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**CITY OF KELOWNA**  
**MEMORANDUM**

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**DATE:** April 26, 2007  
**FILE NO.:** Z06-0024/OCP06-0005

**TO:** City Manager

**FROM:** Planning & Development Services Department

**APPLICATION NO.** Z06-0024 / OCP06-0005      **OWNER:** CARA GLEN ESTATES LTD

**AT:** 1490 CARA GLEN WAY      **APPLICANT:** CARA GLEN ESTATES LTD. (TOBY NOLITT)  
530 CARAMILLO COURT

**PURPOSE:** TO CHANGE THE FUTURE LAND USE DESIGNATION OF LOT L PLAN KAP53293 AND LOT A PLAN KAP77707 FROM THE EXISTING SINGLE/TWO UNIT RESIDENTIAL DESIGNATION TO THE PROPOSED MULTIPLE UNIT RESIDENTIAL, LOW DENSITY DESIGNATION,

TO REZONE LOT A PLAN KAP 77707 FROM THE EXISTING A1 – AGRICULTURE 1 AND P3 – PARKS AND OPEN SPACE ZONES TO THE PROPOSED RM3 – LOW DENSITY MULTIPLE HOUSING ZONE,

**EXISTING ZONE:** A1 – AGRICULTURE 1  
P3 – PARKS AND OPEN SPACE

**PROPOSED ZONE:** RM3 – LOW DENSITY MULTIPLE UNIT RESIDENTIAL

**REPORT PREPARED BY:** PAUL McVEY

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1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP06-0005 to amend Map 19.1 of the *Kelowna 2020 - Official Community Plan* Bylaw No. 7600 by changing the Future Land Use designation of Lot L, Sec. 31 & 32, Twp. 26, O.D.Y.D., Plan KAP53293 and Lot A, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP77707, located on Cara Glen Way and Caramillo Court, Kelowna, B.C., from the "Single / Two Unit Residential" designation to the proposed "Multiple Unit Residential – low density" designation, as shown on Map "A" attached to the report of Planning & Development Services Department, dated April 26, 2007, be considered by Council;

THAT Rezoning Application No. Z06-0024 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP77707, located on Caramillo Court, Kelowna, B.C. from the existing "A1 – Agriculture 1" and P3 – "Parks and Open Space" zones to the proposed "RM3 – Low Density Multiple Housing" zone be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP06-0005 and zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

## 2.0 SUMMARY

The applicant wishes to change the future land use designation of both Lot L, Sec. 31 & 32, Twp. 26, Plan KAP53293 O.D.Y.D., and Lot A, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP77707 from the existing Single/Two Unit Residential designation to the proposed Multiple Unit Residential low density designation. As well, the applicant also wishes to rezone the smaller lot, Lot A, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP77707 to the proposed RM3 – Low Density Multiple Housing zone to permit the development of an apartment housing development on the sloped site.

As the proposed building form is up to six stories in building height as defined in Zoning Bylaw 8000, a Development Variance Permit has been made to address the proposed building height, in addition to the associated Development Permit application made to address the proposed form and character, as well as slope treatment required for the proposed multiple family residential development.

### 2.1 Advisory Planning Commission

The above noted applications (OCP06-0005 / Z06-0024) were reviewed by the Advisory Planning Commission at the meeting of April 25, 2006 and the following recommendation were passed:

THAT the Advisory Planning Commission supports Official Community Plan Amendment No. OCP06-0005, for 530 Caramillo Court, Lot A, Plan 77707 Sec. 32, Twp. 26, ODYD, by Cara Glen Estates Ltd. (Toby Nollitt), to amend the Future Land Use from Single/Two Unit Residential to Multiple Unit Residential (Low Density); and

AND THAT the Advisory Planning Commission supports Rezoning Application No. Z06-0024, for 530 Caramillo Court, Lot A, Plan 77707 Sec. 32, Twp. 26, ODYD, by Cara Glen Estates Ltd. (Toby Nollitt), to rezone a portion of the subject property from the A1-Agriculture 1 zone to the RM3-Low Density Multiple Housing zone to allow for construction of 60 residential units in 5 buildings;

### 3.0 BACKGROUND

The subject properties have been the subject of various applications and proposals over the years. In 1981, there was an application in place to rezone the site to the R-2A (Comprehensive Residential Development) zone of the day to facilitate the development of a form of terraced housing upon the properties at that time. Unfortunately, the economic climate of the times did not support the creation of such a development, and the application was closed at the request of the applicant.

In the 1990's, the same proposal came up again, with a view to create a form of terraced housing, again not proceeding because of various extenuating circumstances.

In 1999 there had been a new application (Z99-1063) made which proposed a multi-family development for the property as a result of the future land use designation contemplated as part of the Glenmore / Clifton / Dilworth Sector plan. The sector plan had identified the future land use designation of the subject properties as Single/Two Family Residential and associated uses. However, at the time of the Glenmore / Clifton / Dilworth Sector plan, the applicant was advised that it would be more appropriate to make application for an OCP amendment rather than have the future land use designation changed as part of the sector plan process. The applicant was also advised that the Planning Department would support an application for an OCP amendment to change the future land use designation of the two properties to Multiple Family Residential - Low Density to support a form of terraced Housing.

The Terraced Housing development originally proposed for the subject property was designed to consist of five buildings, each containing 12 dwelling units, for a total of 60 dwelling units. However, the applicant did not proceed with that proposal.

#### 3.1 The Proposal

This current application has been made to change the Official Community Plan designation of both Lot L, Sec. 31 & 32, Twp. 26, O.D.Y.D., Plan KAP53293 and Lot A, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP77707 from the existing Single / Two Unit Residential future land use to the proposed Multi-Unit Residential – low density designation, the same as the previous application OCP99-021. This application also proposes rezoning Lot A, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP77707 from the existing A1 – Agriculture 1 & P3 – Parks and Open Space zones to the proposed RM3 – Low Density Multiple Unit Residential zone, the same as the previous application Z99-1063.

The associated Development Permit application proposes the development of 60 units in total of 5 buildings, which range in building height from 3 storeys up to 6 storeys.

The development site is sloped from the northeast corner down approximately 62 m down towards the southwest corner, adjacent to Caramillo Court. The site does have several plateaus that create natural bench areas.

The site plan indicates three points of access to the development site. The lowest access point is off of Caramillo Court, and provides direct access to the lowest building development, 2 2-unit buildings (Building 1, a & b). This drive aisle continues past the lower buildings towards Cara Glen Way, and connects to the next level of development and the associated 5 storey 16 unit apartment building (building 2). This connecting driveway may function as a possible emergency access to connect this level with the adjacent driveway access at building 2.

The second access to the development site is located approximately 1/3 of the way along the Cara Glen Way frontage from the south boundary of the development site. This access provides direct access to both the exterior surface parking and the under building parking garage associated with building 2.

The third access point is located on the pan-handle portion of Lot 20, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP60008, Exc. Plan KAP77707, which is located immediately to the north of the development site. This access is the highest of the three accesses, and provides access to the under building parking garages associated with buildings 3 & 4, as well as the surface parking areas to provide visitor parking for the two buildings.

The lowest buildings, **buildings 1a and 1b** are each two unit buildings that are 3 storeys high when measured from the low side. The lowest level of each of the buildings has a 2 car garage with a mud-room and internal stairway, as well as an external stairway to access the main entrance located on the second level. The rear portion of the foundation is stepped up the slope resulting in a crawl-space.

**Building 2** is a 4 storey building constructed on top of a concrete parking structure, which results in a 5 storey building height. The parking structure provides a 2 storey high entrance hall with an amenity room for use of the residents, as well as a parking garage for 35 vehicles, and an area for bicycle storage.

**Buildings 3 and 4** repeat the basic design of building 2, from the parking garage, up to the second level. At the third level, the layout is the same as the second level, except the unit at the east end of the building is only a 2 bedroom unit and the end wall of the building is cut back at this location. The fourth level is similar to the third level, except that the unit at the west end of the building is removed, resulting in a total of 4 units at this level. The two centre units are designed to include a loft area which provide for a total of 3 bedrooms plus a home office area.

The landscape plan provided with the application indicates an outdoor tennis court on the P3 zoned lands adjacent to Caramillo Court. This facility ties into some passive viewing and amenity areas. There is a pedestrian pathway from the vehicle entrance at Caramillo Court, that is located in the area between the two 2 unit buildings, which provides a pedestrian link from Caramillo Court up to building 2.

From building 2, there is a pedestrian pathway that connects the high side of building 2 up to a passive viewing area and covered sitting area that is located on the low side of building 3. This landscape feature is also connected to a trail located at the east end of building 3, which proceeds up the sloped area behind building 3 to take advantage of the natural features in that area.

There is a major vehicle entry feature located on the panhandle of Lot 20 Plan 60008, which incorporates an identification signage for the development, as well as a pedestrian pathway network. This road connection provides access to both building 4 and building 3. There is a retaining wall noted behind building 1a and 1b which is located along the driveway. There is also a retaining wall located at the east end of building 2, as well as along the pathway that is located along the low side of building 3.

Council will have an opportunity to review the form and character of the proposed development in the future, should Council support this application and advance the application to a Public Hearing.

