City of Kelowna Regular Council Meeting AGENDA



Tuesday, October 8, 2024 4:00 pm Council Chamber City Hall, 1435 Water Street

Pages

1. Call to Order

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This evening, Council will hold both a Public Hearing and a Regular Meeting.

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2040* - Official Community Plan Bylaw No. 12300 and Zoning Bylaw No. 12375.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at Kelowna.ca/council or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing and the Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor DeHart.

3. Confirmation of Minutes

Regular Council Meeting - September 10, 2024

4. Call to Order the Public Hearing

5. Individual Bylaw Submissions

1-4

5.1 START TIME 4:00 PM - Cara Glen Way 1490 - OCP24-0010 (BL12700) TA24-0007 (BL12701) Z24-0013 (BL12702) - Rutherford Crestview Developments Ltd. Inc. No. A008590

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the C-NHD – Core Area Neighbourhood designation to NAT – Natural Areas; and to amend Zoning Bylaw No. 12375 by creating the CD29 – Cara Glen Way Comprehensive Development zone; and to rezone the subject property from the RR1–Large Lot Rural Residential zone to the P3 – Parks and Open Space zone and CD29 – Cara Glen Way Comprehensive Development zone to facilitate the future development of multi-dwelling residential housing with commercial uses and the dedication of 5.64 acres of natural area parkland adjoining Knox Mountain Park.

6. Termination

7. Call to Order the Regular Meeting

8. Bylaws Considered at Public Hearing

8.1	START TIME 4:00 PM - Cara Glen Way 1490 - BL12700 (OCP24-0010) - Rutherford Crestview Developments Ltd. Inc. No. A008590	78 - 79
	Requires a majority of all members of Council (5).	
	To give Bylaw No. 12700 second and third reading in order to change the future land use designation of portions of the subject property from the C-NHD — Core Area Neighbourhood designation to the NAT — Natural Areas designation.	
8.2	START TIME 4:00 PM - Cara Glen Way 1490 - BL12701 (TA24-0007) - Rutherford Crestview Developments Ltd. Inc. No. A008590	80 - 84
	To give Bylaw No. 12701 second and third reading in order to create the CD29 — Cara Glen Way Comprehensive Development zone.	
8.3	START TIME 4:00 PM - Cara Glen Way 1490 - BL12702 (Z24-0013) - Rutherford Crestview Developments Ltd. Inc. No. A008590	85 - 86
	To give Bylaw No. 12702 second and third reading in order to rezone portions of the subject property from the RR1 — Large Lot Rural Residential zone to P3 — Parks and Open Space zone and the CD29 — Cara Glen Way Comprehensive Development zone.	

9. Liquor License Application Reports

City Clerk to invite anyone participating online or in the public gallery who deems themselves affected by the liquor license application to come forward.

9.1 START TIME 4:45 PM - Baillie Ave 731 - LL24-0015 - Edward Albert Fuhrmann

To seek Council's support for a structural change application to permanently increase the liquor area and capacity from 109 persons to 135 persons.

10. Heritage Alteration Permit

10.1 START TIME 4:45 PM - Pandosy St 2124 - BL12699 (Z24-0027) - Necessary Homes 103 - 103 Ltd., Inc.No. BC0850280 103 - 103

To adopt Bylaw No. 12699 in order to rezone the subject property from the MF4 – Transit Oriented Areas zone to the MF4r – Transit Oriented Areas Rental Only zone to facilitate a change of uses to long-term residential rental only, while retaining and protecting the existing heritage asset known as Cadder House.

10.2 START TIME 4:45 PM - Pandosy St 2124 - HAP23-0015 - Necessary Homes Ltd., 104 - 153 Inc.No. BC0850280 104 - 153

To issue a Heritage Alteration Permit for the form and character of 16 townhouses with two variances to the size of tandem parking stalls and the maximum floor area of the third storey relative to the second storey.

11. Termination

12. Procedure on each Bylaw Submission

a) Brief description of the application by City Staff (Development Planning);

(b) The applicant has up to 15 minutes to make representations to Council regarding the project.

(c) The Chair will call for representation from the public participating in person and online as follows:

(i) Any person wishing to make representations during the Hearing will have the opportunity to do so.

(ii) Speakers have up to 5 minutes to share their remarks.

(d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in questions be held open, the Chair shall state to participants the the Public Hearing on the Bylaw is closed.

(e) Once the public has had an opportunity to comment, the applicant is given up to 10 minutes to respond to any questions raised.

(f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. Online participants must be able to share their screen to display the item.



City of Kelowna Regular Council Meeting _{Minutes}

Date: Location:	Tuesday, September 10, 2024 Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillor Ron Cannan
Staff Present	City Manager, Doug Gilchrist; Deputy City Clerk, Michael Jud; City Clerk, Laura Bentley; Development Planning Department Manager, Nola Kilmartin; Planner II, Jason Issler; Divisional Director, Planning, Climate, Action & Development Services, Ryan Smith
Staff Participating	Legislative Coordinator (Confidential), Clint McKenzie

Staff Participating Legislative Coordinator (Confidential), Clint McKenzie Remotely

1. Call to Order

Mayor Dyas called the meeting to order at 4:00 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Cannan.

3. Confirmation of Minutes

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT the Minutes of the Public Hearing and Regular Meeting of August 13, 2024 be confirmed as circulated.

Carried

4. Call to Order the Regular Meeting

Mayor Dyas called the Meeting to order at 4:02 p.m.

5. Liquor License Application Reports

5.1 START TIME 4:00 PM - Vaughan Ave 889 110 - LL24-0009 - Clement Business Park Ltd., Inc.No. C1380933 Staff:

- Displayed a PowerPoint Presentation summarizing the application.
- Provided brief background comments on the location and building.

Shayne Labis, Vaughn Ave, Applicant:

- Spoke to the history of the business in its current location.
- Shared their interest in continuing to grow with the community.

Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one in the gallery or On-line came forward.

There were no further comments.

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with Division 9 (71) of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

 Council recommends support of an application from Born to Shake for a liquor primary license amendment for Strata Lot 10 Section 30 Township 26 ODYD Strata Plan EPS7283 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, located at 110 889 Vaughan Ave, Kelowna, BC for the following reasons:

• Proposed structural changes are perceived to be minor in nature, RCMP do not have concerns, and no bylaw complaints.

- 1. Council's comments on LCRB's prescribed considerations are as follows:
- a. The potential for noise if the application is approved:

The potential impact for noise is minimal as the area supports industrial and commercial land uses with only a few businesses operating during similar hours. Additionally, the patio is limited to 28 persons reducing the outdoor noise impact.

b. The impact on the community if the application is approved:

The potential for negative impacts is minimal as the area supports several similar land uses and there are no large occupancy liquor establishments in close proximity.

 Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

Carried

5.2 START TIME 4:00 PM - Bernard Ave 327 - LL24-0016 - Mid-City Investments Ltd., Inc.No. C0756297

Staff:

- Displayed a PowerPoint Presentation summarizing the application.
- Provided brief background comments on the location and building.

Mark Spurgeon, Bernard Ave, Applicant:

Provided a history of the business.

2

2

- Spoke to their objective to manufacture small batches of spirits.
- Indicated that the business is relocating from a location in West Kelowna to the subject property on Bernard Avenue.
- Provided background information about the plan and concept for the business at its new location.
- The intent is to offer a tasting bar, private tasting rooms with a retail store and lounge.

Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one came forward from the Gallery or On-line.

Staff:

Responded to questions from Council.

There were no further comments

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with Division 9 (71) of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Urban Distilleries Inc. for a Lounge Endorsement for Lot 11 Block 14 District Lot 139 ODYD Plan 462, located at 327 Bernard Ave, Kelowna, BC for the following reasons:

• Council Policy No. 359 recommends supporting small establishments (capacity less than 100 persons) when not located adjacent to another Liquor Primary Establishment.

2. Council's comments on LCRB's prescribed considerations are as follows: Criteria for a Lounge Endorsement on a Manufacturing License:

a. <u>The location of the Lounge Endorsement:</u>

The location is on Bernard Ave in a section that is closed for "Meet Me on Bernard" during the summer months with high pedestrian traffic.

<u>b.</u> <u>The proximity of the Lounge Endorsement to other social or recreational</u> <u>facilities and public buildings:</u>

The proposed establishment is in close proximity to several Food Primary Establishments, Liquor Primary's, and Manufacturing establishments.

c. The person capacity of the Lounge Endorsement:

The proposal is for a 91-person capacity.

d. Traffic, noise, parking and zoning:

Bernard Ave is an activated area with high pedestrian traffic. Several months of the year this section of Bernard Ave is closed to vehicular traffic. Noise from this establishment is not anticipated to be a concern and the proposed use is compliant with zoning.

e. The impact on the community if the application is approved:

The potential for negative impact on the community is considered minimal.

3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

Carried

6. Termination

The meeting was declared terminated at 4:16 p.m.

Deputy City Clerk

mj/cm

Mayor Dyas

4

REPORT TO COUNCIL OCP AMENDMENT & TEXT AMENDMENT & REZONING



Date:	September 23, 2024			
То:	Council			
From:	City Manager			
Address:	1490 Cara Glen Way			
File No.:	OCP24-0010, TA24-0007, Z24-0013			
	Existing	Proposed		
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	NAT – Natural Areas		
OCF FOLOIE Land Use.	C-NHD - Core Area Neighboorhood	C-NHD – Core Area Neighbourhood		
		P3 – Parks and Open Space		
Zone:	RR1 – Large Lot Rural Residential	CD29 — Cara Glen Way Comprehensive Development Zone		

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP24-0010 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of LOT L SECTIONS 31 AND 32 TOWNSHIP 26 ODYD PLAN KAP 53293, located at 1490 Cara Glen Way, Kelowna, BC from the C-NHD – Core Area Neighbourhood designation to the NAT – Natural Areas designation, as shown on Map "A" attached to the Report from the Development Planning Department dated September 23, 2024, be considered by Council;

AND THAT Council considers the Public Notification process to be appropriate consultation for the purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated September 23, 2024;

AND THAT Zoning Bylaw Text Amendment Application No. TA24-0007 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated September 23, 2024 be considered by Council;

AND THAT final adoption of the Zoning Bylaw Text Amendment be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND THAT Rezoning Application No. Z24-0013 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of LOT L SECTIONS 31 AND 32 TOWNSHIP 26 ODYD PLAN KAP 53293, located at 1490 Cara Glen Way, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to P3 – Parks and Open Space zone and CD29 – Cara Glen Way Comprehensive Development zone as shown on Map "B" attached to the Report from the Development Planning Department dated September 23, 2024, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated September 23, 2024;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the payment of \$188,000.00 into the City's Housing Opportunities Reserve Fund;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Natural Environment Development Permit by the Development Planning Department Manager for the subject property;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the dedication of the parkland on the northern portion of the property proposed to be zoned P₃ – Parks and Open Space, as shown on Map "B", to the City.

AND FURTHER THAT the Official Community Plan Map Amending Bylaw, the Zoning Bylaw Text Amendming Bylaw, and the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the C-NHD – Core Area Neighbourhood designation to NAT – Natural Areas; and to amend Zoning Bylaw No. 12375 by creating the CD29 – Cara Glen Way Comprehensive Development zone; and to rezone the subject property from the RR1 – Large Lot Rural Residential zone to the P3 – Parks and Open Space zone and CD29 – Cara Glen Way Comprehensive Development zone to facilitate the future development of multi-dwelling residential housing with commercial uses and the dedication of 5.64 acres of natural area parkland adjoining Knox Mountain Park.

3.0 Development Planning

Staff recommend support for the Official Community Plan (OCP) Amendment, the Text Amendment to create the CD₂₉ – Cara Glen Way Comprehensive Development Zone, and the Rezoning Amendment to apply the CD₂₉ zone and P₃ – Parks and Open Space zone on the subject property, to facilitate the future development of multi-dwelling residential housing and the dedication of 5.64 acres of natural area parkland adjoining Knox Mountain Park.

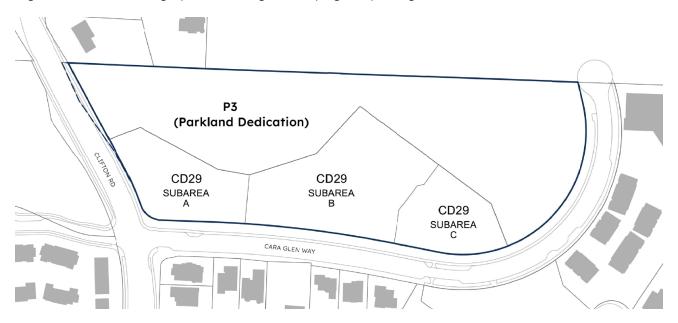
The proposed development is supported by <u>OCP Policy 5.3.3 for Strategic Density</u> which states:

Where a proposed development in Core Area Neighbourhoods is not adjacent to a Transit Supportive Corridor, consider support for stacked rowhousing and low-rise apartment and mixed-use buildings, if it meets all of the policy requirements noted in the chart below.

Policy Requirement	Proposal	Evaluation
The property, at the time a rezoning or development permit application is made, has an area of 1 hectare or greater.	The subject property is 3.77 ha at time of rezoning application.	~
The project proposal illustrates that the larger buildings will be able to sensitively transition their height and massing towards adjacent Core Area Neighbourhoods, with	The CD29 Zone requires building stepbacks on apartment buildings, and does not permit buildings greater than 100 m in length to provide a sensitive	~

the first priority being a transition to ground- oriented multi-unit housing within the project.	transition in height and massing to adjacent neighbourhoods. In addition, all ground-level units along Cara Glen Way require front door access to the street.	
The project proposal includes a public park component.	The project proposes to dedicate 5.64 acres of natural area parkland to the City to expand Knox Mountain Park with trail access.	~
The project proposal includes an affordable and/or rental housing component.	The applicants propose to contribute \$188,000.00 toward the Housing Opportunities Reserve Fund, which the City uses to acquire land for the purposes of affordable housing.	~
The project does not exceed a FAR of approximately 1.2 over the entire site.	The proposed FAR is approximately 1.0 over the entire site, with all development concentrated on the southern portion outside of the 30% sloped areas.	✓

The CD29 – Cara Glen Way Comprehensive Development Zone is separated into three sub-areas to regulate the future development of the property (See Map B and Schedule A). Sub-Area A allows for an apartment building up to five storeys in height with ground-level commercial at the corner of Clifton Rd N and Cara Glen Way. Sub-Area B is intended to allow for townhouses up to three storeys in height. Sub-Area C is similar to A and allows for an apartment building up to five storeys in height on the eastern side of the property, but does not permit commercial uses. Each sub area has specific private and common amenity requirements that align with other multi-family zones and the future development would be required to meet all other regulations of the Zoning Bylaw including landscaping and parking.



Along with meeting the requirements of OCP Policy 5.3.3, the rezoning proposal meets the intended growth strategy of the <u>C-NHD – Core Area Neighbourhood</u> future land use designation. This land use designation is

intended to accommodate much of the city's growth through infill and low-rise buildings with opportunities for local commercial. The inclusion of some commercial uses in Sub-Area A will provide neighbourhood commercial opportunities contributing to the creation of a complete neighbourhood.

The proposed OCP amendment on the northern portion of the property from C-NHD – Core Area Neighbourhood to NAT- Natural Areas (see Map A) is required to facilitate the dedication of parkland adjoining Knox Mountain Park to the City. <u>OCP Policy 10.1.15</u> recommends the preservation of a diversity of natural areas for habitat and ecosystem conservation with limited trails and other low impact activities, and encourages contiguous spaces that link protected spaces. The <u>Natural Areas</u> future land use designation is intended to consist of lands that will remain largely in their natural state including hillsides, ravines, and other environmentally sensitive areas.

The applicants completed a neighbourhood update meeting on May 29, 2024, and completed neighbour notification of all neighbours within 100 m on August 27, 2024. A summary is attached to this Council Report as Attachment D.

The applicants have applied for a delegated Natural Environment Development Permit which is required to evaluate the natural areas, steep slopes, and proposed trails that is currently under review. Should Council support the OCP Amendment to NAT – Natural Area, the Text Amendment to create the CD₂₉ Zone, and the Rezoning Amendment to apply the CD₂₉ and P₃ zones to the subject property, the applicants would be required to apply for a Council Development Permit to evaluate the development specifics and the form and character of the proposed multi-dwelling housing prior to applying for building permits.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

Lot Area	Proposed (m ²)		
Gross Site Area	37,717 m ²		
Road Dedication	296 m²		
Natural Area Dedication to City	22,824 m²		
Undevelopable Area on remainder lot	2,936 m²		
Net Site Area	11,957 m²		

4.0 Site Context & Background

Orientation	Zoning	Land Use		
	RU1 – Large Lot Housing	Single Detached Dwelling		
North	RR2 – Small Lot Rural Residential	Single Detached Dwelling		
	P3 – Parks and Open Space	Knox Mountain Park		
East	MF2 – Townhouse Housing	Vacant		
South	P3 – Parks and Open Space	Park		
	MF1 – Infill Housing	Single Detached Dwellings		
West	MF3r – Apartment Housing Rental Only	Vacant		



Subject Property Map: 1490 Cara Glen Way

The subject property is located at the north east corner of Cara Glen Way and Clifton Rd in an area in transition with several recently approved multi-dwelling projects. There is a Council approved Development Permit and Development Variance Permit for a five storey, 112 unit, rental only apartment building across Clifton Rd to the west. To the south is predominantly single detached dwellings which are zoned MF1 – Infill Housing and could accommodate up to six dwellings per property with a maximum height of three storeys. A neighbourhood park is under construction to the south east, and directly east is a development property for townhouse housing and a four storey apartment building. To the north of the property are two single detached dwellings, and the base of Knox Mountain Park.

The nearest BC Transit Stop is on High Rd at Kennedy St, a 17 minute walk. It is a 25 minute walk to the commercial plaza located at the corner of Summit Dr and Glenmore Rd, and a five minute drive to the edge of the Downtown Urban Centre. There are two schools within a 25 minute walk, Watson Road Elementary and Glenmore Elementary School.

4.1 <u>Background</u>

The subject property is currently vacant and composed of natural area, developable area, and steep sloped areas. There are informal trails through the property that would be relocated and established as formal trails through the Natural Environment Development Permit process.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3. Design residential infill to be sensitive to neighbourhood context.				
Policy 5.3.3.	Where a proposed development in <u>Core Area</u> Neighbourhoods is not adjacent to			
Strategic Density	a Transit Supportive Corridor, consider support for stacked rowhousing and low			
	rise apartment and mixed use buildings, under the following circumstances:			

-	 The property, at the time a rezoning or development permit application is made, has an area of 1 hectare or greater; and The project proposal illustrates that the larger buildings will be able to sensitively transition their height and massing towards adjacent <u>Core Area</u> Neighbourhoods, with the first priority being a transition to <u>ground-oriented</u> multi-unit housing within the project; and The project proposal includes a public park component; and The project proposal includes an affordable and/or rental housing component; and The project does not exceed a FAR of approximately 1.2 over the entire site. The proposed OCP Amendment, text amendment, and rezoning responds to the Strategic Density Policy by creating a Comprehensive Development Zone, as outlined in Section 3.0 of this report.			
Policy 5.11.3.	mplete Core Area. Incorporate ground-oriented units in the design of multi-family developments in			
Ground Oriented	the Core Area to support a variety of household types and sizes.			
Housing	The proposed Comprehensive Development Zone regulates that ground-level residential units fronting Cara Glen Way require a front door facing the street for ground-oriented units.			
Objective 10.1. Ac	quire new parks to enhance livability throughout the City.			
Policy 10.1.15. Natural Areas	Preserve a diversity of Natural Areas for habitat and ecosystem conservation, including <u>ecosystem connectivity corridor</u> s, with limited trails access and other low impact activities. The network should contain representative Okanagan ecosystems, contain areas of natural beauty and of high visual sensitivity, with opportunities for viewpoints, staging areas and linear trails. Aim for contiguous spaces that link to other regionally and provincially protected spaces. Ensure that acquired spaces have adequate access for maintenance and linear trails, and that hazards (e.g. wildfire or rock fall) are mitigated prior to acquisition. Disturbed and weedy areas are not suitable for natural park areas, unless restored to the satisfaction of the City prior to transfer. The cost / benefit of the land must result in an overall benefit to the City rather than a maintenance burden.			
	To meet the requirements of the Strategic Density Policy, the proposal includes a 5.64 ha natural area dedication adjoining Knox Mountain Park. This will ensure the preservation of the natural area and steep slopes, and establish limited trails.			

6.0 Application Chronology

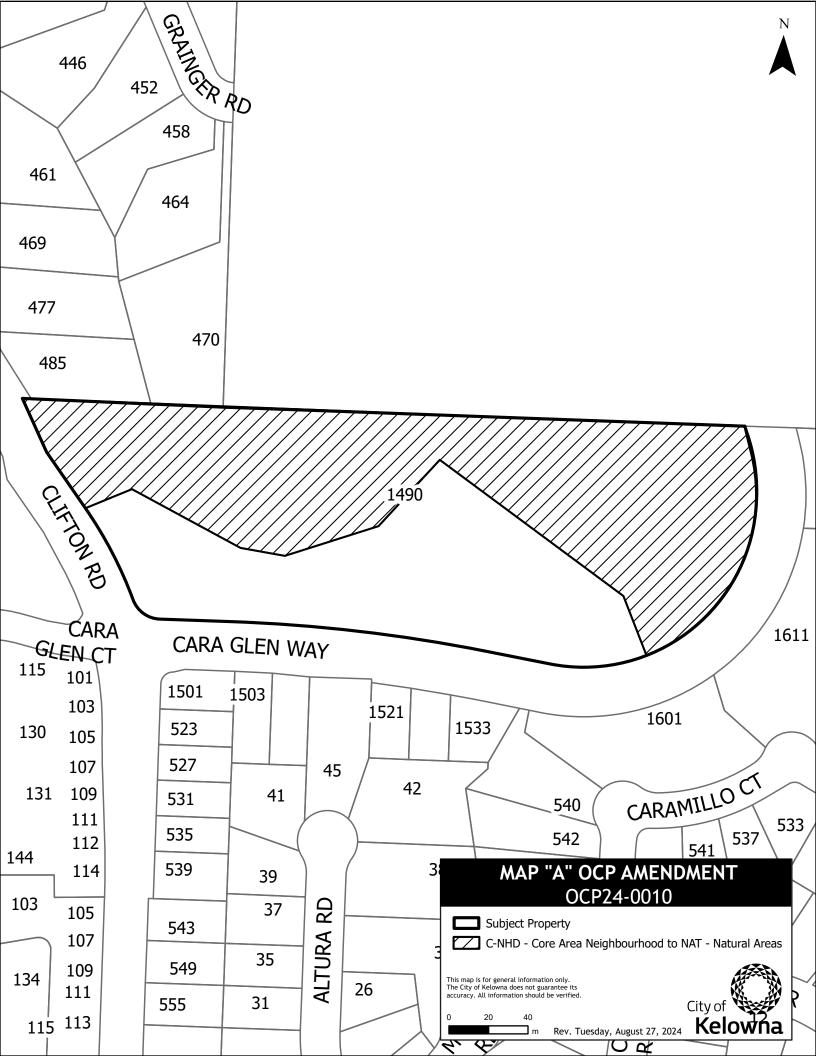
Application Accepted:	April 3, 2024
Neighbourhood Notification Summary Received:	August 28, 2024

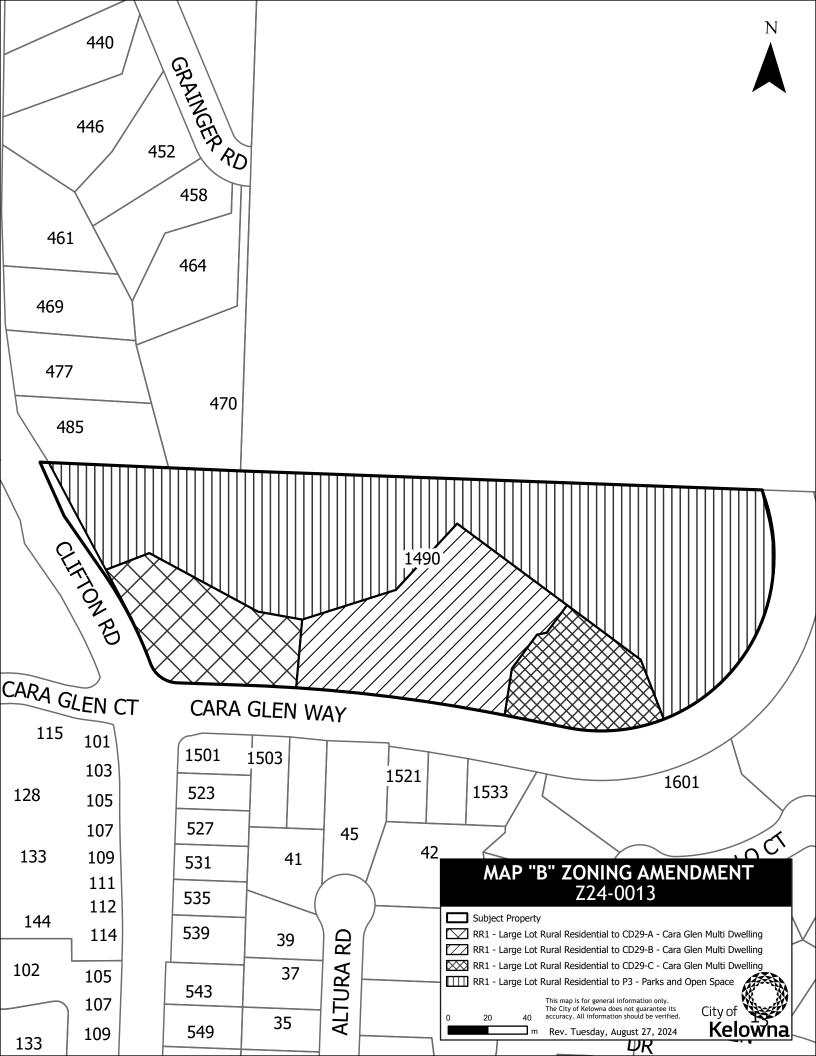
Report prepared by:	Trisa Atwood, Planner Specialist			
Reviewed by:	Jocelyn Black, Urban Planning Manager			
Reviewed by:	Nola Kilmartin, Development Planning Department Manager			
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning, Climate Action, &			
Development Services				

Attachments:

Map A – OCP Amendment Map B – Zoning Amendment Schedule A: CD29 – Cara Glen Way Comprehensive Development Zone Attachment A: Development Engineering Memorandum Attachment B: DRAFT Site Plan Attachment C: Applicant's Supporting Documentation Attachment D: Summary of Neighbour Notification

For additional information, please visit our Current Developments online at <u>www.kelowna.ca/currentdevelopments</u>.





CD29 – Cara Glen Way Comprehensive Development Zone - PRAFT 15.8

	•	•	•	Initials	TA	
		Section 15.8.	1 – Zone Purpose			UMI
Zones			Purpose			
CD29 – Cara Glen Multi-Dwelling	apartments, and n	nixed-use com	ed commercial and r imercial with a sensi hbourhood properti	itive transition		

SCHEDULE

Z24-0013

. ТА

This forms part of application # OCP24-0010 TA24-0007

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Kelowna

City of

Section 15.8.2 – Sub-Area Purposes				
Zones	Sub-Area	Purpose		
	CD29 - A	Allows for apartments ranging up to 5 storeys with ground-level mixed-use commercial.		
CD29 – Cara Glen Multi-Dwelling	CD29 - B	Allows for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys.		
	CD29 - C	Allows for apartments ranging up to 5 storeys.		

Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	CD29 - A	CD29 - B	CD29 - C	
Accessory Buildings or Structures	S	S	S	
Agriculture, Urban	S	S	S	
Apartment Housing	Р	-	Р	
Child Care Centre, Major	S	Р	S	
Child Care Centre, Minor	S	S	S	
Cultural and Recreation Services	S .2	-	-	
Duplex Housing	-	Р	-	
Food Primary Establishment	S .2	-	-	
Group Home	-	P .1	-	
Health Services	S .2	-	-	
Home-Based Business, Minor	S	S	S	
Professional Services	S .2	-	-	
Participant Recreation Services, Indoor	S	-	-	
Personal Service Establishments	S .2	-	-	
Retail	S .2	-	-	
Semi-Detached Housing	-	Р	-	
Single Detached Housing	-	Р	-	
Stacked Townhouses	Р	Р	Р	
Townhouses	Р	Р	Р	

FOOTNOTES (Section 15.8.3):

^{.1} Group homes are only permitted within a single detached housing, semi-detached housing, or a duplex housing form.

^{.2} These land uses are not permitted above the first storey.

SCHEDULE

This forms part of application

Α

OCP24-0010 TA24-0007 Z24-0013

				Z24-001	3 City	of
	Section 15.8.4 – CD29 Subdivision Regulation m = metres / m ² = square metres			Planner Initials	- Ke	
			Sub-A	Areas		
		CD29 - A	CD29	9 - B	CD29 - C	
	Regular Lots	- 30.0 m 2	20.0 m ^{.1}	20.0 m		
Min. Lot Width	Corner Lots		20.0	20.0 m	30.0 m	
Min Lat Area	Regular Lots	4.400 2	900 m ^{2 .1}		1,400 m ²	
Min. Lot Area	Corner Lots	1,400 m ²	900 r	m-	1,400 M	
Min. Lot	Min. Lot Depth		30.0	m ^{.1}	30.0 m	

FOOTNOTES (Section 15.8.4):

^{.1} Townhouse developments may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single development permit and a party wall agreement is registered on title: the minimum lot area is 130 m², the minimum lot width is 8 m for corner lots, the minimum lot width is 7 m for all other lots, and the minimum building envelope area is 75 m².

Section 15.8.5 – CD29 Development Regulations m = metres / m ² = square metres				
		Sub-Areas		
	CD29 - A	CD29 - B	CD29 - C	
Max. Height Max. Density	Section 15.8.6 –	Density and Height Develop	ment Regulations	
Max. Site Coverage of all Buildings	65%	55%	65%	
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	85%	80%	85%	
Min. Front Yard and Flanking Side Yard Setback for all portions of a building that are not Ground-Oriented including Accessory Buildings / Structures	4.5 m	3.0 m	4.5 m	
Min. Front Yard and Flanking Side Yard Setback for Ground- Oriented, Residential	3.0 m ^{.2}	3.0 m ^{.2}	3.0 m ^{.2}	
Min. Front Yard and Flanking Side Yard Setback for Ground- Oriented, Commercial	2.0 m	n/a	n/a	
Min. Building Stepback from Front Yard and Flanking Side Yard	3.0 m ^{.3}	n/a	3.0 m ^{.3}	
Min. Side Yard Setback	3.0 m	3.0 m ^{.1}	3.0 m	
Min. Rear Yard Setback	4.5 m	4.5 m	4.5 m	

SCHEDULE

This forms part of application

OCP24-0010 TA24-0007

# <u>OCP24-0010</u>	TA24-000
Z24-0013	

Section 15.8.5 – CD29 Development Regulation	Planner ns Initials	TA

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	$m = metres / m^2 = sc$	juare metres	СОММ		
		Sub-Areas			
	CD29 - A	CD29 - B	CD29 - C		
Min. Rear Yard Setback for Accessory Buildings / Structures	1.5 m	1.5 m	1.5 m		
Min. Separation between Detached Principal Buildings	n/a	3.0 m	n/a		
Min. Common and Private Amenity Space	 7.5 m² per bachelor dwelling unit 15.0 m² per 1-bedroom dwelling unit 25 m² per dwelling unit with more than 1- bedroom ^{.4}, .5 	 6.0 m² per bachelor dwelling unit 10.0 m² per 1-bedroom dwelling unit 15 m² per dwelling unit with more than 1- bedroom ^{.4, .5} 	 7.5 m² per bachelor dwelling unit 15.0 m² per 1-bedroom dwelling unit 25 m² per dwelling unit with more than 1- bedroom ^{.4, .5} 		
Building Frontage	A continuous building frontage shall not exceed 100 m in length. Parkade exposure may be up to 25% of the building frontage.				
	All ground-level units along Cara Glen Way require front door access to the street.				

FOOTNOTES (Section 15.8.6):

^{.1} Side yards are not required for semi-detached housing or townhouses on a lot line that has a party wall agreement.

^{.2} The minimum setback for ground-oriented residential units can be reduced to 2.0 metres if both criteria are met:

- a) The maximum height of the first storey floor above the adjacent curb level for ground-oriented residential units are 1.2 m. See example diagram Figure 5.12.
- b) The minimum net floor area for ground-oriented residential units on the first floor is 11 m². See example diagram Figure 5.13.

^{.3} Minimum building stepbacks apply only to buildings 5 storeys and taller. The stepback can occur on any floor above the second storey.

^{.4} Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.

^{.5} A minimum of 4.0 m2 per dwelling unit of the common and private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common amenity space is not required for fee simple townhouses.

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OCP24-0010 TA24-0007 Z24-0013

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COMM	JNITY PLANNING

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			Sub-Areas	
		CD29 - A	CD29 - B	CD29 - C
Max. Density		2.05 FAR	1.0 FAR	2.05 FAR
Max. Height		20.0 m & 5 storeys ^{.1}	11.0 m & 3 storeys	20.0 m & 5 storeys ^{.1}
Max. Height for Buildings with	Front or Flanking Building Elevation	n/a	9.0 m & 3 storeys	n/a
Walkout Basements	Rear Building Elevation		12.6 m & 3 storeys	

FOOTNOTES (Section 15.8.6):

^{.1} If a parkade entrance / exit has a lower finished grade than the surrounding area then this portion of the parkade can be excluded from height calculations.



CITY OF KELOWNA

MEMORANDUM

Date:	May 6, 2024	
File No.:	Z24-0013	
То:	Suburban & Rural Planning (DS)	
From:	Development Engineering Branch	
Subject:	1490 Cara Glen Way	CD29 - Cara Glen Neighbourhood Zone

The Development Engineering Department has the following requirements associated with this Rezoning application to rezone a portion of the subject property to the CD29 - Cara Glen Neighbourhood zone.

The Development Engineering Technologist for this file is Cindal McCabe (cmccabe@kelowna.ca).

1. <u>GENERAL</u>

- a. The following comments and requirements are valid for a period of one (1) year from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw is not adopted within this time.
- b. Works and Services requirements and comments directly attributable to this development, including servicing, intersection & frontage improvements, and driveway locations, will be provided at the time of Building Permit.

2. REZONING-SPECIFIC REQUIREMENTS

- a. Clifton Rd is classified as a Suburban Major Arterial (3) with a target ROW width of 24 m. Road dedication to achieve a half ROW width of 12 m from the road design centreline along the subject property must be provided. The dedication area ranges from 0 m to approximately 4 m in width, over a distance of approximately 75 m running south from the north-west property corner along the west property line fronting Clifton Rd.
- b. Please contact the development technologist for this file to obtain the design centreline.

3. DOMESTIC WATER AND FIRE PROTECTION

c. The Available Fire Flow to the subject property must be sufficient to meet the calculated Required Fire Flow of the theoretical highest demand building type allowable under the Zoning Bylaw for the subject property. The City estimates that up to 150 L/s is available for fire flow from the watermain fronting the subject property on Cara Glen Way.



d. Please contact the development technologist for this file to arrange for formal engineering modeling analysis to be completed.

Nelson Chapman, P.Eng. Development Engineering Manager

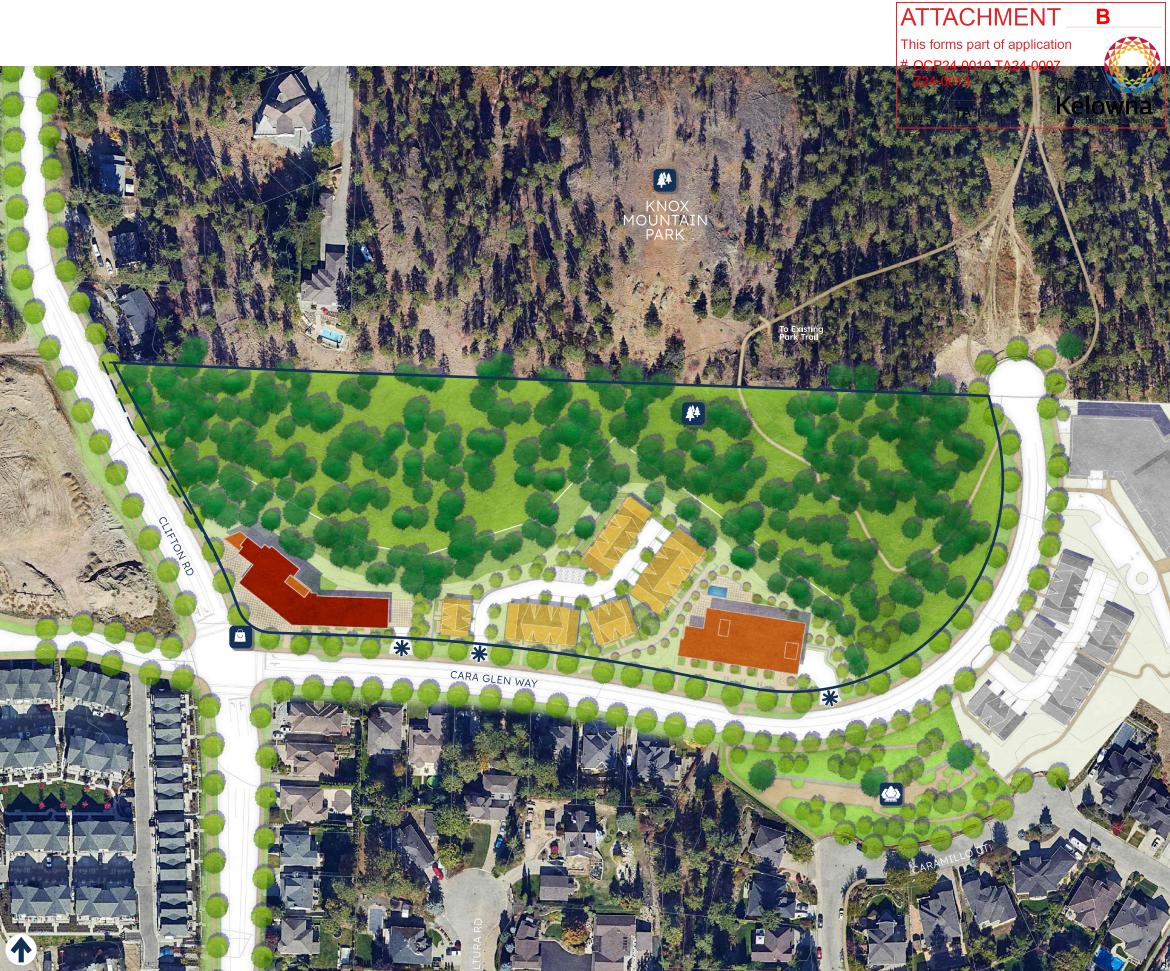
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Cara Glen Neighbourhood

DESIGN FEATURES

- **1. Respecting the Landform:** The design preserves the natural surroundings while accommodating community growth + recreational opportunities.
- 2. Diversity of Homes: A combination of Townhomes and Apartments provide homes for a variety of lifestyles, life stages and incomes.
- 3. Sustainable Growth: Providing a variety of new housing types in an urban area where residents live closer to jobs, amenities, transit, and active transportation routes.
- 4. Walkable Neighbourhood: Coherent pattern of strata lanes, sidewalks and trails promote a pedestrian focused neighbourhood for ease of access to the proposed neighbourhood-scale commercial. Ground-level units with front doors addressing the street create a pedestrian oriented experience.
- 5. Neighbourhood Commercial: The plan proposes a mixed-use development on the intersection with Clifton Road that will include commercial spaces to serve the surrounding residents, new and existing, providing walking-distance access to services and shops for everyday needs in a primarily residential area.
- 6. Connections to Nature: The Neighbourhood preserves 60% of the site for Natural Park including a proposed new trail network that will connect to the existing trails within Knox Mountain Park.





Plans are conceptual only to support Rezoning and are subject to change through subdivision and permit process.



Cara Glen Phase 2 | Design Summary

OCP Amendment + Rezoning Application | Revised - July 2024





Context

- The Cara Glen lands require Rezoning to reflect the current needs of the community and accommodate the future growth of Kelowna.
- The Neighbourhood Concept aims to realize the vision of the City of Kelowna's Official Community Plan through the development of the lands with a complete mixed-use community that offers neighbourhood-scale commercial and a variety of homes all within the Core Area.
- The Concept follows the residential land use established in the City of Kelowna's OCP, with a collection of homes in townhouse and apartment formats.
- The Neighbourhood observes the slopes of Knox Mountain Park and protects the natural assets of the neighbourhood through:
 - Public Park Dedication;
 - New recreation access + trails, and;
 - Natural hillside retention.





Site History

EARLY DEVELOPMENT

The neighbourhood has attracted residents since the early 1970s. The first subdivision applications started at lower elevations adjacent to High Road and Glenmore Road. The area is known as "Old Glenmore" and residents take much pride in their neighbourhood. The pattern of subdivisions worked their way up in the early 80s to the east side of Clifton Rd establishing the area known now as 530 Caramillo Ct, 1490 and 1691 Cara Glen Way. The lands west of Clifton Rd were once a pear orchard and have slowly been redeveloped to single-family and multi-family neighbourhoods.

PROTECTION OF KNOX MOUNTAIN PARK

As shown in aerial photos, the rough grade for the extension of Cara Glen Way was created in the 1980s. This portion of Cara Glen Way was envisioned to connect with what became the Wilden Neighbourhood by extending a road through the City owned lands that are now Know Mountain Park East. It was not until the most recent OCP, adopted in 2022, that the road connection was abandoned in favour of the park.

PREVIOUS REZONING APPLICATIONS

The property has been the subject of several development applications. In 1981, there was an application to rezone the land to a Comprehensive Development Zone to support a form of terraced housing. The economic climate at the time did not warrant its proceeding and the application was withdrawn. In the late 1990s, another application was made for a terraced development, but again, that proposal did not proceed.

In 2006, an application was made to rezone the neighbouring property 530 Caramillo Ct. to the RM3- Low Density Multiple Unit Residential zone, which was adopted in 2009. The approved Development Permit allowed for an apartment development which due to the financial crisis was never constructed. At this time, the OCP future land use designation of "Multiple Unit Residential - low density" was approved for 1490 Cara Glen Way.

The previously issued Development Permits were never acted upon and Building Permits were never requested. The Development Permit and associated Development Variance Permit lapsed after 2 years of inactivity.

It was in the early 2000's that a portion of 530 Caramillo Ct. was zoned to the P3 - Parks and Open Space zone to provide a neighbourhood park area. As part of the 2006 rezoning application for 530 Caramillo Ct. road improvements were identified for Cara Glen Way road right-of-way. However, a servicing agreement was executed, and construction bonding was secured for the construction of Cara Glen Way fronting 530 Caramillo Ct. to an arterial standard, as required by the City Engineers at the time. Today, Cara Glen Way has been revised to a local road standard as it is now only providing access and parking for Knox Mountain Park East in the established right-of-way.

RECENT ACTIVITY

In September of 2023 1691 Cara Glen Way (Phase 1) received rezoning to allow for the development of a 4-storey apartment building and townhomes. Subsequently, road construction of Cara Glen Way was substantially completed in 2023.

Currently, Phase 1 is under Development Permit review.





2040 OFFICIAL COMMUNITY PLAN

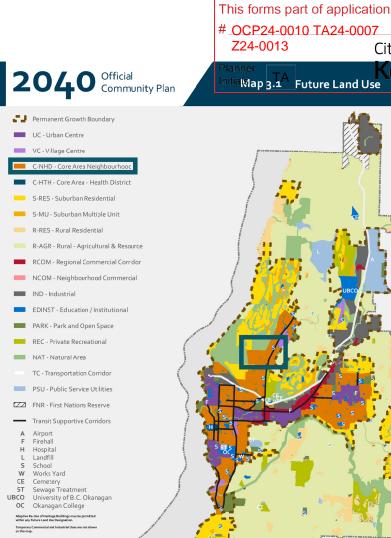
- The 9.32 acres (3.77 ha) site is situated on the northern reaches of Kelowna's core, north of Downtown and south of Knox Mountain Park.
- In the Core Area Neighbourhood designation, housing variety is the top priority supporting the following residential uses:
 - Single and two-dwelling residential;
 - Ground-oriented multi-unit residential;
 - Small-scale commercial and institutional;
 - Stacked townhouses;
 - Apartment housing, and;
 - Mixed-use development.

The future land use designation Core Area Neighbourhood (C-NHD) as part of its **Policy 5.3.3 for Strategic Density** supports mixed-use buildings in developments not adjacent to Transit Supportive Corridors under the following circumstances:

- The property has an area of 1 hectare or greater;
- The submission illustrates that the larger buildings will sensitively transition with ground-oriented multi-unit housing towards adjacent neighbourhoods;
- The submission includes a public park;
- The submission includes affordable and/or rental housing component, and;
- The submission does not exceed a FAR of approximately 1.2 over the entire site.

All of these circumstances are met in the submission and in addition, Policy 5.3.8 supports the sensitive integration of small scale local commercial uses into the Core Area Neighbourhoods to promote those services in easy walking distance of residents.





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ture Land Use Map that extend to the middle es are applied to inprove map aesthetics.

Rev. Spet. 8, 20

City of **Kelowna**



Future Land Use Designations

COMPLETING THE NEIGHBOURHOOD

1490 Cara Glen Way is the unfinished neighbourhood edge along the beloved Knox Mountain Park and the second development of the Cara Glen Neighbourhood. The development of the parcel will complete the designated Core Area Neighbourhood.

Aligned with the OCP policies, the future land use line along the edge of the mountain defines the urban containment boundary to the north defining the edge of any future development on the hillside - the Cara Glen Neighbourhood will be the final piece.

FUTURE LAND USE | PROPOSED

S-RES - Suburban Residential

C-NHD - Core Area Neighbrouhocd

NAT - Natural Area



Policy Context

EXISTING ZONING

The site is currently zoned:

RR1 - Large Lot Rural Residential

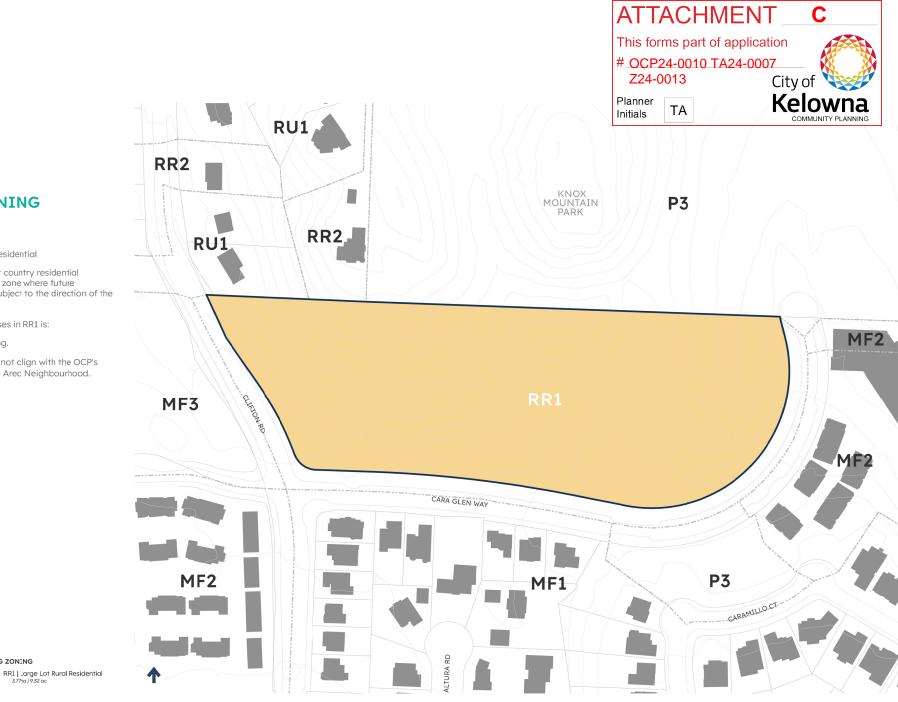
The RR1 provides a zone for country residential development and a holding zone where future development could occur subject to the direction of the OCP.

The residential permitted uses in RR1 is:

Single Detached Housing.

The existing RR1 zone does not clign with the OCP's density targets for the Core Arec Neighbourhood.

EXISTING ZONING



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Aerial Analysis

GUIDED BY TOPOGRAPHY

- The 9.32 acre (3.77 ha) site is situated within the Core Area of the City of Kelowna adjacent to Knox Mountain Park, ~3.5km north of Downtown Kelowna.
- The site's northern edge is defined by Knox Mountain Park, Kelowna's largest natural area park. The neighbourhood is structured by Cara Glen Way with the western edge defined by Clifton Road.
- With its beautiful hillside setting, the site offers panoramic views of Okanagan Lake and mountain range to the south, Dilworth Mountain Park to the southeast, and Knox Mountain to the north and west.



ATTACHMENT

This forms part of application # OCP24-0010 TA24-0007

Z24-0013

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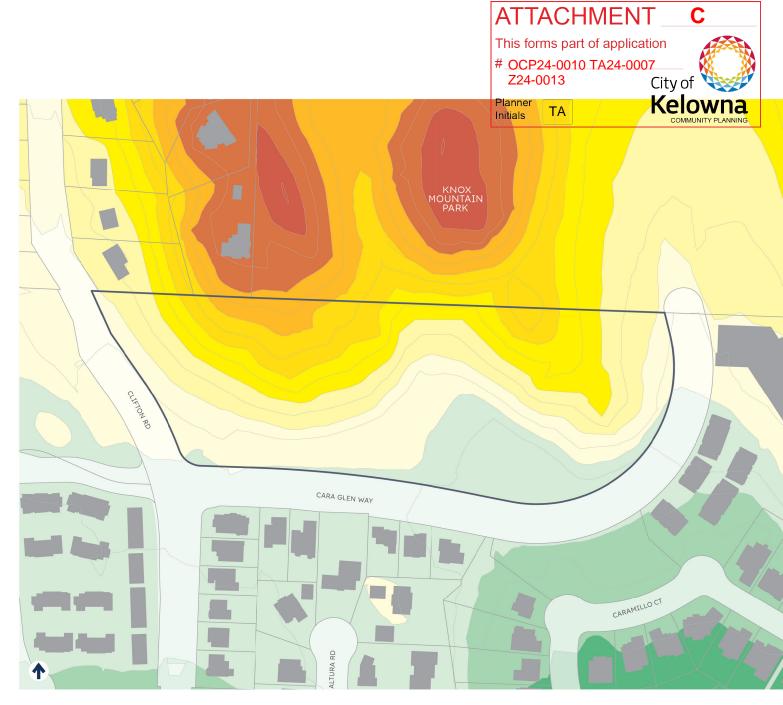
Site Boundary | Existing Legal Property Line Legal SRW Legal Easement Sm Contour Significant Views Natural Open Space

Landform Analysis

COMPLEX LANDFORM

- The lands are topographically distinct with a complex hillside landform and a series of gentle lower terraces to the south, framed by steep slopes towards Knox Mountain.
- The distinctive landform structure along with the site's natural character provide an opportunity to celebrate the lands natural features, with the future neighbourhood occupying the more gentle terraces and avoiding steep slopes.

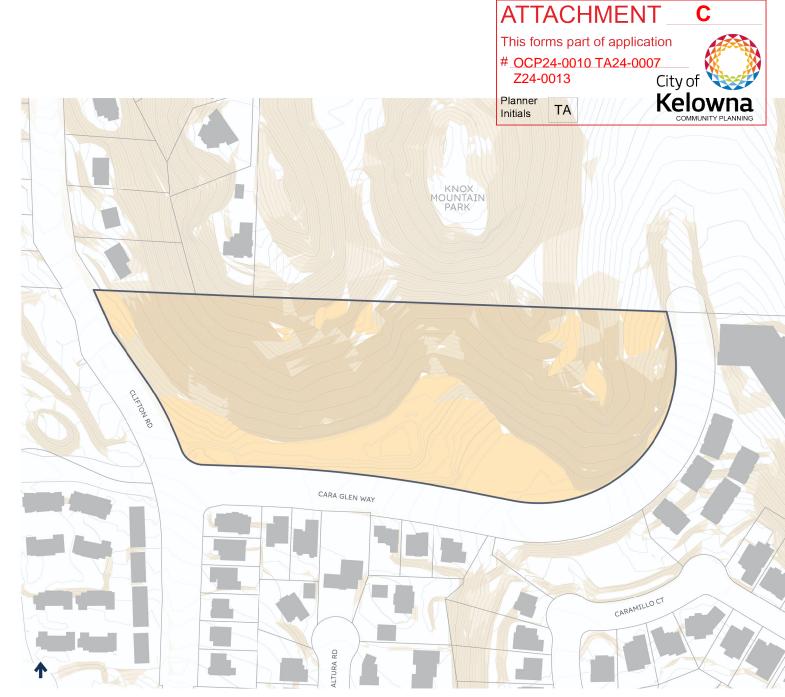




Slope Analysis

A HILLSIDE COMMUNITY

- The land features a generous + dramatic hillside with gentle landings adjacent to Cara Glen Way, which provide unique enclaves suitable for more dense neighbourhood clusters.
- The terrain's natural topography serves as a backdrop for a compact community while creating opportunities for new trails and a significant addition of protected natural areas to Knox Mountain Park.

