
**CITY OF KELOWNA
MEMORANDUM**

Date: February 26, 2007
To: City Manager
From: Planning & Development Services Department

APPLICATION NO. Z07-0001 **APPLICANT:** National Society of Hope

AT: 2071 Gordon Dr. **OWNERS:** Greg Penner & Cameron Manning

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU6 – TWO DWELLING HOUSING TO RM4 – TRANSITIONAL LOW DENSITY MULTIPLE HOUSING TO ACCOMMODATE A 10 UNIT AFFORDABLE HOUSING (SOCIAL HOUSING) APARTMENT BUILDING.

EXISTING ZONE: RU6 – TWO DWELLING HOUSING

PROPOSED ZONE RM4 – TRANSITIONAL LOW DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0001 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Plan 12579, Sec. 19, Twp 26, ODYD,

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be withheld until the applicant has addressed the requirements of the Works and Utilities department;

2.0 SUMMARY

This rezoning proposal seeks to allow for the development of the property for a low density multiple unit residential project. The proposal is to construct a 2-storey building intended to accommodate 10 units. Notably, all of the units are intended to be marketed as special needs housing units, and will be owned and managed by the Society of Hope.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on January 30, 2007, the Advisory Planning Commission reviewed this application, and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z07-0001, for 2071 Gordon Drive/Lot A, Plan 12579, Sec. 19, Twp. 26, ODYD, by National Society of Hope (L. Stack), to rezone from the RU6-Two Dwelling Housing zone to the RM4-Transitional Low Density Housing zone to allow for a 2 storey, 10 unit apartment building.

4.0 BACKGROUND

4.1 The Proposal

Construction of a 2-storey, 10 unit apartment building is proposed for the subject property. The Society of Hope has created partnerships with the City of Kelowna, the Real Estate Foundation of BC, and the Provincial Homelessness Initiative (PHI) to expand the supply of special needs housing in Kelowna, and is in the process of securing funding allocations from those partners. Notably, special needs housing aims to accommodate a core need for housing that *"includes persons with or without children who lack safe and secure housing or are leaving an abusive relationship, single parents with children who are at risk, street youth or homeless person, or people with disabilities, illnesses, or dependencies"*. Accordingly, the project details will be secured through a housing agreement that will address land use arrangements, occupancy, and parking requirements.

The existing house will be removed from the property to make way for a newly constructed apartment building. The apartments will be owned and managed by the Society of Hope. The apartment units will be rented to women, and women and children, for up to one year. Rental rates will be subsidized below market rates. The Society has two other such facilities in Kelowna located at 882 Francis Avenue (7 units) and 1810 Ethel Street (3 units).

Notably, while there are no formal design drawings to accompany this rezoning application, the site and proposed land-use meet the requirements of the RM4 – Transitional Low Density Multiple Unit zone, as follows:

CRITERIA	PROPOSAL	RM4 ZONE REQUIREMENTS
Site Area (m ²)	1246m ²	900m ²
Site Width (m)	30.53m	30.0m
Site Depth (m)	40.84m	30.0m
Storeys (#)	2	3 storeys
Setbacks (m)		
- Front (m)	4.5m	6.0m (4.5m for any portion 2 storeys or less)
- Rear (m)	7.5m	7.5m (or 9.0m for any part of a bldg over 2 storeys)
- Side (m)	2.3m	2.3m (4.5m for any part of bldg over 2 storeys)
- Side (m)	2.3m	2.3m (4.5m for any part of bldg over 2 storeys)

4.2 Site Context

The subject property is located on the east side of Gordon Road, just east of A.S. Matheson Elementary School. The adjacent land uses are as follows:

North-	C4 – Town Centre Commercial
East	RM4 – Transitional Low Density Housing
South	RM4 – Transitional Low Density Housing
West	P2 – Education & Minor Institutional

Site Location Map



4.3 Proposed Development Potential

The purpose of the proposed RM4 zone is to provide a zone primarily for low density apartment housing with urban services as a transition between low and medium density development.

