



City of  
Kelowna

DP23-0214 / DVP23-0215  
1402 Cara Glen Ct

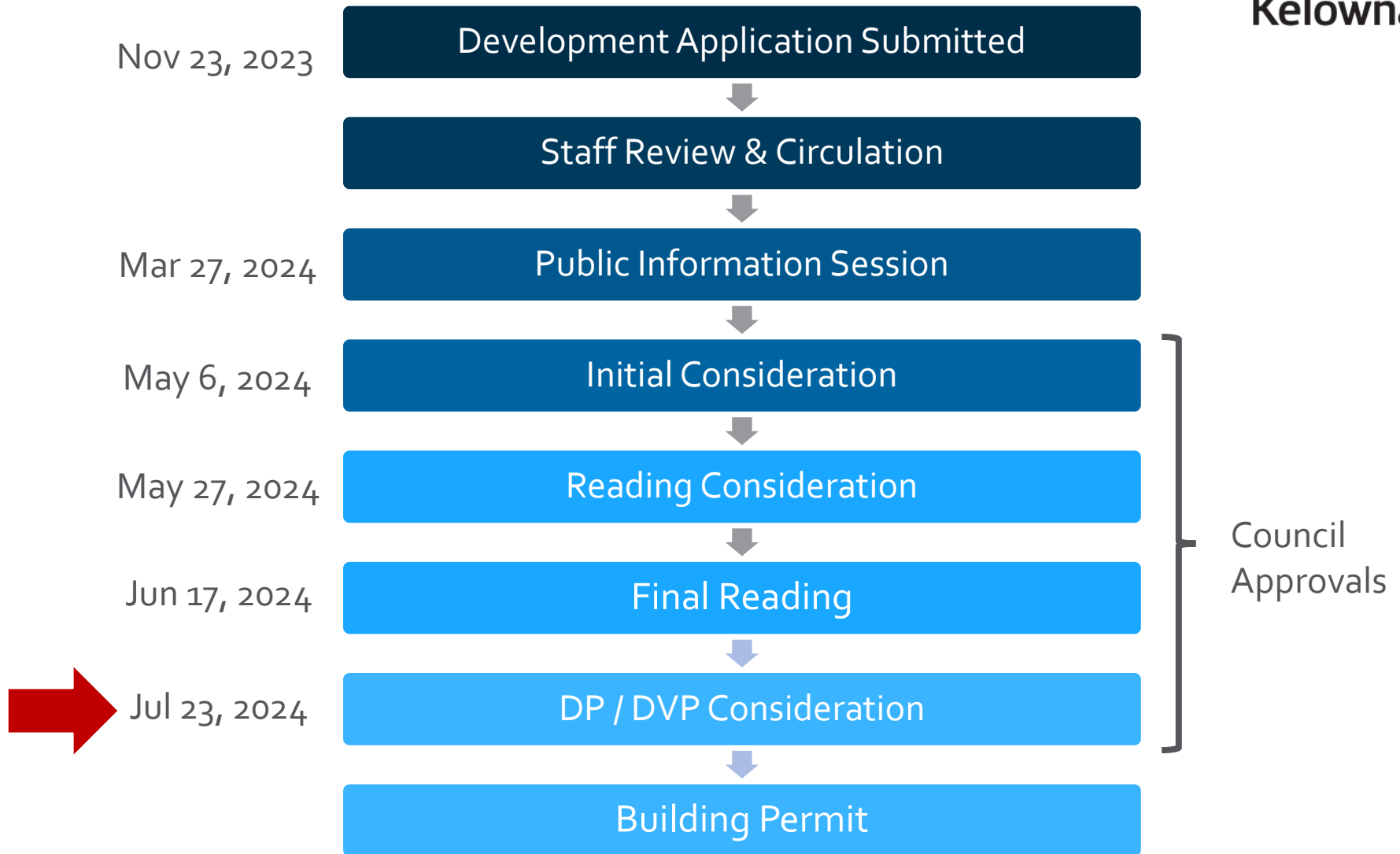
Development Permit & Development Variance Permit



