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

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**DATE:** April 22, 2009  
**FILE NO.:** **DP06-0065/DVP06-0066**

**TO:** City Manager

**FROM:** Community Sustainability Division

APPLICATION NO. DP06-0065 / OWNER: CARA GLEN ESTATES  
DVP06-0066 LTD.

AT: 530 & 536 CARAMILLO COURT APPLICANT: CARA GLEN ESTATES  
LTD. (TOBY NOLITT)

**PURPOSE:** TO SEEK A DEVELOPMENT PERMIT TO AUTHORIZE THE  
DEVELOPMENT OF 60 RESIDENTIAL UNITS IN 5 BUILDINGS  
RANGING IN HEIGHT FROM 3 STOREYS TO 6 STOREYS,  
  
TO SEEK A DEVELOPMENT VARIANCE PERMIT TO VARY  
THE MAXIMUM BUILDING HEIGHT FROM 2½ STOREYS  
PERMITTED TO THE MAXIMUM OF 6 STOREYS PROPOSED

**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 Final Adoption of OCP Amending Bylaw No. 9787 and Zone Amending Bylaw No. 9788 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP06-0065 for Lot A, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP77707 and part of Lot 20, Sec. 32, Twp 26, O.D.Y.D., Plan KAP60008 Exc. Plans KAP77707 & KAP87078, located on Caramillo Court, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

5. The applicant register appropriate reciprocal access easement agreement between Lot 20, Sec. 32, Twp 26, O.D.Y.D., Plan KAP60008 Exc. Plans KAP77707 & KAP87078, and Lot A, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP77707 for shared access from Cara Glen Way,
6. The applicant register appropriate right of way documents for temporary cul-de-sac turn around at the end of Cara Glen Way.

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

AND THAT Council authorize the issuance of Development Variance Permit No. DVP06-0066; Lot A, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP77707, located on Caramillo Court, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.9.6(c); **Development Regulations;**

Vary maximum building height from 9.5m or 2½ storeys permitted to 19.1m or 6 storeys proposed.

2.0 SUMMARY

The applicant made application 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 Single/Two Unit Residential designation to the Multiple Unit Residential low density designation. As well, there was an application made to rezone the smaller lot, Lot A, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP77707 to the RM3 – Low Density Multiple Housing zone to permit the proposed apartment housing development on the sloped site. Both the OCP Amendment and the rezoning applications were considered at a Public Hearing held on June 12, 2007, and given 2<sup>nd</sup> and 3<sup>rd</sup> readings the same evening.

This Development Permit application has been made to authorize the development of 60 residential dwelling units in a total of 5 buildings, which range in building height from 3 storeys up to 6 storeys. As the proposed building form is up to six stories in building height, where the RM3 – Low Density Multiple Unit Residential zone limits building height to a maximum of 2½ storeys, a Development Variance Permit has been made to address the proposed building height. There has been an Hazardous Condition Development Permit issued to address the slope treatment required for this proposed multiple unit residential development.

Now that the applicant has addressed the outstanding issues of the Works and Utilities Department, it is appropriate for this application to proceed.

## 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 Development Permit Application No. DP06-0065, 530 Caramillo Court, Lot A, Plan 77707 Sec. 32, Twp. 26, O.D.Y.D, by Cara Glen Estates Ltd. (Toby Nolitt), for construction of 60 residential units in 5 buildings ranging in height from 3 storeys to 6 storeys;

AND FURTHER THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVP06-0066, for 530 Caramillo Court/Lot A, Plan 77707 Sec. 32, Twp. 26, O.D.Y.D, by Cara Glen Estates Ltd. (Toby Nolitt), to vary the maximum building height of the RM3 zone from 2.5 storeys to 6 storeys with a note that the APC felt that the variance could be mitigated through better building design including improved terracing and step backs as noted.

## 3.0 BACKGROUND

The subject properties have been the subject of various applications and proposals over the years as noted below.

- 1981 – application was made to rezone to the R-2A, Comprehensive Residential Development zone (now known as the RM3 zone) to facilitate the development of a form of terraced housing upon the properties. 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.
- Mid 1990's –same proposal came up again, with a view to create a form of terraced housing, again not proceeding because of various extenuating circumstances. The applicant had anticipated that the future land use designation of the then proposed Glenmore/Clifton/Dilworth Sector plan would facilitate the proposal. However, the sector plan that was endorsed by Council in 1998 designated the subject properties as Single/Two Family Residential. However, the applicant was advised by Planning staff that they would recommend support for an RM3 form of terraced Housing.
- 1999 – A new application was made to rezone to RM3, which proposed a multi-family development for the property. 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. The applicant did not proceed with the proposal.
- 2006 – Current Proposal Submitted

## 3.1 THE PROPOSAL

This Development Permit application has been made to authorize the development of 60 residential dwelling 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 62m towards the southwest corner, adjacent to Caramillo Court. The site does have several plateaus that create natural bench areas. The hazardous condition issues have been addressed through Hazardous Condition Development Permit DP07-0138, which was issued on April 8, 2008.

#### Site Access

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.

#### Building Exterior

The exterior designs of all of the buildings are similar in that each of the buildings incorporate peaked roof elements, large cornice elements for the flat roof portions of the proposed buildings, and ornamental metal hand railings for the exposed exterior walkways. The buildings are differentiated by the use of different complementary colour groupings for each of the buildings.

#### Landscape Plan

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.



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 storeys (19.1m) ❶	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

NOTES:

- ❶ Vary maximum building height from 9.5m or 2½ storeys permitted to 19.1m or 6 storeys proposed.

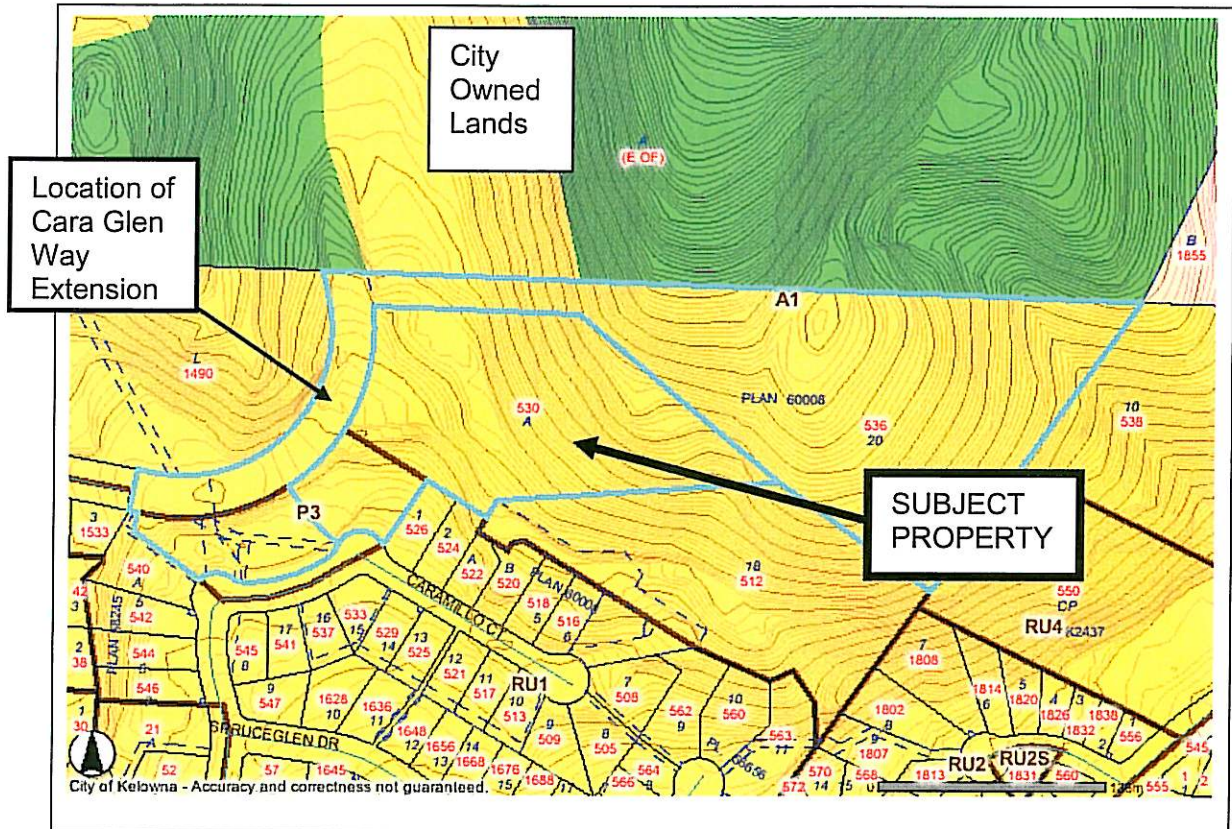
### 3.2 Site Context

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. This lot 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 of 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 Current Development Policy

#### 3.3.1 Kelowna Official Community Plan

Application OCP06-0005 amended the future land use designation to "Multiple Unit Residential – Low Density"

The Kelowna Official Community Plan also contains the following statements in relation to Multiple Unit Residential developments:

#### **"Objectives for Multiple Unit Residential Development**

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).

