



City of  
**Kelowna**

# OCP24-0010 & TA24-0007 & Z24-0013 – 1490 Cara Glen Way

OCP Amendment, Text Amendment, and Rezoning Application

# Purpose

- ▶ To amend the Official Community Plan to change the future land use designation of portions of the subject property from the C-NHD – Core Area Neighbourhood designation to NAT – Natural Areas; and to amend the Zoning Bylaw No. 12375 by creating the CD29 – Cara Glen Comprehensive Development zone; and to rezone the subject property from the RR1 – Large Lot Rural Residential zone to the P3 – Parks and Open Space zone and CD29 – Cara Glen Way Comprehensive Development zone to facilitate the future development of multi-dwelling residential housing with limited commercial and the dedication of 5.64 acres of natural area adjoining Knox Mountain Park.

# Development Process



Apr 3, 2024

Development Application Submitted



Staff Review & Circulation



Aug 28, 2024

Public Notification Received



Sept 23, 2024

Initial Consideration



Public Hearing & Reading Consideration



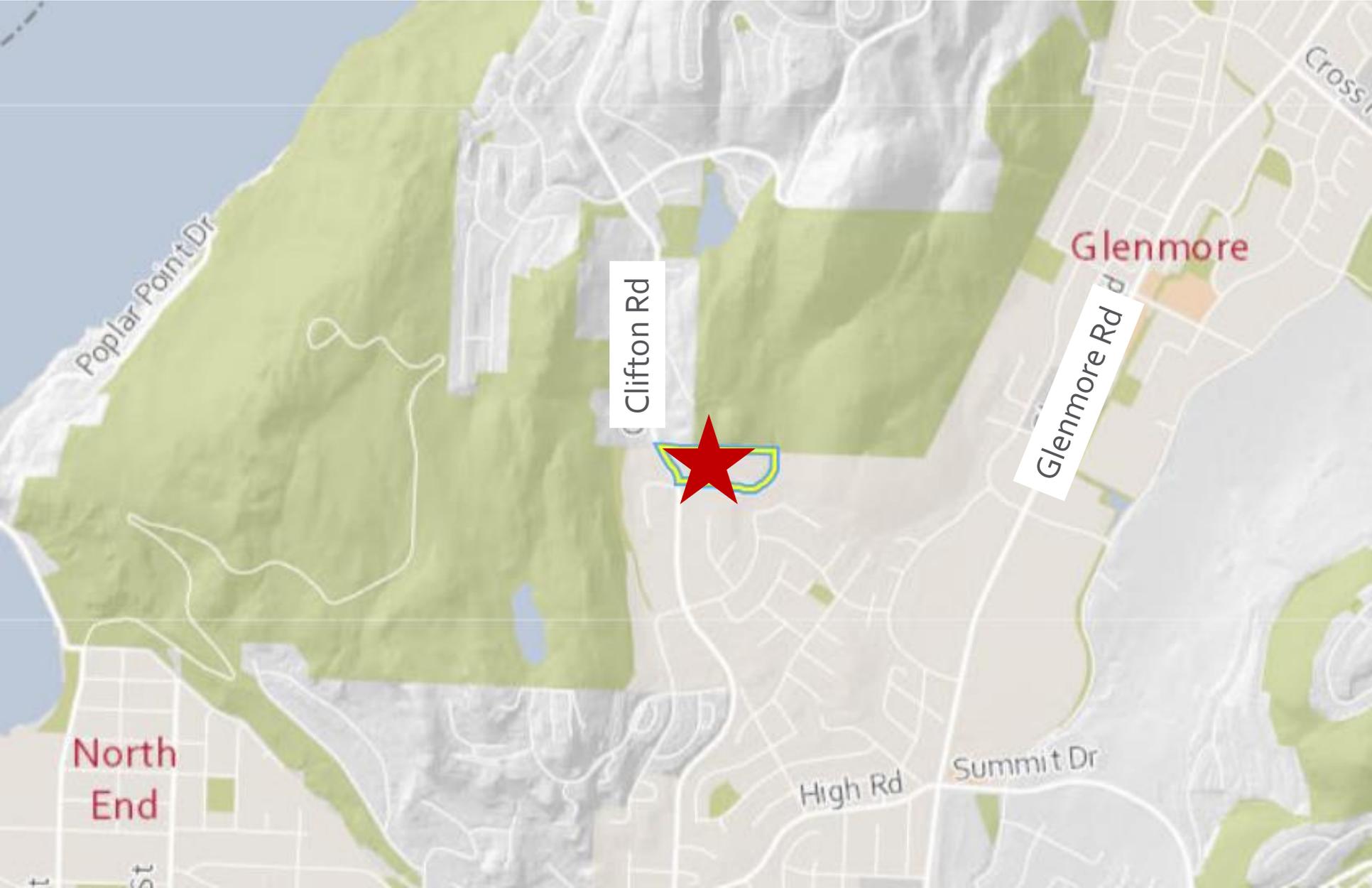
Final Readings



Development Permit (Form & Character)

