

REPORT TO COUNCIL REZONING



Date: May 6, 2024
To: Council
From: City Manager
Address: 1402 Cara Glen Ct
File No.: Z23-0078

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF2 – Townhouse Housing	MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z23-0078 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 31 Township 26 ODYD Plan EPP100150, located at 1402 Cara Glen Ct, Kelowna, BC from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone be considered by Council;

AND THAT final adoption of the Rezoning 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 May 6, 2024.

2.0 Purpose

To rezone the subject property from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

3.0 Development Planning

Staff support the proposed rezoning from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone. The proposed rezoning will facilitate the development of rental apartment housing which aligns with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. The proposed Rental Only subzone aligns with OCP Policy encouraging diverse housing tenures within the Core Area.

OCP Policy supports low-rise apartments in Core Area Neighbourhoods where the property was zoned to allow for such uses on the date the Official Community Plan was adopted. In January 2022, when the OCP was adopted, the property was zoned RM4 – Transitional Low Density Housing under Zoning Bylaw No. 8000. The RM4 zone allowed apartment housing as a permitted use. Four adjacent five-storey apartment buildings along Cara Glen Court were approved under the RM4 zoning in 2021, which have recently been constructed or are currently under construction.

Lot Area	Proposed (m ²)
Gross Site Area	6823 m ²
Road Dedication	N/A
Undevelopable Area	~351 m ² (SRW)
Net Site Area	6472 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single detached housing
East	RR1 – Large Lot Rural Residential	Vacant (in-stream application for townhouse & apartment housing)
South	MF2 – Townhouse Housing	Townhouse housing
West	MF2 – Townhouse Housing	Five storey apartment housing (under construction)

Subject Property Map: 1402 Cara Glen Ct



The subject property is located on Cara Glen Court, at the intersection with Clifton Road. The surrounding properties include apartment buildings, townhouses, single detached homes, and vacant land. Knox Mountain Park is located 100 m to the west.

Background

A Development Permit and Development Variance Permit was approved by Council in November 2021 to construct a 16-unit townhouse development with a 28-unit apartment building under the RM₄ – Transitional Low Density Housing zone on the subject property. Variances were proposed to the minimum front yard setback and maximum continuous building frontage. The development did not proceed and the permits expired in 2023.

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 or 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 Official Community Plan was adopted.
	<i>The subject property was zoned RM₄ – Transitional Low Density Housing, under Zoning Bylaw No. 8000, on the date the Official Community Plan was adopted. The RM₄ zone allowed apartment housing as a permitted use on the subject property.</i>
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable, and complete core area	
Policy 5.11.2 Diverse Housing Tenures	Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own.
	<i>The proposed rezoning to the Rental Only subzone will facilitate the development of long-term rental housing.</i>

6.0 Application Chronology

Application Accepted: November 23, 2023
 Public Information Session: March 27, 2024
 Neighbourhood Notification Summary Received: March 28, 2024

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

Attachments:

Attachment A: Development Engineering Memorandum
 Attachment B: Summary of Public Information Session

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