The proposal as compared to the RM3 zone requirements is as follows:

CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS	
Site Area (m <sup>2</sup> )	23,100 m <sup>2</sup>	900 m <sup>2</sup>	
Site Width (m)	124 m	30 m	
Site Coverage (%)	20.3% buildings	40% buildings 50% buildings, dwys & park'g	
Total Floor Area (m <sup>2</sup> )	9,508 m <sup>2</sup>	11,550 m <sup>2</sup> @ FAR = 0.5	
F.A.R.	0.41	FAR = 0.5	
Storeys (#)	6	2 ½ storeys (9.5 m)	
Setbacks (m)			
- Front	Cara Glen Way Caramillo Crt	7.4 m 21 m	4.5 m 6.0 m to carport/garage
- Rear		116 m	7.5 m
- North Side		4.6 m	4.5 m
- South Side		4.9 m	4.5 m
Parking Stalls (#)	139 provided	107 required	

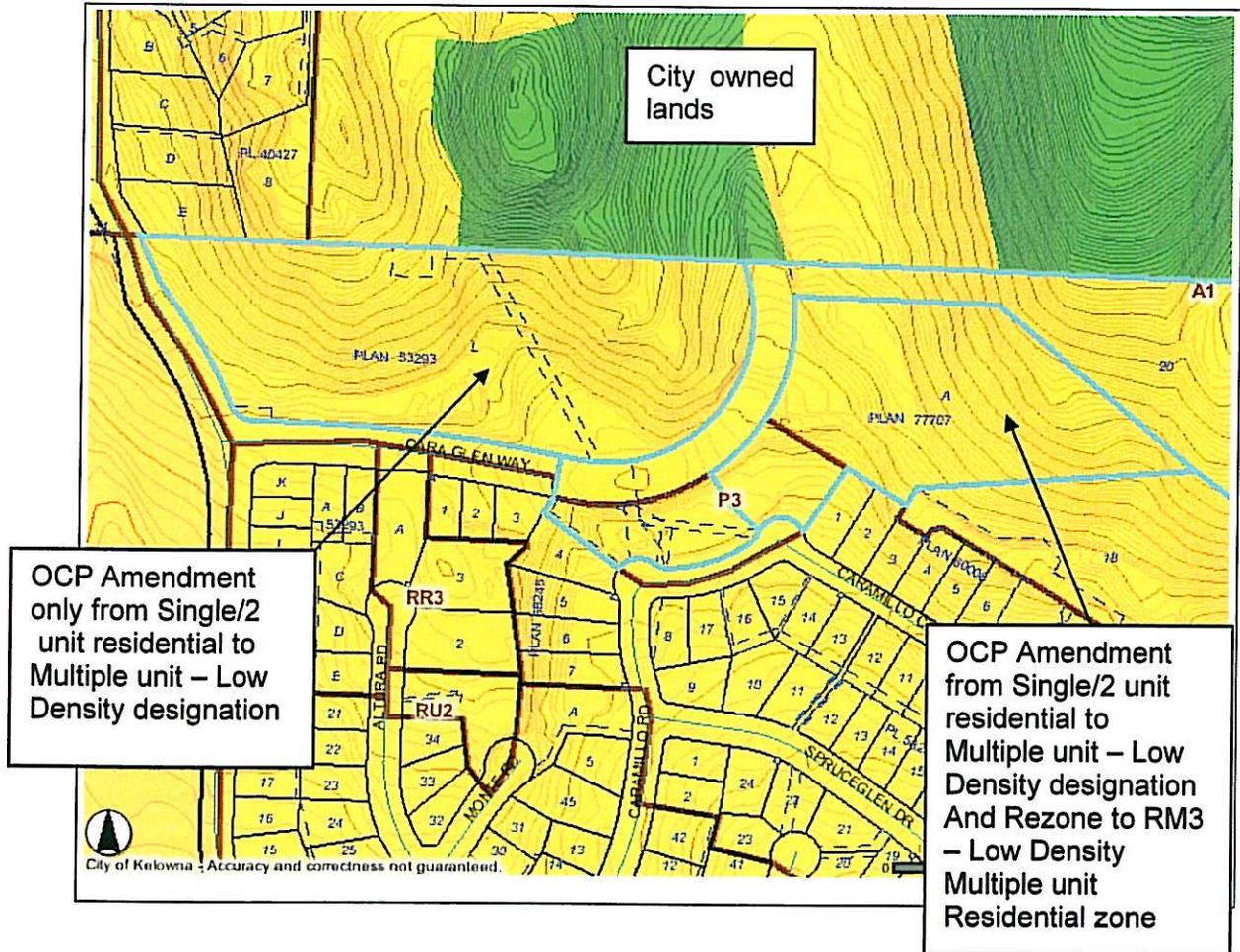
### 3.2 Site Context

The subject properties are located at the northern end of the lands that have been pre-planned for single family residential development in the neighbourhood of Cara Glen Way, and Caramillo Court. Lot A, Sec 32, Twp. 26, O.D.Y.D., Plan KAP77707 generally slopes down towards the southwest corner, while Lot L, Sec. 31 & 32, Twp. 26, O.D.Y.D., Plan KAP53293 slopes down southward towards Cara Glen way. Lot L, Sec. 31 & 32, Twp. 26, O.D.Y.D., Plan KAP53293 has a flatter area adjacent to Cara Glen Way, while the remainder of the lot has slopes in the 60% range. Lot A, Sec 32, Twp. 26, O.D.Y.D., Plan KAP77707 has slope ranging from 30 % up to 50%. Lot A, Sec 32, Twp. 26, O.D.Y.D., Plan KAP77707 has been rough graded to form two benches which provide a suitable location for proposed driveways. The subject properties have a restrictive covenant registered on title to control the removal trees within identified areas in order to protect the natural vegetation. The property to the north of the subject properties is City owned, and is designated as "open space" and "single/two family residential" in the draft Glenmore Highlands Area Structure Plan. The road reserve area for the future extension of Cara Glen Way will provide for a future access to the Glenmore Highlands ASP area, and forms the separation between the two subject properties.

Adjacent zones and uses are, to the:

- North - A1 – Agricultural 1/ Glenmore Highlands ASP area
- East - A1 – Agricultural 1/ vacant sloped land
- South - P3 – Parks and Open Space/Cara Glen Way - vacant  
RR3 – Rural Residential 3 – Existing Single Family uses  
RU1 – Large Lot Housing – Existing Single Family uses
- West - A1 – Agricultural 1 / Clifton Road, Knox Mtn. East ASP area

SUBJECT PROPERTY MAP



**3.3 Proposed Development Potential**

The proposed zone of RM3 – Low Density Multiple Housing zone allows for: Multiple Dwelling Housing, Congregate Housing, group home – major and Boarding and Lodging houses as principal permitted uses, and Care Centre – Major, Home Based Business – minor, and Community Recreation services as permitted secondary uses.

**3.4 Current Development Policy**

**3.4.1 Kelowna Official Community Plan**

The proposal is not consistent with the Single/Two Family Residential land use designation of the Official Community Plan. Application OCP06-0005 has been made to change the future land use designation to "Multiple Unit Residential – Low Density"

However, the Official Community Plan also addresses hillside development in Section 7.1 Hillside Policies, which states;

The City of Kelowna will:

**Considerations for Future Civic Action**

**Implementation**

**.1 Hazardous Condition Review.** Ensure that all development and activities in hillside areas are reviewed for compliance with City engineering standards, safety and protection and refer applications to the Province in accordance with applicable requirements.

**Considerations in Reviewing Development Applications**

**Special Requirements**

**.2 Alternative Hillside Standards.**

Consider, within the context of a Hazardous Condition Development Permit, alternative hillside development standards within Zoning Bylaw 8000 and the Subdivision, Development and Servicing Bylaw 7900. The intent is to minimize the effects of development on the natural environment of hillside areas, defined as lands in their natural state that have a slope angle of 10 % and greater for a minimum height of 6 metres while preserving areas with slopes of 30 % and greater. Effects to be minimized may include cuts and fills, tree cutting, regrading and the visual impact in general of urban development on hillsides;

**.3 Application of Alternative Hillside Development Standards.**

Consider alternative hillside development standards for hillside areas proposed to be on urban services and having no through roads or larger areas planned on a comprehensive neighbourhood basis. Due to the hillside development potential for impacts on adjacent lands Hazardous Condition Development Permits will be considered for an entire title area, notwithstanding that portions of the site may contain areas of lesser slopes;

**.4 Visual Impact.** Retain the option of requiring those pursuing development of visually prominent slopes and ridgelines to submit a report providing information on the anticipated aesthetic impacts of the proposed development.

Staff have reviewed this application, and it may move forward without affecting either the City's financial plan or waste management plan

**3.4.2 City of Kelowna Strategic Plan (2004)**

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- Embraces the social, cultural and physical well-being of its residents through the delivery of quality services at a reasonable price, the development and maintenance of quality infrastructure and built forms, and meaningful opportunities to be involved in major decision made by the City.

The City of Kelowna Strategic Plan 2004 also states as Goal 3;

"To foster the social and physical well-being of residents and visitors."