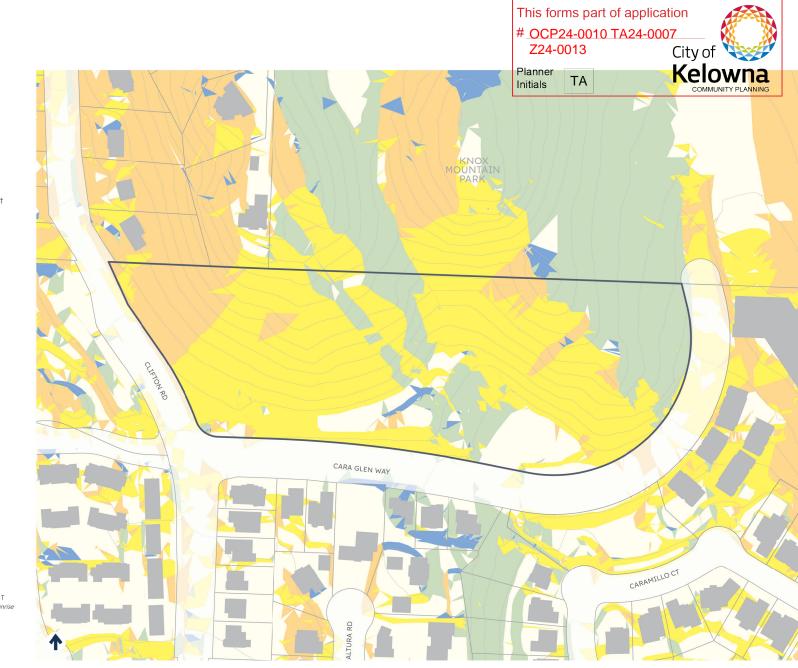




Solar Aspect Analysis

A BRIGHT HILLSIDE

 The lands offer ample solar access with a predominant south-facing aspect, offering great access to natural sunlight through the day.



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Development Potential

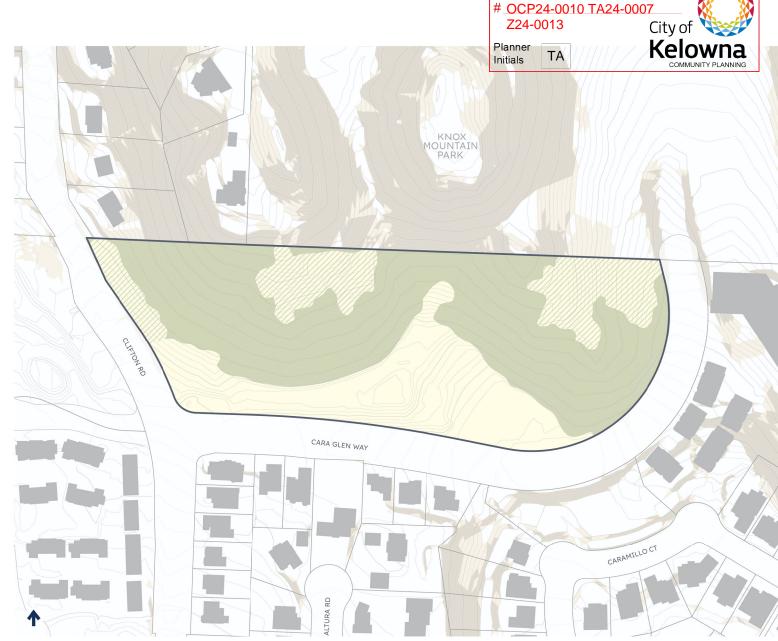
A NEW ENCLAVE

- Considering the site's topography, natural setting, and its convenient location within the City's Core Area, the site provides a rich opportunity for the development of a new mixed-use complete walkable neighbourhood, leveraging the lands views, natural character and surrounding recreation network.
- The Development Potential analysis reflects the land's natural qualities, environmental constraints, and existing infrastructure, with the following results:
 - 28% of the land as Low Constraint land best suited to accommodate future neighbourhood development;
 - 17% of the land as **Medium Constraint** land best suited to accommodate hillside and clustered development, and;
 - 55% of the land as High Constraint land best suited for protected natural areas and parkland.



100%

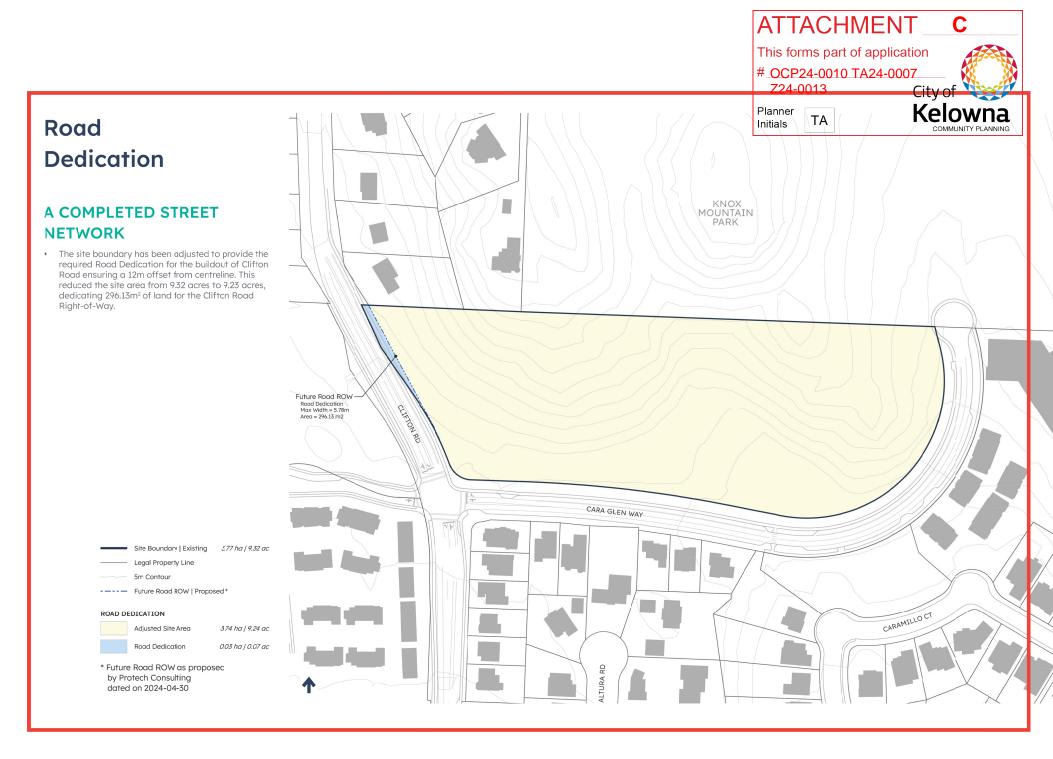
2.06 ha | 5.09 ac 3.77 ha | 9.32 ac



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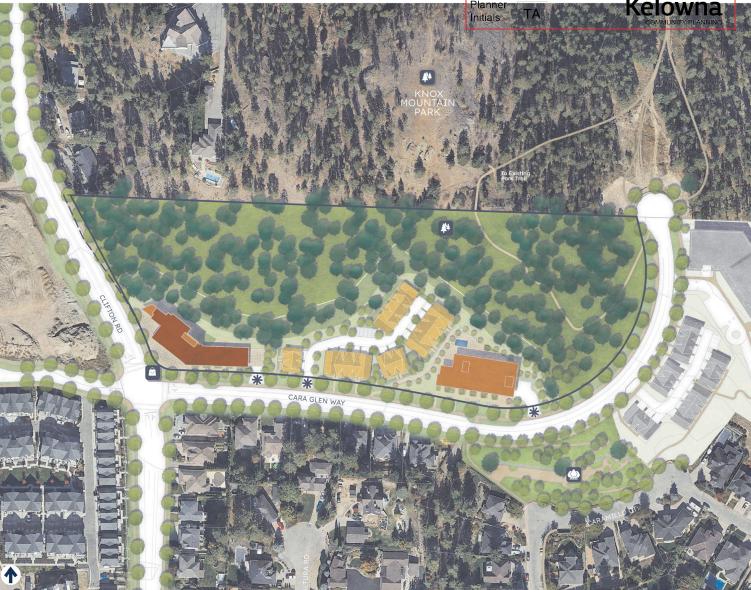
ATTACHMENT C This forms part of application # OCP24-0010 TA24-0007 Z24-0013 City of Planner Initials TA Kelowna

Cara Glen Neighbourhood

DESIGN FEATURES

- 1. Respecting the Landform: The design preserves the natural surroundings while accommodating community growth + recreational opportunities.
- 2. Diversity of Homes: A combination of Townhomes and Apartments provide homes for a variety of lifestyles, life stages and incomes.
- Sustainable Growth: Providing a variety of new housing types in an urban area where residents live closer to jobs, amenities, transit, and active transportation routes.
- 4. Walkable Neighbourhood: Coherent pattern of strata lanes, sidewalks and trails promote a pedestrian focused neighbourhood for ease of access to the proposed neighbourhood-scale commercial. Ground-level units with front doors addressing the street create a pedestrian oriented experience.
- 5. Neighbourhood Commercial: The plan proposes a mixed-use development on the intersection with Clifton Road that will include commercial spaces to serve the surrounding residents, new and existing, providing walking-distance access to services and shops for everyday needs in a primarily residential area.
- 6. Connections to Nature: The Neighbourhood preserves 60% of the site for Natural Park including a proposed new trail network that will connect to the existing trails within Knox Mountain Park.





Plans are conceptual only to support Rezoning and are subject to change through subdivision and permit process.

Cara Glen Neighbourhood Concept

TOWARDS SUSTAINABILITY

The Cara Glen Neighbourhood concept represents an opportunity to establish a pedestrian oriented, more complete community, guided by the following directives:

LIVING LIGHTLY

- Design a complete, compact, mixed-use, walkable neighbourhood
- Employ pedestrian oriented street crcss sections
- Create a community close to existing amenities and infrastructure.

WORKING WITH NATURE

- Expand and protect Knox Mountain Park
- Create an integrated network of natural spaces, and recreational trails
- Celebrate and respect natural landforms

LIVING LOCAL

- Accommodate a range of lifestyles, life-stages and incomes.
- Create a sense of place that encourages social connections and walkability.
- Provide opportunities for local neighbourhood commercial to support a more complete community.













ATTACHMENT C This forms part of application # OCP24-0010 TA24-0007 Z24-0013 City of Planner Initials TA COMMUNITY PLANNING

DESIGN APPROACH

The design of the Cara Glen Neighbourhooc represents an opportunity to work with the land in establishing a compact, mixed-use, walkcble neighbourhood with a diverse range of housing opportunities all on nature's doorstep:

Work with the Land: Leverage the natural topography by employing hillside forms to minimize grading impacts while maximizing access and views.

Preserve Views: Preserve natural landscape where possible while protecting view corridors.

Enhance the Neighbourhood: Walkable streets with homes that address their neighbours, and offer access to the extensive trail network.

Access to Knox Mountain: The extension of Cara Glen Way offers community access to the recreational trails and amenities within Knox Mountain Park.

Variety of Homes: Ensure a diversity of groundoriented Townhomes on strata pathways serviced by lanes and Apartments with underground parking.

Provide affordability: Includes a contribution to the City's Housing Opportunities Reserve Fund for Sub-Area A.

Establish Parks: Provide a significant addition of natural parkland to Knox Mountain Park, while offering community trails with connections to the park and adjacent neighbourhoods.

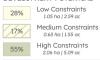
Structuring Plan

FITTING THE LAND

- The central challenge involved in envisioning the neighbourhood is to respect and work with its natural topography and landscape features. The Neighbourhood design responds to the land's complex hillside by offering compact housing forms that respect the surrounding steep slopes.
- The site is structured by the extension of Cara Glen Way with access from Clifton Road connecting the neighbourhood with a local road to strata lane ground-oriented homes + low rise apartments with underground parking.
- New and existing public trails provide outdoor recreation opportunities, connecting to the Knox Mountain trail network and beyond.

Active Park
Park / Natural Area

DEVELOPMENT POTENTIAL



100% 3.74 ha | 9.24 ac

STRUCTURING CONCEPT





Plans are conceptual only to support Rezoning and are subject to change through subdivision and permit process.

ATTACHMENT

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Street Hierarchy

NEW CONNECTION

- The new Cara Glen Way extension serves as a local road providing access to the strata lanes and underground parking while providing a new public access and on-street parking for the users of Knox Mountain Park.
- The intersection with Clifton Road, a major arterial in the Core Area, is an existing 4-way controlled intersection that already serves the built portion of Cara Glen Way.

Major Arterial | Core Area Major Arterial | Suburban Local Street | Core Area Strata Lane

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4 - Way Controlled Intersection | Existing



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CONNECTING WITH NATURE

Recognizing and respecting the value of the lands for their recreational significance and landscape features, the neighbourhood design weaves together the new active park on 530 Caramillo, a series of trails and significant dedicated protected natural areas.

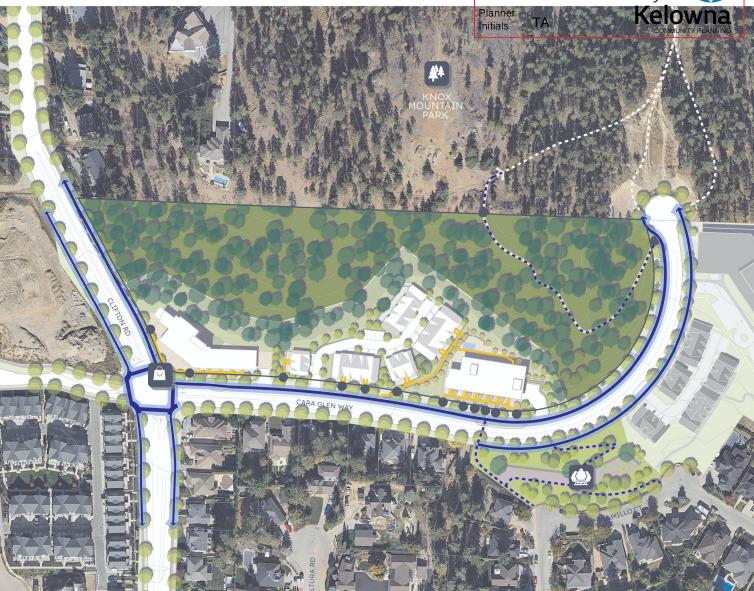
The conceptual trail network provides an opportunity to connect with existing trails within Knox Mountain Park while further enhancing park access.

The dedication of natural park land aligns with the Knox Mountain Park Management Plan 2022 and its desire to acquire additional properties to improve connections to Knox Mountain Park for both widlife and trail systems.

PEDESTRIAN-FOCUSED

Designed to foster pedestrian use and movement, ground-oriented townhomes address the public realm while public sidewalks and front yard mews provide front door access linking the homes to the network of neighbourhood streets and trails.





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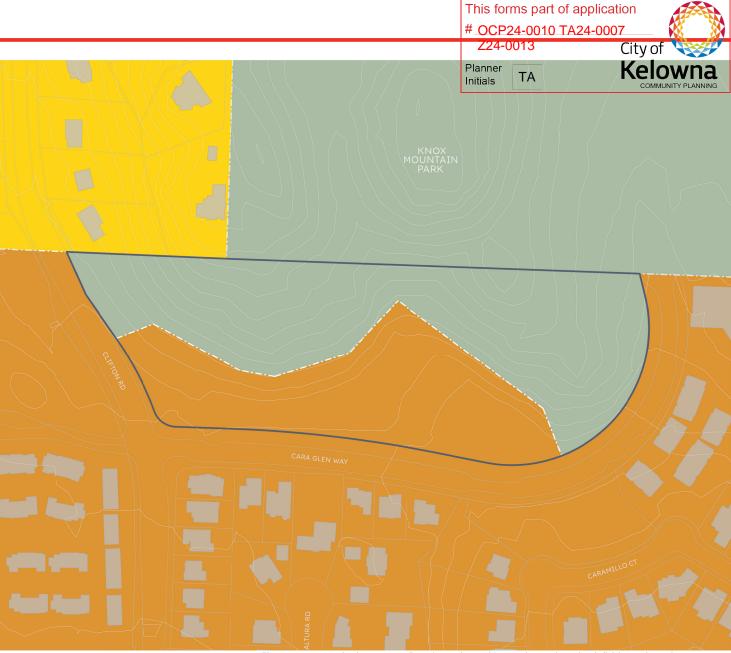
Proposed Land Use Designations

FUTURE LAND USE

- C-NHD Core Area Neighbourhood, and;
- NAT Natural Areas.

The proposed amendment to the OCP Future Land Use Plan reflects the proposed development concept and park dedication for Cara Glen Way Phase 2.

LAND USE	EXISTING (ac)	%	PROPOSED (ac)	%
C-NHD	9.32	100	3.68	40
NAT	-	-	5.64	60



C-NHD - Core Area Neighbrouhood

S-RES – Suburban Residential

NAT - Natural Area

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Proposed Zoning

ZONES

- CD29 Cara Glen Neighbourhood, and;
- RR1 Large Lot Rural Residential.

The processed CD29 provides a zone primarily for townhomes and apartments with a sensitive transition in height and massing towards adjacent Core Area Neighbourhood properties. In addition, 5.64 acres will be rezoned to P3 - Parks and Open Space and dedicated to the City as public parkland.

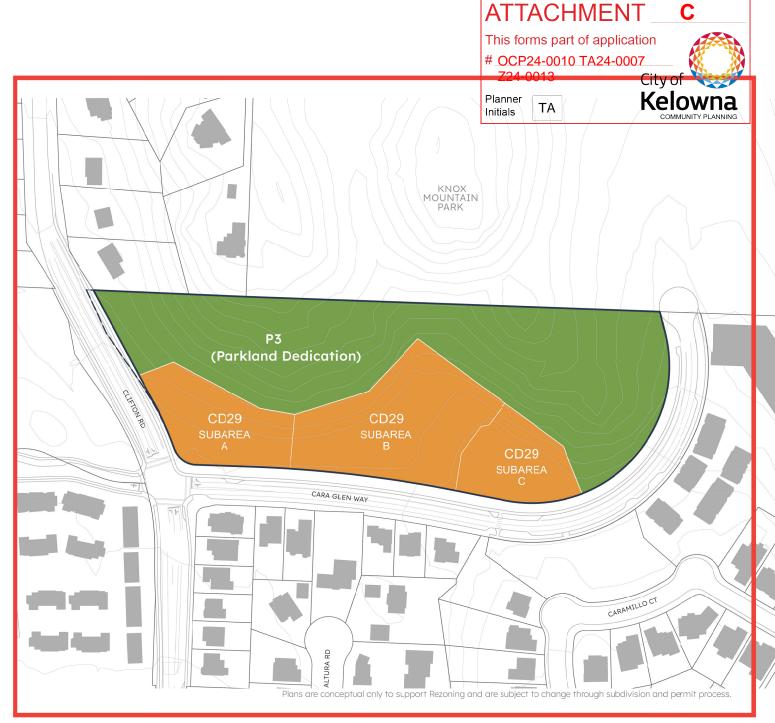
REZONING SUMMARY					
ZONE	EXISTING (ac)	%	PROPOSED (ac)	%	
RR1	9.32	100	-	-	
CD29	-	-	3.68	40	
P3	-	-	5.64	60	

The proposed development adheres to the OCP requirements - policy 5.3.3 - for supporting mixed use buildings in Core Area Neighbourhoods, meeting the following criteria:

Has an area of 1 hectare or greater;

- Has sensitive transitions from large buildings to adjacent neighbourhoods with ground-oriented multi-unit housing
- Includes a public park;
- Includes affordable and/or rental housing component
- Does not exceed a FAR of 1.2 over the entire site.

CD29 | Carc Glen Multi-Dwelling CD29 - A 0.41 ha | 1.01 ac CD29 - B 0.75 ha | 1.85 ac CD29 - C 0.33 ha | 0.81 ac P3 | Park and Open Space





Cara Glen Neighbourhood Community Benefits



COMPLETE NEIGHBOURHOOD

MAKING THINGS WALKABLE

 A network of tree-lined public street and strata lanes, provide comfortable pecestrian access to neighbourhood-scale mixed-use commercial, reducing the need for cars and encouraging social connections and walkability.

MAKING THINGS SUSTAINABLE

 With a truly mixed-use neighbourhood the opportunity for viable neighbourhood-focused commercial is possible, with more neighbourhood residents to support local shops and services.



CELEBRATING NATURE

- Recognizing and respecting the value of the lands for their recreationa and natural significance, the Neighbourhood design weaves together the new active park across the street, a series of active trails and protected natural areas.
- The conceptual trail network offers a neighbourhood destination with an opportunity to connect with existing trails within Knox Mountain Park.

HOUSING DIVERSITY

A HOME FOR EVERYONE

- Supporting the OCP's vision to build healthier neighbourhoods, the plan offers a variety of housing types to support a range of family lifestyles, life stages and incomes that includes:
 - Townhomes of different formats; and,
 - Apartments.

MAKING THINGS AFFORDABLE

 The submission includes a contribution to the City's Housing Opportunities Reserve Fund for Sub-Area A as established by Bylaw No. 8593.

Hillside Responsive

ADAPTING TO THE LAND

The proposed building footprints are within the existing areas that have a slope below 30%.

The compact building footprints at the base of the hillside allow for dedication of 60% of the site for the extension of Knox Mountain park to preserve the scenic beauty and natural character of the hillside, reducing its impact to the urban landscape.



Proposed Grading Limit





Plans are conceptual only to support Rezoning and are subject to change through subdivision and permit process.

Hillside Retention

WORKING WITH THE LAND

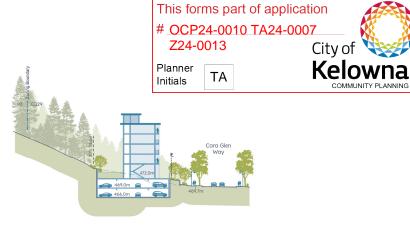
Recognizing and respecting the natural landscape and topography of the site, the neighbourhood design is guided by the following hillside retention directives:

- Minimize site regrading and landscape retaining walls through terracing buildings on the hillside and using basements with daylight walk-out and walkup conditions;
- Mitigate the impacts to significant trees and vegetation that provide ecological and aesthetic benefits and improve slope stability, and;
- Utilize strata lanes for vehicle access, avoiding driveways and garage doors fronting on the public street.
- Limiting the development to areas with natural grades below 30%



SECTION A | Corner Building

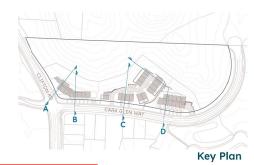




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SECTION B | Corner Building



SECTION C | Townhomes



Plans are conceptual only to support Rezoning and are subject to change through subdivision and permit process.



August 14th, 2024

Ms. Trisa Atwood, Planner Specialist

City of Kelowna 3000 Guildford Way Coquitlam, BC V3B 7N2

Re: Cara Glen Phase 2 | Housing Opportunities Reserve Fund Contribution

As discussed at the August 13th meeting with City of Kelowna staff, the following approach was discussed and subsequently confirmed by Staff via email on August 14th.

To satisfy the Affordable Housing Component of the City of Kelowna OCP Strategic Density Policy 5.3.3, Lamont Land has agreed to provide a Contribution to the Housing Opportunities Reserve Fund totalling **\$188,000**.

The above amount has been determined by applying the calculation in Section 6.8.b of the City of Kelowna Zoning Bylaw to both apartment buildings within Cara Glen Phase 2 for a total of 94 units. The contribution amount is detailed as follows:

Cara Glen Housing Opportunities Reserve Fund

94 units x 2% x \$100,000 = **\$188,000**

Please accept this letter as confirmation of the Housing Opportunities Reserve Fund Contribution approach between the City of Kelowna and Lamont Land.

Placemark Design + Development



August 28th, 2024

Ms. Trisa Atwood, Planner Specialist

City of Kelowna 1435 Water Street Kelowna, BC V1Y 1J4

Re: Cara Glen Phase 2 Neighbourhood Notification Summary | OCP Amendment + Rezoning Application #Z24-0013

Please accept this letter and attached documentation as confirmation of the Neighbourhood Notification Letter mail-out for Cara Glen Phase 2.

Date of Notification Distribution | August 27th, 2024 Notification Delivery Method | Mail-Out Number of Notifications Delivered | 85 addresses within 100m radius

Please refer to the attached documentation for a summary of the information provided within Neighbourhood Notification Letter and the list of delivered addresses. Should you have any questions, please do not hesitate to contact us.

Placemark Design + Development

Neighbourhood Notification Summary

ATTACHMENT D This forms part of application # OCP24-0010 TA24-0007 Z24-0013 City of Planner Initials TA Kelowna

Neighbourhood Notification Letter Size: Letter (8.5x11)

Cara Glen Phase 2 | Neighbourhood Notification Letter OCP Amendment + Rezoning Application

Dear Neighbour:

An **OCP Amendment + Rezoning Application** has been submitted by Lamont Lands for Phase 2 of the Cara Glen Neighbourhood located at **1490 Cara Glen Way.** The application seeks to complete the Core Area Neighbourhood along the southern edge of Knox Mountain Park with a compact, walkable, mixed-use neighbourhood including a significant parkland dedication to the City of Kelowna.

The application submitted in March proposes to rezone the property from its current RR1 Large Lot Rural Residential Zone to a **CD - Comprehensive Development Zone** and **P3 - Parks and Open Space.** See attached proposed CD29 Zoning Bylaw. The rezoning allows for the development local commercial fronting Clifton Road, along with townhomes and low-rise apartments along Cara Glen Way.

The project seeks to expand Knox Mountain Park with a land dedication of 5.64-acres to the City of Kelowna. To facilitate the parkland dedication, the Future Land Use designation within the OCP must be amended from **CNHD - Core Area Neighbourhood** to **NAT - Natural Area** for the parkland dedication only. As the proposed neighbourhood concept is compliant with its current Core Area Neighbourhood designation, it does not require a land use amendment.

The application can viewed in full on the City of Kelowna's website under **Current Development Application #Z24-0013**.

Conceptual Site Plan



For queries, please contact:

Keven Fulmer Trisa Atwood Placemark Design City of Kelowna

fulmer@placemark.ca tatwood@kelowna.ca





hourhood Access

Neighbourhood Notification Summary



Comprehensive Development Zone | CD29

Included in Neighbourhood Notification Letter Mail-Out

15.8 CD29 – Cara Glen Way Comprehensive Development Zone - DRAFT

Section 15.8.1 – Zone Purpose		
Zones	Purpose	
CD29 – Cara Glen Multi-Dwelling	The purpose is to provide a mixed commercial and residential zone with townhomes, apartments, and mixed-use commercial with a sensitive transition in height and massing toward adjacent Core Area Neighbourhood properties.	

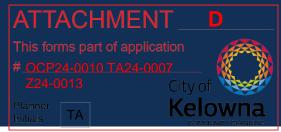
Section 15.8.2 – Sub-Area Purposes				
Zones	Sub-Area	Purpose		
	CD29 - A	Allows for apartments ranging up to 5 storeys with ground-level mixed-use commercial.		
CD29 – Cara Glen Multi-Dwelling	CD29 - B	Allows for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys.		
	CD29 - C	Allows for apartments ranging up to 5 storeys.		

Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Perr		
	CD29 - A	CD29 - B	CD29 - C
Accessory Buildings or Structures	S	S	S
Agriculture, Urban	S	S	S
Apartment Housing	Р	-	Р
Child Care Centre, Major	S	Р	S
Child Care Centre, Minor	S	S	S
Cultural and Recreation Services	S .2	-	-
Duplex Housing	-	Р	-
Food Primary Establishment	S .2	-	-
Group Home	-	P ^{.1}	-
Health Services	S .2	-	-
Home-Based Business, Minor	S	S	S
Professional Services	S .2	-	-
Participant Recreation Services, Indoor	S	-	-
Personal Service Establishments	S .2	-	-
Retail	S .2	-	-
Semi-Detached Housing	-	Р	-
Single Detached Housing	-	Р	-
Stacked Townhouses	Р	Р	Р
Townhouses	Р	Р	Р

FOOTNOTES (Section 15.8.3):

¹ Group homes are only permitted within a single detached housing, semi-detached housing, or a duplex housing form.
² These land uses are not permitted above the first storey.