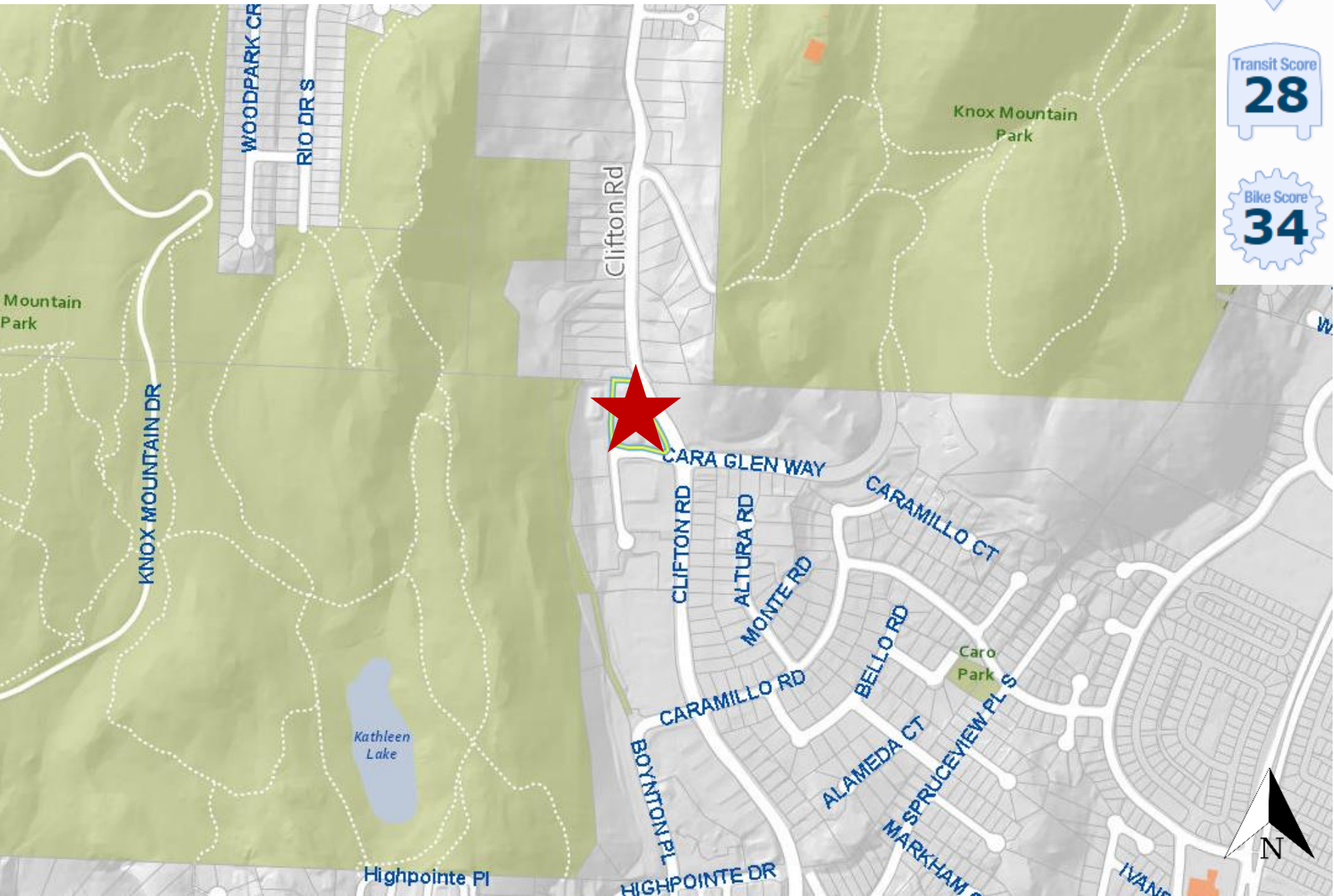
# Purpose

- ▶ To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the maximum height from 4 storeys permitted to 5 storeys proposed and to vary the required stepback from 3.0 m to 0.0 m on the fronting and flanking side yards.

