

REPORT TO COUNCIL OCP AMENDMENT & TEXT AMENDMENT & REZONING



Date: September 23, 2024
To: Council
From: City Manager
Address: 1490 Cara Glen Way
File No.: OCP24-0010, TA24-0007, Z24-0013

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	NAT – Natural Areas C-NHD – Core Area Neighbourhood
Zone:	RR1 – Large Lot Rural Residential	P3 – Parks and Open Space CD29 – Cara Glen Way Comprehensive Development Zone

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP24-0010 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of LOT L SECTIONS 31 AND 32 TOWNSHIP 26 ODYD PLAN KAP 53293, located at 1490 Cara Glen Way, Kelowna, BC from the C-NHD – Core Area Neighbourhood designation to the NAT – Natural Areas designation, as shown on Map “A” attached to the Report from the Development Planning Department dated September 23, 2024, be considered by Council;

AND THAT Council considers the Public Notification process to be appropriate consultation for the purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated September 23, 2024;

AND THAT Zoning Bylaw Text Amendment Application No. TA24-0007 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule “A” attached to the Report from the Development Planning Department dated September 23, 2024 be considered by Council;

AND THAT final adoption of the Zoning Bylaw Text Amendment be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND THAT Rezoning Application No. Z24-0013 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of LOT L SECTIONS 31 AND 32 TOWNSHIP 26 ODYD PLAN KAP 53293, located at 1490 Cara Glen Way, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to P3 – Parks and Open Space zone and CD29 – Cara Glen Way Comprehensive Development zone as shown on Map “B” attached to the Report from the Development Planning Department dated September 23, 2024, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated September 23, 2024;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the payment of \$188,000.00 into the City’s Housing Opportunities Reserve Fund;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Natural Environment Development Permit by the Development Planning Department Manager for the subject property;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the dedication of the parkland on the northern portion of the property proposed to be zoned P3 – Parks and Open Space, as shown on Map “B”, to the City.

AND FURTHER THAT the Official Community Plan Map Amending Bylaw, the Zoning Bylaw Text Amending Bylaw, and the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 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 Zoning Bylaw No. 12375 by creating the CD29 – Cara Glen Way 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 commercial uses and the dedication of 5.64 acres of natural area parkland adjoining Knox Mountain Park.

3.0 Development Planning

Staff recommend support for the Official Community Plan (OCP) Amendment, the Text Amendment to create the CD29 – Cara Glen Way Comprehensive Development Zone, and the Rezoning Amendment to apply the CD29 zone and P3 – Parks and Open Space zone on the subject property, to facilitate the future development of multi-dwelling residential housing and the dedication of 5.64 acres of natural area parkland adjoining Knox Mountain Park.

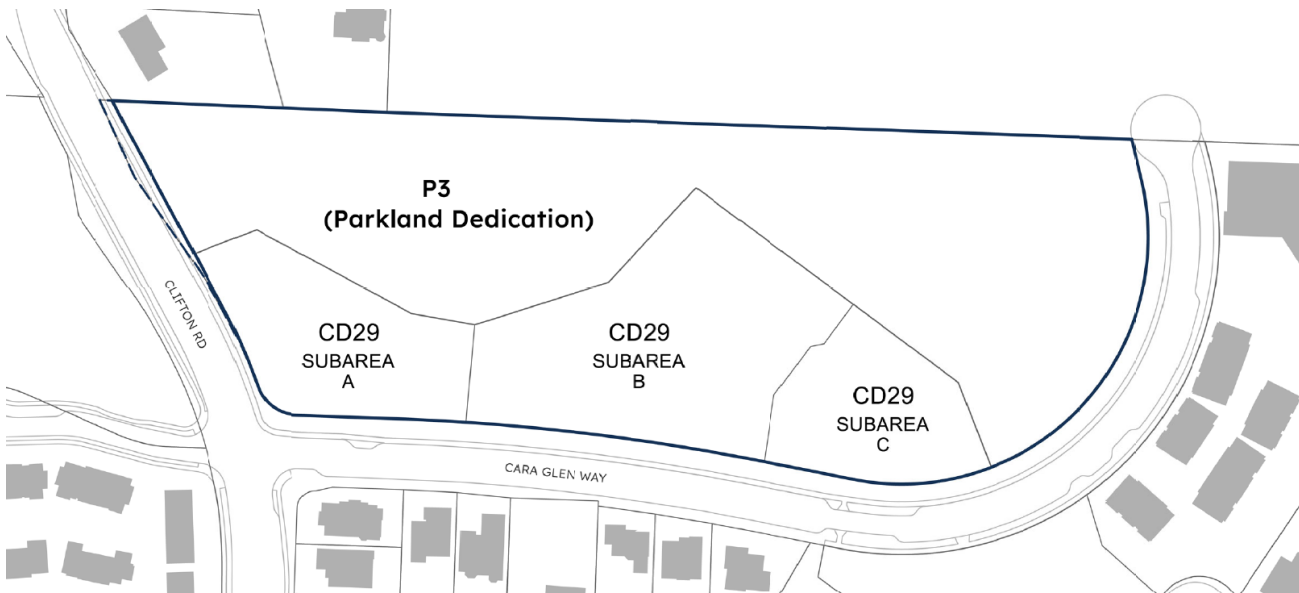
The proposed development is supported by [OCP Policy 5.3.3 for Strategic Density](#) which states:

