

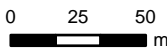


1691

# MAP "A" ZONING AMENDMENT Z23-0033

-  Subject Property
-  RR1 - Large Lot Rural Residential to MF2 - Townhouse Housing

This map is for general information only.  
The City of Kelowna does not guarantee its  
accuracy. All information should be verified.



Rev. Wednesday, June 28, 2023



## Schedule A – Proposed Text Amendment

No.	Section	Current Wording	Proposed Wording	Reason for Change								
1.	Section 13.7 – Multi-Dwelling Zones, 13.7 Site Specific Regulations	N/A	<p><b>13.7 Site Specific Uses and Regulations</b> Uses and regulations apply on a site-specific basis as follows:</p> <table border="1" data-bbox="856 435 1661 797"> <thead> <tr> <th data-bbox="856 435 915 509"></th> <th data-bbox="915 435 1119 509">Legal Description</th> <th data-bbox="1119 435 1346 509">Civic Address</th> <th data-bbox="1346 435 1661 509">Regulation</th> </tr> </thead> <tbody> <tr> <td data-bbox="856 509 915 797">6</td> <td data-bbox="915 509 1119 797">Lot 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641</td> <td data-bbox="1119 509 1346 797">1691 Cara Glen Way</td> <td data-bbox="1346 509 1661 797">The MF2 – Townhouse Housing portion of this property is permitted to have Apartment housing limited to 4 storeys.</td> </tr> </tbody> </table>		Legal Description	Civic Address	Regulation	6	Lot 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641	1691 Cara Glen Way	The MF2 – Townhouse Housing portion of this property is permitted to have Apartment housing limited to 4 storeys.	To allow apartment housing up to 4 storeys in height as a permitted use.
	Legal Description	Civic Address	Regulation									
6	Lot 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641	1691 Cara Glen Way	The MF2 – Townhouse Housing portion of this property is permitted to have Apartment housing limited to 4 storeys.									

**SCHEDULE A**

This forms part of application  
# Z22-0033 TA23-0008

Planner  
Initials MT



**City of  
Kelowna**  
COMMUNITY PLANNING

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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** June 5, 2023  
**File No.:** Z23-0033  
**To:** Urban Planning Manager (JB)  
**From:** Development Engineering Manager (NC)  
**Subject:** 1691 Cara Glen Way



RR1 to MF2

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The Development Engineering Department has the following comments associated with this Rezoning Application to rezone **a portion** (westernmost 0.44 ac only) of the subject property from the RR1 - Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone with a site-specific regulation to allow apartment housing up to 4 storeys.

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

**1. GENERAL**

- a. The following comments and requirements are valid for a period of two (2) years 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. The applicant intends to consolidate the MF2 portion of the subject property with the existing MF2 zoned property directly to the south (Lot A Plan KAP91641). Development Engineering understands that the completion of this subdivision consolidation is a condition of final adoption of rezoning application Z23-0033.
- c. All comments made within this memo for Z23-0033 are applicable only to the context of the combined rezoning and lot consolidation. If the lot consolidation does not go forward, this memo is not valid, and Development Engineering must review and produce a new memo.
- d. Works and Services for the development on the future consolidated parcel are outlined in the Development Engineering memo under file S21-0081.

**2. DOMESTIC WATER AND FIRE PROTECTION**

- a. The portion of the subject property being rezoned will be serviced when it is consolidated with the existing MF2 parcel to the south (Lot A Plan KAP91641). No additional services will be permitted. The remaining park dedication area does not require services.

**3. SANITARY SEWER SYSTEM**

- a. The portion of the subject property being rezoned will be serviced when it is consolidated with the existing MF2 parcel to the south (Lot A Plan KAP91641). No additional services will be permitted. The remaining park dedication area does not require services.

**4. STORM DRAINAGE**


- a. The portion of the subject property being rezoned will be serviced when it is consolidated with the existing MF2 parcel to the south (Lot A Plan KAP91641). No additional services will be permitted. The remaining park dedication area does not require services.

**5. ROADWAY AND STREETScape**

- a. No frontage improvements are required of this application as they are being constructed with application S21-0081.

**6. POWER AND TELECOMMUNICATION SERVICES**

- a. All proposed service connections are to be installed underground. It is the Developer's responsibility to make a servicing application with the respective electric power, telephone, and cable transmission companies to arrange for these services. Utility companies are required to obtain the City's approval before commencing construction.
- b. Provide all necessary Statutory Rights-of-Ways for any utility corridors as may be required.

