



KNOX
MOUNTAIN
PARK

CARA GLEN PHASE 2

CARA GLEN WAY

Active
Park

ALTURA ROAD

MONTE ROAD

CARAMILLO COURT

SPRUCE GLEN DRIVE

CABRIO COURT

Cara Glen Phase 2 | Design Summary

OCP Amendment + Rezoning Application | Revised - July 2024



Context

- The Cara Glen lands require Rezoning to reflect the current needs of the community and accommodate the future growth of Kelowna.
- The Neighbourhood Concept aims to realize the vision of the City of Kelowna's Official Community Plan through the development of the lands with a complete mixed-use community that offers neighbourhood-scale commercial and a variety of homes all within the Core Area.
- The Concept follows the residential land use established in the City of Kelowna's OCP, with a collection of homes in townhouse and apartment formats.
- The Neighbourhood observes the slopes of Knox Mountain Park and protects the natural assets of the neighbourhood through:
 - Public Park Dedication;
 - New recreation access + trails, and;
 - Natural hillside retention.





Site History

EARLY DEVELOPMENT

The neighbourhood has attracted residents since the early 1970s. The first subdivision applications started at lower elevations - adjacent to High Road and Glenmore Road. The area is known as "Old Glenmore" and residents take much pride in their neighbourhood. The pattern of subdivisions worked their way up in the early 80s to the east side of Clifton Rd establishing the area known now as 530 Caramillo Ct, 1490 and 1691 Cara Glen Way. The lands west of Clifton Rd were once a pear orchard and have slowly been redeveloped to single-family and multi-family neighbourhoods.

PROTECTION OF KNOX MOUNTAIN PARK

As shown in aerial photos, the rough grade for the extension of Cara Glen Way was created in the 1980s. This portion of Cara Glen Way was envisioned to connect with what became the Wilden Neighbourhood by extending a road through the City owned lands that are now Knox Mountain Park East. It was not until the most recent OCP, adopted in 2022, that the road connection was abandoned in favour of the park.

PREVIOUS REZONING APPLICATIONS

The property has been the subject of several development applications. In 1981, there was an application to rezone the land to a Comprehensive Development Zone to support a form of terraced housing. The economic climate at the time did not warrant its proceeding and the application was withdrawn. In the late 1990s, another application was made for a terraced development, but again, that proposal did not proceed.

In 2006, an application was made to rezone the neighbouring property 530 Caramillo Ct. to the RM3- Low Density Multiple Unit Residential zone, which was adopted in 2009.

The approved Development Permit allowed for an apartment development which due to the financial crisis was never constructed. At this time, the OCP future land use designation of "Multiple Unit Residential - low density" was approved for 1490 Cara Glen Way.

The previously issued Development Permits were never acted upon and Building Permits were never requested. The Development Permit and associated Development Variance Permit lapsed after 2 years of inactivity.

It was in the early 2000's that a portion of 530 Caramillo Ct. was zoned to the P3 - Parks and Open Space zone to provide a neighbourhood park area. As part of the 2006 rezoning application for 530 Caramillo Ct. road improvements were identified for Cara Glen Way road right-of-way. However, a servicing agreement was executed, and construction bonding was secured for the construction of Cara Glen Way fronting 530 Caramillo Ct. to an arterial standard, as required by the City Engineers at the time. Today, Cara Glen Way has been revised to a local road standard as it is now only providing access and parking for Knox Mountain Park East in the established right-of-way.

RECENT ACTIVITY

In September of 2023 1691 Cara Glen Way (Phase 1) received rezoning to allow for the development of a 4-storey apartment building and townhomes. Subsequently, road construction of Cara Glen Way was substantially completed in 2023.

Currently, Phase 1 is under Development Permit review.





Applicable Policies

2040 OFFICIAL COMMUNITY PLAN

- The 9.32 acres (3.77 ha) site is situated on the northern reaches of Kelowna's core, north of Downtown and south of Knox Mountain Park.
- In the Core Area Neighbourhood designation, housing variety is the top priority supporting the following residential uses:
 - Single and two-dwelling residential;
 - Ground-oriented multi-unit residential;
 - Small-scale commercial and institutional;
 - Stacked townhouses;
 - Apartment housing, and;
 - Mixed-use development.

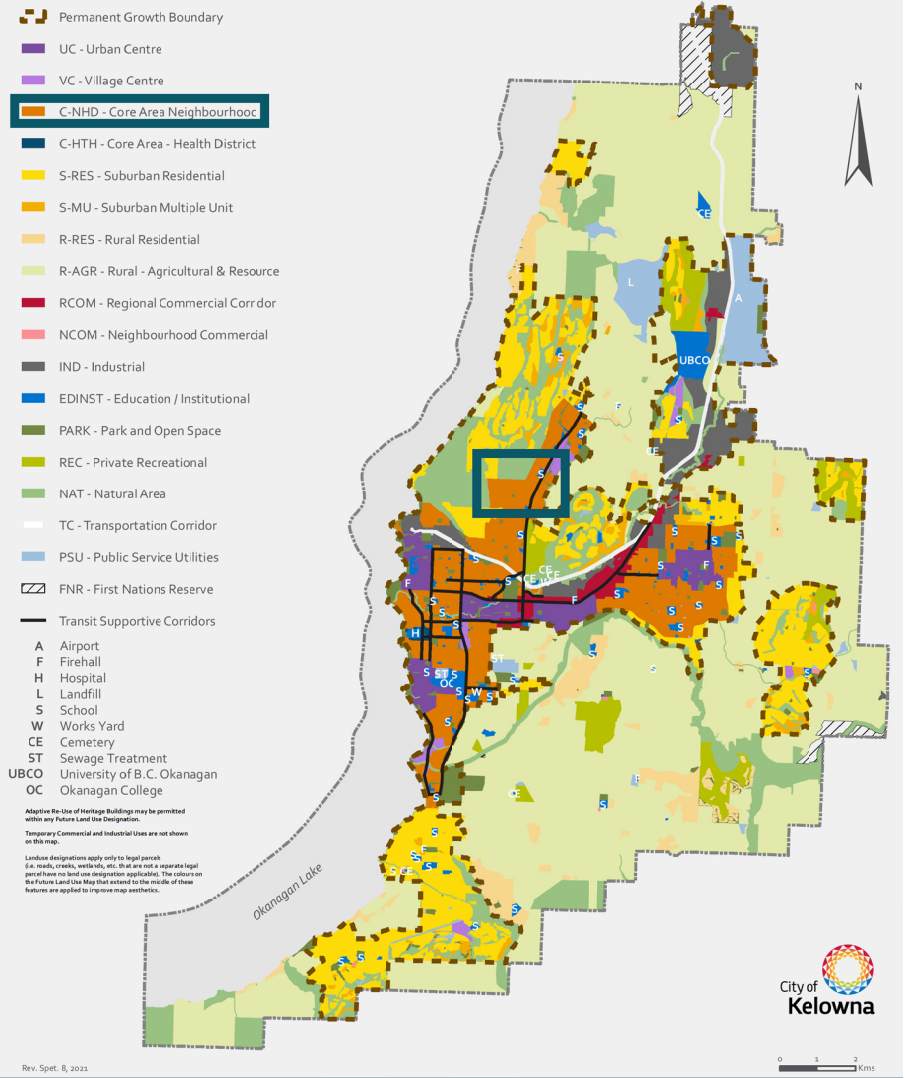
The future land use designation Core Area Neighbourhood (C-NHD) as part of its **Policy 5.3.3 for Strategic Density** supports mixed-use buildings in developments not adjacent to Transit Supportive Corridors under the following circumstances:

- The property has an area of 1 hectare or greater;
- The submission illustrates that the larger buildings will sensitively transition with ground-oriented multi-unit housing towards adjacent neighbourhoods;
- The submission includes a public park;
- The submission includes affordable and/or rental housing component, and;
- The submission does not exceed a FAR of approximately 1.2 over the entire site.

All of these circumstances are met in the submission and in addition, **Policy 5.3.8** supports the sensitive integration of small scale local commercial uses into the Core Area Neighbourhoods to promote those services in easy walking distance of residents.



