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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** MARCH 5, 2007  
**TO:** CITY MANAGER  
**FROM:** PLANNING & DEVELOPMENT SERVICES DEPARTMENT

**APPLICATION NO.** Z03-0065      **APPLICANT:** Bob Turik  
**AT:** 1370 Bertram Street/ 555 Fuller Ave      **OWNERS:** City of Kelowna.

**PURPOSE:** TO REZONE THE PROPERTY FROM P2 – EDUCATION & MINOR INSTITUTIONAL TO RM5- MEDIUM DENSITY MULTIPLE HOUSING.

**EXISTING ZONE:** P2 – EDUCATION AND MINOR INSTITUTIONAL ZONE

**PROPOSED ZONE** RM5 – MEDIUM DENSITY MULTIPLE HOUSING ZONE

**REPORT PREPARED BY:** NELSON WIGHT

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**1.0 RECOMMENDATION**

THAT Rezoning Application No. Z03-0065 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 35, District Lot 139, O.D.Y.D. Plan 2271 on Bertram Street, and Lot 36, District Lot 139, O.D.Y.D. Plan 2271, on Fuller Avenue, Kelowna, B.C. from the P2 – Education and Minor Institutional zone to the RM5 – Medium Density Multiple Housing zone be considered by Council;

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 considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Community Development and Real Estate Division being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered following the consolidation of the lots.

AND THAT final adoption of the zone amending bylaw be considered in conjunction with a housing agreement.

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property.

AND FURTHER THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property

**2.0 SUMMARY**

The applicant is seeking to rezone the subject property from the existing P2 – Education & Major Institutional to RM5 – Medium Density Multiple Housing zone. Although this is a City-owned property, the existing facility on site is operated by the Kelowna and District Society of

Community Living. The Society is proposing to redevelop the site to allow for the construction of a new three storey building consisting of 11 units of apartment housing, with the main floor of the building continuing to operate as a Care Centre, Major. A housing agreement will be required in order to facilitate the proposed floor area ratio of 1.2. Other uses contemplated for the building are covered under the "Community Recreation Services" use category.

### **3.0 ADVISORY PLANNING COMMISSION**

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of December 9, 2003 and the following recommendations were passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z03-0065, 1370 Bertram Street/555 Fuller Avenue, Lots 35 & 36, Plan 2271, Sec. 25, Twp. 25, ODYD to rezone from the P2-Education & Minor Institutional zone to the RM5-Medium Density Multiple Housing zone in order to allow for the development of a Group Home, Major (13 beds) and Care Centre, Major (50 students).

THAT the Advisory Planning Commission support part of Development Variance Permit Application No. DVP03-0161, 1370 Bertram Street/555 Fuller Avenue, Lots 35 & 36, Plan 2271, Sec. 25, Twp. 25, ODYD, to obtain a development variance permit to allow for the following variances:

- side yard setback of 4.6 metres where 7.5 metres is required for portions of a building in excess of 2.5 storeys;
- site coverage of 41% where 40% is permitted; and
- site coverage including buildings, driveways, and parking of 64% where 60% is permitted.

And not support the following variances:

- side yard setback of 0.68 metres to parking where 3.0 metres is required;
- rear yard setback of 0.46 metres to parking where 1.5 metres is required; and
- 18 parking spaces where 19 parking spaces are required.

At the same meeting the following recommendation was defeated:

THAT the Advisory Planning Commission support Development Permit Application No. DP03-0160, 1370 Bertram Street/555 Fuller Avenue, Lots 35 & 36, Plan 2271, Sec. 25, Twp. 25, ODYD to obtain a Development Permit to allow for the construction of a new four storey building for use as a care centre, major (50 students) and group home, major (13 beds).

### **4.0 BACKGROUND**

The proposed building is to be three storeys in height. A care centre (major) for 50 students will be located on the main floor of the development. The care centre consists of a dining hall/kitchen, an activity room, a workshop, and washroom facilities. Eight offices for the care centre staff, a board room, an activity room, and 3 dwelling units are located at the second storey level. An additional 8 dwelling units will be located on the third level. The proposed dwelling units each consist of one or two bedrooms, a bathroom, a living/dining room, a kitchenette, and a balcony.

The proposed building exterior has been revised from the original version, with the major change being to eliminate all stucco siding. Cultured stone will be used at the base of the

building, with Hardi-Plank above. Exposed wood beam elements have been added as well.. The main entrance has been improved with the addition of a curved wood beam element, supported by wood beam columns with a base detail finished with cultured stone. This feature ties-in to a pergola structure that extends from the main entrance to the Bertram Street side of the lot. The proposed roofing material is fibreglass roof shingles.

The proposed landscaping consists of planting beds at three corners of the site as well as adjacent to the main entrance on the north elevation of the building. In addition, twenty pyramid cedars line the south property line. The front yard and south side yard will be grassed. The applicant is also proposing the construct a large rooftop patio. The patio contains several planting beds, including a wheelchair accessible vegetable garden. Several seating areas are also provided. A patio, accessed from the dining area on the main floor, is also provided on the east elevation of the building.

Parking for the facility is located along the north and west sides of the property. On the north side of the building, 13 parking spaces are proposed next to the future lane (currently Fuller Avenue). In order to allow each space to be directly accessed from the street, as proposed, the applicant is requesting the downgrading of Fuller Avenue, west of Bertram Street, to a lane. The remaining, 6 parking spaces and a loading space are located along the west property line accessed from the existing lane. Several variances are required in order to facilitate the proposed parking. The parking requirement is 25 spaces where only 19 are proposed. In addition, 3 loading spaces are required for the Care Centre component of the development however only 1 is provided. The applicant has also not provided the required bicycle parking spaces.

