



LAMONT
RESPECTING LAND & PEOPLE

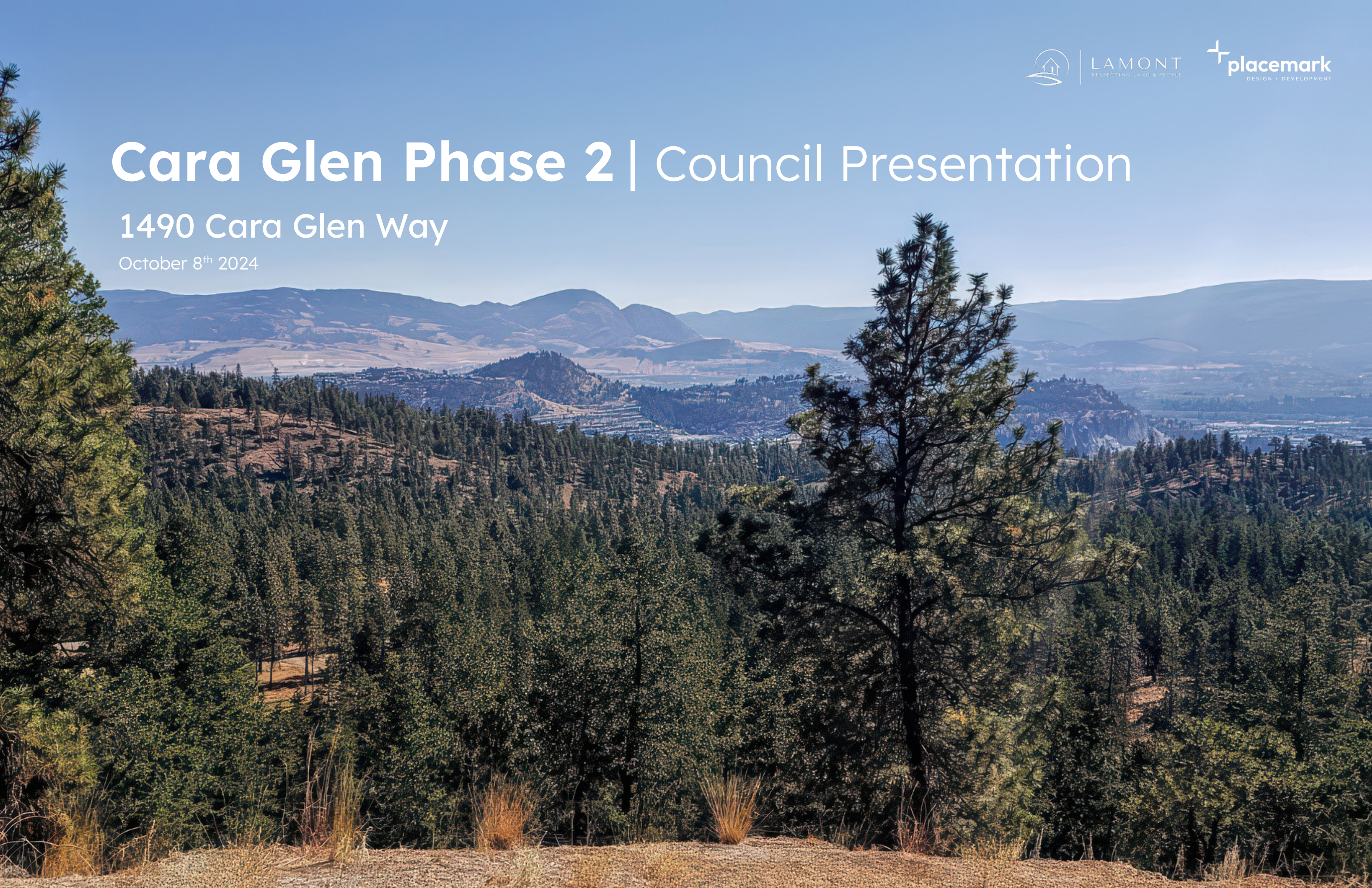


placemark
DESIGN + DEVELOPMENT

Cara Glen Phase 2 | Council Presentation

1490 Cara Glen Way

October 8th 2024



Site Context | 1490 Cara Glen Way

Significant Site | 9.32 acres (3.77 ha) situated on the northern edge of the Core Area OCP designation and adjacent to Knox Mountain Park.

Easily Accessible | Located on the corner of Clifton Road and Cara Glen Way, ~3.5km from Downtown Kelowna.

Topographically Distinct | The natural hillside terrain serves as a backdrop for a compact community while providing an opportunity for the protection of natural areas.