2040 Official Community Plan



This forms part of application

OCP24-0010 TA24-0007
Z24-0013



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Future Land Use Designations

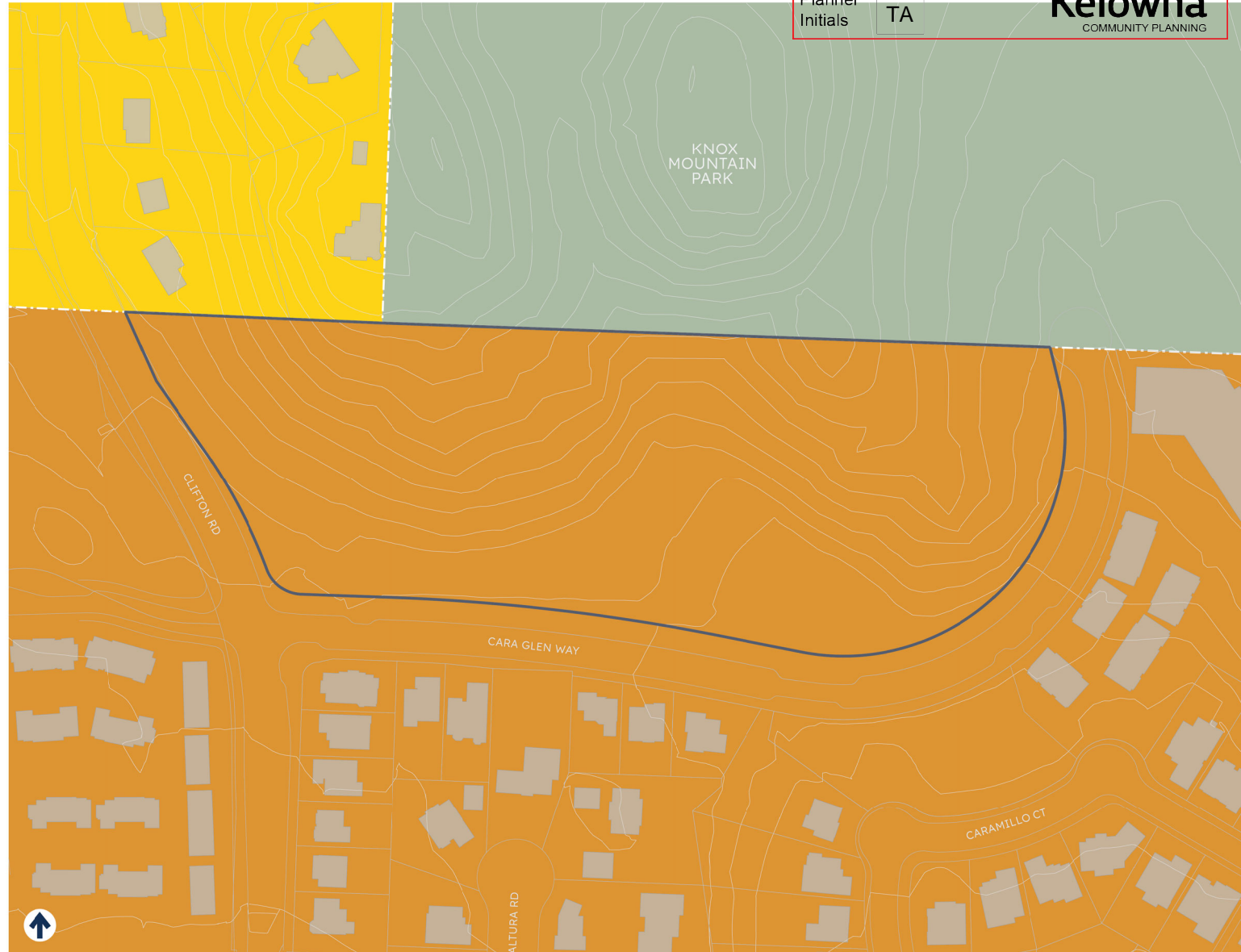
COMPLETING THE NEIGHBOURHOOD

1490 Cara Glen Way is the unfinished neighbourhood edge along the beloved Knox Mountain Park and the second development of the Cara Glen Neighbourhood. The development of the parcel will complete the designated Core Area Neighbourhood.

Aligned with the OCP policies, the future land use line along the edge of the mountain defines the urban containment boundary to the north defining the edge of any future development on the hillside - the Cara Glen Neighbourhood will be the final piece.

FUTURE LAND USE | PROPOSED

-  C-NHD - Core Area Neighbourhood
-  S-RES - Suburban Residential
-  NAT - Natural Area



This forms part of application

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Z24-0013



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Policy Context

EXISTING ZONING

The site is currently zoned:

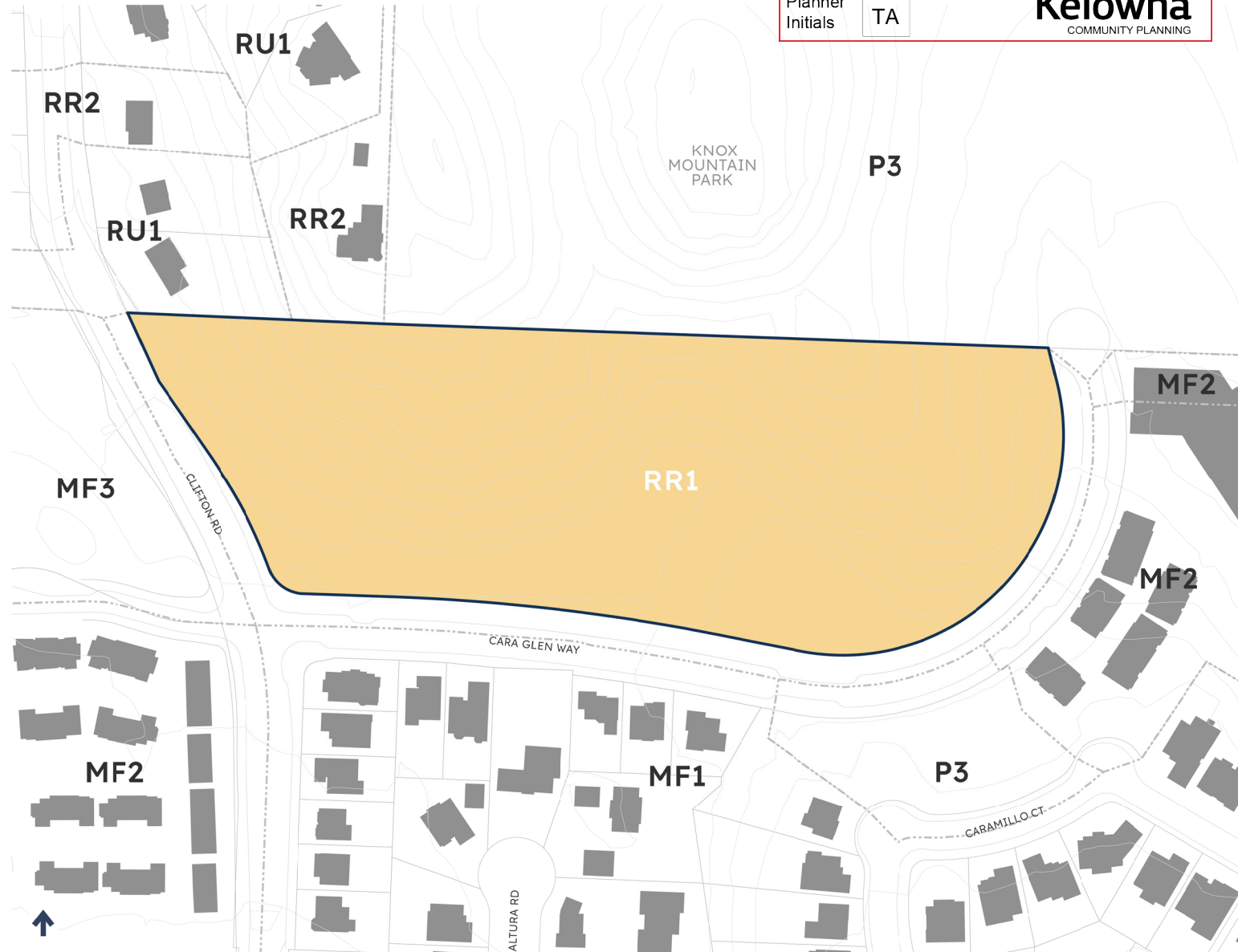
- RR1 - Large Lot Rural Residential

The RR1 provides a zone for country residential development and a holding zone where future development could occur subject to the direction of the OCP.

The residential permitted uses in RR1 is:

- Single Detached Housing.

The existing RR1 zone does not align with the OCP's density targets for the Core Area Neighbourhood.



