
CITY OF KELOWNA

MEMORANDUM

Date: December 20, 2023 *revised April 3, 2024*
File No.: Z23-0078
To: Community Planning Manager (DS)
From: Development Engineering Manager (NC)
Subject: 1402 Cara Glen Ct MF2 to MF3r

The Development Engineering Department has the following requirements associated with this Rezoning Application to rezone the subject property from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing (Rental Only) zone.

Works and servicing requirements directly attributable at the time of BP are contained in the Development Engineering Branch memo under file DP23-0214.

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

1. **ROADWAY AND STREETSCAPE**

- a. At the intersection of Cara Glen Ct and Clifton Rd, provide curb extensions per City standard details SS-R51 and SS-R52, complete with updated sidewalk letdowns, relocated signal lights, and pedestrian crossings, as required, to meet safety objectives for the intersection including aligning the lanes across the intersection and reducing the north-south pedestrian crossing time across Cara Glen Ct. The construction of this work may be deferred to time of Building Permit application. Contact the Development Engineering Technician for further design guidance; coordination with the consultant managing the east side intersection improvements will be required.



Nelson Chapman, P.Eng.
Development Engineering Manager
CM

- THIS DRAWING MUST NOT BE SCALED.
 - VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
 - VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
 - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
 - ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.
 THIS DOCUMENT HAS BEEN DIGITALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ARCHITECTURAL INSTITUTE OF BC AND THE ENGINEERS AND GEOSCIENTISTS BC. THE AUTHENTIC ORIGINAL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ARCHITECT, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE, OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE PROVIDED BY THE ARCHITECT.

Seal

RECORD OF ISSUES

NO.	DATE	DESCRIPTION
1	2023-04-27	ISSUED FOR DP COORDINATION

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
5	2023-08-31	REZONING & DEVELOPMENT PERMIT
4	2023-07-31	CLIENT REVIEW AND COORDINATION
2	2023-07-05	CLIENT REVIEW
1	2023-05-01	DP COORDINATION R1

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
1	2023-05-01	DP COORDINATION R1

Project
CLIFTON MULTIFAMILY RENTAL
 MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT. KELOWNA, BC