## 5.0 COMPLIANCE WITH ZONING BYLAW NO. 8000

The proposed development meets the requirements of the RM5 – Multiple Housing zone, as follows; conflicts with the Zoning Bylaw requirements are detailed immediately following the table:

<b>PROJECT DETAILS</b>	Site area: Footprint: Net Floor Area: Gross Floor Area: Dwelling Units Number of Staff	1,524 m <sup>2</sup> (0.375 ac) approx. 632 m <sup>2</sup> up to 1,829 m <sup>2</sup> 1,841 m <sup>2</sup> 11 units up to 19 at any one time
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>RM5 ZONE REQUIREMENTS</b>
Subdivision Regulations		
Lot Area	1,524 m <sup>2</sup> (0.375 ac)	1400 m <sup>2</sup>
Lot Width	30.0 m	30.0 m
Lot Depth	50.0 m	35.0 m
Development Regulations		
Floor Area Ratio	1.2	1.1 plus 0.1 for housing agreement = <b>1.2</b>
Site Coverage	41% <sup>A</sup> 64% <sup>B</sup>	40% 60% for buildings and parking

Height	13.2 m / 3-storeys	15.0 m / 4-storeys
Front Yard (Bertram Ave.)	6.0 m	6.0 m
Rear Yard (west)	7.5 m	9.0 m except 7.5 m where there is a rear lane
Side Yard (north)	7.6 m	4.5 m (up to 2 ½ storeys) 7.5 m (above 2 ½ storeys)
Side Yard (south)	4.5 m <sup>C</sup>	4.5 m (up to 2 ½ storeys) 7.5 m (above 2 ½ storeys)
Other Regulations		
Minimum Parking Requirements	19 spaces <sup>D</sup>	<u>Apartment Housing:</u> 1.25 per 1-bdrm unit 1.5 per 2-bdrm unit Subtotal: 14.25 spaces) <u>Care Centres:</u> 1 per 10 students 1 per 2 employees on duty Subtotal: 10 spaces <u>Community Recreation Services</u> 1 per 5 seating spaces; or 20 per 100 m <sup>2</sup> of floor area used by patrons, whichever is the greater Subtotal: 0 Total: 25 spaces
Visitor Parking	(none shown) <sup>E</sup>	Of the total required spaces above, 1 parking space shall be designated visitor parking for every 7 dwelling units
Private Open Space	meets requirements	15 m <sup>2</sup> per 1-bdrm unit 25 m <sup>2</sup> per 2-bdrm unit Total: 135 m <sup>2</sup> + 75 m <sup>2</sup> = <b>210 m<sup>2</sup></b>
Bicycle Parking	Class I: (none shown) Class II: (none shown) <sup>F</sup>	<u>Apartment Housing:</u> Class I: 0.5 per dwelling unit Class II: 0.1 per dwelling unit <u>Institutional Use:</u> Class I: 1 per 25 employees Class II: 5 per public entrance Total Class I: 7 spaces Total Class II: 7 spaces
Loading	1 loading spaces <sup>G</sup>	3 car loading spaces



Parking Using Lane for Access	<p>Lane on West side: 6.0 m parking space plus 0.5 m additional length after required lane dedication.</p> <p>Lane on North side (now Fuller Avenue): 6.0 m parking space plus 1.0 m setback.<sup>H</sup></p>	Where a lane is used for aisle access, the parking spaces shall be increased a minimum of 1.2 m in length.
Projections	<p>1.5 m projection<sup>I</sup></p> <p>Less than 30% of exterior wall area</p>	<p>Cannot exceed 0.6 m</p> <p>Shall not comprise more than 30% of the total area of the exterior wall.</p>

<sup>A</sup> The applicant is applying to vary the site coverage requirement for buildings to allow 41% coverage for the proposed building, where a maximum of 40% is permitted.

<sup>B</sup> The applicant is applying to vary the site coverage requirement for buildings and parking areas to allow 64% site coverage, where the maximum permitted is 60%.

<sup>C</sup> The applicant is applying to vary the side yard requirement for that portion on the south side of the building above 2 ½ storeys to allow a 4.5 m setback where 7.5 m is required.

<sup>D</sup> The applicant is applying to vary the parking requirement to allow 19 spaces, where 25 spaces are required.

<sup>E</sup> The applicant is applying to vary the requirement to designate visitor parking.

<sup>F</sup> The applicant is applying to vary this requirement. There are no bicycle parking stalls shown, either for the residents/users of the building, or for those visiting the building.

<sup>G</sup> The applicant is applying to vary this requirement to allow 1 loading space where a minimum of 3 are required.

<sup>H</sup> The applicant is applying to vary this requirement to have a minimum 1.2 m setback to parking next to the lane. This setback is to be reduced to 0.5 m next to the lane on the west side of the property, and 1.0 m to the lane on the north side (now Fuller Avenue).

<sup>I</sup> The applicant is applying to vary this requirement to allow projections of 1.5 m, where the maximum allowable projection is 0.6 m.

**NOTE:** Ordinarily, Staff would be concerned by the number of variances proposed by this application, and consider an alternate zone, or seek changes to the project. In this case, Staff is sympathetic to facilitating the processing of this application for a much-needed form of housing and supports the form and character. Staff do not want to delay the application by reworking any further (i.e. avoid backtracking).

