

March 23rd, 2023



Mr. Mark Tanner

Urban Planning Department
City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4

Re: Design Rationale for 1691 Cara Glen Way Rezoning Application

Mark,

On behalf of Lamont Land, we are pleased to submit the following Design Summary in support of the 1691 Cara Glen Way Rezoning Application to permit - together with 530 Caramillo Ct - the development of an improved hillside enclave that offers a range of housing options that address the community needs.

REZONING RATIONALE

To meet the needs of the community and fulfill the City's OCP goals, the Rezoning Application seeks to complete the Core Area Neighbourhood along the southern edge of Knox Mountain Park with a compact, walkable development - including a significant parkland dedication to the City of Kelowna.

As part of a comprehensive design, the consolidation of a portion of 1691 Cara Glen Way to the multi-family parcel at 530 Caramillo provides for a more hillside responsive multi-family building, with additional street frontage to offer an improved access and arrival experience.

Altogether, the design provides for a range of mid-density housing with ground-oriented townhomes and a 4-storey apartment adapted to the hillside setting by internalizing retaining within the building foundations.

The proposed parkland dedication offers the opportunity for an addition to Knox Mountain Park providing new recreational opportunities and expanded ecological conservation of the Knox Mountain landscape.

POLICY CONTEXT

2040 OFFICIAL COMMUNITY PLAN

The 8.57 acres (3.47 ha) site is situated on the northern reaches of Kelowna's core, between Downtown and the southern edge of Knox Mountain Park.

With a Core Area Neighbourhood designation in the OCP, the delivery of diverse housing forms is a top priority in support of the proposed ground-oriented and multi-unit residential uses.

The development of 1691 Cara Glen Way - along with 530 Caramillo - supports completion of the edge of the OCP's Core Area Neighbourhood.

EXISTING ZONING

1691 Cara Glen Way

Currently zoned RR1 – Large Lot Rural Residential permitting country residential development and a holding zone where future development could occur subject to the direction of the OCP. The RR1 zone allows for primarily single detached housing.

The existing RR1 zone does not align with the Official Community Plan vision for the Core Area Neighbourhood.

530 Caramillo Ct.

Currently zoned MF2 Townhouse Housing - **with a site-specific condition that allows for 4-storey apartment buildings** - and an adjacent active neighbourhood park zoned P3 Parks and Open Space. The applicant is not rezoning this property, but is shown as part of the comprehensive master plan for the development.

The existing MF2 zoned lands provide for a range of residential forms, including duplex housing, semi-detached housing, single detached housing, stacked townhouses, townhouses, and apartments (up to 4 storeys according to site-specific condition).

LAND DEDICATION

The project proposes to dedicate 95% of 1691 Cara Glen Way lands (3.29 ha) to the City of Kelowna, as an expansion of Knox Mountain Park in support of the City's OCP defining park pillars:

- 1. Focus Investments in Urban Centres** – While not located within an urban centre, the site is located within the Permanent Growth Boundary and the Core Area - approximately 4 km from the Downtown.
- 2. Incorporate Equity into City Building** – The proposed active neighbourhood park on 530 Caramillo will offer recreational opportunities for users of all ages. The extension of Knox Mountain Park will improve access to this portion of the park and offer parking spaces for park users.
- 3. Protect and Restore Our Environment** – An Environmental Assessment report ensures the proposed development is largely located on Moderate (ESA3) with minimal impact to High Rated (ESA2) areas, with planned restoration per the Environmental Assessment Report.
- 4. Take Action of Climate** – The compact building footprint allows for an environmentally conscious and energy-efficient development. The Rezoning Application aligns the site land uses with the OCP designations. Following rezoning, Development and Building Permit applications will ensure that proposed buildings meet the energy step performance as required by the BC Building Code.

The proposed land dedication to be added to Knox Mountain Park is supported by the Knox Mountain Park Management Plan 2022 (*Section 8*) and the following OCP policies:

- **Policy 10.1.7** - Proposes 95% of the site as voluntary parkland dedication beyond minimum requirements.
- **Policy 10.1.3 and 10.1.14** - Proposes street parking and active usable park space connected to adjacent Knox Mountain Park and existing trail network.
- **Policy 10.1.15** - Proposes the preservation of natural park for habitat and ecosystem conservation with access to the existing trail network and additional new trails.
- **Policy 10.1.16 and 10.2.9** - Proposes reducing impacts to park ecosystems through access management while ensuring pedestrian connectivity and public safety throughout the neighbourhood.

REZONING APPROACH

In support of the City's housing goals, the application proposes to rezone a minor portion of 1691 Cara Glen Way as an extension of the existing *MF2- Townhouse Housing* zone in 530 Caramillo Ct, including its site-specific condition. The remainder of the site is proposed as parkland dedication to the City as an expansion of Knox Mountain Park.

The following table summarizes the areas to be rezoned:

REZONING SUMMARY				
ZONE	EXISTING (ac)	%	PROPOSED (ac)	%
1691 Cara Glen Way				
RR1*	8.58	100%	8.13	95%
MF2**	-	-	0.44	5%
	8.58	100%	8.57	100%

* Parkland dedication to the City of Kelowna.

** Area proposed as an addition to the existing MF2 zone on 530 Caramillo Ct, including the permitted site-specific 4-storey height.

ARCHAEOLOGY ASSESSMENT

As part of this application, an archaeological assessment was requested to the Archaeology Branch, with the following results:

Provincial Archaeological Inventory Search

- According to Provincial records, there are no known archaeological sites recorded on the 1691 Cara Glen Way site.
- Archaeological potential modelling for the area does not indicate a high potential for previously unidentified archaeological sites to be found on the site.

Archaeology Branch Advice

- The Branch does not identify the need for archaeological study or Provincial heritage permit(s).

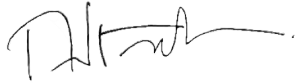
CONCLUSION

The rezoning of 1691 Cara Glen Way - 5% of the overall site - to *MF2 Townhouse Housing* including the site-specific condition allowing for a 4-storey apartment will complete the neighbourhood, allowing for better access and improved site configuration. With the future consolidation of the rezoned land to the existing MF2 zone in 530 Caramillo, the compact hillside development will offer much needed housing within the Core Area Neighbourhood, close to existing services and infrastructure.

Dedicating the remainder of the site (95%) as a significant addition of parkland to Knox Mountain Park, provides for new recreational opportunities and access to existing trails, as well as preservation of the natural park for habitat and ecosystem conservation.

We look forward to working with the City towards realizing the neighbourhood vision that achieves the OCP housing goals and expanded parks and recreation network.

Best regards,



Paul Fenske
Principal
Placemark



Theo Finseth
Partner
Placemark



1691 CARA GLEN WAY | Design Summary

March 2023

Rezoning Application

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

Section 1 | **PROJECT CONTEXT + ANALYSIS**

PROJECT CONTEXT

- The Cara Glen lands require Rezoning to provide for an improved hillside development form and site configuration while reflecting the current needs of the community and accommodating the future growth of Kelowna.
- The Concept aims to realize the OCP vision through the development of a more diverse project offering a variety of homes all within the Core Area.
- The Concept respects the residential land use established in the City of Kelowna's OCP, with a collection homes in Apartment and Townhouse formats.
- The Concept proposes a pedestrian focused network of public streets and strata lanes, nature trails, and a new active neighbourhood park.
- The Neighbourhood observes the slopes of Knox Mountain Park and protects the natural assets of the neighbourhood through:
 - Public Parkland Dedication;
 - New recreation access + trails, and;
 - Natural hillside retention.

LEGEND

MARCH 2023

-  Site Boundary
3.47 ha | 8.57 ac
-  Context Site Boundary
-  Legal Lot Line
-  Existing Trails
-  Natural Open Space / Park
-  Wetland
-  ROW Context



SITE HISTORY

EARLY DEVELOPMENT

The neighbourhood has attracted residents since the early 1970s. The first subdivision applications started at lower elevations - adjacent to High Road and Glenmore Road. The area is known as "Old Glenmore" and residents take much pride in their neighbourhood. The pattern of subdivisions worked their way up in the early 80s to the east side of Clifton Rd establishing the area known now as 530 Caramillo Ct, 1490 and 1691 Cara Glen Way. The lands west of Clifton Rd were once a pear orchard and have slowly been redeveloped to single-family and multi-family neighbourhoods.

PROTECTION OF KNOX MOUNTAIN PARK

As shown in aerial photos, the rough grade for the extension of Cara Glen Way was created in the 1980s. This portion of Cara Glen Way was envisioned to connect with what became the Wilden Neighbourhood by extending a road through the City owned lands that are now Knox Mountain Park East. It was not until the most recent OCP, adopted in 2022, that the road connection was abandoned in favor of the park.