Sheet Title
SITE PLAN

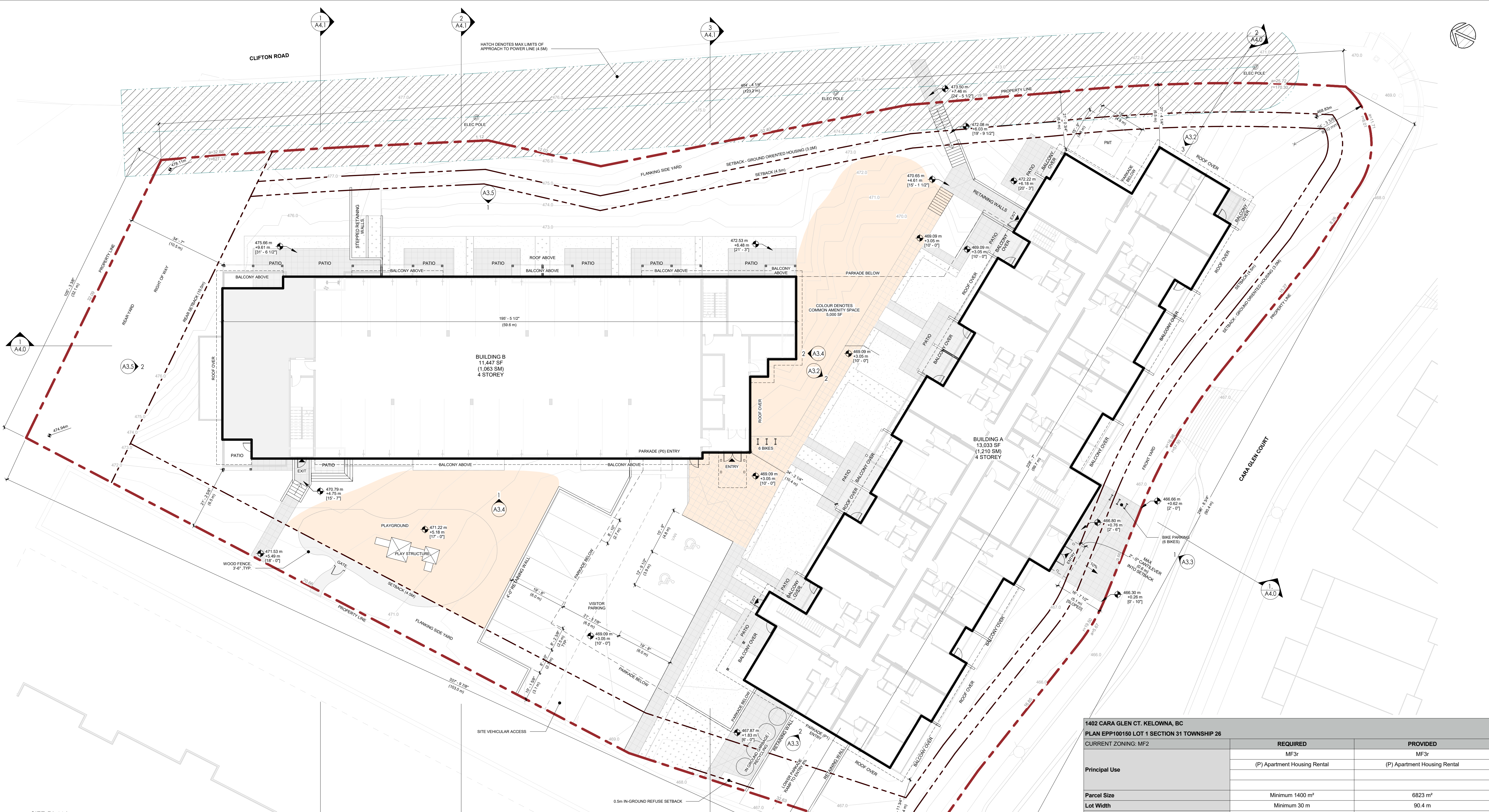
Job Number 22.1085

Date 2023-05-04

Scale As indicated

Revision Number A

Drawing Number

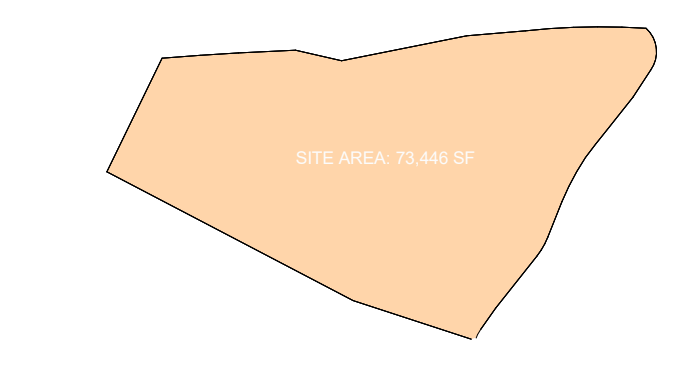


1 SITE PLAN
 1/16" = 1'-0"

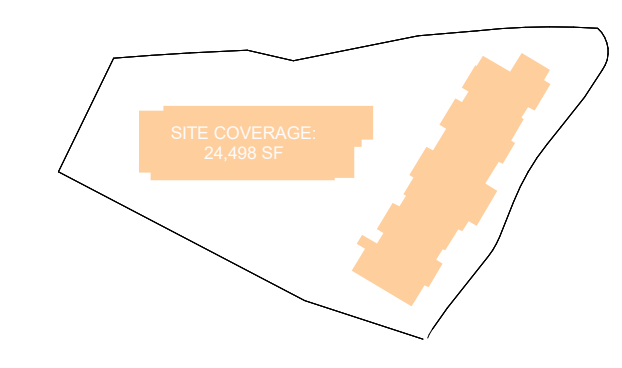
ATTACHMENT B
 This forms part of application
 # Z23-0078