## 6.0 SITE CONTEXT

The subject property is located on the southwest corner of the intersection of Fuller Avenue and Bertram Street. The adjacent land uses are as follows:

North - RU6 – Two Dwelling Housing  
East - RU6 – Two Dwelling Housing

- South - P2- Educational & Minor Institutional  
West - C7 – Central Business Commercial

## **7.0 EXISTING DEVELOPMENT POTENTIAL**

The purpose of the P2 – Education and Minor Institutional zone is to provide a zone for the development of community commercial centres to serve more than one neighbourhood.

## **8.0 TECHNICAL COMMENTS**

### **8.1 Fire Department**

Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law. Engineered fire flows will be required and should determine hydrant requirements. Contact FPO for preferred locations of any new hydrants.

### **8.2 Fortis BC**

Underground electrical service will be provided.

### **8.3 Inspections Department**

This building contains A2, C, D and F2 occupancies. Clarification is required on the use of the activity rooms on the 2nd floor. It will determine the construction requirements (combustible versus non-combustible) for the second floor. The main floor shall be non-combustible and sprinklered. The 3rd floor may be combustible construction; no sprinklers required. More info is required for the 2nd floor.

### **8.4 Interior Health Authority**

No comment. The dwelling units would not be considered a group home therefore would not require a license

### **8.5 Parks**

All entry feature signs for the proposed development to be located on private property and not on City Blvd.

Shrub beds require plastic edge beside all areas abutting a city sidewalk or city land to prevent migration of mulch.

Boulevard maintenance (irrigation, shrubs, ground cover, sod, and seeded areas) is the responsibility of owner/occupant.

Irrigation system should not over-spray on City sidewalk, roadway or adjacent private properties.

### **8.6 Works and Utilities Department**

The Works & Utilities Department has the following comments and requirements associated with this rezoning and development application for the proposed 3 storey Society For Community Living Centre. The road and utility upgrading requirements outlined in this report are provided for information purposes:

#### **8.6.1 Road Dedication and Subdivision Requirements**

By registered plan to provide the following:

Lot consolidation is required.

Dedicate 0.75 m lane widening along the lane fronting the west boundary to provide one half of the required widening for a future 7.5 m commercial lane.

Provide a 3.0 m truncation where the land and Fuller Avenue intersect.

Grant statutory-rights-of-way without charge, if required for utility services.

8.6.2 Geotechnical Study.

Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

The Geotechnical reports must be submitted to the Planning and Development Services Department for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- Site suitability for development.
- Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- Any special requirements for construction of building structures.
- Suitability of on-site disposal of storm water, including effects upon adjoining lands in accordance with the Subdivision, Development and Servicing Bylaw, Schedule 4 Sanitary Item 2.18.
- Recommendations for property line locations and ground water disposal locations.
- Recommendations for items that should be included in a Restrictive Covenant.
- Any items required in other sections of this document.
- Recommendations for roof drains and perimeter drains.

8.6.3 Domestic water and fire protection.

The existing water main within Bertram Street fronting on the proposed development site is 200mm in diameter.

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, and establish the required service size. Disconnection of unused existing service and the tie-in of the new service must be by City crews and will be at the applicant's cost.

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.

The boulevard irrigation systems must be integrated with the on-site irrigation system.

8.6.4 Sanitary Sewer.

Sanitary sewer service for this development will be provided from a 200mm diameter sanitary sewer main on Bertram Street.

The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required service size.

Removal and capping of the existing 100mm sanitary service and the tie-in of the new service must be by City crews and will be at the applicant's cost.

8.6.5 Drainage.

The developer must engage a consulting civil engineer to provide a storm water management plan for this 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 on-site drainage containment and disposal systems.

Storm drainage systems for the site will be reviewed and approved by Engineering when a site servicing design is submitted.

8.6.6 Power and Telecommunication Services.

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.

8.6.7 Road Improvements

Bertram Street must be upgraded to a full urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, monolithic sidewalk, catch basin and pavement widening. Also required is a landscaped boulevard complete with underground irrigation system, street lighting required and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for budget purposes is \$16,700.00.

Fuller Avenue may be downgraded to a modified commercial lane standard. Construction of a concrete drainage swale, catch basin and drywell will be required. Also required is a wheelchair letdown at the Bertram Street access. The estimated cost for this construction for budget purposes is \$14,400.00.

The legal implications of downgrading the existing Fuller Avenue road standard to a commercial lane must be considered.

**NOTE:** *this will be dealt with under a Road Closure application, processed by the Community Development and Real Estate Division, upon request by the applicant.*

The lane along the westerly boundary has been urbanized and no further upgrading is required at this time.

8.6.8 Street lights.

Street lighting including underground ducts must be installed on Bertram Street fronting on the proposed development. The cost of this requirement is included in the roads upgrading item.

8.6.9 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.

8.6.10 Development Permit and Site Related Issues

A site grading plan, a site servicing plan and a storm drainage plan are a requirement of this application. Site servicing issues and road access will be further reviewed and comments related to site development will be addressed when a detailed site development design or building permit application is received.

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.

A bike rack must be provided in accordance with current bylaws and policies.

Access and Manoeuvrability - Perimeter access must comply with the BC Building Code.

8.6.11 Development Variance Permit

The Development Variance Application to vary setbacks does not compromise Works and Utilities servicing requirements.

The Development Variance Application to vary parking stall dimensions is not supported by Works and Utilities.

8.6.12 Bonding and Levy Summary

Bertram Street Frontage Improvements	\$16,700.00
Fuller Avenue / Lane Improvements	\$14,400.00
	<b>\$31,100.00</b>

**9.0 Current Development Policy**

9.1 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.

