

# REPORT TO COUNCIL



**Date:** September 13<sup>th</sup> 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning (AK)

**Application:** DP21-0115      **Owner:** Prime Clifton Homes Inc., Inc.  
No. A0116073

**Address:** 1455 Cara Glen Court      **Applicant:** Kerkhoff Construction

**Subject:** Development Permit

**Existing OCP Designation:** MRL – Multiple Unit Residential (Low Density)

**Existing Zone:** RM4 – Transitional Low Density Housing

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP21-0115 for Lot 3 Section 31 Township 26 ODYD Plan EPP100150, located at 1455 Cara Glen Court, Kelowna, BC; subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. 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"; and
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

## 2.0 Purpose

To consider a Development Permit to approve the form and character of a residential townhome development on the subject property.

## 3.0 Development Planning

Staff are recommending support for the proposed Development Permit applicaiton. The development proposed consists of thirty-one three-bedroom townhomes and four two-bedroom townhomes. Each of the buildings are similar in form and character and are meant to be developed comprehensively with each other and share amenity space including shared gardens.

The proposed buildings substantially conform to the City's Urban Design Development Permit Area Guidelines. Specifically, architectural elements are aligned from one building to the next, the façades are articulated with indentations and projections, and landscaping is proposed which complements and softens the building's architectural features. The buildings are compliant with Zoning Bylaw regulations including building height and on-site parking.

#### **4.0 Proposal**

##### **4.1 Background**

The subject site is the location of a recent six lot subdivision application at 510-550 Clifton Road near the intersection of Cara Glen Way and Clifton Road. The subdivision has recently completed and now the applicants are proposing to build 35 Townhomes on one of the lots. The subject site is a single lot that fronts a newly dedicated road named 'Cara Glenn Court'. A portion of the lot also fronts Clifton Road.

##### **4.2 Project Description**

If approved the proposal would allow for a total of 35 units which includes 31 three bedroom units, and 4 two-bedroom units. The buildings have a sense of architectural unity and cohesiveness and the design mitigates the perceived mass of the buildings. All of the buildings are proposed to be 3 storeys in height plus roof-top entryways. Each of the units has an attached garage to accommodate parking plus several surface parking spaces are provided on-site.



4.3 Site Context

In the context of the Official Community Plan the property is located in the 'Glenmore – Clifton – Dilworth' City Sector and is located within the Permanent Growth Boundary. The property is designated MRM – Multiple Unit Residential (Medium Density) and zoned RM4 – Transitional Low-Density Housing. The property is adjacent to Knox Mountain Park, apartment buildings to the West, single detached houses to the North and East, and townhouses to the South.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	S2Res – Single/Two Unit Residential
East	A1 – Agriculture, RU1 – Large Lot Housing, RR3 – Rural Residential	MRL – Multi Unit Residential (Low Density), S2Res – Single/Two Unit Residential
South	RM4 – Transitional Low Density Housing	MRM – Multi Unit Residential (Medium Density)
West	P3 – Parks and Open Space	Park

**Subject Property Map:** 1455 Cara Glen Ct



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	900m <sup>2</sup>	8900m <sup>2</sup>
Min. Lot Width	30m	92m
Min. Lot Depth	30m	89m
Development Regulations		
Max. Floor Area Ratio	.85	0.53
Max. Site Coverage (buildings)	50%	27%
Max. Site Coverage (buildings, parking, driveways)	60%	60%
Max. Height	13m/3 Storeys	12.56/3 Storeys
Min. Front Yard	6.0m	6.0m
Min. Side Yard (south)	2.3m-4.5m	4.5m
Min. Side Yard (north)	2.3m-4.5m	4.5m
Min. Rear Yard	7.5m-9.0m	7.5m
Other Regulations		
Min. Parking Requirements	75 Spaces	75 Spaces (inc. 5 visitor 2 ac)

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

*Objective 5.2 Develop Sustainably*

**Policy 5.2.3 Complete Suburbs.** Support a mix of uses within Kelowna’s suburbs, in accordance with “Smart Growth” principles to ensure complete communities. Uses that should be present in all areas of the City, at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context. Building heights in excess of four storeys will not be supported within the suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

6.0 **Technical Comments**

6.1 Development Engineering Department

- Development Engineering requirements have been addressed as part of subdivision application (S17-0053)

7.0 **Application Chronology**

Date of Application Received: May 19<sup>th</sup> 2021

Date Public Consultation Completed: n/a

**Report prepared by:** Alex Kondor, Planner Specialist  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Attachment A: Draft Development Permit DP21-0115

Schedule A: Site Plan

Schedule B: Building Elevations

Schedule C: Landscape Plan