



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

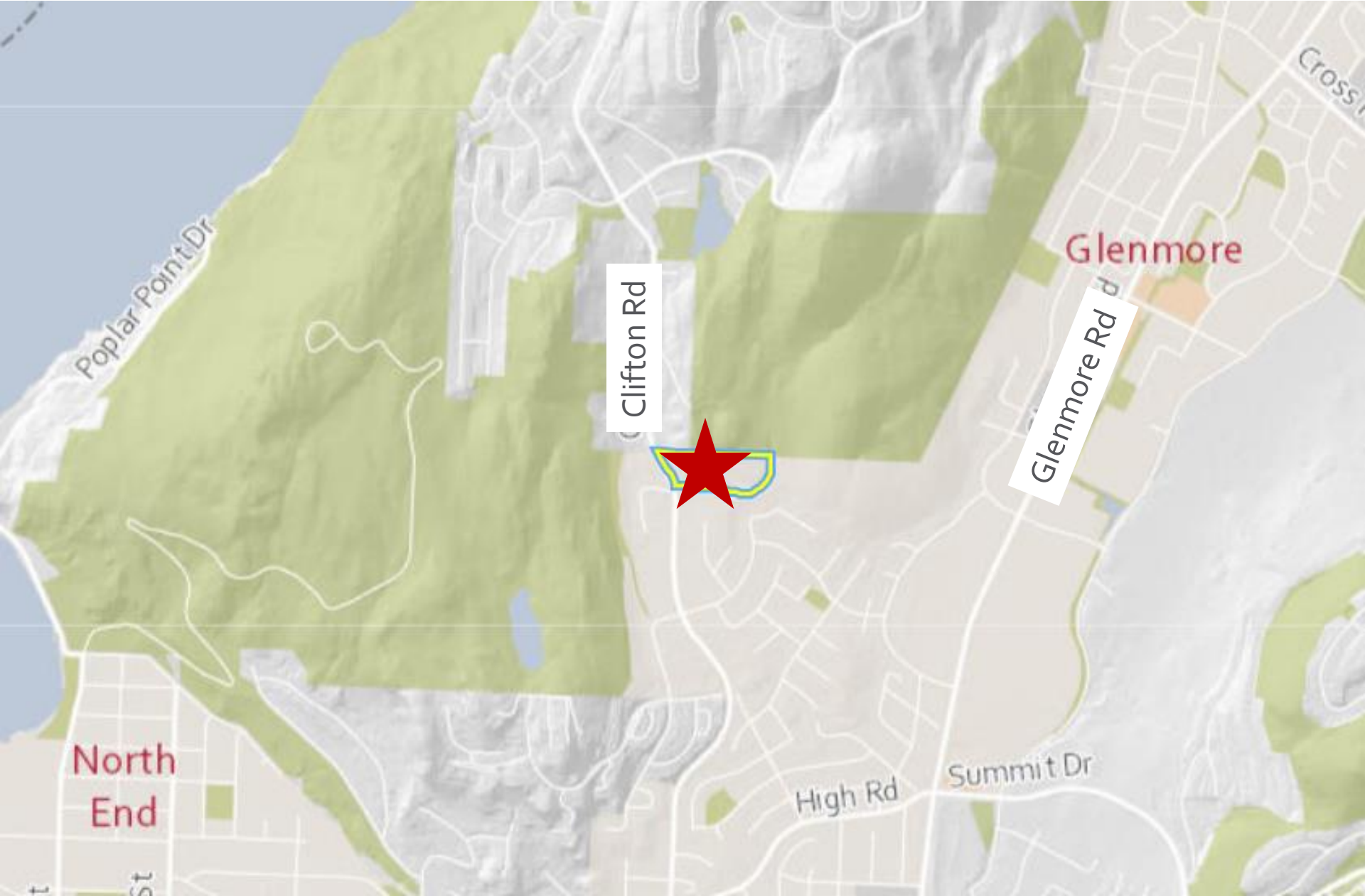


Development Permit (Form & Character)