Planner Initials **MT**

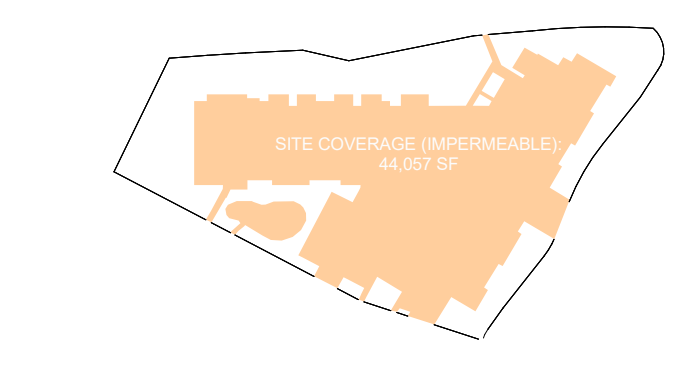
City of Kelowna
 COMMUNITY PLANNING



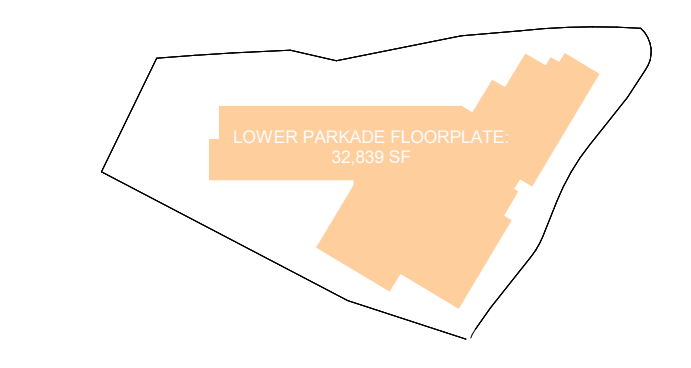
2 SITE PLAN - AREA
 1" = 160'-0"



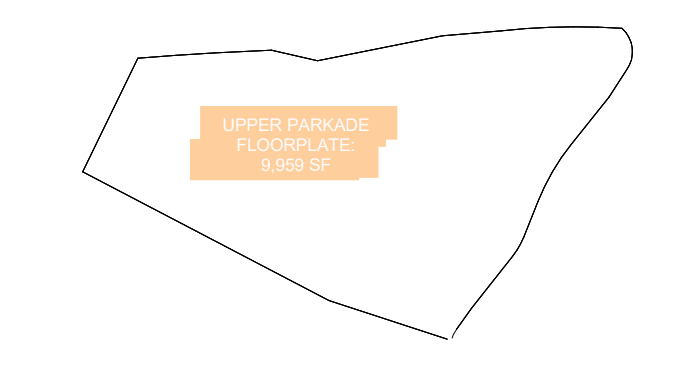
3 SITE COVERAGE
 1" = 160'-0"



4 SITE COVERAGE - IMPERMEABLE
 1" = 160'-0"



5 PARKADE AREA 1
 1" = 160'-0"



6 PARKADE AREA 2
 1" = 160'-0"

1402 CARA GLEN CT. KELOWNA, BC PLAN EPP100150 LOT 1 SECTION 31 TOWNSHIP 26 CURRENT ZONING: MF2		
	REQUIRED	PROVIDED
Principal Use	MF3r (P) Apartment Housing Rental	MF3r (P) Apartment Housing Rental
Parcel Size	Minimum 1400 m ²	6823 m ²
Lot Width	Minimum 30 m	90.4 m
Lot Depth	Minimum 30 m	123.3 m
Net Floor Area	N/A	6833 m ²
Lower Parkade Floorplate	0 m ²	3050.8 m ²
Upper Parkade Floorplate	0 m ²	925.2 m ²
Floor Area Ratio	1.30	1.00
Max. Site Coverage (Buildings)	4435.2 m ²	2275.9 m ²
Max. Site Coverage (Buildings)	65%	33%
Max. Site Coverage (incl. Impermeable surfaces)	85%	60%
Maximum Building Height	18 m (4 Storey)	16.8 m (4 Storey)
Setbacks	Front yard - 4.5m - 14'-9 1/8"	Front yard (South) - 4.8m
	Front yard - Ground Oriented Units - 3m - 9'-10 1/8"	Front yard (South) - N/A
	Front yard - Stepback - 3m - 9'-10 1/8"	N/A
	Flanking Side yard - 4.5m - 14'-9 1/8"	Flanking Side yard (East) - 6.4m
	Flanking Side yard - Stepback - 3m - 9'-10 1/8"	N/A
Stepbacks required for	Rear yard - 4.5m - 14'-9 1/8"	Rear yard (North) - 10.5m
	Flanking Side yard - 4.5m - 14'-9 1/8"	Side yard (West) - 6.4m
	5 Storeys+ (3m stepback)	N/A
Building Separation	N/A	10.4
Max. Building Frontage	100 m	69.7 m
Common & Private Amenity Space	Bachelor dwelling - 7.5 m ²	Refer to unit and amenity calculations
	1 bedroom dwelling - 15 m ²	
	More than 1 bedroom dwelling - 25 m ²	
On a Transit Supportive Corridor?	No	
Property abut RU Zone?	Yes (RU1, RR1)	
Min. 80% of Parking below grade?	Yes (89%)	
Within the Core Area?	Yes	
Rental Property?	Yes	