Trailhead Access | The lands are enjoyed by the public as a key launching point into Knox Mountain Park with access to significant viewpoints looking over Lake Okanagan.

Evolving Community | Several multi-family developments are currently completed or under construction, to the west across Clifton Road and east across Cara Glen Way.



Site History | Cara Glen Neighbourhood

Cara Glen Way

Originally intended to be an arterial Road extending North through Knox Mountain Park, Cara Glen Way is now built out as a local cul-de-sac road providing both access and ~50 public parking stalls for Knox Mountain Park East.

Cara Glen Phase One

In September of 2023, 1691 Cara Glen Way (Phase 1) received rezoning from RR1 to MF2 to allow for the development of a 4-storey apartment building and townhomes. The property is currently under Development Permit review.

Cara Glen Active Park

In a continued effort meet OCP goals and provide public park space for the neighbourhood an active park on Cara Glen Way is currently under construction and will provide lawn space, seating, picnic areas and ping pong tables, along with pedestrian access to Caramillo Court below.

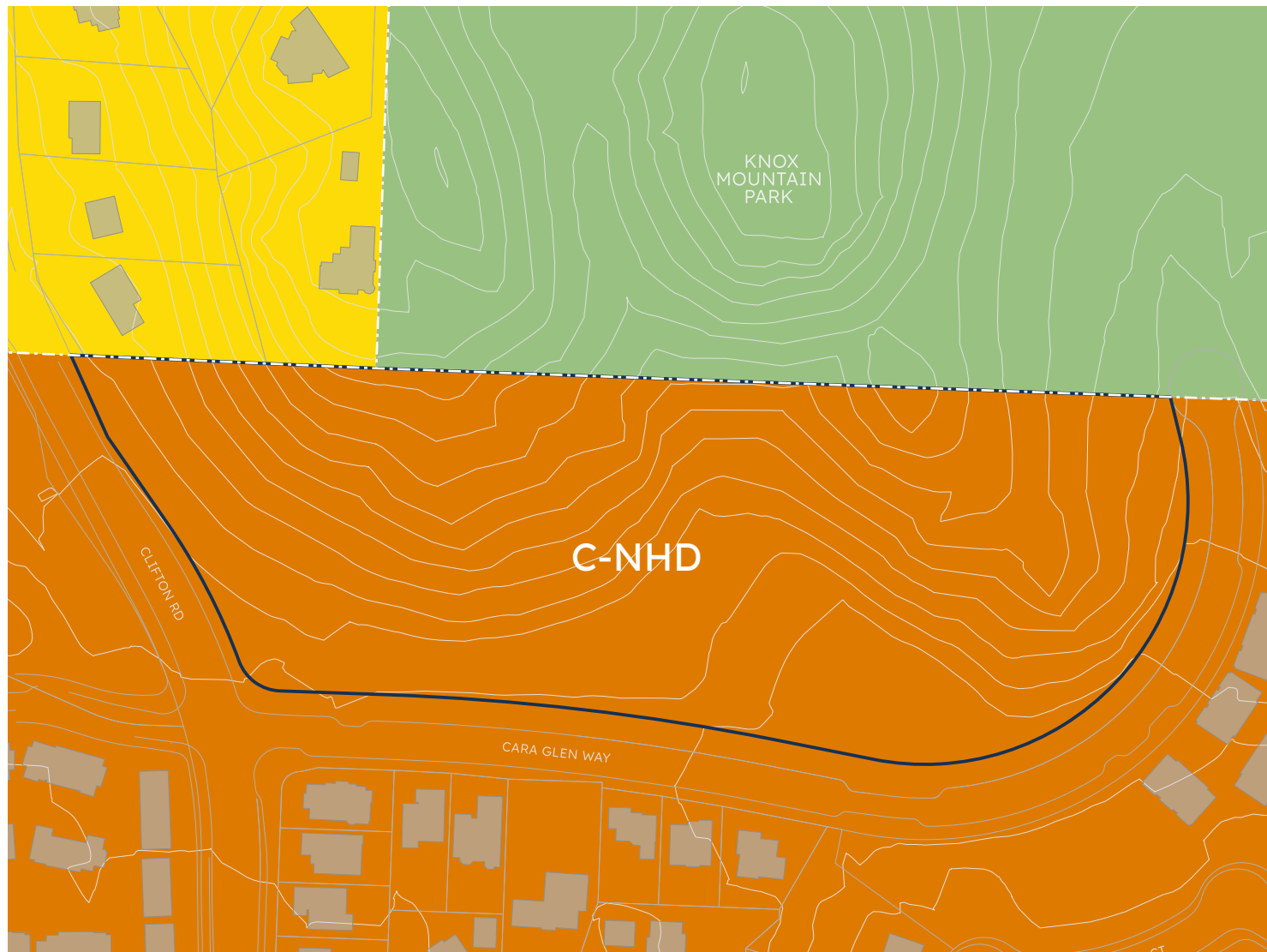
Hillside Lands

An exploration to provide large lot single-detached housing on the hillside lands was conducted and deemed feasible. After further analysis it was determined that the land is better suited as parkland due to views towards Lake Okanagan, connections to existing trails, and preservation of existing trees.



