

REPORT TO COUNCIL REZONING



Date: August 14, 2023
To: Council
From: City Manager
Address: 1691 Cara Glen Way
File No.: Z23-0033 TA23-0008

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RR1 – Large Lot Rural Residential	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0033 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641, located at 1691 Cara Glen Way, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone as shown on Map “A” attached to the Report from the Development Planning Department dated August 14, 2023, be considered by Council;

AND THAT Zoning Bylaw Text Amendment Application No. TA23-0008 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in the Report from Development Planning Department dated August 14, 2023, for Lot 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641, located at 1691 Cara Glen Way be considered by Council;

AND THAT the Rezoning Bylaw and Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw and Zoning Bylaw Text Amending 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 August 14, 2023;

AND FURTHER THAT final adoption of the Rezoning Bylaw and Zoning Bylaw Text Amending Bylaw be considered subsequent to the portion of the property being rezoned to MF2 – Townhouse Housing zone as shown on on Map “A”, attached to the Report from the Development Planning Department dated August 14, 2023, being consolidated with Lot 1 Section 32 Township 26 ODYD Plan KAP91641, located at 530 Caramillo Ct, Kelowna, BC.

2.0 Purpose

To rezone a portion of the subject property from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone and to amend the Zoning Bylaw with a Site-Specific Text Amendment to allow apartment housing up to four storeys in height on the subject property.

3.0 Development Planning

Staff support the proposed rezoning application for a portion of the subject property from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone. If approved, the MF2 zoned portion of the property would be consolidated with the adjacent MF2 zoned property to the south to facilitate a multi-

dwelling development. The remainder of the property would be dedicated to the City as parkland and consolidated into Knox Mountain Park East.

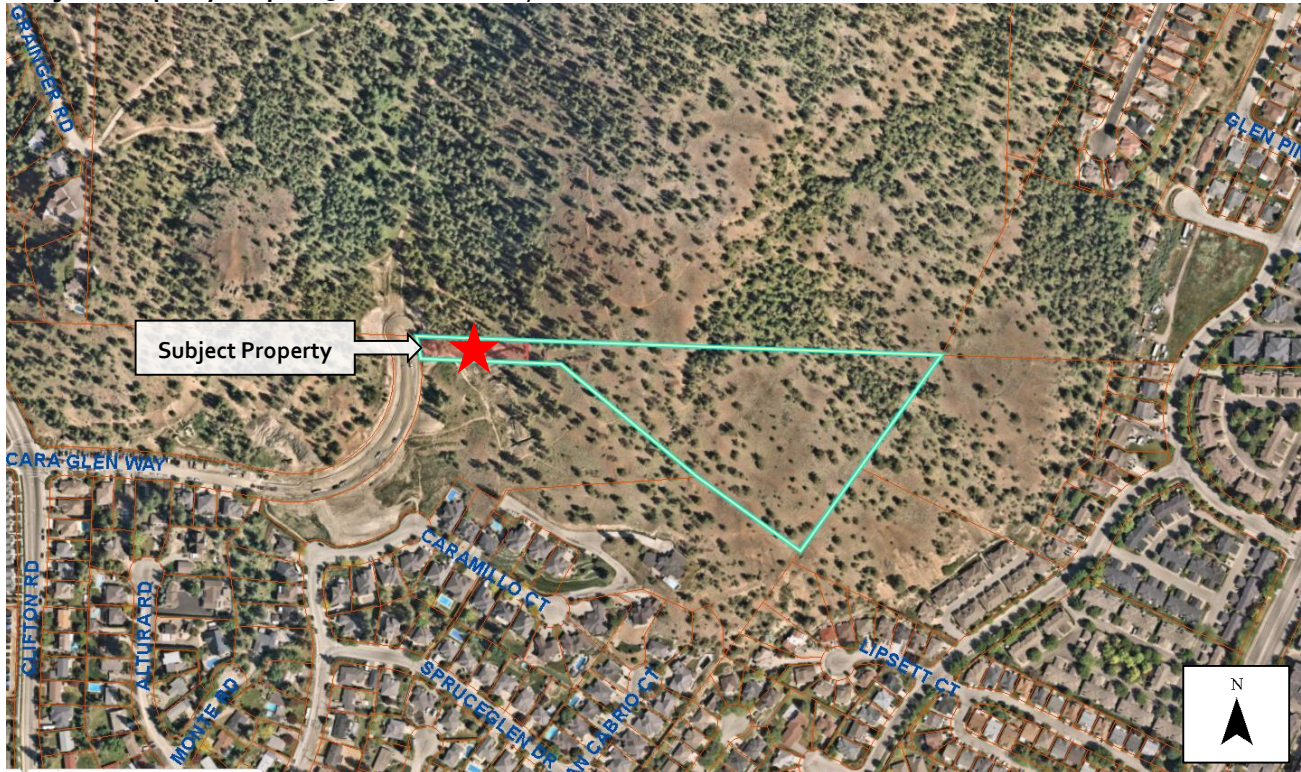
Official Community Plan (OCP) policy for the Core Area Neighbourhood supports multi-dwelling development where the property was zoned to allow for such uses when the OCP was adopted. This rezoning would allow for a minor addition to an existing development site to make it more practical to develop. The proposal also complies with OCP policy which encourages the preservation and acquisition of natural areas and protecting hillsides and environmentally sensitive areas.