EXISTING ZONING
 RR1 | Large Lot Rural Residential
 3.77ha | 9.32 ac



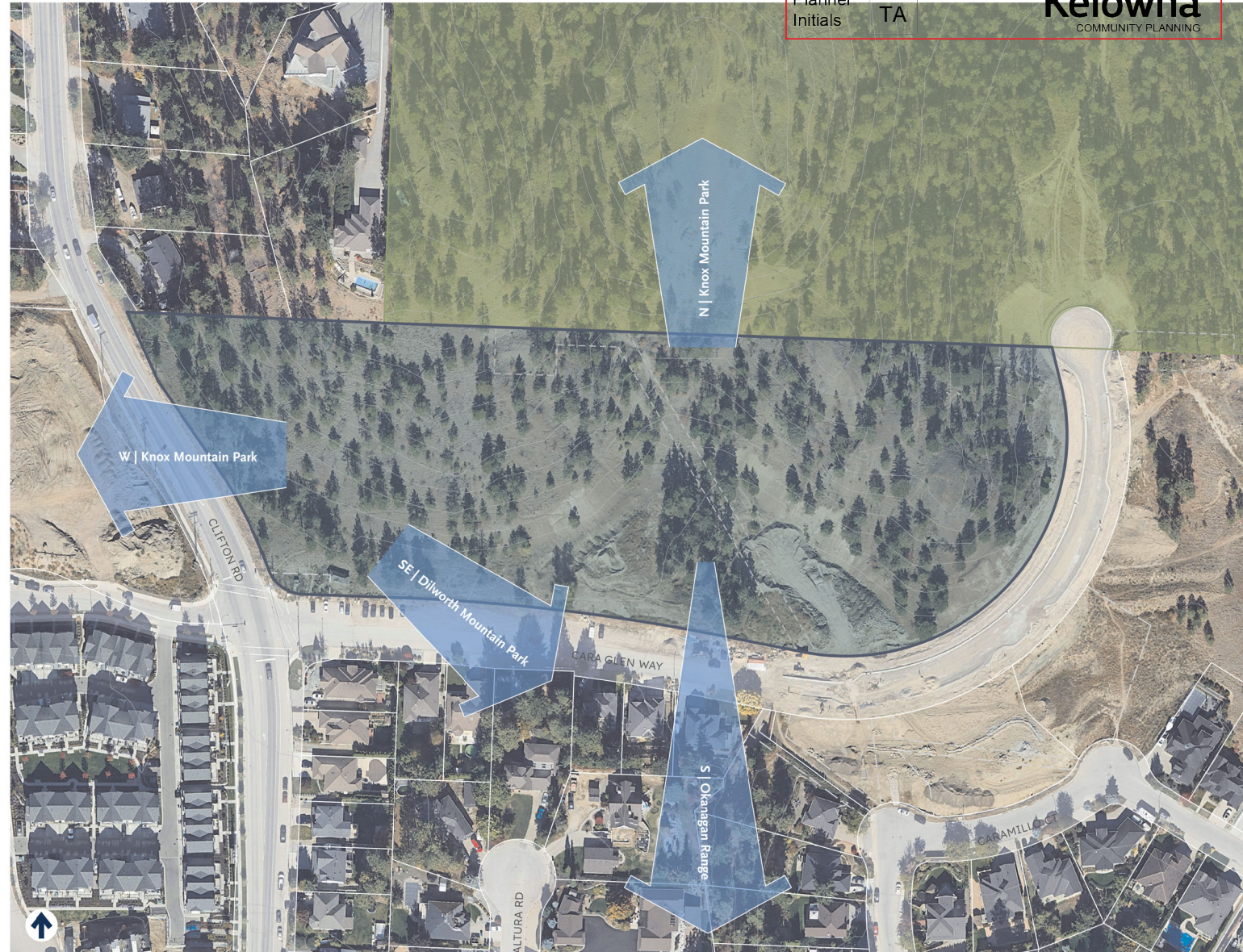


Aerial Analysis

GUIDED BY TOPOGRAPHY

- The 9.32 acre (3.77 ha) site is situated within the Core Area of the City of Kelowna adjacent to Knox Mountain Park, ~3.5km north of Downtown Kelowna.
- The site's northern edge is defined by Knox Mountain Park, Kelowna's largest natural area park. The neighbourhood is structured by Cara Glen Way with the western edge defined by Clifton Road.
- With its beautiful hillside setting, the site offers panoramic views of Okanagan Lake and mountain range to the south, Dilworth Mountain Park to the southeast, and Knox Mountain to the north and west.

- Site Boundary | Existing
- Legal Property Line
- - - Legal SRW
- - - Legal Easement
- ~ 5m Contour
- ↙ Significant Views
- Natural Open Space



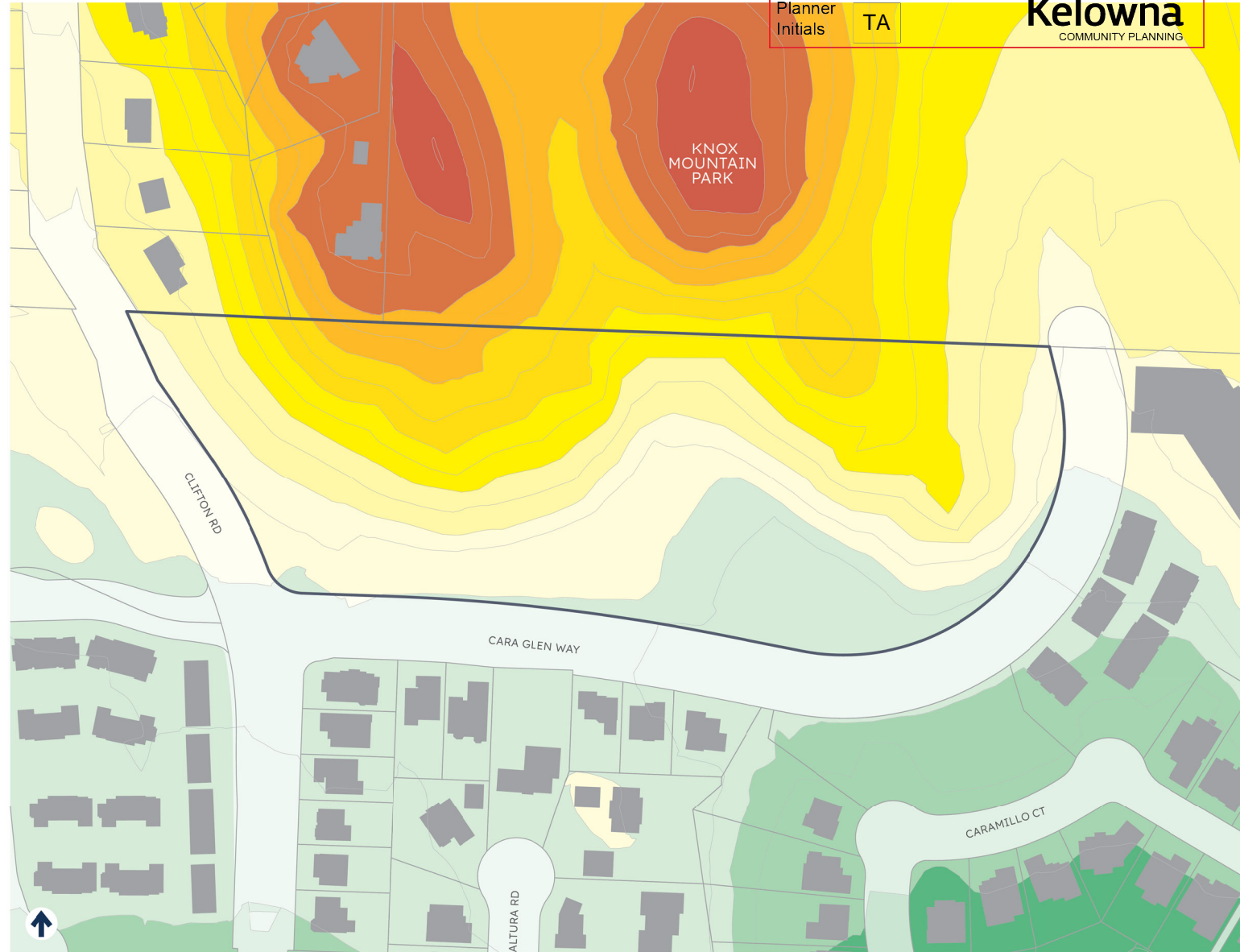
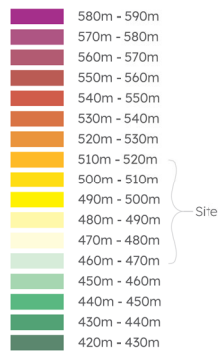


Landform Analysis

COMPLEX LANDFORM

- The lands are topographically distinct with a complex hillside landform and a series of gentle lower terraces to the south, framed by steep slopes towards Knox Mountain.
- The distinctive landform structure along with the site's natural character provide an opportunity to celebrate the lands natural features, with the future neighbourhood occupying the more gentle terraces and avoiding steep slopes.