### **Guidelines for Multiple Unit Development**

In issuing conditions relating to a development permit the City will specify how development permit objectives can be satisfied. This should include consideration of the following guidelines, as examples of how to meet the objectives:

#### **Landscaping**

Landscaping should:

- enhance public views
- provide noise buffering
- complement building's architectural features
- enhance the edges of buildings
- screen parking areas from view (with vegetation, berms, low walls, fences etc.)
- provide visual buffers of new buildings
- provide colour
- create shade
- create design interest
- retain required sight distances (from roadways)
- contribute to a sense of personal safety and security
- facilitate access, enjoyment and social activities for all authorized users
- provide equal access for mobility-challenged individuals
- incorporate existing vegetation with special character, historical or cultural significance
- incorporate native plants where practical

#### **Relationship to the Street**

- First storey units should ideally provide ground-level access and outdoor amenity space
- The principle front entranceway should be clearly identified and in scale with the development.

#### **Building Massing**

- Developments with multiple, separate buildings should be designed in such a manner that individual buildings contain different, but compatible shapes, masses, and/or exterior finishes.
- Developments should be sensitive to and compatible with the massing and rhythm of the established streetscape.
- Sub-roofs, dormers, balconies, and bay windows should be encouraged.

#### **Walls**

- End walls visible from a public street or residential lot should be finished to provide an attractive appearance. Blank or solid walls (without glazing) should not be longer than 5 m. Walls longer than 5 m should incorporate wall detailing that will provide visual interest.

#### **Views**

- View corridors should, wherever possible, be preserved.

#### **Environmental Considerations**

- Projects should be designed to minimize the impacts of climatic conditions such as excessive heat, cold and wind.
- Projects located along arterial roads should be designed to minimize residents' exposure to noise and exhaust emissions.

#### **Crime Prevention**

- Guidelines for Crime Prevention Through Environmental Design Guidelines (CPTED) should be followed.

#### **Ancillary Services/Utilities**

- Utility service connections should be screened from view or be located so as to minimize visual intrusion.



**Amenities**

- Appropriate high quality public spaces, which provide links to surrounding areas and open space relief within the development should be encouraged.

**Access**

- Vehicle access and on-site circulation shall minimize interference with pedestrian movement.

**Parking**

- Underground parking is encouraged. “

**3.3.2 Crime Prevention Through Environmental Design**

The applicant has provided a letter report to address how the City of Kelowna Crime Prevention Through Environmental Design guidelines will be applied to this proposed project.

**4.0 TECHNICAL COMMENTS**

The application has been circulated to various technical agencies and City departments and their comments have been attached to this report.

**5.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS**

The subject properties have had a long history of development proposals as noted in the background component of this report.

The applicant and their 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 residential development to the south. The proposed development is designed to be built into the slope rather than creating building platforms on fill with retaining walls. The orientation of the dwelling units within the proposed buildings are designed to have the entry to the units from the exterior corridor adjacent to the slope face, and the living space oriented to take advantage of the views from the slope.

As part of this development application, there has also been an application made for a Development Variance Permit to vary the building height permitted in the RM3 zone from the 2½ storeys permitted to up to 6 storeys as proposed for two of the apartment buildings. This height variance has been made in order to reduce the size of the resulting building footprint. It should be noted that the FAR proposed (0.41 / 9,508 m<sup>2</sup>) is substantially less than the maximum FAR that is permitted (0.5 / 11,550 m<sup>2</sup>) by the RM3 zone for a lot of this size. Staff have been supportive of the proposed height variance as the development is clustered into 4 building sites, as opposed to a development scheme that involves lower height buildings spread over a larger part of the property with the use of fill to create building platforms.

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 perspective sketches to provide reasonable images of what the proposed development will look like after construction.

In conclusion, the Land Use Management Department supports these applications, and recommends for positive consideration by Council.



Shelley Gambacort  
Director of Land Use Management

PMc/pmc

Attachments

Subject Property Map  
Schedule A, B & C (7 pages)  
16 pages of site elevations / floor plan diagrams / airphotos  
Works and Utilities Department comments  
CPTED Letter Report





## Summary – Building Design

### **Buildings 1a and 1b**

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.

The main floor level contains the living spaces, kitchen, and dining areas. The upper level provides space for 3 bedrooms and bathrooms for each of the units.

The two 2-unit buildings are joined together by a landscaped plaza area between the buildings that also provides a walkway with stairs to provide a pedestrian link from Caramillo Court and building 2 located above these buildings.

### **Building 2**

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.

The first level above the parking structure is designed to create 6 - 2 bedroom units. 5 of the units are oriented with an exterior walkway to provide access from the north side (facing the hillside), while each of the units has an exterior balcony on the south side of the building to take advantage of the view from the sloping site. The 5<sup>th</sup> unit is located at the east end of the exterior walkway, and is similar to the other units, except that the axis of the unit is oriented approximately 50° to the east, and provides a view towards the Lake.

The second level is a repeat of the first level, except that there are only 5 units as there is no unit at the end of the corridor.

The third level is a repeat of the second level, except that the 3 central units have access to a loft area that adds 2 additional bedrooms, another bathroom, and a loft area that overlooks the great room below. The units with the loft areas have only 1 bedroom on the level below, while there is a small home office space adjacent to the entry area.

The resulting room arrangement for building 2 results in the following unit yield;

9 - 2 bedroom
2 - 2 bedroom with office area
<u>5 - 3 bedroom with office area</u>
total 16 units

### **Buildings 3 and 4**

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 second storey area which provide for a total of 3 bedrooms plus a home office area.

The resulting room arrangement for buildings 3 & 4 results in the following unit yield;

14 - 2 bedroom
2 - 2 bedroom with office area
<u>4 - 3 bedroom with office area</u>
total 20 units (each building)

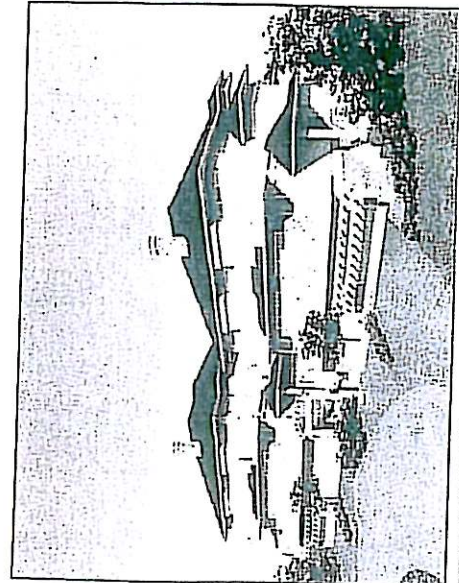
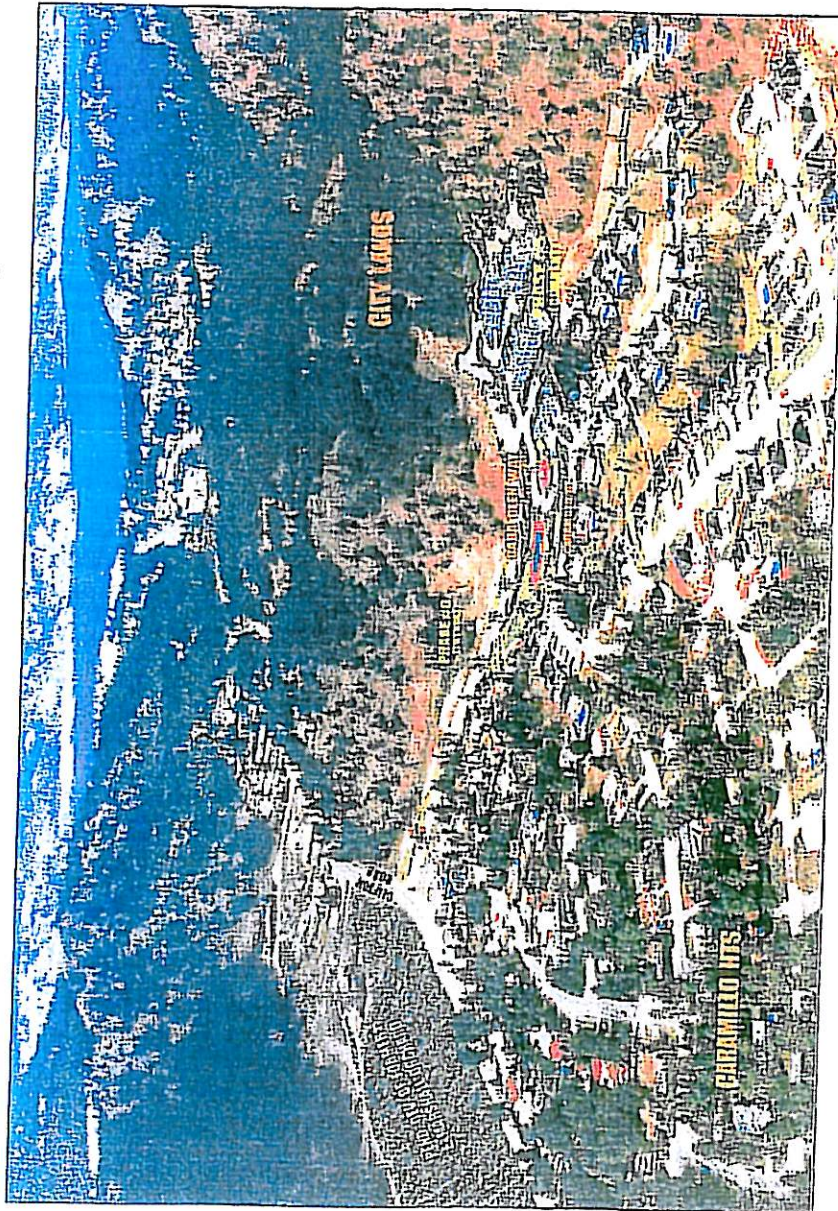