The City of Kelowna Strategic Plan 2004 also states as Objectives for Goal 3;

1. Promote health and wellness initiative.
  - a. Develop or support programs that address the needs and engage the energies of seniors.
2. Ensure the availability of fiscal and human resources to provide quality services.
3. Realize construction of housing forms and prices that meet the needs of Kelowna residents.
  - a. Work in partnership with housing organizations and finance institutions to monitor the range of housing options required in the City.
  - b. Identify ways to establish partnerships with builders, developers and other levels of government in an effort and legislative tools to influence the supply and diversity of housing and to increase the supply of affordable housing.

#### 4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

##### 4.1 Environmental Manager

We do not object to the proposed RM3 zone for this property.

##### 4.2 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. Engineered fire flows may be required to determine hydrant placement. 8M roadways do not permit tenant or visitor parking at any time.

##### 4.3 Inspection Services Department

The compliance size of the site and of sideyard setbacks to be verified as part of this DP. Building 1 & 3 require spatial separation calculations. Geotech Engineer report required for soil conditions and drainage. Code analysis required to BC Building Code.

##### 4.4 Parks Manager

1. The OCP shows the upper portion of the subject property to contain slopes in excess of 30%. The Developer is proposing to develop these steep slopes with multi-storey buildings. We recommend to the Planning Department to protect the steep slopes as natural open space and work with the Developer on the remaining portion of the site to find a solution that sensitively works with the natural topography.

2. The City does not have any interest in owing parkland on the portion of land zoned P3 between Cara Glen Way and Caramillo Ct. A pedestrian walkway between the 2 streets is all that will be required. The remaining land should be incorporated into the subject property.

3. The City of Kelowna Boulevard Maintenance By-Law No. 5708-84 requires the residents to be responsible to weed, water and mow the boulevards adjacent to their properties. They will also be responsible for maintaining the boulevard in a reasonably tidy condition, free and clear of garbage, litter or debris.

4. All proposed plant material (trees, shrubs, ground covers and sod) within the roadway boulevard will need to be reviewed and approved by Parks Staff prior to application approval.

5. The planting of boulevard trees requires approval from Parks Staff prior to installation.

4.5 Public Health Inspector

Subject to sewer & water.

4.6 Shaw Cable

Owner/developer and install an underground conduit system

4.7 Telus

Will provide underground facilities; developer will be required to supply and install conduit.

4.8 Works and Utilities Department

The Works & utilities Department **REVISED** comments and requirements regarding this application to rezone from A-1 to RM-3 are as follows:

**.1) General**

- a) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) Provide easements as may be required.

**.2) Geotechnical Study.**

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- Overall site suitability for development.
- Presence of ground water and/or springs.
- Presence of fill areas.

- Presence of swelling clays.
- Presence of sulfates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

**.3) Water**

- a) The property is located within the City of Kelowna service area.
- b) Ensure an adequately sized domestic water and fire protection system is in place.

**.4) Sanitary Sewer**

- a) Provide an adequately sized sanitary sewer system including connections.

**.5) Drainage**

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
  - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
  - ii) A detailed Stormwater Management Plan for this subdivision; and,
  - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
- e) As per the City of Kelowna Drainage Basin Plan a detention facility is required on the subject property for the road and development drainage storage.

**.6) Roads**

1. OFFSITE:

- (a) As a condition of this development, Cara Glen Way will be constructed as a half rural and half urban cross-section. The rural portion will be urbanized at the time of development of the NW property. The cross-section for Cara Glen Way should be based on an arterial standard. The minimum amount of pavement to be constructed is 10 m. This will allow for two (3.5 m) vehicle travel lanes and two (1.5 m) bike lanes. In addition, the portion of the road that is abutting the development will require curb & gutter, a 2.5 m landscape boulevard and a separate 1.5 m sidewalk.
- (b) Dedication of 25m is required for the road. The additional highway allowance greater than 20m, may be achieved by:
  - i) A dedication on the subdivision plan.
  - ii) Sale of the land to the City of Kelowna, provided sufficient funds are available in the City's current budget. Contact Mr. Doug Gilchrist, Manager Community Development & Real Estate.

At the terminal end of Cara Glen Way provide a temporary cul-de-sac. Additional statutory right-of-way may be needed to contain the temporary cul-de-sac.

- (c) For any road construction the following additional plans are required:
  - A Street Sign, Markings and Traffic Control Devices Plan.
  - A Traffic Control Plan (if construction will affect existing traffic).

2. ONSITE:

- (a) Pedestrian walkways are required through the site to allow access to Caramillo Road and Cara Glen Way.
- (b) Construct Emergency Accesses on site to the satisfaction of the Fire Department.
- (c) Site accesses are to be limited to two off Cara Glen Way, with the one to be a shared/joint access with the property to the north. A reciprocal access agreement will be required.

**.7) Power and Telecommunication Services and Street Lights**

- a) Prior to issuance of Building Permit, the applicant must make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

**.8) Design and Construction**

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

**.9) Servicing Agreements for Works and Services**

- a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

**.10) Other Engineering Comments**

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

**.11) Charges and Fees**

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - iii) Engineering and Inspection Fee: 3% of construction value (plus GST).
- c) Water Extended Service Area Latecomers:

ESA#	Frontender	Component	Anniversary (rates increase)	*Rate/unit \$
12	Ryans Peak	Grainger Reservoir	Under construction date to be determined	Under construction fee to be determined

## 5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The subject properties have had a long history of proposed development as part of the entire development node (Caramillo Heights). Lot L, Sec. 31 & 32, Twp 26, O.D.Y.D., Plan KAP53293 had been the subject of a previous application in 1981 for a multi-family zone in order to permit the development of a Terraced Housing form of development. The former Lot 19, Sec. 32, Twp 26, O.D.Y.D., Plan KAP60008 (now Lot A, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP77707), while not having been part of that particular application, has similar topography and site constraints.

The most recent application made for development of these two lots was made in 1999 (Z99-1063) was made to rezone the property to the RM3 – Low Density Multiple Housing zone to facilitate a terraced form of multiple unit housing. However, as the building drawings were reviewed from a construction perspective, the terraced form of housing development did not prove to be economically feasible. That application did not proceed beyond the Advisory Planning Commission review, and was never presented to Council for consideration.

This current application still seeks to amend the Official Community Plan future land use designation of both Lot L, Sec. 31 & 32, Twp. 26, O.D.Y.D., Plan KAP53293, and Lot A, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP77707, from the current Single / Two Unit Residential designation to the proposed Multiple Unit Residential – low density designation. As well, this application seeks to rezone Lot A, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP77707 from the existing A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing zone.

The Development Permit drawings submitted propose the development of Lot A, Plan 77707 only at this time. There has also been an application for a Development Variance Permit submitted for a height variance to the RM3 zone to vary the permitted building height from 2 ½ storeys, up to 6 storeys proposed for two of the apartment buildings. This variance has been made to authorize the amount of floor area permitted by the RM3 zone for a lot of this size and configuration to be development on the subject property by reducing the size of the resulting footprint to minimize impact on the sloped site.

The applicant and the architect have done a substantial amount of site investigation utilizing air photos and topographic surveys to produce a development proposal which utilizes the available development plateau areas while minimizing impact on the adjacent single dwelling subdivision area to the south.

The proposed development as designed, is based on a concept that uses cuts into the slope rather than the use of fill behind large retaining walls, and has the building construction blocking the resulting cuts from view. The orientation of the dwelling units within the proposed buildings are oriented such that the entry to the units from the exterior corridor is adjacent to the slope face, and the living space is oriented to take advantage of the views from the slope.

The landscape architect working for the applicant has produced a comprehensive landscape plan in order to minimize the potential impact of the proposed building siting, while taking advantage of the views of Okanagan Lake and providing a trail network on the property. The consultant has also provided a number of detailed rendered perspective sketches to provide reasonable images of what the proposed development will look like after construction.

In conclusion, the Planning and Development Services Department supports this application, and recommends for positive consideration by Council.

