



# DP21-0159/DVP21-0204 1402 Cara Glen Court

Development Permit & Development Variance Permit



# Proposal

- ▶ To consider the form and character of a 44-unit multi-family development and to consider varying the front yard set-back and maximum allowable building frontage on the subject property.

# Development Process

Sept 2<sup>nd</sup> 2021

Development Application Submitted



Staff Review & Circulation



Oct 1<sup>st</sup> 2021

Public Notification Received



Nov 30<sup>th</sup> 2021

Council Consideration of DVP/DP



Building Permit



Council  
Approval

# Context Map



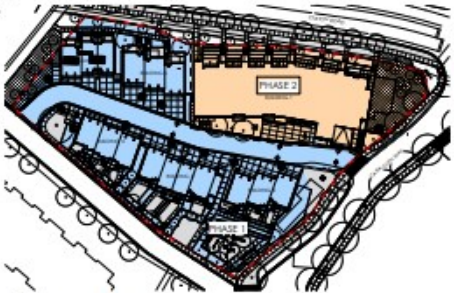
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# Subject Site



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Parking			
Unit	Total Units	Parking Multiplier	Parking Req
2 Bed room Condo	6	1.25	8
2 Bedroom, Condo	22	1.50	33
2 Bedroom Townhouse	4	1.50	6
3 Bed room Townhouse	12	2.00	24
Visitor Spaces		0.14	7
<b>Sub-Total</b>	<b>64</b>		<b>68</b>
Owner parking (unavailable)		0% RIDEALTY	
Owner Show program provided	8	0% RIDEALTY	
<b>Total</b>			<b>77</b>

Space requirements	Req'd	Provided
Regular Size Parking for Residential	60 (1.9%)	42 (14.5%)
Small Size Parking for Residential	34 (1.1%)	42 (14.5%)
Accessible Parking	3 (0.1%)	3 (1.0%)
Van Accessible Parking	0 (0.0%)	3 (1.0%)
<b>Total</b>	<b>97</b>	<b>89</b>

