

ATTACHMENT D

This forms part of application
OCP24-0010 TA24-0007
Z24-0013

Planner Initials TA


City of
placemark
DESIGN + DEVELOPMENT
Kelowna
COMMUNITY PLANNING

August 28th, 2024

Ms. Trisa Atwood, Planner Specialist

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4

Re: Cara Glen Phase 2 Neighbourhood Notification Summary | OCP Amendment + Rezoning Application #Z24-0013

Please accept this letter and attached documentation as confirmation of the Neighbourhood Notification Letter mail-out for Cara Glen Phase 2.

Date of Notification Distribution | August 27th, 2024

Notification Delivery Method | Mail-Out

Number of Notifications Delivered | 85 addresses within 100m radius

Please refer to the attached documentation for a summary of the information provided within Neighbourhood Notification Letter and the list of delivered addresses. Should you have any questions, please do not hesitate to contact us.

Placemark Design + Development

Cara Glen Phase 2

Neighbourhood Notification Summary

Neighbourhood Notification Letter

Size: Letter (8.5x11)

Cara Glen Phase 2 | Neighbourhood Notification Letter

OCP Amendment + Rezoning Application

Dear Neighbour:

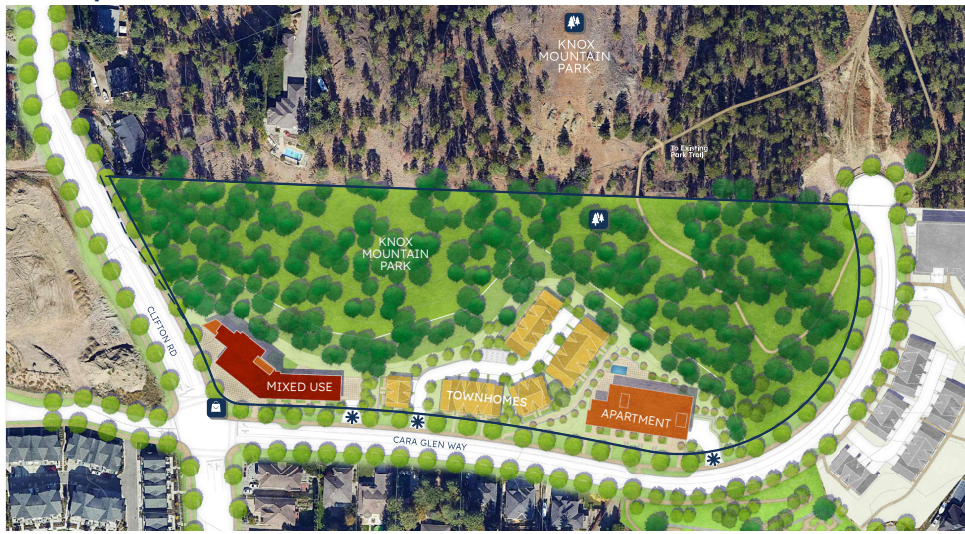
An **OCP Amendment + Rezoning Application** has been submitted by Lamont Lands for Phase 2 of the Cara Glen Neighbourhood located at **1490 Cara Glen Way**. The application seeks to complete the Core Area Neighbourhood along the southern edge of Knox Mountain Park with a compact, walkable, mixed-use neighbourhood including a significant parkland dedication to the City of Kelowna.

The application submitted in March proposes to rezone the property from its current RR1 Large Lot Rural Residential Zone to a **CD - Comprehensive Development Zone** and **P3 - Parks and Open Space**. See attached proposed CD29 Zoning Bylaw. The rezoning allows for the development local commercial fronting Clifton Road, along with townhomes and low-rise apartments along Cara Glen Way.

The project seeks to expand Knox Mountain Park with a land dedication of 5.64-acres to the City of Kelowna. To facilitate the parkland dedication, the Future Land Use designation within the OCP must be amended from **CNHD - Core Area Neighbourhood** to **NAT - Natural Area** for the parkland dedication only. As the proposed neighbourhood concept is compliant with its current Core Area Neighbourhood designation, it does not require a land use amendment.

The application can viewed in full on the City of Kelowna's website under **Current Development Application #Z24-0013**.