LANDFORM ANALYSIS

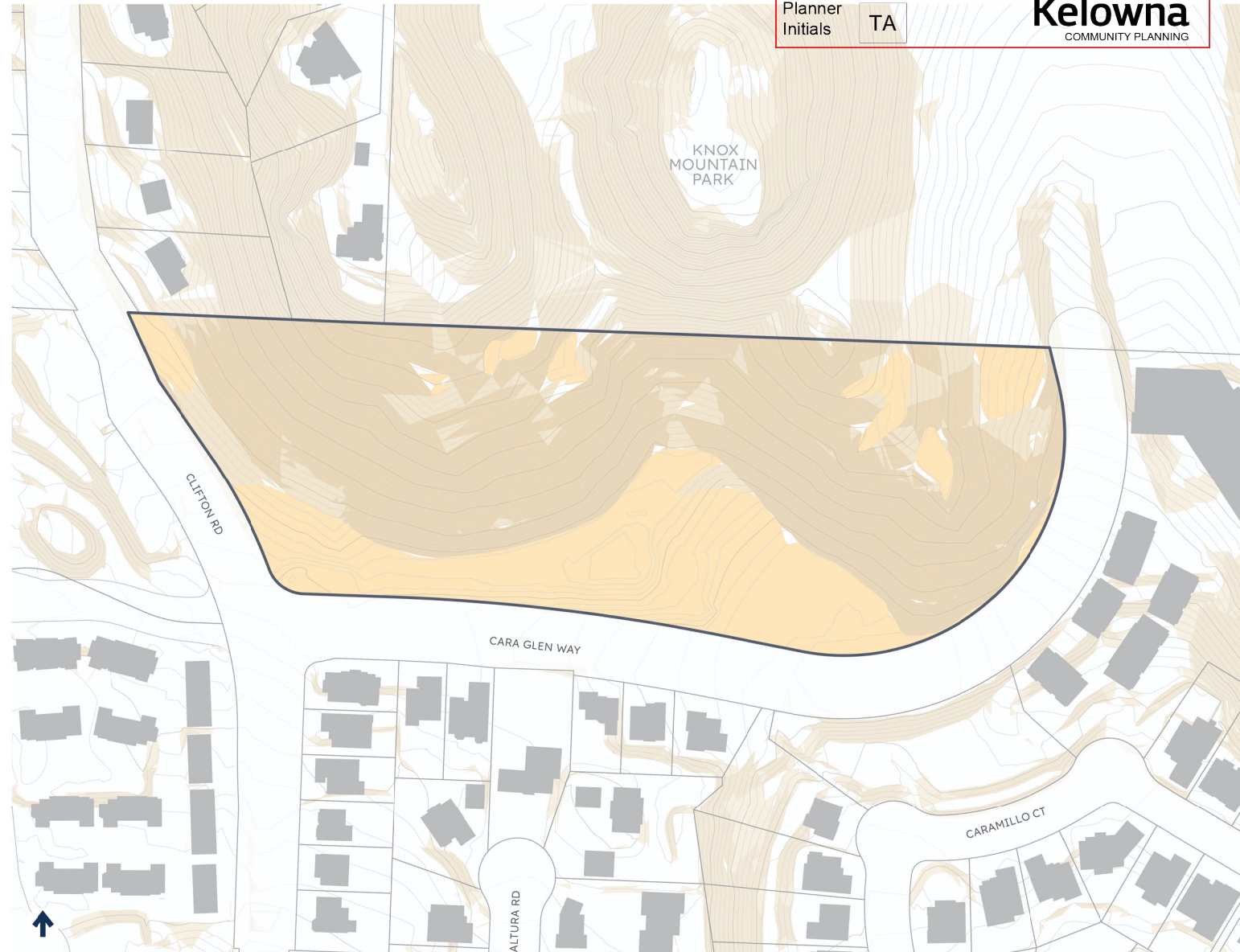




Slope Analysis

A HILLSIDE COMMUNITY

- The land features a generous + dramatic hillside with gentle landings adjacent to Cara Glen Way, which provide unique enclaves suitable for more dense neighbourhood clusters.
- The terrain's natural topography serves as a backdrop for a compact community while creating opportunities for new trails and a significant addition of protected natural areas to Knox Mountain Park.



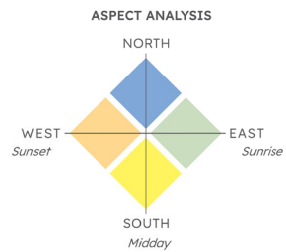
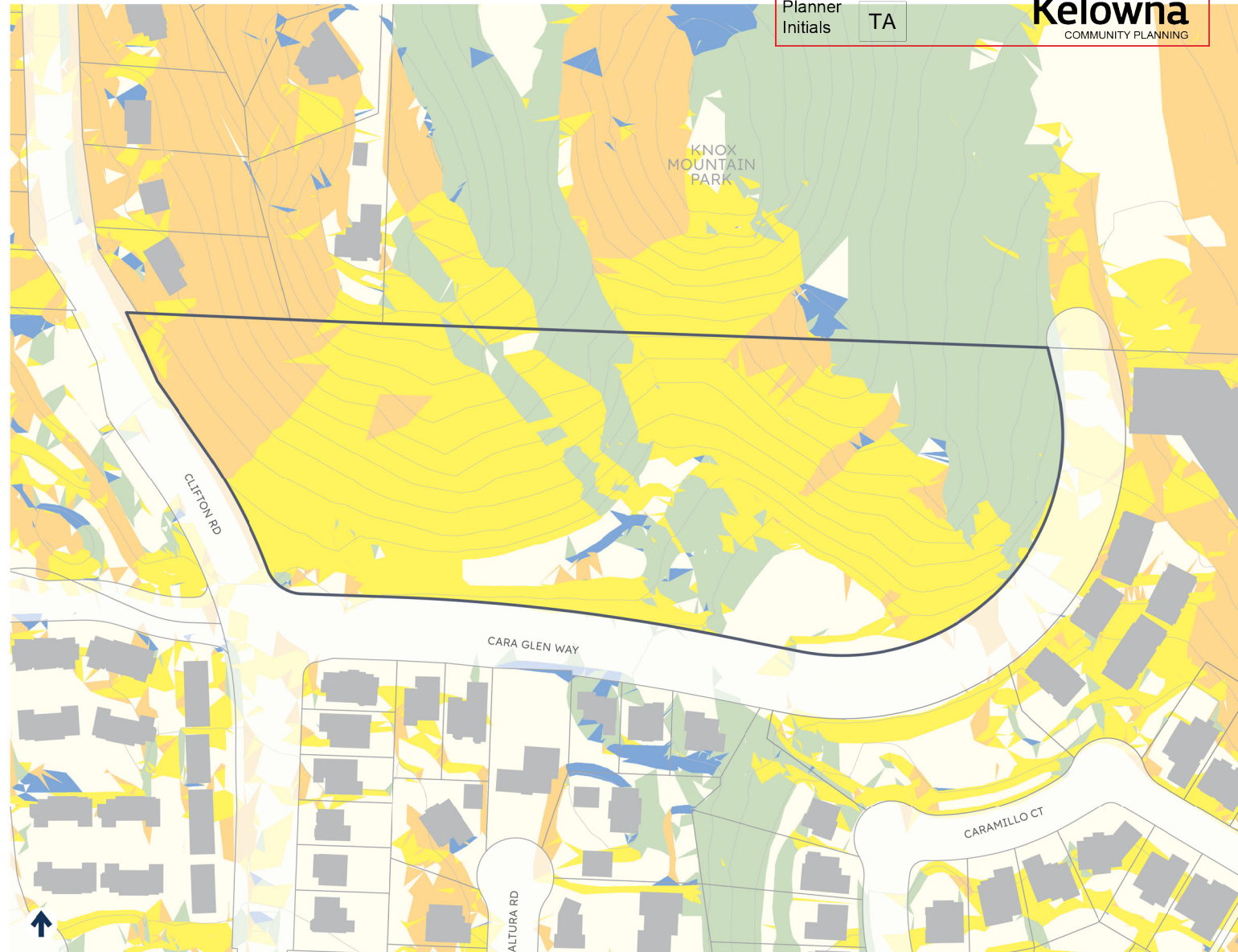
SLOPE ANALYSIS	
	Area Slope Under 30% 11,957m ² (1.20 ha 2.95 ac)
	30%-40% Slope
	40%+ Slope



Solar Aspect Analysis

A BRIGHT HILLSIDE

- The lands offer ample solar access with a predominant south-facing aspect, offering great access to natural sunlight through the day.