4.4 Current Development Policy

4.4.1 City of Kelowna Strategic Plan (2004)

Goal #1 – To maintain, respect, and enhance our natural environment.

Goal #2 – To foster a strong, stable, and expanding economy.

Goal #3 – To foster the social and physical well-being of residents and visitors.

4.4.2 Kelowna Official Community Plan (OCP)

Future Land Use

The subject property is designated as “multiple unit residential – medium density” in the OCP. Consequently, the proposal to rezone to the RM4 – Medium Density zone is consistent with that designation, aiming to be a transition property between low and medium density uses.

Objectives for Residential Development should aim to:

- 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;
- provide visual interest and human scale;
- contribute to a sense of community identity and sense of place (integration of development within larger community belonging, community cohesiveness);
- facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility);
- promote safety and security of persons and property within the urban environment (CPTED);
- contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction) if located with Urban or Village Centres.

Housing Policies:

- Housing Agreements: Support the use of housing agreements to assist in creating affordable and special needs housing;
- Affordable and Special Needs Housing: Encourage the private sector to provide housing that is innovative and affordable and that is targeted to groups identified in the Housing Study, a Housing Reserve Fund Bylaw, or a list published by the City;
- Rezoning to Higher Densities. Consider supporting an OCP amendment and rezoning application where:
 - a portion of the proposed units are available for affordable, special needs or rental housing identified to be in short supply (guaranteed through a Housing Agreement);
 - supporting infrastructure is sufficient to accommodate the proposed development (or the developer is prepared to upgrade the necessary infrastructure); and

- the project can be sensitively integrated into the surrounding neighbourhood, with no more than a one-storey height gain between the proposed development and the height permitted within land uses assigned to adjacent parcels (Where the property being proposed for redevelopment is large, consideration may be given to providing greater heights at the centre of the property provided that the new building is sensitively integrated with the surrounding neighbourhood); and
- approval of the project will not destabilize the surrounding neighbourhood or threaten viability of existing neighbourhood facilities (e.g. schools, commercial operations etc.).

5.0 TECHNICAL COMMENTS

5.1 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision, Development and Servicing Bylaw. Engineered fire flows will determine hydrant location.

5.2 Inspections Department

No floor plans submitted with application, unable to do building code review and provide comments on form and character of building. *(Note: This is a rezoning application only).*

5.3 Parks Department

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.

5.4 Interior Health

No comment.

5.5 Shaw Cable

No comment.

5.6 Works and Utilities

The Works & Utilities Department have the following comments and requirements associated with this application to rezone from RU-6 to RM-4. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

- (a) The proposed development site is serviced with a 13mm diameter water service. The developer must engage a consulting mechanical engineer to determine the domestic and fire flow requirements of this development, a larger service will be required. Only one water service is permitted. Unused services must be removed at the applicant's cost.

The estimated cost of this construction for bonding purposes is **\$6,500.00**

- (b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.
- (c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) The proposed development site is serviced with a 100mm-diameter sanitary service. The developer's consulting mechanical engineer will determine the requirements of this development.
- (b) Only one sanitary service is permitted and all unused services must be removed at the applicant's cost. A larger sanitary sewer service will be required. The estimated cost for bonding purposes is **\$9,500.00**.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), and recommendations for onsite drainage containment and disposal systems.
- (b) Provide a lot-grading plan.

4. Road Improvements

- (a) Gordon Drive has been fully urbanized. Upgrade the existing driveway access to SS-C7 standard. The cost for bonding purposes is **\$4,000.00**
- (b) Damage to existing sidewalk sections will likely occur during the demolition, excavation and construction period. Replacement of damaged works will be at the developer's expense.

5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Grant statutory rights of way if required for utility services.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

7. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

8. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

9. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Bonding and Levy Summary
Bonding

Road access modifications	\$ 4,000.00
Water service upgrades	\$ 6,500.00
Sanitary service upgrades	\$ 9,500.00
Total Bonding	\$20,000.00

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City prior to 4th reading of the zone amending bylaw.