Policy Context | Existing Site

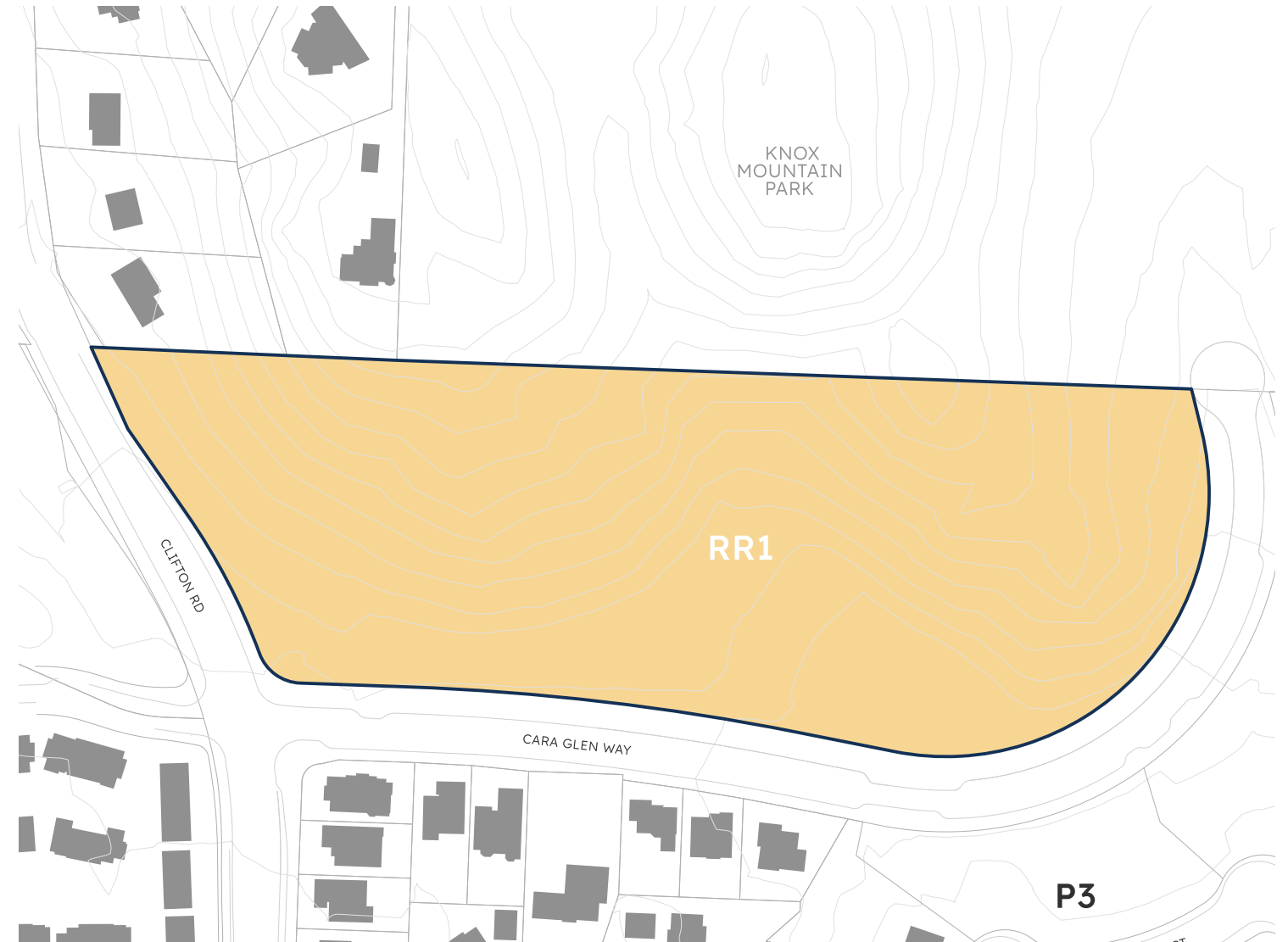
ALIGNED WITH CURRENT OCP



CORE AREA NEIGHBOURHOOD

The future land use designation Core Area Neighbourhood (C-NHD) supports mixed-use buildings with housing variety being a top priority.