# "THE TERRACES AT CARA GLEN"

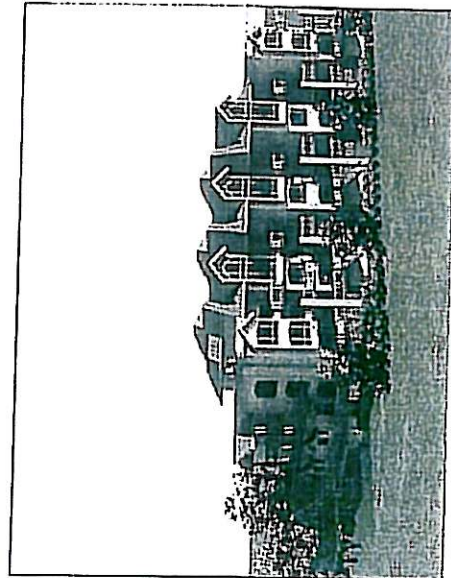




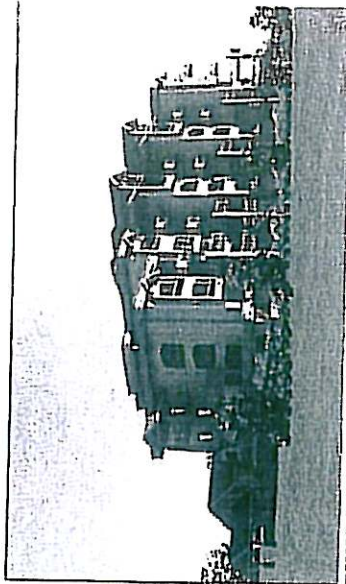
# The Terraces at Cara Glen



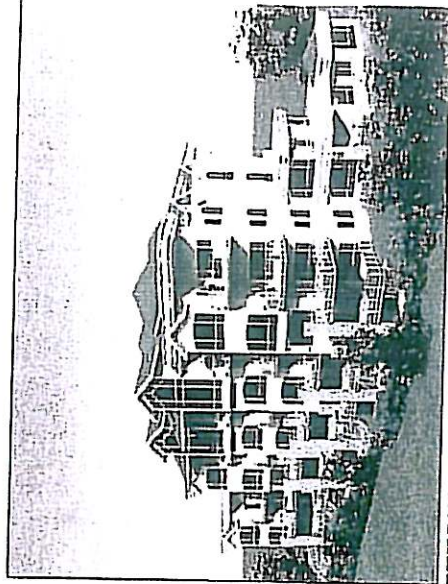
BUILDING ONE



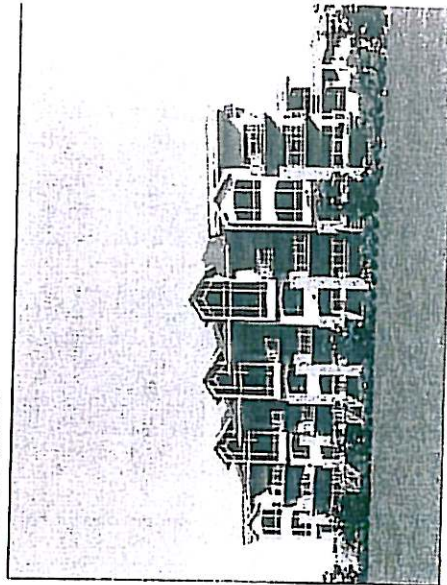
BUILDING TWO



BUILDING FOUR



BUILDING THREE



BUILDING TWO





**PLANTING LIST**

SYMBOL	PLANT NAME	QUANTITY	NOTES
1	1" x 6" x 8" Cedar Decking	1000	For pool deck and walkways
2	2" x 4" x 8" Cedar Decking	500	For pool deck and walkways
3	4" x 6" x 8" Cedar Decking	200	For pool deck and walkways
4	6" x 8" x 8" Cedar Decking	100	For pool deck and walkways
5	8" x 10" x 8" Cedar Decking	50	For pool deck and walkways
6	10" x 12" x 8" Cedar Decking	25	For pool deck and walkways
7	12" x 14" x 8" Cedar Decking	10	For pool deck and walkways
8	14" x 16" x 8" Cedar Decking	5	For pool deck and walkways
9	16" x 18" x 8" Cedar Decking	2	For pool deck and walkways
10	18" x 20" x 8" Cedar Decking	1	For pool deck and walkways
11	20" x 22" x 8" Cedar Decking	1	For pool deck and walkways
12	22" x 24" x 8" Cedar Decking	1	For pool deck and walkways
13	24" x 26" x 8" Cedar Decking	1	For pool deck and walkways
14	26" x 28" x 8" Cedar Decking	1	For pool deck and walkways
15	28" x 30" x 8" Cedar Decking	1	For pool deck and walkways
16	30" x 32" x 8" Cedar Decking	1	For pool deck and walkways
17	32" x 34" x 8" Cedar Decking	1	For pool deck and walkways
18	34" x 36" x 8" Cedar Decking	1	For pool deck and walkways
19	36" x 38" x 8" Cedar Decking	1	For pool deck and walkways
20	38" x 40" x 8" Cedar Decking	1	For pool deck and walkways
21	40" x 42" x 8" Cedar Decking	1	For pool deck and walkways
22	42" x 44" x 8" Cedar Decking	1	For pool deck and walkways
23	44" x 46" x 8" Cedar Decking	1	For pool deck and walkways
24	46" x 48" x 8" Cedar Decking	1	For pool deck and walkways
25	48" x 50" x 8" Cedar Decking	1	For pool deck and walkways
26	50" x 52" x 8" Cedar Decking	1	For pool deck and walkways
27	52" x 54" x 8" Cedar Decking	1	For pool deck and walkways
28	54" x 56" x 8" Cedar Decking	1	For pool deck and walkways
29	56" x 58" x 8" Cedar Decking	1	For pool deck and walkways
30	58" x 60" x 8" Cedar Decking	1	For pool deck and walkways
31	60" x 62" x 8" Cedar Decking	1	For pool deck and walkways
32	62" x 64" x 8" Cedar Decking	1	For pool deck and walkways
33	64" x 66" x 8" Cedar Decking	1	For pool deck and walkways
34	66" x 68" x 8" Cedar Decking	1	For pool deck and walkways
35	68" x 70" x 8" Cedar Decking	1	For pool deck and walkways
36	70" x 72" x 8" Cedar Decking	1	For pool deck and walkways
37	72" x 74" x 8" Cedar Decking	1	For pool deck and walkways
38	74" x 76" x 8" Cedar Decking	1	For pool deck and walkways
39	76" x 78" x 8" Cedar Decking	1	For pool deck and walkways
40	78" x 80" x 8" Cedar Decking	1	For pool deck and walkways
41	80" x 82" x 8" Cedar Decking	1	For pool deck and walkways
42	82" x 84" x 8" Cedar Decking	1	For pool deck and walkways
43	84" x 86" x 8" Cedar Decking	1	For pool deck and walkways
44	86" x 88" x 8" Cedar Decking	1	For pool deck and walkways
45	88" x 90" x 8" Cedar Decking	1	For pool deck and walkways
46	90" x 92" x 8" Cedar Decking	1	For pool deck and walkways
47	92" x 94" x 8" Cedar Decking	1	For pool deck and walkways
48	94" x 96" x 8" Cedar Decking	1	For pool deck and walkways
49	96" x 98" x 8" Cedar Decking	1	For pool deck and walkways
50	98" x 100" x 8" Cedar Decking	1	For pool deck and walkways

REDUCED  
LANDSCAPE ARCHITECT  
site360

LANDSCAPE DEVELOPMENT PERMIT PLAN  
The Terraces at Cara Glen

APRIL 2007



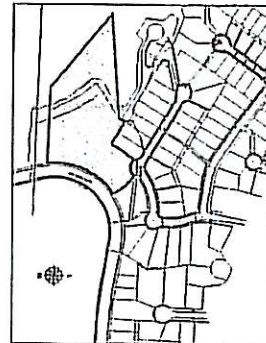
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SCHEDULE "C"



A01 Cover Sheet & Rendering  
A02 Drawing List, Vicinity Map, Site Survey Plan & Zoning Data  
A03 Site Plan & Project Data  
A04 Site Section