11. Development Permit and Site Related Issues

- (a) The developer must obtain all necessary permits.
- (b) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.
- (c) Access and Manoeuvrability
 - (i) The site plan should illustrate the ability of an SU-9 standard size vehicle to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles, the site plan should be modified and illustrated accordingly.
 - (ii) Access onto Gordon Drive is restricted to right in right out only.
 - (iii) The property has mature trees within its boundaries. Excavation, lot grading and material storage within the drip-line of the tree will have to be done with great care.

12. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as 3% of the total off-site construction costs, not including design. 6% GST will be added.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

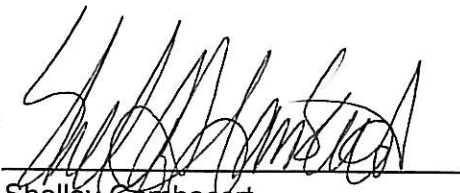
The Planning and Development Services Department is supportive of the development to facilitate a special needs housing project considering the need to provide such housing forms for individuals that require transitional housing. The housing policies in the Official Community Plan encourage collaboration on projects dealing with rental, special needs and affordable housing endeavours (eg. the development of partnerships among community groups, non-profit organizations, and all levels of government to provide affordable and special needs housing).

The proposed location of a facility such as this is preferred, as it is near community amenities, public transit, and opportunities for local employment options. Supporting affordable housing projects within reasonable proximity to such services complements broader planning objectives that relate to promoting a diversity of housing and transportation choices, utilizing existing infrastructure, in addition to providing affordable housing choices.

Ideally, building elevations and complete site layout details would be preferred for a rezoning. As part of the funding process, as referenced in the letter of rationale provided by the applicant, the Society requires zoning on the site prior to proceeding to the Development Permit stage. Once zoning and funding are secured, the Society will proceed to design and then advance to a Development Permit application process.

The proposed zone is anticipated to provide an effective transitional zone to the immediate neighbourhood and adjacent land uses. The applicant has indicated a strong desire to sensitively integrate this development into the surrounding neighbourhood, and to capitalize on the proximity to amenities and public transportation linkages that will greatly benefit the demographic profile that will be housed by such a residential complex.

Consideration of the project through the Development Permit process will include traffic egress and ingress, street aesthetics, building form and character, and compatibility with adjacent land uses. Considering the prominent location to such a busy arterial road, a welcoming face to such a street will be encouraged. Identity to the street and to provide strong pedestrian appeal will be encouraged through landscaping and surface treatments of the drive aisle to enhance the entrance to the site.



