

Site Review Task Force Alternative Evaluation Matrix

Location Criteria	Suggested Bench-marks	Rationale	Avg. Weight
Criteria 1			
Separation from other non-market housing (subsidized or special needs housing)	100 m. (equivalent to one city block)	To avoid clustering of subsidized and special needs housing.	5.2

Criteria 1	Site D	Site E	Site G	Site I	Site J	Site L
Non-Market Housing Location 1 (m)	197	344	220	199	164	265
Non-Market Housing Location 2 (m)	353	356	277	331	356	308
Non-Market Housing Location 3 (m)	537	569	483	522	418	524

Criteria 2				
Separation from the mid-point of Leon Avenue between Water and Abbott Streets	400 m	Separation from existing social services. Address public concerns re: overloading particular area of		4.2

Criteria 2	Site D	Site E	Site G	Site I	Site J	Site L
Distance of site from mid point of Leon Ave between Water St and Abbott St (m)	547	598	620	565	906	590

Criteria 3				
Location appropriate for 30-unit apartment building	Inventory of land uses within 100 m. including natural or man-made buffers adjacent to the site	Fit of building with the neighbourhood; avoid incompatible uses in adjacent neighbourhood.		6.3

	Site D	Site E	Site G	Site I	Site J	Site L
Criteria 3	See detailed pages	See detailed pages	See detailed pages	See detailed pages	See detailed pages	See detailed pages

Criteria 4						
Separation from Court-imposed red zone – an area between Doyle, Lake and Rowcliffe Avenues, Richter Street and Okanagan Lake		Insulate tenants from potential negative influences.				3.0

Criteria 4	Site D	Site E	Site G	Site I	Site J	Site L
Site outside the "Red Zone"?	No	Yes	No	No	Yes	No

Criteria 5						
Commercially zoned site is preferred	Commercial and residential zones will be considered, however a mixed use building is desirable if site is commercially zoned	Commercial uses at grade make for a more active area and draw focus away from apartments.				5.6

Criteria 5	Site D	Site E	Site G	Site I	Site J	Site L
Site commercially zoned?	Yes	Yes	Yes	Yes	Yes	Yes
Current Zoning	C4	C7	C4	C4	C7	C7

Criteria 6				
Proximity to Outreach Health - 455 Leon	1.6 km.	Tenants must be able to access health services & counselling available at 455 Leon ; if they are farther than walking distance the barrier to using the service may be too great	7.2	

Criteria 6	Site D	Site E	Site G	Site I	Site J	Site L
Distance from 455 Leon Ave (m)	417	557	515	442	827	501

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Criteria 7			
Proximity to Health Centre - 1340 Ellis Street	1.6 km.	Tenants must be able to access health services & counselling available at 1340 Ellis – if they are farther than walking distance the barrier to using the service may be too great.	7.1

Criteria 7	Site D	Site E	Site G	Site I	Site J	Site L
Distance from 1340 Ellis St (m)	356	169	266	332	215	248

Criteria 8			
Proximity to grocery and basic retail needs.	800 m.	Tenants on income assistance can't afford to use the bus to get daily	6.8

Criteria 8	Site D	Site E	Site G	Site I	Site J	Site L
8a) Distance to grocery store (m)	322	529	405	342	660	433
8b) Distance to closest Urban Centre centroid (m)	62	151	90	58	397	73

Criteria 9			
Proximity to training and education facilities geared to people on Employment Insurance or Income Assistance	1 km. from a service or 400 m. from a bus stop servicing Routes 1, 2, 7, 10 and 11	In order to move towards independence, tenants need to upgrade skills and education. These services must be geared to someone on Income Assistance.	5.5

Criteria 9	Site D	Site E	Site G	Site I	Site J	Site L
9a) Distance to closest training/ education facility (m)	87	41	134	111	157	128
9b) Distance to closest bus stop/ route (m)	155, 173, 135, 149, 131	222, 171, 220, 207, 207	217, 224, 109, 206, 193	170, 183, 154, 163, 147	510, 305, 205, 498, 490	187, 190, 158, 176, 166

Criteria 10			
Proximity to employment services geared to people on Employment Insurance or Income Assistance	1 km. from a service or 400 metres from a bus stop servicing Bus Routes 1, 2, 7, 10 and 11	Tenants will need to access services to help them find a job. These services must be geared to someone on Income Assistance.	5.7

Criteria 10	Site D	Site E	Site G	Site I	Site J	Site L
10a) Distance to closest employment service (m)	165	249	235	180	160	210
10b) Distance to closest bus stop/ route (m)	155, 173, 135, 149, 131	222, 171, 220, 207, 207	217, 224, 109, 206, 193	170, 183, 154, 163, 147	510, 305, 205, 498, 490	187, 190, 158, 176, 166

Criteria 11			
Convenient to transit	400 m. from a bus stop servicing Routes 1, 2, 7, 10 and 11	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.	7.1

Criteria 11	Site D	Site E	Site G	Site I	Site J	Site L
Distance to bus stops on routes 1,2,7,10,11	155, 173, 135, 149, 131	222, 171, 220, 207, 207	217, 224, 109, 206, 193	170, 183, 154, 163, 147	510, 305, 205, 498, 490	187, 190, 158, 176, 166

Criteria 12			
Separation from night clubs/pubs	200 m.	Residential uses are not compatible with nightclubs due to late night noise.	5.4

Criteria 12	Site D	Site E	Site G	Site I	Site J	Site L
Distance to closest 'Liquor Primary' site (m)	273	306	335	289	214	300

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Criteria 13

Cost to the City of delivering the site to BC Housing, including all fees.		Cost is a factor in being able to partner with BC Housing. This allows for consideration of land that is not City-owned.	6.2
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Criteria 13	Site D	Site E	Site G	Site I	Site J	Site L
Gross Cost of Site	550,000	900,000	1,100,000	550,000	650,000	1,200,000

Criteria 14

City-owned and available land	This would simplify the mandatory requirement for clear title, but is not essential to the site selection process.	The Task Force agreed that while City-owned land is not a mandatory requirement, it would be advantageous.	6.3
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Criteria 14	Site D	Site E	Site G	Site I	Site J	Site L
Site owned by the City of Kelowna	Yes	Yes	Yes	Yes	Yes	Yes