**SUN 'TURNS  
SCALP: MTS**

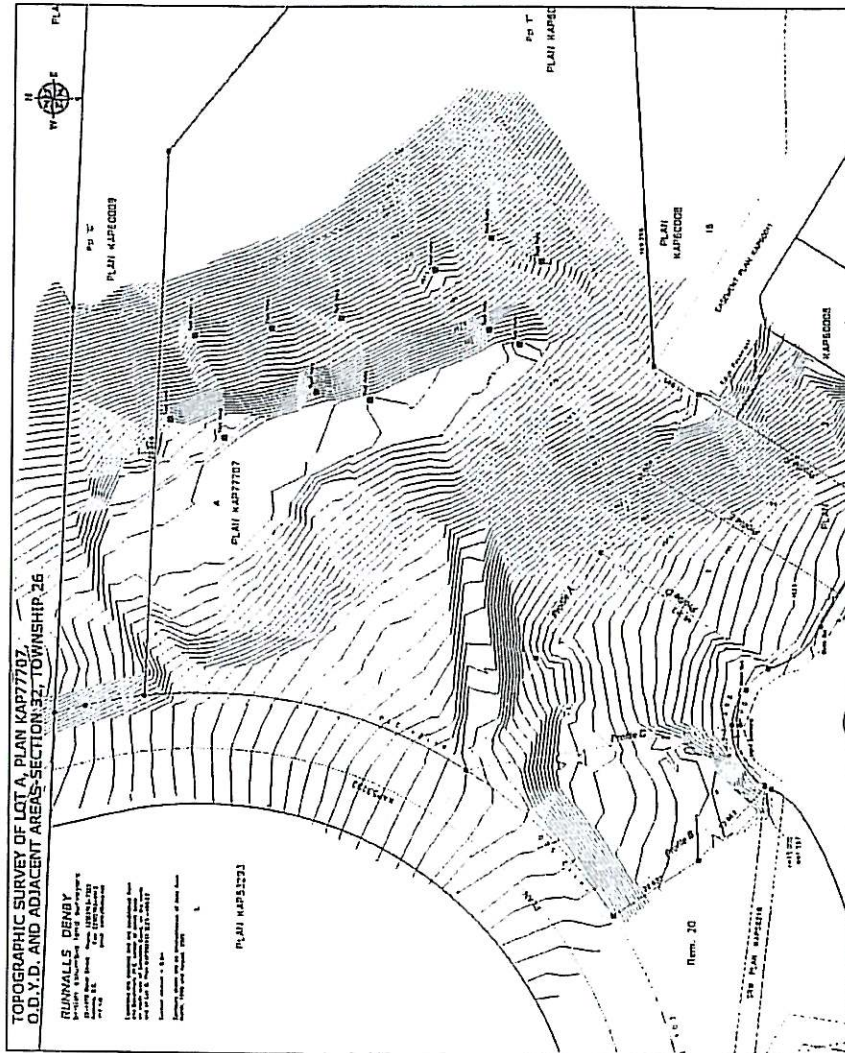


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2100				

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## SCALE: 1:500

[illegible]

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

[illegible]

**Drawing List,  
Vicinity Map,  
Site Survey  
Plan & Zoning**

Data

0 and 123456789

[illegible]

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3883-43

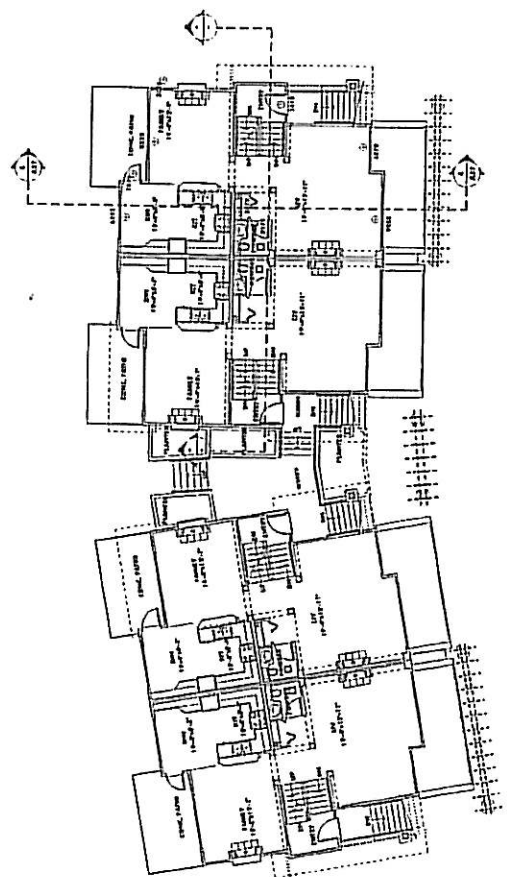
A02

A02

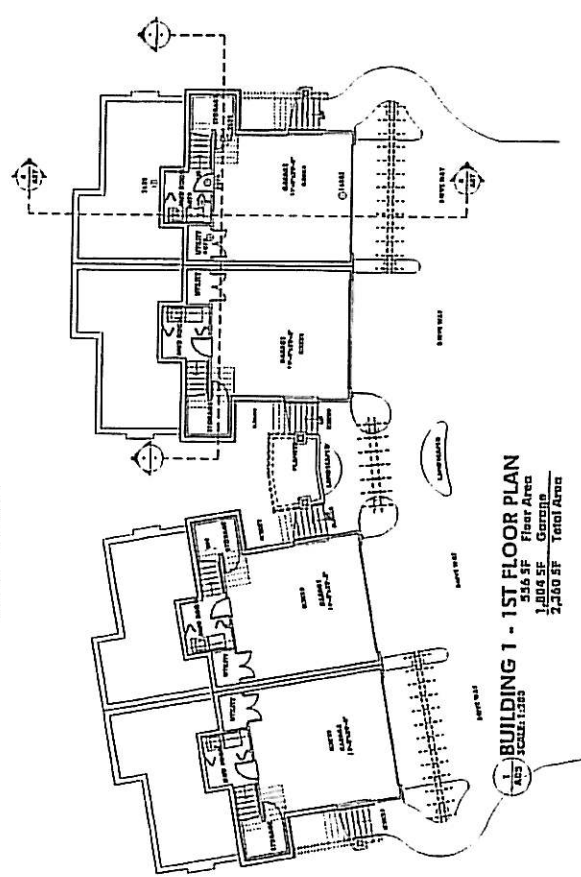








BUILDING 1 - 2ND FLOOR PLAN			
3,404 SF	Floor Area		
468 SF	Patios		
3,872 SF	Total Area		



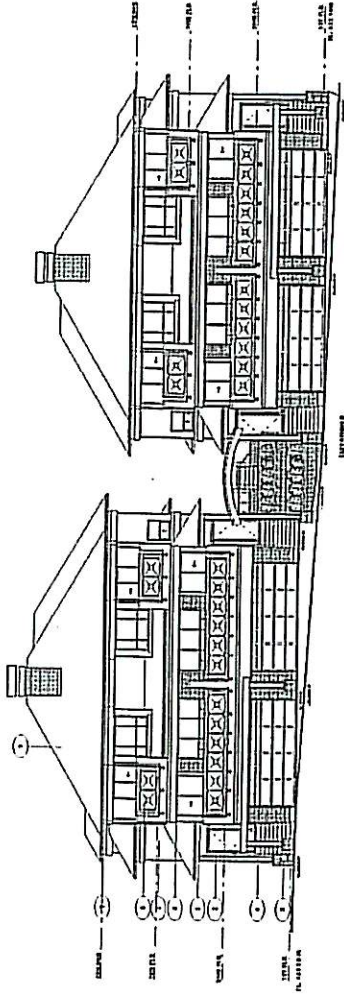
**1 BUILDING 1 - 1ST FLOOR PLAN**  
ASD SCALE: 1:250

536 SF	Floor Area
1,804 SF	Garage
2,340 SF	Total Area

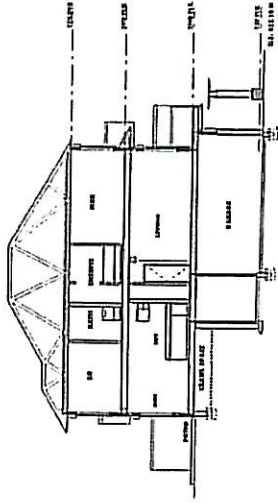
BUILDING 1 a & b





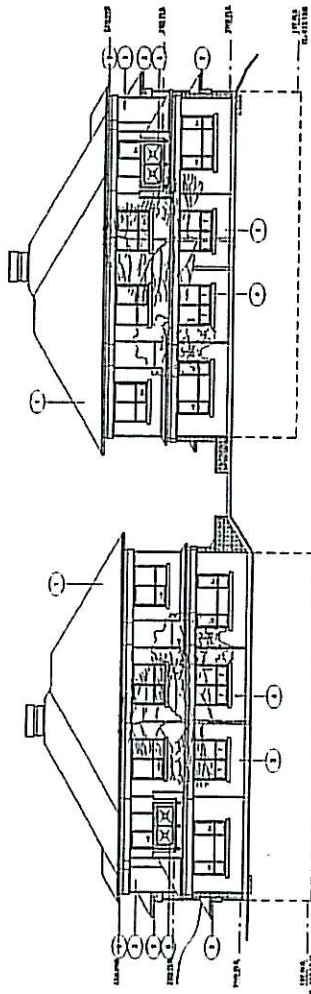


1 BUILDING 1 - FRONT ELEVATION  
ASB SCALE: 1:250

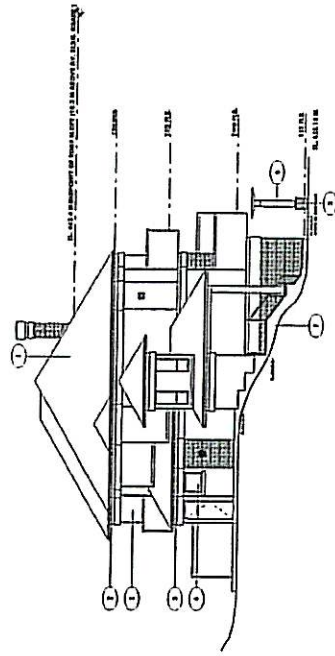


4 BUILDING 1 - TYPICAL UNIT SECTION  
ASB SCALE: 1:100

- LEGEND
- 1 CHANGEL GERT CONCRETE ROOFING TILE
  - 2 ALUMINUM GUTTERS & DOWNSPOUTS
  - 3 COMBINATION OF ACETIC STUCCO & STONE FACE
  - 4 VINYL WINDOWS
  - 5 PAINTED WOOD TRIM
  - 6 WOOD FRAMED TERRACE
  - 7 CONCRETE FOUNDATION WALL
  - 8 METAL BUILDING WITH GLAZING



2 BUILDING 1 - REAR ELEVATION  
ASB SCALE: 1:100



3 BUILDING 1 - SIDE ELEVATION  
ASB SCALE: 1:100



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

**ELEVATIONS**  
BUILDING 1  
GENERAL NOTES:  
1. ALL ELEVATIONS ARE TO BE CONSIDERED AS APPROXIMATE.  
2. ALL MATERIALS AND FINISHES TO BE DETERMINED BY THE ARCHITECT.  
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE.  
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. ELECTRICAL CODE.  
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. PLUMBING CODE.  
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. MECHANICAL CODE.  
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. FIRE CODE.  
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. ENVIRONMENTAL CODE.  
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. LAND-USE CODE.  
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. ZONING BY-LAW.

