
City of Kelowna

MEMORANDUM

DATE: February 23, 2006
FILE: 0540-20

TO: City Manager

FROM: Chair, Supportive Housing Site Review Task Force

RE: Location Criteria to be Used by Supportive Housing Site Review Task Force

REPORT PREPARED BY: Theresa Eichler

RECOMMENDATION:

THAT Council accept the location criteria presented by the Supportive Housing Site Review Task Force to be used in evaluating alternative sites for the 30 unit supportive housing project that is to be built under a partnership between the City, Interior Health Authority, BC Housing and a housing provider under the funding delivered by the Premier's Task Force on Homelessness, Mental Illness and Addictions.

REPORT:

The Site Review Task Force, established by City Council to review viable alternative sites for a 30-unit supportive housing development, has decided upon several location criteria to be used in selecting an appropriate location for this development. All activities of the Site Review Task Force, including meeting agendas, minutes, and opportunities for public input are published as soon as the information is available on the City of Kelowna web site (www.kelowna.ca under "Highlights"). Originally, it was anticipated that the work of the Task Force would require five meetings in total. However, the Task Force has now met five times in order to conclude its work on the criteria, including the following dates:

January 11, 2006

February 8, 2006

January 25, 2006

February 22, 2006

February 1, 2006

Public input was sought as part of the criteria refinement process with a news release and paid advertisements in both local newspapers on February 11th and 12th. All public input received as part of this process has been considered by the Task Force, and any appropriate resulting changes have been made. Four criteria, found at the bottom of the table in italics are mandatory and sites that do not meet these criteria will not be considered.

Once the criteria are finalized, they will be weighted by the Task Force. Public input will be sought to suggest alternative sites. Also, the City's GIS (Geographic Information System) mapping will be used in determining eligible sites. A short list of qualifying sites that meet the mandatory criteria will be evaluated by the Task Force.

The Kepner-Tregoe model of rational decision making is being used for the work of the Task Force. This model enables consensus of differing opinions and priorities by mathematical analysis. Sites that are presented to the Task Force for evaluation will not have their locations

disclosed to Task Force members. They will be evaluated strictly on the basis of how well they meet the criteria. Once the results of the decision-making model have generated the best qualifying site(s) based on the criteria, the Task Force will be shown the location(s) and will have an opportunity to conduct a "risk analysis" of the preferred site or sites (part of the rational decision-making process). The recommendation to Council will be made once this process is complete.

Many of the issues that have been identified through public input are not within the mandate of the Site Review Committee to consider. Issues around management and operation of the building will fall within the responsibilities of Interior Health, BC Housing and the housing provider to address. A neighbourhood agreement is expected to be a key tool in this process. Some issues can also be resolved through building design.

The proposed criteria are presented on the next pages, along with the original criteria provided by the government partners. Sites must meet the mandatory criteria shown in italics at the bottom of the table, but will not necessarily meet each of the weighted criteria perfectly. They will be evaluated based on how well they meet each of the criteria and the relative weights of the criteria in the selection process.

Criteria have been altered and added by the Task Force. The original task of identifying a site, prior to this process, was based on the assumption that the City was providing a City-owned site. This is not necessarily a limitation on the alternative site identification process. Sites that can be acquired by the City will also be considered, thus new criteria are needed to allow for this option. The priorities of the government partners, prior to the creation of the Task Force, were primarily focused on ensuring the building would serve its intended purpose, in effectively providing for the needs of the tenants. This is still a priority to the government partners. Task Force members were conscious of the need to deliver criteria that are measurable, for computer generation of alternatives, and that met the concerns and needs of the community, as well as the tenants and the government partners. The minutes of each meeting which contain the detailed dialogue surrounding each of the criteria can be found on the City's website.

