

368 Valley Rd

The property at **368 Valley Road** was recently rezoned to **VC1 - Village Centre** to facilitate a six-storey apartment development. This change from its previous rural residential (RR2) designation aligns with Kelowna's Official Community Plan (OCP) for the Glenmore area.

VC1 Zoning for 368 Valley Road

- **Permitted Density:** The site is approximately **0.75 acres (32,670 sq. ft.)** and supports a building height of up to **6 storeys**.
- **Mixed-Use Nature:** While the VC1 zone allows for ground-floor commercial uses to create walkable neighborhoods, commercial space was not strictly required for this specific property due to its proximity to the existing Kane Road/Valley Road commercial centre.
- **Infrastructure:** The site is fully serviced with municipal water, sewer, natural gas, and electricity available at the lot line.

Development Details

- **Access:** Future development is permitted to have **one driveway** onto Valley Road. To allow for full movement (left and right turns), an auxiliary lane and road dedication may be required.
- **Setbacks:** Initial site plans for the property have indicated side yard setbacks of approximately **4.5m** and rear yard setbacks of **9.0m**.
- **Location Benefits:** The property is situated within the **Glenmore Village Centre**, providing future residents with walking access to grocery stores, medical offices, and schools.



City of Kelowna Village Centre OCP

City of Kelowna Policy 5.1.1

The Core Area Encourage Village Centres as Kelowna's secondary hubs of activity. Village Centre Composition. Encourage the development of a range of services, small scale and specialty retail, and limited office employment in scale with supporting low rise residential development in Village Centres to serve the surrounding Core Area Neighbourhoods. Support these uses with additional parks, plazas and other public realm improvements.

Objective 5.2. Policy 5.1.2

The Core Area Village Centre Density. Target an overall density of 30 to 60 jobs and people per hectare in Village Centres in the Core Area. Village Centre Retail Corridors. Locate retail and restaurant uses in Village Centres at grade, prioritized along Transit Supportive Corridors, to create a more vibrant pedestrian and transit supportive environment.

Glenmore Village Centre. City of Kelowna Policy 5.1.6

Support development in the Glenmore Village Centre to serve citizens in neighbourhoods in north Kelowna, such as Glenmore, Wilden, and McKinley. Development in the Glenmore Village Centre should share the following characteristics:

- Commercial uses located east of Glenmore Road;
- Buildings up to six storeys in height; and
- Orientation of buildings along Brandt's Creek towards the creek and trail system.