  
\_\_\_\_\_  
Shelley Gambacort  
Acting Manager of Development Services

Approved for inclusion

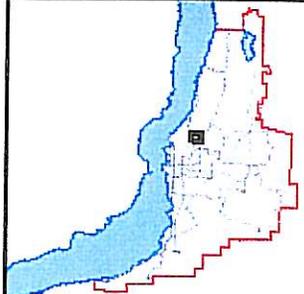
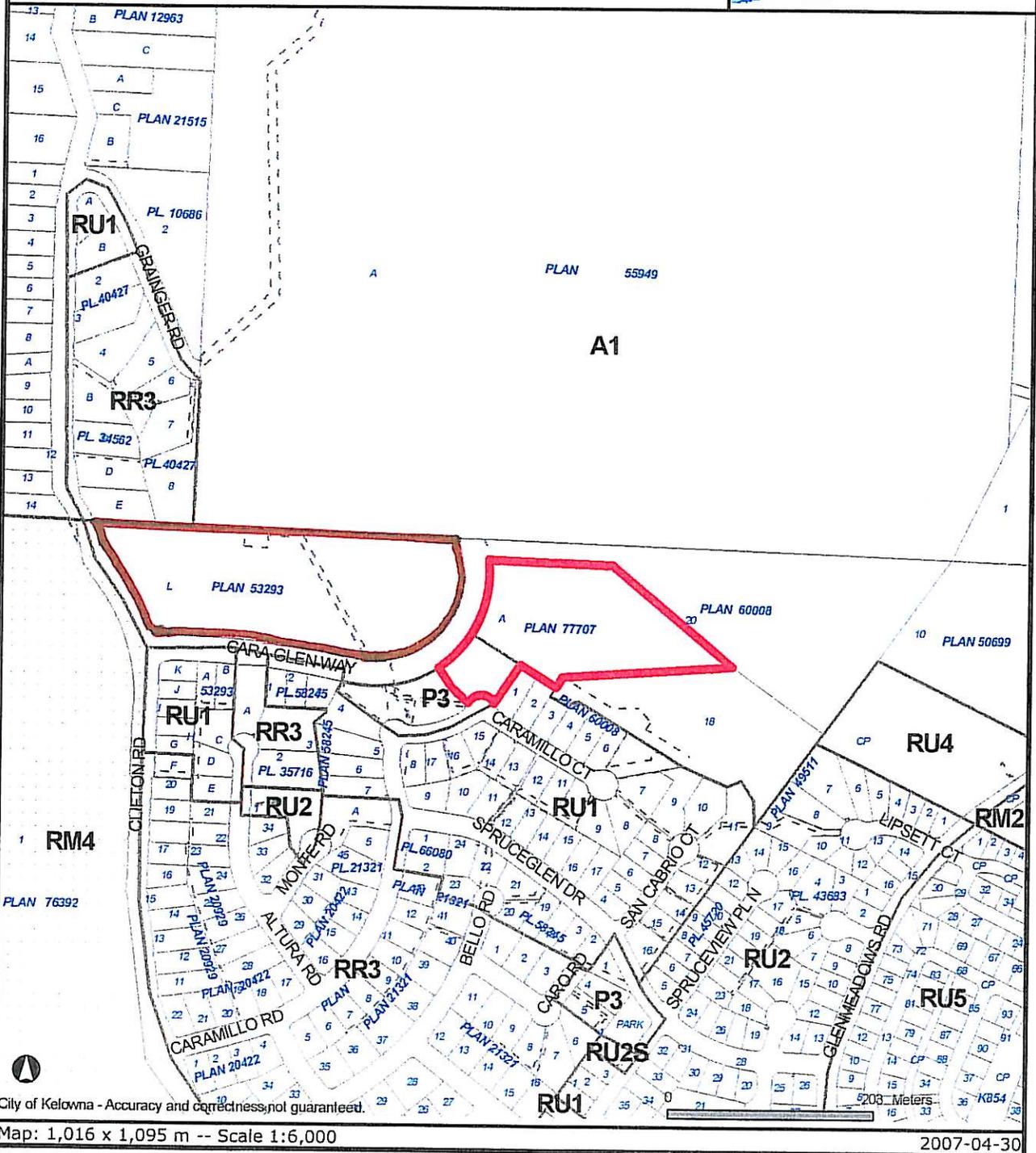


Mary Pynenburg, MRAIC MCIP  
Director of Planning & Development Services

PMc/pmc  
Attach.

**Application**  
**Z06-0024**  
**OCP06-0005**

Subject Property

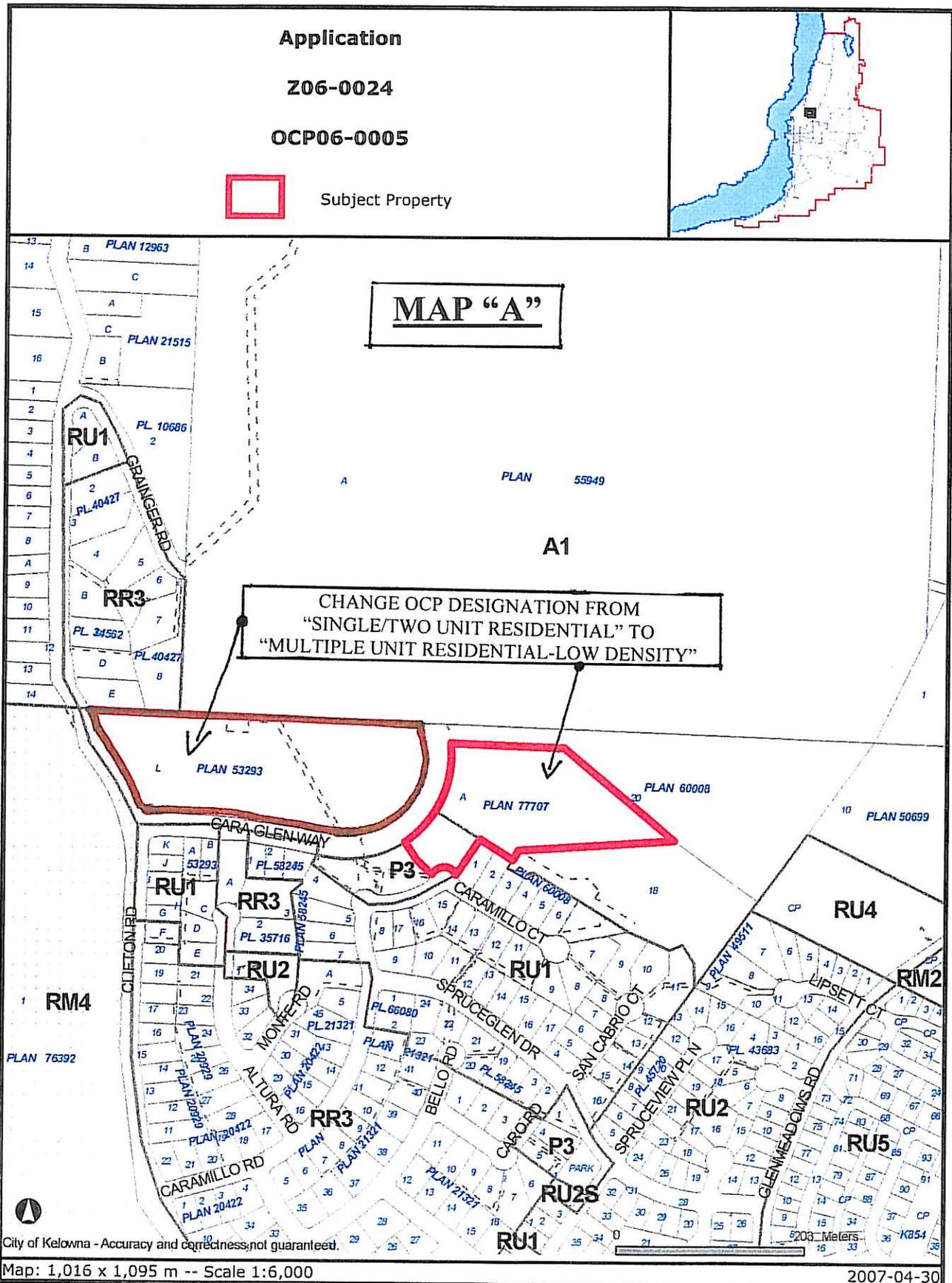



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 1,016 x 1,095 m -- Scale 1:6,000

2007-04-30

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

# "THE TERRACES AT CARA GLEN"



CITY LANDS

PHASE #5  
(CURRENT)

PHASE #6  
(FUTURE)