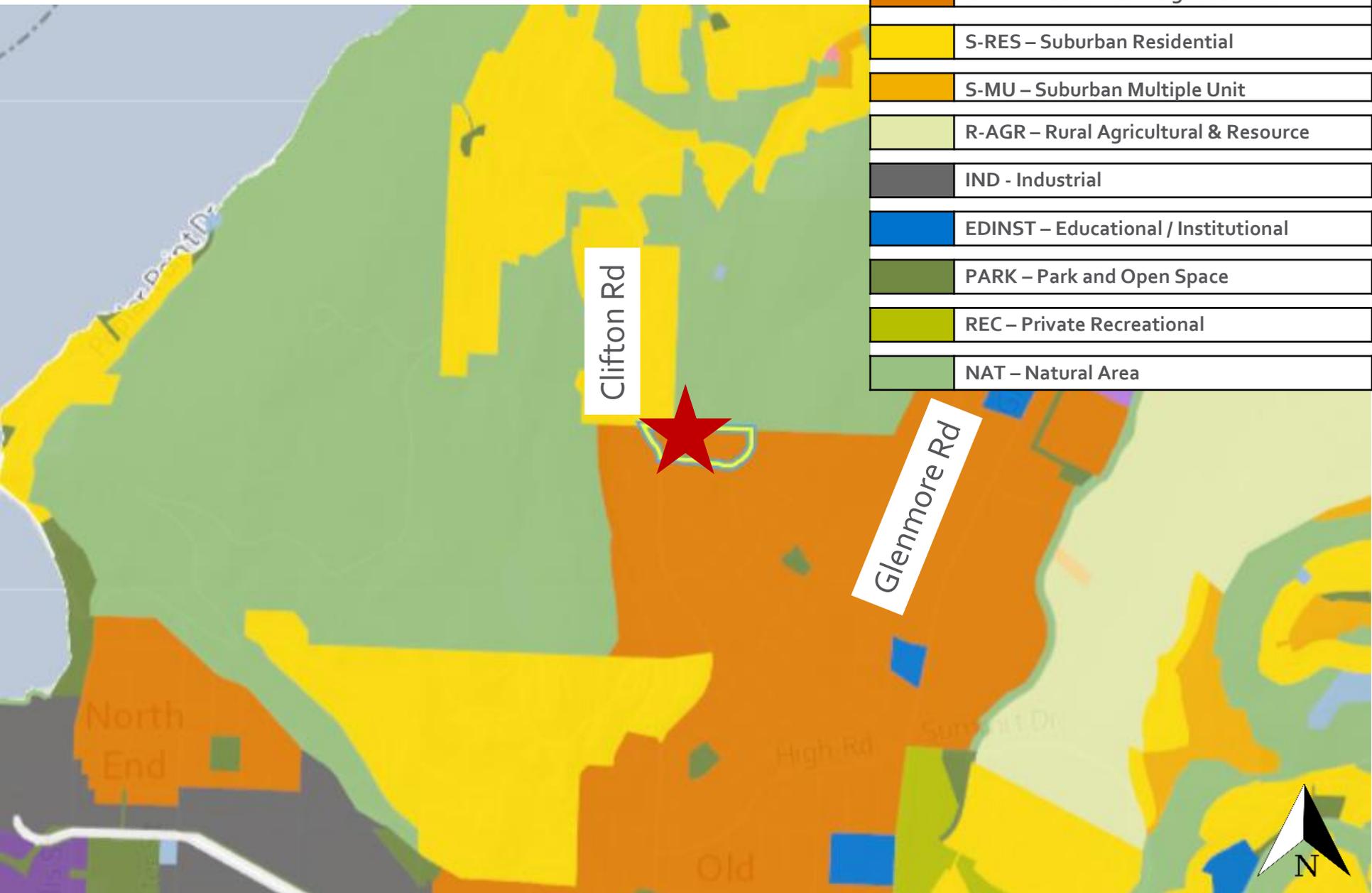
Council Approvals

# Context Map

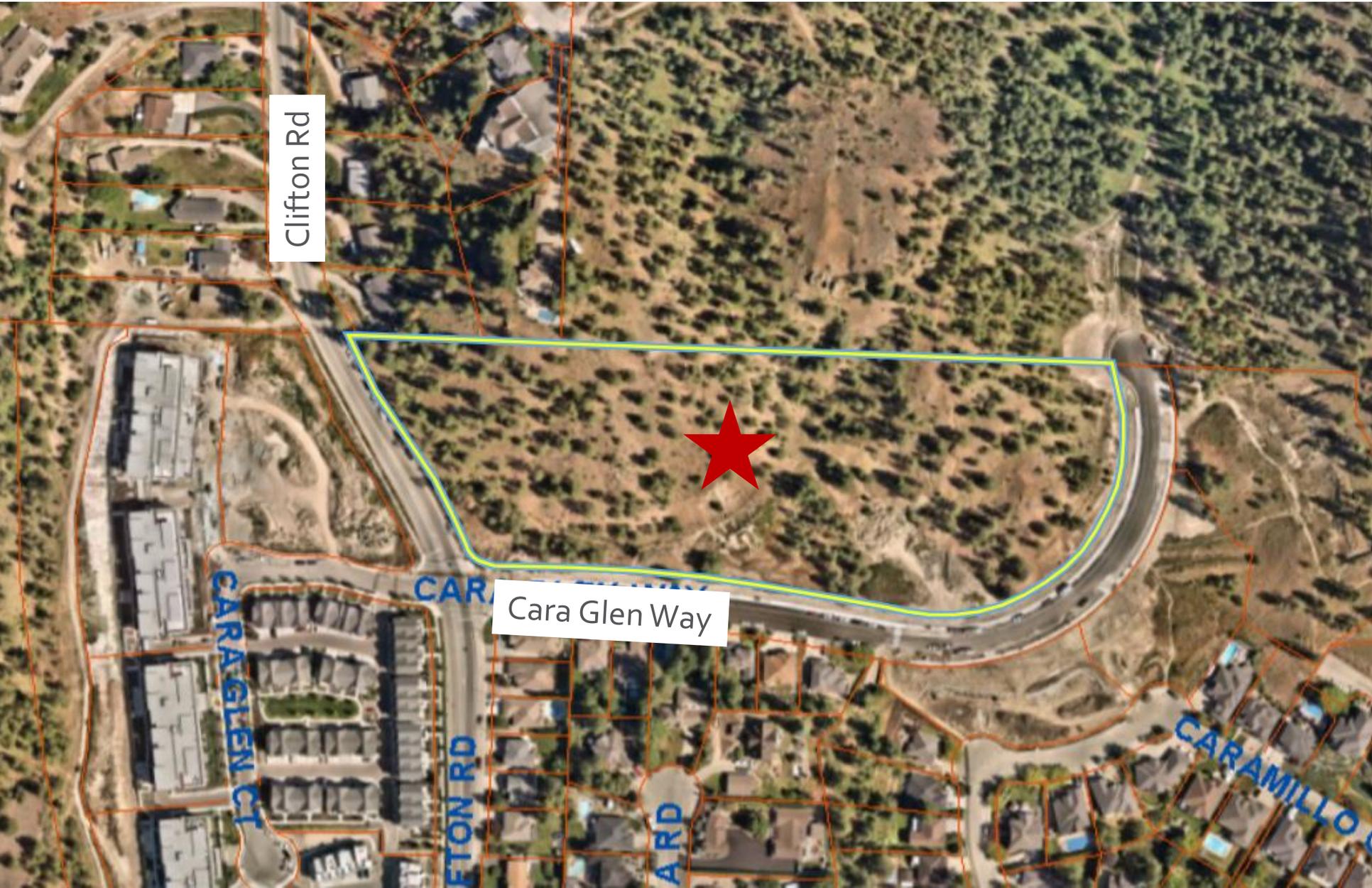


# OCP Future Land Use

	UC – Urban Centre
	VC – Village Centre
	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-AGR – Rural Agricultural & Resource
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	REC – Private Recreational
	NAT – Natural Area