Conceptual Site Plan



For queries, please contact:

Keven Fulmer
Trisa Atwood

Placemark Design
City of Kelowna

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Cara Glen Phase 2

Neighbourhood Notification Summary

Comprehensive Development Zone | CD29

Included in Neighbourhood Notification Letter Mail-Out

15.8 CD29 – Cara Glen Way Comprehensive Development Zone - DRAFT

Section 15.8.1 – Zone Purpose	
Zones	Purpose
CD29 – Cara Glen Multi-Dwelling	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.

Section 15.8.2 – Sub-Area Purposes		
Zones	Sub-Area	Purpose
CD29 – Cara Glen Multi-Dwelling	CD29 - A	Allows for apartments ranging up to 5 storeys with ground-level mixed-use commercial.
	CD29 - B	Allows for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys.
	CD29 - C	Allows for apartments ranging up to 5 storeys.

Section 15.8.3 – CD29 Permitted Land Uses			
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	CD29 - A	CD29 - B	CD29 - C
Accessory Buildings or Structures	S	S	S
Agriculture, Urban	S	S	S
Apartment Housing	P	-	P
Child Care Centre, Major	S	P	S
Child Care Centre, Minor	S	S	S
Cultural and Recreation Services	S ^{.2}	-	-
Duplex Housing	-	P	-
Food Primary Establishment	S ^{.2}	-	-
Group Home	-	P ^{.1}	-
Health Services	S ^{.2}	-	-
Home-Based Business, Minor	S	S	S
Professional Services	S ^{.2}	-	-
Participant Recreation Services, Indoor	S	-	-
Personal Service Establishments	S ^{.2}	-	-
Retail	S ^{.2}	-	-
Semi-Detached Housing	-	P	-
Single Detached Housing	-	P	-
Stacked Townhouses	P	P	P
Townhouses	P	P	P

FOOTNOTES (Section 15.8.3):

^{.1} Group homes are only permitted within a single detached housing, semi-detached housing, or a duplex housing form.

^{.2} These land uses are not permitted above the first storey.

Cara Glen Phase 2

Neighbourhood Notification Summary

Comprehensive Development Zone | CD29

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Section 15.8.4 – CD29 Subdivision Regulations				
m = metres / m ² = square metres				
		Sub-Zones		
		CD29 - A	CD29 - B	CD29 - C
Min. Lot Width	Regular Lots	30.0 m	20.0 m ^{.1}	30.0 m
	Corner Lots			
Min. Lot Area	Regular Lots	1,400 m ²	900 m ² . ¹	1,400 m ²
	Corner Lots			
Min. Lot Depth		30.0 m	30.0 m ^{.1}	30.0 m

FOOTNOTES (Section 15.8.4):

^{.1}Townhouse developments may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single development permit and a party wall agreement is registered on title: the minimum lot area is 130 m², the minimum lot width is 8 m for corner lots, the minimum lot width is 7 m for all other lots, and the minimum building envelope area is 75 m².

Section 15.8.5 – CD29 Development Regulations				
m = metres / m ² = square metres				
		Sub-Zones		
		CD29 - A	CD29 - B	CD29 - C
Max. Height Max. Density		Section 15.8.6 – Density and Height Development Regulations		
Max. Site Coverage of all Buildings		65%	55%	65%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces		85%	80%	85%
Min. Front Yard and Flanking Side Yard Setback for all portions of a building that are not Ground-Oriented including Accessory Buildings / Structures		4.5 m	3.0 m	4.5 m
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Residential		3.0 m ^{.2}	3.0 m ^{.2}	3.0 m ^{.2}
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Commercial		2.0 m	n/a	n/a
Min. Building Stepback from Front Yard and Flanking Side Yard		3.0 m ^{.3}	n/a	3.0 m ^{.3}
Min. Side Yard Setback		3.0 m	3.0 m ^{.1}	3.0 m
Min. Rear Yard Setback		4.5 m	4.5 m	4.5 m

Cara Glen Phase 2

Neighbourhood Notification Summary

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City of Kelowna
COMMUNITY PLANNING