Neighbourhood Notification Summary



Comprehensive Development Zone | CD29

Included in Neighbourhood Notification Letter Mail-Out

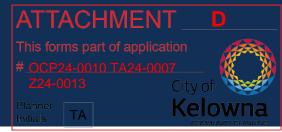
Section 15.8.4 – CD29 Subdivision Regulations m = metres / m ² = square metres					
			Sub-Zones		
		CD29 - A	CD29 - B	CD29 - C	
Min. Lot Width	Regular Lots	30.0 m	20.0 m ^{.1}	30.0 m	
	Corner Lots				
Regular Lots	Regular Lots		2.1	1 100 3	
Min. Lot Area	Corner Lots	1,400 m ²	900 m ^{2 .1}	1,400 m ²	
Min. Lot	Depth	30.0 m	30.0 m ^{.1}	30.0 m	

FOOTNOTES (Section 15.8.4):

¹ Townhouse developments may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single development permit and a party wall agreement is registered on title: the minimum lot area is 130 m², the minimum lot width is 8 m for corner lots, the minimum lot width is 7 m for all other lots, and the minimum building envelope area is 75 m².

Section 15.8.5 – CD29 Development Regulations m = metres / m ² = square metres				
	Sub-Zones			
	CD29 - A	CD29 - B	CD29 - C	
Max. Height Max. Density	Section 15.8.6 –	Density and Height Develop	ment Regulations	
Max. Site Coverage of all Buildings	65%	55%	65%	
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	85%	80%	85%	
Min. Front Yard and Flanking Side Yard Setback for all portions of a building that are not Ground-Oriented including Accessory Buildings / Structures	4.5 m	3.0 m	4.5 m	
Min. Front Yard and Flanking Side Yard Setback for Ground- Oriented, Residential	3.0 m ^{.2}	3.0 m ^{.2}	3.0 m ⁻²	
Min. Front Yard and Flanking Side Yard Setback for Ground- Oriented, Commercial	2.0 m	n/a	n/a	
Min. Building Stepback from Front Yard and Flanking Side Yard	3.0 m ^{.3}	n/a	3.0 m ⁻³	
Min. Side Yard Setback	3.0 m	3.0 m ^{.1}	3.0 m	
Min. Rear Yard Setback	4.5 m	4.5 m	4.5 m	

Neighbourhood Notification Summary

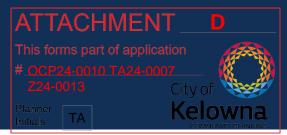


Comprehensive Development Zone | CD29

Included in Neighbourhood Notification Letter Mail-Out

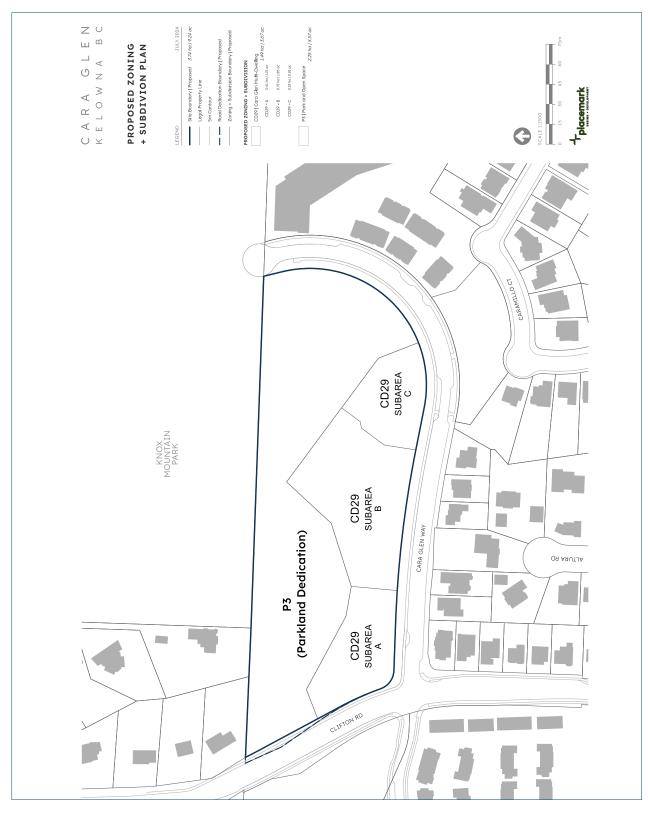
		Sub-Zones		
	CD29 - A	CD29 - B	CD29 - C	
Min. Rear Yard Setback for Accessory Buildings / Structures	1.5 m	1.5 m	1.5 m	
Min. Separation between Detached Principal Buildings	n/a	3.0 m	n/a	
	7.5 m ² per bachelor dwelling unit	6.0 m ² per bachelor dwelling unit	7.5 m² per bachelor dwelling unit	
Min. Common and Private Amenity Space	15.0 m ² per 1-bedroom dwelling unit	10.0 m ² per 1-bedroom dwelling unit	15.0 m ² per 1-bedroom dwelling unit	
	25 m ² per dwelling unit with more than 1- bedroom ^{.4, .5}	15 m ² per dwelling unit with more than 1- bedroom ^{.4, .5}	25 m ² per dwelling unit with more than 1- bedroom ^{.4, .5}	
		ding frontage shall not exce	-	
Building Frontage	Parkade exposure may be up to 25% of the building frontage. All ground-level units along Cara Glen Way require front door access to the street.			
are 1.2 m. See example	riented residential units can be of the first storey floor above th e diagram Figure 5.12. r area for ground-oriented resid only to buildings 5 storeys and e can be devoted to child care lot. The amount of Common a	e reduced to 2.0 metres if both the adjacent curb level for groun dential units on the first floor is taller. The stepback can occur o centres as long as the child care	criteria are met: d-oriented residential units 11 m ² . See example diagram on any floor above the second e spaces have direct access to	

Neighbourhood Notification Summary

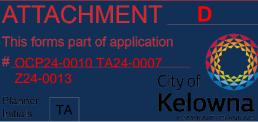


Comprehensive Development Zone | CD29

Included in Neighbourhood Notification Letter Mail-Out



Neighbourhood Notification Summary



Mail-Out Delivery Information

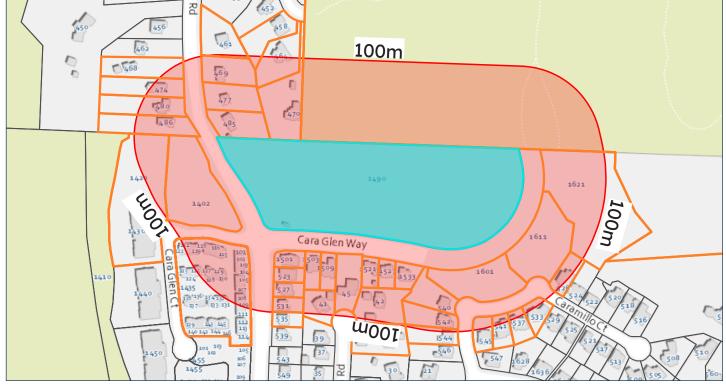
Neighbourhood Notifications were mailed-out to 85 properties within a 100m radius of the development on August 27th 2024.

- 38 Altura Rd
- 41 Altura Rd
- 42 Altura Rd
- 45 Altura Rd
- 1402 Cara Glen Ct
- 1420-1430 Cara Glen Ct
- 1420-1430 Cara Glen Ct
- 101-1435 Cara Glen Ct
- 102-1435 Cara Glen Ct
- 103-1435 Cara Glen Ct
- 104-1435 Cara Glen Ct
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- 142-1435 Cara Glen Ct
- 143-1435 Cara Glen Ct
- 144-1435 Cara Glen Ct 145-1435 Cara Glen Ct
- 146-1435 Cara Glen Ct
- 1490 Cara Glen Way
- 1501 Cara Glen Way
- 1503 Cara Glen Way
- 1509 Cara Glen Way
- 1521 Cara Glen Way
- 1527 Cara Glen Way
- 1533 Cara Glen Way
- 1601 Cara Glen Way
- 1611 Cara Glen Way
- 1621 Cara Glen Way
- 526 Caramillo Ct

- 533 Caramillo Ct
- 537 Caramillo Ct
- 540 Caramillo Ct
- 541 Caramillo Ct
- 542 Caramillo Ct
- 544 Caramillo Ct
- 545 Caramillo Ct
- 461 Clifton Rd
- 468 Clifton Rd
- 469 Clifton Rd
- 474 Clifton Rd
- 477 Clifton Rd
- 480 Clifton Rd
- 485 Clifton Rd
- 486 Clifton Rd
- 523 Clifton Rd
- 527 Clifton Rd
- 531 Clifton Rd
- 535 Clifton Rd
- 458 Grainger Rd
- 464 Grainger Rd
- 470 Grainger Rd



City of Kelowna

OCP24-0010 & TA24-0007 & Z24-0013 – 1490 Cara Glen Way

OCP Amendment, Text Amendment, and Rezoning Application

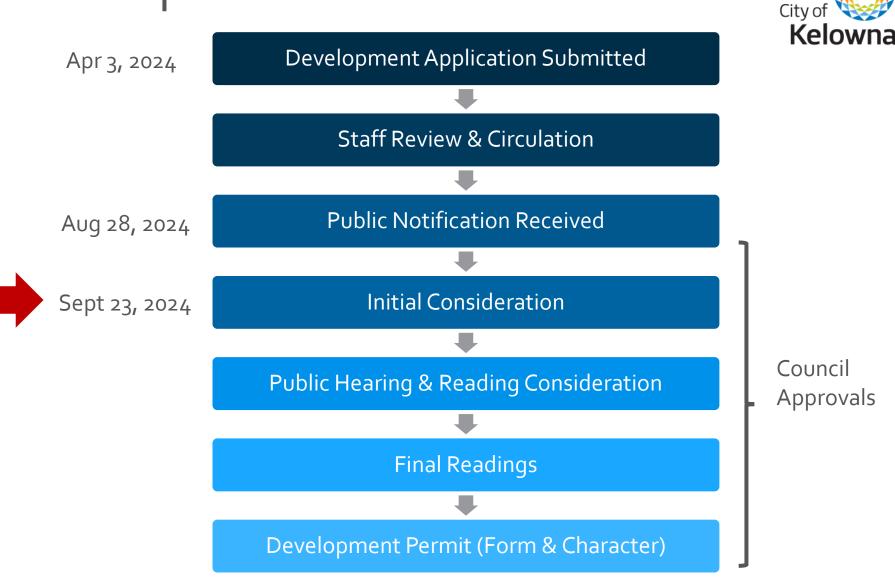


Purpose

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the C-NHD – Core Area Neighbourhood designation to NAT – Natural Areas; and to amend the Zoning Bylaw No. 12375 by creating the CD29 – Cara Glen Comprehensive Development zone; and to rezone the subject property from the RR1 – Large Lot Rural Residential zone to the P3 – Parks and Open Space zone and CD29 – Cara Glen Way Comprehensive Development zone to facilitate the future development of multi-dwelling residential housing with limited commercial and the dedication of 5.64 acres of natural area adjoining Knox Mountain Park.



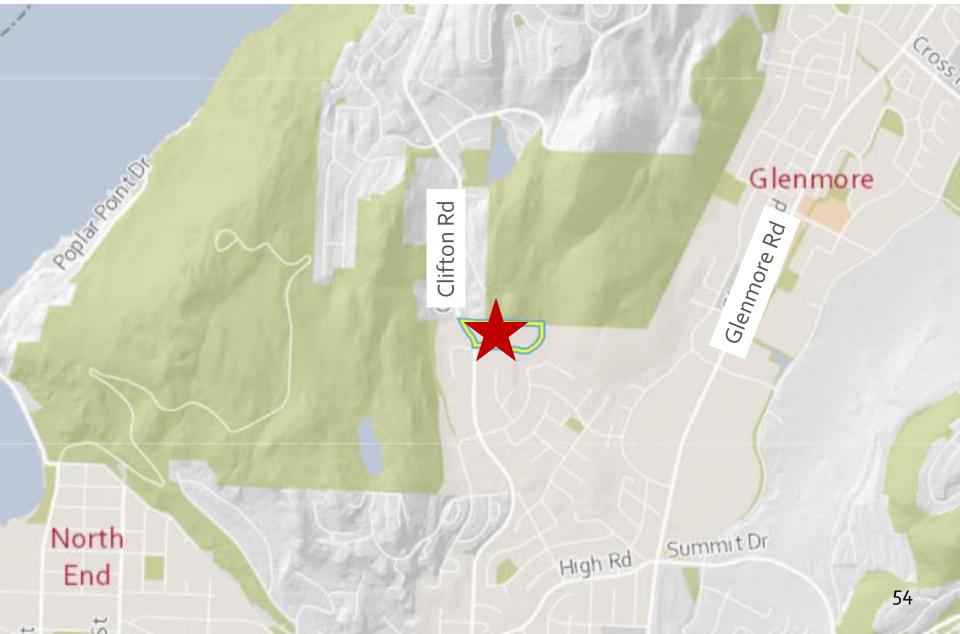
Development Process



kelowna.ca

Context Map





UC – Urban Centre **OCP** Future Land Use VC – Village Centre C-NHD – Core Area Neighbourhood S-RES – Suburban Residential S-MU – Suburban Multiple Unit R-AGR – Rural Agricultural & Resource IND - Industrial (Stall EDINST – Educational / Institutional **Clifton Rd** PARK – Park and Open Space **REC – Private Recreational** NAT – Natural Area Glenmore Rd

Subject Property Map





OCP Policy 5.3.3. Strategic Density

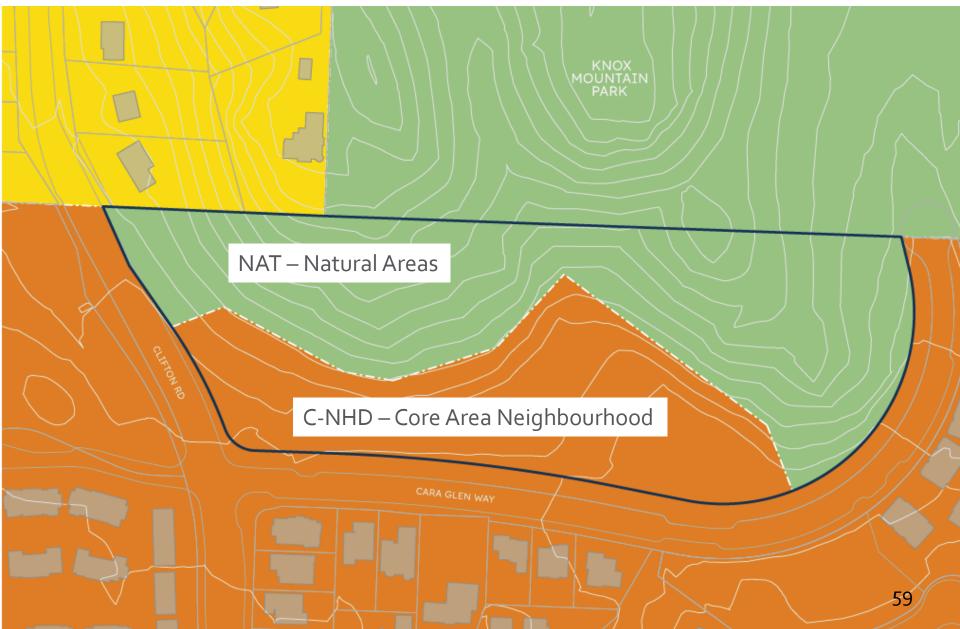
Policy Requirement	Proposal	Evaluation
The property, at the time a rezoning or development permit application is made, has an area of 1 hectare or greater.	The subject property is 3.77 ha at time of rezoning application.	~
The project proposal illustrates that the larger buildings will be able to sensitively transition their height and massing towards adjacent Core Area Neighbourhoods, with the first priority being a transition to ground-oriented multi-unit housing within the project.	The CD29 Zone requires building stepbacks on apartment buildings and does not permit buildings greater than 100 m in length to provide a sensitive transition in height and massing to adjacent neighbourhoods. In addition, all ground-level units along Cara Glen Way require front door access to the street.	✓

OCP Policy 5.3.3. Strategic Density

Policy Requirement	Proposal	Evaluation
The project proposal includes a public park component.	The project proposes to dedicate 5.64 acres of natural area to the City to expand Knox Mountain Park with trail access.	~
The project proposal includes an affordable and/or rental housing component.	The applicants propose to contribute \$188,000.00 toward the Housing Opportunities Reserve Fund, which the City uses to acquire land for the purposes of affordable housing.	✓
The project does not exceed a FAR of approximately 1.2 over the entire site.	The proposed FAR is approximately 1.0 over the entire site, with all development concentrated on the southern portion outside of the 30% sloped areas.	√ ۲8

OCP Amendment





Rezoning (Zone Amendment)



CD29 – Cara Glen Way Kelowna Comprehensive Development Zone

- The purpose is to provide a mixed commercial and residential zone with townhomes, apartments, and mixed-use commercial with a sensitive transition in height and massing toward adjacent Core Area Neighbourhood properties.
 - Sub-Area A: Apartment, 5 storeys, mixed-use
 - Sub-Area B: Townhouses, 3 storeys, residential only
 - Sub-Area C: Apartment, 5 storeys, residential only





CD29 – A: Permitted Uses

Allows for apartment buildings up to 5 storeys

- Child Care Centre Major
- Cultural and Recreation Services
- Food Primary Establishments
- Professional Services
- Personal Service Establishments
- Retail



CD29 Zone	Sub-Areas			
CD292011e	CD29 - A	CD29 - B	CD29 - C	
Max. Density	2.05 FAR	1.0 FAR	2.05 FAR	
Max. Height	20.0 m & 5 storeys	11.0 m & 3 storeys	20.0 m & 5 storeys	
Max. Site Coverage of all Buildings	65%	55%	65%	
Min. Common and Private Amenity Space	7.5 m ² per bachelor dwelling unit 15.0 m ² per 1- bedroom dwelling unit 25 m ² per dwelling unit with more than 1-bedroom	6.0 m ² per bachelor dwelling unit 10.0 m ² per 1- bedroom dwelling unit 15 m ² per dwelling unit with more than 1-bedroom	7.5 m ² per bachelor dwelling unit 15.0 m ² per 1- bedroom dwelling unit 25 m ² per dwelling unit with more than 1- bedroom 63	



OCP Objectives – Climate Resilience K

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	
5 min Walk to Park	
10 min Bike to Public School	
20 min Bus to Urban Centre	
Retaining Trees and/or Adding Trees	
OCP Climate Resilience Consistency	





OCP Objectives & Policies

Core Area Neighbourhood:

- Accommodate growth of the City
- Low-rise buildings with opportunities for local commercial
- Policy 5.11.3. Ground Oriented Housing

Natural Areas:

- Lands that will remain in their natural state
- Preservation of diversity of natural areas
- Limited trails





Staff Recommendation

Staff recommend support for the proposed OCP Amendment, Text Amendment, and Rezoning as it is consistent with:

- OCP Policy 5.3.3. Strategic Density
- Policy 5.11.3. Ground Oriented Housing
- Future Land Use Designations
 - Core Area Neighbourhood
 - Natural Area

Development Permit to follow for Council consideration



Cara Glen Phase 2 | Council Presentation

1490 Cara Glen Way

October 8th 2024







Site Context | 1490 Cara Glen Way

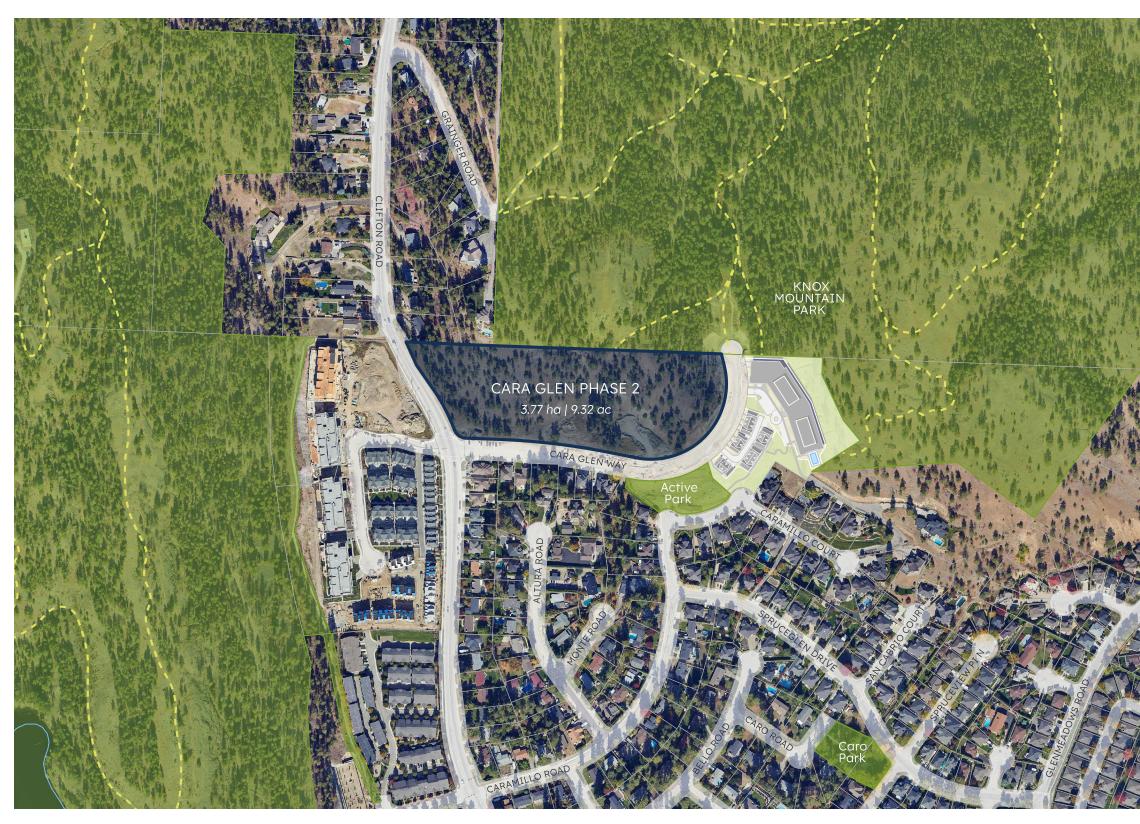
Significant Site | 9.32 acres (3.77 ha) situated on the northern edge of the Core Area OCP designation and adjacent to Knox Mountain Park.

Easily Accessible | Located on the corner of Clifton Road and Cara Glen Way, ~3.5km from Downtown Kelowna.

Topographically Distinct | The natural hillside terrain serves as a backdrop for a compact community while providing an opportunity for the protection of natural areas.

Trailhead Access | The lands are enjoyed by the public as a key launching point into Knox Mountain Park with access to significant viewpoints looking over Lake Okanagan.

Evolving Community | Several multifamily developments are currently completed or under construction, to the west across Clifton Road and east across Cara Glen Way.



Site History | Cara Glen Neighbourhood

Cara Glen Way

Originally intended to be an arterial Road extending North through Knox Mountain Park, Cara Glen Way is now built out as a local culde-sac road providing both access and ~50 public parking stalls for Knox Mountain Park East.

Cara Glen Phase One

In September of 2023, 1691 Cara Glen Way (Phase 1) received rezoning from RR1 to MF2 to allow for the development of a 4-storey apartment building and townhomes. The property is currently under Development Permit review.

Cara Glen Active Park

In a continued effort meet OCP goals and provide public park space for the neighbourhood an active park on Cara Glen Way is currently under construction and will provide lawn space, seating, picnic areas and ping pong tables, along with pedestrian access to Caramillo Court below.

Hillside Lands

An exploration to provide large lot singledetached housing on the hillside lands was conducted and deemed feasible. After further analysis it was determined that the land is better suited as parkland due to views towards Lake Okanagan, connections to existing trails, and preservation of existing trees.



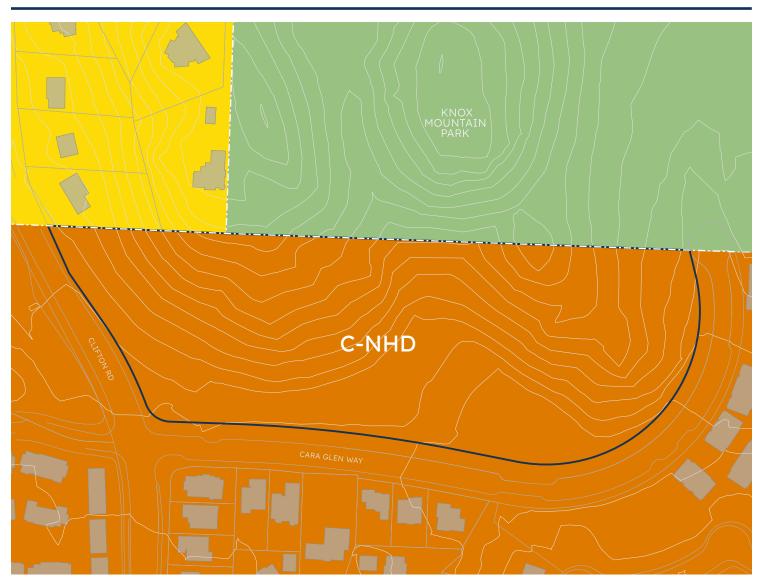




placemark.ca

Policy Context | Existing Site

ALIGNED WITH CURRENT OCP



CORE AREA NEIGHBOURHOOD

The future land use designation Core Area Neighbourhood (C-NHD) supports mixed-use buildings with housing variety being a top priority.

NOT ALIGNED WITH EXISTING ZONING



LARGE LOT RURAL RESIDENTIAL

The residential permitted uses in RR1 is Single Detached Housing. This zone does not align with the OCP's density targets for the Core Area Neighbourhood.

Policy Context | The Core Area

OFFICIAL COMMUNITY PLAN

1. Policy 5.3.3. Strategic Density

The submission meets the following criteria as outlined in the OCP for mixed-use in developments not adjacent to Transit Supportive Corridors:

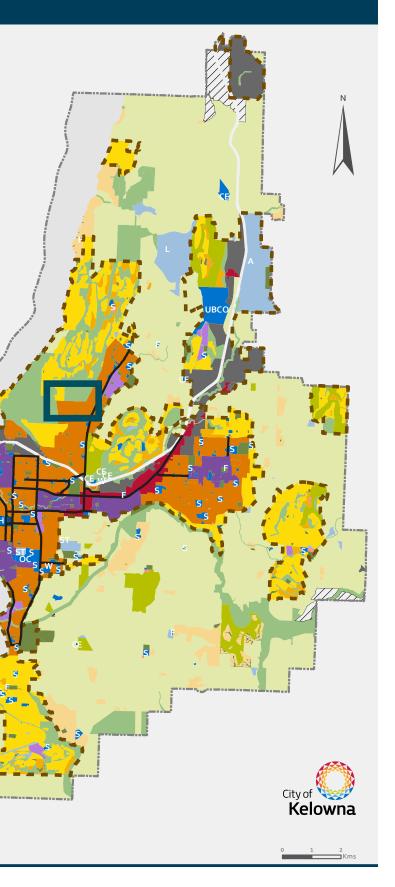
- - The property has an area of 1 hectare or greater;
- The submission illustrates that the larger buildings will sensitively transition with ground-oriented multiunit housing towards adjacent neighbourhoods;
- - The submission includes a public park;
- The submission includes affordable and/or rental housing component, and;
- The submission does not exceed a FAR of 1.2 over the entire site.
- 2. Policy 5.3.8. Local Commercial Integration
- 3. Policy 5.5.1. Core Area Natural Spaces
- 4. Policy 10.1.15. Natural Areas

KNOX MOUNTAIN PARK MANAGEMENT PLAN (2022)

1. Section 8.0 Future Areas of Interest for Park Acquisition



Map 3.1 Future Land Use



OCP Amendment | Expansion of Knox Mountain Park

LAND USE SUMMARY				
LAND USE	EXISTING (ac)	%	PROPOSED (ac)	%
C-NHD	9.32	100	3.68	40
NAT	-	-	5.64	60

Future Land Use | The proposed development is aligned with the OCP designation of Core Area Neighbourhood. The OCP Amendment only applies to the 5.64 acre parkland dedication as an expansion of Knox Mountain Park.