NOT ALIGNED WITH EXISTING ZONING



LARGE LOT RURAL RESIDENTIAL

The residential permitted uses in RR1 is Single Detached Housing. This zone does not align with the OCP's density targets for the Core Area Neighbourhood.

Policy Context | The Core Area

OFFICIAL COMMUNITY PLAN

1. Policy 5.3.3. Strategic Density

The submission meets the following criteria as outlined in the OCP for mixed-use in developments not adjacent to Transit Supportive Corridors:

- ✓ 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 1.2 over the entire site.

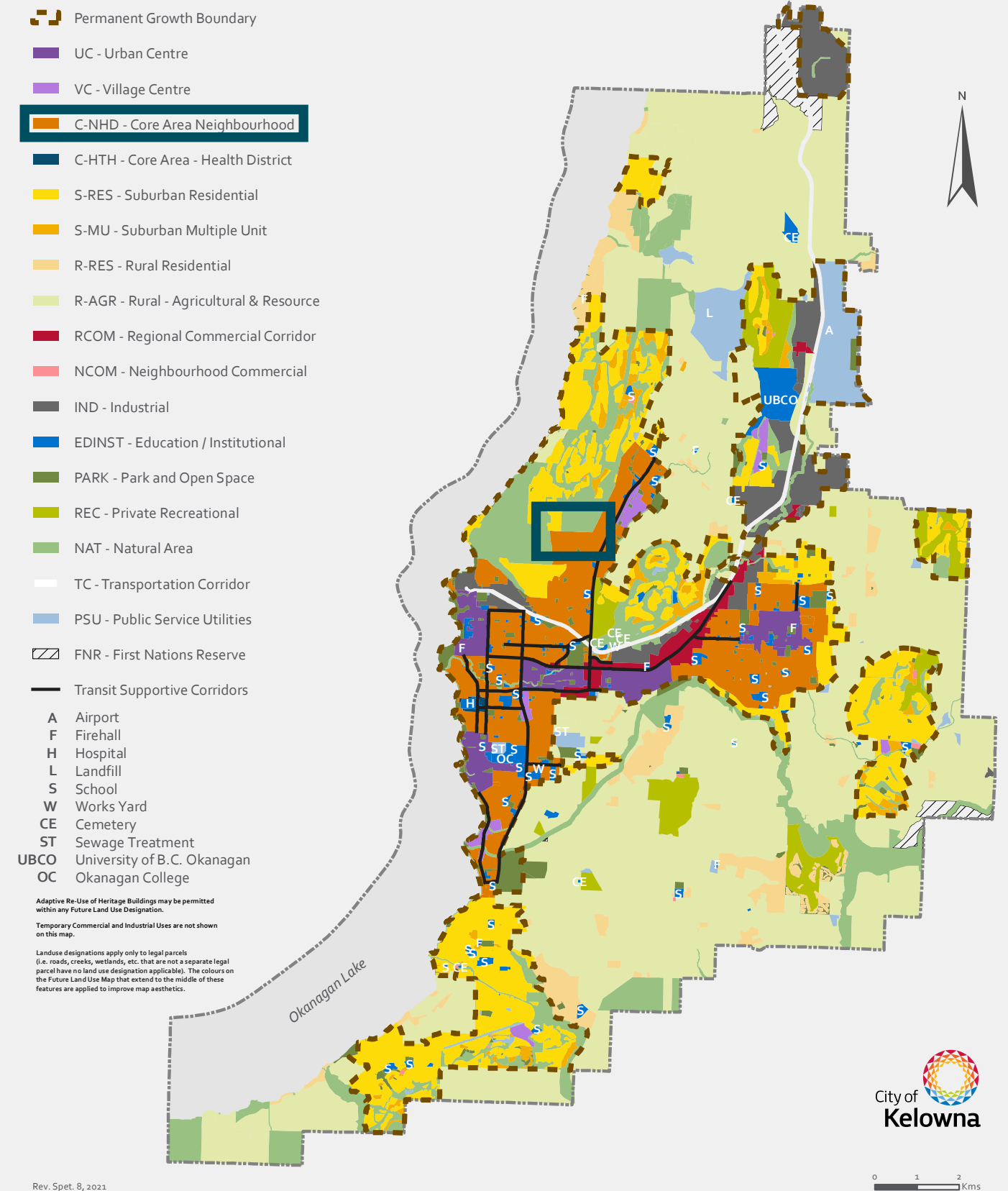
2. Policy 5.3.8. Local Commercial Integration