PREVIOUS REZONING APPLICATIONS

The Cara Glen properties have been the subject of several development applications. In **1981**, there was an application to rezone the land to a Comprehensive Development Zone to support a form of terraced housing. The economic climate at the time did not warrant its proceeding and the application was withdrawn. In the **late 1990s**, another application was made for a terraced development, but again, that proposal did not proceed.

In **2006**, an application was made to rezone 530 Caramillo Ct. to the RM3- Low Density Multiple Unit Residential zone, which was adopted in 2009.

The approved Development Permit allowed for an apartment development which due to the financial crisis was never constructed. At this time, the OCP future land use designation of "Multiple Unit Residential - low density" was approved for 1490 Cara Glen Way.

The previously issued Development Permits were never acted upon and Building Permits were never requested. The Development Permit and associated Development Variance Permit lapsed after 2 years of inactivity.

It was in the **early 2000's** that a portion of the property known as 530 Caramillo Ct. was zoned to the P3 - Parks and Open Space zone to provide a neighbourhood park area. As part of the **2006** rezoning application for 530 Caramillo Ct. road improvements were identified for Cara Glen Way road right-of-way. However, a servicing agreement was executed, and construction bonding was secured for the construction of Cara Glen Way fronting 530 Caramillo Ct. to an arterial standard, as required by the City Engineers at the time.

Today, that construction standard has been reduced as Cara Glen Way is now only providing access and parking for Knox Mountain Park East in the established right-of-way. Part of the construction will see the neighbourhood park to be designed and constructed taking cues from the bike course built on private land.

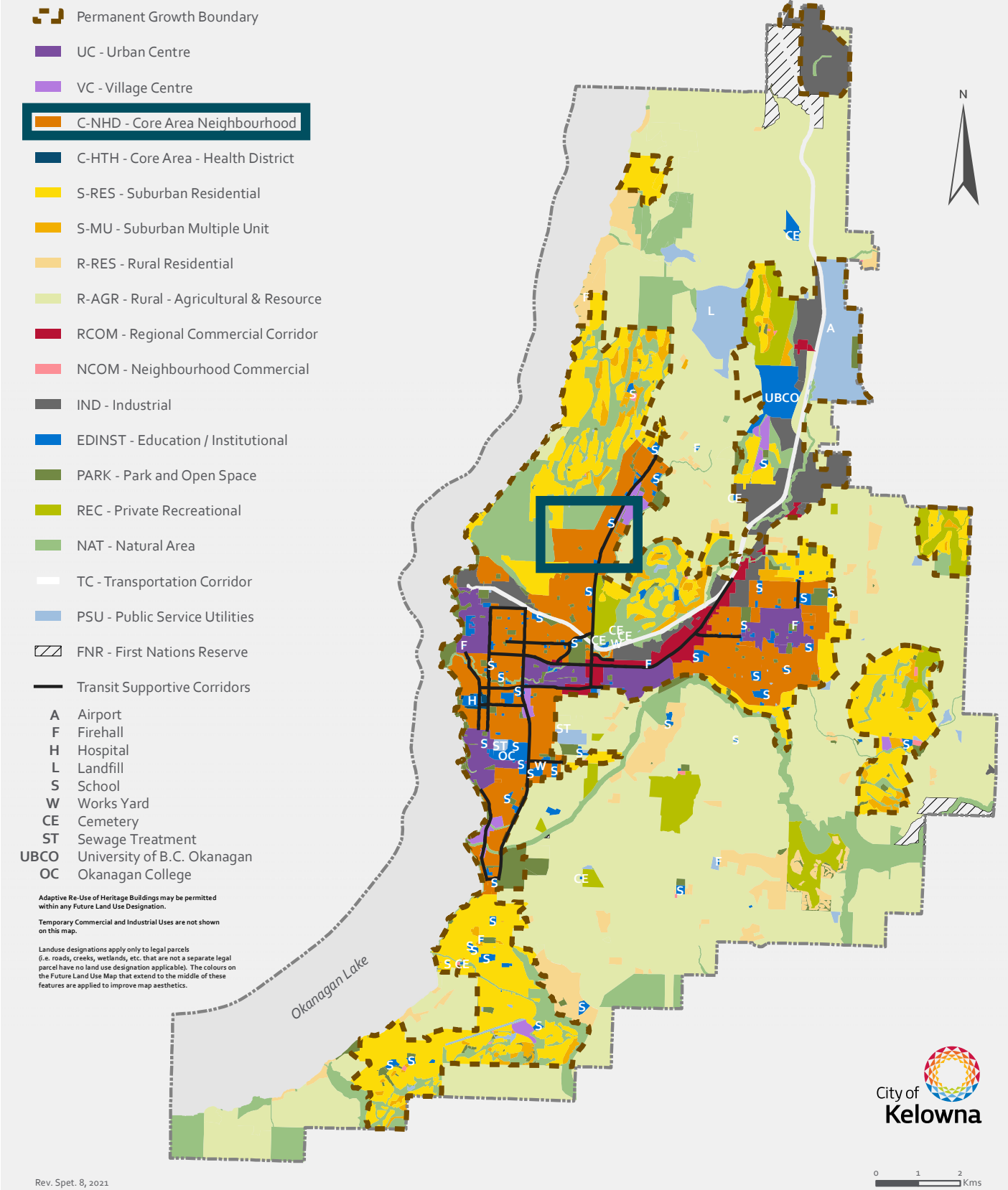
For this application, the property at 530 Caramillo Ct. including the neighbourhood park are not seeking rezoning, but is presented as part of the comprehensive master plan.



OCP LAND USE DESIGNATIONS

REFLECTING THE OCP

- The 8.57 acres (3.47 ha) pan-handle site is situated on the northern reaches of Kelowna's core, north of Downtown and south of Knox Mountain Park.
- In the Core Area Neighbourhood designation, housing variety is the top priority supporting the following residential uses:
 - Single and two-dwelling residential;
 - Ground-oriented multi-unit residential;
 - Small-scale commercial and institutional;
 - Stacked townhouses;
 - Apartment housing, and;
 - Mixed-use development.
- The proposed land use for 1691 Cara Glen Way aligns with the current OCP designation.



FUTURE LAND USE DESIGNATION















THE MISSING PIECE

1691 Cara Glen Way is the last remaining parcel between Knox Mountain Park and the zoned development at 530 Caramillo - an application already in subdivision approvals - within the designated Core Area Neighbourhood.

Aligned with the OCP policies, the future land use line along the edge of Knox Mountain Park delineates the urban containment boundary to the north defining the edge of any future development on the hillside - the Cara Glen Neighbourhood will be the final piece.



LEGEND

-  Site Boundary
3.47 ha | 8.57 ac
-  Context Site Boundary
-  Legal Lot Boundary
-  Proposed Land Use Boundary
-  5m Contour
-  Proposed Retaining Wall
-  Road Right of Way
-  Road Carriage
-  Development Areas
-  Strata Green
-  Public Park
-  Neighbourhood Access Points
-  Neighbourhood Park
-  Natural Area | Provincial Park

POLICY CONTEXT

EXISTING ZONING

The site is currently zoned as follows:

- RR1 - Large Lot Rural Residential.

The adjacent 530 Caramillo is zoned for:

- MF2* - Townhouse Housing, and;
- P3 - Parks and Open Space.