Shelley Gambacort

Acting Manager of Development Services

Approved for inclusion



Mary Pynenburg, MCIP, MRAIC

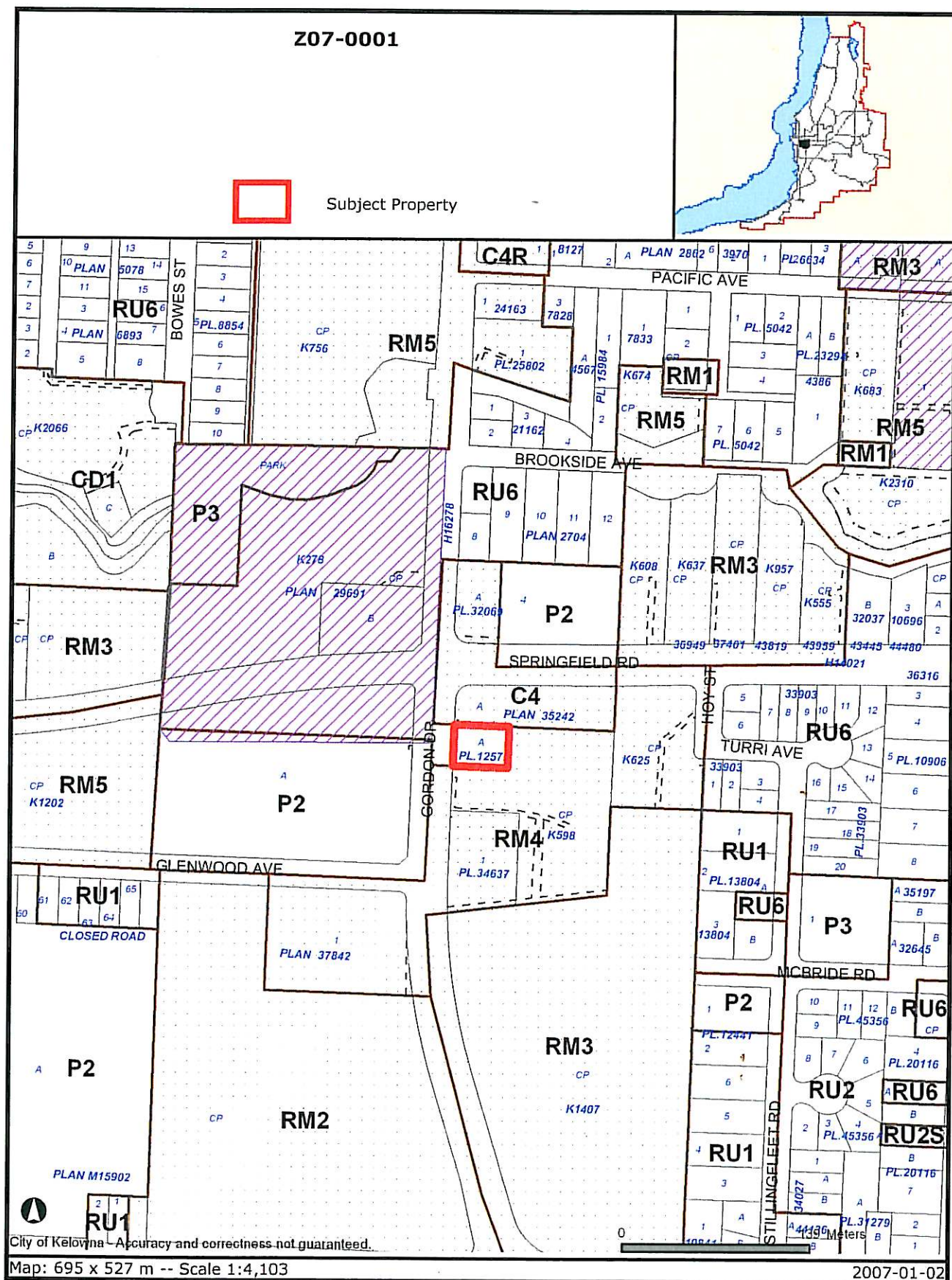
Director of Planning & Development Services