3. Policy 5.5.1. Core Area Natural Spaces

4. Policy 10.1.15. Natural Areas

KNOX MOUNTAIN PARK MANAGEMENT PLAN (2022)

1. Section 8.0 Future Areas of Interest for Park Acquisition

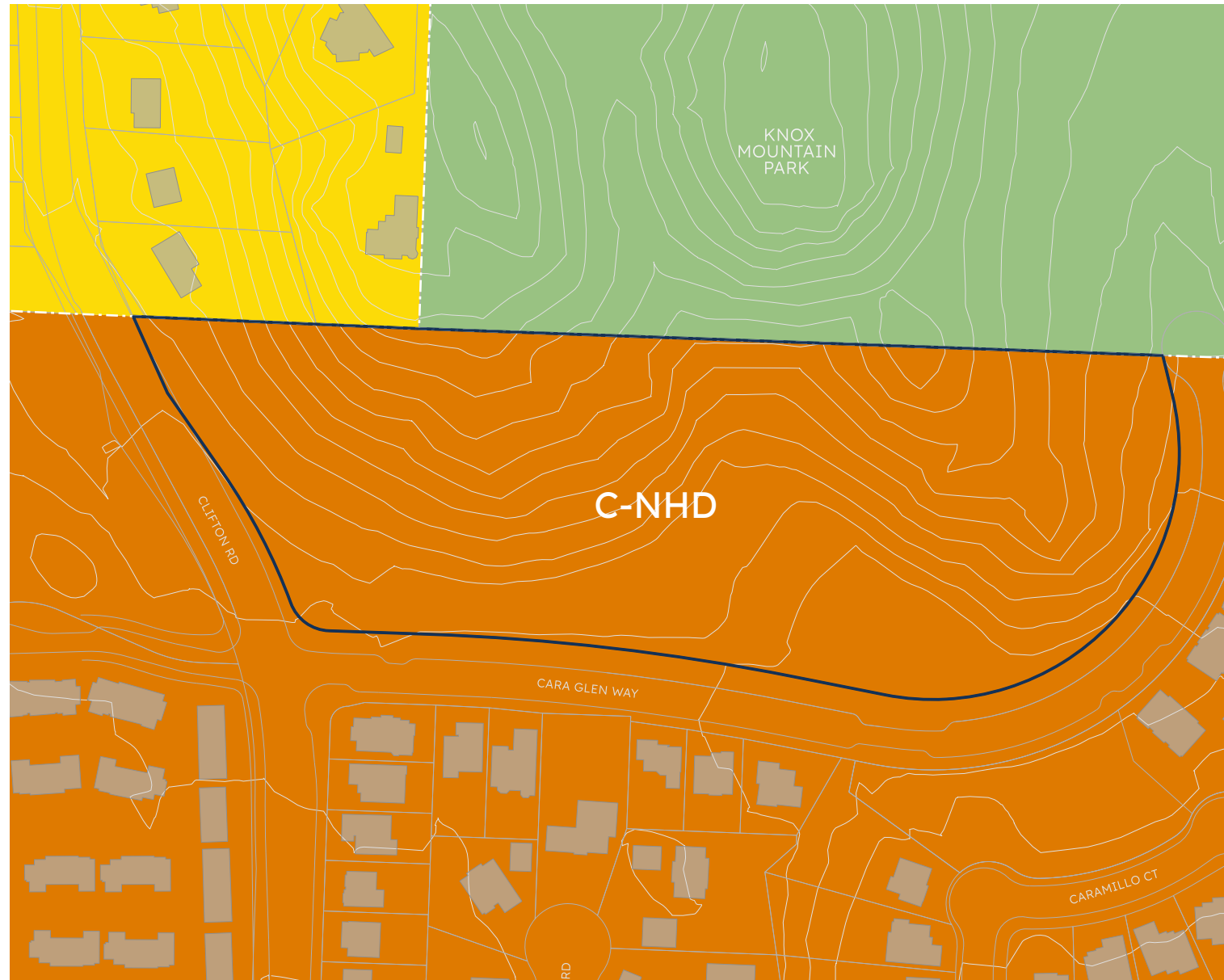


OCP Amendment | Expansion of Knox Mountain Park

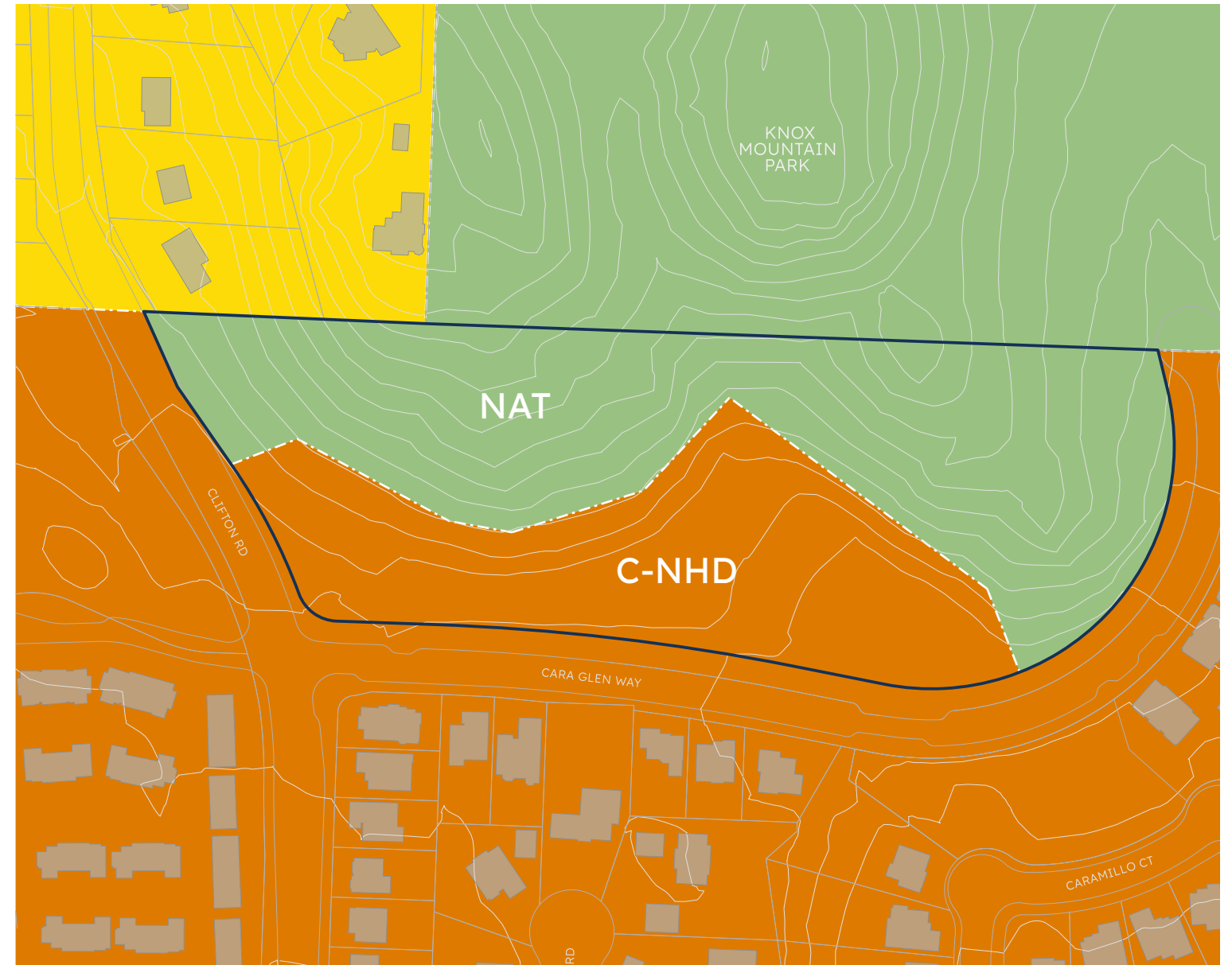
LAND USE SUMMARY				
LAND USE	EXISTING (ac)	%	PROPOSED (ac)	%
C-NHD	9.32	100	3.68	40
NAT	-	-	5.64	60

Future Land Use | The proposed development is aligned with the OCP designation of Core Area Neighbourhood. The OCP Amendment only applies to the 5.64 acre parkland dedication as an expansion of Knox Mountain Park.