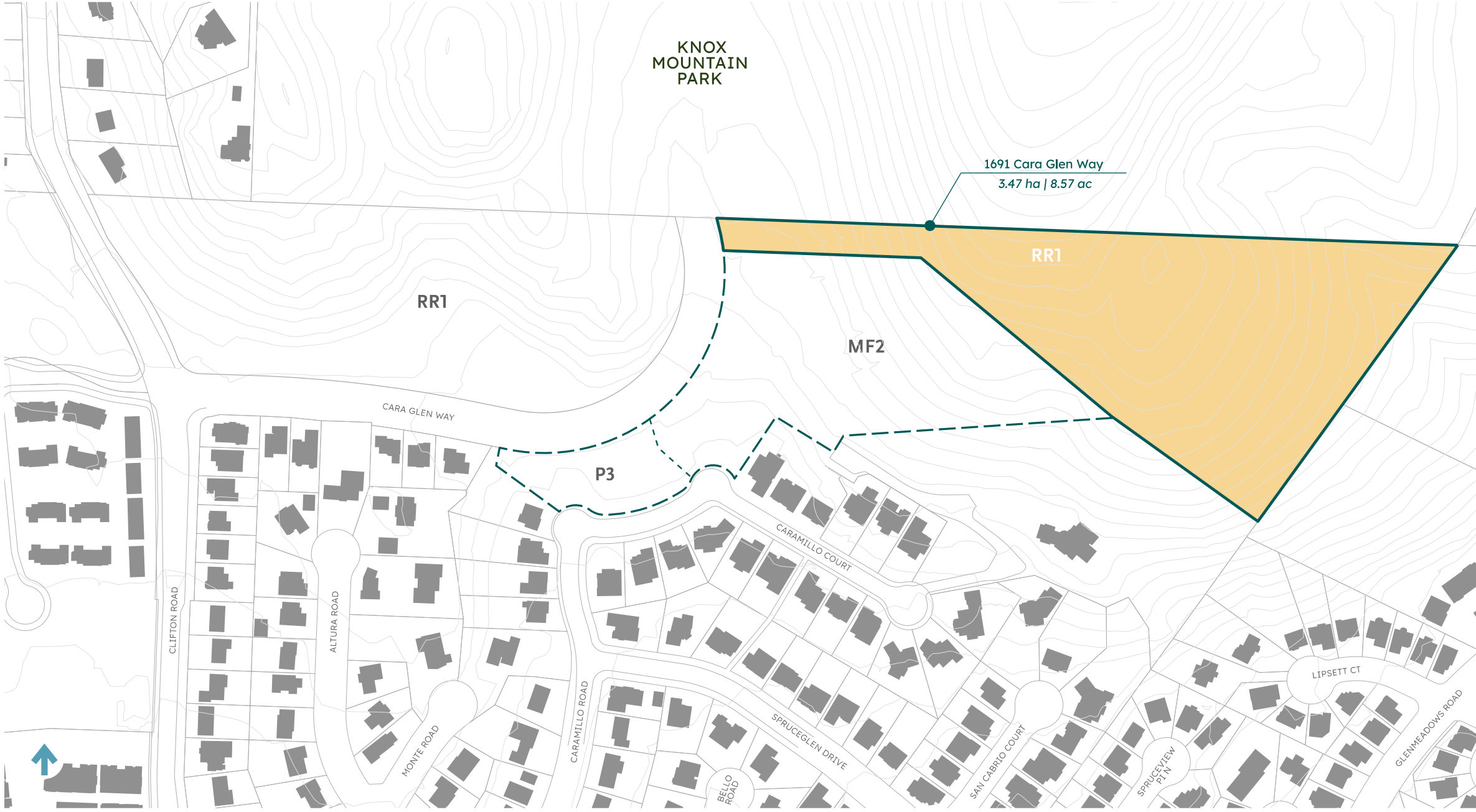
The RR1 provides a zone for country residential development and a holding zone where future development could occur subject to the direction of the OCP.

The existing MF2 zoned lands provide for ground-oriented multiple-unit housing (typically townhome developments) up to 3 storeys **and has a site-specific condition that allows for a 4-storey apartment building**. The residential permitted uses are:

- Duplex Housing;
- Semi-detached Housing;
- Single Detached Housing;
- Stacked Townhouses,
- Townhouses, and;
- Apartments

***The parcel currently zoned as MF2 (530 Caramillo Court) has a site-specific condition from a previously adopted rezoning that allows for apartment buildings up to 4-storeys.**

The property at 530 Caramillo including the neighbourhood park is not seeking rezoning but are shown as part of the comprehensive master plan.



LEGEND

- Site Boundary
3.47 ha | 8.57 ac
- Context Site Boundary
- - - Zoning Boundary Within Site Boundary
- Legal Lot Boundary
- 5m Contour

ZONE AREAS 1691 CARA GLEN WAY		
100%	MF2 Multi Family Residential	3.47 ha 8.57 ac
100%		3.47 ha 8.57 ac

AERIAL ANALYSIS

GUIDED BY TOPOGRAPHY

- The 8.57 acre (3.47 ha) pan-handle site is situated within the Core Area of the City of Kelowna adjacent to Knox Mountain Park, ~3.5km north of Downtown Kelowna.
- The site's northern edge is defined by Knox Mountain, Kelowna's largest natural area park. The neighbourhood is structured by Cara Glen Way connected to Clifton Rd to the west.
- With its beautiful hillside setting, the site offers panoramic views of the Okanagan Range to the south, Okanagan Lake to the southwest and Knox Mountain to the north and west.



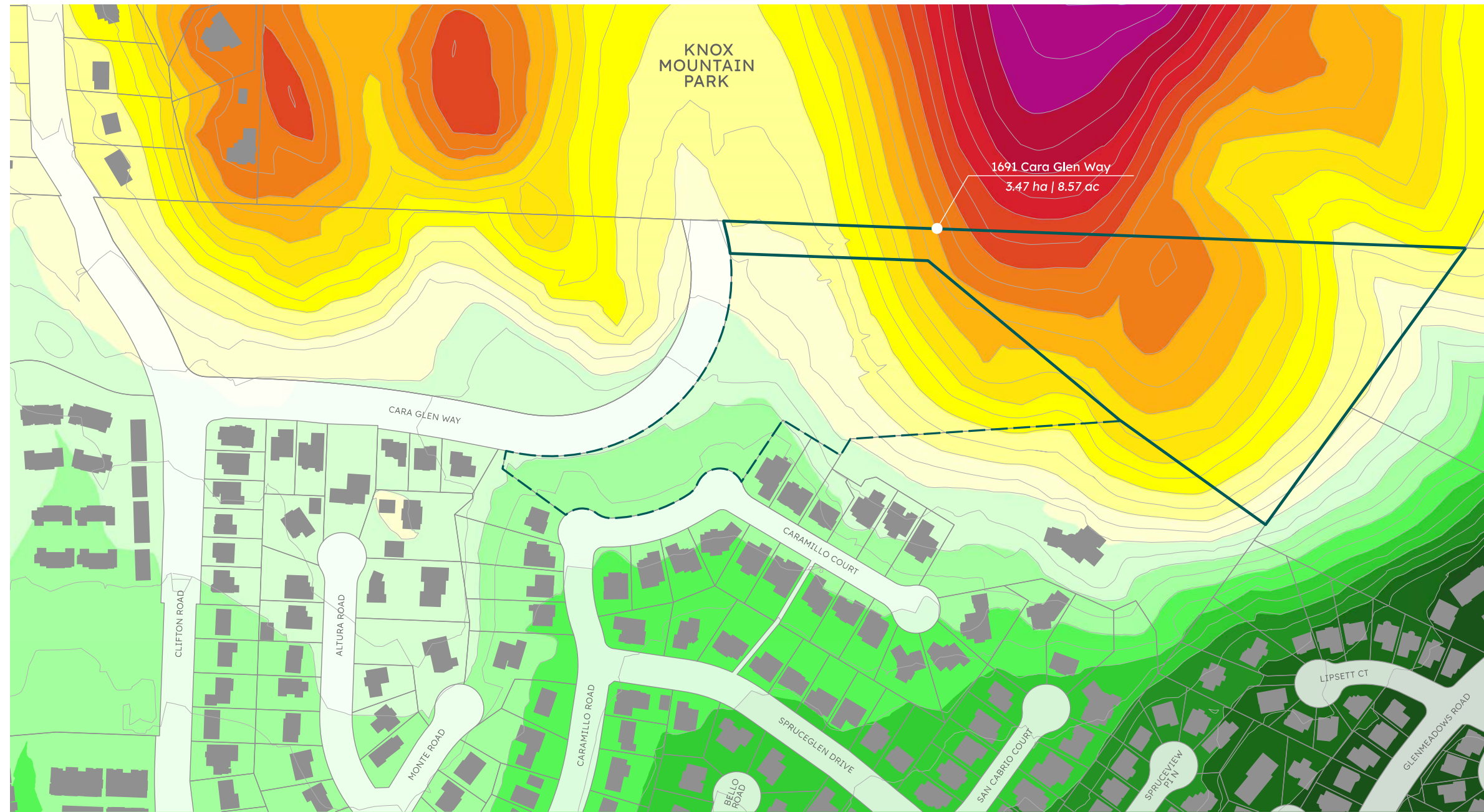
LEGEND

- Site Boundary
9.94 ha | 24.56 ac
- - - Property Line Within Site Boundary
- Legal Lot Boundary
- 5m Contour
- Significant Views
- Natural Open Space

LANDFORM ANALYSIS

COMPLEX LANDFORM

- The lands are topographically distinct with a complex hillside landform - with a gentle lower terrace to the west, framed by steep slopes towards Knox Mountain.
- The distinctive landform structure along with the site's natural character provide an opportunity to celebrate the lands natural features, with the future neighbourhood occupying the more gentle terraces and avoiding steep slopes.