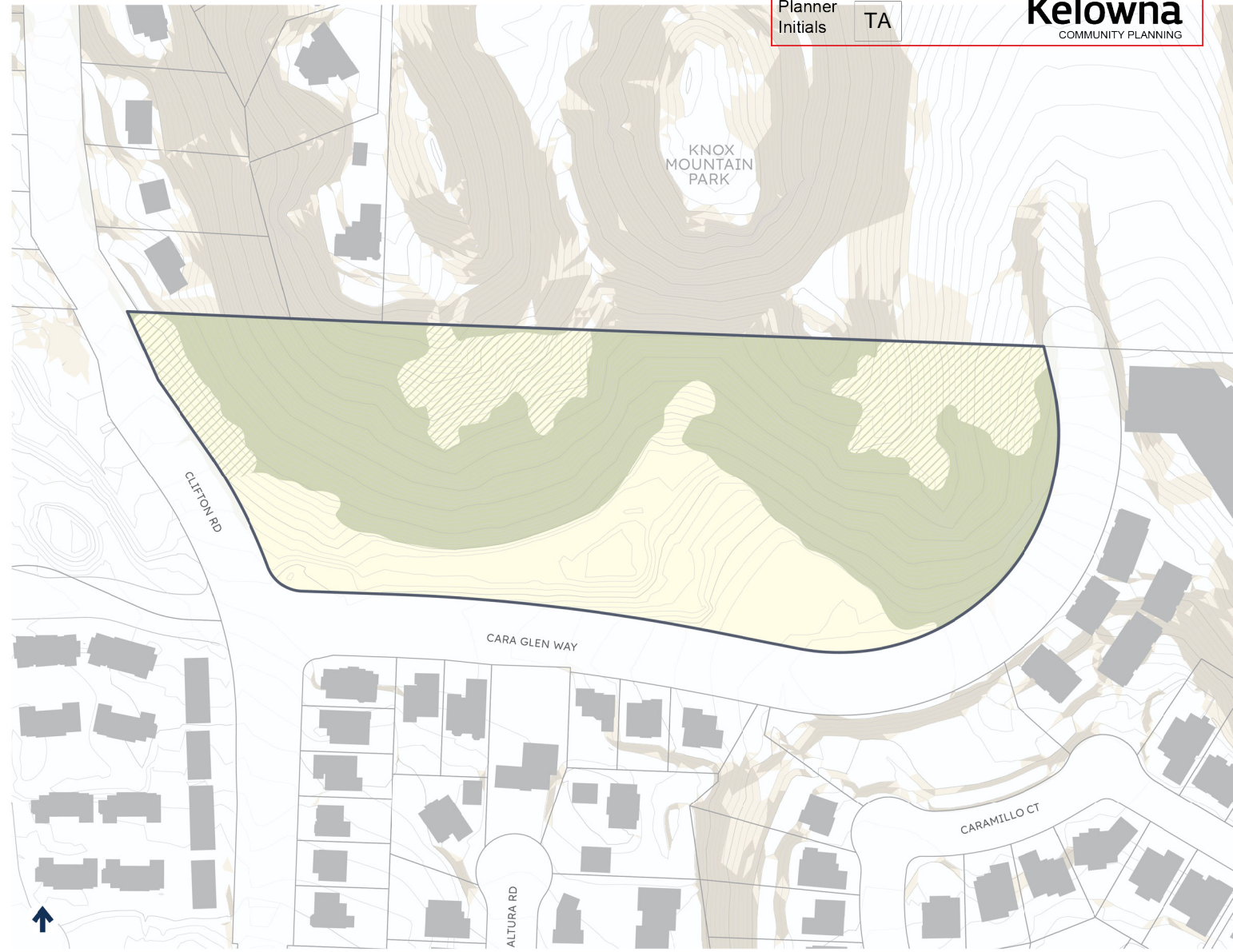




Development Potential

A NEW ENCLAVE

- Considering the site's topography, natural setting, and its convenient location within the City's Core Area, the site provides a rich opportunity for the development of a new mixed-use complete walkable neighbourhood, leveraging the lands views, natural character and surrounding recreation network.
- The Development Potential analysis reflects the land's natural qualities, environmental constraints, and existing infrastructure, with the following results:
 - 28%** of the land as **Low Constraint** - land best suited to accommodate future neighbourhood development;
 - 17%** of the land as **Medium Constraint** - land best suited to accommodate hillside and clustered development, and;
 - 55%** of the land as **High Constraint** - land best suited for protected natural areas and parkland.



DEVELOPMENT POTENTIAL	
28%	Low Constraints 1.05 ha 2.59 ac
17%	Medium Constraints 0.66 ha 1.63 ac
55%	High Constraints 2.06 ha 5.09 ac
100%	3.77 ha 9.32 ac

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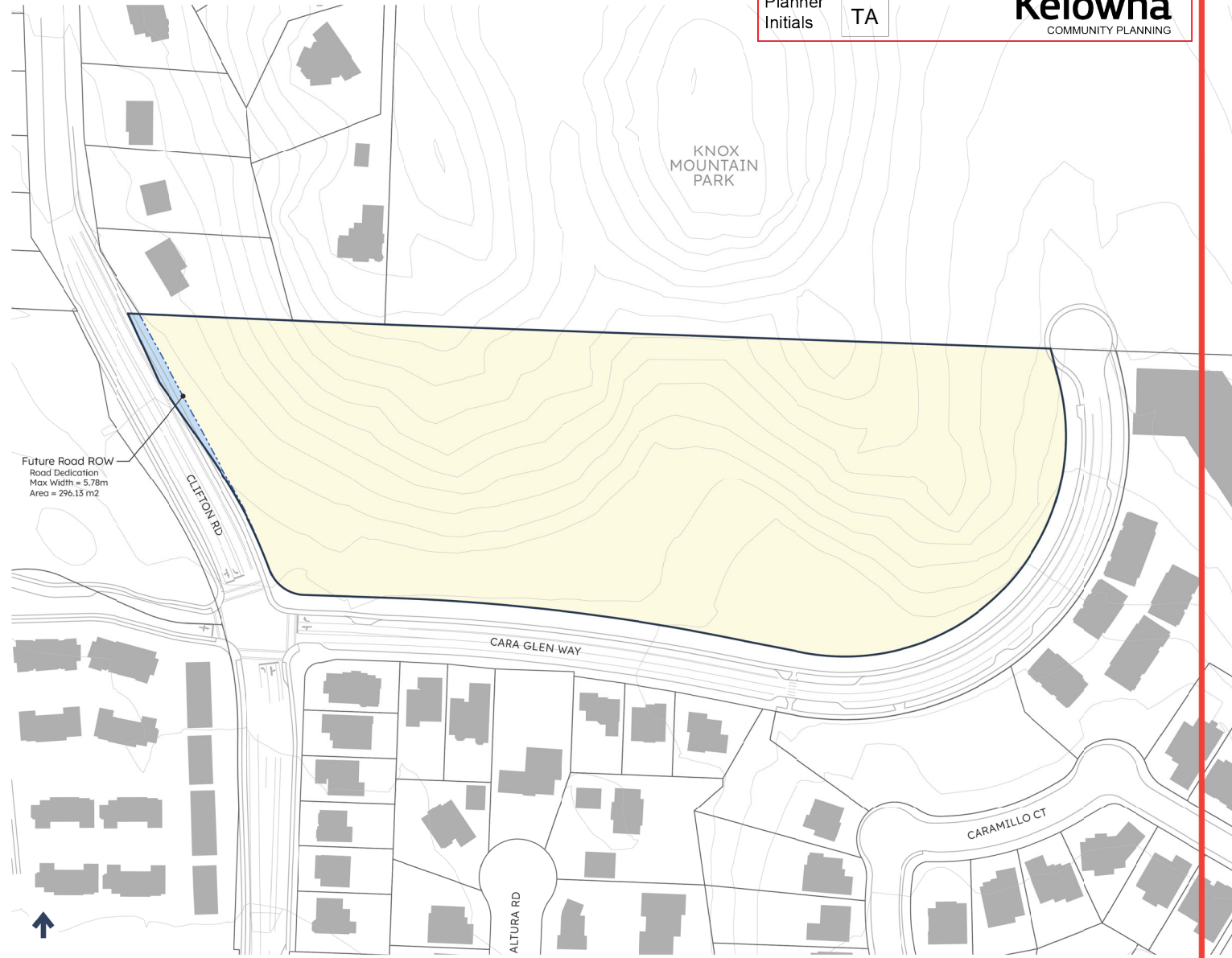
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Road Dedication

A COMPLETED STREET NETWORK

- The site boundary has been adjusted to provide the required Road Dedication for the buildout of Clifton Road ensuring a 12m offset from centreline. This reduced the site area from 9.32 acres to 7.23 acres, dedicating 296.13m² of land for the Clifton Road Right-of-Way.



Future Road ROW
 Road Dedication
 Max Width = 5.78m
 Area = 296.13 m²

	Site Boundary Existing	2.77 ha 9.32 ac
	Legal Property Line	
	5m Contour	
	Future Road ROW Proposed*	
ROAD DEDICATION		
	Adjusted Site Area	3.74 ha 9.24 ac
	Road Dedication	0.03 ha 0.07 ac













* Future Road ROW as proposed by Protech Consulting dated on 2024-04-30



Cara Glen Neighbourhood

DESIGN FEATURES

- 1. Respecting the Landform:** The design preserves the natural surroundings while accommodating community growth + recreational opportunities.
- 2. Diversity of Homes:** A combination of Townhomes and Apartments provide homes for a variety of lifestyles, life stages and incomes.
- 3. 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.
- 4. Walkable Neighbourhood:** Coherent pattern of strata lanes, sidewalks and trails promote a pedestrian focused neighbourhood for ease of access to the proposed neighbourhood-scale commercial. Ground-level units with front doors addressing the street create a pedestrian oriented experience.
- 5. Neighbourhood Commercial:** The plan proposes a mixed-use development on the intersection with Clifton Road that will include commercial spaces to serve the surrounding residents, new and existing, providing walking-distance access to services and shops for everyday needs in a primarily residential area.
- 6. Connections to Nature:** The Neighbourhood preserves 60% of the site for Natural Park including a proposed new trail network that will connect to the existing trails within Knox Mountain Park.

