



1691 CARA GLEN WAY | Rezoning Application

September 2023

Public Hearing Presentation

EXISTING ZONING

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- RR1 - Large Lot Rural Residential.
- The adjacent parcel is currently zoned MF2 (530 Caramillo Court) with a site-specific condition that allows for apartment buildings up to 4-storeys.

COMPLETING THE NEIGHBOURHOOD

The Missing Piece

The application seeks to fulfill the OCP's goals and complete the Core Area along the edge of Knox Mountain Park with a compact and walkable neighbourhood.

Within the Core Area

The 3.47-hectare site is situated on the northern reaches of Kelowna's core along the southern edge of Knox Mountain Park.

Diverse Housing Forms

A top priority in the OCP for the Core Area Neighbourhood and supported by the proposed ground-oriented and multi-family residential.

Guided by Topography







The rezoned portion will provide for an improved hillside development form and site configuration once consolidated with 530 Caramillo Ct.

Significant Parkland Dedication

The application proposes to dedicate 95% of the site (3.29 ha) as an expansion of Knox Mountain Park



LEGEND

	Site Boundary 3.47 ha 8.57 ac	ZONE AREAS 1691 CARA GLEN WAY	
	Context Site Boundary	 100%	RR1 Large Lot Rural Residential 3.47 ha 8.57 ac
	Zoning Boundary Within Site Boundary	100%	3.47 ha 8.57 ac
	Legal Lot Boundary		
	5m Contour		

History and the Missing Link

- “Old Glenmore” (Late 1970’s)
- Adjacent site zoned (2009)
- Development Permit issued & road construction bonding paid (2000’s)
- Site ownership
- Zoning on adjacent site updated with new Land Use Bylaw in Fall 2022
- Construction started on Cara Glen Way and Park (April 2023).
- South-facing Knox Mountain Lands.
- OCP goals – “Core Area” with compact, walkable neighborhood.
- Application to rezone 5% of lands and consolidate with approved adjacent parcel to south.
- 95% of lands to be dedicated to City Of Kelowna/Knox Mountain Park
- Ensures proper long-term stewardship.
- Form and Character Development Permit (early 2024).

PROPOSED ZONING PLAN

PROPOSED ZONE

- MF2 - Townhouse Housing.

The zone allows for:

- Duplex Housing;
- Semi-detached Housing;
- Single Detached Housing;
- Stacked Townhouses,
- Townhouses, and;
- Apartments






- The design proposes to **continue the same site specific condition to the small portion (0.44 ac) of 1691 Cara Glen Way.**

EXPANDING KNOX MOUNTAIN PARK


- The remaining 8.13 acres are to be dedicated as public parkland as an expansion of Knox Mountain Park.



LEGEND

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

AREAS | 1691 CARA GLEN WAY

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

CARA GLEN NEIGHBOURHOOD

DESIGN FEATURES

Respecting the Landform

The design preserves the natural surroundings while accommodating community growth + recreational opportunities.

Diversity of Homes

A combination of Townhomes and Apartments - of various sizes + layouts - provide for a variety of lifestyles, life stages and incomes.

Sustainable Growth

Providing a variety of new housing types in an urban area where residents live closer to jobs, amenities, transit, and active transportation routes.

Walkable Neighbourhood

Coherent pattern of streets, sidewalks and trails promote a pedestrian focused neighbourhood.

Connections to Nature

The proposal preserves 95% of the site for Natural Parks including a proposed new trail network that will connect to the existing trails within Knox Mountain Park.



LEGEND

	Site Boundary 3.47 ha 8.57 ac		Development Areas
	Context Site Boundary		Strata Green
	Legal Lot Boundary		Public Park
	Proposed Land Use Boundary		Neighbourhood Access Points
	5m Contour		Neighbourhood Park
	Road Right of Way		Natural Area Provincial Park
	Road Carriage		

Conceptual Layout only to support Rezoning and is subject to change through detailed design and approval process.