LEGEND

- Site Boundary
3.47 ha | 8.57 ac
- - - Property Line Within Site Boundary
- Legal Lot Boundary
- 5m Contour
- ROW Context

LANDFORM ANALYSIS



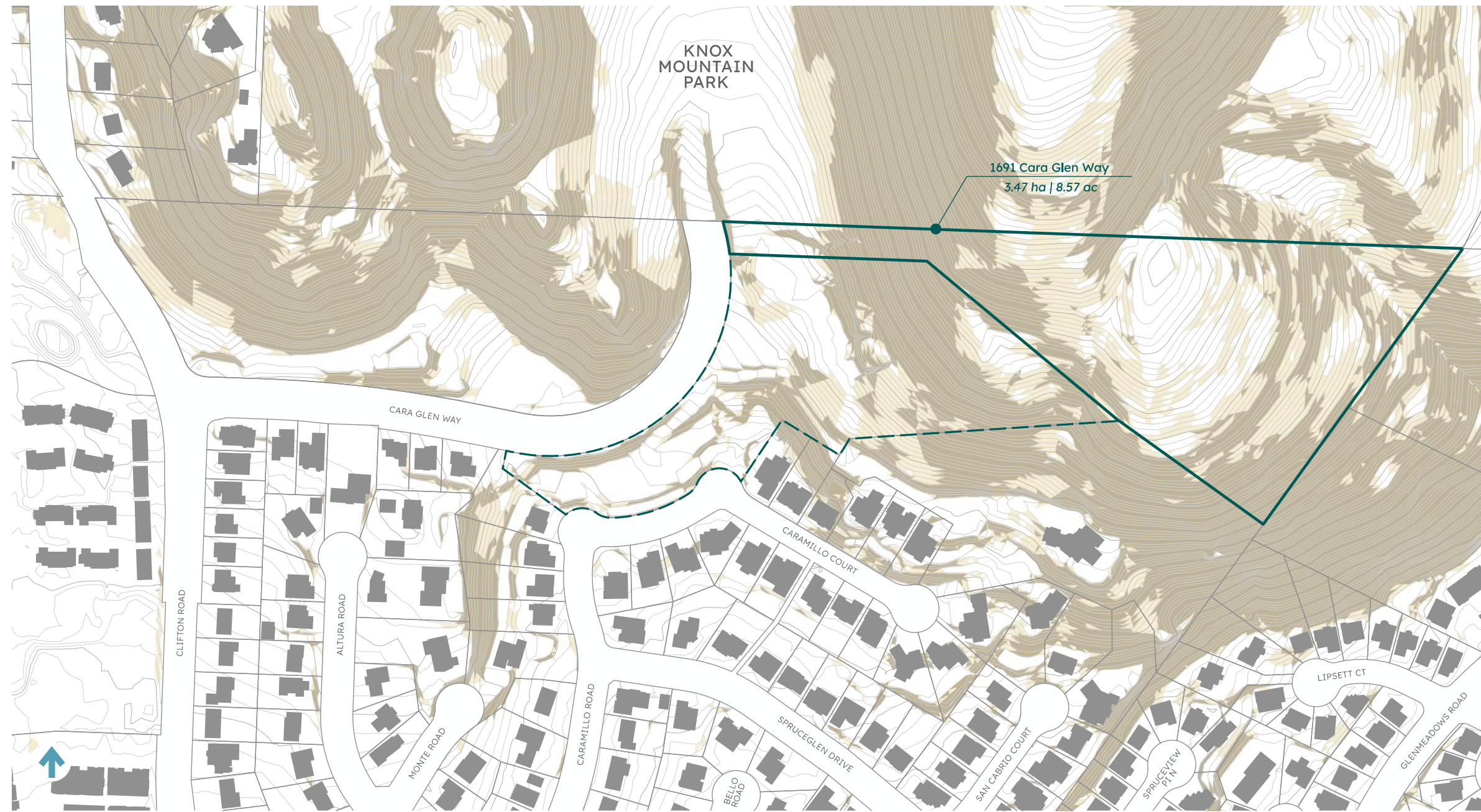
SLOPE ANALYSIS

A HILLSIDE COMMUNITY

- The land features a generous + dramatic hillside with gentle landings adjacent to Cara Glen Way, which provide unique enclaves suitable for neighbourhood clusters.
- The terrain's natural topography serves as a backdrop for a compact community while creating opportunities for new trails and a significant addition of protected natural areas to Knox Mountain Park.

UNLIMITED VIEWS

- The site enjoys panoramic views of Lake Okanagan and the Okanagan Range as well as more framed north and western views into Knox Mountain Park and its rugged terrain.



LEGEND

- Site Boundary
3.47 ha | 8.57 ac
- - - Property Line Within Site Boundary
- Legal Lot Boundary
- 5m Contour
- ROW Context

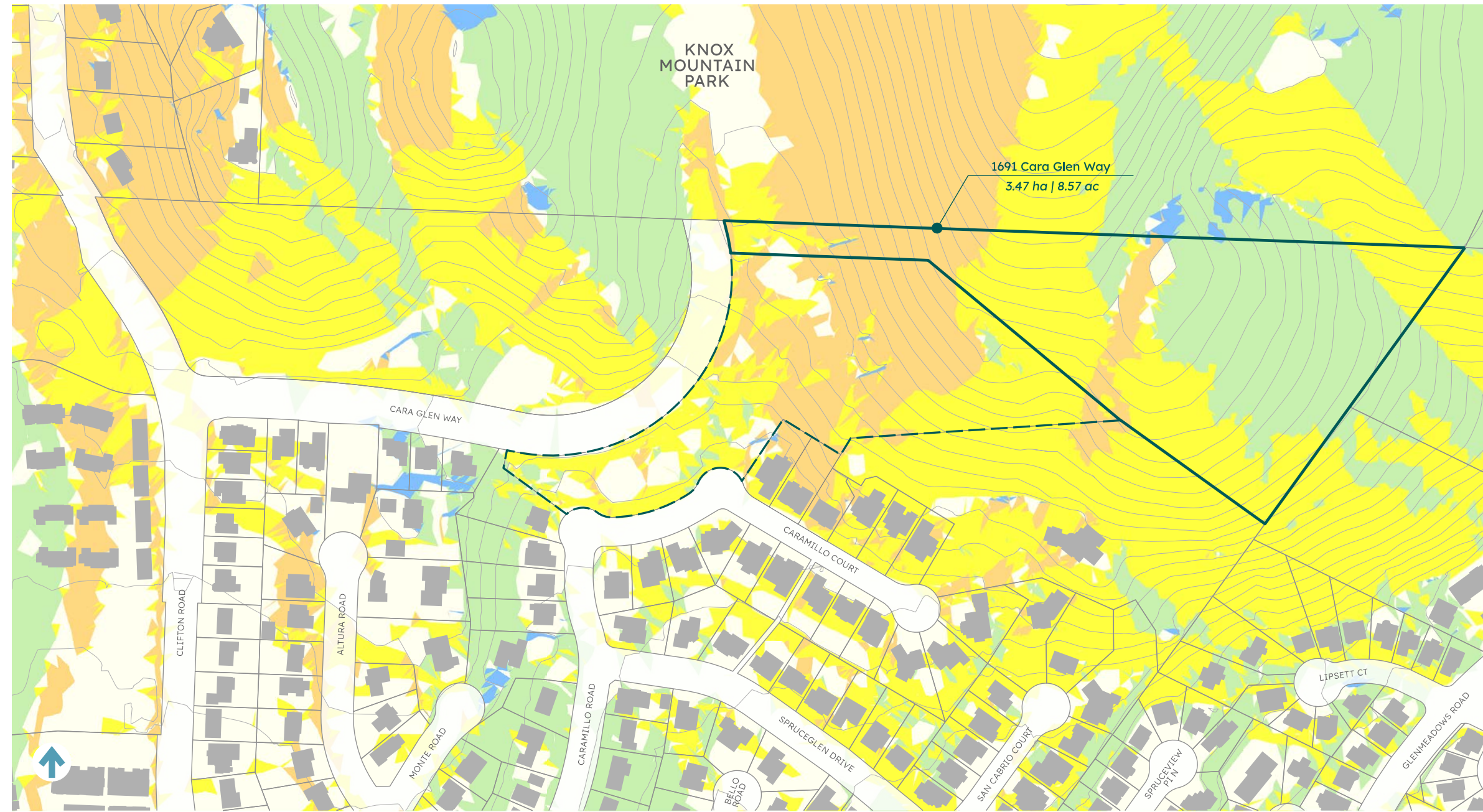
SLOPE ANALYSIS

- 30-40% Slope | Steep
- +40% Slope | Extreme

SOLAR ASPECT ANALYSIS

A BRIGHT HILLSIDE

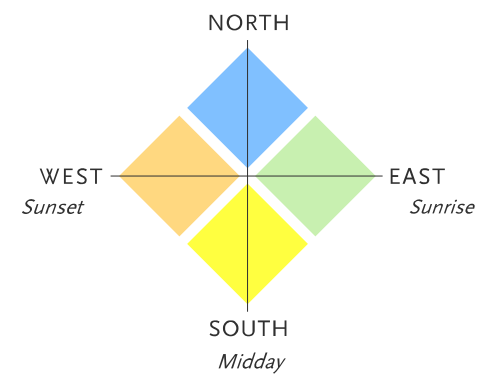
- The lands offer ample solar access with a predominant south and west facing aspect, offering great access to natural sunlight through the day.