Where a proposed development in Core Area Neighbourhoods is not adjacent to a Transit Supportive Corridor, consider support for stacked rowhousing and low-rise apartment and mixed-use buildings, if it meets all of the policy requirements noted in the chart below.

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	<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</i>	✓

the first priority being a transition to ground-oriented multi-unit housing within the project.	<i>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>	
The project proposal includes a public park component.	<i>The project proposes to dedicate 5.64 acres of natural area parkland 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>	✓

The CD29 – Cara Glen Way Comprehensive Development Zone is separated into three sub-areas to regulate the future development of the property (See Map B and Schedule A). Sub-Area A allows for an apartment building up to five storeys in height with ground-level commercial at the corner of Clifton Rd N and Cara Glen Way. Sub-Area B is intended to allow for townhouses up to three storeys in height. Sub-Area C is similar to A and allows for an apartment building up to five storeys in height on the eastern side of the property, but does not permit commercial uses. Each sub area has specific private and common amenity requirements that align with other multi-family zones and the future development would be required to meet all other regulations of the Zoning Bylaw including landscaping and parking.



Along with meeting the requirements of OCP Policy 5.3.3, the rezoning proposal meets the intended growth strategy of the [C-NHD – Core Area Neighbourhood](#) future land use designation. This land use designation is

intended to accommodate much of the city’s growth through infill and low-rise buildings with opportunities for local commercial. The inclusion of some commercial uses in Sub-Area A will provide neighbourhood commercial opportunities contributing to the creation of a complete neighbourhood.

The proposed OCP amendment on the northern portion of the property from C-NHD – Core Area Neighbourhood to NAT- Natural Areas (see Map A) is required to facilitate the dedication of parkland adjoining Knox Mountain Park to the City. [OCP Policy 10.1.15](#) recommends the preservation of a diversity of natural areas for habitat and ecosystem conservation with limited trails and other low impact activities, and encourages contiguous spaces that link protected spaces. The [Natural Areas](#) future land use designation is intended to consist of lands that will remain largely in their natural state including hillsides, ravines, and other environmentally sensitive areas.

The applicants completed a neighbourhood update meeting on May 29, 2024, and completed neighbour notification of all neighbours within 100 m on August 27, 2024. A summary is attached to this Council Report as Attachment D.

The applicants have applied for a delegated Natural Environment Development Permit which is required to evaluate the natural areas, steep slopes, and proposed trails that is currently under review. Should Council support the OCP Amendment to NAT – Natural Area, the Text Amendment to create the CD29 Zone, and the Rezoning Amendment to apply the CD29 and P3 zones to the subject property, the applicants would be required to apply for a Council Development Permit to evaluate the development specifics and the form and character of the proposed multi-dwelling housing prior to applying for building permits.

Staff have reviewed this application, and it may move forward without affecting either the City’s Financial Plan or Waste Management Plan.