CARA GLEN WAY

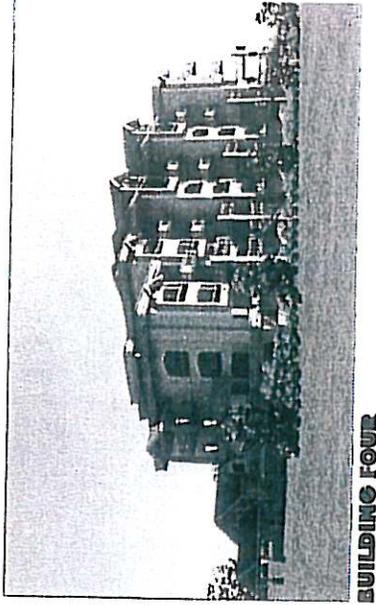
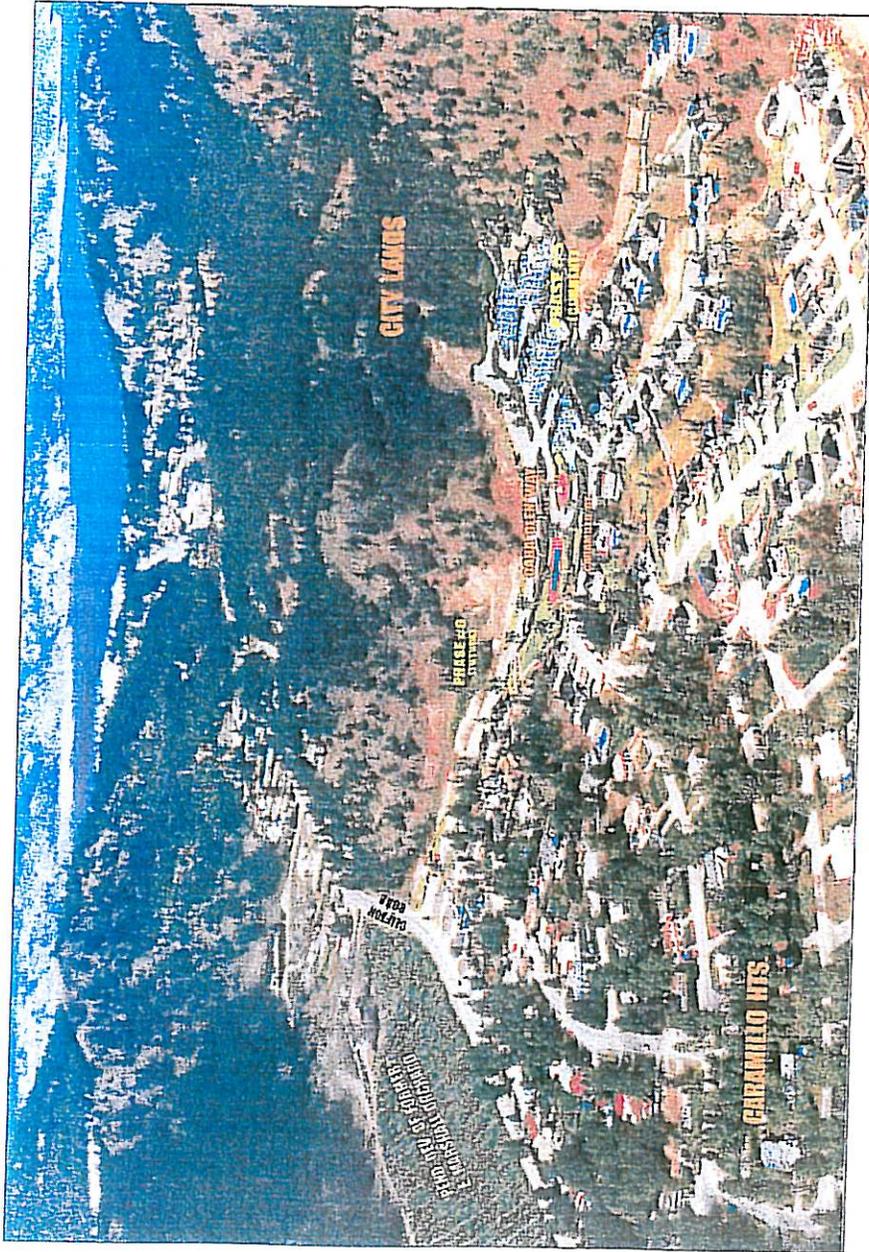
CARAMILLO CT

CARAMILLO HTS.

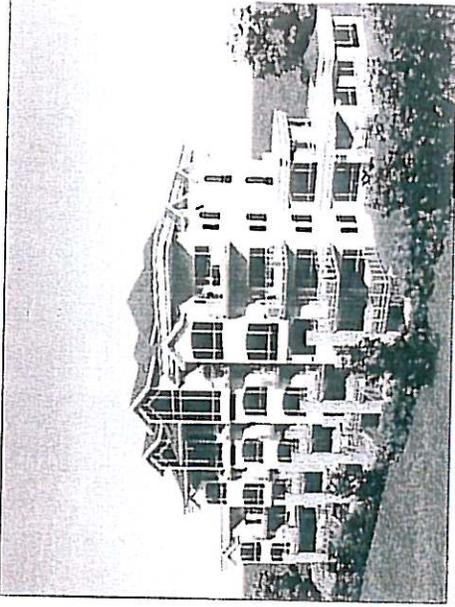
CLIFTON ROAD

PIED. DEV. OF FORMER  
E. MARSHALL ORCHARD

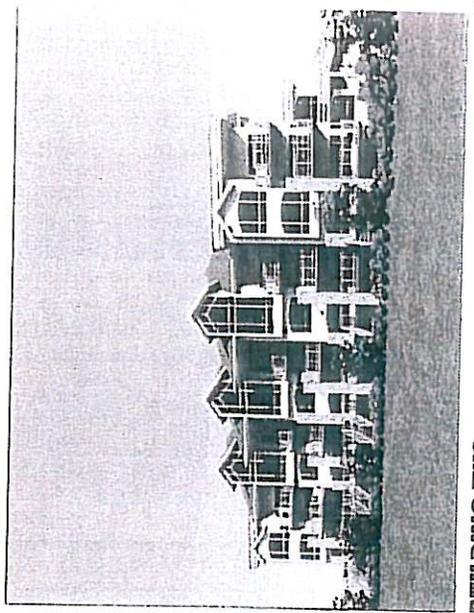
# The Terraces at Cara Glen



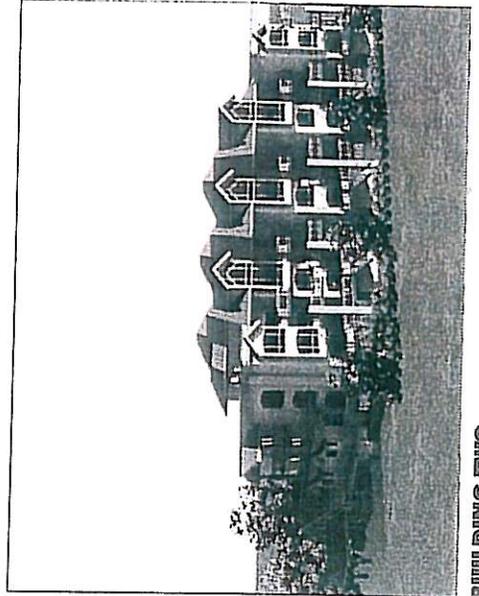
**BUILDING FOUR**



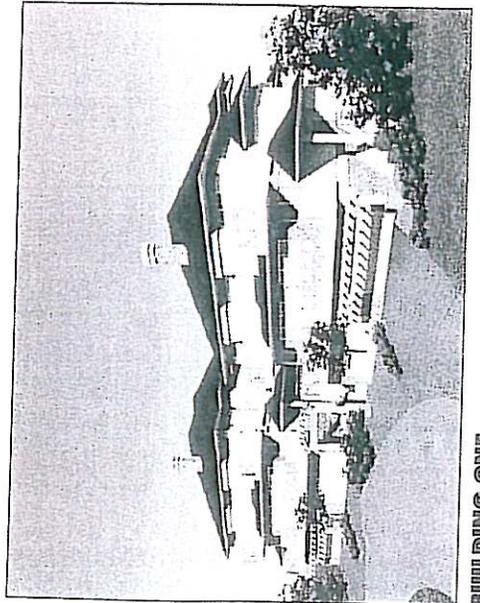
**BUILDING THREE**



**BUILDING TWO**



**BUILDING TWO**



**BUILDING ONE**





**LEGEND**

- A. VISIONARY PLANTING
- B. PLANTING SPECIES
- C. PLANTING SCHEDULE
- D. PLANTING DENSITY
- E. PLANTING TYPE
- F. PLANTING SIZE
- G. PLANTING COLOR
- H. PLANTING TEXTURE
- I. PLANTING FORM
- J. PLANTING LOCATION
- K. PLANTING HEIGHT
- L. PLANTING SPACING
- M. PLANTING GROUPING
- N. PLANTING MATERIAL
- O. PLANTING METHOD
- P. PLANTING MAINTENANCE
- Q. PLANTING COST
- R. PLANTING RISK
- S. PLANTING BENEFIT

PLANTING LIST	PLANT NAME	SIZE	PLANT
1	ACACIA	10'	PLANTED
2	AGAVE	10'	PLANTED
3	ALBIZIA	10'	PLANTED
4	ALBUQUERQUE	10'	PLANTED
5	ALYSSUM	10'	PLANTED
6	ANEMONE	10'	PLANTED
7	ANEMONE	10'	PLANTED
8	ANEMONE	10'	PLANTED
9	ANEMONE	10'	PLANTED
10	ANEMONE	10'	PLANTED
11	ANEMONE	10'	PLANTED
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13	ANEMONE	10'	PLANTED
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17	ANEMONE	10'	PLANTED
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93	ANEMONE	10'	PLANTED
94	ANEMONE	10'	PLANTED
95	ANEMONE	10'	PLANTED
96	ANEMONE	10'	PLANTED
97	ANEMONE	10'	PLANTED
98	ANEMONE	10'	PLANTED
99	ANEMONE	10'	PLANTED
100	ANEMONE	10'	PLANTED

LANDSCAPE DEVELOPMENT PERMIT PLAN  
 The Terraces at Cara Glen

APRIL 2007







PROJECT NO.	10000000
DATE	10/10/10
SCALE	1/4" = 1'-0"
DATE	10/10/10
SCALE	1/4" = 1'-0"
DATE	10/10/10
SCALE	1/4" = 1'-0"
DATE	10/10/10
SCALE	1/4" = 1'-0"
DATE	10/10/10
SCALE	1/4" = 1'-0"

THE TERRACES AT CARA GLEN  
 TOWN HOUSE & CONDOMINIUM DEVELOPMENT KELOWNA, B.C.  
 PROJECT NAME

PACIFIC RIM  
 ARCHITECTURE  
 1100 - 11th Street, Suite 100  
 Kelowna, BC V1Y 1V2  
 TEL: 250.860.1234  
 FAX: 250.860.1235  
 WWW: www.pacificrim.ca

OWNER: CARA GLEN ESTATES LTD.  
 THE TERRACES AT CARA GLEN  
 TOWN HOUSE & CONDOMINIUM DEVELOPMENT KELOWNA, B.C.