Council Approvals

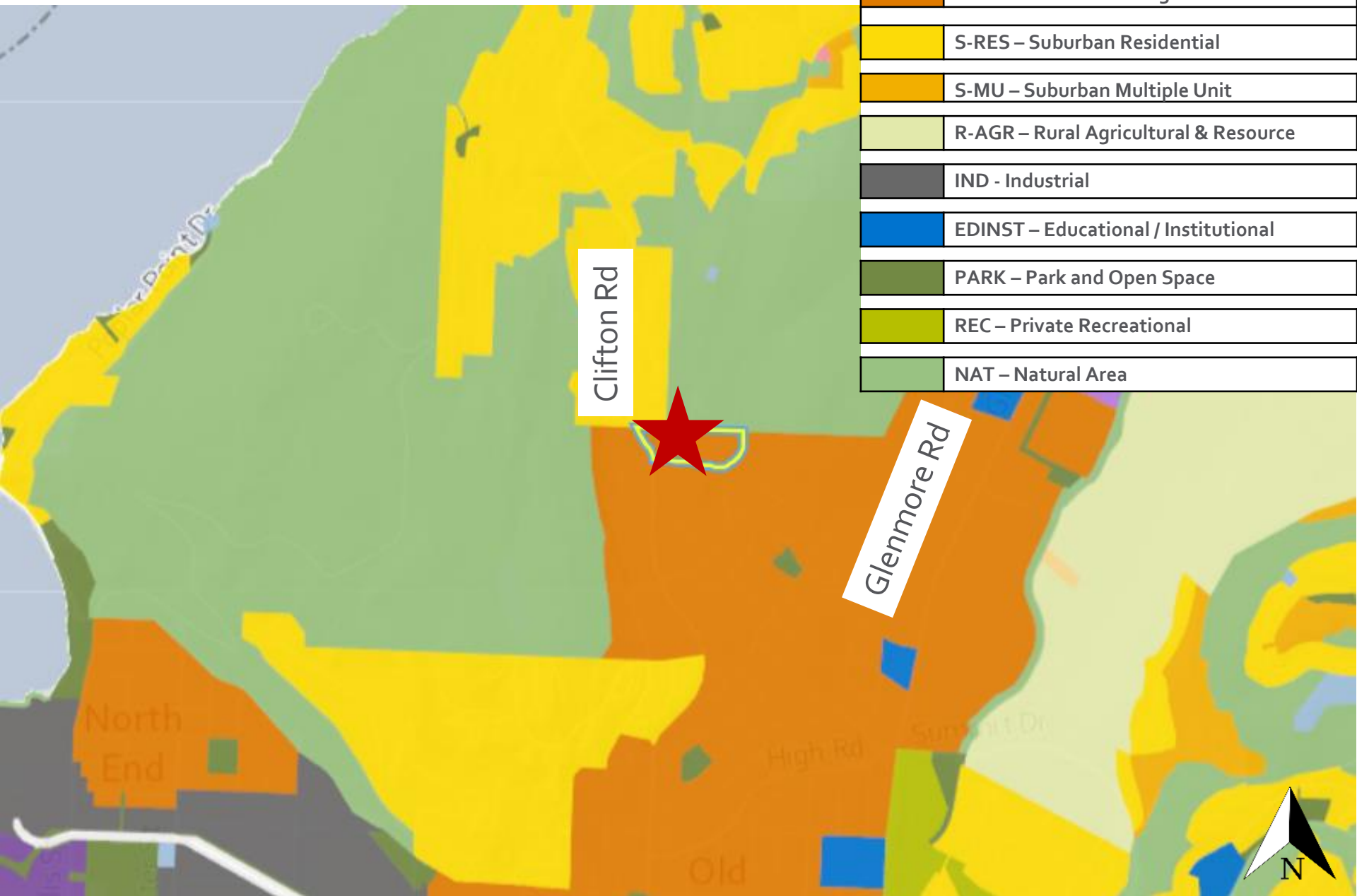


Context Map



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

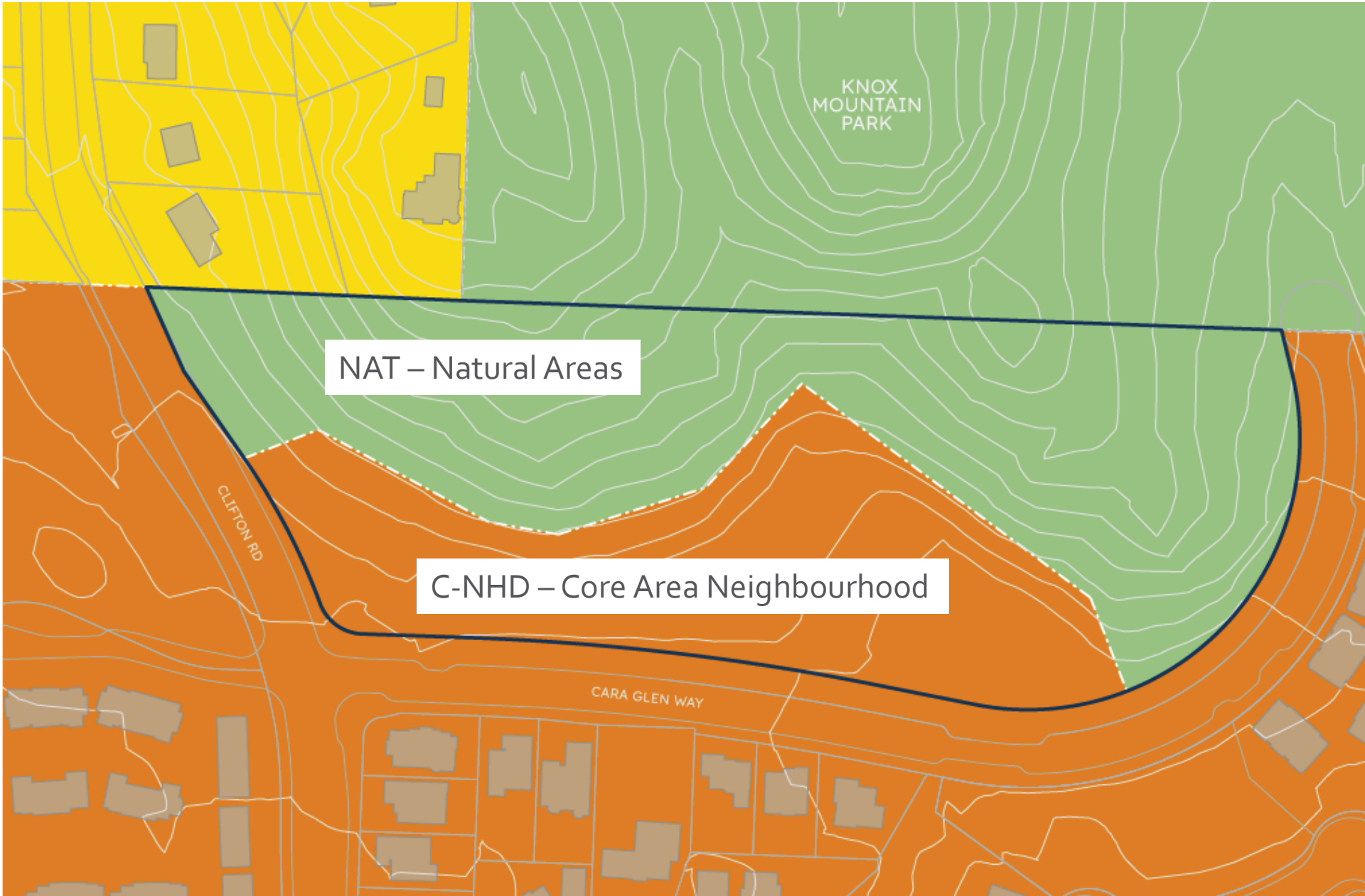
OCP Policy 5.3.3. Strategic Density

Policy Requirement	Proposal	Evaluation
The property, at the time a rezoning or development permit application is made, has an area of 1 hectare or greater.	<i>The subject property is 3.77 ha at time of rezoning application.</i>	✓
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.	<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>	✓

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

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 m² per bachelor dwelling unit</p> <p>15.0 m² per 1-bedroom dwelling unit</p> <p>25 m² per dwelling unit with more than 1-bedroom</p>	<p>6.0 m² per bachelor dwelling unit</p> <p>10.0 m² per 1-bedroom dwelling unit</p> <p>15 m² per dwelling unit with more than 1-bedroom</p>	<p>7.5 m² per bachelor dwelling unit</p> <p>15.0 m² per 1-bedroom dwelling unit</p> <p>25 m² 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
OCP Climate Resilience Consistency	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