9.2

Kelowna 2020 – Official Community Plan (OCP)

**Future Land Use**

The subject properties are designated “Multiple Unit Residential – Medium Density” in the OCP. Consequently, the proposal to rezone to the RM5 – Medium Density Multiple Housing zone is consistent with that designation.

**Objectives for 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 within Urban Centres and Village Centres should contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction);
- 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);

**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;

**Objectives for Development within Urban Centres (Chapter 6)**

- All development within Urban Centres and Village Centres should contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction).

**10.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS**

Density and Use:

Staff is supportive of the proposed rezoning to the RM5 – Medium Density Multi-Dwelling zone. The proposed uses of community recreation services, multiple dwelling housing and care centre (major) are supported by the Official Community Plan and the Zoning Bylaw. The applicant has made arrangements with the City to authorize the use of the City-owned lots, having entered into a 30-year lease agreement. As part of development permit process, the applicant will be required to enter into a Housing Agreement with the City.

Variance to Vehicle Parking Requirements:

The applicant has indicated that the parking will primarily be used by support staff (up to 19 at any one time). The majority of the building users—those attending the site to

participate in care centre activities, or life-skills training—will be accessing the building by foot, bicycle, or by bus service (e.g. Handi-Dart or care-giver drop-off). Clearly defined pedestrian linkages to the building have been provided for that need. Although a separate pick up/drop off area would be ideal, the public road right-of-way can accommodate this activity in a safe manner. Currently, the Handy-Dart operators are using the Bertram Street frontage as a drop off/pick up location. Over the past number of years, this arrangement has not presented concerns with regard to safety. However, there have been complaints from at least one neighbour in the area, with regard to the congestion resulting from using the public road right-of-way for pick-up and drop-off.

It should be noted that the Zoning Bylaw requirements for parking do not relate well to the activity on site, given the disjunction between the use categories of the Bylaw and the actual use of the building. The “community recreation services” use, for example, adequately captures the activity in this case, but the parking requirement for that use contemplates a totally different need. Furthermore, this parking requirement overlaps somewhat with the “care centre, major” use. For that reason, Staff have not calculated a separate parking requirement for the “community recreation services” use, but have grouped it all under the “care centre, major” requirement. Staff consider that this requirement satisfactorily accommodates the actual expectation of parking demand for the (up to) 19 staff people requiring parking. Finally, it is important to note that the apartment units are to be used by individuals who do not operate or own motor vehicles, thereby eliminating any parking spaces for that use. Although there is no available onsite parking for those individuals visiting the site during regular business hours, those spots would be free in the evening.

To summarize, Staff is supportive of the variance to vehicle parking, given the applicant’s argument that available parking will meet the actual parking demand on the site without any negative spill-over effects on the public right-of-way.

#### Variance to Bicycle Parking

Although there is no bicycle parking shown, the applicant has made a verbal commitment to provide some or all of the spaces required. Subsequent detail will be provided to Council in the forthcoming DVP/DP report. It is anticipated that all of the required bicycle parking could be accommodated onsite.

#### Variance to number of Loading Stalls

Staff has no concerns with the reduction in loading stalls from three (3) to one (1).

#### Variances to Site Coverage, Side Yard Setback, Setback to Parking Next to Lane, and Maximum Projection:

Staff have no concerns with the following relaxations:

- site coverage for buildings of 41%, where a maximum of 40% is allowed;
- site coverage for building/parking of 64%, where a maximum of 60% is allowed;
- side yard setback of 4.5 m, where a minimum of 7.5 m is required above 2 ½ - storeys;
- projection for balcony and roof above balcony of 1.5 m, where the maximum allowable projection is 0.6 m;

- setback to parking of 0.5 m on the west side (after 0.75 m dedication for lane widening), and 1.0 m on the north side, where the minimum setback distance is 1.2 m.

The above variances do not appear to negatively impact the neighbouring properties, nor do they affect the usability of the site. Staff is also sympathetic to the economic limitations of this non-profit society and their ability to secure additional land for this project that would eliminate the need for these variances.

Comments on Design:

The applicant has revised the landscaping plan to address Staff concerns with regards to the quantity and quality of landscaping and private open space. A roof top patio provides seating areas as well as landscaping in the form of planters, including a raised, wheelchair accessible, vegetable garden. The front and west side of the property is to be grassed. A 1.8 m (6-foot) masonry fence and cedar hedge will serve to buffer the development from the adjacent commercial property. Planting beds are proposed at the front of the property as well as along the north side of the site, bookending the parking area.

Substantial improvements have also been made to the building design, finishing materials, etc. Some minor changes are required, but will be included in a forthcoming DP/DVP report.

Recognizing the financial limitation of this non-profit society and the public benefit realized through their various programming functions, Staff consider that certain design improvements could be made at little or no additional cost to the project, such as:

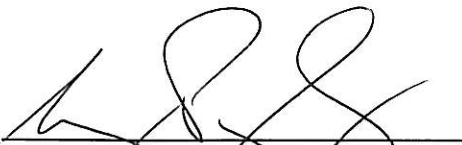
- use an alternate material on the balconies (e.g. privacy glass, balusters, or alternate Hardi product)
- use of alternate surface treatment to parking areas (e.g. decorative concrete, or brick pavers, or stamped asphalt), to minimize the stark, industrial feel of the combined lane/parking asphalt surface on the north side of the building (40 m x 15 m).
- ensure glazing at ground level is non-tinted and non-reflective

Conclusion:

Staff considers that the proposed project will work well on this site, provided some minor changes are made, as noted in the above report. Consequently, Staff is supportive of this rezoning application.