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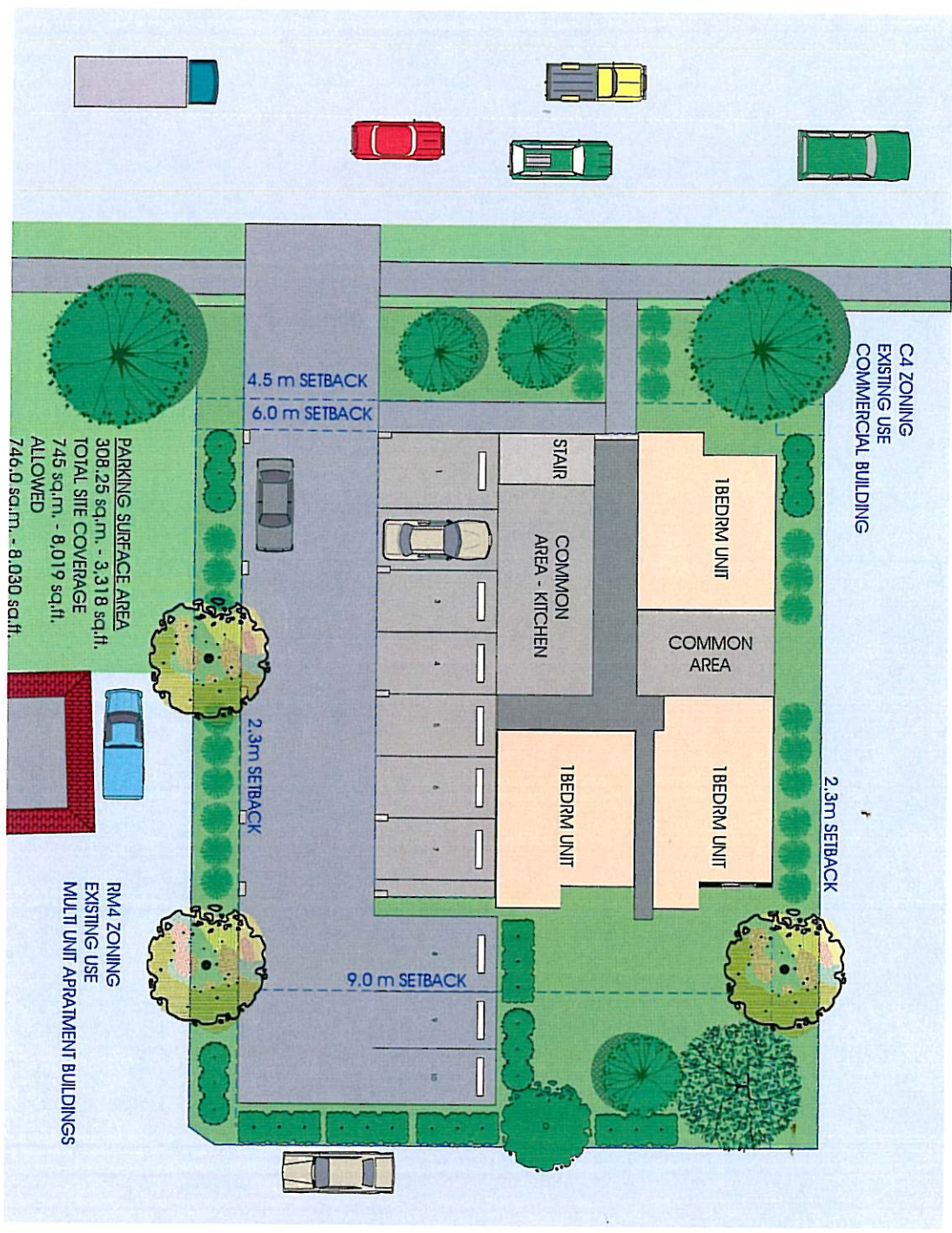
Attach.

ATTACHMENTS

- **Location of subject property**
- **Conceptual Site Plan**
- **Elevations of Similar Housing Form Constructed by the Society of Hope**
- **Letter of Rationale by the Applicant**