LEGEND

- Site Boundary
3.47 ha | 8.57 ac
- - - Property Line Within Site Boundary
- Legal Lot Boundary
- 5m Contour
- ROW Context

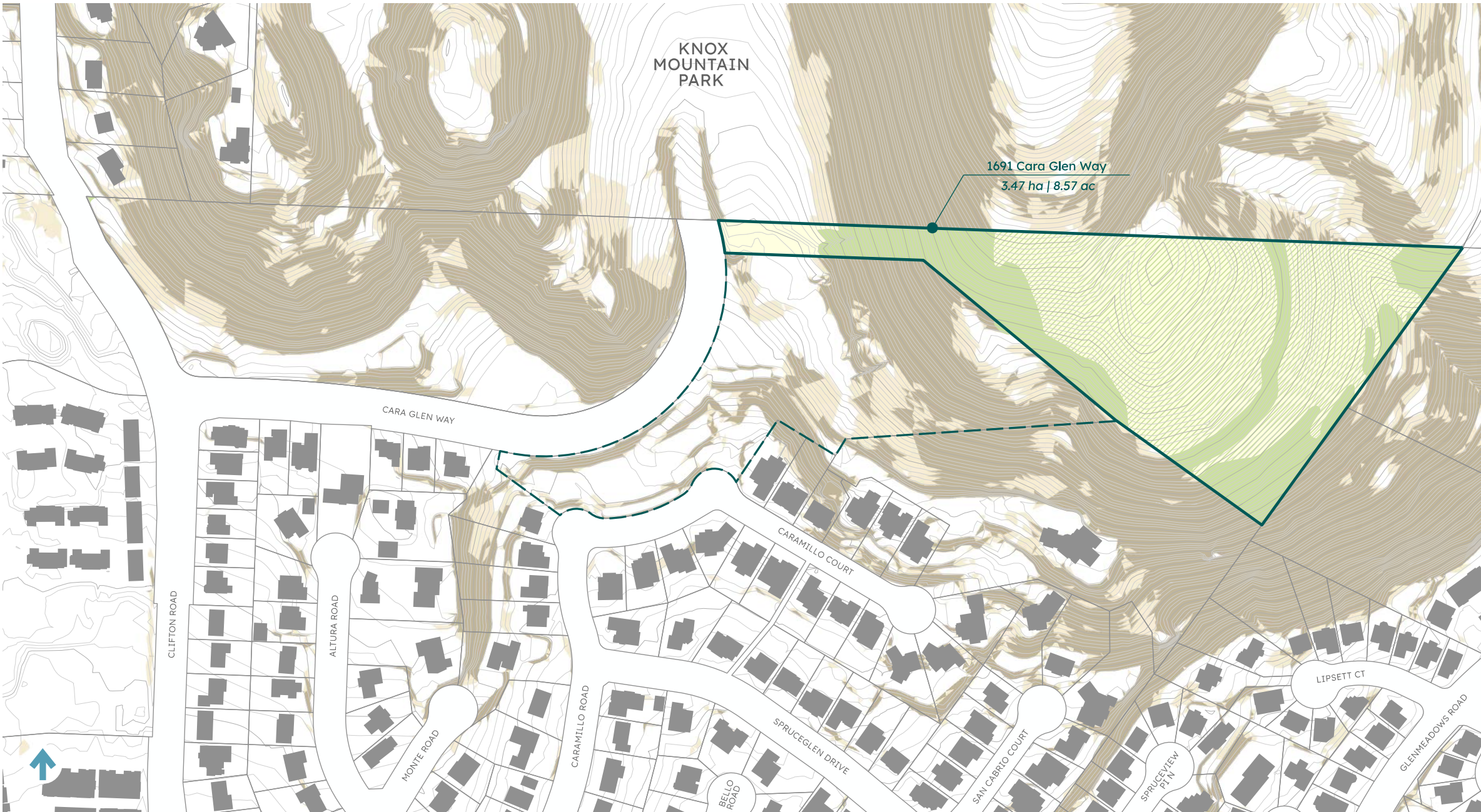
ASPECT ANALYSIS



DEVELOPMENT POTENTIAL

A NEW NEIGHBOURHOOD

- Considering the site's topography, natural setting, and its convenient location within the Core Area of the City of Kelowna, the site provides an opportunity to complete the new development proposed at 530 Caramillo - allowing for a better integration to the site's topography.
- The Development Potential analysis reflects the land's natural qualities, environmental constraints, and existing infrastructure, with the following results:
 - 4% of the land as **Low Constraint** - land best suited to accommodate future neighbourhood development;
 - 66% of the land as **Medium Constraint** - land best suited to accommodate hillside development and parkland, and;
 - 30% of the land as **High Constraint** - land best suited for protected natural areas and parkland.
- Considering access restrictions to the upper portion of the site identified as Medium Constraint, the site concept identifies the opportunity to place a portion of the apartment building in the gentle lower terrace - recognizing the lands views, natural character and surrounding recreation network - **while dedicating the rest as natural parkland.**



LEGEND

- Site Boundary
3.47 ha | 8.57 ac
- Property Line Within Site Boundary
- Legal Lot Boundary
- 5m Contour
- ROW Context

DEVELOPMENT POTENTIAL | EASTERN PARCEL

4%	Low Constraints	0.12 ha 0.31 ac
66%	Medium Constraints	2.28 ha 5.65 ac
30%	High Constraints	1.05 ha 2.61 ac
100%		3.47 ha 8.57 ac