	Neighbourhood Access Points		Development Areas
	Natural Area / Provincial Park		Strata Natural
	Active Park		Active Park
	Commercial Crossing		Natural Area
	Townhome		Road Right of Way
	Apartment Building		
	Mixed Use Building		



Plans are conceptual only to support Rezoning and are subject to change through subdivision and permit process.

This forms part of application

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Cara Glen Neighbourhood Concept

TOWARDS SUSTAINABILITY

The Cara Glen Neighbourhood concept represents an opportunity to establish a pedestrian oriented, more complete community, guided by the following directives:

LIVING LIGHTLY

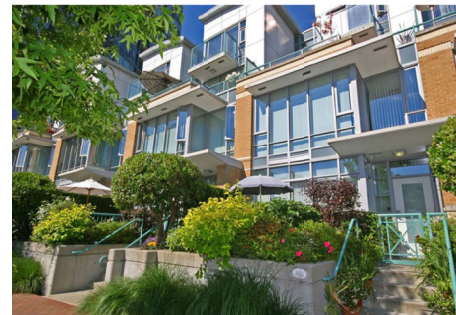
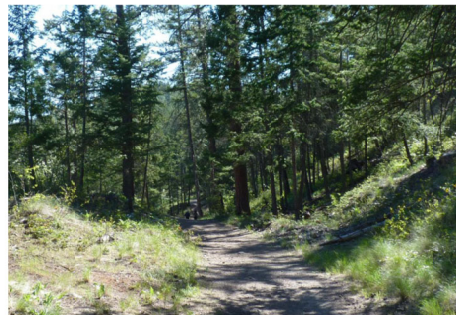
- Design a complete, compact, mixed-use, walkable neighbourhood
- Employ pedestrian oriented street cross sections
- Create a community close to existing amenities and infrastructure.

WORKING WITH NATURE

- Expand and protect Knox Mountain Park
- Create an integrated network of natural spaces, and recreational trails
- Celebrate and respect natural landforms

LIVING LOCAL

- Accommodate a range of lifestyles, life-stages and incomes.
- Create a sense of place that encourages social connections and walkability.
- Provide opportunities for local neighbourhood commercial to support a more complete community.



DESIGN APPROACH

The design of the Cara Glen Neighbourhood represents an opportunity to work with the land in establishing a compact, mixed-use, walkable neighbourhood with a diverse range of housing opportunities all on nature's doorstep:

Work with the Land: Leverage the natural topography by employing hillside forms to minimize grading impacts while maximizing access and views.

Preserve Views: Preserve natural landscape where possible while protecting view corridors.

Enhance the Neighbourhood: Walkable streets with homes that address their neighbours, and offer access to the extensive trail network.

Access to Knox Mountain: The extension of Cara Glen Way offers community access to the recreational trails and amenities within Knox Mountain Park.

Variety of Homes: Ensure a diversity of ground-oriented Townhomes on strata pathways serviced by lanes and Apartments with underground parking.

Provide affordability: Includes a contribution to the City's Housing Opportunities Reserve Fund for Sub-Area A.

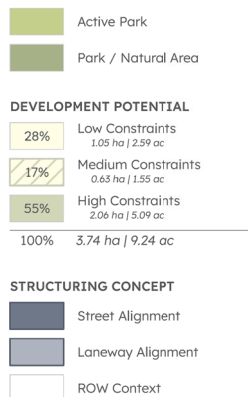
Establish Parks: Provide a significant addition of natural parkland to Knox Mountain Park, while offering community trails with connections to the park and adjacent neighbourhoods.



Structuring Plan

FITTING THE LAND

- The central challenge involved in envisioning the neighbourhood is to respect and work with its natural topography and landscape features. The Neighbourhood design responds to the land's complex hillside by offering compact housing forms that respect the surrounding steep slopes.
- The site is structured by the extension of Cara Glen Way with access from Clifton Road connecting the neighbourhood with a local road to strata lane ground-oriented homes + low rise apartments with underground parking.
- New and existing public trails provide outdoor recreation opportunities, connecting to the Knox Mountain trail network and beyond.



Plans are conceptual only to support Rezoning and are subject to change through subdivision and permit process.



Street Hierarchy

NEW CONNECTION

- The new Cara Glen Way extension serves as a local road providing access to the strata lanes and underground parking while providing a new public access and on-street parking for the users of Knox Mountain Park.
- The intersection with Clifton Road, a major arterial in the Core Area, is an existing 4-way controlled intersection that already serves the built portion of Cara Glen Way.



- Major Arterial | Core Area
- Major Arterial | Suburban
- Local Street | Core Area
- Strata Lane
- 4 - Way Controlled Intersection | Existing

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Parks + Trails Plan

CONNECTING WITH NATURE

Recognizing and respecting the value of the lands for their recreational significance and landscape features, the neighbourhood design weaves together the new active park on 530 Caramillo, a series of trails and significant dedicated protected natural areas.

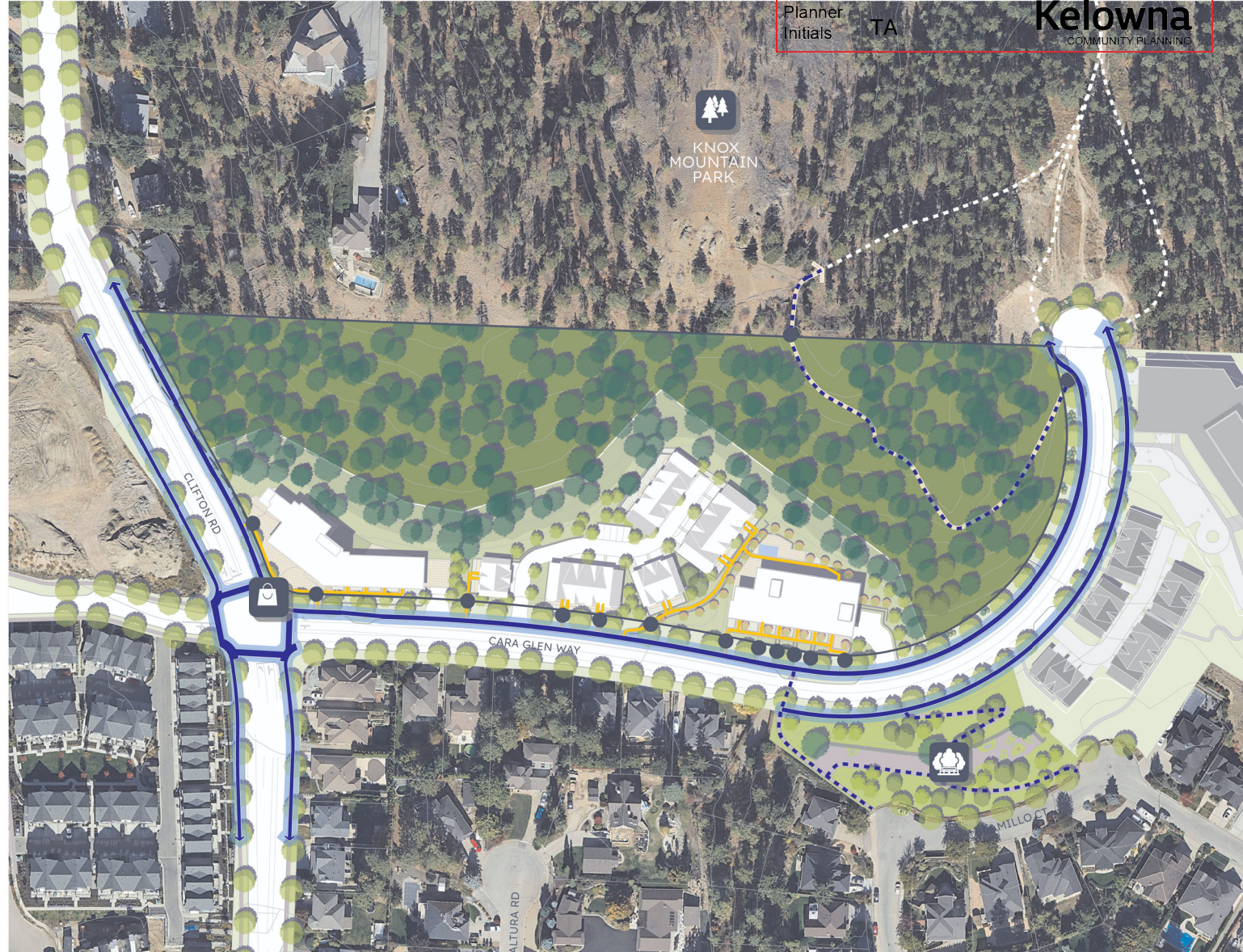
The conceptual trail network provides an opportunity to connect with existing trails within Knox Mountain Park while further enhancing park access.