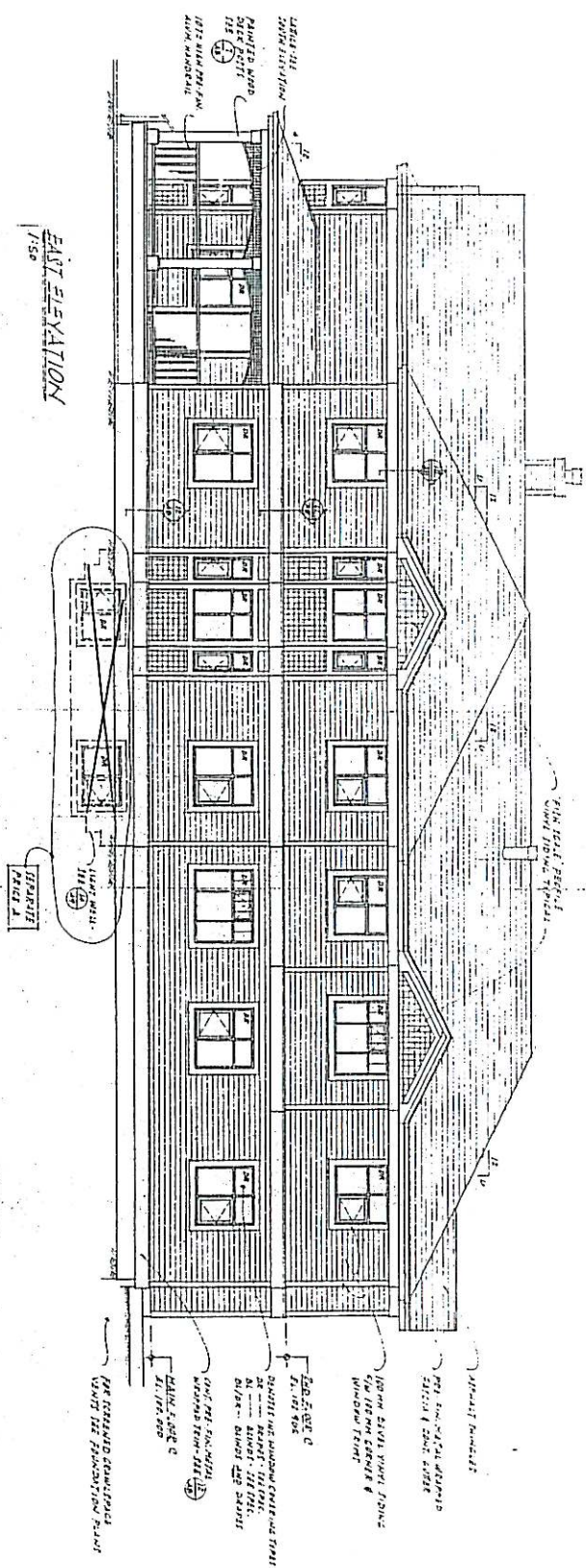
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



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NOTE -
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George Gowlan Architect

WOODWORTH ULRICH FRIE

ARCHITECTS AND ENGINEERING LTD

4771 Brown Avenue, Edmond, IL 61717
(800) 712-2523 FAX (800) 857-5047

PROJECT: 63502

HOPE HOUSE - II

FOR THE NATIONAL

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George Cowland Architect

WOODWORTH ULRICH FRIE

ARCHITECTS AND ENGINEERING LTD
477 Lecon Avenue, Montreal, B.C. V1V 1J6
(604) 772-7222 FAX (604) 281-5017