Lot Area	Proposed (m ²)
Gross Site Area	37,717 m ²
Road Dedication	296 m ²
Natural Area Dedication to City	22,824 m ²
Undevelopable Area on remainder lot	2,936 m ²
Net Site Area	11,957 m²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RR2 – Small Lot Rural Residential P3 – Parks and Open Space	Single Detached Dwelling Single Detached Dwelling Knox Mountain Park
East	MF2 – Townhouse Housing	Vacant
South	P3 – Parks and Open Space MF1 – Infill Housing	Park Single Detached Dwellings
West	MF3r – Apartment Housing Rental Only	Vacant

Subject Property Map: 1490 Cara Glen Way



The subject property is located at the north east corner of Cara Glen Way and Clifton Rd in an area in transition with several recently approved multi-dwelling projects. There is a Council approved Development Permit and Development Variance Permit for a five storey, 112 unit, rental only apartment building across Clifton Rd to the west. To the south is predominantly single detached dwellings which are zoned MF1 – Infill Housing and could accommodate up to six dwellings per property with a maximum height of three storeys. A neighbourhood park is under construction to the south east, and directly east is a development property for townhouse housing and a four storey apartment building. To the north of the property are two single detached dwellings, and the base of Knox Mountain Park.

The nearest BC Transit Stop is on High Rd at Kennedy St, a 17 minute walk. It is a 25 minute walk to the commercial plaza located at the corner of Summit Dr and Glenmore Rd, and a five minute drive to the edge of the Downtown Urban Centre. There are two schools within a 25 minute walk, Watson Road Elementary and Glenmore Elementary School.

4.1 Background

The subject property is currently vacant and composed of natural area, developable area, and steep sloped areas. There are informal trails through the property that would be relocated and established as formal trails through the Natural Environment Development Permit process.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3. Design residential infill to be sensitive to neighbourhood context.	
Policy 5.3.3. Strategic Density	Where a proposed development in Core Area Neighbourhoods is not adjacent to a Transit Supportive Corridor , consider support for stacked rowhousing and low rise apartment and mixed use buildings, under the following circumstances:

	<ul style="list-style-type: none"> • The property, at the time a rezoning or development permit application is made, has an area of 1 hectare or greater; and • 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; and • The project proposal includes a public park component; and • The project proposal includes an affordable and/or rental housing component; and • The project does not exceed a FAR of approximately 1.2 over the entire site.
	<p><i>The proposed OCP Amendment, text amendment, and rezoning responds to the Strategic Density Policy by creating a Comprehensive Development Zone, as outlined in Section 3.0 of this report.</i></p>
<p>Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable, and complete Core Area.</p>	
<p>Policy 5.11.3. Ground Oriented Housing</p>	<p>Incorporate ground-oriented units in the design of multi-family developments in the Core Area to support a variety of household types and sizes.</p> <p><i>The proposed Comprehensive Development Zone regulates that ground-level residential units fronting Cara Glen Way require a front door facing the street for ground-oriented units.</i></p>
<p>Objective 10.1. Acquire new parks to enhance livability throughout the City.</p>	
<p>Policy 10.1.15. Natural Areas</p>	<p>Preserve a diversity of Natural Areas for habitat and ecosystem conservation, including ecosystem connectivity corridors, with limited trails access and other low impact activities. The network should contain representative Okanagan ecosystems, contain areas of natural beauty and of high visual sensitivity, with opportunities for viewpoints, staging areas and linear trails. Aim for contiguous spaces that link to other regionally and provincially protected spaces. Ensure that acquired spaces have adequate access for maintenance and linear trails, and that hazards (e.g. wildfire or rock fall) are mitigated prior to acquisition. Disturbed and weedy areas are not suitable for natural park areas, unless restored to the satisfaction of the City prior to transfer. The cost / benefit of the land must result in an overall benefit to the City rather than a maintenance burden.</p> <p><i>To meet the requirements of the Strategic Density Policy, the proposal includes a 5.64 ha natural area dedication adjoining Knox Mountain Park. This will ensure the preservation of the natural area and steep slopes, and establish limited trails.</i></p>

6.o Application Chronology

Application Accepted: April 3, 2024
Neighbourhood Notification Summary Received: August 28, 2024

Report prepared by: Trisa Atwood, Planner Specialist
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action, & Development Services

Attachments:

Map A – OCP Amendment
Map B – Zoning Amendment
Schedule A: CD29 – Cara Glen Way Comprehensive Development Zone
Attachment A: Development Engineering Memorandum
Attachment B: DRAFT Site Plan
Attachment C: Applicant’s Supporting Documentation
Attachment D: Summary of Neighbour Notification

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.