The dedication of natural park land aligns with the Knox Mountain Park Management Plan 2022 and its desire to acquire additional properties to improve connections to Knox Mountain Park for both wildlife and trail systems.

PEDESTRIAN-FOCUSED

Designed to foster pedestrian use and movement, ground-oriented townhomes address the public realm while public sidewalks and front yard mews provide front door access linking the homes to the network of neighbourhood streets and trails.

-  Public Sidewalk
-  Private Sidewalk / Path
-  Public Trail
-  Existing Trail
-  Pedestrian Access Points



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Proposed Land Use Designations

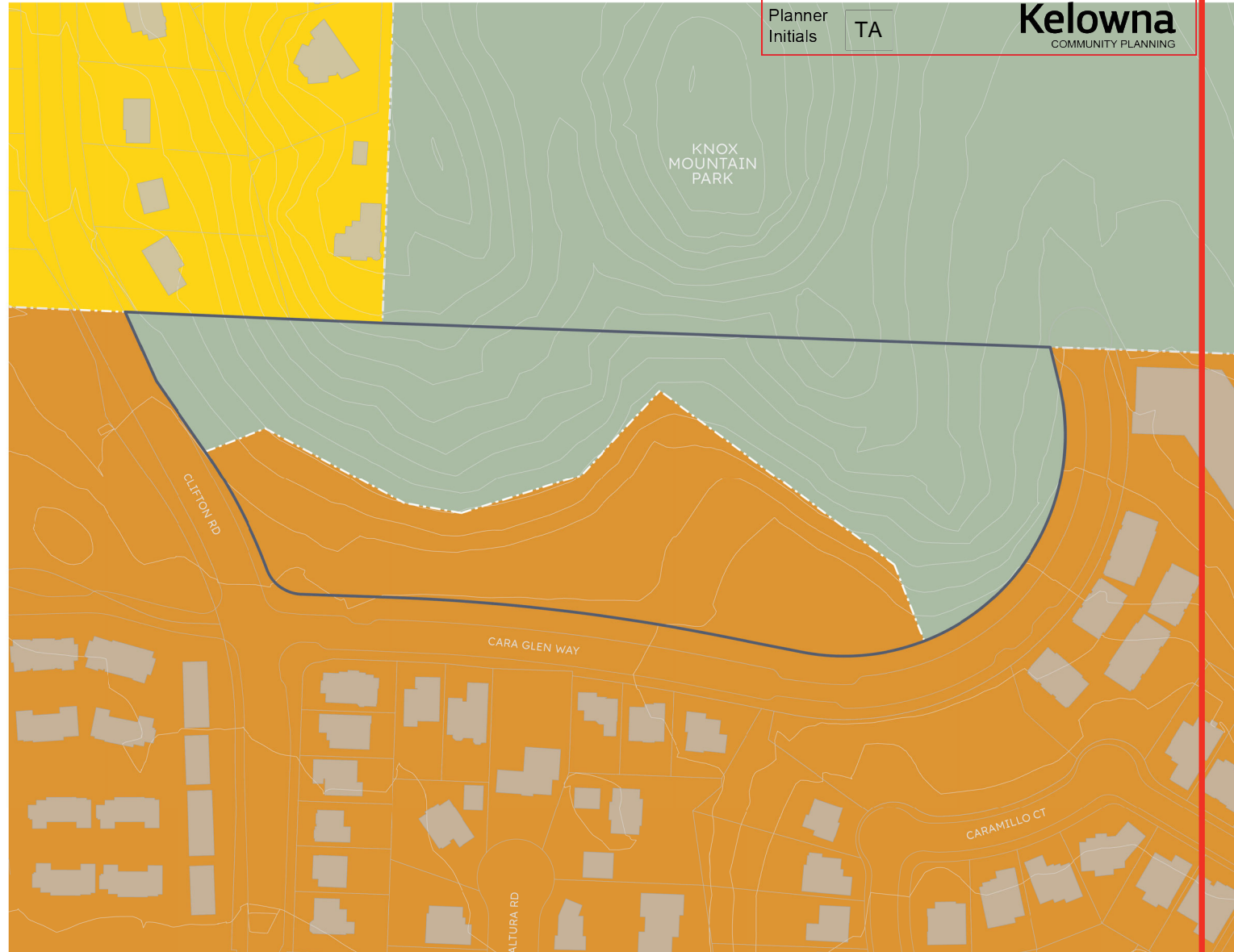
FUTURE LAND USE

- C-NHD - Core Area Neighbourhood, and;
- NAT - Natural Areas.

The proposed amendment to the OCP Future Land Use Plan reflects the proposed development concept and park dedication for Cara Glen Way Phase 2.

LAND USE SUMMARY				
LAND USE	EXISTING (ac)	%	PROPOSED (ac)	%
C-NHD	9.32	100	3.68	40
NAT	-	-	5.64	60

- C-NHD - Core Area Neighbourhood
- S-RES - Suburban Residential
- NAT - Natural Area



Plans are conceptual only to support Rezoning and are subject to change through subdivision and permit process.



Proposed Zoning

ZONES

- CD29 - Cara Glen Neighbourhood, and;
- RR1 - Large Lot Rural Residential.

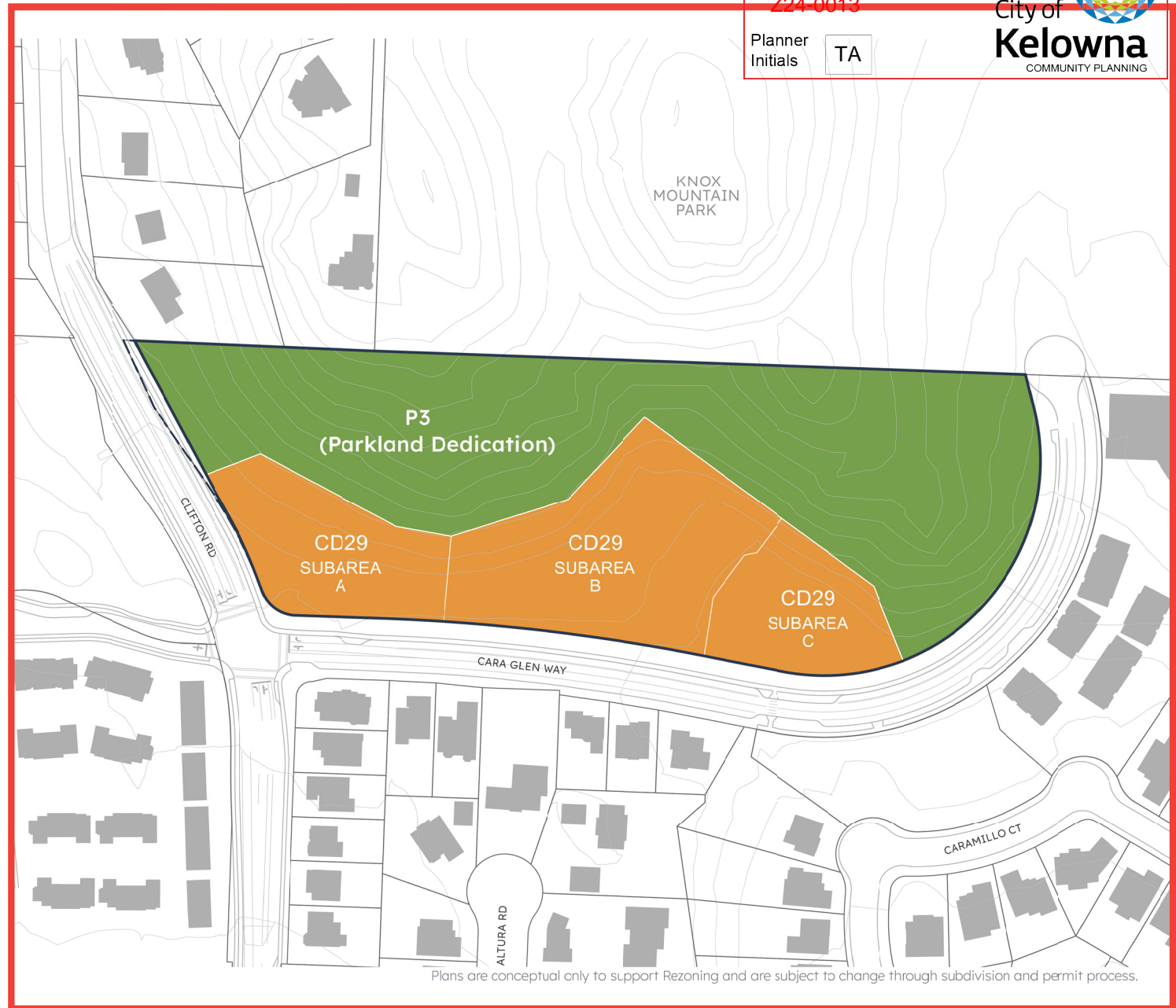
The proposed CD29 provides a zone primarily for townhomes and apartments with a sensitive transition in height and massing towards adjacent Core Area Neighbourhood properties. In addition, 5.64 acres will be rezoned to P3 - Parks and Open Space and dedicated to the City as public parkland.