  
\_\_\_\_\_  
Nelson Chapman, P.Eng.  
Development Engineering Manager  
CM

<b>ATTACHMENT <u>A</u></b>	
This forms part of application # <u>Z23-0033 TA23-0008</u>	
Planner Initials	<b>MT</b>
 City of <b>Kelowna</b> COMMUNITY PLANNING	

# PROPOSED ZONING

## ZONES

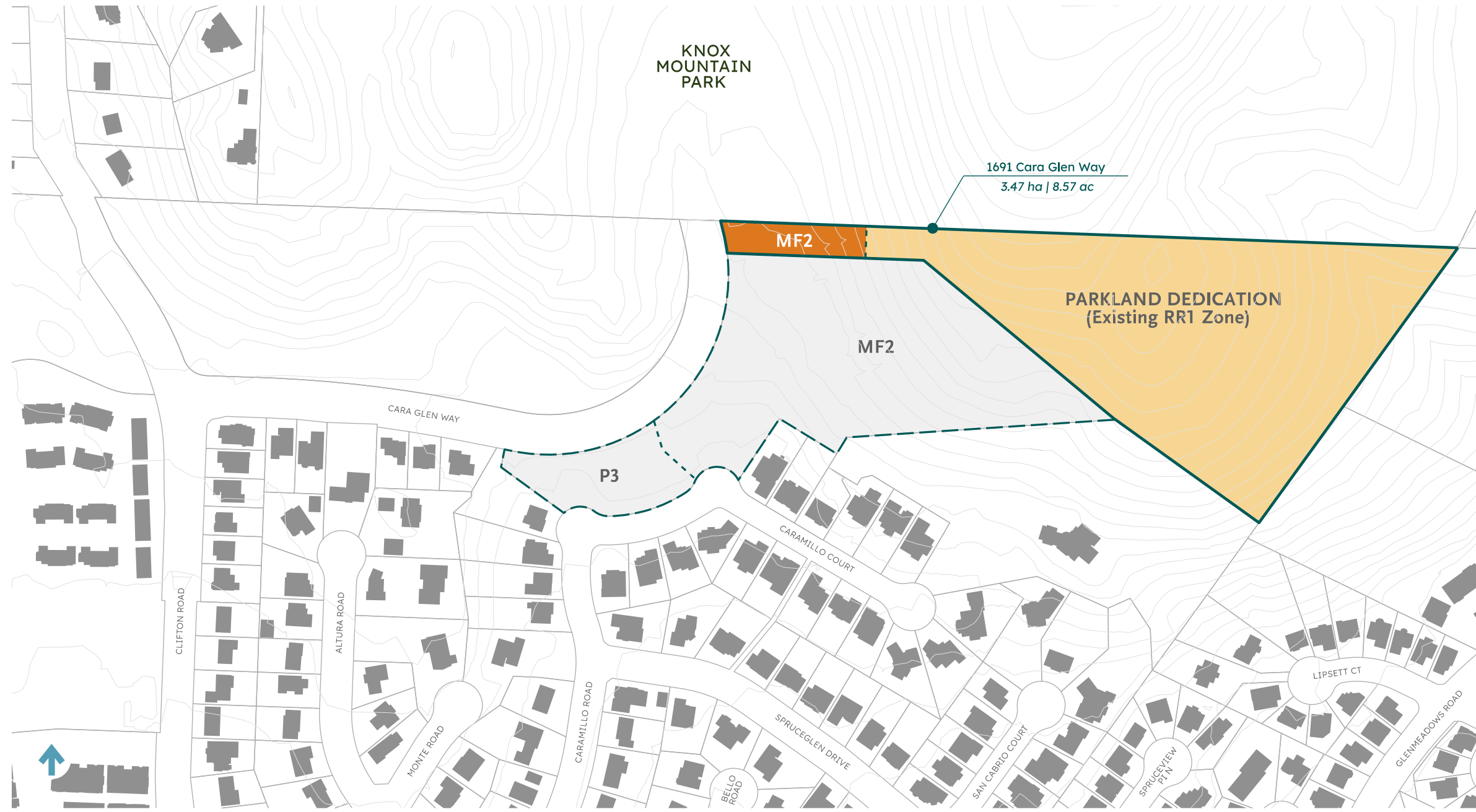
- MF2\* - Townhouse Housing, and;
- RR1 - Rural Residential.

The design proposes the rezoning of a portion (0.44 ac) of 1691 Cara Glen Way to the MF2 - Townhouse Housing zone including the Site Specific Regulations - that allow for a 4-storey apartment building - noted in Section 13.7 that currently has been placed on 530 Caramillo Ct. The intent is to consolidate the rezoned land to the multi-family zoned parcel at 530 Caramillo Ct.

The remainder 10.18 acres of 1691 Cara Glen Way - zoned RR1 and not subject to rezoning - is to be dedicated as parkland to the City of Kelowna as an expansion of Knox Mountain Park.

**\*The parcel currently zoned as MF2 (530 Caramillo Court) has a site-specific condition from a previously adopted rezoning that allows for apartment buildings up to 4-storeys. The 0.44 acres rezoned MF2 would be consolidated an extension of that same condition.**

**The property at 530 Caramillo Ct. including the neighbourhood park is not seeking rezoning, but are shown as part of the comprehensive master plan.**



### LEGEND

- Site Boundary  
3.47 ha | 8.57 ac
- Context Site Boundary
- - - Zoning Boundary Within Site Boundary
- Legal Lot Boundary
- 5m Contour

### ZONE AREAS | 1691 CARA GLEN WAY

5%	MF2   Multi Family Residential	0.18 ha   0.44 ac
95%	RR1   Rural Residential	3.29 ha   8.13 ac
100%		3.47 ha   8.57 ac

**ATTACHMENT B**

This forms part of application  
# **Z23-0033 TA23-0008**

Planner Initials MT



City of  
**Kelowna**  
COMMUNITY PLANNING