EXISTING



PROPOSED

placemark.ca

Rezoning | Comprehensive Development Zone + P3

	REZONING SUMMARY			
ZONE	EXISTING (ac)	%	PROPOSED (ac)	%
RR1	9.32	100	-	-
CD29	-	-	3.68	40
P3	-	-	5.64	60

Zoning | In alignment with the OCP's density targets for the Core Area Neighbourhood, 3.68 acres of the site will be rezoned to a Comprehensive Development Zone allowing Townhome and Low Rise Apartment housing. The remaining 5.64 acres will be rezoned to P3 and dedicated to the City as Park.

PROPOSED

EXISTING





Rezoning | CD29 - Cara Glen Multi-Dwelling

Sub-Area A | Complies with Multi-Dwelling Zone MF3 for Apartment Housing and Mixed-use Commercial.

FAR: 2.05

Sub-Area B | Complies with Multi-Dwelling Zone MF2 for Townhome Housing.

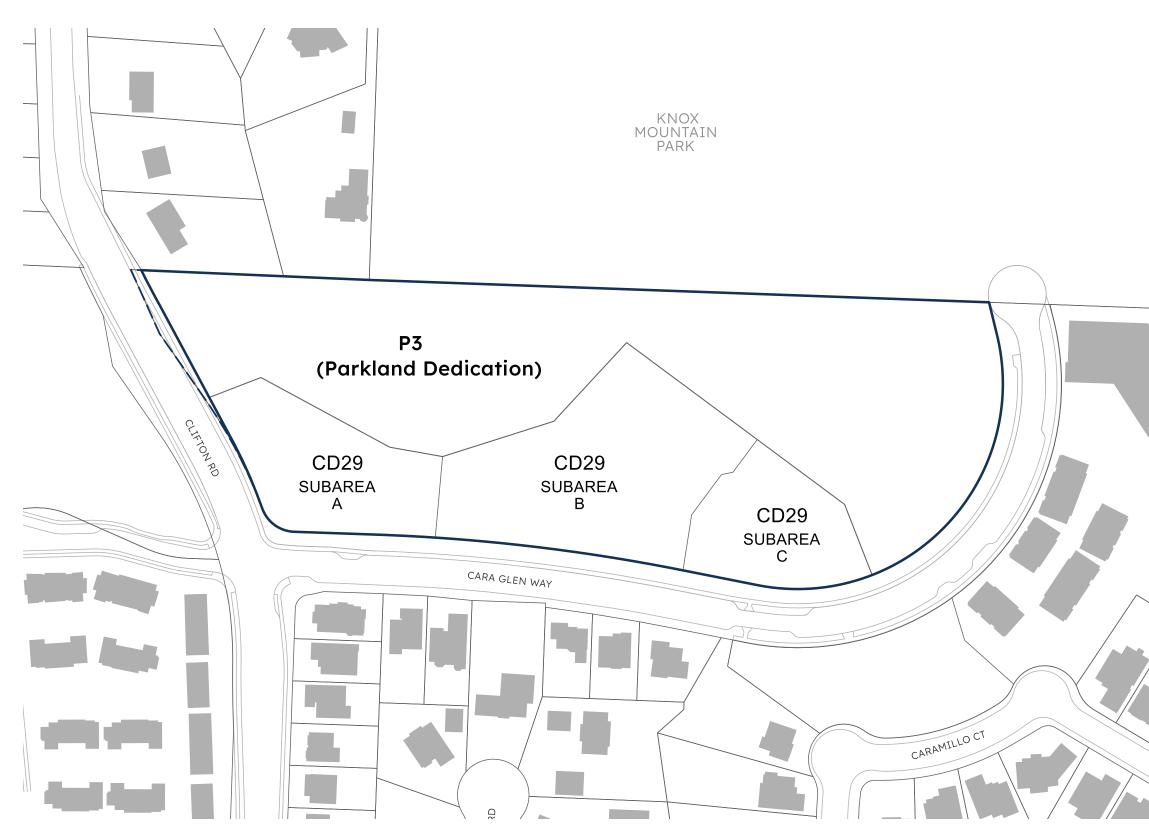
FAR: 1.0

Sub-Area C | Complies with Multi-Dwelling Zone MF3 for Apartment Housing.

FAR: 2.05

FAR is calculated after the dedication of 5.64 acres of park land.

All ground-level units along Cara Glen Way require front door access to the street to ensure a sensitive transition in height and massing.



Development Concept | Cara Glen Neighbourhood



Work with the Land

Leverage the natural topography by employing hillside forms to minimize grading impacts while maximizing access and views.



Preserve Views

Preserve natural landscape where possible while protecting view corridors.



Pedestrian Focused

Walkable streets with homes that address their neighbours.

Access to Knox Mountain The extension of Cara Glen Way

offers community access to the recreational trails and amenities within Knox Mountain Park.

A Variety of Homes

Townhomes and Apartments provide homes for a variety of lifestyles, life stages and incomes.



Establish Parks

Provides 5.64 acres of natural parkland as an expansion to Knox Mountain Park.



Development Concept | Community Benefits







COMPLETE NEIGHBOURHOOD

Walkability | A network of public street and strata lanes provides pedestrian access to neighbourhood-scale mixed-use commercial, reducing the need for cars and encouraging social connections.

Local Services | Provides the opportunity for viable neighbourhood-focused commercial with more residents to support local shops and services in an area identified by city staff as desirable for mixed-use.

CONNECTED TO NATURE

Environmental Preservation | Preserves 5.64 acres of existing natural area for landscape retention, habitat protection, and recreation and viewpoints by expanding Knox Mountain Park.

Remediation Efforts | Dedication of the parkland ensures the land is safe for use by providing geotechnical review, wildfire mitigation measures, and split rail fence installation in designated areas as per the required Natural Environment DP.

HOUSING DIVERSITY

Home Variety | Ground-oriented townhomes accessed by strata pathways and lanes, and apartments serviced by underground parking.

Affordability | A contribution of \$188,000 to the City's Housing Opportunities Reserve Fund.

Cara Glen Phase 2 | Council Presentation

1490 Cara Glen Way

October 8th 2024







CITY OF KELOWNA

BYLAW NO. 12700

Official Community Plan Amendment No. OCP24-0010 1490 Cara Glen Way

A bylaw to amend the "Kelowna 2040 – Official Community Plan Bylaw No. 12300".

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

- THAT Map 3.1 Future Land Use of "Kelowna 2040 Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of portions of Lot L Sections 31 and 32 Township 26 ODYD Plan KAP53293 located on Cara Glen Way, Kelowna, BC from the C-NHD – Core Area Neighbourhood designation to the NAT – Natural Areas designation and the C-NHD – Core Area Neighbourhood designation as shown on Map "A" attached to and forming part of this bylaw;
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 23rd day of September, 2024.

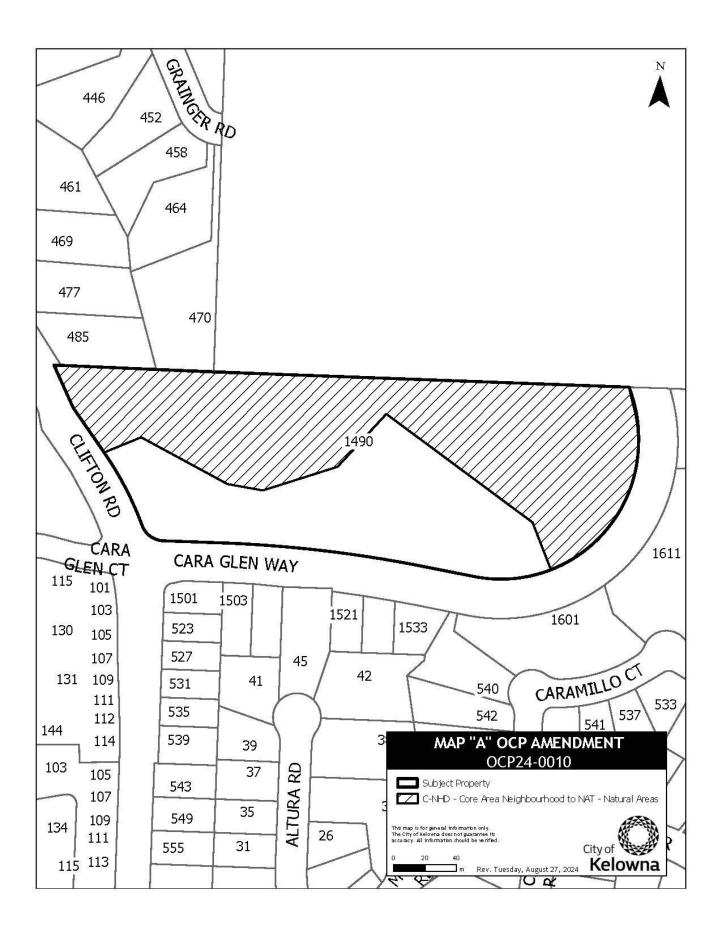
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 12701 TA24-0007 CD29 – Cara Glen Way Comprehensive Development Zone

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that City of Kelowna Zoning Bylaw No. 12375 be amended as follows:

- THAT Section 15 Comprehensive Development Zones be amended by adding in its appropriate location a new Section 15.8 CD29 – Cara Glen Way Comprehensive Development Zone as outlined in Schedule "A" attached to and forming part of this bylaw;
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 23rd day of September, 2024.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"

15.8 CD29 – Cara Glen Way Comprehensive Development Zone

Section 15.8.1 – Zone Purpose			
Zones	Purpose		
CD29 – Cara Glen Multi-Dwelling	The purpose is to provide a mixed commercial and residential zone with townhomes, apartments, and mixed-use commercial with a sensitive transition in height and massing toward adjacent Core Area Neighbourhood properties.		

Section 15.8.2 – Sub-Area Purposes			
Zones	Sub-Area	Purpose	
	CD29 - A	Allows for apartments ranging up to 5 storeys with ground- level mixed-use commercial.	
CD29 – Cara Glen Multi-Dwelling	CD29 - B	Allows for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys.	
	CD29 - C	Allows for apartments ranging up to 5 storeys.	

Section 15.8.3 – CD29 Permitted Land Uses				
Uses ('P' Principal Use, 'S' Secondary U Permitted)		y Use, `-' Not		
	CD29 - A	CD29 - B	CD29 - C	
Accessory Buildings or Structures	S	S	S	
Agriculture, Urban	S	S	S	
Apartment Housing	Р	-	Р	
Child Care Centre, Major	S	Р	S	
Child Care Centre, Minor	S	S	S	
Cultural and Recreation Services	S .2	-	-	
Duplex Housing	-	Р	-	
Food Primary Establishment	S .2	-	-	
Group Home	-	P ^{.1}	-	
Health Services	S ^{.2}	-	-	
Home-Based Business, Minor	S	S	S	
Professional Services	S ^{.2}	-	-	
Participant Recreation Services, Indoor	S	-	-	
Personal Service Establishments	S .2	-	-	
Retail	S .2	-	-	
Semi-Detached Housing	-	Р	-	

Single Detached Housing	-	Р	-
Stacked Townhouses	Р	Р	Р
Townhouses	Р	Р	Р

FOOTNOTES (Section 15.8.3):

¹ Group homes are only permitted within a single detached housing, semi-detached housing, or a duplex housing form.

² These land uses are not permitted above the first storey.

Section 15.8.4 – CD29 Subdivision Regulations m = metres / m2 = square metres				
Sub-Areas				
CD29 - A CD29 - B CD29 - C			CD29 - C	
	Regular Lots	- 30.0 m	20.0 M ^{.1}	22.2 m
Min. Lot Width	Corner Lots			30.0 M
Min Lat Araz	Regular Lots		2 1	$1 (00 m^2)$
Min. Lot Area	Corner Lots	1,400 m²	900 m ^{2 .1}	1,400 m²
Min. Lot Depth		30.0 M	30.0 m ^{.1}	30.0 M
FOOTNOTES (Section 15.8.4):				

¹Townhouse developments may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single development permit and a party wall agreement is registered on title:

the minimum lot area is 130 m², the minimum lot width is 8 m for corner lots, the minimum lot width is 7 m for all other lots, and the minimum building envelope area is 75 m².

Section 15.8.5 – CD29 Development Regulations m = metres / m2 = square metres				
		Sub-Areas		
	CD29 - A	CD29 - B	CD29 - C	
Max. Height Max. Density	Section 15.8.6 – D	ensity and Height Develo	pment Regulations	
Max. Site Coverage of all Buildings	65%	55%	65%	
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	85%	80%	85%	
Min. Front Yard and Flanking Side Yard Setback for all portions of a building that are not Ground-Oriented including Accessory Buildings / Structures	4.5 m	3.0 M	4.5 m	

Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Residential	3.0 m ^{.2}	3.0 m ^{.2}	3.0 m ^{.2}
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Commercial	2.0 M	n/a	n/a
Min. Building Stepback from Front Yard and Flanking Side Yard	3.0 m ⁻³	n/a	3.0 m ⁻³
Min. Side Yard Setback	3.0 M	3.0 m ^{.1}	3.0 M
Min. Rear Yard Setback	4.5 M	4.5 M	4.5 m

Section 15.8.5 – CD29 Development Regulations m = metres / m2 = square metres			
	Sub-Areas		
	CD29 - A	CD29 - B	CD29 - C
Min. Rear Yard Setback for Accessory Buildings / Structures	1.5 M	1.5 M	1.5 M
Min. Separation between Detached Principal Buildings	n/a	3.0 M	n/a
	7.5 m² per bachelor dwelling unit	6.o m² per bachelor dwelling unit	7.5 m² per bachelor dwelling unit
Min. Common and Private Amenity Space	15.0 m² per 1- bedroom dwelling unit	10.0 m² per 1- bedroom dwelling unit	15.0 m² per 1- bedroom dwelling unit
	25 m ² per dwelling unit with more than 1- bedroom ^{.4, .5}	15 m ² per dwelling unit with more than 1- bedroom ^{.4, .5}	25 m ² per dwelling unit with more than 1- bedroom ^{.4, .5}
	A continuous building frontage shall not exceed 100 m in length.		
Building Frontage	Parkade exposure may be up to 25% of the building frontage.		
	All ground-level units along Cara Glen Way require front door access t the street.		
FOOTNOTES (Section 15.8.6):			

¹ Side yards are not required for semi-detached housing or townhouses on a lot line that has a party wall agreement.

² The minimum setback for ground-oriented residential units can be reduced to 2.0 metres if both criteria are met:

- a) The maximum height of the first storey floor above the adjacent curb level for groundoriented residential units are 1.2 m. See example diagram Figure 5.12.
- b) The minimum net floor area for ground-oriented residential units on the first floor is 11 m². See example diagram Figure 5.13.
- ⁻³ Minimum building stepbacks apply only to buildings 5 storeys and taller. The stepback can occur on any floor above the second storey.

⁴ Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.

⁻⁵ A minimum of 4.0 m2 per dwelling unit of the common and private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common amenity space is not required for fee simple townhouses.

Section 15.8.6 – CD29 – Density and Height Development Regulations m = metres / m2 = square metres / FAR = floor area ratio / GFA = gross floor area				
			Sub-Areas	
		CD29 - A	CD29 - B	CD29 - C
Max. Density 2.05 FAR 1.0 FAR		2.05 FAR		
Max. Height		20.0 m & 5 storeys ^{.1}	11.0 m & 3 storeys	20.0 m & 5 storeys ^{.1}
Max. Height for Buildings with Walkout	Front or Flanking Building Elevation	n/a	9.0 m & 3 storeys	n/a
Basements Rear Building Elevation			12.6 m & 3 storeys	
FOOTNOTES (Section 15.8.6): ¹⁴ If a parkade entrance / exit has a lower finished grade than the surrounding area then this portion of				

the parkade can be excluded from height calculations.

CITY OF KELOWNA

BYLAW NO. 12702 Z24-0013 1490 Cara Glen Way

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

- THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot L Sections 31 and 32 Township 26 ODYD Plan KAP53293 located on Cara Glen Way, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the P3 – Parks and Open Space zone and the CD29 – Cara Glen Way Comprehensive Development zone as shown on Map "B" attached to and forming part of this bylaw.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 23rd day of September, 2024.

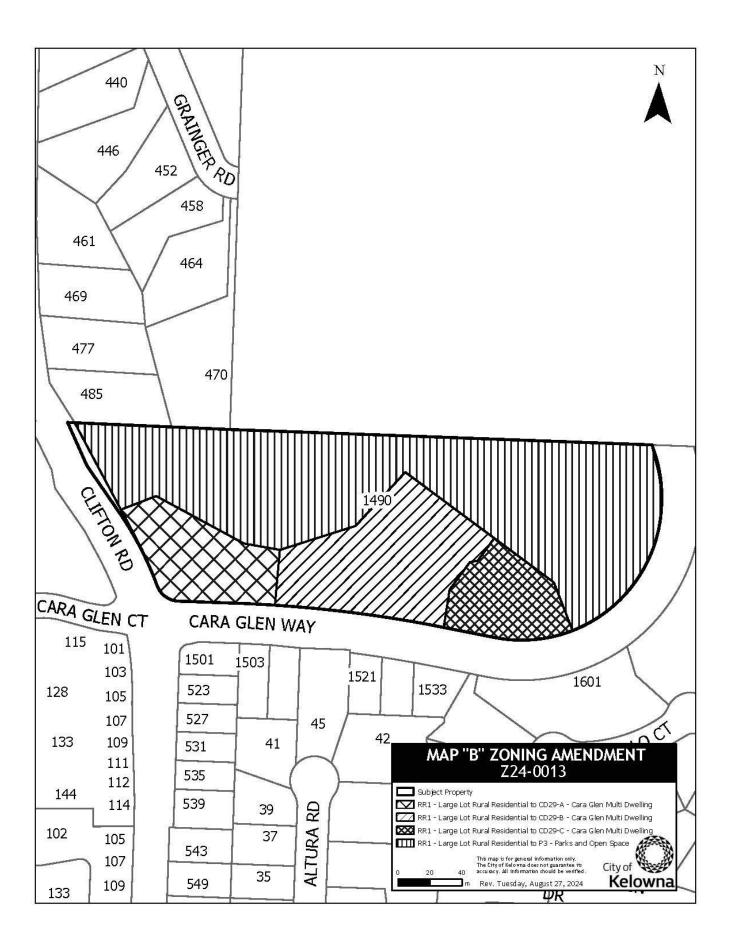
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



REPORT TO COUNCIL LIQUOR LICENSE

File No.:	LL24-0015
Address:	731 Baillie Ave
From:	City Manager
То:	Council
Date:	October 8, 2024



	Existing	Proposed
OCP Future Land Use:	IND – Industrial	IND – Industrial
Zone:	I2 — General Industrial	l2 – General Industrial

1.0 Recommendation

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with Division 9 (71) of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

- 1. Council recommends support of an application from Kettle River Brewing Co. Ltd for a lounge endorsement amendment for Lot 37 Section 30 Township 26 ODYD Plan 1014, located at 731 Baillie Ave, Kelowna, BC for the following reasons:
 - The proposed structural change is perceived to be minor in nature and the RCMP do not have any concerns.
- 2. Council's comments on LCRB's prescribed considerations are as follows:
 - a. <u>The potential for noise if the application is approved:</u>

The potential impact for additional noise is minimal as the patio has been existing for several years in the present location on a temporary basis without issues.

b. <u>The impact on the community if the application is approved:</u>

The potential for negative impacts is minimal as the area supports several similar land uses and peak hours of operations occur when several of the surrounding business are not operating.

3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

2.0 Purpose

To seek Council's support for a structural change application to permanently increase the liquor area and capacity from 109 persons to 135 persons.

3.0 Development Planning

Staff support the request to increase the service area and the capacity of the existing Lounge Endorsement for the manufacturer known as Kettle River Brewing. The current establishment is located in an established industrial area surrounded by several similar land uses. The proposed patio is located on city boulevard and has been operating under the provincial Temporary Expanded Service Area (TESA) program since the COVID-19 pandemic.

Kettle River Brewing has been working in partnership with the City of Kelowna under a lease agreement to utilize this space. With the province's recent announcement to end of the TESA program the applicant is seeking to operate the patio on a permanently basis between the months of May and September. The impact on the surrounding community is anticipated to be minimal due to a combination of factors including:

- No bylaw complaints have been received to date;
- The surrounding area contains similar land uses; and
- RCMP do not have concerns with the proposed expansion.

4.0 Project Details

Existing Hours of Operation:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		10:00 AM						
Close	Indoor	12:00 AM						
	Patio	11:00 PM						

Occupant Load:

	Existing	Proposed
Indoor	91	91
Outdoor	18	44

5.0 Site Context & Background

Orientation	Zoning	Land Use
North	I2 – General Industrial	Fleet Services
East	I2 – General Industrial	Automotive and Equipment
South	I2 — General Industrial	Alcohol Production Facility
West	l2 — General Industrial	Alcohol Production Facility



Subject Property Map: 731 Ballie Ave

The subject property is located on the south side of Baillie Ave, a short distance from Richter St. It is primarily an industrial area, and there are other existing breweries both adjacent to, and within close proximity to this property. There is public transit in close proximity along Richter St.

5.1 <u>Council Policy #359 – Liquor Licensing Policy and Procedures</u>

The following sections of Policy #359 are applicable to this application

• New patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners

6.o Technical Comments

6.1 <u>R.C.M.P.</u>

No concerns

7.0 Application Chronology

Application Accepted:

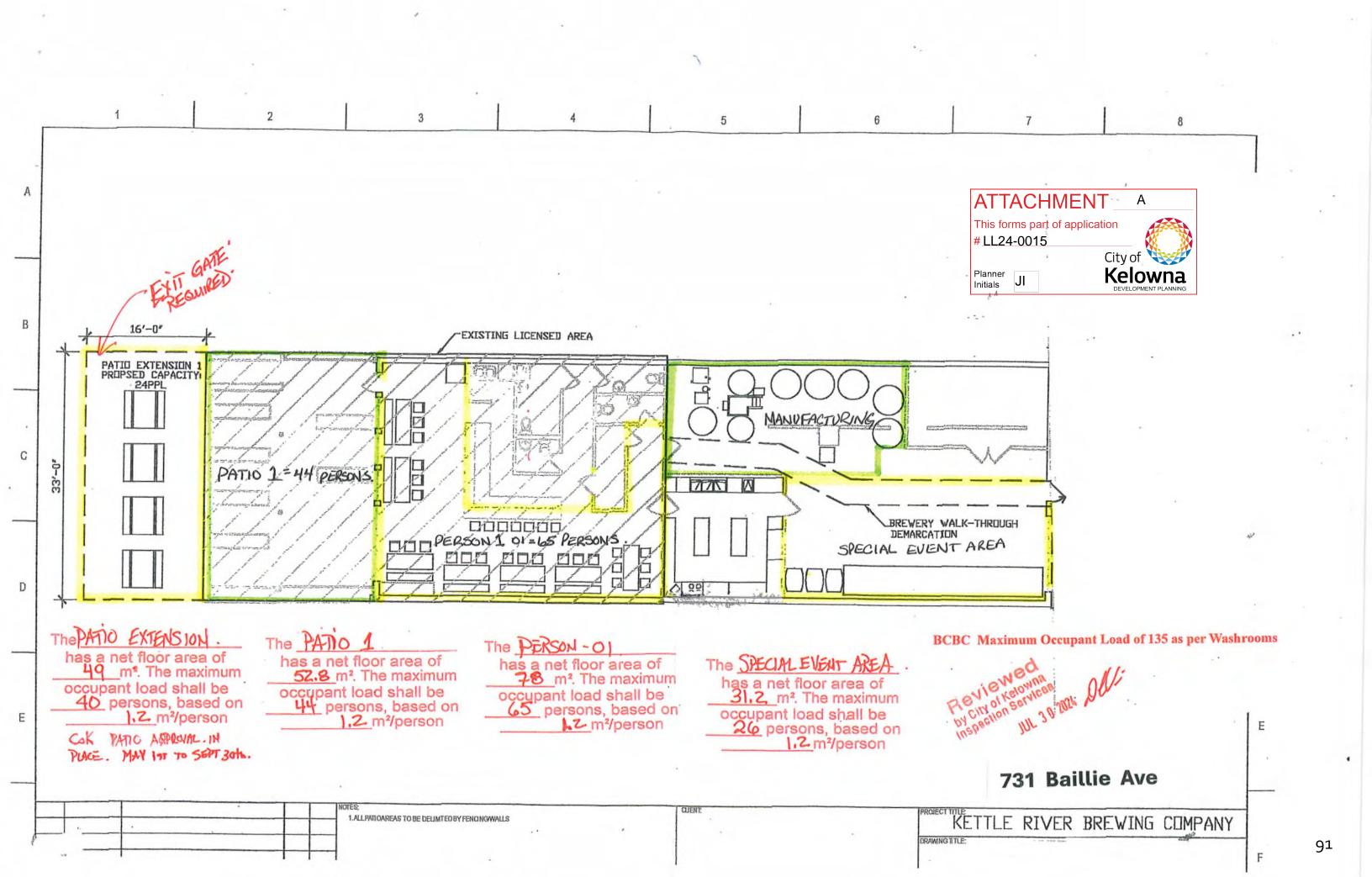
July 31, 2024

Jason Issler, Planner II
Jocelyn Black, Urban Planning Manager
Dean Strachan, Community Planning & Development Manager
Nola Kilmartin, Development Planning Department Manager
Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A: Floor Plan/Site Plan/Occupant Load Attachment B: Letter of Rationale

For additional information, please visit our Current Developments online at <u>www.kelowna.ca/currentdevelopments</u>.





KETTLE RIVER BREWING COMPANY LTD.

731 BAILLIE AVE. KELOWNA BC V1Y 7E9 KETTLERIVERBREWING.CA 250.862.5115 July 18th, 2024 Re: Kettle River Brewing Company Ltd. Manufacturer Licence \$306879 Liquor License - Permanent Patio Extension App

To Whom It May Concern,

We at Kettle River have been operating with a TESA patio extension for the past 4 years. We have already relieved approval through the City's Sidewalk Seating & Extensions Program and with the approval of the city it is our hope to make this additional seating area a permanent licensed addition to our brewery. Upon this approval we would be able to have more generous outdoors spacing for our guests to enjoy the wonderful Okanagan weather. During the past 4 years we have had no issues withe liquor service or disruption to surrounding residential or businesses and expect nothing to change.