REZONING SUMMARY				
ZONE	EXISTING (ac)	%	PROPOSED (ac)	%
RR1	9.32	100	-	-
CD29	-	-	3.68	40
P3	-	-	5.64	60

The proposed development adheres to the OCP requirements - policy 5.3.3 - for supporting mixed use buildings in Core Area Neighbourhoods, meeting the following criteria:

- Has an area of 1 hectare or greater;
- Has sensitive transitions from large buildings to adjacent neighbourhoods with ground-oriented multi-unit housing
- Includes a public park;
- Includes affordable and/or rental housing component
- Does not exceed a FAR of 1.2 over the entire site.

- CD29 | Cara Glen Multi-Dwelling
 - CD29 - A 0.41 ha | 1.01 ac
 - CD29 - B 0.75 ha | 1.85 ac
 - CD29 - C 0.33 ha | 0.81 ac
- P3 | Park and Open Space



Plans are conceptual only to support Rezoning and are subject to change through subdivision and permit process.

Cara Glen Neighbourhood Community Benefits

ATTACHMENT C

This forms part of application

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COMPLETE NEIGHBOURHOOD

MAKING THINGS WALKABLE

- A network of tree-lined public street and strata lanes, provide comfortable pedestrian access to neighbourhood-scale mixed-use commercial, reducing the need for cars and encouraging social connections and walkability.

MAKING THINGS SUSTAINABLE

- With a truly mixed-use neighbourhood the opportunity for viable neighbourhood-focused commercial is possible, with more neighbourhood residents to support local shops and services.

CELEBRATING NATURE

CONNECTING WITH NATURE

- Recognizing and respecting the value of the lands for their recreational and natural significance, the Neighbourhood design weaves together the new active park across the street, a series of active trails and protected natural areas.
- The conceptual trail network offers a neighbourhood destination with an opportunity to connect with existing trails within Knox Mountain Park.

HOUSING DIVERSITY

A HOME FOR EVERYONE

- Supporting the OCP's vision to build healthier neighbourhoods, the plan offers a variety of housing types to support a range of family lifestyles, life stages and incomes that includes:
 - Townhomes of different formats; and,
 - Apartments.

MAKING THINGS AFFORDABLE

- The submission includes a contribution to the City's Housing Opportunities Reserve Fund for Sub-Area A as established by Bylaw No. 8593.

ATTACHMENT C

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Hillside Responsive

ADAPTING TO THE LAND

The proposed building footprints are within the existing areas that have a slope below 30%.

The compact building footprints at the base of the hillside allow for dedication of 60% of the site for the extension of Knox Mountain park to preserve the scenic beauty and natural character of the hillside, reducing its impact to the urban landscape.



- Proposed Grading Limit
- Proposed Foundation Wall
- Proposed Retaining Wall
- Strata Development Area
- Strata Landscape Area
- Strata Naturalized Area
- Strata Lane & Driveway
- Road Landscape

DEVELOPMENT YIELD

	39%	Development Area CD29 Cara Glen Multi-Dwelling	1.49 ha / 3.67 ac
	61%	Natural Area P3 Park and Open Space	2.28 ha / 5.63 ac

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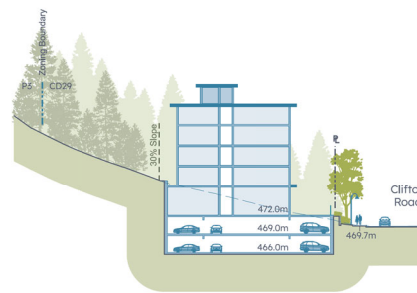


Hillside Retention

WORKING WITH THE LAND

Recognizing and respecting the natural landscape and topography of the site, the neighbourhood design is guided by the following hillside retention directives:

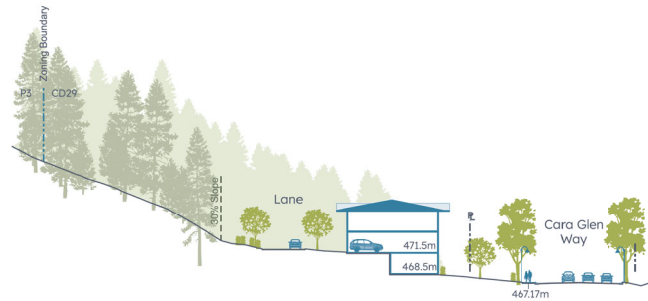
- Minimize site regrading and landscape retaining walls through terracing buildings on the hillside and using basements with daylight walk-out and walk-up conditions;
- Mitigate the impacts to significant trees and vegetation that provide ecological and aesthetic benefits and improve slope stability, and;
- Utilize strata lanes for vehicle access, avoiding driveways and garage doors fronting on the public street.
- Limiting the development to areas with natural grades below 30%



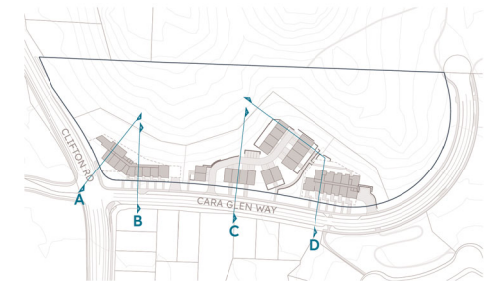
SECTION A | Corner Building



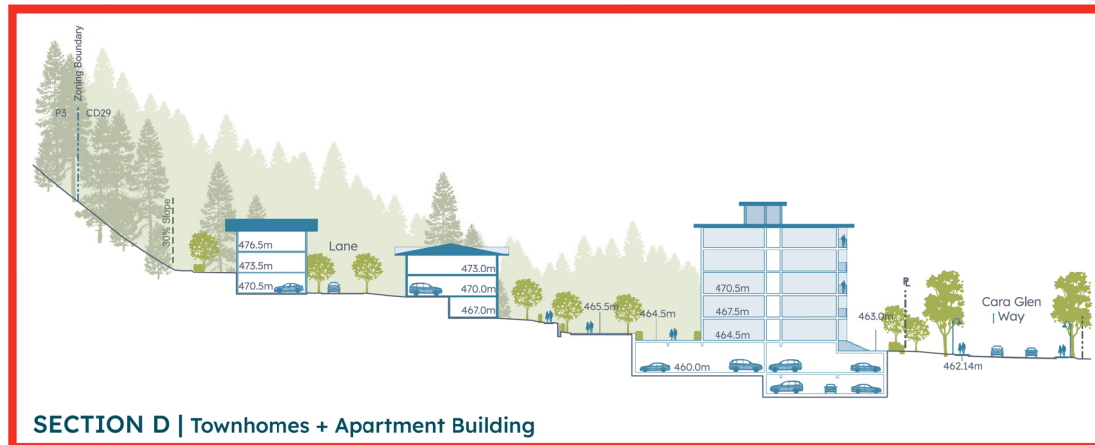
SECTION B | Corner Building



SECTION C | Townhomes



Key Plan



SECTION D | Townhomes + Apartment Building

Plans are conceptual only to support Rezoning and are subject to change through subdivision and permit process.



LAMONT
RESPECTING LAND & PEOPLE



ATTACHMENT C

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City of
Kelowna
COMMUNITY PLANNING

August 14th, 2024

Ms. Trisa Atwood, Planner Specialist

City of Kelowna
3000 Guildford Way
Coquitlam, BC
V3B 7N2

Re: Cara Glen Phase 2 | Housing Opportunities Reserve Fund Contribution

As discussed at the August 13th meeting with City of Kelowna staff, the following approach was discussed and subsequently confirmed by Staff via email on August 14th.

To satisfy the Affordable Housing Component of the City of Kelowna OCP Strategic Density Policy 5.3.3, Lamont Land has agreed to provide a Contribution to the Housing Opportunities Reserve Fund totalling **\$188,000**.

The above amount has been determined by applying the calculation in Section 6.8.b of the City of Kelowna Zoning Bylaw to both apartment buildings within Cara Glen Phase 2 for a total of 94 units. The contribution amount is detailed as follows:

Cara Glen Housing Opportunities Reserve Fund

$$94 \text{ units} \times 2\% \times \$100,000 = \mathbf{\$188,000}$$

Please accept this letter as confirmation of the Housing Opportunities Reserve Fund Contribution approach between the City of Kelowna and Lamont Land.

Placemark Design + Development