EXISTING



PROPOSED

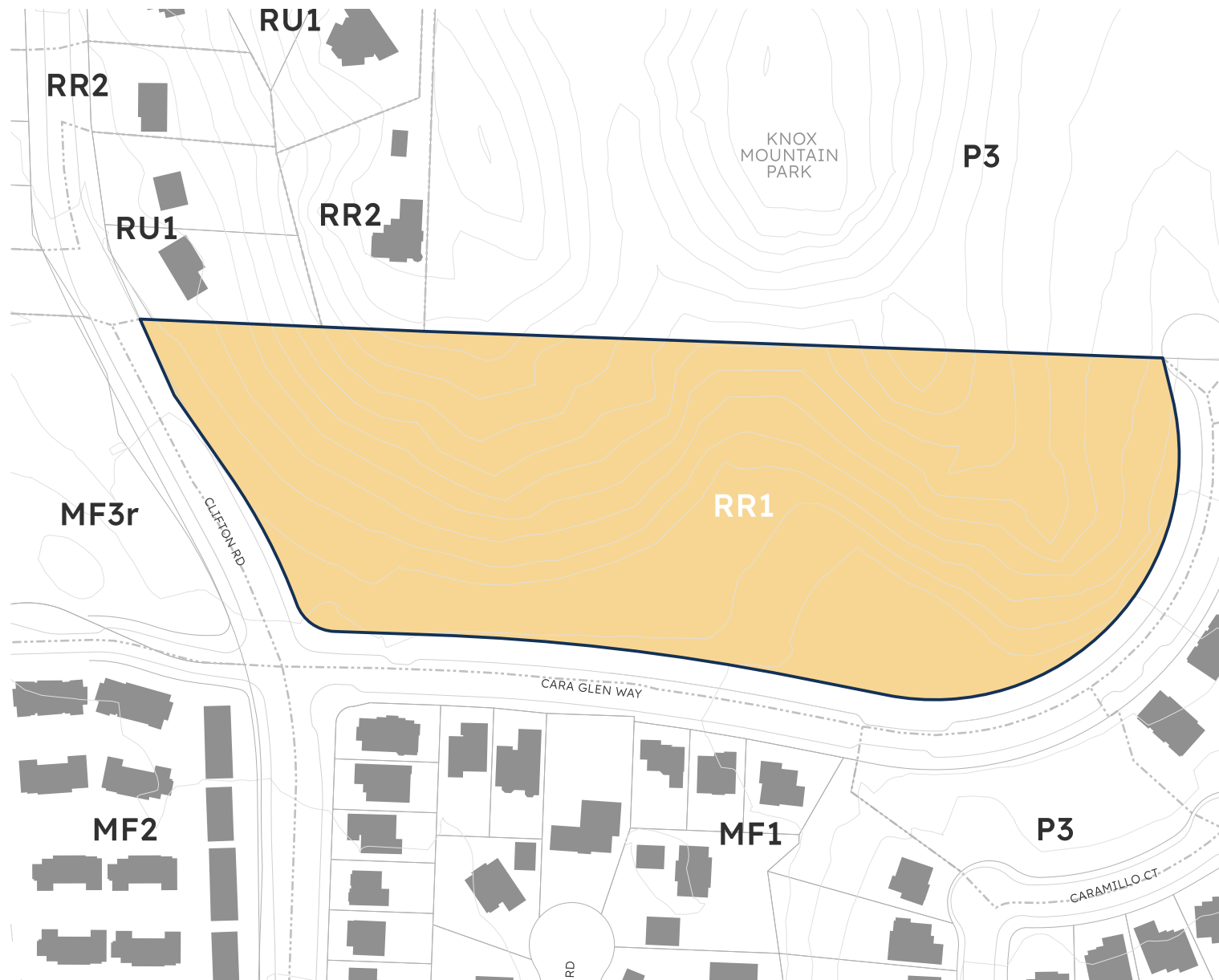


Rezoning | Comprehensive Development Zone + P3

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

Zoning | In alignment with the OCP's density targets for the Core Area Neighbourhood, 3.68 acres of the site will be rezoned to a Comprehensive Development Zone allowing Townhome and Low Rise Apartment housing. The remaining 5.64 acres will be rezoned to P3 and dedicated to the City as Park.

EXISTING



PROPOSED



Rezoning | CD29 - Cara Glen Multi-Dwelling

Sub-Area A | Complies with Multi-Dwelling Zone MF3 for Apartment Housing and Mixed-use Commercial.

FAR: 2.05

Sub-Area B | Complies with Multi-Dwelling Zone MF2 for Townhome Housing.

