



City of
Kelowna

Z23-0033 TA23-0008 1691 Cara Glen Way

Rezoning & Site-Specific Text Amendment Application

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.

Development Process



May 16, 2023

Development Application Submitted



Staff Review & Circulation



June 15, 2023

Public Notification Received



Aug 14, 2023

Initial Consideration



Public Hearing



Final Reading



Building Permit



Council Approvals

Context Map

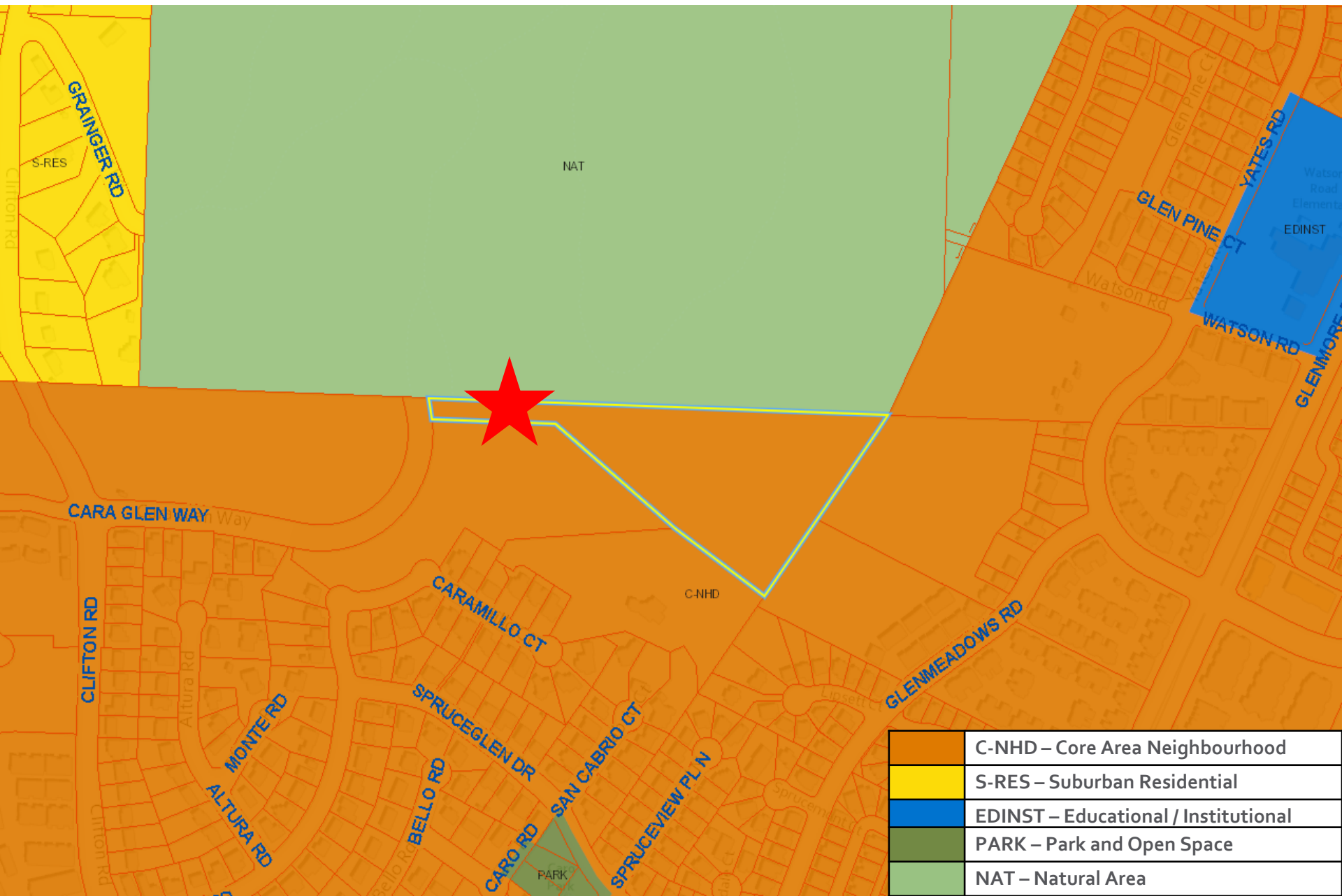





Walk Score
8

Transit Score
37

Bike Score
52

OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area

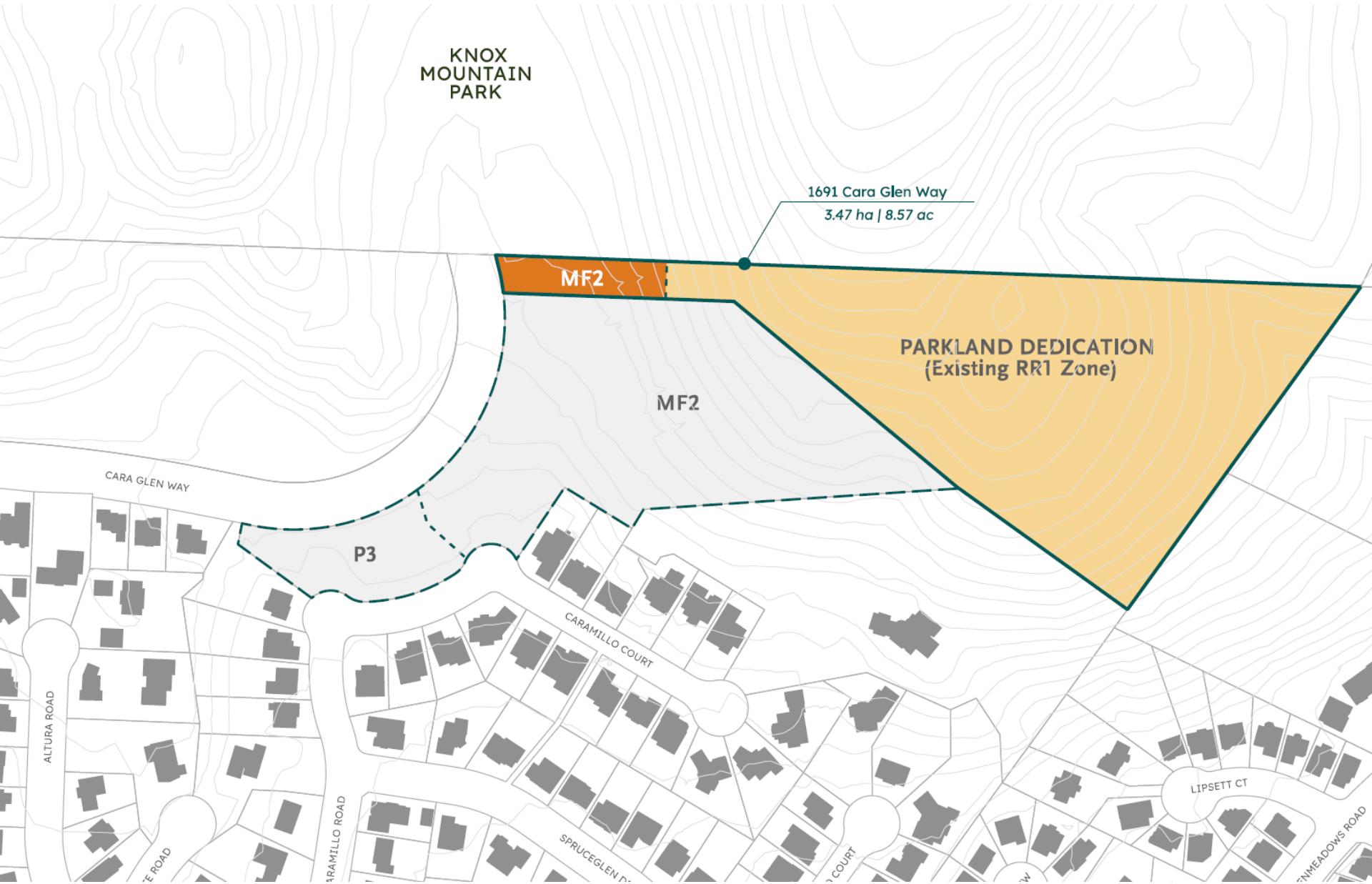
Subject Property Map



Project Details

- ▶ MF2 – Townhouse Housing**
 - ▶ **Site-Specific Text Amendment to allow apartment housing up to four storeys
- ▶ Rezoning only a small portion of the panhandle of the lot
- ▶ Matches zoning on neighbouring lot to south
 - ▶ To be consolidated
- ▶ Remainder of the lot will be dedicated to the City as parkland

Zoning Amendment



OCP Objectives & Policies

- ▶ **Policy 5.3.5 Existing Uses and Scales**
 - ▶ Consider support for low rise apartments in Core Area Neighbourhoods where the property was zoned to allow for such uses when Official Community Plan was adopted
- ▶ **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
- ▶ **Policy 14.5.1 Development in Environmentally Sensitive Areas**
 - ▶ Prioritize protection of environmentally sensitive features

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Policies
 - ▶ Policy 5.3.5: Existing Uses and Scales
 - ▶ Policy 10.1.15: Natural Areas
 - ▶ Policy 14.5.1: Development in Environmentally Sensitive Areas
 - ▶ Development Permit to follow