Lot Area	Proposed (m ²)
Gross Site Area	34,722
Road Dedication	N/A
Undevelopable Area	~32,900
Net Site Area	~1822

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space	Knox Mountain Park East
East	RU4 – Duplex Housing RR1 – Large Lot Rural Residential	Townhouse Housing Strata Single Detached Housing
South	MF2 – Townhouse Housing RR1 – Large Lot Rural Residential	Vacant Single Detached Housing
West	RR1 – Large Lot Rural Residential	Vacant

Subject Property Map: 1691 Cara Glen Way



The subject property is located in Glenmore, east of Clifton Road. Cara Glen Way adjacent to the subject property is currently being constructed to provide access to the site. Knox Mountain Park East is immediately to the north. The surrounding neighbourhood is primarily comprised of single detached dwellings, while there are townhouses and apartments located west of Clifton Road.

4.1 Background

On May 19, 2009, Council adopted an OCP Amendment (OCP06-0005) and Rezoning Bylaw (Z06-0024) to rezone the neighbouring property at 530 Caramillo Ct, immediately south of the subject property, to the RM3 – Low Density Multiple Housing zone. A Development Permit and Development Variance Permit were subsequently issued by Council on June 10, 2010 for a five building, 60 unit apartment housing development. The variance allowed the buildings to be up to 6 storeys in height. The Development Permit and Development Variance Permit expired in 2012 as construction of the project did not commence.

When Zoning Bylaw No. 12375 was adopted in September 2022, in order to carry over the uses and density allowed by the existing RM3 zoning, the property at 530 Caramillo Ct was given the MF2 – Townhouse Housing zone with a site-specific condition that permits apartment housing up to four storeys in height.

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 5.3.5 Existing Uses and Scales	Consider support for stacked row housing, low rise apartments and mixed use buildings in Core Area Neighbourhoods where the property was zoned to allow for such uses on the date that the <i>Official Community Plan</i> was adopted.
	<i>The adjacent property is zoned to allow four storey apartment buildings since 2009. The proposed rezoning of a small portion of the subject property is a minor addition to create a practical development site.</i>

Objective 10.1 Acquire 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 with limited trails 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 view points, staging areas, and linear trails. Aim for contiguous spaces that link to other regionally and provincially protected spaces.
	<i>The balance of the subject property, not subject to rezoning will be dedicated to the City as parkland and incorporated as part of Knox Mountain Park East.</i>

Objective 14.5 Protect and restore environmentally sensitive areas from development impacts	
Policy 14.5.1 Development Design in Environmentally Sensitive Areas	Design new development to prioritize protection of environmentally sensitive areas. Design the development to not disturb natural ecosystems, preserve environmentally sensitive features, adapt to natural topography and to avoid overall environmental impact.
	<i>The proposed rezoning is for the flatter portion of the property near the road. Steep slopes and the majority of 'high' environmentally sensitive areas are contained on the property, which will be dedicated as parkland.</i>

6.0 Application Chronology

Application Accepted: May 16, 2023
Neighbourhood Notification Summary Received: June 15, 2023

Report prepared by: Mark Tanner, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Map A: Zoning Amendment
Schedule A: Proposed Text Amendment
Attachment A: Development Engineering Memo
Attachment B: Proposed Zoning Plan

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