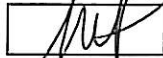
A subsequent DVP/DP report will be coming forward to Council in the near future, in addition to details on the housing agreement component.





Shelley Gambacort  
Acting Development Services Manager

Approved for inclusion



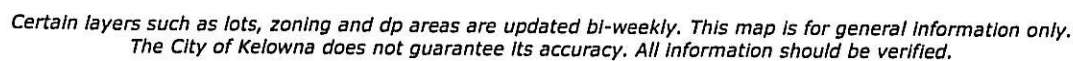
Mary Pynenburg, MRAIC MCIP  
Director of Planning & Development Services

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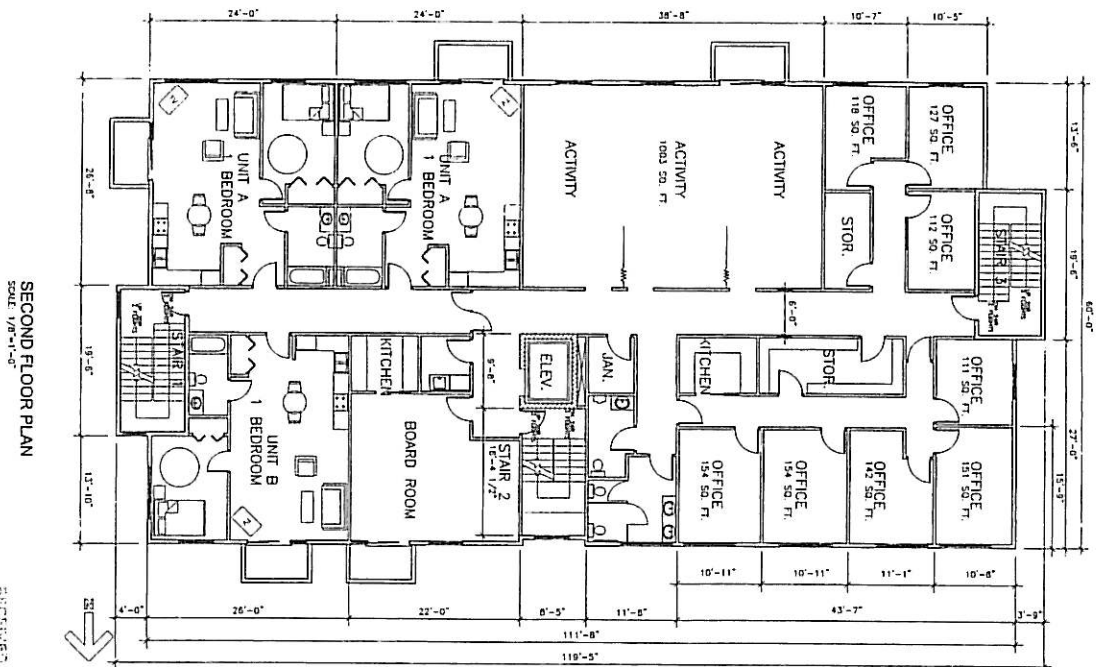
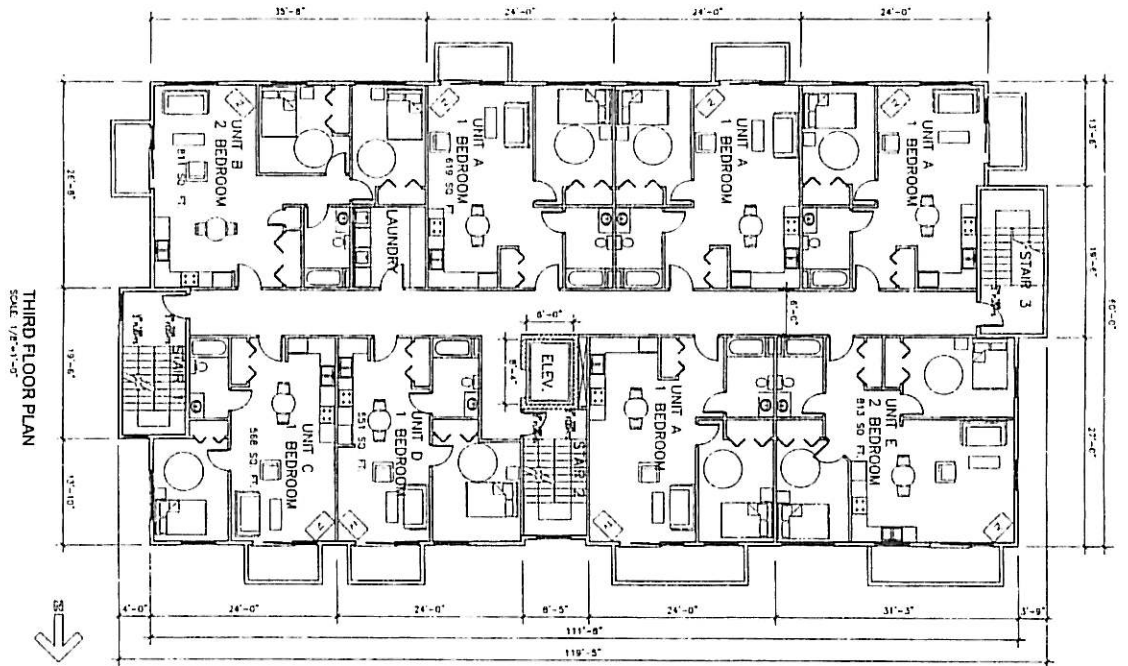
## ATTACHMENTS