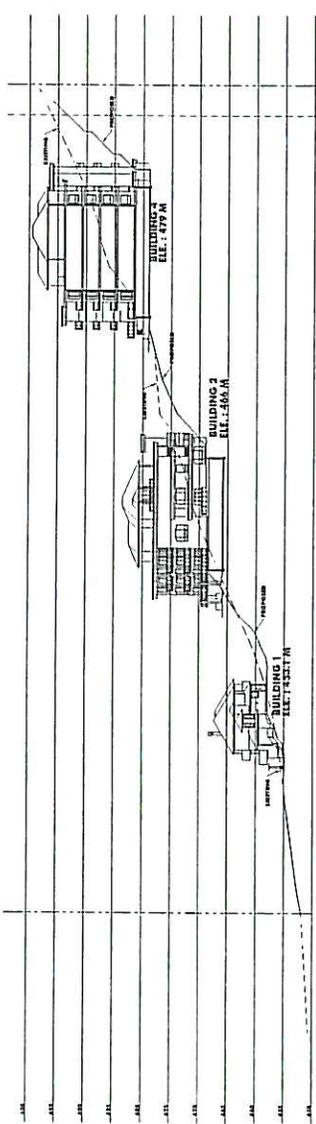
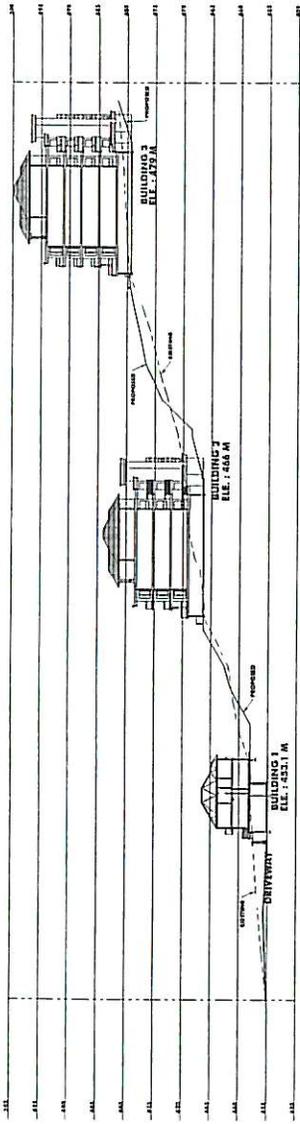
DATE: 10/10/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/4" = 1'-0"

SITE SECTION  
 LEGAL ADDRESS: [Address]  
 SECTION: [Section]  
 SHEET NO. OF [Total]

DATE	10/10/10
SCALE	1/4" = 1'-0"
DATE	10/10/10
SCALE	1/4" = 1'-0"
DATE	10/10/10
SCALE	1/4" = 1'-0"
DATE	10/10/10
SCALE	1/4" = 1'-0"
DATE	10/10/10
SCALE	1/4" = 1'-0"

A04

5



CROSS-SECTION





ARCHITECTURE & INTERIORS INC.  
 1000 10th Street, Suite 100  
 San Francisco, CA 94103  
 TEL: 415.774.1100  
 FAX: 415.774.1101  
 WWW: WWW.A&I.COM  
 PROJECT NO. 11100

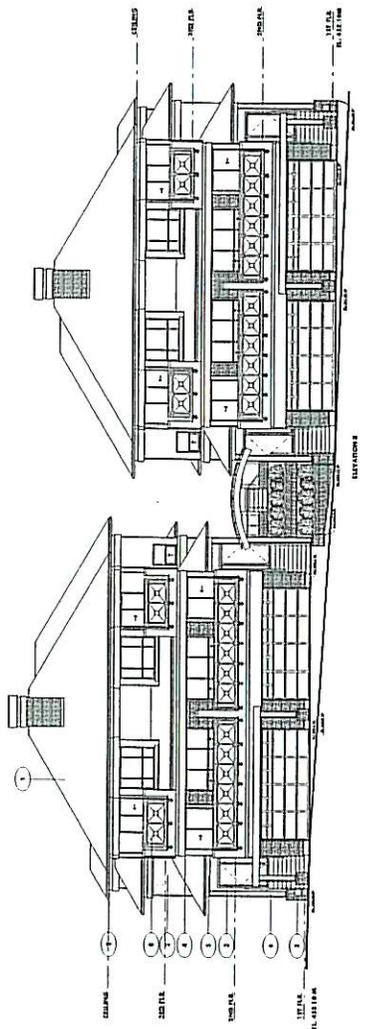
**THE TERRACES AT CARA GLEN**  
 TOWN HOUSE & CONDOMINIUM DEVELOPMENT  
 OWNER: CARA GLEN ESTATES LTD.  
 PROJECT NO. 11100

**PACIFIC RIM**  
 ARCHITECTS  
 1000 10th Street, Suite 100  
 San Francisco, CA 94103  
 TEL: 415.774.1100  
 FAX: 415.774.1101  
 WWW: WWW.PRARCH.COM

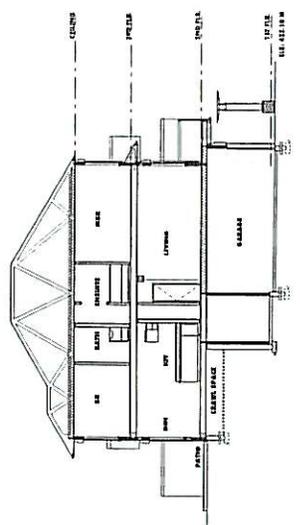
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**THE TERRACES AT CARA GLEN**  
**PROJECT NO.:**  
**11100**  
**DATE:**  
**11/14/00**  
**SCALE:**  
**AS SHOWN**

**PROJECT NO.:**  
**11100**  
**DATE:**  
**11/14/00**  
**SCALE:**  
**AS SHOWN**

8

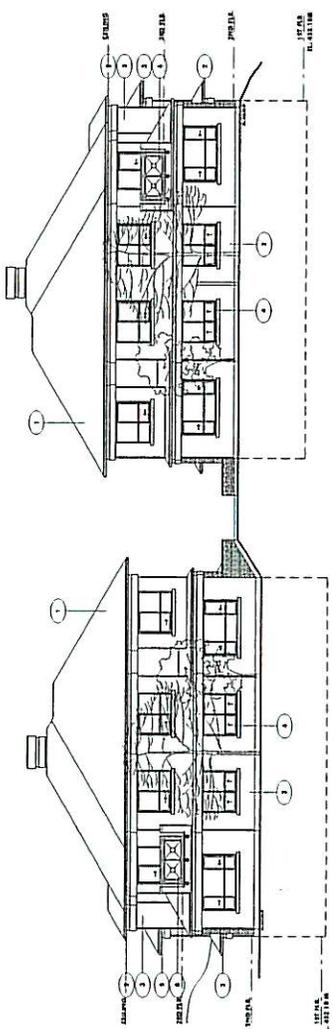


**1**  
**BUILDING 1 - FRONT ELEVATION**  
**AD7 / SCALE: 1:100**

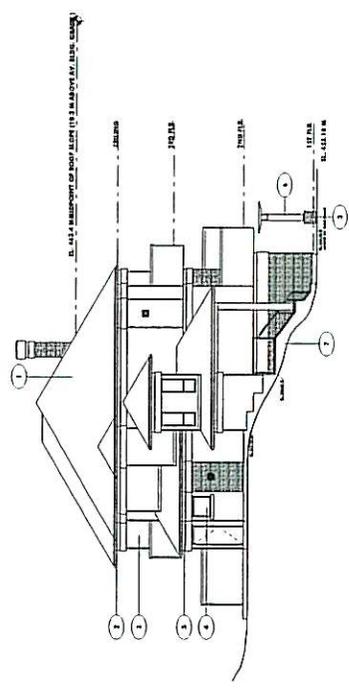


**4**  
**BUILDING 1 - TYPICAL UNIT SECTION**  
**AD7 / SCALE: 1:100**

- LEGEND**
- 1 CHARCOAL GREY CONCRETE ROOFING TILE
  - 2 ALUMINUM GUTTERS & DOWNSPOUTS
  - 3 COMBINATION OF ACRYLIC STUCCO & STONE FACE
  - 4 VINYL WINDOWS
  - 5 PAINTED WOOD TRIM
  - 6 WOOD FRAMED TRELLIS
  - 7 CONCRETE FOUNDATION WALL
  - 8 METAL RAILING WITH GLAZING