Thank you for your consideration, Chris Dedinsky - Partner/General Manager & The Team at Kettle River Brewing



LL24-0015 731 Baillie Ave

ABIARS

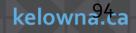
Liquor Licence Application

City of Kelowna



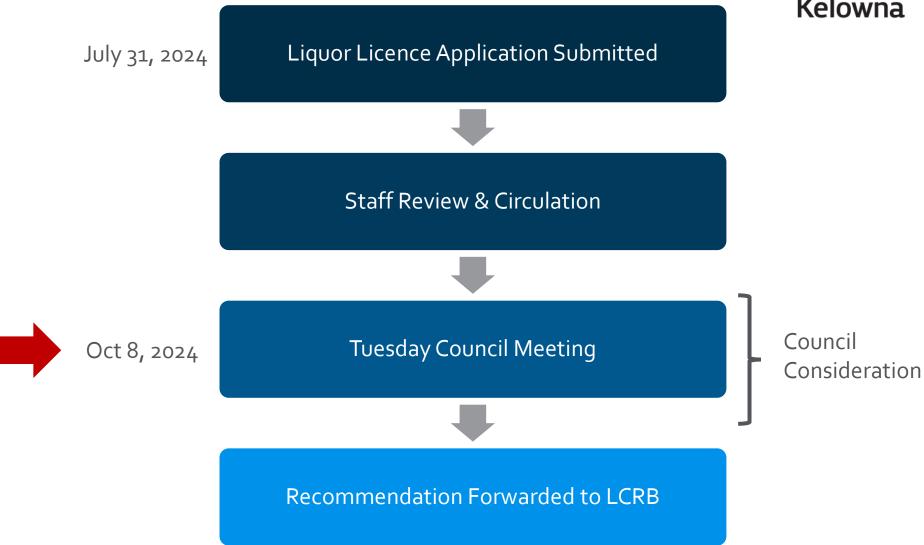
Purpose

To seek Council's support for a structural change application to permanently increase the liquor area and capacity from 109 persons to 135 persons.



Development Process

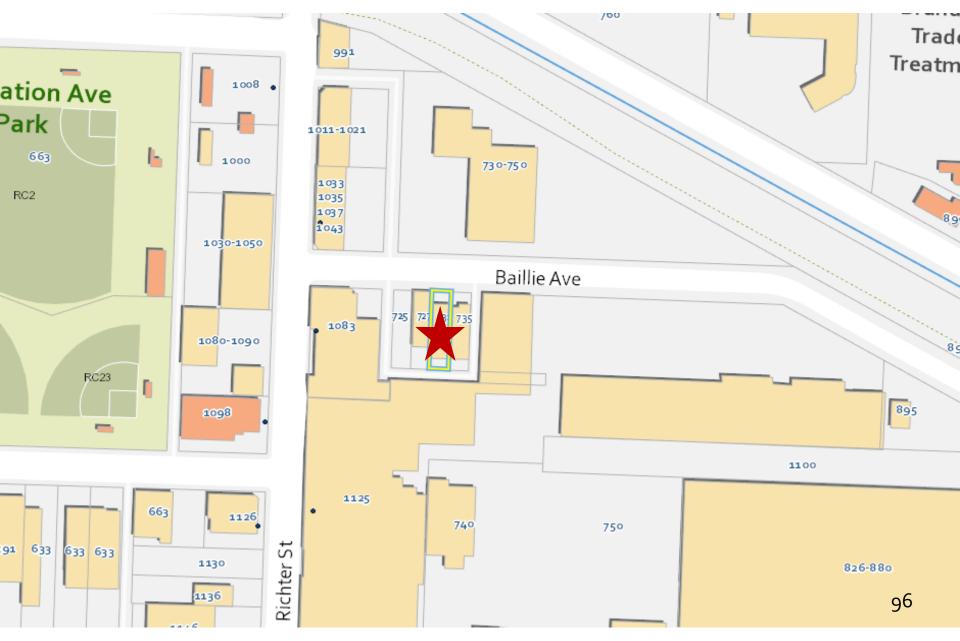




kelowna.ca

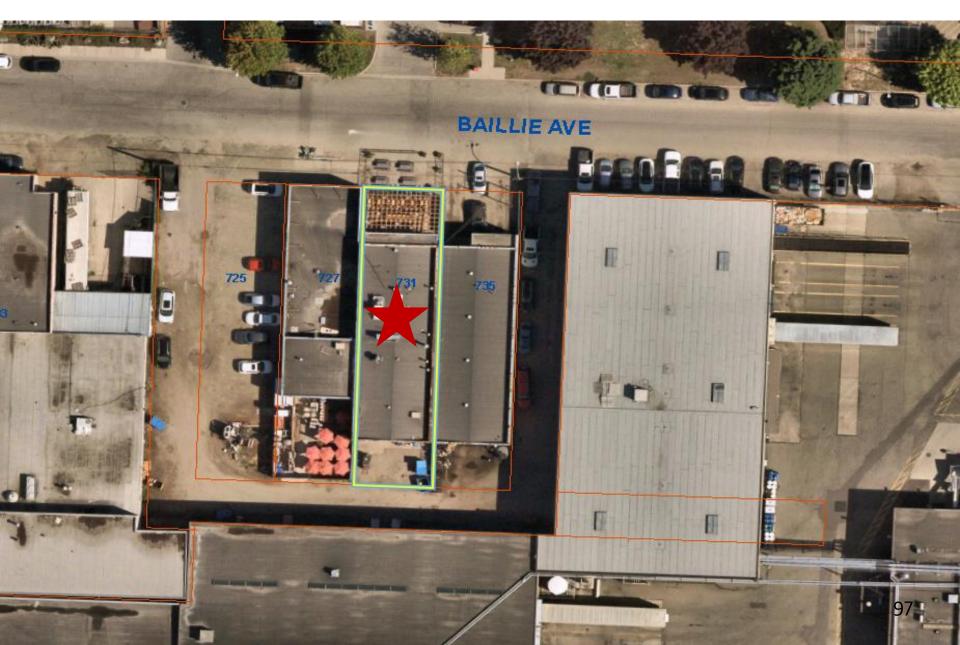
Context Map





Subject Property Map





TESA Program

In response to the COVID-19 pandemic and the Provincial Health Officer's (PHO) orders, the Liquor and Cannabis Regulation Branch (LCRB) implemented Temporary Expanded Service Area (TESA).

A TESA authorizes Food Primary, Liquor Primary, and Manufacturer licensees to temporarily expand their service areas but does not increase the approved occupant load or capacity.

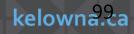
The LCRB announced earlier this year that the TESA program will be ending Dec 31, 2024.



Hours of Sale

Existing Licence Hours:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		10:00 AM	10:00 AM	10:00 AM				
Close	Indoor	12:00 AM	12:00 AM	12:00 AM				
	Outdoor	11: 00 PM	11:00 PM	11:00 PM				





Occupant Load

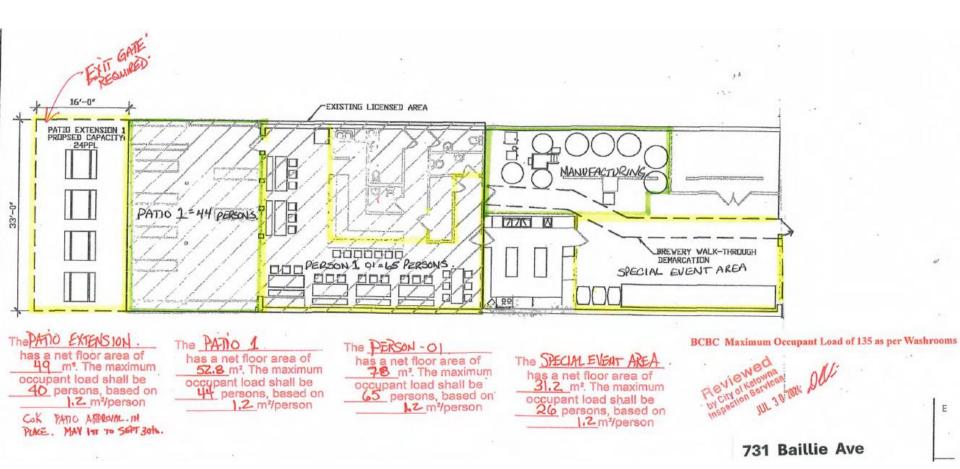
	Existing	Proposed
Indoor	91	91
Outdoor	44	44 [*]

* Seeking to make outdoor capacity permanent



Occupant Load







Staff Recommendation

- Staff recommend support for the proposed structural change to the liquor licence as it is consistent with:
 - Council Policy 359
 - No concerns from RCMP
- That Council directs Staff to forward a resolution of support to the LCRB.



CITY OF KELOWNA

BYLAW NO. 12699 Z24-0027 2124 Pandosy Street

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

- 1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 District Lot 14 ODYD Plan EPP129773, located on Pandosy Street, Kelowna, BC from the MF4 Transit Oriented Areas zone to the MF4r Transit Oriented Areas Rental Only zone.
- 2. AND THAT Bylaw No. 11124 Heritage Revitalization Agreement Authorization HRA15-0001 – 2124 Pandosy Street, and all amendments thereto, be repealed.
- 3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 23rd day of September, 2024.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL HERITAGE ALTERATION PERMIT



Date:	October 8, 2024
То:	Council
From:	City Manager
Address:	2124 Pandosy St
File No.:	HAP23-0015
Zone:	MF4 – Transit Oriented Areas Zone

1.0 Recommendation

THAT final adoption of Rezoning and Repeal Bylaw No. 12699 be considered by Council;

AND THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP23-0015 for Lot 1 District Lot 14 ODYD PLAN EPP129773, located at 2124 Pandosy St, Kelowna, BC subject to the following:

- The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
- The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
- 3. Landscaping to be provided on the land be in accordance with Schedule "C";
- 4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

Table 8.2.7.b.: Ratio of Parking Space Sizes, Footnote 3:

To vary that all parking spaces that are configured in tandem must be regular sized vehicle parking spaces to permit five small sized vehicle parking spaces proposed;

Section 13.5: Infill Housing Development Regulations, MF1:

To vary the maximum gross floor area of a third storey relative to the second storey from 70% required to 87% proposed;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Heritage Alteration Permit Application in order for the permit to be issued;

AND FURTHER THAT this Heritage Alteration Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To issue a Heritage Alteration Permit for the form and character of 16 townhouses with two variances to the size of tandem parking stalls and the maximum floor area of the third storey relative to the second storey.

3.0 Development Planning

Staff recommend support for the issuance of the Heritage Alteration Permit for the form and character of 16 rental-only townhouses with two variances to the size of tandem parking stalls and the maximum floor area of the third storey relative to the second story. The proposal would retain the existing heritage asset known as Cadder House, and preserve the majority of the mature landscaping. This project aligns with several key Official Community Plan (OCP) policies and objectives, and was designed in collaboration with a Professional Heritage Consultant to meet the <u>Standards and Guidelines for the Conservation of Historic Places in Canada</u>.

This is the second of two Council reports to consider this project. The first Council report included an application to repeal the existing Heritage Revitalization Agreement Bylaw and an application to rezone the property to add the "r" rental only subzone to the existing MF4 – Transit Oriented Areas Zone, outlined in the chart below. This Heritage Alteration Permit application does not propose any changes to the existing Heritage Designation Bylaw No. 9198 which offers long term protection of Cadder House and requires a Council considered Heritage Alteration Permit for changes to the site plan.

Bylaw or Application	Purpose of Bylaw or Application	Action	Reason	Date of Council Consideration
Heritage Revitalization Agreement Bylaw No. 11124 (2015) Repeal	Permit short-term rentals, offices, and wellness studio	Repeal	No longer required	September 9, 2024
"r" Rental Only Subzone Z24-0027 Rezoning	To ensure long- term rental uses only	Rezone	To reflect current and proposed uses on the property	September 9, 2024
Heritage Alteration Permit HAP23-0015	Form and character evaluation	Consider	To consider 16 new rental townhouses on northern portion of site	October 8, 2024
Heritage Designation Bylaw No. 9198 (2004)	Protect heritage asset known as Cadder House	No Action	To maintain long term heritage protection of Cadder House	Maintain bylaw, no consideration required

The applicant proposes the addition of 16 new ground-oriented stacked townhouses that are predominantly three storeys in height on the under-utilized portion of the property along the north property line. The building reduces to two storeys in height along Pandosy St to provide pedestrian scaled massing, and features a main entrance on Pandosy St to establish a "single dwelling" form facing the public realm. Ample common outdoor amenity space will remain on the site, and the majority of mature trees will be retained and protected during construction. This includes the large Norway Maple tree at the northeast corner of the property, as determined by the Arborist Pre-Development Tree Inventory. The landscape plan proposes the addition of 14 trees on-site, as well as the removal of the existing cedar hedge which currently obstructs the pedestrian view of Cadder House.



Two variances are required to facilitate this development which are a result of recent Zoning Bylaw Amendments to establish the MF₄ – Transit Oriented Areas Zone as mandated by the Province. The MF₄ zone allows for buildings up to 6 storeys on the subject property and has no minimum residential parking requirements. Although no parking is required, the applicant proposes to provide 19 parking stalls on the subject property including 13 regular sized stalls with additional 0.5 m length, five small stalls in tandem, and one required accessible stall. A variance is required to permit the five small stalls to be located in tandem with regular sized stalls. The small stalls will help reduce the amount of impermeable surfaces on site and will ensure an adequate setback from the parking area to the Cadder House.

The second variance is to permit the third storey floor area to be 87% of the second storey floor area, where maximum 70% is required. This variance is due to an unforeseen consequence of the implementation of the MF4 zone, which states that three storey MF4 projects shall follow MF1 – Infill Housing zone regulations. The intent behind this regulation is to apply to standard single lot projects up to six units, and was not intended for larger townhouse projects on larger lots. Staff will be bringing forward an amendment for Council consideration to change this regulation such that it does not apply to townhouse projects greater than six units.

This proposal meets key Official Community Plan policies and objectives (Atachment B) including:

- Increased residential density along Transit Supportive Corridors to support increased transit ridership by permitting new townhouse units;
- Providing diverse housing tenures and unit types in close proximity to jobs, recreation, and services in a rental only townhouse form;
- Long term heritage protection of Cadder House and mature trees on east side of property by retaining the Heritage Designation Bylaw;
- Incorporating an equity lens into planning decisions by supporting rental only townhouses in a neighbourhood that has been predominantly exclusive to single dwelling housing ownership.

The form and character of the proposed townhouses is supported by a Professional Heritage Consultant (Attachment C) and aligns with the <u>Standards and Guidelines for the Conservation of Historic Places in</u> <u>Canada</u> by meeting the following standards:

- Distinguishability: The proposed townhouses are simple and contemporary to distinguish them from Cadder House;
- Compatibility: The proposed townhouses are compatible with Cadder House by matching the gable roofs and roof pitch;
- Subordinate: The intentional lower height of the townhouse closest to Pandosy as well as the simple colour scheme and simple window composition make this infill project subordinate to Cadder House.

The Cadder House property currently has a total of seven units, six are within Cadder House and one is in a small accessory building. As a function of this development, the accessory building unit would be removed. Should Council support this Heritage Alteration Permit the property would feature a total of 22 long term rental residential units with no commercial uses remaining on the property.

4.0 Subject Property & Background

4.1 <u>Subject Property Map</u>



The subject property is within the new Hospital Transit Oriented Area, mandated by Provincial Bill 47, which permits heights up to six storeys with no minimum parking requirements. There are two multi-family buildings in close proximity along Royal Ave, one of which is under construction with 38 purpose-built rental units.

The subject property is located on the Pandosy St Transit Supportive Corridor, with a transit stop immediately out front, which will be improved as a function of this project. It is within a five minute walk to the Kelowna General Hospital and the nearest beach access, and a 15 minute walk to both Downtown and Pandosy Urban Centres. A.S. Matheson Elementary School is a 15 minute walk or four minute bicycle ride, and the nearest corner store is within a three minute bicycle ride.

4.2 <u>Background</u>

The Cadder House was built in 1908, and was reportedly the largest residence in Kelowna when it was built. The original property extended from Pandosy St in the east to Abbot St in the west, covering all city blocks between Cadder Ave and Glenwood Ave. Over time the property was incrementally subdivided into approximately 30 residential lots, leaving the 2,420 m² remainder lot where Cadder House is today.

As early as the 1920's the property shifted from residential to multi-dwelling and institutional uses for various medical support facilities, and building permit records indicate it operated as a boarding house in 2000. Heritage Designation Bylaw No. 9198 was adopted in 2004 to ensure the long term preservation of the building. In 2015, Heritage Revitalization Agreement Bylaw No. 11124 was adopted permitting short-term rentals in seven residential units, as well as offices and a wellness studio.

In 2022 – 2023, the property fell into foreclosure, indicating that the current uses and business model was not sustainable. The new owner began discussions with Staff in 2022 about the potential to construct additional residential rental units on the site. In July 2023, the owner dissolved the existing strata, ceased operations of short-term rentals, and began renting the existing units out long-term.

In December, 2023, Provincial Bill 47 – Transit Oriented Areas came into effect, and in March 2024 the property was rezoned to MF4 – Transit Oriented Areas Zone.

AREA & UNIT STATISTICS			
Gross Lot Area	2,420 m ²		
Road Dedication	21 M ²		
Total Number of Units	22		
New 1-bed	9		
New 2-bed	7		
Existing units to remain in Cadder House	6		

5.0 Zoning Bylaw Regulations Summary

DEVELOPMENT REGULATIONS					
CRITERIA	MF4 ZONE	PROPOSAL			
Maximum Floor Area Ratio	2.5	.48			
Max. Site Coverage (buildings)	55%	30%			
Max. Site Coverage (buildings, parking, driveways)	75%	45%			
Max. Height	22.0 M	10.6 m			
Setbacks					
Min. Front Yard (Pandosy St)	3.0 m	5.0 M			
Min. Side Yard (north)	1.8 m	2.0 M			
Min. Side Yard (south)	1.8 m	30.0 M			
Min. Rear Yard (lane)	0.9 M	7.0 M			
MF1 Regulation – Applicable to MI	F4 Projects 3 Storeys or Less				
Max. 3 rd storey floor area relative to 2 nd storey floor area	70%	87%			
Amenity Space					
Total Required Amenity Space	310.0 m ²	803.0 m²			
Common	64.0 m ²	460.0 m ²			
Landscaping					
Min. Number of Trees	8 trees	20 trees			
Min. Large Trees	4 trees	8 trees			
• Indicates a requested variance to from 70% required to 87% proposed	e ,	a relative to the 2 nd storey floor area			

PARKING REGULATIONS					
CRITERIA	MF4 ZONE REQUIREMENTS	PROPOSAL			
Total Required Vehicle Parking	1 accessible stall	19 stalls (including 1 accessible stall)			
Tandem Stalls	Must all be regular sized	5 Regular 5 Small 2			
Bicycle Stalls Short-Term	4 stalls	8 stalls			
Bicycle Stalls Long-Term	17 stalls	22 stalls			
Indicates a requested variance to permit 5 tandem stalls to be small sized when regular sized are required.					

6.0 Application Chronology

Application Accepted:	October 11, 2023
1 st Neighbour Notification Received:	October 24, 2023
2 nd Neighbour Notification Received:	July 16, 2024

Report prepared by:	Trisa Atwood, Planner Specialist
Reviewed by:	Jocelyn Black, Urban Planning Manager
Reviewed by:	Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning, Climate Action and
	Development Services

Attachments:

Attachment A: Draft Heritage Alteration Permit HAP23-0015 Attachment B: OCP Policies and Objectives Attachment C: Heritage Consultant Report Attachment D: Summary of Neighbour Notification Schedule A: Site Plan & Floor Plans Schedule B: Elevations & Sections Schedule C: Landscape Plan

For additional information, please visit our Current Developments online at <u>www.kelowna.ca/currentdevelopments</u>.

Heritage Alteration Permit

HAP23-0015

Planner ΤA Initials

HAP23-0015

ATTACHMENT

This forms part of application

Α

Kelowna

City of



This permit relates to land in the City of Kelowna municipally known as

2124 Pandosy St

and legally known as

LOT 1 DL 14 ODYD PLAN EPP129773

and permits the land to be used for the following development:

Townhouse Housing

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Approval:	October 8, 2024
Development Permit Area:	Heritage Conservation Area
Existing Zone:	MF4 – Transit Oriented Areas Zone
Future Land Use Designation:	C-HTH – Core Area – Health District

This Heritage Alteration Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Heritage Alteration Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:

Necessary Homes Ltd Inc No BCo850280

Applicant:

David Sargent, Necessary Homes Ltd Inc No BCo850280

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

1. SCOPE OF APPROVAL

This Heritage Alteration Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Heritage Alteration Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP23-0015 for LOT 1 DL 14 ODYD PLAN EPP129773 located at 2124 Pandosy St, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

Section 8.2.7.b. Footnote 3: Ratio of Parking Space Sizes

To vary that all parking spaces that are configured in tandem must be regular sized vehicle parking spaces to permit five small sized vehicle parking spaces proposed;

Section 13.5: MF1 – Infill Housing Development Regulations

To vary the maximum gross floor area of a third storey relative to the second storey from 70% required to 87% proposed;

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

a) An Irrevocable Letter of Credit OR certified cheque OR a Surety Bond in the amount of \$55,312.50

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the CURRENT LAND OWNER. Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.



Current Development Policies

Kelowna Official Community Plan (OCP)

Chapter 5: The Cor	re Area				
Objective 5.2. Focu	us residential density along Transit Supportive Corridors.				
Policy 5.2.1. Transit Supportive Corridor	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.				
Densities.	The repeal of the existing Heritage Revitalization Agreement that permitted short term rentals and commercial uses reverts the property back to 100% residential uses, and the addition of 16 townhouses increases residential density along the Pandosy Transit Supportive Corridor.				
Chapter 5: The Cor	e Area				
Objective 5.11. In affordable, and co					
Policy 5.11.2. Diverse Housing	Encourage a range of rental and ownership tenures that support a variety of households, income levels, and life stages.				
Tenures	The addition of smaller townhouses into an area that is predominantly exclusively single dwelling housing increases the diversity of housing forms.				
Chapter 9: Equitab	le Community				
Objective 9.1. In community.	corporate equity into planning decisions and resource allocation in our				
Policy 9.1.1. Equity in Planning	Incorporate an equity lens into land-use planning decisions and resource allocation in our community.				
Decisions	The addition of diverse housing forms into the Heritage Conservation Area incorporates an equity lens into planning decisions by providing housing opportunities for a wider variety of households.				
Chapter 11: Herita	ge				
Objective 11.1. Ide	ntify, conserve, and protect historic places.				
Policy 11.2.5. Protection of Historic Places.	Prioritize the legal protection of historic places using the tools identified in the <i>Local Government Act:</i> Heritage Designation Bylaws, Heritage Revitalization Agreements, and Heritage Covenants.				
	The proposed Heritage Alteration Permit does not require any changes to the existing Heritage Designation Bylaw on Cadder House that provides long term protection of the Heritage Asset.				



City of Kelowna Planning Department 1435 Water Street Kelowna BC, V1Y 1J4 June 13, 2024

To whomever it may concern,

RE: Nido Design Infill Housing Proposal at 2124 Pandosy Street - Kelowna

This report is to comment on the appropriateness of the proposed development at 2124 Pandosy Street, a property within the Abbott Street Heritage Conservation Area which is also listed on the Kelowna Heritage Register and protected through a heritage designation bylaw.

The below observations consider the proposal's alignment with the <u>Standards & Guidelines for</u> the Conservation of Historic Places in Canada.

I have worked closely with the developer and architects to come up with a proposal that doesn't negatively impact the heritage value of the property nor its character defining elements, while allowing the historic property to evolve to include new, relevant and ongoing uses that also respond to the City of Kelowna's need to densify, and to add additional and diverse housing options for its growing population. Nido's proposed drawing set is a result of our collaboration.



Render of the Cadder House with new infill townhouses (view from southeast corner). source: Nido Design.

Brief history of development

The Cadder House was built for Thomas Willing (T.W.) Stirling, who came to Kelowna in 1894 and was prominent in the tree-fruit industry where he was an early president of the BC Fruit Growers' Association. Stirling built 'Cadder House' (named after Cadder in Lanarkshire, his family's original seat) in 1908. It was reportedly the largest residence in Kelowna when built, and one of the few houses in the young city that might be termed a 'mansion'. Early fire insurance maps of Kelowna show the subject property extending from Pandosy Street in the east all the way to Abbott Street in the west and covering all the city blocks between Cadder and Glenwood Avenues. However, the large estate was not sustainable even for Stirling or for Byron McDonald, another local, prominent and influential businessman who owned the property from 1930 to 1936. Over the decades, the building's large size and hefty property upkeep influenced the shift to institutional uses of the property including as a KGH nurses residence in the 1920s, as a senior citizens' facility (Oka Lodge) starting in 1964 and later as a psychiatric care facility. In fact, the 1948 fire insurance plan for Kelowna already shows the long, large Cadder House property dissected by (the recently laid) Long Street, subdivided into three smaller lots between Pandosy and Long Street, and its western section between Long and Abbott already developed with 'new' houses.

Today, the original massive property purchased and developed in 1908 contains no less then 33 housing units on 30 lots, subdivided and filled in over the decades, the vast majority constructed during the post WWII housing boom in the late 1940s and early 1950s. Although the Abbott Street Heritage Conservation Area features mostly properties originally developed as single-family lots from the early 1900s to the 1950s, this property is an exception. It represents a one-of-a-kind mega property which during the 1940s, was cut up and developed into single-family lots. Many of these mid-century infill homes have since been demolished and replaced with HCA approved 'new builds' in the last two decades. Another anomaly this property represents is its long-term use as an institutional property associated with the hospital, or as a multi-family rental since 2004. Its two decades as a large, single-family mansion, are actually the shortest period in its development history, and not the use by which it is most remembered by the community.

Evaluating heritage values and significance

The subject house is significant "for its association with the Kelowna's significant tree-fruit industry, through two former residents, and with health care services, through two institutional uses. It also has value for its architecture and its stature, reported to have been the largest private residence in Kelowna when it was built". However, as stated above, the context of the large estate has been heavily altered through subdivision and infill of single-family homes over the decades. In fact, in 1950, the Cadder House lost its Cadder Avenue address, and was given a Pandosy Street address, because of the two homes constructed to its north in 1949 and 1950 which obscure its historic frontage from Cadder Avenue. A relatively large garden remains

between the house and Pandosy Street, still larger then most typical front gardens in the neighbourhood, a surviving hint to its original property size.