# Development Process



# Context Map



Walk Score  
**20**

Transit Score  
**28**

Bike Score  
**34**





# Subject Property Map



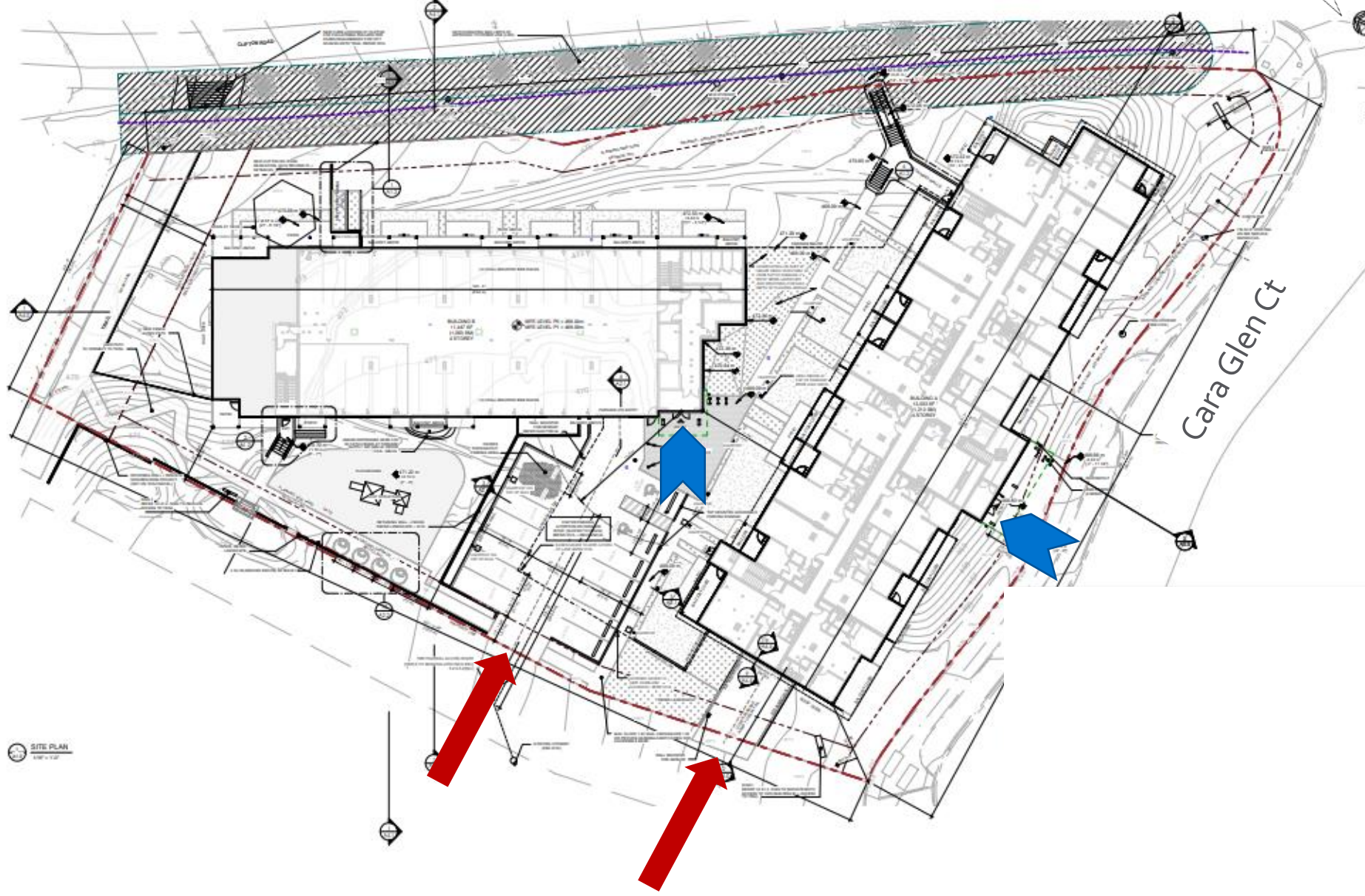
# Technical Details

- ▶ Development Permit for two apartment buildings;
- ▶ MF3r – Apartment Housing Rental Only
  - ▶ 112 units
    - ▶ 73 1-bedroom
    - ▶ 39 2-Bedroom
  - ▶ 5-storey in height;
  - ▶ 138 parking stalls
  - ▶ 162 long-term bicycle parking stalls
  - ▶ 27 Trees
    - ▶ 20 large trees