**2**  
**BUILDING 1 - REAR ELEVATION**  
**AD7 / SCALE: 1:100**



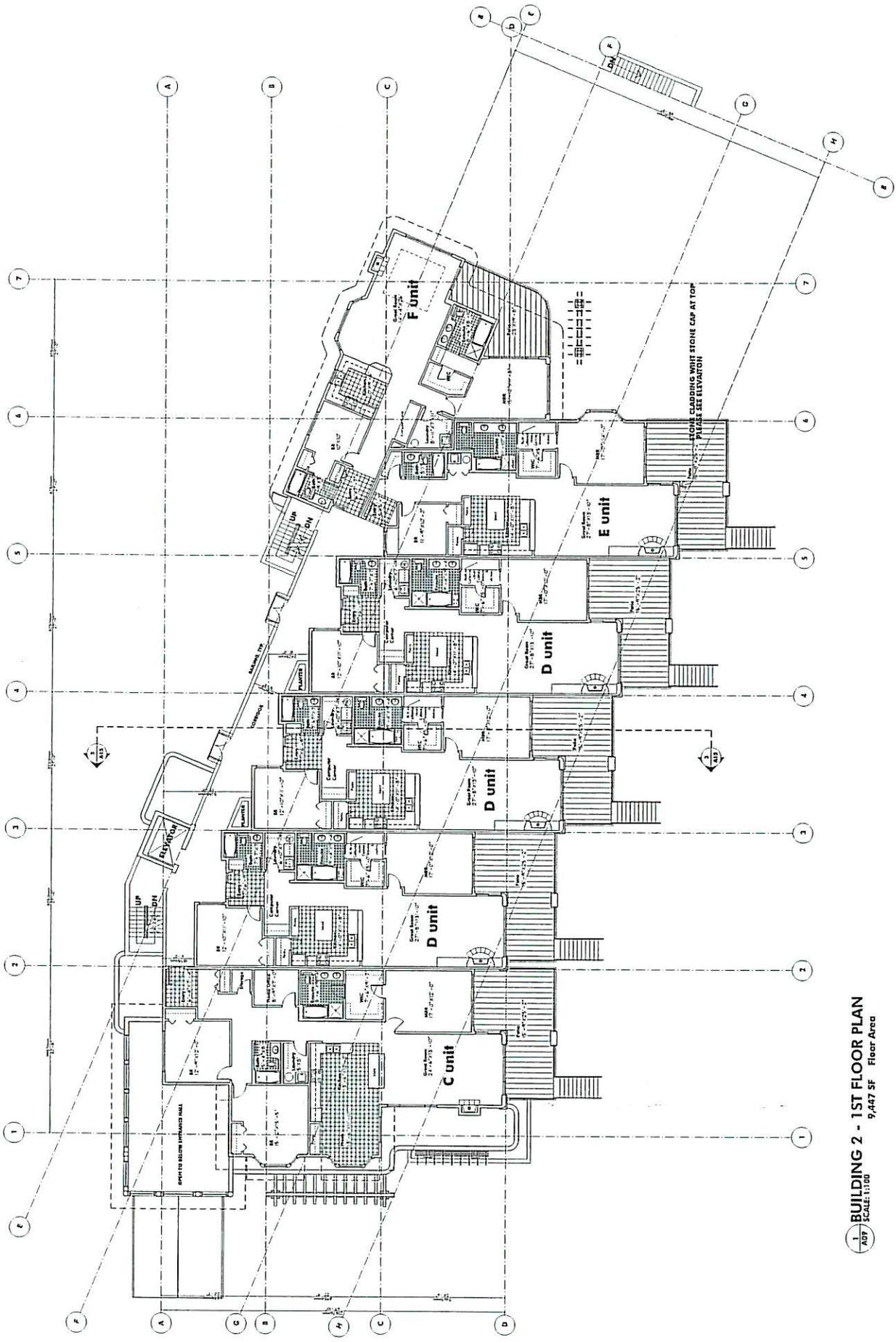
**3**  
**BUILDING 1 - SIDE ELEVATION**  
**AD7 / SCALE: 1:100**



**PROJECT NAME:** THE TERRACES AT CARA GLEN  
**OWNER:** CARA GLEN DEVELOPMENT KEOLOWA, B.C.  
**DESIGNER:** PACIFIC BAY ARCHITECTURE  
**DATE:** 11/18  
**SCALE:** 1/100  
**PROJECT NO.:** A09

**THE TERRACES AT CARA GLEN**  
 TOWN HOUSE & CONDOMINIUM DEVELOPMENT KEOLOWA, B.C.  
**OWNER:** CARA GLEN ESTATES LTD.  
**DESIGNER:** PACIFIC BAY ARCHITECTURE  
 1100 - 10th Street, West, Keelowna, BC V9X 1K6  
 Tel: 250.734.1111 Fax: 250.734.1112  
 www.pacificbay.ca  
**PROJECT NO.:** A09  
**DATE:** 11/18  
**SCALE:** 1/100  
**PROJECT NO.:** A09

**1ST FLOOR PLAN**  
**SCALE:** 1/100  
**PROJECT NO.:** A09



**1 - BUILDING 2 - 1ST FLOOR PLAN**  
 9,447 SF Floor Area  
 SCALE: 1/100

10

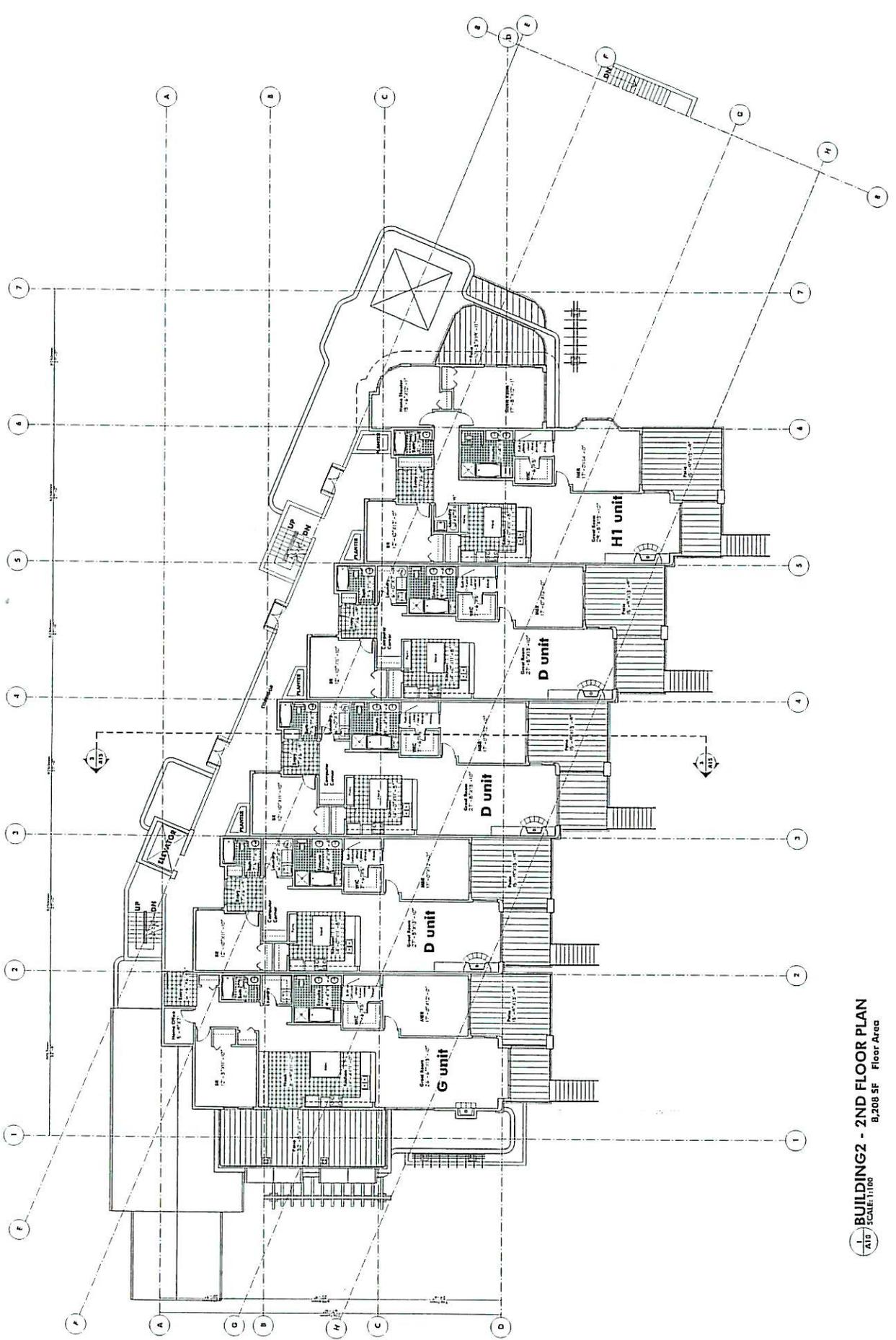
NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	11/15/11	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
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9	...	...	...	...
10	...	...	...	...