Location of subject property  
Site Plan /Roof Plan / Main Floor Plan / Project Details  
Second Floor Plan / Third Floor Plan  
Elevations  
Landscape Plan  
Air Photo  
Letter of Rationale from Applicant (3 pages)









RECEIVED  
FEB 14 1966  
LIBRARY

REVISED PLANS

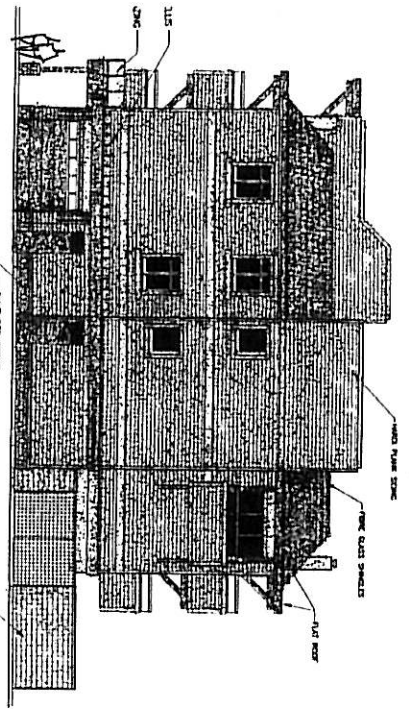
KELOWNA & DISTRICT SOCIETY  
FOR COMMUNITY LIVING CENTRE

KELOWNA, B.C.

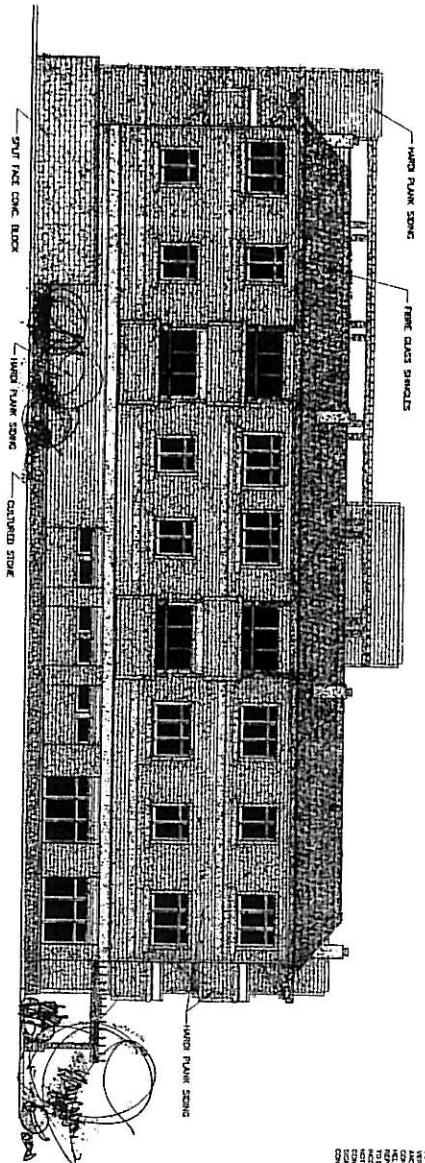
## NOTES

# NOTES

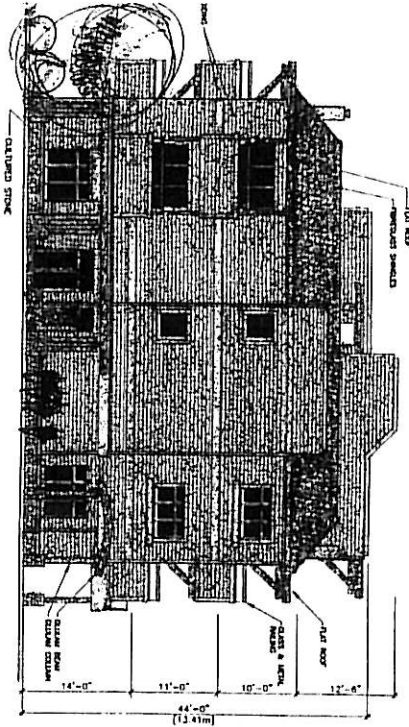
DRAWINGS AND SPECIFICATIONS  
 ARE THE PROPERTY OF THE SOCIETY AND  
 SHALL REMAIN THE PROPERTY OF THE  
 SOCIETY. NO PART OF THESE  
 DRAWINGS OR SPECIFICATIONS  
 SHALL BE REPRODUCED OR  
 TRANSMITTED IN ANY FORM OR  
 BY ANY MEANS, ELECTRONIC OR  
 MECHANICAL, INCLUDING  
 PHOTOCOPYING, RECORDING, OR  
 BY ANY INFORMATION STORAGE  
 AND RETRIEVAL SYSTEM, WITHOUT  
 THE WRITTEN PERMISSION OF THE  
 SOCIETY. THE SOCIETY ASSUMES  
 NO LIABILITY FOR ANY DAMAGE OR  
 LOSS OF ANY KIND, INCLUDING  
 CONSEQUENTIAL DAMAGES, ARISING  
 FROM THE USE OF THESE  
 DRAWINGS OR SPECIFICATIONS.