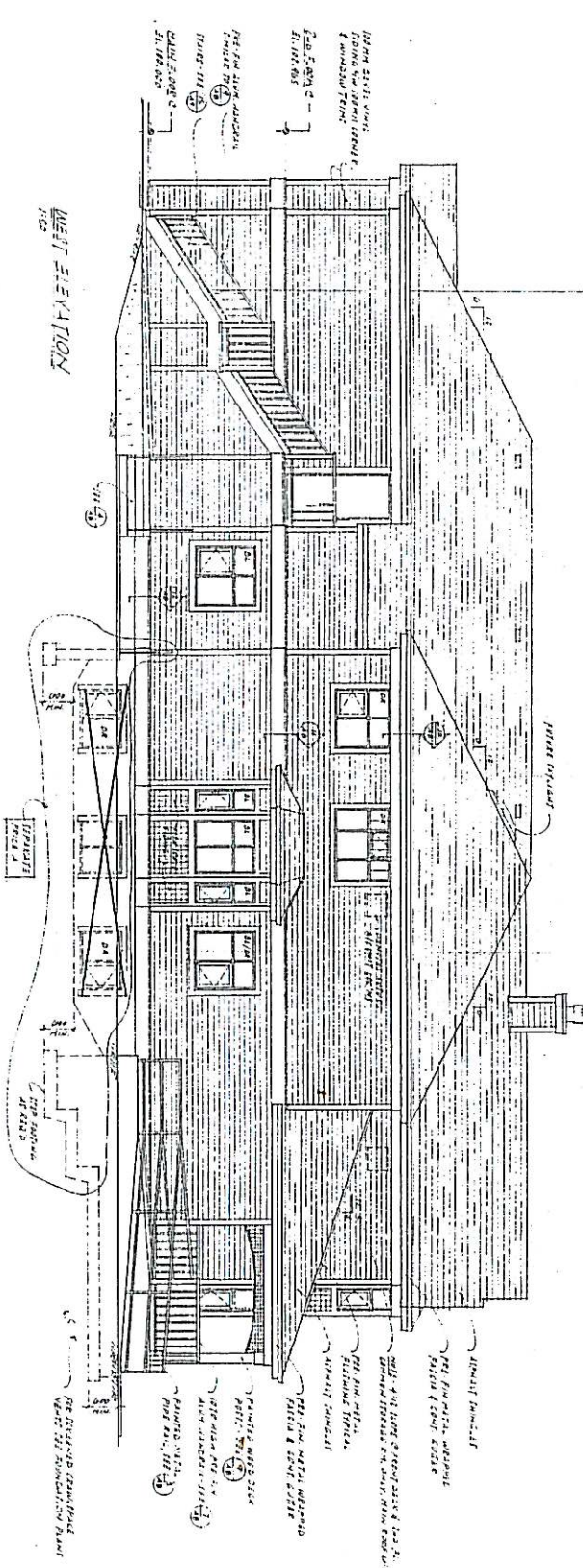
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HOPE HOUSE II
FOR THE NATION!
SOCIETY OF HOPE
MEMORIAL, D.C.

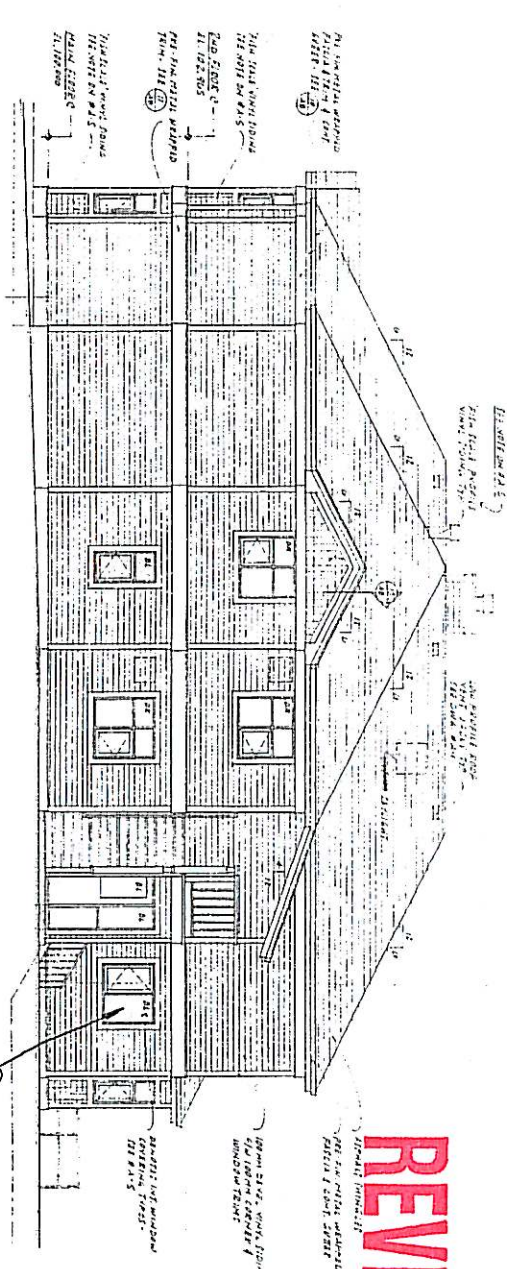
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NOTATION



NORTH == YATTON

REVISED PLANS

December 7, 2006

City of Kelowna
Planning Department
1435 Water Street
Kelowna, B.C.