Comprehensive Development Zone | CD29

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Section 15.8.5 – CD29 Development Regulations			
m = metres / m ² = square metres			
	Sub-Zones		
	CD29 - A	CD29 - B	CD29 - C
Min. Rear Yard Setback for Accessory Buildings / Structures	1.5 m	1.5 m	1.5 m
Min. Separation between Detached Principal Buildings	n/a	3.0 m	n/a
Min. Common and Private Amenity Space	7.5 m ² per bachelor dwelling unit	6.0 m ² per bachelor dwelling unit	7.5 m ² per bachelor dwelling unit
	15.0 m ² per 1-bedroom dwelling unit	10.0 m ² per 1-bedroom dwelling unit	15.0 m ² per 1-bedroom dwelling unit
	25 m ² per dwelling unit with more than 1-bedroom ^{4,5}	15 m ² per dwelling unit with more than 1-bedroom ^{4,5}	25 m ² per dwelling unit with more than 1-bedroom ^{4,5}
Building Frontage	<p>A continuous building frontage shall not exceed 100 m in length.</p> <p>Parkade exposure may be up to 25% of the building frontage.</p> <p>All ground-level units along Cara Glen Way require front door access to the street.</p>		
<p>FOOTNOTES (Section 15.8.6):</p> <p>¹ Side yards are not required for semi-detached housing or townhouses on a lot line that has a party wall agreement.</p> <p>² The minimum setback for ground-oriented residential units can be reduced to 2.0 metres if both criteria are met:</p> <p>a) The maximum height of the first storey floor above the adjacent curb level for ground-oriented residential units are 1.2 m. See example diagram Figure 5.12.</p> <p>b) The minimum net floor area for ground-oriented residential units on the first floor is 11 m². See example diagram Figure 5.13.</p> <p>³ Minimum building stepbacks apply only to buildings 5 storeys and taller. The stepback can occur on any floor above the second storey.</p> <p>⁴ Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.</p> <p>⁵ A minimum of 4.0 m² per dwelling unit of the common and private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common amenity space is not required for fee simple townhouses.</p>			

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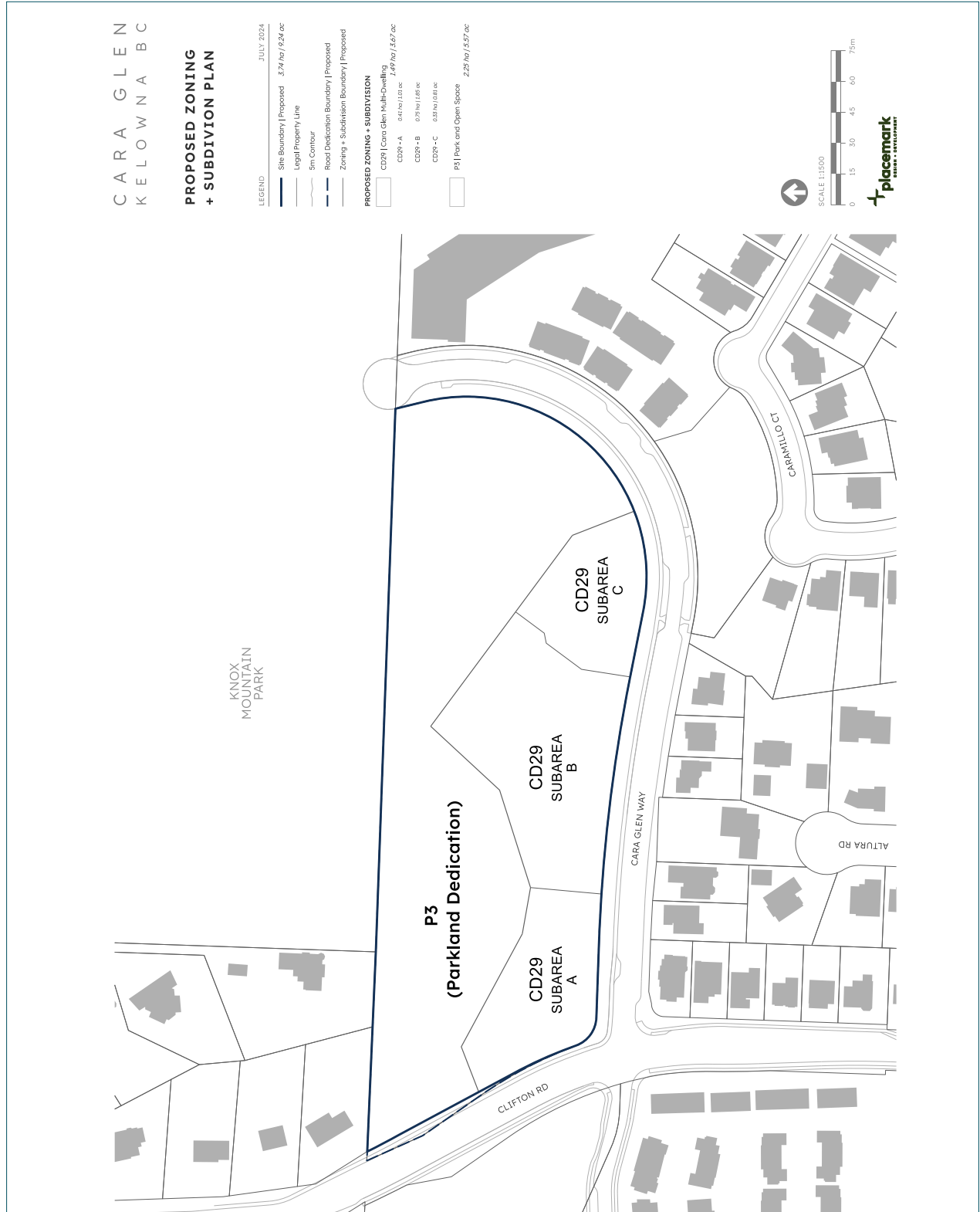
Planner Initials **TA**