# Site Plan

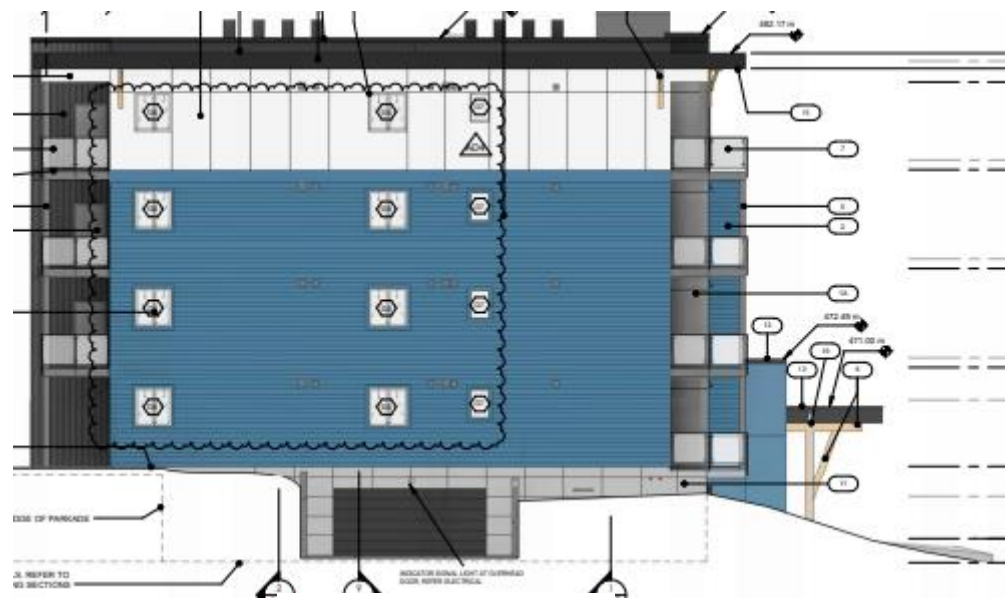
Clifton Rd



Cara Glen Ct

SITE PLAN  
DATE: 11/11/11

# Block A – West & South Elevation



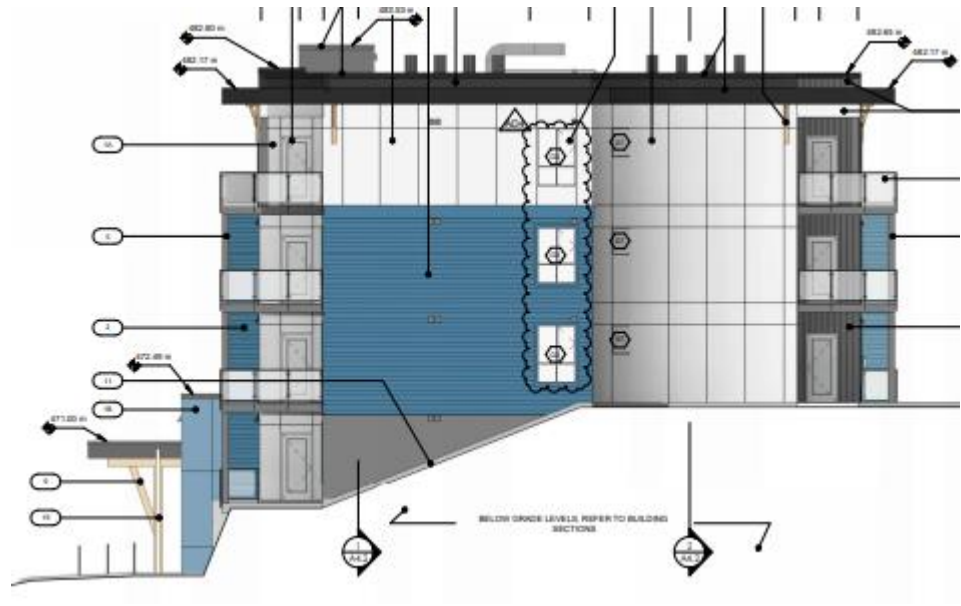
