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**CITY OF KELOWNA  
MEMORANDUM**

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**Date:** November 16, 2007  
**To:** City Manager  
**From:** Planning & Development Services Department

**APPLICATION NO.** DP07-0242      **APPLICANT:** New Town Architectural Services Inc.  
DVP07-0243

**AT:** 2071 Gordon Drive      **OWNERS:** National Society of Hope

**PURPOSE:** TO OBTAIN A DEVELOPMENT PERMIT TO ALLOW FOR THE  
CONSTRUCTION OF A THREE-STOREY, MULTIFAMILY BUILDING  
ACCOMMODATING A TOTAL OF 11 APARTMENT UNITS  
  
TO OBTAIN A DEVELOPMENT VARIANCE PERMIT IN ORDER TO  
VARY CERTAIN DEVELOPMENT REGULATIONS

**EXISTING ZONE:** RU6 – TWO DWELLING HOUSING

**PROPOSED ZONE** RM4 – TRANSITIONAL LOW DENSITY MULTIPLE HOUSING

**REPORT PREPARED BY:** NELSON WIGHT

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**1.0 RECOMMENDATION**

THAT Bylaw 9757 be advanced for final adoption by Council;

THAT Council authorize the issuance of Development Permit No. DP07-0242 for Lot A, Section 19, Township 26, ODYD, Plan 12579, except Plans H16278 and 35321, located on Gordon Drive, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

THAT Council authorize the issuance of Development Variance Permit No. DVP07-0243 for Lot A, Section 19, Township 26, ODYD, Plan 12579, except Plans H16278 and 35321, located on Gordon Drive, Kelowna, B.C.;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

**Section 8.1.2 Number of Parking Space Required**

A variance to allow a reduction in the number of vehicle parking stalls, from 16 stalls required to 10 stalls proposed.

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

## **2.0 SUMMARY**

This project contemplates the construction of a three-storey, 11-unit apartment building. These units are administered by the National Society of Hope and intended as a short-term residence option for families that are in need of safe and affordable transitional housing.

The associated rezoning application is sitting at 3<sup>rd</sup> reading (Z07-0001), pending review of this Development Permit application to address the form and character of the project, as well as the Development Variance Permit to review the non-conforming elements of the project.

## **3.0 ADVISORY PLANNING COMMISSION**

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of November 6, 2007 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP07-0242, 2071 Gordon Drive/Lot A, Plan 12579, Twp. 26, Sec. 19, ODYD to allow construction of a three-storey, 11 unit apartment building.

THAT the Advisory Planning Commission support Development Variance Permit Application No. DVP07-0243, 2071 Gordon Drive/Lot A, Plan 12579, Twp. 26, Sec. 19, ODYD, allowing a reduction in the parking requirement from 16 stalls to 10 stalls.

NOTE: The minutes from this meeting have not been adopted, but are presented in "draft" form only at the time of writing this report.

## **4.0 BACKGROUND**

### **4.1 The Proposal**

Construction of a 3-storey apartment building is proposed for the subject property. A total of 11 residential units are intended for the 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. 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"*.

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).

Please refer to attached drawings for details on siting, building elevations and exterior finishes.

The table below shows this application's compliance with the requirements of the RM4 zone. Any non-compliances with development regulation are noted at the end of the table. Each of the three building sites is numbered in reference to the attached site plan:

CRITERIA	PROPOSAL	RM4 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,245 m <sup>2</sup>	900 m <sup>2</sup>
Lot Width	30.5 m	30.0 m
Lot Depth	40.8 m	30.0 m
Development Regulations		
Floor Area Ratio	0.65	0.65 + 0.1 for housing agreement + 0.2 for underground parking Total possible: 0.95
Site Coverage (buildings)	35%	50%
Site Coverage (buildings/parking)	60%	60%
Height (proposed house)	3 storeys / 10 m	3 storeys / 13 m
Front Yard	4.3 m (< 2 storey) 6.0 m (> 2 storey)	4.5 m (> 2 storeys) 6.0 m (< 2 storeys)
Side Yard (north)	5.5 m	2.3 m (> 2 storeys) 4.5 m (< 2 storeys)
Side Yard (south)	6.7 m	2.3 m (> 2 storeys) 4.5 m (< 2 storeys)
Rear Yard (lane)	9.0 m	7.5 m (> 2 storeys) 9.0 m (< 2 storeys)
Other requirements		
Parking Stalls (#)	10 spaces <sup>A</sup>	1.25 x 3 units = 3.8 1.5 x 7 units = 10.5 2.0 x 1 units = 2 Total Required: <b>16 spaces</b>
Visitor Stalls	meets requirements	1 per 7 required must be designated as "visitor"
Landscaping	meets requirements	Front – Level 2 buffer <sup>B</sup> Rear – Level 3 buffer <sup>C</sup> North – Level 3 buffer South – Level 3 buffer
Private Open Space	meets requirements	15 m <sup>2</sup> per 1-bdrm dwelling 25 m <sup>2</sup> per dwelling above 1-bdrm

Bicycle Parking	(none shown) <sup>D</sup>	Inside: 0.5/unit Outside: 0.1/unit
Garbage & Recycling	garbage/recycling to be stored within garage Curbside collection	Garbage/recycling storage to be provided onsite, and screened from public view

<sup>A</sup> The applicant is applying to relax the parking requirement for this project.