Section 2 | **NEIGHBOURHOOD CONCEPT**

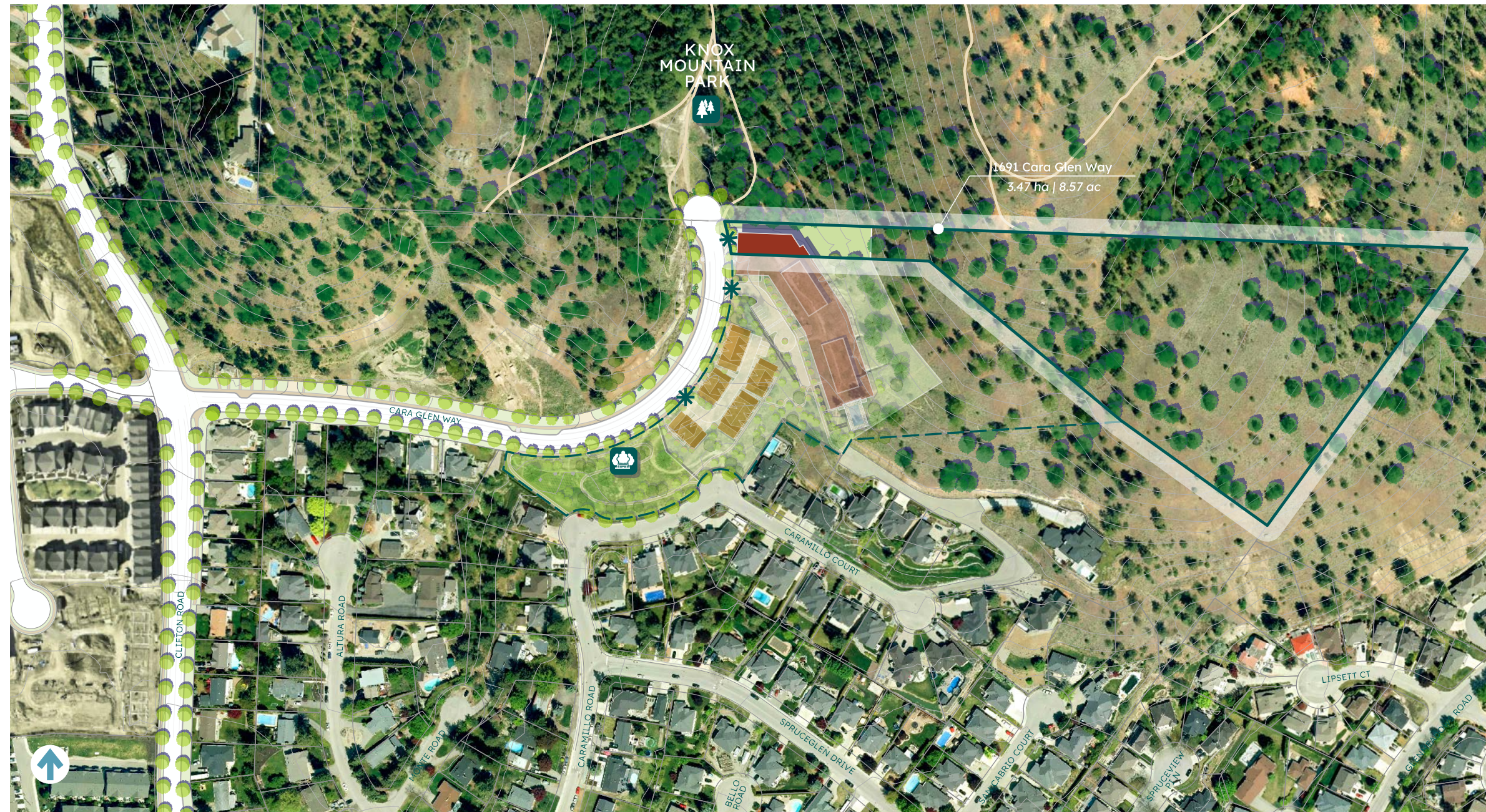
CARA GLEN NEIGHBOURHOOD

COMPLETING THE PLAN

- With the rezoning of the pan-handle's lower reaches to MF2, the intent is to consolidate the rezoned land to the multi-family zoned parcel at 530 Caramillo Ct. Allowing for:
 - Improved 4-storey apartment building configuration;
 - Expanded street frontage on Cara Glen Way allowing for a more generous arrival experience, and;
 - Better utilized the lands gentle terraces while avoiding steep slopes.

DESIGN FEATURES

1. **Respecting the Landform:** The design preserves the natural surroundings while accommodating community growth + recreational opportunities.
2. **Diversity of Homes:** A combination of Townhomes and Apartments - of various sizes + layouts - provide for a variety of lifestyles, life stages and incomes.
3. **Sustainable Growth:** Providing a variety of new housing types in an urban area where residents live closer to jobs, amenities, transit, and active transportation routes.
4. **Walkable Neighbourhood:** Coherent pattern of streets, sidewalks and trails promote a pedestrian focused neighbourhood.
5. **Connections to Nature:** The proposal for 1691 Cara Glen preserves 95% of the site for Natural Parks including a proposed new trail network that will connect to the existing trails within Knox Mountain Park.



LEGEND

	Site Boundary 3.47 ha 8.57 ac		Development Areas
	Context Site Boundary		Strata Green
	Legal Lot Boundary		Public Park
	Proposed Land Use Boundary		Neighbourhood Access Points
	5m Contour		Neighbourhood Park
	Proposed Retaining Wall		Natural Area Provincial Park
	Road Right of Way		
	Road Carriage		

Plans are conceptual only to support OCP Amendment + Rezoning and are subject to change through subdivision and permit process.

NEIGHBOURHOOD CONCEPT

TOWARDS SUSTAINABILITY

The Cara Glen Neighbourhood concept represents an opportunity to establish a pedestrian oriented, sustainability focused community, guided by the following directives:

LIVING LIGHTLY

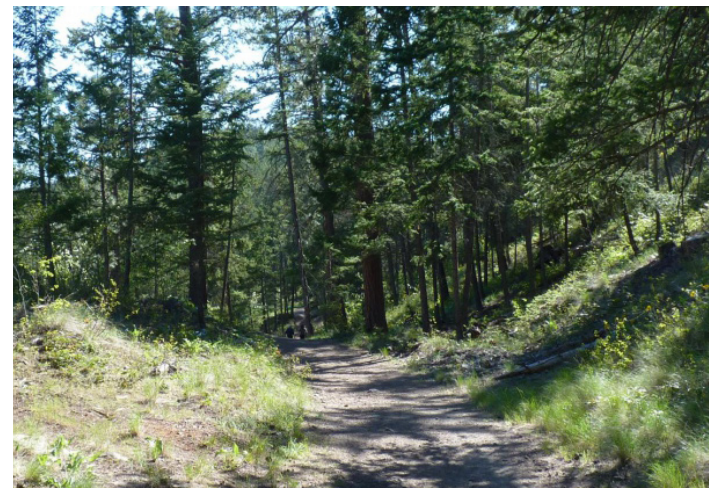
- Design a compact and walkable neighbourhood
- Employ pedestrian oriented street cross sections
- Create a community close to existing amenities and infrastructure.

WORKING WITH NATURE

- Conserve the ecological integrity of the Knox Mountain Park ecosystem
- Create an integrated network of natural spaces, and recreational trails
- Celebrate and respect natural landforms

LIVING LOCAL

- Accommodate a range of lifestyles, life-stages + incomes.
- Create a sense of place that encourages social connections and walkability



DESIGN APPROACH

The design of the Cara Glen Neighbourhood represents an opportunity to work with the land in establishing a compact and walkable neighbourhood with a diverse range of housing opportunities all on nature's doorstep:

Work with the Land: Recognize the natural topography by employing hillside forms to minimize grading impacts while maximizing access and views.

Preserve Views: Preserve natural landscape where possible while protecting view corridors.

Enhance the Neighbourhood: Walkable streets with homes that address their neighbours, and offer access to the extensive trail network.

Access to Knox Mountain: The extension of Cara Glen Way will offer the community access to the recreational trails and amenities within Knox Mountain Park.

Variety of Homes: Ensure a diversity of ground-oriented Townhomes on strata pathways serviced by lanes and Apartments with underground parking.

Prioritize the Pedestrian: Design tree-lined streets and network of sidewalks + trails minimizing pedestrian conflicts with cars.

Establish Parks: Significant addition of natural parkland while offering community trails with connections to adjacent neighbourhoods and Knox Mountain park.

STRUCTURING PLAN

FITTING THE LAND

- The central challenge involved in envisioning the neighbourhood is to respect and work with its natural topography and landscape features. The Neighbourhood design responds to the land's complex hillside by offering compact housing forms that respect the surrounding steep slopes.
- The site is structured by the extension of Cara Glen Way with access from Clifton Road connecting the neighbourhood with a local road with strata lane ground-oriented homes + low rise apartments.
- The neighbourhood streets include tree-lined boulevards, dedicated on-street parking and sidewalks linking natural and active parks as part of the future neighbourhood.
- New trails provide outdoor recreation opportunities, connecting to the Knox Mountain trail network and beyond.



LEGEND

- Site Boundary
3.47 ha | 8.57 ac
- - - Property Line Within Site Boundary
- Legal Lot Boundary
- 5m Contour
- Park / Natural Area

DEVELOPMENT POTENTIAL | EASTERN PARCEL

4%	Low Constraints	0.12 ha 0.31 ac
66%	Medium Constraints	2.28 ha 5.65 ac
30%	High Constraints	1.05 ha 2.61 ac
100%		3.47 ha 8.57 ac