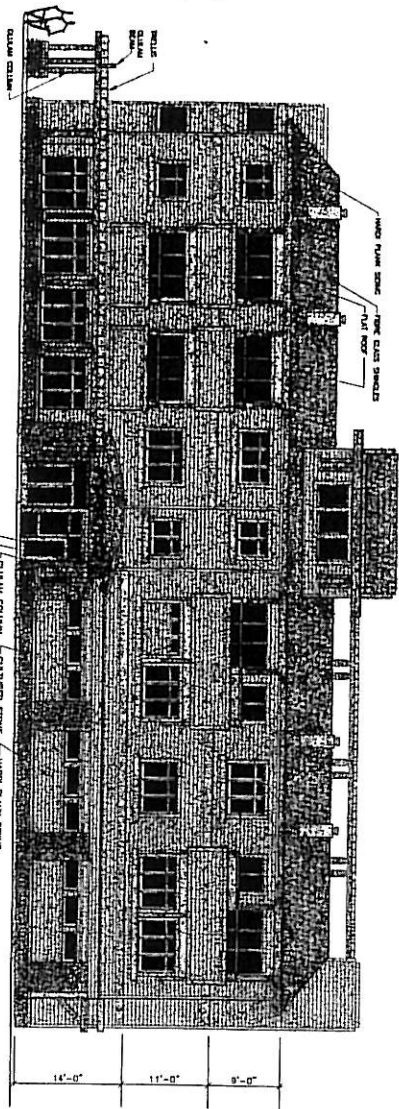
WEST ELEVATION  
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SOUTH ELEVATION  
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EAST ELEVATION  
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NORTH ELEVATION  
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REVISED PLANS

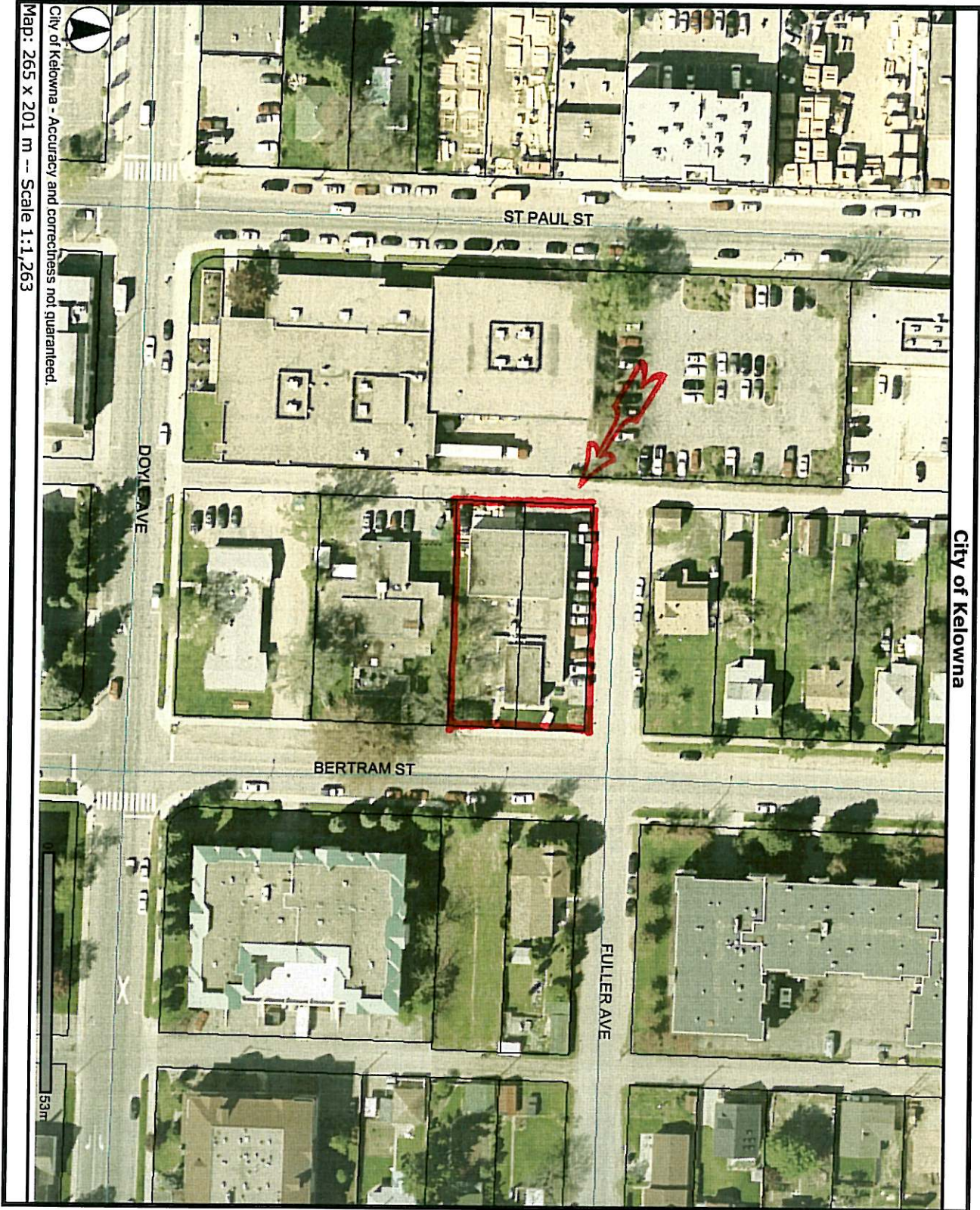
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KELOWNA & DISTRICT SOCIETY  
 FOR COMMUNITY LIVING CENTRE

KELOWNA, B.C.