**A07**

8

SCHEDULE "B" 1



## BUILDING 2

10

A09

OWNER: CARA GLEN ESTATES LTD.  
TOWNHOUSE & CONDOMINIUM DEVELOPMENT KILGORE, B.C.

PROJECT NAME

DATE: 1/1/88

SCALE: 1/4" = 1'-0"

BY: [Signature]

CHECKED BY: [Signature]

DATE: 1/1/88

PROJECT NAME

DATE: 1/1/88

SCALE: 1/4" = 1'-0"

BY: [Signature]

CHECKED BY: [Signature]

DATE: 1/1/88

PROJECT NAME

DATE: 1/1/88

SCALE: 1/4" = 1'-0"

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DATE: 1/1/88

PROJECT NAME

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PROJECT NAME

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CHECKED BY: [Signature]

DATE: 1/1/88

PROJECT NAME

DATE: 1/1/88

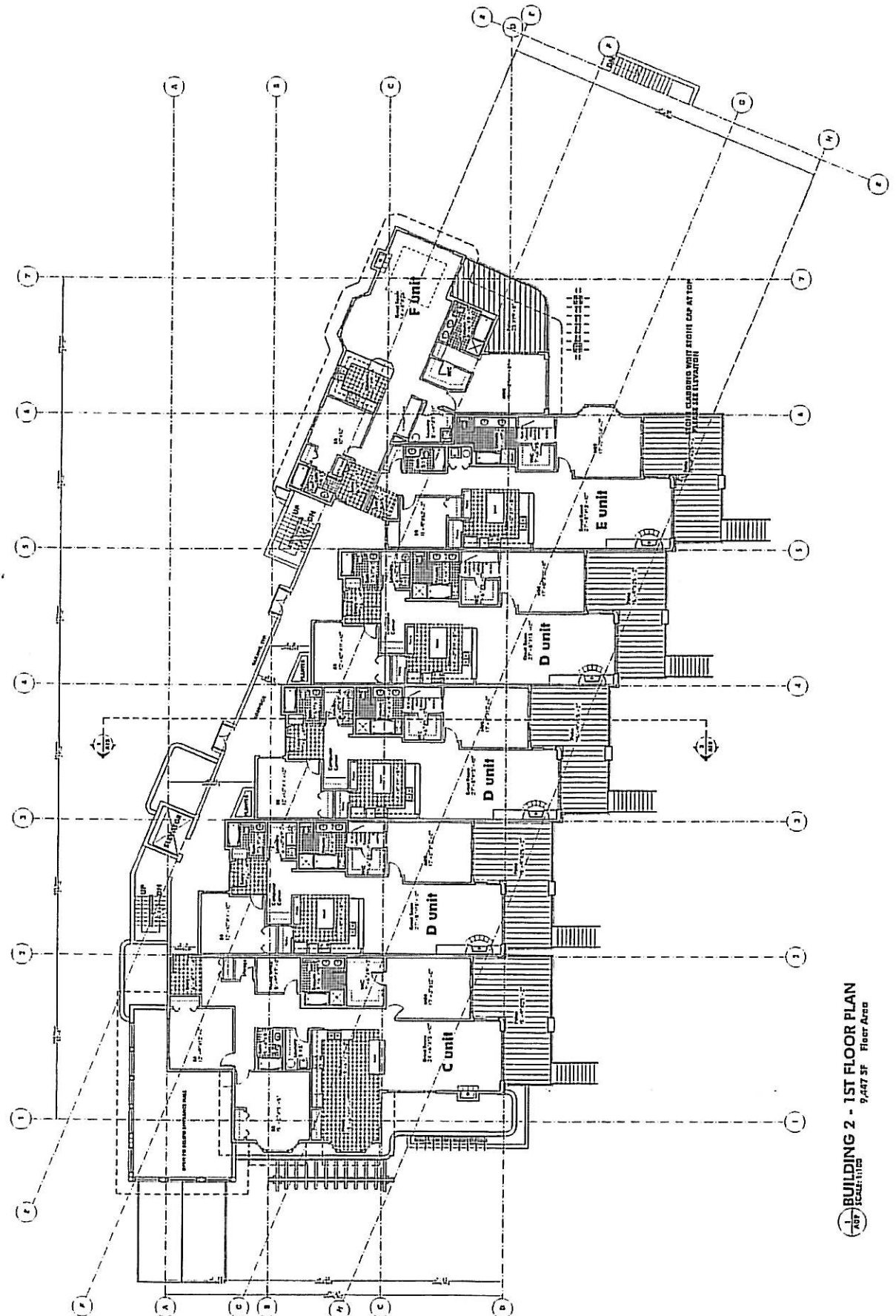
SCALE: 1/4" = 1'-0"

BY: [Signature]

CHECKED BY: [Signature]