Identification of the character defining elements of the property

The Statement of Significance lists the following CDEs:

- The largest residence in Kelowna when built

- Foundation and ground floor rendered in locally manufactured (Haug) rusticated concrete block

- Cross-gabled design
- Simple, classically-inspired symmetrical front elevation
- Prominent porch under cross gable
- Gabled, medium-pitched main roof with several small gabled pedimented dormers
- Small square bay projecting on right side
- Large lot with many trees, including oak, pine, and fir

Recommendations and strategies to inform the design of the addition

Given the history of the property, which includes both the exceptionally large size of the house and the property, but also its longer history of institutional, multi-unit uses and its history of densification in response to the post WWII housing crisis, it is reasonable to propose additional densification on the property to accommodate multi-family units (townhouses), as long as the large garden can be preserved and the public view of the historic Cadder House from Pandosy is not disrupted. The remaining large property can handle additional uses and structures, as long as these are in keeping with Standards & Guidelines standard 11 - 'additions to historic places' which requires additions to be "physically and visually compatible with, subordinate to and distinguishable from the historic place¹." The siting of the townhouses is proposed to the north of the Cadder House, which has been out of the public view since 1950, and with the first (Eastern) unit designed to be lower than the others, the view of the Cadder House from Pandosy Street and what's left of its large garden, will be retained as desired.

Distinguishability - The townhouses' design is simple and subtly contemporary, so that they read as a clearly infilled structures, which is both honest (it doesn't create confusion about what is historic and what is new) and traditional (architects in the past never imitated traditional design but applied the trending designs of their time, which allows us to easily read and interpret historic and mixed-era streetscapes).

Compatibility - The townhouses' design is compatible to the historic house in its gable roofs and their pitch and in the composition of masonry cladding on the ground and main floors with wood-like cladding in the gables. The materials proposed are a mix of newer and traditional

¹ Standards and Guidelines for the Conservation of Historic Places in Canada - page 23

materials - both of which are compatible in design with the traditional materials of the neighbourhood.

Subordinate - Additions can be large, but they must not 'steal the show' from the historic house. The townhouses lack the complex window composition and expressive colour scheme of the historic house, making them not only distinguishable but also less intricate. The monochromatic white elevations act as a canvas to the richer tones and textures of the Cadder House. The modest height of the first townhouse on Pandosy intentionally enables the visibility of the Cadder House from the northeast corner of the property.

Summary

It is my professional opinion that the development proposed here by Necessary Homes and Nido Design, is a good model of conservation and evolution for a historic neighbourhood. Heritage Conservation is a tool for managing change in historic places and Heritage Conservation Areas. Historic properties should be able to thoughtfully change and evolve, especially when these changes include relevant and sustainable uses. Although the introduction of townhouses may be perceived as bold for a neighbourhood that until now featured mostly detached single family homes, multi-unit housing is actually an important part of the Cadder House property legacy. This form of infill aligns with the heritage values of the property, its development history, and follows the national standards for additions to historic places.

Yours Truly,

Elana Zysblat, CAHP heritage consultant

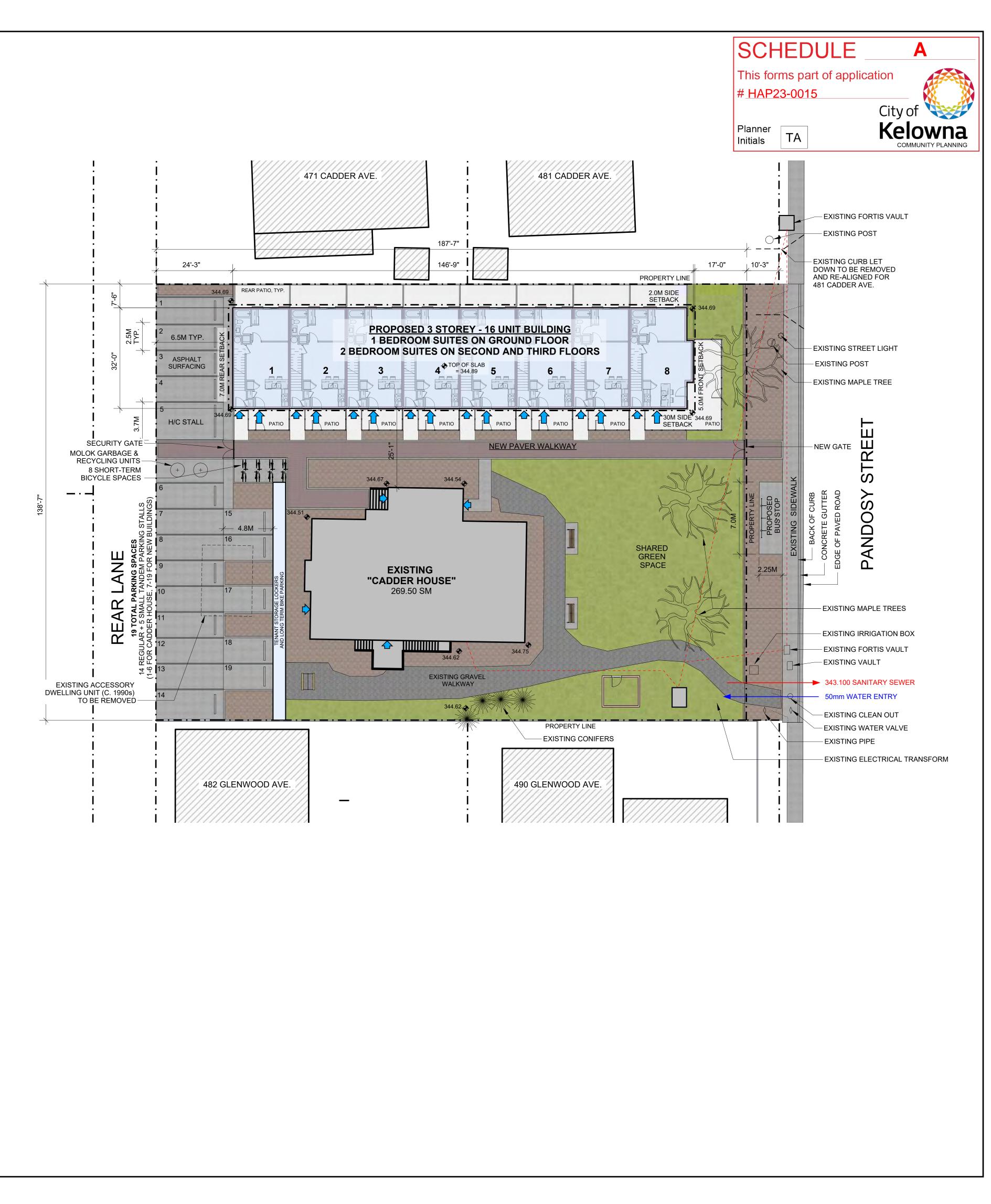
ATTACHMENT

D

This forms part of application

			This forms part of appl	ication
			# HAP23-0015	🕅 👘
Property Address	Email	Met In Person	Flyer Dropped In Mail Box	Date ty of
443 Cadder Ave		Spoke with Owner's Contractor	Yes _{lanner}	Kelowna
450 Cadder Ave			Y <mark>els</mark> iitials TA	
450 Cadder Ave			Yes	12-Jul-24
451 Cadder Ave			Yes	12-Jul-24
		Several in person meetings for previous design,		
461 Cadder Ave	Yes	have yet to meet in person for revised design	Yes	15-Jul-24
464-468 Cadder Ave			Yes	12-Jul-24
471 Cadder Ave	Yes	Met in person July 5th		
474 Cadder Ave			Yes	12-Jul-24
480 Cadder Ave			Yes	12-Jul-24
		Away on vacation hoping to connect when back,		
481 Cadder Ave	Yes	spoke several times about previous design	Yes	12-Jul-24
486 Cadder Ave			Yes	12-Jul-24
452-454 Glenwood Ave			Yes	12-Jul-24
459 Glenwood Ave			Yes	12-Jul-24
465 Glenwood Ave			Yes	12-Jul-24
466 Glenwood Ave			Yes	12-Jul-24
475 Glenwood Ave			Yes	12-Jul-24
		Met in person about previous design, yet to		
478 Glenwood Ave		discuss revision	Yes	12-Jul-24
		Met in person about previous design, yet to		
482 Glenwood Ave	Yes	discuss revision	Yes	12-Jul-24
490 Glenwood Ave	Yes	Met in person July 12th	Yes	12-Jul-24
540 Glenwood Ave			Yes	12-Jul-24
2089 Pandosy St			Yes	12-Jul-24
2109 Pandosy St	Yes	Phone Meeting July 8th		
2119 Pandosy St	1		Yes	12-Jul-24
2124 Pandosy St	Yes	To all tenants of Cadder House		16-Jul-24
2127 Pandosy St			Yes	12-Jul-24
2137 Pandosy St			Yes	12-Jul-24
2154 Pandosy St			Yes	12-Jul-24
· ·		This is interior health and I'm trying to find		
2169 Pandosy St		appropriate contact		

SITE DETAILS	ZONING REQUIREMENTS		PROPOSED PROJECT		NOTES
ZONING	MF4 MULTI-DWELLING ZON TRANSIT ORIENTED ARI		MF4 MULTI-DWELLING TRANSIT OPRIEN		
SITE AREA	METERS 1400.0	FEET 15,069	METERS 2,414.7	FEET 25,992	-
SITE WIDTH	30.0	98' 5"	42.2	138' 7"	
SITE DEPTH	30.0	98' 5"	57.1	187' 7"	-
		56.5	57.1	207 7	
SITE COVERAGE		SM		SM	
BUILDINGS (EXISTING & PROPOSED)	55%	770.0	30%	726.1	-
DRIVEWAYS AND PARKING	20%	3,013.8	15%	359.0	-
BUILDINGS, DRIVEWAYS, PARKING	75%	3,783.8	45%	1,085.1	-
BUILDING HEIGHT	METRES	FEET	METRES	FEET	
PRINCIPAL	22.0	72' 2"	10.6	34'-9"	
ACCESSORY	4.8	15' 9"	1.5	5'-0"	
BUILDING SETBACKS	METRES	FEET	METRES	FEET	
SIDE - NORTH	1.8	5' 11"	2.0	6' 7"	-
FRONT - EAST - PANDOSY	3.0	9' 10"	5.0	16' 5"	-
SIDE - SOUTH	1.8	5' 11"	30.0	98' 5"	-
REAR - WEST - LANE	0.9	2' 11"	7.0	22' 12"	-
BICYCLE PARKING - EXISTING & PROPOSED					
CLASS 1 (LONG TERM SECURE PARKING)				22.0	*
CLASS 1 (LONG TERM SECORE PARKING)		1.0 / UNIT 6.0		8.0	
TOTAL		12.0		30.0	-
*CADDER HOUSE HAS EXTERIOR TENANT-ONLY AC					-
CADDER HOUSE HAS EXTERIOR TENANT-ONET AC	CESS TO O SECORE E	SICICLE SPACES	IN DASLIVILINI		
PRIVATE OPEN SPACE - NEW UNITS	SQUARE METRES	SQUARE FEET	SQUARE METRES	SQUARE FEET	
ONE BEDROOM - GROUND FLOOR	15.0	161.4	21.1	227.6	-
TWO BEDROOM - SECOND & THIRD FLOOR	25.0	269.0	2.2	23.6	* SHARED GREEN SPACE*
			ND PANDOSY S		



hugh j bitz architect

4583 Anhalt Road Kelowna, BC V1W 1P6 250.448.4307



GENERAL CONDITIONS

Check and verify all critical details and dimensions prior to the start of construction and contact this office if any clarification is required. Written dimensions will always take precedence over scaled dimensions. This drawing must be read in conjunction with all drawings & spec's issued for this project. Contractor is responsible to notify designer about conflicting design instructions.

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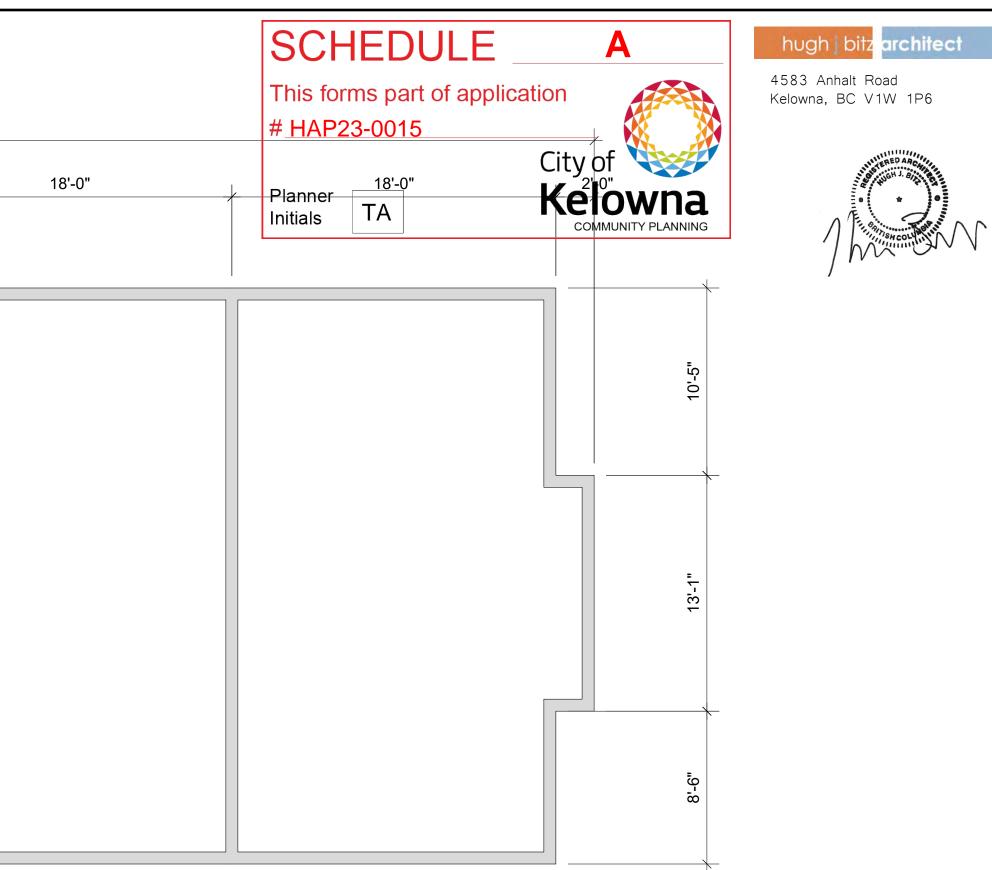


SCALE

DRAWING NUMBER

1/16"=1'-0"

-	146'-3 1/2"						
~	18'-2"	18'-0"	18'-0"	18'-0"	18'-0"	18'-0"	
5							
32'-0"							



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Foundation Plan

SCALE

3/16" = 1'-0"

DRAWING NUMBER

121

UNIT 1-7 Gross Floor Area To Outside of Sheathing

	-
A. Main Floor Living	517 SF
B. Front Patio	92 SF
C. Rear Patio	135 SF
UNIT 8 Gross I To Outside of	
A. Main Floor Living	555 SF
B. Front Patio	409 SF
C. Rear Patio	135 SF
UNIT 9-15 Gross I To Outside of	
A. Main Floor Entry	55 SF
B. Second Floor Living C. Third Floor Living	524 SF 537 SF

Total Living (A+B+C) 1116 SF

D. Balcony

UNIT 16 Gross Floor Area To Outside of Sheathing

24 SF

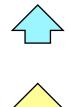
1152 SF

24 SF

A. Main Floor Entry 55 SF B. Second Floor Living 555 SF 542 SF C. Third Floor Living

Total Living (A+B+C)





UPPER UNIT ENTRY SECOND AND THIRD FLOOR TWO BEDROOM UNIT

> MAIN FLOOR UNIT ENTRY ONE BEDROOM UNIT

UNIT 1-7 Gross Floor Area

To Outside of	Sheathing
A. Main Floor Living	517 SF
B. Front Patio	92 SF
C. Rear Patio	135 SF

UNIT 8 Gross Floor Area

	o Outside of Sh	
A. Main Floor	Living	555 SF
B. Front Patio)	409 SF

	15	Groce	Floor	A ro

135 SF

24 SF

UNIT 9-15 Gross To Outside of	
A. Main Floor Entry B. Second Floor Living C. Third Floor Living	55 SF 524 SF 537 SF
Total Living (A+B+C)	1116 SF
D. Balcony	24 SF

UNIT 16 Gross Floor Area To Outside of Sheathing A. Main Floor Entry 55 SF

B. Second Floor Living 555 SF C. Third Floor Living 542 SF Total Living (A+B+C) 1152 SF

D. Balcony

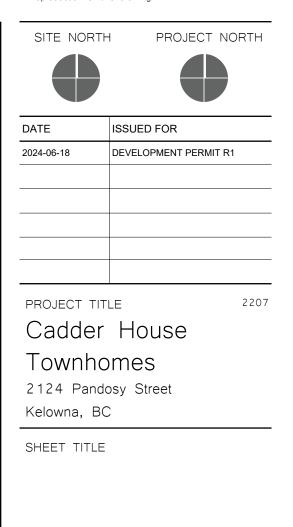
C. Rear Patio



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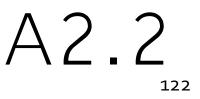
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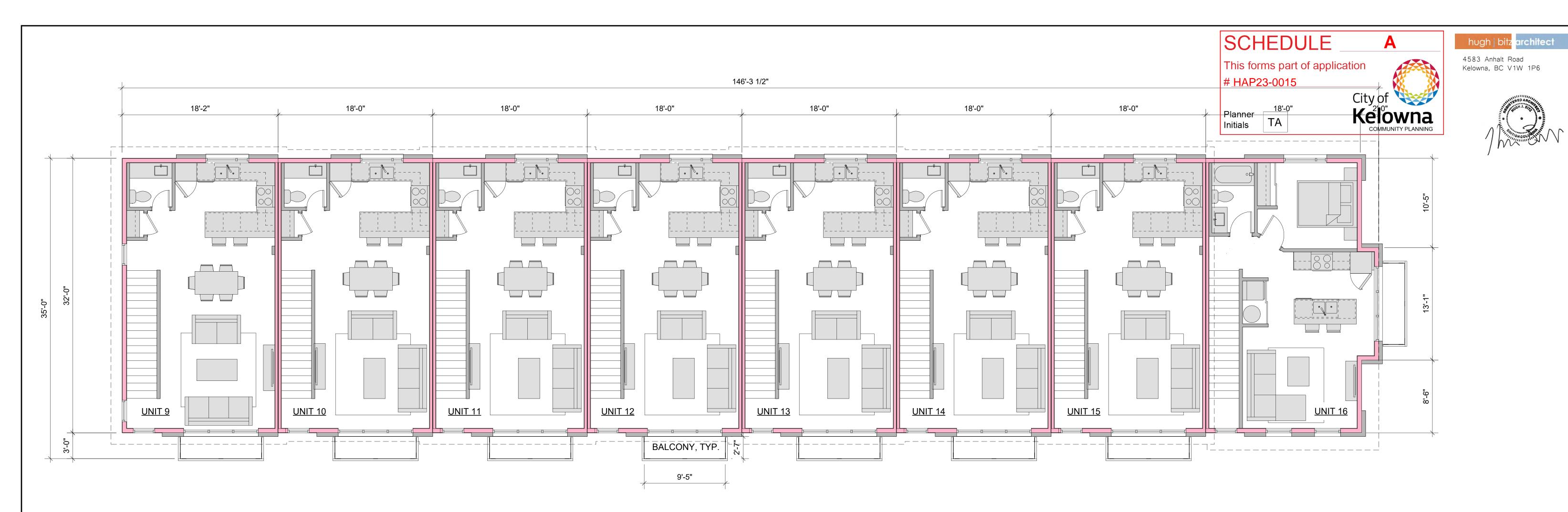
Main Floor Plan

SCALE

DRAWING NUMBER



3/16" = 1'-0"



4583 Anhalt Road Kelowna, BC V1W 1P6

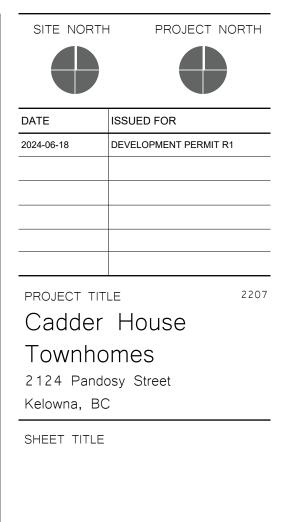


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Second Floor Plan

SCALE 3/16" = 1'-0"

DRAWING NUMBER



UNIT 1-7 Gross Floor Area To Outside of Sheathing

		Ŭ
A. Main Floor Living	517	SF
B. Front Patio	92	SF
C. Rear Patio	135	SF
UNIT 8 Gross Flo To Outside of Sh	-	
A. Main Floor Living	555	SF
B. Front Patio C. Rear Patio	409 135	
UNIT 9-15 Gross Flo To Outside of Sh	eathi	ing
A. Main Floor Entry B. Second Floor Living	55 524	
C. Third Floor Living	537	SF
Total Living (A+B+C)	1116	SF

D. Balcony

UNIT 16 Gross Floor Area To Outside of Sheathing

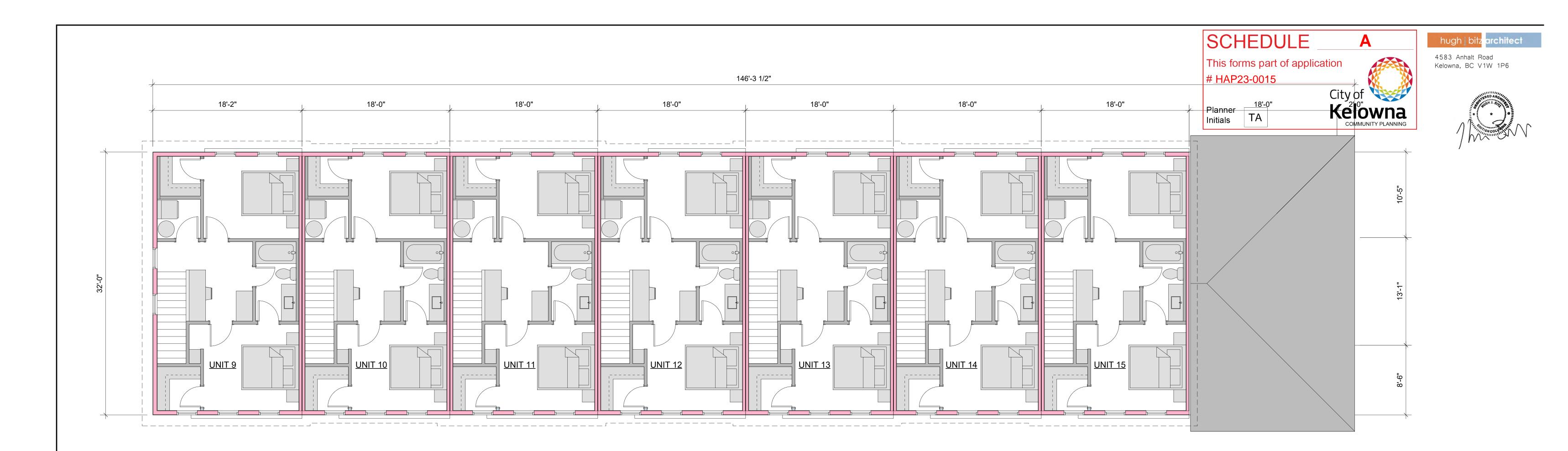
24 SF

1152 SF

24 SF

A. Main Floor Entry 55 SF B. Second Floor Living 555 SF C. Third Floor Living 542 SF

Total Living (A+B+C)

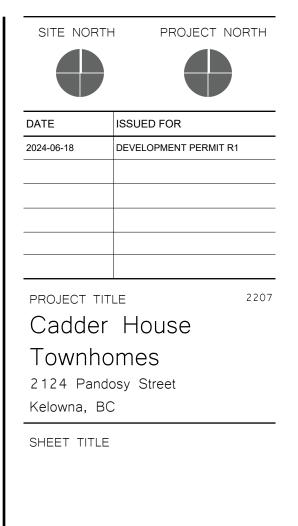


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Third Floor Plan

SCALE

3/16" = 1'-0"

DRAWING NUMBER

124

UNIT 1-7 Gross Floor Area To Outside of Sheathing

To Outside of	oneatining
A. Main Floor Living	517 SF
B. Front Patio	92 SF
C. Rear Patio	135 SF
UNIT 8 Gross F To Outside of	
A. Main Floor Living	555 SF
B. Front Patio	409 SF
C. Rear Patio	135 SF
UNIT 9-15 Gross F To Outside of	
A. Main Floor Entry	55 SF
B. Second Floor Living	524 SF
C Third Floor Living	537 SE

537 SF C. Third Floor Living 1116 SF Total Living (A+B+C) 24 SF D. Balcony

UNIT 16 Gross Floor Area To Outside of Sheathing

55 SF

555 SF

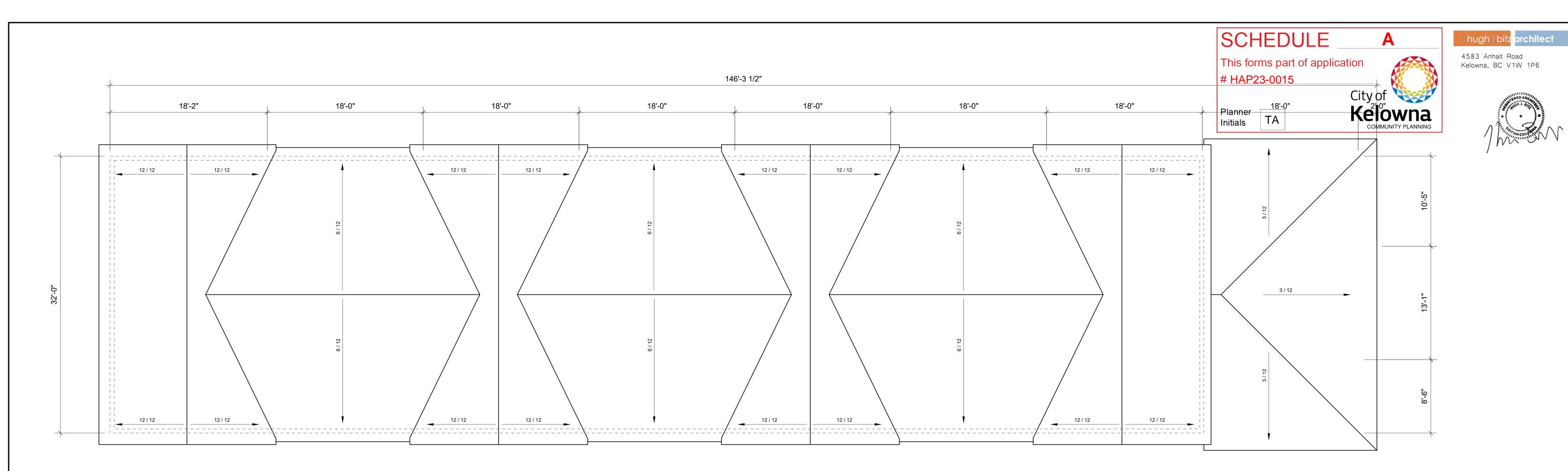
542 SF

1152 SF

24 SF

A. Main Floor Entry B. Second Floor Living C. Third Floor Living

Total Living (A+B+C)