*This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.*



## KELOWNA AND DISTRICT SOCIETY FOR COMMUNITY LIVING

### 555 FULLER AVENUE BUILDING REPLACEMENT PROJECT

#### WHO WE ARE

The Kelowna and District Society for Community Living (KDSCL) is a not-for-profit organization that provides services to adults with developmental disabilities.

KDSCL currently supports 160 individuals in four areas; day services, business services Integrated Career Opportunities (ICO) and residential services.

The day service (located at 555 Fuller Avenue and 925 Sutherland Avenue) provides opportunities for individuals to develop skills and abilities that promote self-esteem and independence through productive meaningful activities in recreation and leisure, volunteer work and life skill development. Individuals, with the assistance of their support workers volunteer numerous hours in our community. Volunteer sites include the Kelowna Food Bank, Interior Health's shopping for seniors and day care, Ki-Low-Na Friendship Society, the Salvation Army, Windsor Manner, SPCA , Pine Acres and the City of Kelowna community events .

The business services (Kelowna Diversified Industries located at 555 Fuller Avenue and Larry's Cycle and Sports located at 123-1511 Sutherland Avenue) provides opportunities for individuals to acquire knowledge and work skills in society owned businesses that either enhances the person's ability to secure gainful or volunteer employment or provide the person with productive meaningful activity. The businesses also generate additional dollars for non-profit purposes, assisting the organization to supplement service costs.

Integrated Career Opportunities often referred to as ICO (located at 555 Fuller Avenue) provides supported employment opportunities for individuals to learn skills to assist in securing independent and/or group employment by partnering with community. Worksites include BC Housing, Glenpark, Interior Health, Gallagher Canyon Golf Club, BC Cancer Agency, Big Brothers and Sisters, Culas Construction, The Daily Courier, Juniper Hills Riding Stables, Kelowna Kia, Napa Auto Parts, Okanagan College (UBCO), Paragon Central Fill, Regional District of the Central Okanagan, Stremel Road Joint Ventures, Weinmaster, Spider Manufacturing, Abbeyfield as well as nine residential yard maintenance contracts.

The residential service provides a safe, respectful, healthy and supportive service to assist individuals to live interdependently in a manner conducive to their lifestyle choices. We have one home in the community where five individuals reside with twenty-four hour staffing support. We also administer sixteen apartment subsidies on behalf of BC Housing.

The Society receives the majority of it's funding from government contracts. Contracts allow us to directly serve individuals. We also receive donations from the community and our membership, support from the UCT, United Way, BC Gaming and other community groups.



## **HISTORY**

On June 10, 1953 a group of parents, teachers, doctors and concerned citizens gathered in Kelowna because children with mental handicaps were not being educated in their community. The group decided to open a school and on June 18, 1953 the founding members named the organization the Kelowna and District Society for the Mentally Handicapped. The Sunnyvale Centre opened December 7, 1953.

For the past 53 years KDSCL's services have evolved to meet the ever-changing needs of the consumers and the community. We have assisted individuals to move from segregated, isolated settings to active, contributing members of our community.

## **MISSION AND VALUES**

### **Mission Statement**

"To assist people with disabilities to reach their individual goals and to participate and contribute as equal members of the community".

### **Values Statement**

#### **WE BELIEVE EACH PERSON:**

- First and foremost is entitled to the same rights and freedoms accorded to all citizens in our society.
- Is a person first; unique and valued.
- Is entitled to be treated with equality, dignity and respect.
- Has the right to self-determination.
- Has the right to make choices and informed decisions.
- Has the right to be informed on all matters that affect his or her life.
- Should be taught and has the right to self-advocate or to choose an advocate to speak for them.
- Has the right to live and work in the least restrictive environment.
- Has the right to live, work and participate in all aspects of community life and therefore should be taught the necessary skills to do so.
- Has personal preferences and interests, therefore has the right to individualized service.
- Has the right to expect that service providers provide accountability for individualized services, advocacy when requested or required and positive representation of an individual.
- Is entitled to life long learning.
- Has the right to a supportive network of personal relationships with family, friends, advocates and acquaintances.
- Is entitled to good health, medical and dental care with provisions of auxiliary aides that may be needed for greater independence.
- Is entitled to the right to treatment on a voluntary basis, the right to private consultation and confidentiality and the right to be informed and give consent as he/she chooses.
- Is responsible for his/her own actions and therefore is responsible for the consequences.

## **HOW WE PLAN TO USE THE NEW BUILDING AND WHO WILL BE SERVED**

The new building will be used for the same purpose as the existing building which includes a wood shop, activity space, offices and meeting rooms with the potential to expand the number of people we support. In addition, 11 residential rental units will be built.

### **Rental Unit Entrance Criteria**

1. A majority of the tenants will be adults with developmental disabilities who's monthly income will fall below the Core Need Income Thresholds (CNITs) established by CMHC for our community and pay rent accordingly. Affordable rent is defined as costing no more than 30% of a household's total gross monthly income, subject to a minimum rent that tenants will be asked to pay based on the number of persons living in the home.
2. 1 or 2 units may be designate as a lower end of market rental unit. Income must not exceed 5 x monthly rent of the unit x 12 (monthly rent \$650 x 5 x 12 = \$39,000 maximum income).
3. Applicants must receive positive references from their landlord(s) or if they resided at home from caregivers and/or community members.
4. Applicants will be assessed according to their degree of need as measured by a weighted scoring system that measures degree of need and length of time on the waitlist. This criterion may be waived if the applicant is under immediate threat of becoming homeless and a unit is available.