City of **Kelowna**
 COMMUNITY PLANNING

Comprehensive Development Zone | CD29

Included in Neighbourhood Notification Letter Mail-Out



Cara Glen Phase 2

Neighbourhood Notification Summary



Mail-Out Delivery Information

Neighbourhood Notifications were mailed-out to 85 properties within a 100m radius of the development on **August 27th 2024**.

- 38 Altura Rd
- 41 Altura Rd
- 42 Altura Rd
- 45 Altura Rd
- 1402 Cara Glen Ct
- 1420-1430 Cara Glen Ct
- 1420-1430 Cara Glen Ct
- 101-1435 Cara Glen Ct
- 102-1435 Cara Glen Ct
- 103-1435 Cara Glen Ct
- 104-1435 Cara Glen Ct
- 105-1435 Cara Glen Ct
- 106-1435 Cara Glen Ct
- 107-1435 Cara Glen Ct
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- 140-1435 Cara Glen Ct
- 141-1435 Cara Glen Ct
- 142-1435 Cara Glen Ct
- 143-1435 Cara Glen Ct
- 144-1435 Cara Glen Ct
- 145-1435 Cara Glen Ct
- 146-1435 Cara Glen Ct
- 1490 Cara Glen Way
- 1501 Cara Glen Way
- 1503 Cara Glen Way
- 1509 Cara Glen Way
- 1521 Cara Glen Way
- 1527 Cara Glen Way
- 1533 Cara Glen Way
- 1601 Cara Glen Way
- 1611 Cara Glen Way
- 1621 Cara Glen Way
- 526 Caramillo Ct
- 533 Caramillo Ct
- 537 Caramillo Ct
- 540 Caramillo Ct
- 541 Caramillo Ct
- 542 Caramillo Ct
- 544 Caramillo Ct
- 545 Caramillo Ct
- 461 Clifton Rd
- 468 Clifton Rd
- 469 Clifton Rd
- 474 Clifton Rd
- 477 Clifton Rd
- 480 Clifton Rd
- 485 Clifton Rd
- 486 Clifton Rd
- 523 Clifton Rd
- 527 Clifton Rd
- 531 Clifton Rd
- 535 Clifton Rd
- 458 Grainger Rd
- 464 Grainger Rd
- 470 Grainger Rd