# Subject Property Map



Clifton Rd

Cara Glen Way

CARAGLEN CT

CAR

ETON RD

ARD

CARAMILLO

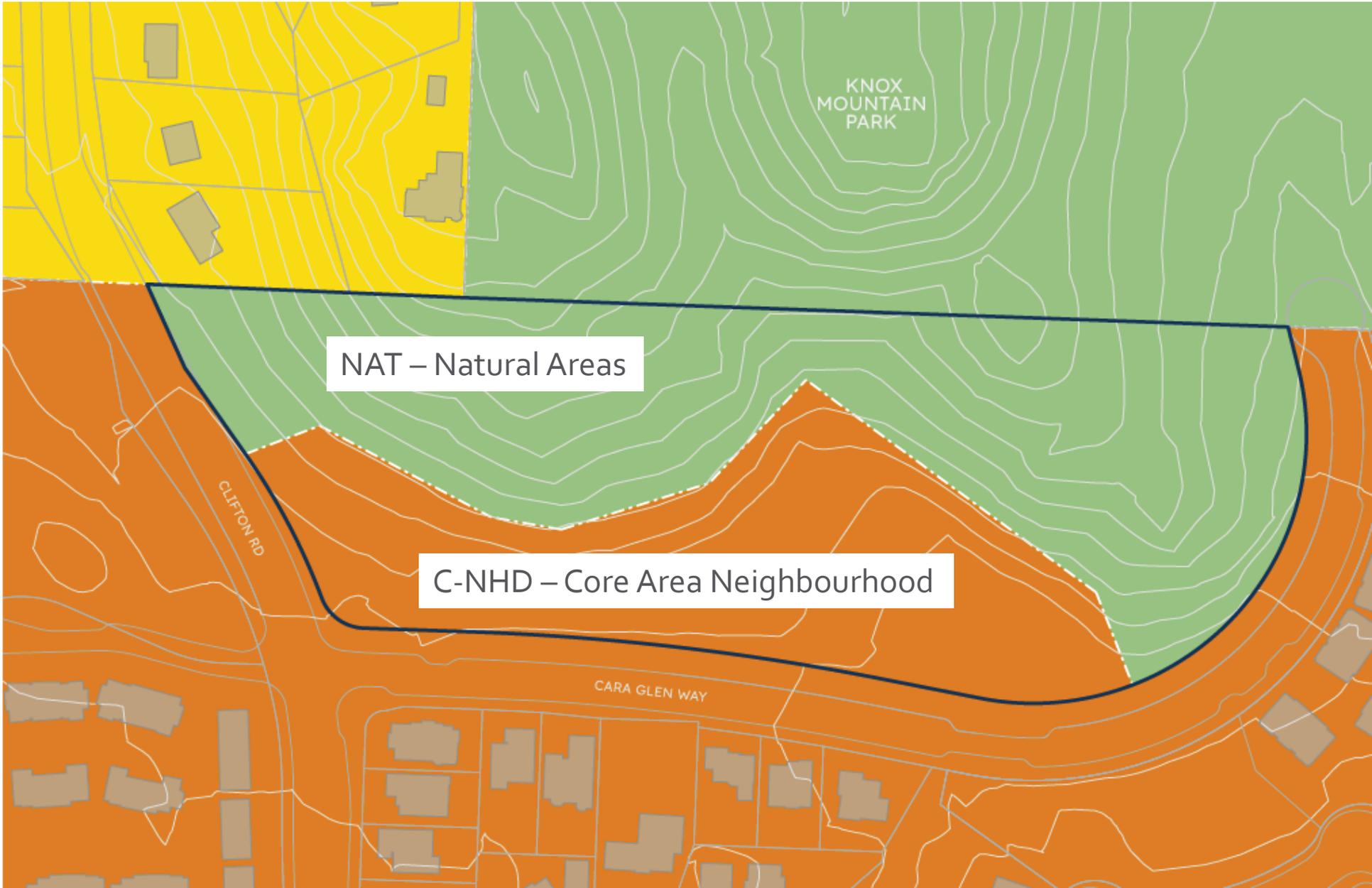
# OCP Policy 5.3.3. Strategic Density

Policy Requirement	Proposal	Evaluation
<p>The property, at the time a rezoning or development permit application is made, has an area of 1 hectare or greater.</p>	<p><i>The subject property is 3.77 ha at time of rezoning application.</i></p>	<p>✓</p>
<p>The project proposal illustrates that the larger buildings will be able to sensitively transition their height and massing towards adjacent Core Area Neighbourhoods, with the first priority being a transition to ground-oriented multi-unit housing within the project.</p>	<p><i>The CD29 Zone requires building setbacks on apartment buildings and does not permit buildings greater than 100 m in length to provide a sensitive transition in height and massing to adjacent neighbourhoods. In addition, all ground-level units along Cara Glen Way require front door access to the street.</i></p>	<p>✓</p>