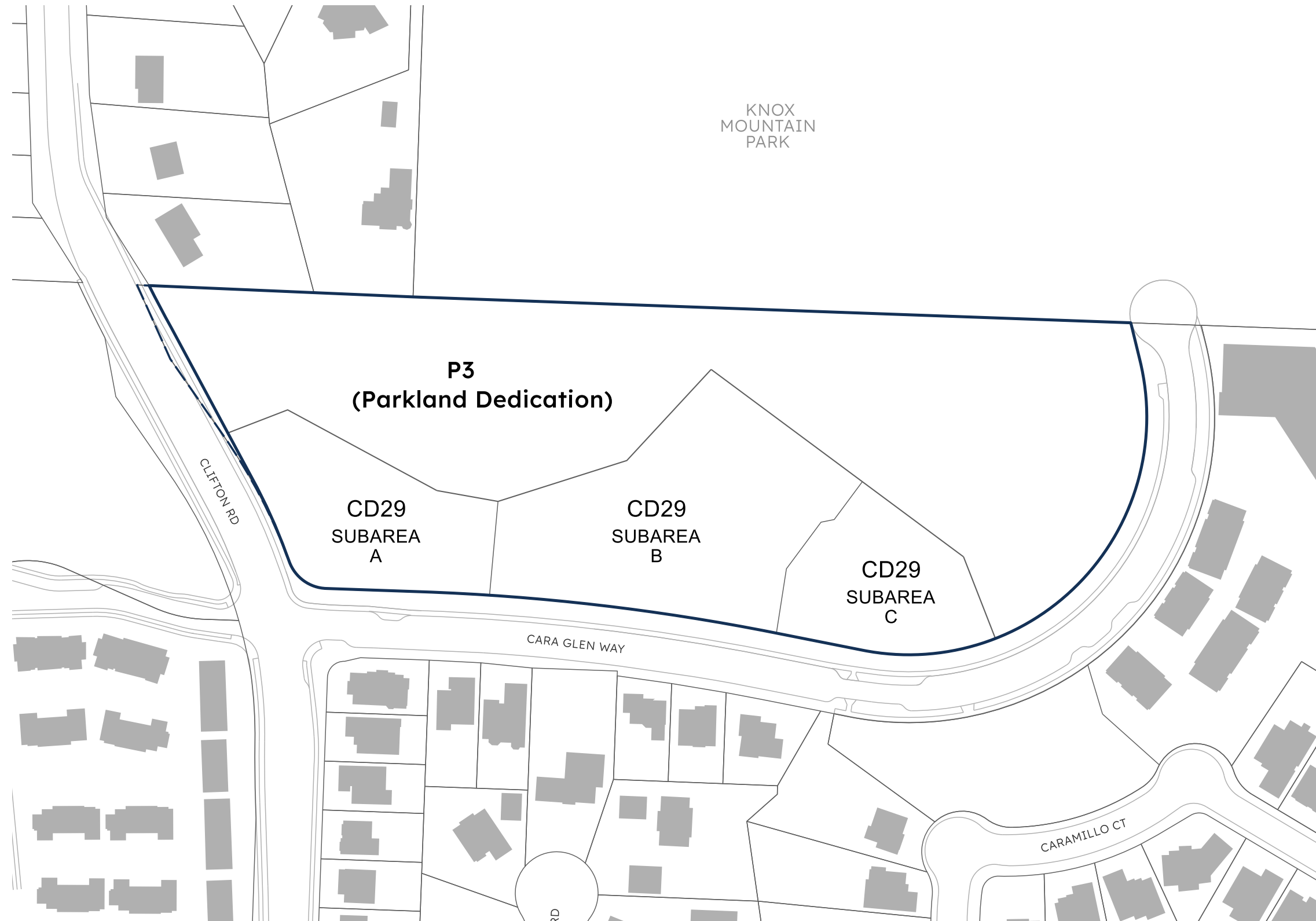
FAR: 1.0

Sub-Area C | Complies with Multi-Dwelling Zone MF3 for Apartment Housing.

FAR: 2.05

FAR is calculated after the dedication of 5.64 acres of park land.

All ground-level units along Cara Glen Way require front door access to the street to ensure a sensitive transition in height and massing.



Development Concept | Cara Glen Neighbourhood



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.



Pedestrian Focused

Walkable streets with homes that address their neighbours.



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

Townhomes and Apartments provide homes for a variety of lifestyles, life stages and incomes.



Establish Parks

Provides 5.64 acres of natural parkland as an expansion to Knox Mountain Park.



Development Concept | Community Benefits



COMPLETE NEIGHBOURHOOD

Walkability | A network of public street and strata lanes provides pedestrian access to neighbourhood-scale mixed-use commercial, reducing the need for cars and encouraging social connections.

Local Services | Provides the opportunity for viable neighbourhood-focused commercial with more residents to support local shops and services in an area identified by city staff as desirable for mixed-use.



CONNECTED TO NATURE

Environmental Preservation | Preserves 5.64 acres of existing natural area for landscape retention, habitat protection, and recreation and viewpoints by expanding Knox Mountain Park.

Remediation Efforts | Dedication of the parkland ensures the land is safe for use by providing geotechnical review, wildfire mitigation measures, and split rail fence installation in designated areas as per the required Natural Environment DP.



HOUSING DIVERSITY

Home Variety | Ground-oriented townhomes accessed by strata pathways and lanes, and apartments serviced by underground parking.

Affordability | A contribution of \$188,000 to the City's Housing Opportunities Reserve Fund.



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