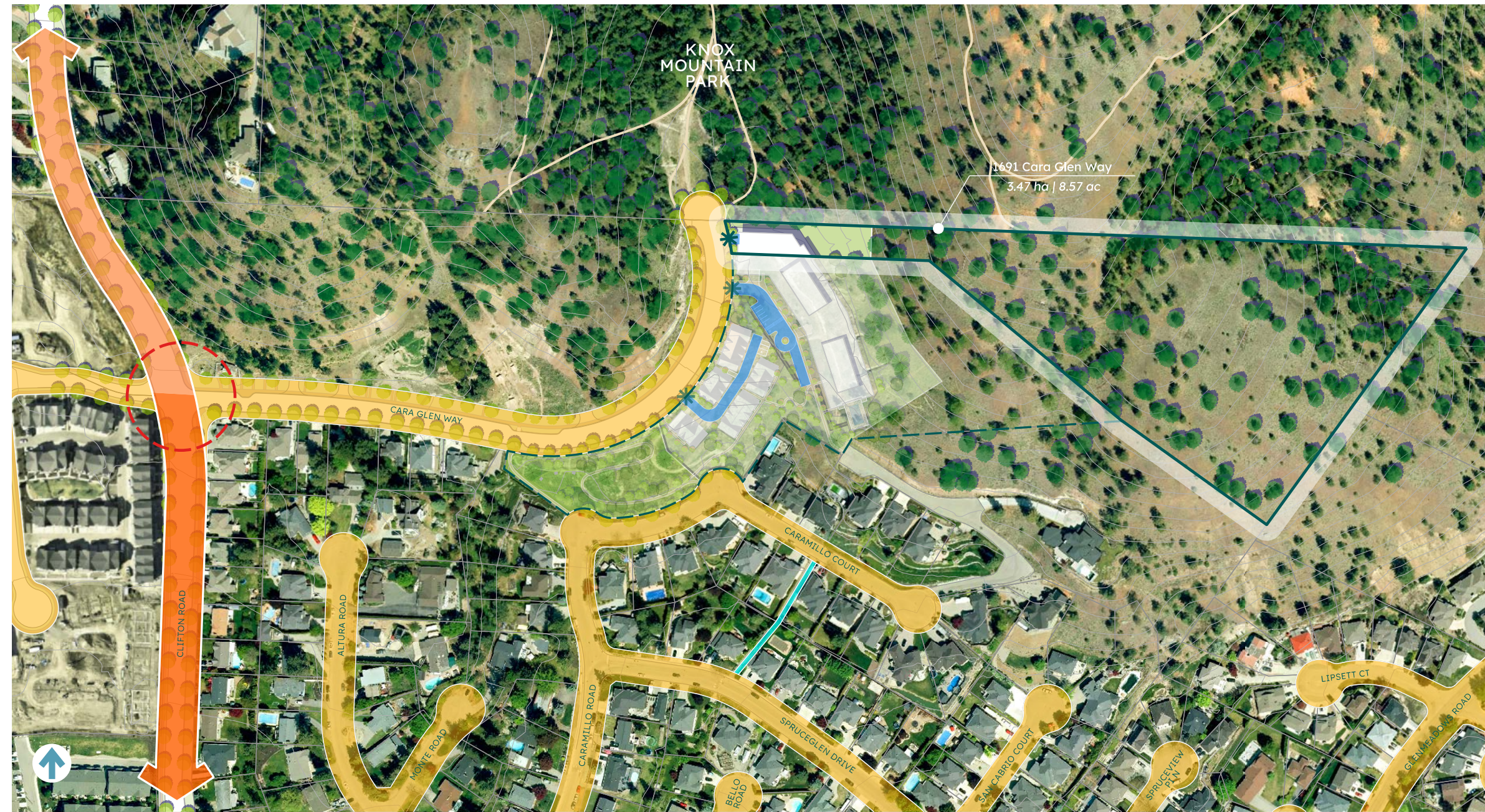
- Street Alignment
- Laneway Alignment

Plans are conceptual only to support OCP Amendment + Rezoning and are subject to change through subdivision and permit process.













STREET HIERARCHY

NEW CONNECTION

- The new Cara Glen Way extension serves as a local road providing access to the strata lane and underground parkade while providing a new public access and street parking for the users of Knox Mountain Park.
- The intersection with Clifton Road, a major arterial in the Core Area, is an existing 4-way controlled intersection - built as part of the original rezoning at 530 Caramillo - that already serves the built portion of Cara Glen Way.



LEGEND

	Site Boundary 3.47 ha 8.57 ac		Major Arterial Core Area
	Context Site Boundary		Major Arterial Suburban
	Legal Lot Boundary		Local Street Core Area
	Proposed Land Use Boundary		Strata Lane
	5m Contour		Public Lane
	Neighbourhood Access Points		4 - Way Controlled Intersection Existing

Plans are conceptual only to support OCP Amendment + Rezoning and are subject to change through subdivision and permit process.

PARKS + TRAILS PLAN

CONNECTING WITH NATURE

Recognizing and respecting the value of the lands for their recreational significance and landscape features, the Neighbourhood design weaves together a new active park, a series of trails and significant dedicated parkland areas.

The conceptual trail network provides an opportunity to connect with existing trails within Knox Mountain Park while further enhancing park access.

In recognition of the Policy 10.2.5. that requires the dedication of a linear park through 530 Caramillo, the design dedicates 10.18 acres of parkland offering ample opportunities for trail connections. In addition, the design provides a 3m-wide SRW for a walkway/path through 530 Caramillo.

The dedication of parkland aligns with the Knox Mountain Park Management Plan 2022 and its desire to acquire additional properties to improve connections to Knox Mountain Park for both wildlife and trail systems.



LEGEND

- Site Boundary
3.47 ha | 8.57 ac
- Context Site Boundary
- Legal Lot Boundary
- Proposed Land Use Boundary
- 5m Contour
- Development Areas
- Strata Green
- Public Park
- Public Sidewalk
- Private Sidewalk | Path
- Public Trail
- Existing Trail
- Pedestrian Access Points
- 🌳 Neighbourhood Park
- 🌲 Natural Area | Provincial Park

Plans are conceptual only to support OCP Amendment + Rezoning and are subject to change through subdivision and permit process.

PROPOSED ZONING

ZONES

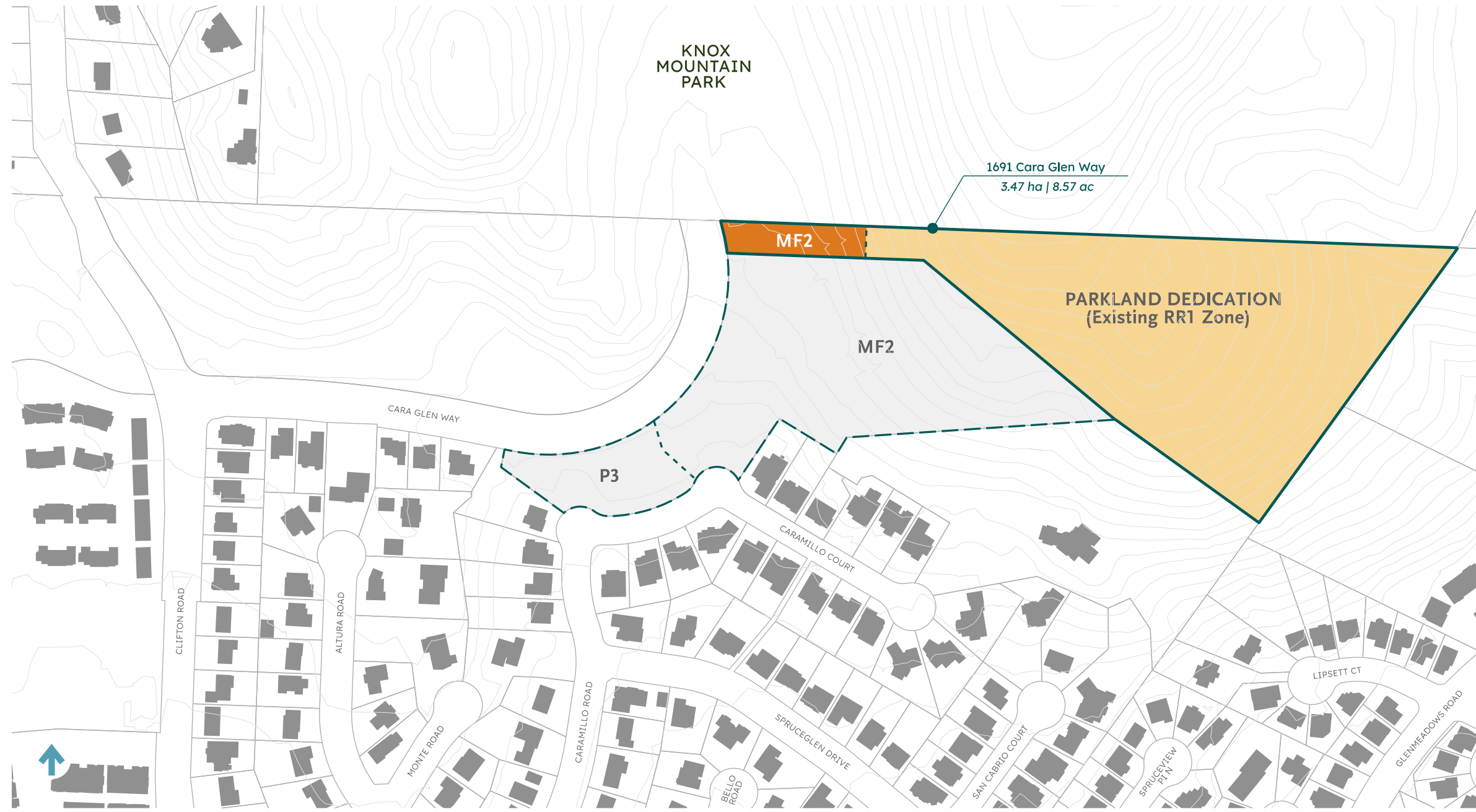
- MF2* - Townhouse Housing, and;
- RR1 - Rural Residential.