Criteria are organized and colour-coded to indicate whether they are related to the needs of the community, the tenants or the government partners. There is some overlap in these categories. Need of the tenants, for example, may also be in the best interest of the government partners and the community (e.g. separation from night club uses)

Location Criteria	Suggested Benchmarks	Original Criteria	Rationale
COMMUNITY			
Separation from other non-market housing (subsidized or special needs housing)	100 metres (equivalent to one city block)	New	To avoid clustering of subsidized & special needs housing.
Separation from the mid-point of Leon Avenue between Water and Abbott Streets	400 metres	Separation from social services, while in good proximity: min: 200 m. separation (suggested)	Separation from existing social services. Address public concerns re: overloading particular area of downtown.
Location appropriate for 30-unit apartment building	Inventory of land uses within 100 metres including natural or man-made buffers adjacent to the site.	New	Fit of building with the neighbourhood; avoid incompatible uses in adjacent neighbourhood.
Separation from Court-imposed red zone – an area between Doyle, Lake and Rowcliffe Avenues, Richter Street and Okanagan Lake		New	Insulate tenants from potential negative influences.
Commercially zoned site is preferred	Commercial and residential zones will be considered, however a mixed use building is desirable if site is commercially zoned.	New	Commercial uses at grade make for a more active area and draw focus away from apartments.

TENANTS			
Proximity to Outreach Health - 455 Leon	1.6 kilometres	Proximity to Outreach Health (455 Leon) & Health Centre 1340 Ellis – walking distance = 800 m.	Tenants must be able to access health services & counselling available at 455 Leon & 1340 Ellis – if they are farther than walking distance the barrier to using the service may be too great.
Proximity to Health Centre - 1340 Ellis Street	1.6 kilometres	Proximity to Outreach Health (455 Leon) & Health Centre 1340 Ellis – walking distance = 800 m.	Tenants must be able to access health services & counselling available at 455 Leon & 1340 Ellis – if they are farther than walking distance the barrier to using the service may be too great.
Proximity to grocery and basic retail needs.	800 metres	Proximity to grocery and basic needs retail.	Tenants on income assistance can't afford to use the bus to get daily needs;
Proximity to training and education facilities geared to people on Employment Insurance or Income Assistance	1 kilometre from a service or 400 metres from a bus stop servicing Routes 1, 2, 7, 10 and 11	Proximity to training & education.	In order to move towards independence, tenants need to upgrade skills and education. These services must be geared to someone on Income Assistance.
Proximity to employment services geared to people on Employment Insurance or Income Assistance	1 kilometre from a service or 400 metres from a bus stop servicing Bus Routes 1, 2, 7, 10 and 11	Proximity to employment services	Tenants will need to access services to help them find a job. These services must be geared to someone on Income Assistance.
Convenient to transit	400 metres from a bus stop servicing Routes 1, 2, 7, 10 and 11	Convenient for transit	While learning to be more independent, ease of transit use is necessary. Some Task Force members felt that transit access would be sufficient for access to services identified above.
Separation from night clubs/pubs	200 metres	Distance from night clubs / pubs (incompatible uses) (suggest 500 m.)	Residential uses are not compatible with nightclubs due to late night noise. Concerns were identified regarding negative influence of nightclubs on tenants.

GOVERNMENT			
Cost to the City of delivering the site to BC Housing, including all fees.		New	Cost is a factor in being able to partner with BC Housing. This allows for consideration of land that is not City-owned.
City-owned and available land	This would simplify the mandatory requirement for clear title, but is not essential to the site selection process.	City-owned and available land	The Task Force agreed that while City-owned land is not a mandatory requirement, it would be advantageous.
MANDATORY GOVERNMENT	NOT WEIGHTED		
Zoned to support a 30-unit residential building (residential or commercial zone)		Zoned to support the 30 unit building	If the site is not zoned, the building cannot be guaranteed to be permitted on the site.
Fully serviced		New	Services must exist to support the building.
Environmentally clear (Phase 1)		New	Site must be buildable
In the City's name or the City must be able to achieve a signed offer of purchase and sale with conditions clearly outlined and no objectionable defects on title by March 31, 2006 (or acceptable time frame).		City-owned and available land	Site must be deliverable to BC Housing within a reasonable timeframe to meet requirements of partnership.

Joni Metherell, Chair
Supportive Housing Site Review Task Force

Approved for Inclusion

David Shipclark
Manager, Community Development & Real Estate

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