DATE: 1/1/88

PROJECT NAME



**BUILDING 2 - 1ST FLOOR PLAN**  
9,447 SF Floor Area  
SCALE: 1/4" = 1'-0"

**A10**

OWNER: CARA GLEN ESTATE LTD

DESIGNER: PACTICARIM

DATE: 11/11/11

PROJECT: THE TERRACES AT CARA GLEN

CONTRACT NO: 11/11/11

PROJECT NO: 11/11/11

PROJECT NO: 11/11/11

PROJECT NO: 11/11/11

PROJECT NO: 11/11/11

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PROJECT NO: 11/11/11

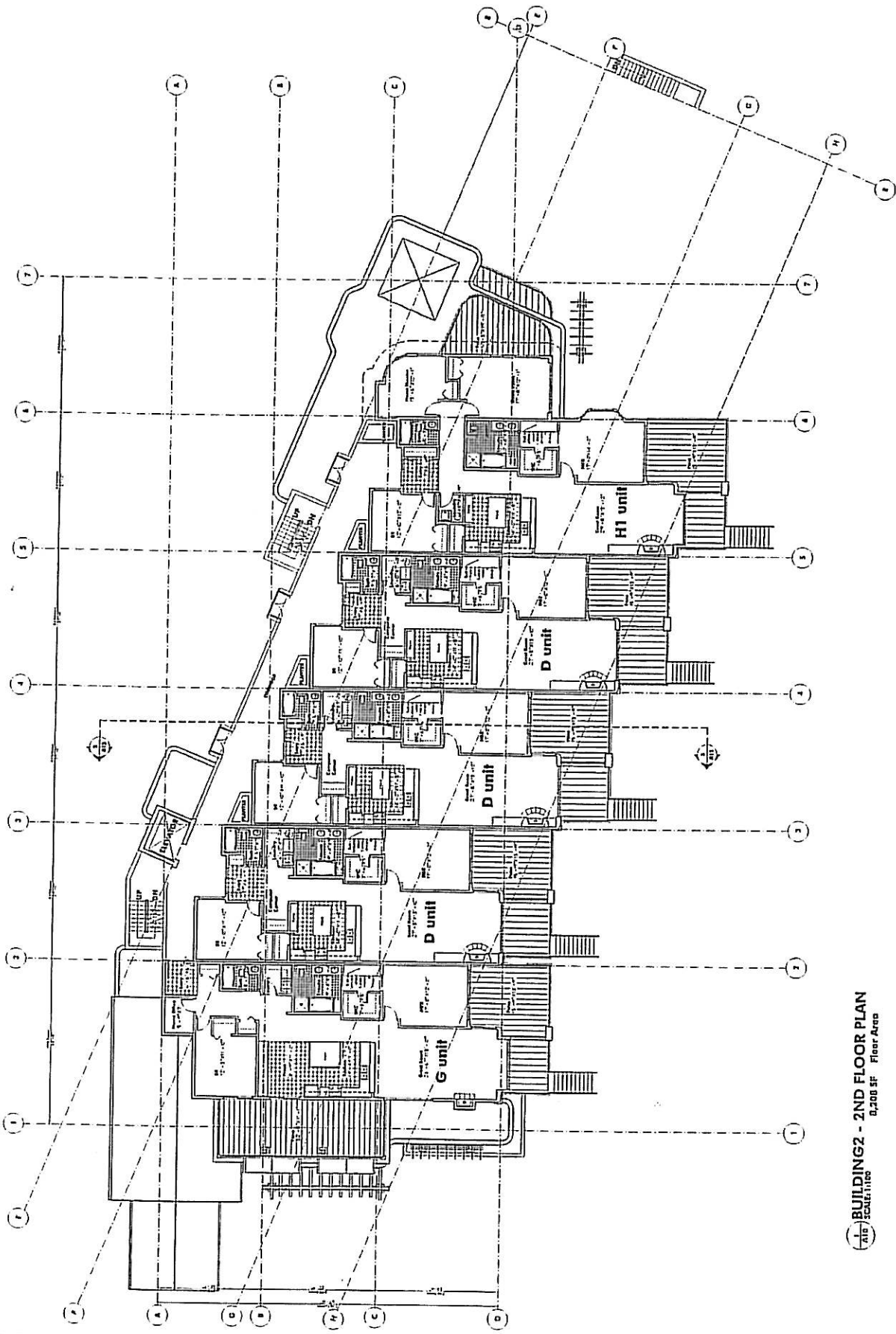
PROJECT NO: 11/11/11

PROJECT NO: 11/11/11

PROJECT NO: 11/11/11

PROJECT NO: 11/11/11

**BUILDING2 - 2ND FLOOR PLAN**  
0,200 SF Floor Area



12

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ATTENTION

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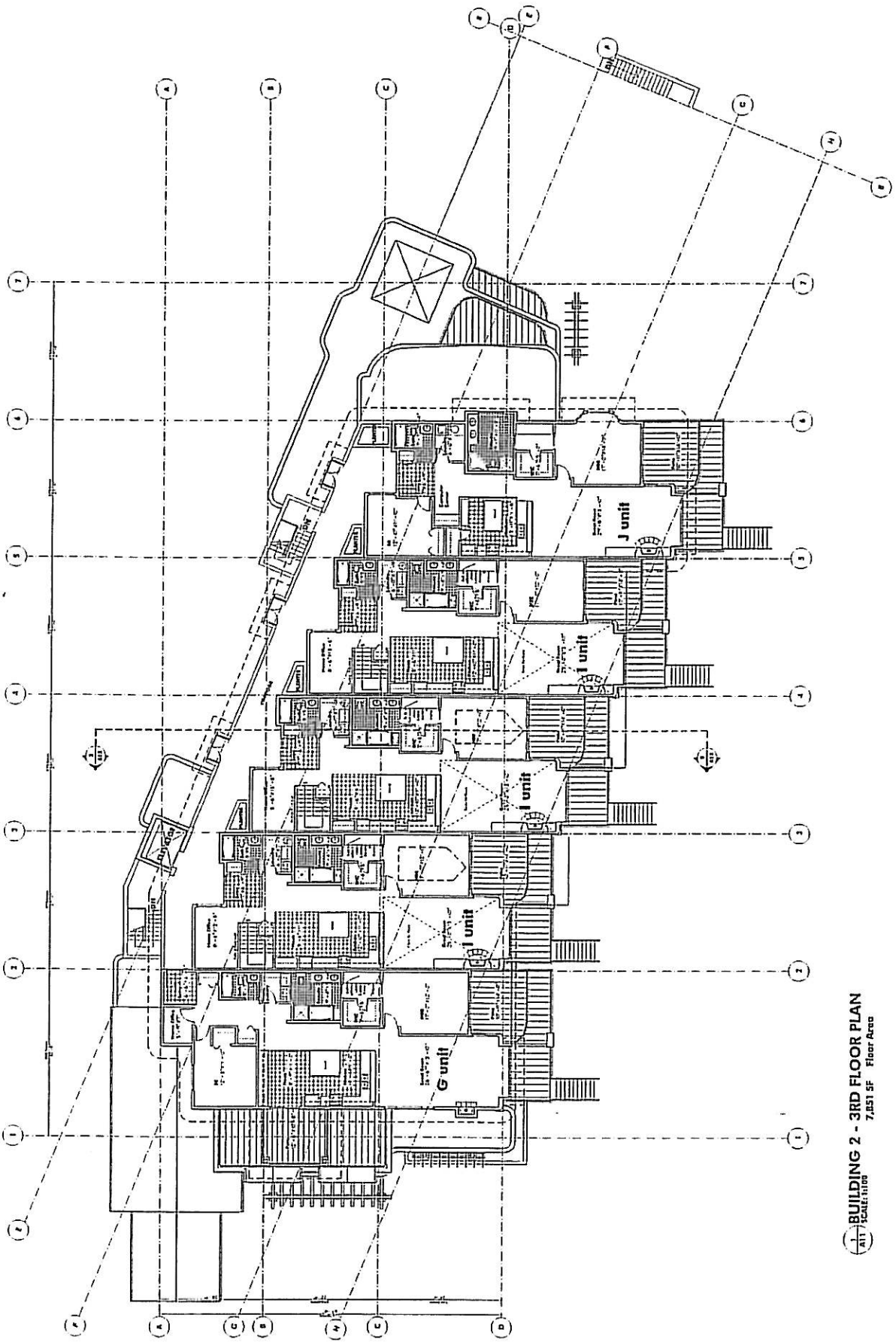
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1 BUILDING 2 - 3RD FLOOR PLAN  
7,851 SF Floor Area

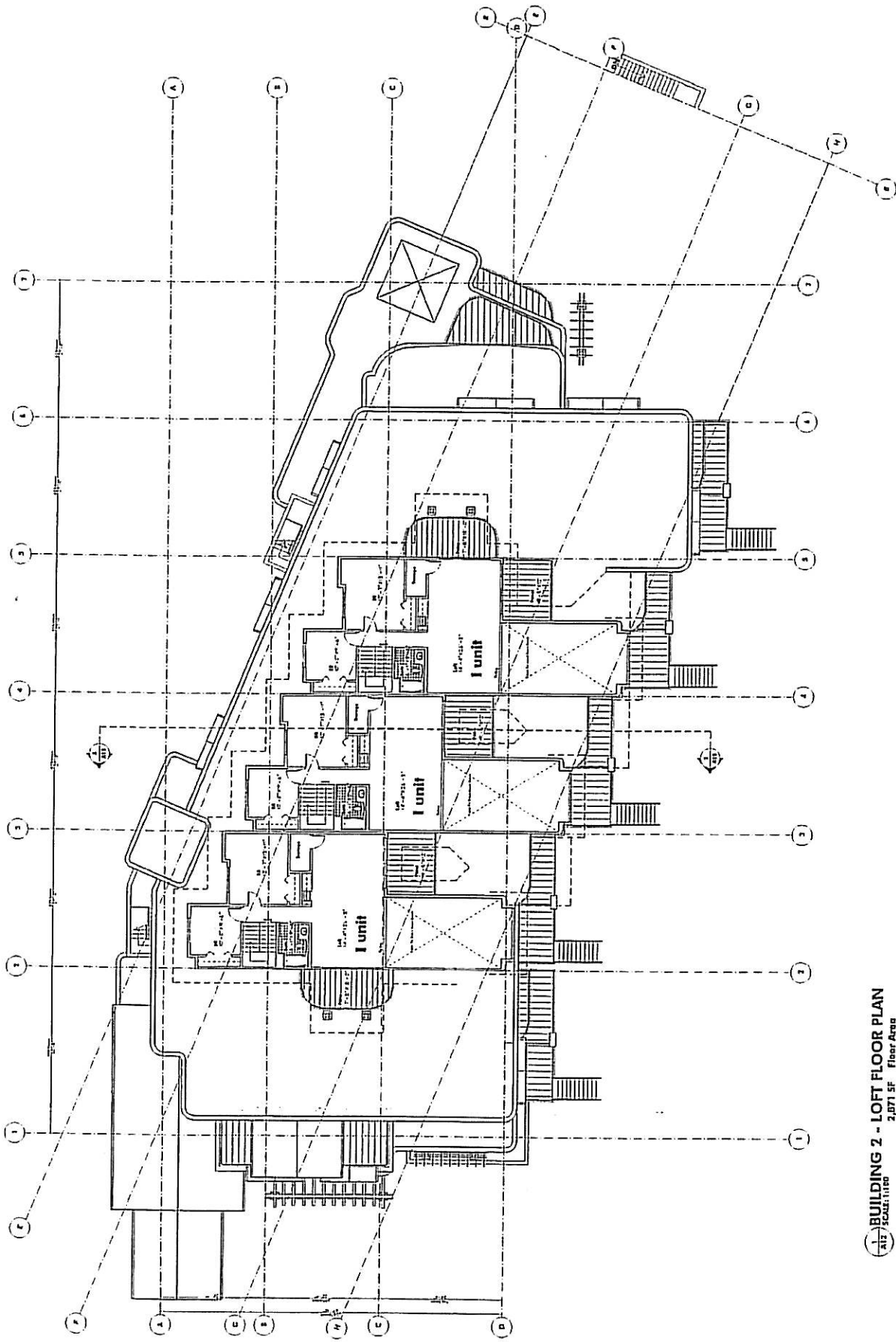


THE TERRACES AT CARA GLEN  
TOWN HOUSE & CONDOMINIUM DEVELOPMENT  
OWNER: CARA GLEN ESTATES LTD.  
DESIGNER: CARA GLEN ESTATES LTD.