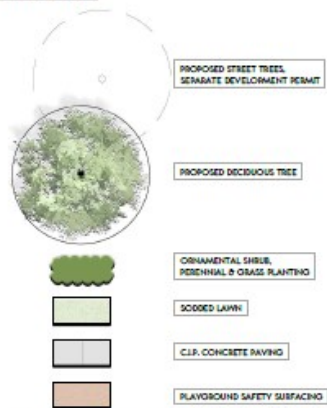


# Landscape Plan

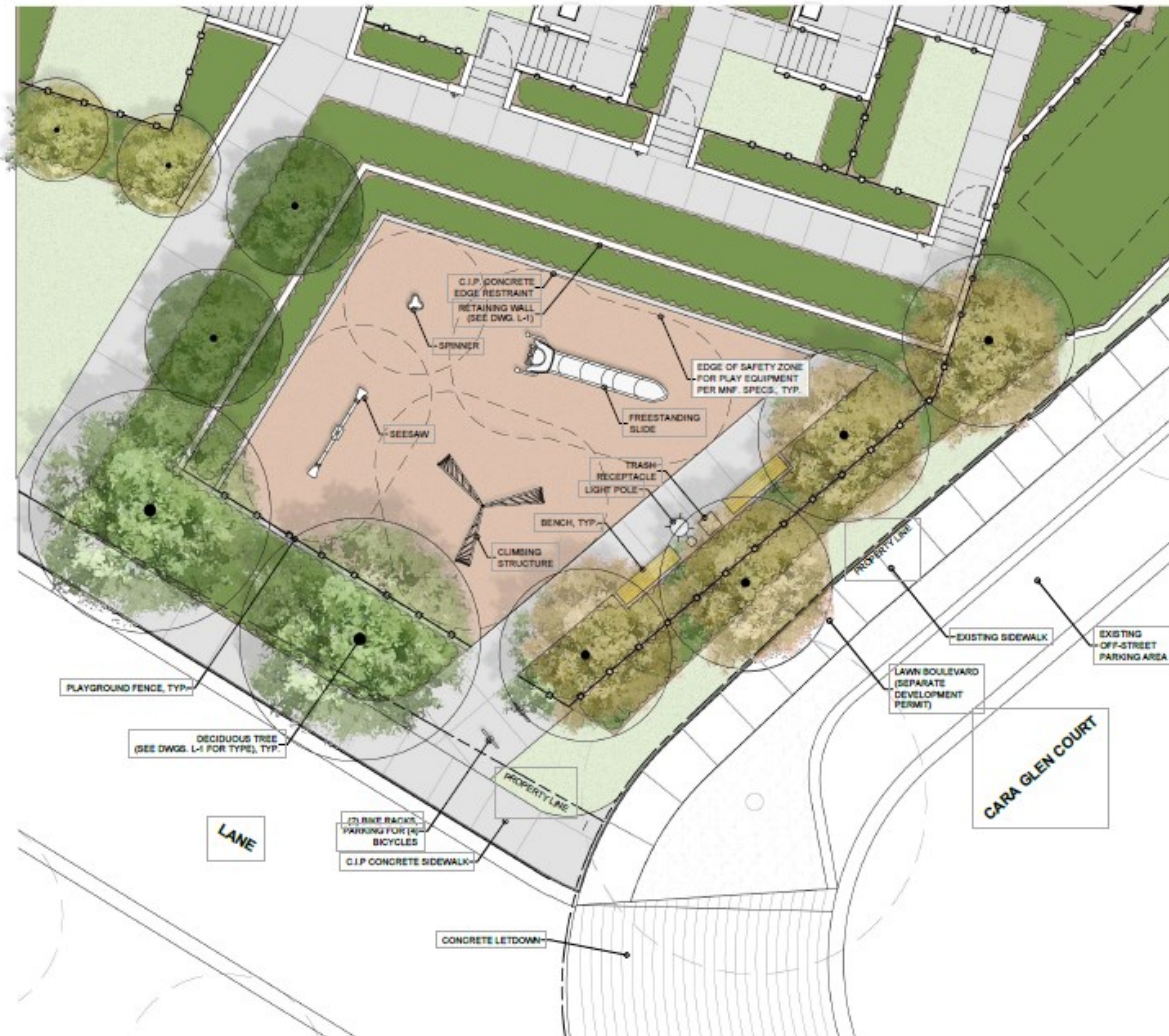


# Landscape Plan Cont.

## GENERAL LEGEND:



## PLAYGROUND CHARACTER IMAGES:





# Aerial View



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# Playground View



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# Apartment Building (North View from Clifton Road)





# Apartment Building (South View from Clifton Road)



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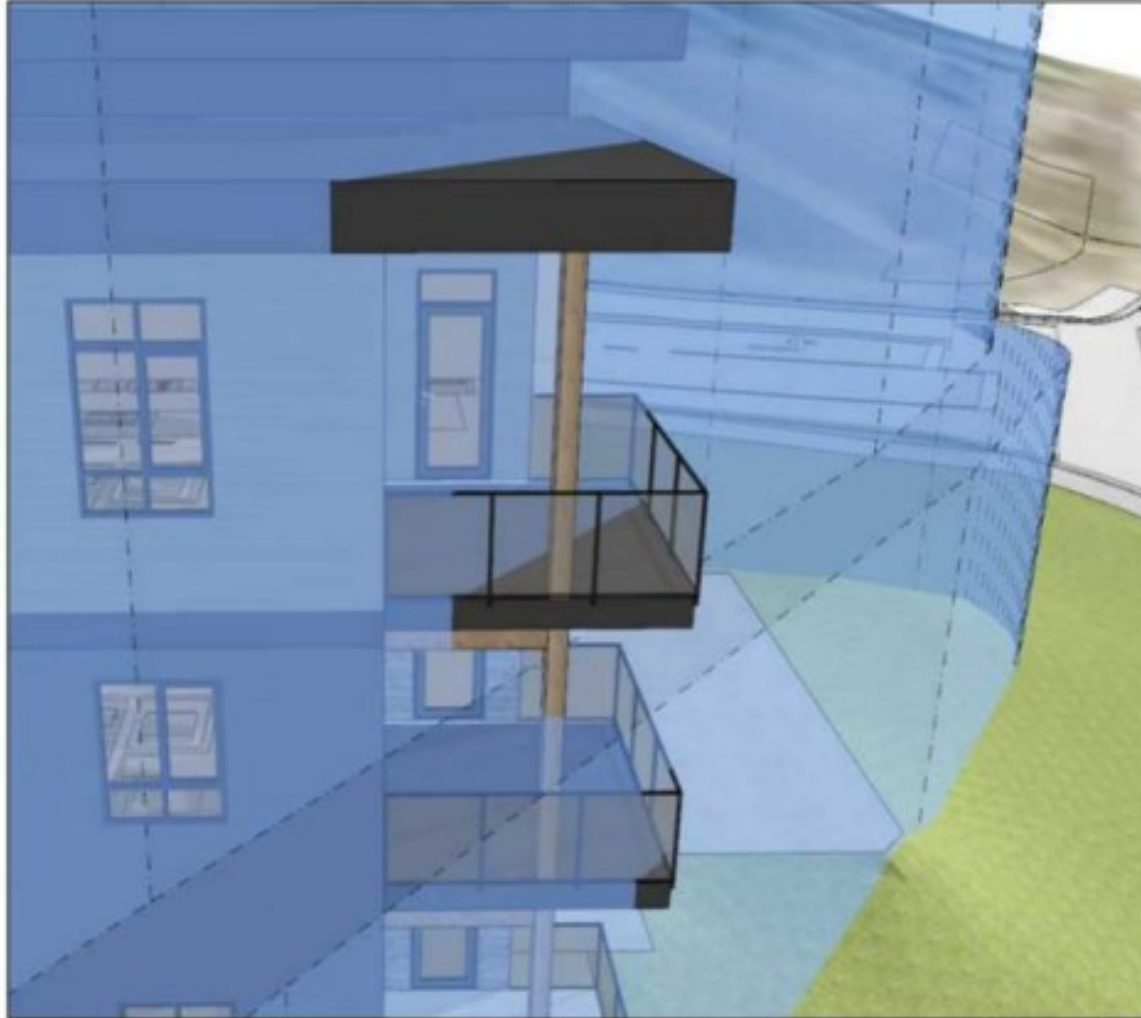
# Building Width Variance



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# Front Yard Variance

**IMAGE SHOWING EXTENT OF PROJECTION INTO FRONT SETBACK (VARIANCE REQUESTED)**



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# Staff Recommendation

- ▶ Staff support the proposal:
  - ▶ The proposed buildings substantially conform to the City's Urban Design Development Permit Area Guidelines.
  - ▶ The proposed front yard variance would allow for a higher quality design and a functional outdoor space.
  - ▶ The proposed building width variance maintains an appropriate size and scale.



## *Conclusion of Staff Remarks*