# OCP Policy 5.3.3. Strategic Density

Policy Requirement	Proposal	Evaluation
The project proposal includes a public park component.	<i>The project proposes to dedicate 5.64 acres of natural area to the City to expand Knox Mountain Park with trail access.</i>	✓
The project proposal includes an affordable and/or rental housing component.	<i>The applicants propose to contribute \$188,000.00 toward the Housing Opportunities Reserve Fund, which the City uses to acquire land for the purposes of affordable housing.</i>	✓
The project does not exceed a FAR of approximately 1.2 over the entire site.	<i>The proposed FAR is approximately 1.0 over the entire site, with all development concentrated on the southern portion outside of the 30% sloped areas.</i>	✓

# OCP Amendment



NAT – Natural Areas

C-NHD – Core Area Neighbourhood

CLIFTON RD

CARA GLEN WAY

KNOX MOUNTAIN PARK

# Rezoning (Zone Amendment)



# CD29 – Cara Glen Way Comprehensive Development Zone

- ▶ The purpose is to provide a mixed commercial and residential zone with townhomes, apartments, and mixed-use commercial with a sensitive transition in height and massing toward adjacent Core Area Neighbourhood properties.
  - ▶ Sub-Area A: Apartment, 5 storeys, mixed-use
  - ▶ Sub-Area B: Townhouses, 3 storeys, residential only
  - ▶ Sub-Area C: Apartment, 5 storeys, residential only

# CD29 – A: Permitted Uses

- ▶ Allows for apartment buildings up to 5 storeys
  - ▶ Child Care Centre Major
  - ▶ Cultural and Recreation Services
  - ▶ Food Primary Establishments
  - ▶ Professional Services
  - ▶ Personal Service Establishments
  - ▶ Retail

CD29 Zone	Sub-Areas		
	CD29 - A	CD29 - B	CD29 - C
Max. Density	2.05 FAR	1.0 FAR	2.05 FAR
Max. Height	20.0 m & 5 storeys	11.0 m & 3 storeys	20.0 m & 5 storeys
Max. Site Coverage of all Buildings	65%	55%	65%
Min. Common and Private Amenity Space	<p>7.5 m<sup>2</sup> per bachelor dwelling unit</p> <p>15.0 m<sup>2</sup> per 1-bedroom dwelling unit</p> <p>25 m<sup>2</sup> per dwelling unit with more than 1-bedroom</p>	<p>6.0 m<sup>2</sup> per bachelor dwelling unit</p> <p>10.0 m<sup>2</sup> per 1-bedroom dwelling unit</p> <p>15 m<sup>2</sup> per dwelling unit with more than 1-bedroom</p>	<p>7.5 m<sup>2</sup> per bachelor dwelling unit</p> <p>15.0 m<sup>2</sup> per 1-bedroom dwelling unit</p> <p>25 m<sup>2</sup> per dwelling unit with more than 1-bedroom</p>

# OCP Objectives – Climate Resilience

## Climate Criteria

**Dark Green** – Meets Climate Criteria

**Light Green** – Will Meet Criteria Soon

**Yellow** – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	Yellow
5 min Walk to Park	Dark Green
10 min Bike to Public School	Dark Green
20 min Bus to Urban Centre	Yellow
Retaining Trees and/or Adding Trees	Light Green
<b>OCP Climate Resilience Consistency</b>	Dark Green / Yellow

# OCP Objectives & Policies

- ▶ Core Area Neighbourhood:
  - ▶ Accommodate growth of the City
  - ▶ Low-rise buildings with opportunities for local commercial
- ▶ Policy 5.11.3. Ground Oriented Housing
- ▶ Natural Areas:
  - ▶ Lands that will remain in their natural state
  - ▶ Preservation of diversity of natural areas
  - ▶ Limited trails

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed OCP Amendment, Text Amendment, and Rezoning as it is consistent with:
  - ▶ OCP Policy 5.3.3. Strategic Density
  - ▶ Policy 5.11.3. Ground Oriented Housing
  - ▶ Future Land Use Designations
    - ▶ Core Area Neighbourhood
    - ▶ Natural Area
  
- ▶ Development Permit to follow for Council consideration