NOT FOR CONSTRUCTION



March 28, 2024

Attn: Mark Tanner
Planner II | City of Kelowna
250-469-8589 | mtanner@kelowna.ca
cc Jocelyn Black

ATTACHMENT C

This forms part of application
Z23-0078

Planner Initials **MT**



City of Kelowna
COMMUNITY PLANNING

**Clifton Multifamily - Application - Z23-0078 DP23-0214 DVP23-0215
Summary of Neighbour Consultation Efforts:**

As per Council Policy 367, this letter is to summarize to City staff, our efforts to consult with the neighbouring property owners and tenants for the application currently under consideration.

1. Mail Outs + Large Format Sign

The following mailout was sent to the addresses on the list the City provided. These were mailed the beginning of March 2024.

What: Public Information Session When: Wednesday March 27, 2024 Where: 1380 Ellis St, Kelowna
5pm - 7pm Kelowna Library (Classroom 1)

Clifton Multifamily 1402 Cara Glen Ct, Kelowna



View of Building A from Cara Glen Ct *View of Building B from Clifton Road*
View of Building A from Cara Glen Ct *View of Building B entry and play area*

We invite you to attend a public information session open for this new residential complex; a proposed rental building to be sited on Clifton Road directly to the East of Knox Mountain. The lot is currently zoned MF2 but is seeking to be rezoned as MF3 (Apartment Housing Rental), providing 112 rental units through two separate apartment buildings on the site. Four stories of rental apartments sit atop a sunken parkade and lobby level, effectively hiding the parking infrastructure from the street and the site. Units will vary between 1 bedroom, 1 bedroom with a den, and 2 bedrooms, providing a broad demographic mix to be accommodated in this development.

The design includes two distinct building forms, framed along the existing streets on Clifton Rd. and Cara Glen Court. This separation creates shaded outdoor walkways and play areas away from the busier Clifton Road. To reduce the visual height from Clifton, the buildings sit into the topography as much as possible. This application includes two separate variances which are each a result of the Building A lobby designed to be sunken and thereby accessible. One variance is for the additional building height and the second, a fourth storey stepback.

In addition to extensive landscaping and irrigation proposed for the site, this project also includes an extension to the public trail at the north edge of the site with a connecting path for people to reach the trail from off Cara Glen Court.

We hope to see you there and if you cannot attend in person, we invite you to send comments and feedback to the project team at junn@bluegreenarch.com

City of Kelowna Contact:
Email mtanner@kelowna.ca Phone 250.469.8589
Online kelowna.ca/currentdevelopments



The following large format sign was confirmed installed by Signcraft on site as of March 7th, 2024



BLUEGREEN ARCHITECTURE
100 - 1353 Ellis St, Kelowna, BC, V1Y 1Z9
236.420.3550
bluegreenarchitecture.com



- 2. **Public Information Session** – this was held Wednesday March 27, 2024, from 5-7pm in Classroom 1 of the Downtown Kelowna library. We had zero attendees however did receive (1) email correspondence whom the City has sent a reply to already. Her email is copied below.



Attended:

Allan Bass
Joshua Lunn

Prime Real Est. Dev. Inc
BGA

abass@theprimegroup.ca
jlunn@bluegreenarch.com

Unable to Attend:

125-1435 Cara Glen Court

Hi there,

I received the letter to join the public information session on 1402 Cara Glen Court on March 27, 2024. Unfortunately, I won't be able to attend.

I am a resident on Cara Glen Court today. As is, the work that has been done on the proposed lot has made it near impossible to safely turn right down Clifton Road from Cara Glen Court. The ground has been raised to the point where cars turning right cannot see up the hill effectively. There have been many close calls for accidents on the corner. This development as designed will make that intersection even more dangerous along with additional traffic coming through the intersection. What are the plans to improve the visibility and safety for the residents?

In addition to the sightline challenge, there is already limited street parking for the existing apartment buildings and townhomes. A large number of visitor parking to keep additional cars off the road should be considered. Cars cannot park on Clifton Road. For now, cars do park on the opposite side of Cara Glen across Clifton, but that space is all being developed as well for additional townhomes.

Thank you for the consideration. Looking forward to hearing the plans to improve the safety.

END