Re-zoning Application: 2071 Gordon Drive, Kelowna B.C.

We are pleased to submit this re-zoning application for the referenced property.

This project falls into the category of *Special Needs Housing*. The Society has purchased this site in anticipation of receiving development funding from several sources. The funding partners will likely include the Real Estate Foundation of B.C., BC Housing, and the City of Kelowna.

This project will double the number of short term housing units the Society manages from 10 units to 20 units. Second stage housing provides apartments for women, and women and children, for a period of up to one year. Many of the residents will be women dealing with the after math of abuse. The apartments will be rented at subsidized rates with the long-term objective of keeping the units at affordable rates. One bedroom units will likely be rented at \$325.00 per month and 2 bedroom units at \$525.00 per month. The Society will enter into a housing agreement with the Province of BC to govern the operation of the project.

The Society has selected the site for this project for the following reasons.

- The Site meets RM4 criteria (Transitional Low Density Housing)
- The requested zoning is consistent with the OCP designation for this site
- The site is within walking distance of Capri Mall
- The site is across the street from an elementary school
- The site is on two major bus routes. (The primary mode of transportation of residents).
- The site is centrally located near the Society's other two Short Term Housing facilities.

The Society believes this site is an ideal location for second stage housing. The requested zoning is consistent with the OCP. The site is a transitional site flanked by RM5 to the east and south, C4 to the north and P2 to the west. Accordingly, the Society is seeking RM4 zoning for transitional low density housing.

Rational for seeking zoning prior to applying for a Development Permit.

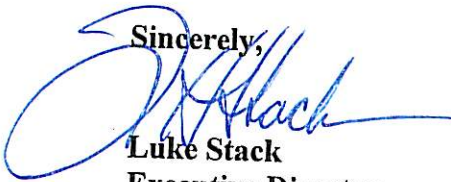
Both BC Housing and the Real Estate Foundation of B.C. require a zoned site prior to advancing development funds. Once zoning is in place the Society can apply for funds to develop architectural drawings and then proceed to a Development Permit Application.

Parking Requirements:

The Society owns and operates 10 units of second stage housing. Of the current residents only three own automobiles. This pattern has been typical. Seventy percent of the residents do not own automobiles. Based upon this experience, the Society will be seeking to enter into a *Special Needs Housing Agreement* to reduce the required parking below the 17 units required for a 10 unit apartment building.

We look forward to the City's support of this re-zoning application.

Sincerely,



Luke Stack
Executive Director

NATIONAL SOCIETY OF



#210 - 1433 ST. PAUL STREET, KELOWNA, B.C. V1Y 2E4 (250) 862-8233 FAX (250) 868-2399

January 15, 2007

City of Kelowna
Planning Department
1435 Water Street
Kelowna, B.C.

Re-zoning Application: 2071 Gordon Drive, Kelowna B.C. Z0001

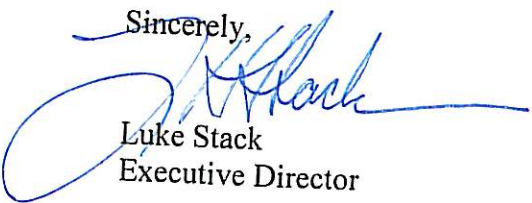
Subsequent to the December 7, 2006 zoning application we are pleased to inform the City that the Society of Hope has been awarded a grant from the Real Estate Foundation of B.C. in the amount of \$250,000.00.

The funds are to be used to develop 10 units of short term transition housing in Kelowna.

This is a significant grant and advances this project significantly. The first installment of funds in the amount for \$50,000.00 will be paid when the site rezoning has been approved.

The Society is grateful to the Real Estate Foundation of BC for taking a lead in advancing the supply of affordable housing units in Kelowna.

Sincerely,



Luke Stack
Executive Director