The design proposes the rezoning of a portion (0.44 ac) of 1691 Cara Glen Way to the MF2 - Townhouse Housing zone including the Site Specific Regulations - that allow for a 4-storey apartment building - noted in Section 13.7 that currently has been placed on 530 Caramillo Ct. The intent is to consolidate the rezoned land to the multi-family zoned parcel at 530 Caramillo Ct.

The remainder 10.18 acres of 1691 Cara Glen Way - zoned RR1 and not subject to rezoning - is to be dedicated as parkland to the City of Kelowna as an expansion of Knox Mountain Park.

***The parcel currently zoned as MF2 (530 Caramillo Court) has a site-specific condition from a previously adopted rezoning that allows for apartment buildings up to 4-storeys. The 0.44 acres rezoned MF2 would be consolidated an extension of that same condition.**

The property at 530 Caramillo Ct. including the neighbourhood park is not seeking rezoning, but are shown as part of the comprehensive master plan.



LEGEND

- Site Boundary
3.47 ha | 8.57 ac
- - - Context Site Boundary
- - - Zoning Boundary Within Site Boundary
- Legal Lot Boundary
- 5m Contour

ZONE AREAS | 1691 CARA GLEN WAY

5%	MF2 Multi Family Residential	0.18 ha 0.44 ac
95%	RR1 Rural Residential	3.29 ha 8.13 ac
100%		3.47 ha 8.57 ac

CARA GLEN NEIGHBOURHOOD COMMUNITY BENEFITS



COMPACT NEIGHBOURHOOD

MAKING THINGS WALKABLE

- A network of tree-lined public street, strata lanes, and sidewalks prioritizes pedestrian safety and provides comfortable access to the new active park and nature trails.

MAKING THINGS SUSTAINABLE

- The compact footprint of the neighbourhood adapts to the topography minimizing site grading impacts.

CELEBRATING NATURE

CONNECTING WITH NATURE

- Recognizing and respecting the value of the lands for their recreational and natural significance, the Neighbourhood design weaves together a new park, a series of active trails and protected natural areas.
- The conceptual trail network offers a neighbourhood destination with an opportunity to connect with existing trails within Knox Mountain Park.

HOUSING DIVERSITY

A HOME FOR EVERYONE

- Supporting the OCP's vision to build healthier neighbourhoods, the plan offers a variety of townhomes and apartments - with various layouts - to support a range of family lifestyles, life stages and incomes.

MAKING THINGS AFFORDABLE

- Offering a variety of home types that represent a more attainable option - compared to the existing single-family zoning - and located within the Core Area Neighbourhood just 10 min away from Downtown Kelowna.

PRELIMINARY GRADING PLAN

WORKING WITH THE LAND

Recognizing and respecting the natural landscape and topography of the site, the Neighbourhood design is guided by the following hillside retention directives:

- Minimize site regrading and landscape retaining walls through terracing buildings on the hillside and using basements with daylight walk-out and walk-up conditions;
- Mitigate the impacts to significant trees and vegetation that provide ecological and aesthetic benefits and improve slope stability, and;
- Utilize strata lanes for vehicle access, avoiding driveways and garage doors fronting on the public street.



LEGEND

- Site Boundary
3.47 ha | 8.57 ac
- Context Site Boundary
- Legal Lot Boundary
- Existing 5m Contour
- Proposed Land Use Boundary

CONCEPTUAL GRADING

- Proposed Retaining Wall
- + EG 480.0 Existing Ground Elevation
- + FG 480.0 Proposed Finish Ground Elevation
- + 480.0 Proposed Spot Elevation
- Proposed Road Grade

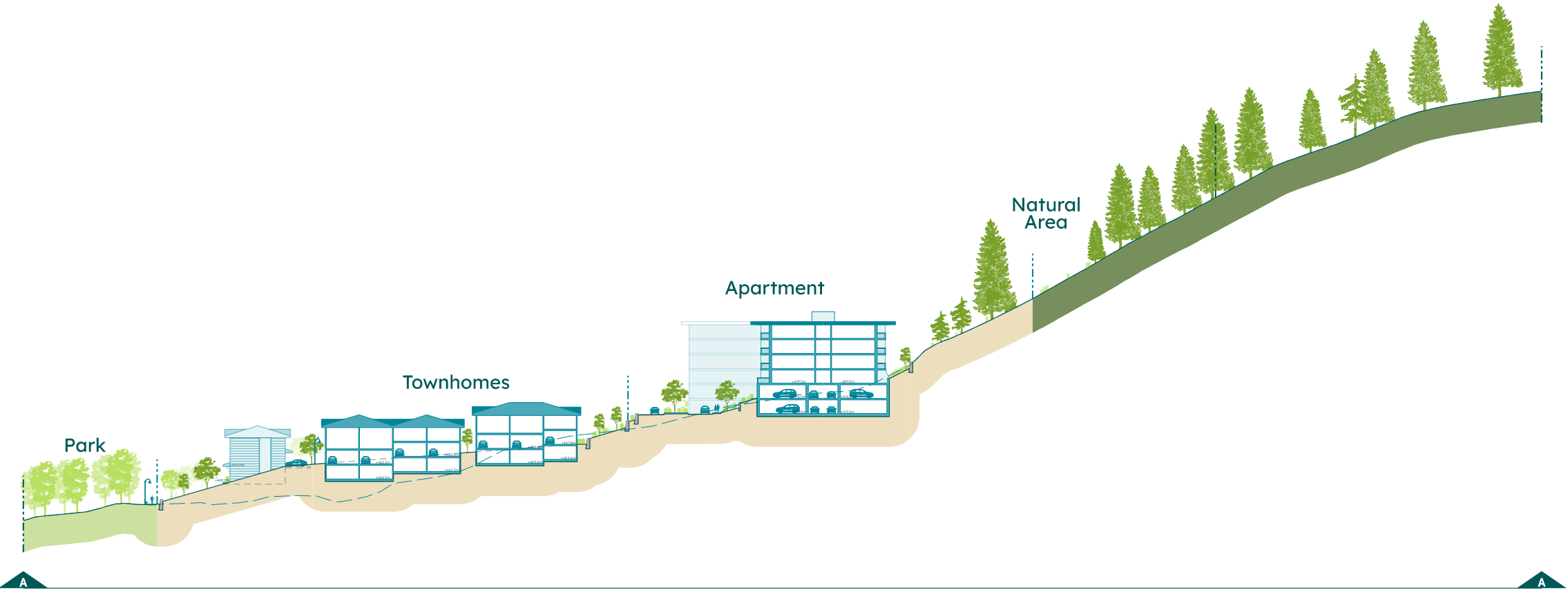
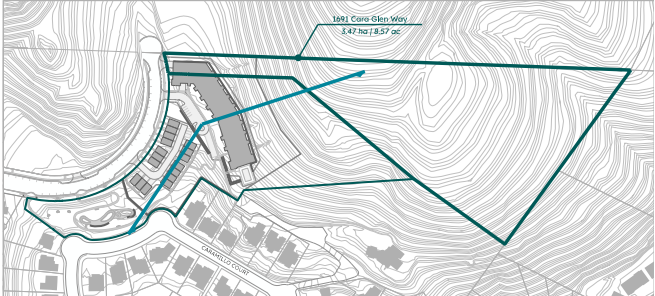
Plans are conceptual only to support OCP Amendment + Rezoning and are subject to change through subdivision and permit process.

HILLSIDE RETENTION

VISUAL IMPACT ON THE HILLSIDE

The concept follows the design guidelines for Hillside Developments, orienting the buildings to complement the natural topography, as well as setting the buildings into the hillside utilizing the parking and basement structures as retaining, minimizing the need for extensive lot grading.

The proposed building forms allow for the dedication of a significant portion of the site for the expansion of Knox Mountain park and preservation of the scenic natural character of the hillside.



SECTION A

Plans are conceptual only to support OCP Amendment + Rezoning and are subject to change through subdivision and permit process.