**THE TERRACES AT CARA GLEN**  
 TOWN HOUSE & CONDOMINIUM DEVELOPMENT KELOWNA, B.C.  
 OWNER: CARA GLEN ESTATES LTD.

**PACIFIC GROUP**  
 ARCHITECTS  
 1000 WEST 10TH AVENUE  
 VANCOUVER, B.C. V6H 3G9  
 TEL: 604-271-1111  
 FAX: 604-271-1112  
 WWW.PACIFICGROUPARCHITECTS.COM

**2ND FLOOR PLAN**  
 SHEET 1 OF 1  
 DATE: 11/15/11

**A10**  
 PROJECT NO.:



**BUILDING 2 - 2ND FLOOR PLAN**  
 B,200 SF Floor Area  
 A10 SCALE: 1:100





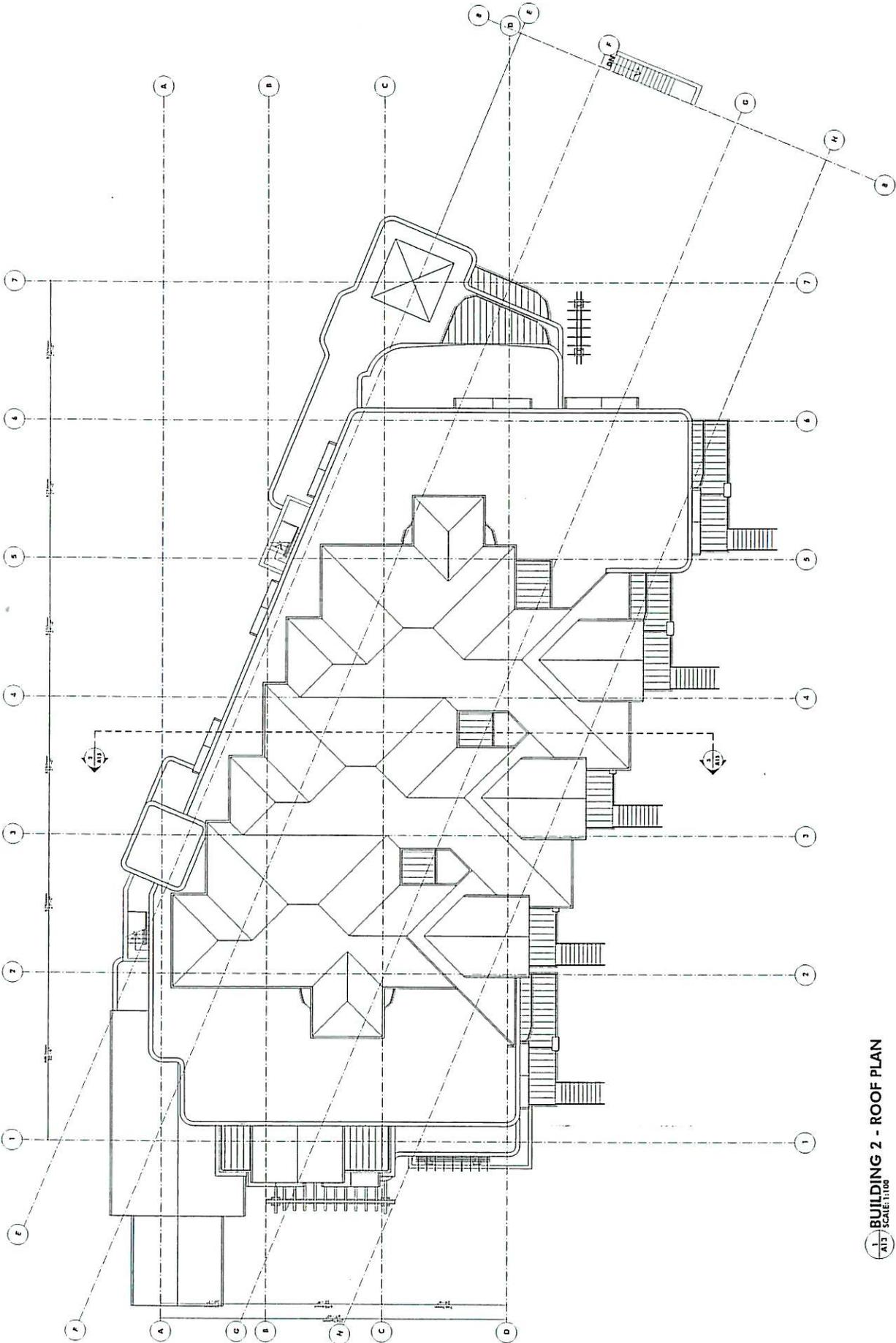
NO.	DATE	REVISION
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18		
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20		

**PROJECT NAME**  
**THE TERRACES AT CARA GLEN**  
 TOWN HOUSE & CONDOMINIUM DEVELOPMENT KELLOWA, B.C.  
 OWNER: CARA GLEN ESTATES LTD.

**PACIFIC RIM ARCHITECTURE LTD.**  
 ALL RIGHTS RESERVED  
 1100 WEST 10TH AVENUE, SUITE 100  
 VANCOUVER, B.C. V6H 2E6  
 TEL: 604-271-1111  
 FAX: 604-271-1112  
 WWW.PACIFICRIMARCHITECTURE.COM

**PROJECT TITLE:**  
**ROOF PLANS**  
**SHEET NO.:**  
**DATE:**  
**DESIGNED BY:**  
**CHECKED BY:**  
**SCALE:**

**A13**  
**BUILDING 2 - ROOF PLAN**



**BUILDING 2 - ROOF PLAN**  
 A13 SCALE: 1/100









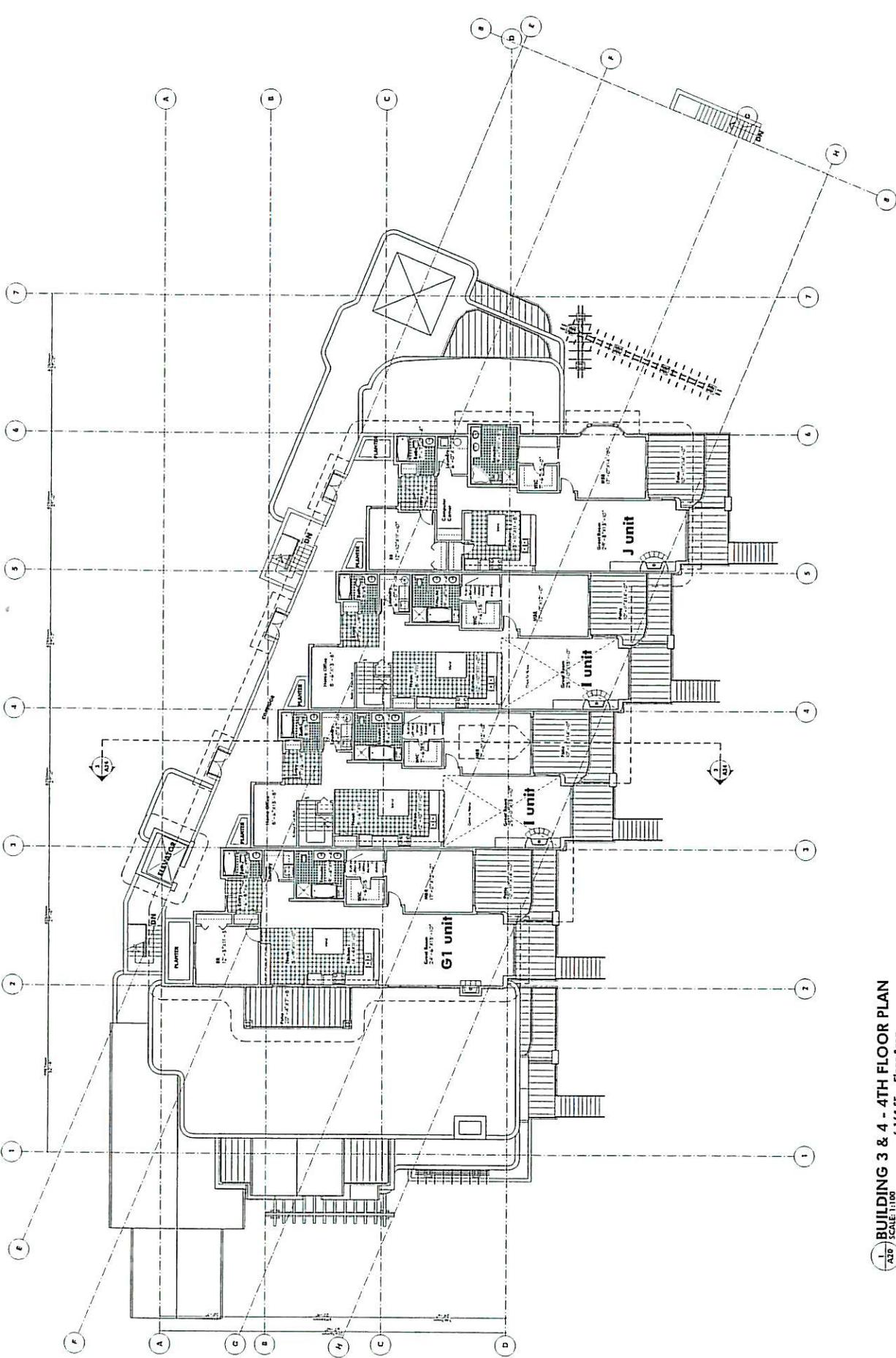




THE TERRACES AT CARA GLEN  
 TOWN HOUSE & CONDOMINIUM DEVELOPMENT KEOHWA, H.C.  
 OWNER: CARA GLEN ESTATES LTD.  
 ARCHITECT: PACIFIC BNA ARCHITECTURE  
 PROJECT NO: 11100  
 SHEET NO: 4TH FLOOR PLAN  
 DATE: 11/2011

**4TH FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 TOTAL AREA: 6,164 SF  
 DATE: 11/2011

**A20**  
 BUILDING 3 & 4 - 4TH FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 TOTAL AREA: 6,164 SF  
 DATE: 11/2011



**BUILDING 3 & 4 - 4TH FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 TOTAL AREA: 6,164 SF  
 Floor Area

11/2011  
 11/2011  
 11/2011

21