PROJECT SHEET  
PROJECT NO. 12  
DATE: 12/12/12  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]



1 - BUILDING 2 - LOFT FLOOR PLAN  
2,071 SF Floor Area  
A12 SCALE: 1/16"



A13

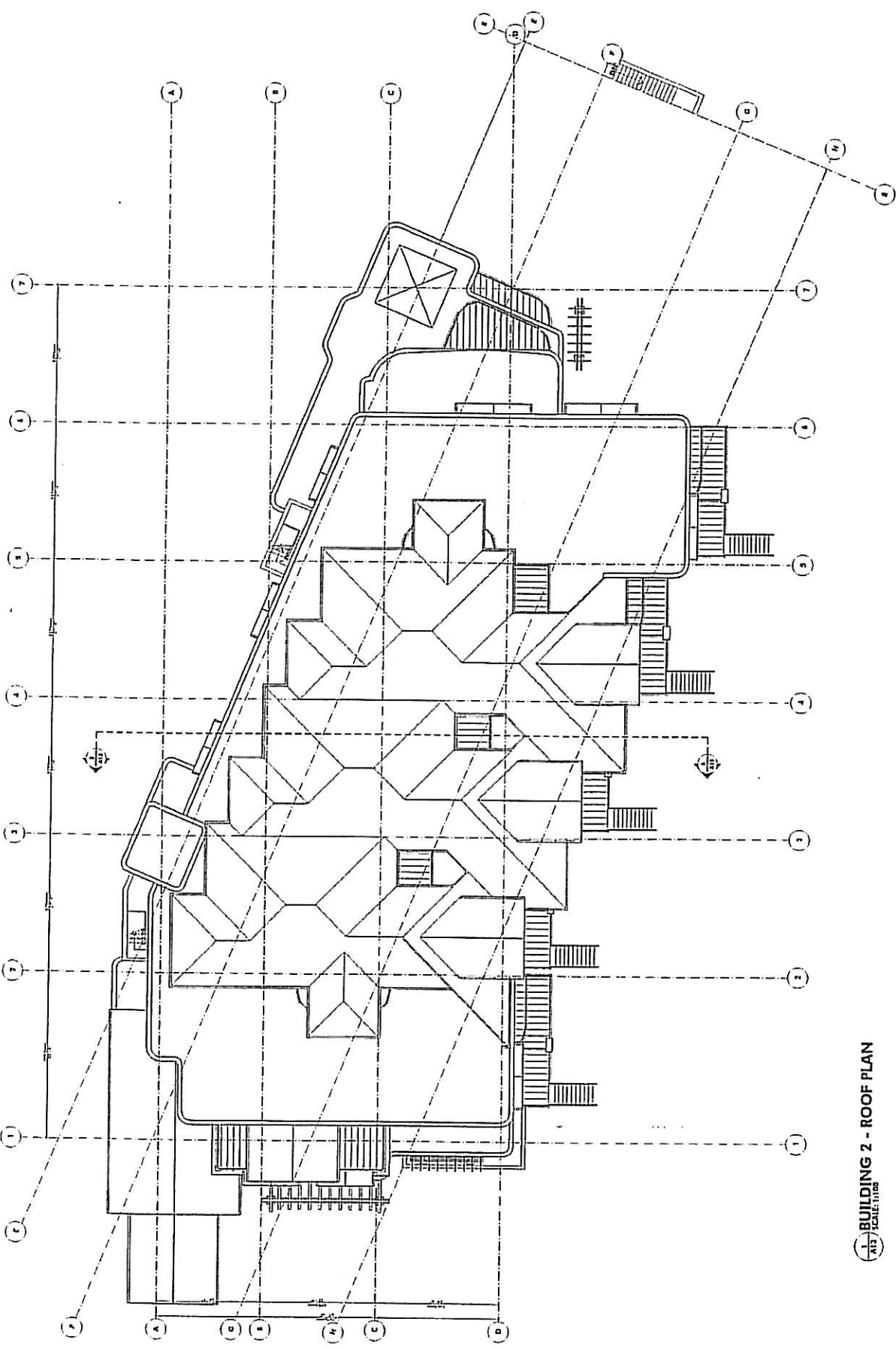
THE TERRACES AT CARA GLEN  
TOWN HOUSE & CONDOMINIUM DEVELOPMENT KILOWA, N.C.

OWNER: CARA GLEN ESTATES LTD.  
ARCHITECT: EASTERN ARCHITECTS  
DATE: 11/10/00

ROOF PLAN

SCALE: 1/8" = 1'-0"

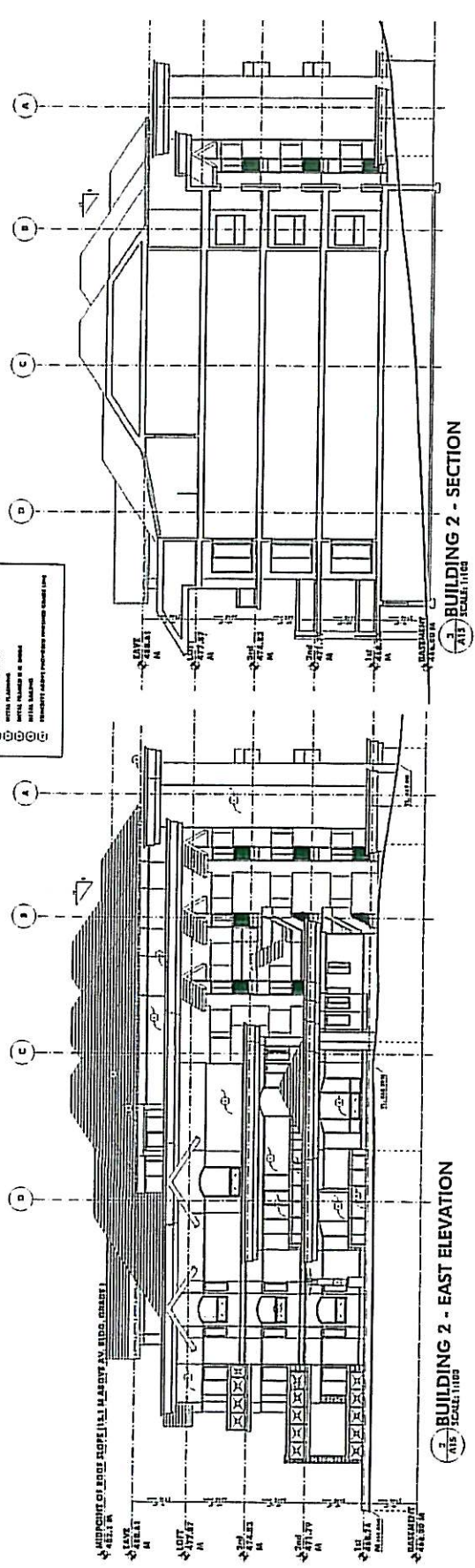
THE TERRACES AT CARA GLEN  
TOWN HOUSE & CONDOMINIUM DEVELOPMENT KILOWA, N.C.  
OWNER: CARA GLEN ESTATES LTD.  
ARCHITECT: EASTERN ARCHITECTS  
DATE: 11/10/00



BUILDING 2 - ROOF PLAN  
SCALE: 1/8" = 1'-0"







