION, BUILDING AREA, IONS AND BEARINGS WITH LEGAL SURVEY PLAN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING ETC.
- SEE LANDSCAPE DRAWINGS FOR ALL HARD AND SOFT LANDSCAPING.
- ALL ELEVATION CHANGES OF MORE THAN 2'-0" TO HAVE 42" HIGH GUARDRAIL
- VERIFY FINAL SIDEWALK ELEVATIONS WITH FINISHED FIRST FLOOR ELEVATION AT ENTRANCES.
- GRADE AT EXTERIOR OF BUILDING TO BE 8" BELOW FLOOR LEVEL EXCEPT AT ENTRY & EXITS.
- FOR TYPICAL CONCRETE/ SIDEWALK/ CURB/ LANDSCAPING
- OFFSITE ROAD INFORMATION AND LANDSCAPING IS SHOWN FOR REFERENCE ONLY

**PROJECT DATA**

LOT AREA		
LOT AREA:		59,980.17 SF (5,572.34 M2)
ROAD RESERVE:		3,986.09 SF (370.32 M2)
REVISED LOT AREA:		55,994.08 SF (5,202.02 M2)
GROSS FLOOR AREA (MEASURED TO OUTSIDE OF SHEATHING)		
FIRST FLOOR:		14,769.06 SF (1,372.09 M2)
SECOND FLOOR:		15,745.94 SF (1,462.85 M2)
THIRD - SIXTH FLOOR (PER FLOOR):		15,971.10 SF (1,483.76 M2)
TOTAL GROSS FLOOR AREA:		94,399.40 SF (8,769.99 M2)
BUILDING FOOTPRINT:		16,013.48 SF (1,487.70 M2)
LANDSCAPE/AMENITY (RM4 ZONING REQUIRES 30% OF LOT AREA)		
REQUIRED	PROPOSED	
	LANDSCAPING	11,684.48 SF (1,085.52 M2)
	INDOOR AMENITY	5,113.74 SF (475.08 M2)
16,798.22 SF	TOTAL	6,798.22 SF (1,560.61 M2)
OFF-STREET PARKING FOR 120 UNITS		
RM4 REQUIRED	RESIDENTS	PROPOSED
77	77	
12	VISITOR AND ACCESSIBLE	12
89	TOTAL	89
BUILDING HEIGHT		
RM4 ALLOWED	PROPOSED	
4 STOREYS	6 STOREYS	
DENSITY		
RM4 ALLOWED	UNITS/HA	PROPOSED
125	230	
1.5	FAR	1.68

Chilliwack 9355 Young Rd V2P 4S3

604.793.9445

**VALLEYVIEW PROPERTIES**  
**CONDOS**  
 2001,2013,2019 GLENWOOD DRIVE,  
 KAMLOOPS, B.C.

REVISIONS	NO.	DATE	DESCRIPTION

DRAWING NAME			
<b>OVERALL SITE PLAN</b>			
JOB NO.	24030	SCALE	As indicated
PROJECT START DATE:	2024.06.06		

**A1.4**



## ISOMETRIC VIEW

VALLEYVIEW PROPERTIES CONDOS

2001,2013,2019 GLENWOOD DRIVE, KAMLOOPS, B.C.

SCALE  
JOB NO. 24030

Checker

2024.06.06

604 793 9445  
soarchitects.com

Chilliwack  
9355 Young Rd  
V2P 4S3