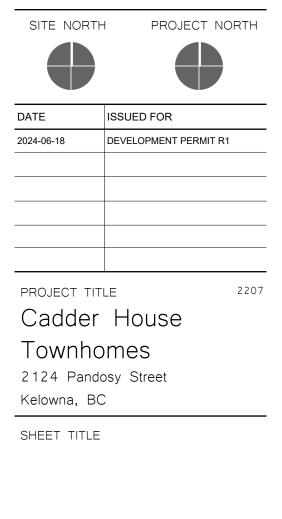


GENERAL CONDITIONS

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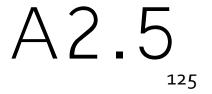
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Roof Plan

SCALE 3/16" = 1'-0" DRAWING NUMBER



UNIT 1-7 Gross Floor Area To Outside of Sheathing

A. Main Floor Living	517 SF	
B. Front Patio	92 SF	
C. Rear Patio	135 SF	
UNIT 8 Gros To Outside	s Floor Area of Sheathing	
A. Main Floor Living	555 SF	
B. Front Patio C. Rear Patio	409 SF 135 SF	
UNIT 9-15 Gross Floor Area To Outside of Sheathing		

A. Main Floor Entry B. Second Floor Living C. Third Floor Living	55 SF 524 SF 537 SF
Total Living (A+B+C)	1116 SF
D. Balcony	24 SF

UNIT 16 Gross Floor Area To Outside of Sheathing 55 SF

24 SF

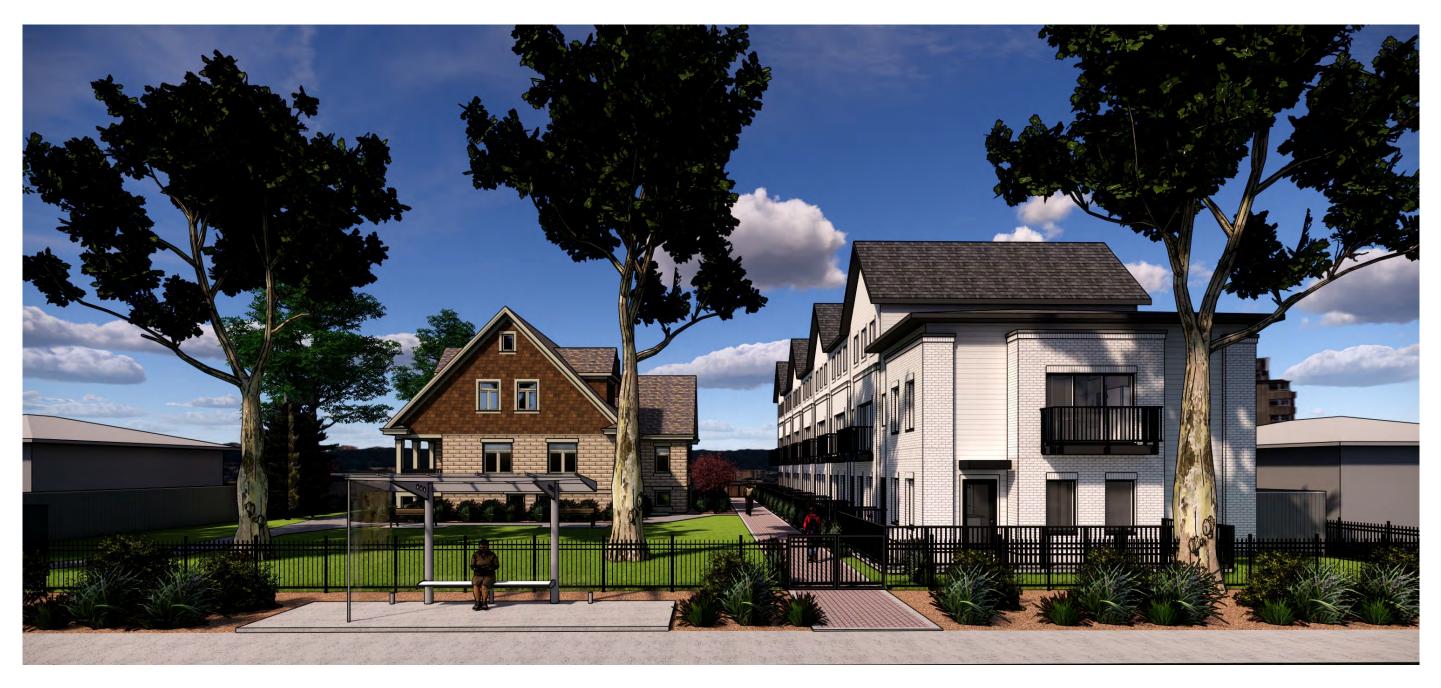
A. Main Floor Entry B. Second Floor Living 555 SF C. Third Floor Living 542 SF Total Living (A+B+C) 1152 SF



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	UNIT 1-7 Gross Floor Areag to Outside of SheathingA. Main Floor Living517 SFB. Front Patio92 SFC. Rear Patio135 SFUNIT 8 Gross Floor Areag to Outside of SheathingA. Main Floor Living555 SFB. Front Patio409 SFC. Rear Patio135 SFC. Second Floor Living52 SFC. Third Floor Living537 SFC. Third Floor Living537 SFC. Third Floor Living537 SFCotal Living (A+B+C)1116 SF
GL GL	D. Balcony 24 SF UNIT 16 Gross Floor Area To Outside of Sheathing A. Main Floor Entry 55 SF B. Second Floor Living 555 SF C. Third Floor Living 542 SF Total Living (A+B+C) 1152 SF D. Balcony 24 SF
BED 2 HI-7 x 10-6 BED 2 HI-7 x 10-6 HI-7	<section-header><section-header><section-header></section-header></section-header></section-header>
3 UNITS 9-15 THIRD FLOOR PLAN 1/4" = 1'-0"	A2.5



1 SOUTHWEST PERSPECTIVE ELEVATION N.T.S.







2 NORTHEAST PERSPECTIVE ELEVATION N.T.S.



⁴ SOUTHEAST PERSPECTIVE ELEVATION N.T.S.

hugh j bitz architect 4583 Anhalt Road Kelowna, BC V1W 1P6



GENERAL CONDITIONS

Check and verify all critical details and dimensions prior to the start of construction and contact this office if any clarification is required. Written dimensions will always take precedence over scaled dimensions. This drawing must be read in conjunction with all drawings & spec's issued for this project. Contractor is responsible to notify designer about conflicting design instructions.

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DATE ISSUED FOR 2024-06-18 DEVELOPMENT PERMIT R1 PROJECT TITLE 2207 Cadder House

Townhomes 2124 Pandosy Street

Kelowna, BC

SHEET TITLE

Perspective Elevations

SCALE

DRAWING NUMBER

AS NOTED

A3.1



hugh j bitz architect

4583 Anhalt Road Kelowna, BC V1W 1P6

EXTERIOR FINISHES LEGEND

LAP_SIDING

- JAMES HARDIE PLANK CEDARMILL TEXTURE 5" EXPOSURE
- COLOUR: ARCTIC WHITE JAMES HARDIE TRIM 4/4X4 AROUND
- WINDOWS & DOORS

<u>BRICK MASONRY</u> - 3 5/8" D x 2-1/4" T x 7 5/8" W - COLOUR - WHITE WITH GREY GROUT

*16 GAUGE CUSTOM BENT STEEL FLASHING AT EXTERIOR DOORS & WINDOWS ON FLOOR

LEVEL *26 GUAGE AT TYPICAL WINDOW SILLS, WINDOW/DOOR HEADS, ROOF TRANSITIONS *COLOUR: BLACK

BALCONY FASCIA 4/4x_ JAMES HARDIE TRIM - SMOOTH COLOUR: MIDNIGHT SOOT (BLACK) ROOFING

ASPHALT SHINGLES - CHARCOAL GREY WINDOWS

COLOUR: BLACK uPVC PATIOS & WALKWAYS REFER TO LANDSCAPE

<u>GUTTERS</u> 23 GA. CONTINUOUS ALUMNIUM GUTTER COLOUR: BLACK

DOWNSPOUTS 18 GA. 3" ROUND DOWNPIPE COLOUR: WHITE

ALUMINUM RAILINGS COLOUR: BLACK

GENERAL CONDITIONS

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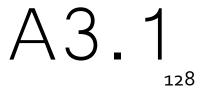
DATE	ISSUED FOR	
2024-06-18	DEVELOPMENT PERMIT R1	
PROJECT TIT	LE	2207
Cadder	House	
Townhc	omes	
2124 Pando	osy Street	
Kelowna, BC	2	

SHEET TITLE

South & East

Site Elevations SCALE 1/8" = 1'-0"

DRAWING NUMBER





WEST ELEVATION (VIEW FROM LANE)

2



- TENANT STORAGE LOCKERS

hugh j bitz architect

4583 Anhalt Road

Kelowna, BC V1W 1P6

EXTERIOR FINISHES LEGEND

LAP_SIDING

JAMES HARDIE PLANK - CEDARMILL TEXTURE - 5" EXPOSURE

- COLOUR: ARCTIC WHITE
 JAMES HARDIE TRIM 4/4X4 AROUND WINDOWS & DOORS

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REFER TO LANDSCAPE

GUTTERS 23 GA. CONTINUOUS ALUMNIUM GUTTER COLOUR: BLACK DOWNSPOUTS

18 GA. 3" ROUND DOWNPIPE COLOUR: WHITE ALUMINUM RAILINGS

COLOUR: BLACK

GENERAL CONDITIONS

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DATE	ISSUED FOR	
2024-06-18	DEVELOPMENT PERMIT R1	
PROJECT TIT	LE	2207
Cadder	House	
Tayunha	maa	

lownhomes 2124 Pandosy Street

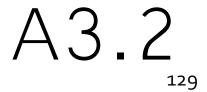
Kelowna, BC

SHEET TITLE

North & West

Site Elevations SCALE 1/8" = 1'-0"

DRAWING NUMBER





Heritage Building Materials Board

Existing Materials on Heritage Building to be retained

- Existing Masonry Walls Colour: Painted Beige / Sand Texture: Split Face Block
- 2) Existing Windows Frame: Painted Wood Colour: Light Cream



- 3) Existing Asphalt Shingle Roof (not original) Colour: Charcoal / Slate
- 4) Existing Cedar Shakes (not original)
 Stain: Red / Brown —



SCHEDULE B This forms part of application # HAP23-0015 2124 Pandosy Street – Heritage RevitalizationCity of Development Permit Rikelowma 2024-06-20

5) Existing Trims, Railings, Stairs, and Soffit Material: Painted Wood Colour: Light Cream





Proposed Building Materials Board

 Primary Cladding Horizontal Fibre Cement Horizontal 5" Plank Colour: Arctic White Texture: Cedarmill

- 2) Window, Door and Corner Trims Fibre Cement 3.5" Wide Trim Colour: Arctic White Texture: Cedarmill
- Soffits
 Vented Aluminium
 Colour: Black
 Texture: Smooth

4) Brick Masonry
Size: 2 3/4" x 7 5/8" x 3 5/8"
Colour: White with Grey Grout
Texture: Smooth











5) Visible Roofing Asphalt Shingle Colour: Charcoal

6) Windows & Doors PVC Colour: Black

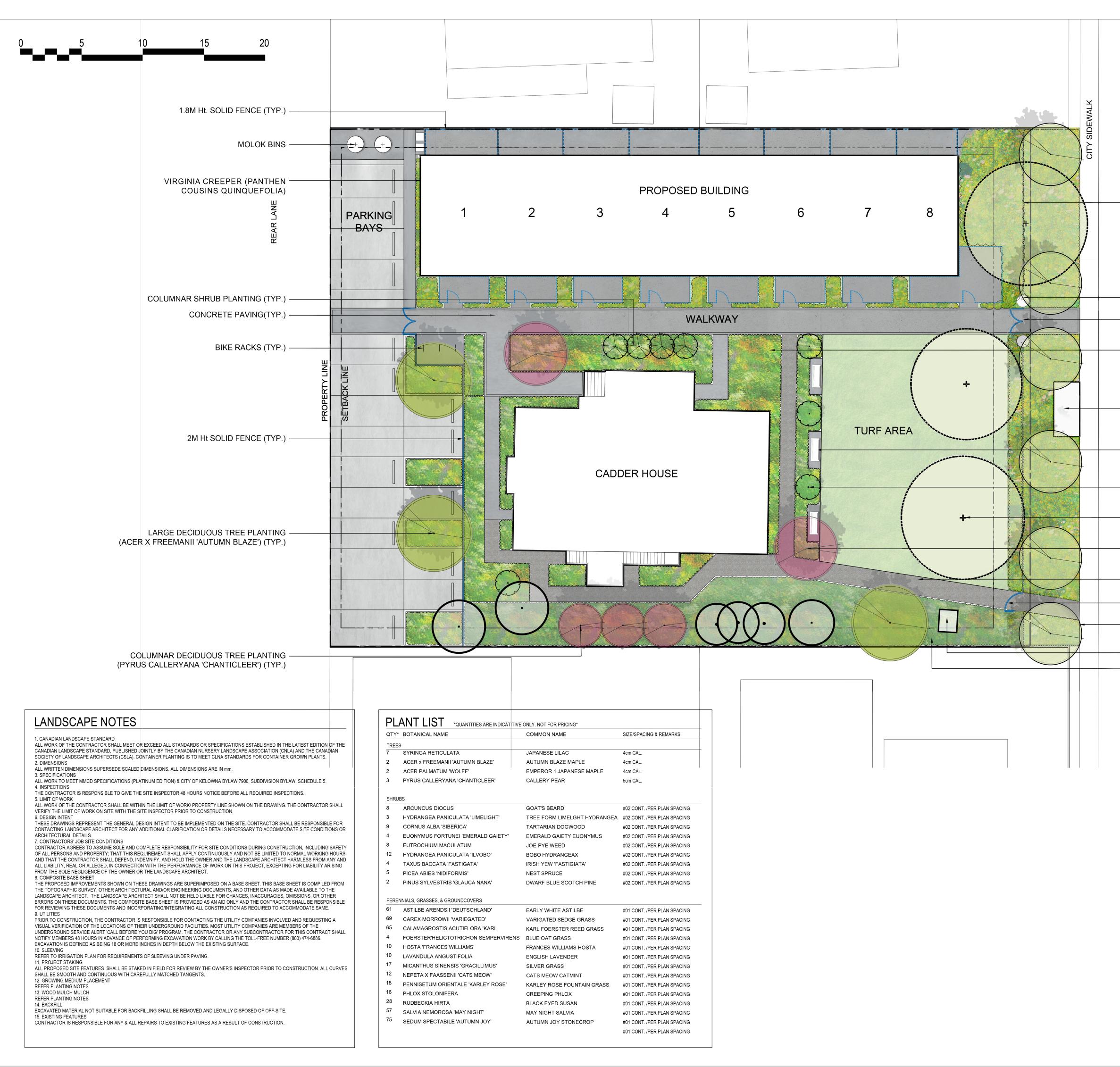
 7) Fencing at North & South Property Line Solid Privacy Fence Colour: Medium Grey tones (To be confirmed by Landscape)

 Fencing at East Property Line Stone Pillars with low Fencing infill Material: Aluminum with Wrought Iron Look Colour: Black (To be confirmed by Landscape



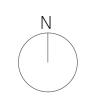






- 1.5M BLAC	SCHED This forms part # HAP23-0015 Planner Initials TA	of application		
- RELOCATI	ED CIRCULAR PILL4	ARS (TYP.)		
	EAF GATE(TYP.)			
- ORNAMEN PLANITNG	ITAL SHRUB, GRAS (TYP.)	S AND PERENNIAL		
- BUS SHELTER LOCATION				
- BENCH (T`	YP.)			
- FOCAL TO	P GRAFTED SHRUE	3 (TYP.)		
- EXISTING	TREE PLANTING RE	ETAINED (TYP.)		
	EE PLANTING .MATUM 'WOLFF'(T)	(P.)		
- CRUSHER	FINES PATH (TYP.))		
- SINGLE LE	EAF GATE(TYP.)			
- STREETS	PIRE OAK (QUERC	US ROBUR x ALBA)		
	IG TRANSFORMER EMENT EXISTING PI	RETAINED (TYP.) _ANTING AREA (TYP.)		





PROJECT TITLE

CADDER HOUSE 2124 PANDOSY STREET Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION				
1	23.06.27	Review		
2	23.07.21	Issue For DP		
3	23.08.16	Issue For DP		
4				
5				

PROJECT NO	22-0343
DESIGN BY	AM
DRAWN BY	GS
CHECKED BY	FB
DATE	Aug. 16th, 2023
SCALE	1:150
PAGE SIZE	24" x 36"

SEAL



DRAWING NUMBER



NOT FOR CONSTRUCTION

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City of Kelowna

HAP23-0015 2124 Pandosy St

Heritage Alteration Permit

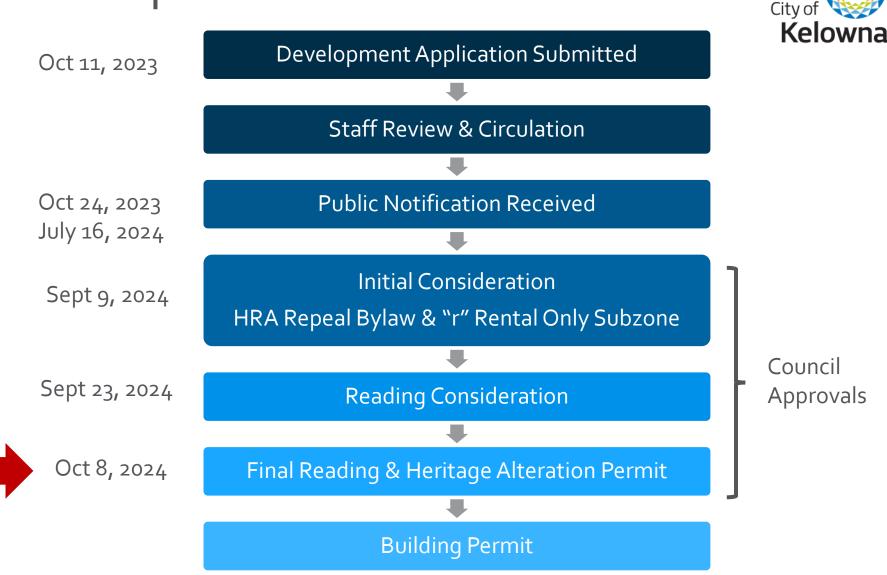


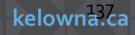
Purpose

To issue a Heritage Alteration Permit for the form and character of 16 townhouses with two variances to the size of tandem parking stalls and the maximum floor area of the third storey relative to the second storey.

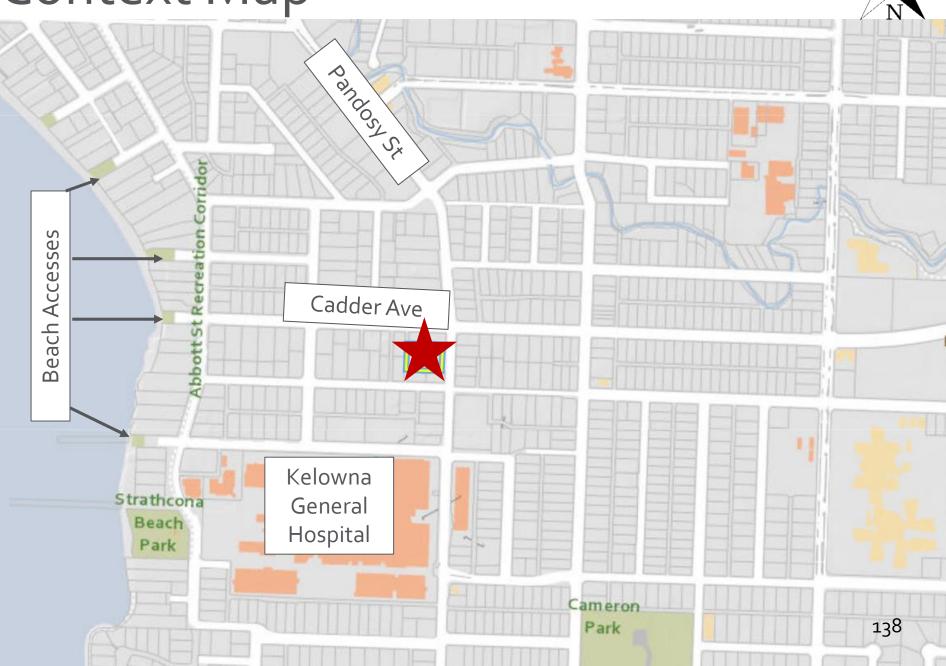


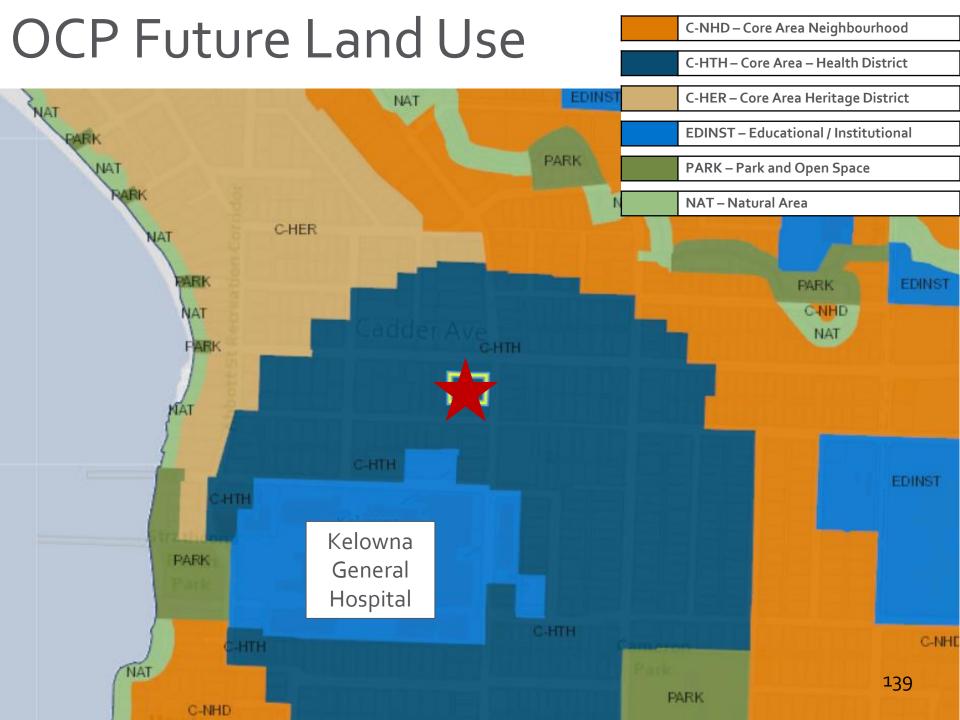
Development Process





Context Map





Subject Property Map







Pandosy looking west



Pandosy looking west



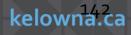
a 1 1 1.



Technical Details

Heritage Alteration Permit

- 16 purpose-built rental only townhouses
- 2 3 storeys in height
- One- and two-bedroom units
- 19 parking stalls (including 1 accessible stall)
- 22 long term bicycle parking stalls
- 14 new trees on-site
- Retaining majority of mature trees on-site
- Removal of cedar hedge that blocks pedestrian view of Cadder House





Variances

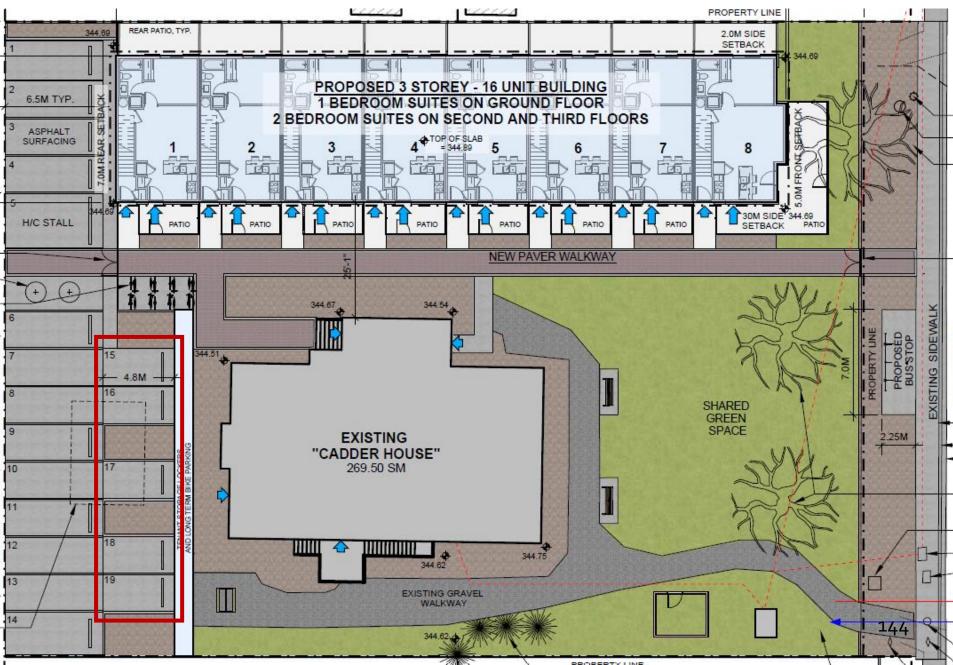
Section 8.2.7.b.3: Ratio of Parking Space Sizes

To vary that all parking spaces that are configured in tandem must be regular sized vehicle parking spaces to permit five small sized vehicle parking spaces proposed;

Section 13.5: MF1 – Infill Housing Development Regulations

To vary the maximum gross floor area of a third storey relative to the second storey from 70% required to 87% proposed;

Site Plan



Pandosy St Elevation



South Facing Elevation



Materials Board

1) Primary Cladding Horizontal Fibre Cement Horizontal 5" Plank Colour: Arctic White Texture: Cedarmill

2) Window, Door and Corner Trims Fibre Cement 3.5" Wide Trim Colour: Arctic White Texture: Cedarmill

- 3) Soffits Vented Aluminium
 - Colour: Black Texture: Smooth

- 5) Visible Roofing Asphalt Shingle Colour: Charcoal

Windows & Doors PVC Colour: Black

- 7) Fencing at North & South Property Line Solid Privacy Fence Colour: Medium Grey tones (To be confirmed by Landscape)







4) Brick Masonry Size: 2 3/4" x 7 5/8" x 3 5/8" Colour: White with Grey Grout Texture: Smooth



8) Fencing at East Property Line Stone Pillars with low Fencing infill Material: Aluminum with Wrought Iron Look Colour: Black (To be confirmed by Landscape



Landscape Plan



Rendering – Facing NW



Rendering – Facing W





OCP Policies & Objectives

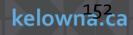
- 5.2. Focus residential density along Transit Supportive Corridors
- ▶ 5.11. Increase diversity of housing forms & tenures
- ▶ 9.1. Incorporate equity into planning decisions
- ▶ 11.1 Identify, conserve, and protect historic places





Heritage Guidelines

- Aligns with Standards & Guidelines for the Conservation of Historic Places in Canada:
 - Distinguishability: simple and contemporary
 - Compatibility: matching gable roofs and pitch
 - Subordination: simple colours & simple windows, lower height of end unit





Staff Recommendation

- Staff recommend support for the proposed Heritage Alteration Permit:
 - Aligns with OCP Policies & Objectives
 - Designed in collaboration with a Heritage Professional
 - Meets Standards & Guidelines for the Conservation of Historic Places in Canada