West Elevation



South Elevation



# Block A – East & North Elevation

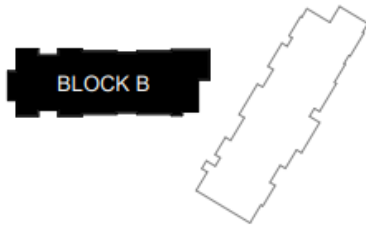
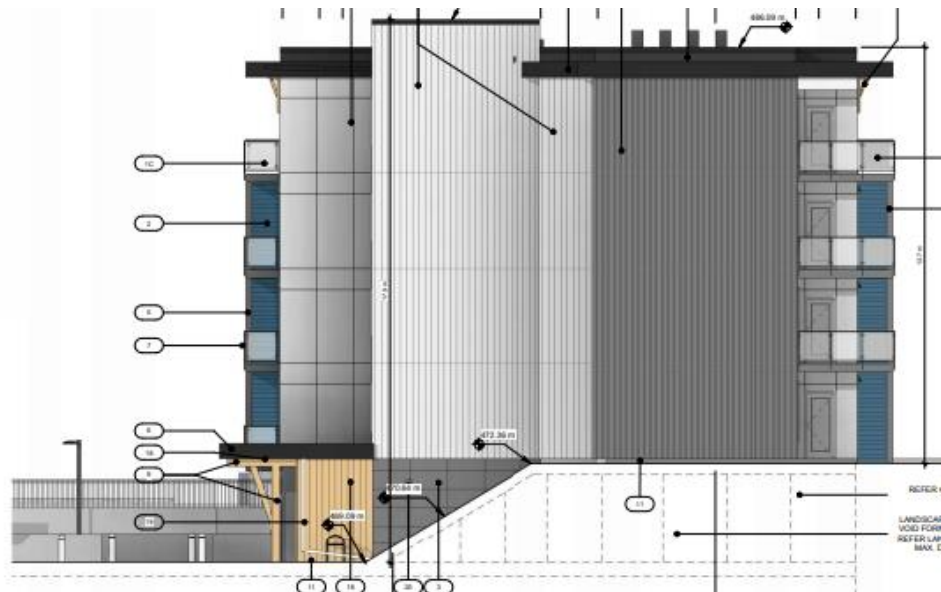