# SCHEDULE B<sup>u</sup> 3















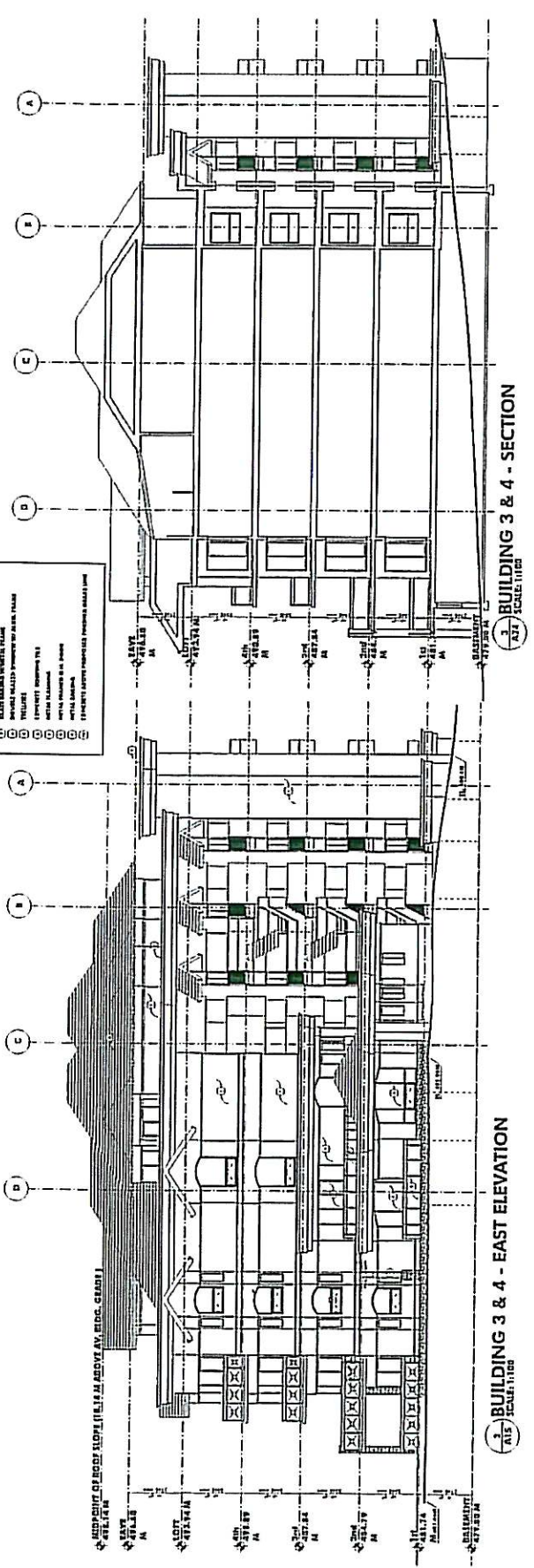








# SCHEDULE B<sup>u</sup>



File: DP06-0065

## DEVELOPMENT PERMIT COMMENTS

Application

File: DP06-0065

Type: DEVELOPMENT PERMIT

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2006-07-24	2006-07-24		
			Community Development & Real Estate Mgr	No response
	2006-07-24	2007-02-01		
			Community Planning Manager	info only
	2006-07-24	2007-02-01		
			Environment Manager	The development plan includes some substantial cuts to the rock hillside; however, the proposed 4-storey building will screen the visual impact of this cut. The cut is very steep due to the rock composition of the hillside and this helps to minimize the extent of disturbance to the hillside.
	2006-07-24	2006-07-24		
				Some consideration should be made toward protecting the building from rock fall or debris dislodged from the upper slopes (e.g., high-impact rockfall fencing?).
				The fill slopes are minimal and will be landscaped or provide platforms for construction. The compact urban form contributes to minimizing disturbance to the natural hillside and assists in maximizing available green space on the site.
				This development plan is more or less consistent with many of the hillside guidelines the City of Kelowna now encourages and from an environment protection standpoint the application could be supported.
			Fire Department	No response
	2006-07-24	2007-02-01		
			FortisBC	No response
	2006-07-24	2007-02-01		
			Inspections Department	see file for comments
	2006-07-24	2006-11-03		
			Mgr Policy, Research & Strategic Plannin	No response
	2006-07-24	2007-02-01		
			Park/Leisure Services Dir. (info only)	
	2006-07-24	2006-07-24		
			Parks Manager	No response
	2006-07-24	2007-02-01		
			Public Health Inspector	See file for comments.
	2006-07-24	2006-07-24		
			RCMP	No response
	2006-07-24	2007-02-01		
			School District No. 23	No response
	2006-07-24	2007-02-01		
			Shaw Cable	No response
	2006-07-24	2007-02-01		
			Telus	TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
	2006-07-24	2006-07-24		
			Terasen Utility Services	No response
	2006-07-24	2007-02-01		
			Works & Utilities	See file
	2006-07-24	2006-11-24		

## REZONING COMMENTS

## Type: REZONING

Seq	Out	In	By	Comment
	B.C. Assessment Authority (info only)			
	2006-04-06	2006-04-06		
	Community Development & Real Estate Mgr			
	2006-04-06	2006-04-13		Land Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 1/2 x 11 copy, of any survey plans. Land Comments for Processing Information only - Not for Council Report: Development is over two separate titles. Are they going to consolidate the two lots? "Public Pathway" will need a public access ROW or walkway (road) dedication. Suggest that both "emergency access" be gated to prevent traffic from cutting through existing neighbourhood.
	Community Planning Manager			
	2006-04-06	2006-06-12	SALEXAND	This application is increasing the density and requiring an OCP amendment to do so. It must address affordable housing in accordance with 8.1.31 of the OCP. At least half of the increase in density should be returned as a contribution to affordable housing, either by a housing agreement securing affordable units within the development or by an alternate arrangement satisfactory to the City. At least one main entrance to each building should be fully accessible. Passenger vehicle loading spaces adjacent to each accessible entrance are recommended. Handicapped parking spaces should be close to building/elevator access and away from driveways. The spaces near the garage door buildings 2, 3 & 4 should be moved for safety reasons. The use of adaptable design is highly recommended. See the Saanich link <a href="http://www.gov.saanich.bc.ca/business/development/plan/adaptable.html">http://www.gov.saanich.bc.ca/business/development/plan/adaptable.html</a> for rationale and adaptable design guidelines. This should be incorporated for the apartment buildings at minimum. The development should also achieve consistency with the City's CPTED guidelines, available on the City web site. Roof spaces could be better utilized to provide private open space to residents. Play areas for children should be provided in locations away from the road and easily seen from day living space areas of the buildings (e.g. kitchens & living rooms). Passive space for seniors can be provided with the same location criteria.
	Environment Manager			
	2006-04-06	2006-04-13		We do not object to the proposed RM3 zone for this property.
	Fire Department			
	2006-04-06	2006-05-16	GDAFT	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.
	FortisBC			
	2006-04-06	2006-05-18		No response.
	Inspections Department			
	2006-04-06	2006-04-20	MBAYAT	The compliance size of the suit and of sideyard setbacks to be verified as part of this DP.
2	Inspections Department			
	2006-04-06	2006-05-09	RREADY	Building 1 & 3 require spacial separation calculations. Geotech Engineer report required for soil conditions and drainage. Code analysis required to BCBC 1998.
	Kelowna Regional Transit/Operations Mgr			
	2006-04-06	2006-04-10		No comment.
	Mgr Policy, Research & Strategic Plannin			
	2006-04-06	2006-05-17		Comments too extensive for posting here. Please refer to related email dated May 17, 2006.
	Park/Leisure Services Dir. (info only)			
	2006-04-06	2006-04-06		
	Parks Manager			
	2006-04-06	2006-04-28	TBARTON	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.



File: Z06-0024

Seq	Out	In	By	Comment
	Public Health Inspector			Subject to sewer & water.
	2006-04-06	2006-04-11		
	RCMP			No comment.
	2006-04-06	2007-06-06		
	School District No. 23			No response.
	2006-04-06	2006-05-18		
	Shaw Cable			owner/developer and install an underground conduit system s goodsell 712-2316
	2006-04-06	2006-04-25		
	Telus			Will provide underground facilities; developer will be required to supply and install conduit.
	2006-04-06	2006-04-10		
	Terasen Utility Services			No comment.
	2006-04-06	2006-05-01		
	Works & Utilities			See file.
	2006-04-06	2006-11-24		

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

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**Date:** November 17, 2006  
**File No.:** Z06-0024, OCP06-0005 & DP06-0065  
**To:** Planning and Development Officer (PM)  
**From:** Development Engineering Manager  
**Subject:** 530 Caramillo Crt/1490 Cara Glen Way, Lot A, Plan KAP77707 Section 32 Twp 26 ODYD

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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.
- (c) 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.
- (d) 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

Steve Muenz, P. Eng.  
Development Engineering Manager  
ss



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**PACIFIC RIM ARCHITECTURE LTD. – OKANAGAN**

#245 – 5165 Trepanier Bench Road, Peachland, B.C., V0H 1X2

Tel: (250) 767 – 9531, Fax: (250) 767 – 9532, Cell: (250) 215 – 9531

E mail: [sulute@shaw.ca](mailto:sulute@shaw.ca), website praltd.com

Offices in: Surrey BC, Seattle WA

29 November, 2008

Paul McVey  
Planner II  
Land Use management Department,  
Community Sustainability Division,  
City of Kelowna

Dear Mr. McVey

**Re: The Application of CEPTD guidelines to the proposed Terraces at Cara Glen apartment development at 530 Caramillo Court, Kelowna**

Picking a good location in a safe neighbourhood is the best way to ensure that a new development is a safe place to live.

The location of the development in a well maintained upscale neighbourhood is the most significant factor in respect to the safety of the proposed Terraces development at Cara Glen. The surrounding area is a very safe place.

Selecting a good neighbourhood is not always an option. While the CPTED concept may have originated in crime ridden inner cities, the design principles make very good sense no matter where new developments occur. The four factors of Natural Surveillance, Territorial Reinforcement, Natural Access Control and Target Hardening lend themselves very well to the proposed Terraces at Cara Glen.

The sloping terraced nature of the site is well suited for residents to see and observe what is going on in the area. The orientation above and toward the open recreational space and the surrounding neighbourhood will provide the residents with unobstructed views of the surroundings that will most certainly discourage criminal activity, not only in the proposed development but also in the surrounding area. The arrangement of the buildings follows the natural contours of the land and provides an open flow of space through and around the site. While the emphasis of the views is toward the south and west, the undeveloped grassy slope of the sparsely treed “no-build” zone to the north and east provides little or no cover to shield wrong doers. A further advantage of the “no-build” zone is the fact that it is neither easily accessible nor easy to get away to escape roads from.

The Territorial Reinforcement is “gentle” in order to allow the “Terraces” to integrate with the surrounding residential community to the south and west, while establishing its own “sphere of influence” on the hillside. The primary public access along Cara Glen Way is mainly due to the landscaping which – except for boulevard trees will be low

profile. There will be a further landscaped "entrance" that clearly identifies the main entrance off Cara Glen Way. The most public edge of the site that faces Cara Glen Way will clearly define the territory, while the edges that abut the surrounding residential properties will be more open to the neighbourhood. The porosity of the boundary that adjoins the neighbourhood continues the tradition of local access to the surrounding natural hillsides. Instead of a barrier, the emphasis will be on integration, although the topography will continue to define the boundary to the north and east. The public park like space toward the west will be both open and accessible, will, because it is raised above Caramillo Court and below Cara Glen Way will afford privacy from the public thoroughfares. While this area will be shielded from the public it will still be clearly visible to the residents in the buildings above.

The semi-private zones because of the orientation to sun and the views of the City and the Lake are located in areas that will be clearly visible to the residents, but not so apparent to passers by. The private zone will not be accessible to the public as they will be controlled. This will entail use of "enterphoes" and card access to the residential parking areas. Visitor parking will be clearly visible form the residences.

Natural Access Control is primarily geared to the access from Cara Glen Way, while pedestrian access from the surrounding residential areas will be less formal. Certainly the private areas will not be accessible to the neighbours, but limited pedestrian passage through the site will be possible.

Target Hardening has been mentioned above and access to the buildings and the covered parking areas will be controlled. Except for the two duplex residences at the lowest part of the site, which will be hardened as single family house are, the remainder of the buildings will only be accessible with a residents permission.

The CPTED principles have, as noted in the introduction been applied with a strong emphasis on "common sense" that takes into account the surrounding neighbourhood and the topography of the land.

Yours truly  
Pacific Rim Architecture Ltd. – Okanagan

Per H.T.D. Tanner, F.R.A.I.C.