East Elevation



North Elevation

# Block B – South & West Elevation



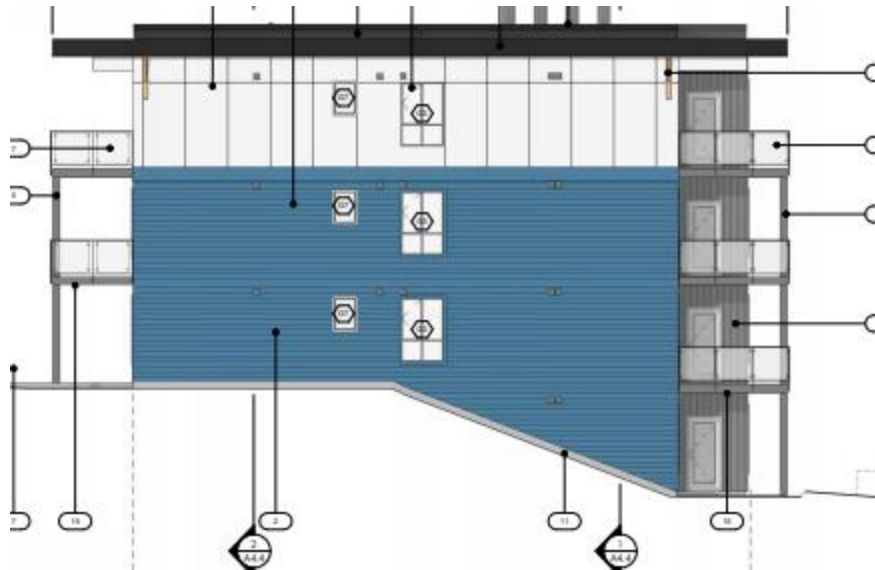
South Elevation



West Elevation



# Block B – South & West Elevation



**BLOCK B**

North Elevation



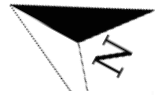
East Elevation

# Materials Board





# Landscape Plan





# Rendering – North from Cara Glen Ct





# Rendering – West from Clifton Rd



# Variances

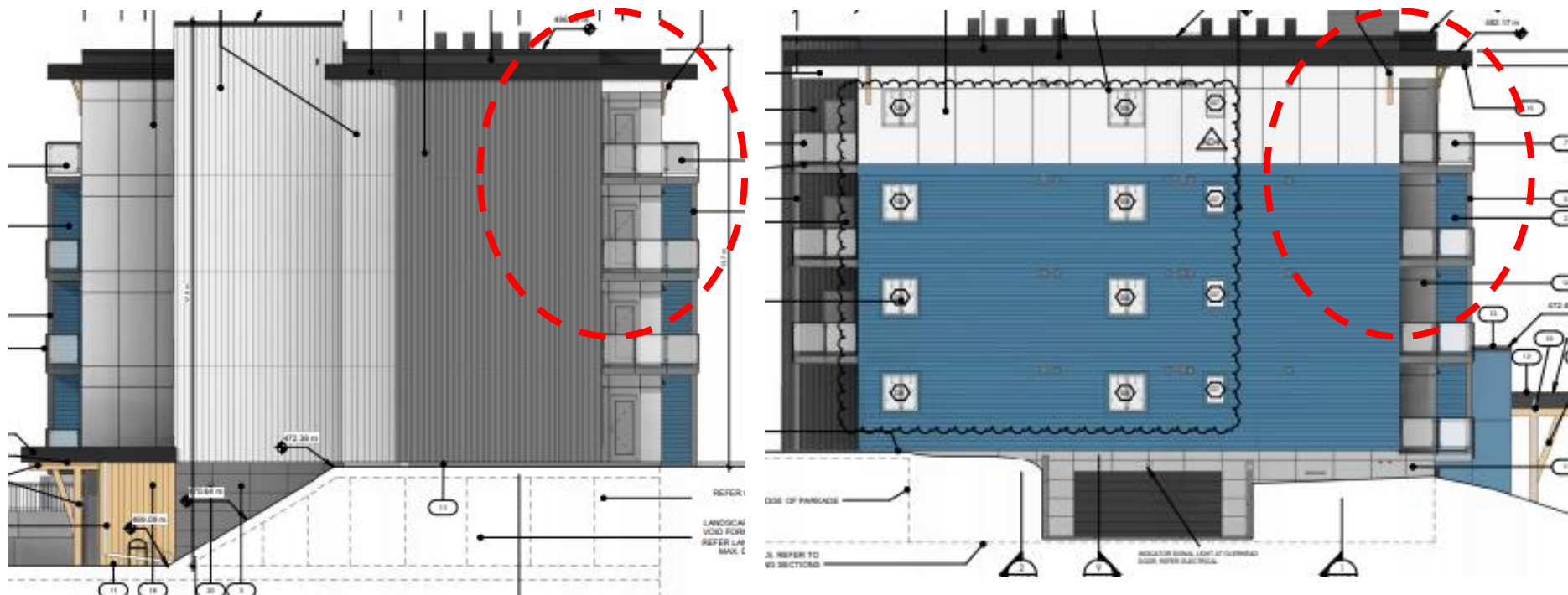
- ▶ The proposal has three variances in total:
  - ▶ The building height from 4 storeys permitted to 5 storeys proposed;
  - ▶ The required front yard setback from 3.0m required to 0.0m proposed;
  - ▶ The required flanking side yard setback from 3.0m required to 0.0m proposed;



# Variations - Height



# Variiances - Stepback





# OCP Design Guidelines

- Vehicle access is provided from the Statutory Right of Way (SRW) along the side of the property, and not directly off the fronting or flanking streets;
- The underground parking does not exceed 1.2 m above grade to limit visual impacts;
- A range of high-quality materials and designs that features several colours of fiber cement paneling, metal flashing and wood brackets; and
- High-quality outdoor amenity space including a playground and turf area.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit and Development Variance Permit as it:
  - ▶ Aligns with OCP Design Guidelines
  - ▶ Variances are due to the lobby counting towards the height and being classified as a five storey building.
    - ▶ Majority of sides (elevations) only have four storeys exposed;
    - ▶ Frontages limited to four storeys so massing is mitigated;
    - ▶ Strong form and character