<sup>B</sup> **Level 2:** a minimum 3.0 m landscape buffer is required to separate uses from adjacent properties and will consist of a vegetative buffer where no continuous opaque barrier is required;

<sup>C</sup> **Level 3:** a minimum 3.0 m landscape buffer is required to separate uses from adjacent properties and will consist of a vegetative buffer or a continuous opaque barrier;

<sup>D</sup> The applicant will need to provide adequate bicycle parking onsite.

#### 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

### 3.0 **STAFF COMMENTS**

#### Form and Character / Landscaping


Staff has no concerns with the form and character, subsequent to the applicant responding favourably to some minor suggestions:

#### Development Variance Permit

The applicant is applying to vary the parking requirements from 16 spaces required to 10 spaces provided. The applicant claims that the tenants of these temporary housing units will not require vehicle parking, because they do not usually own vehicles.

Staff do not have any concerns with this relaxation of the parking requirement, given that—in delivering this form of housing for a number of years in this community—the National Society of Hope have not experienced parking shortfalls in their other facilities where limited vehicle

parking exist. Furthermore, there are 10 stalls to be provided, which would be available for staff or others visiting the site.



Shelley Gambacort  
Current Planning Supervisor

NW/nw

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**Attachments**

Location of subject property  
Project Statistics  
Site Plan  
Elevations (2 pages)  
Landscape Plan  
Colours/Materials  
Letter of Rationale by the Applicant (2 pages)







## ILLUSTRATIVE RENDERING

See also 100-101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 91

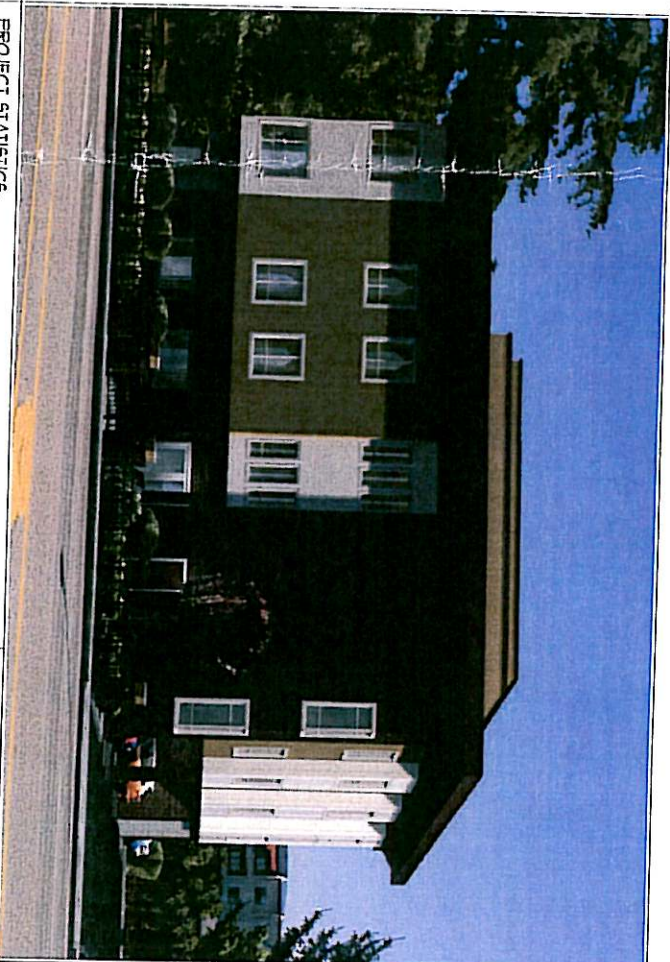
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### ASSURANCE / COMPLIANCE REQUIREMENTS

- [Faint handwritten notes in cursive script, likely bleed-through from the reverse side.]*

## PROJECT STATISTICS:

LEGEND (SYMBOLS)




ALLOWED		PROHIBITED	
4.2	14.6 m	4.9	16.3 m
5.061	16.6 m	4.72	15.7 m
7.47	19.9 m	7.47	19.9 m
8.542	16.6 m	8.542	16.6 m
10.9	14.6 m	10.9	16.3 m
11.7	14.6 m	11.7	16.3 m
12.6	16.6 m	12.6	16.6 m
14.7	16.6 m	14.7	16.6 m

Received	25	1000000
	100	1000000
	2	1000000
Total Required	15	1000000

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Wage rate	0.800000
Home-grown Corn	4
Foreign Corn Cost	9
Total Production	1200000


 DIRECTED SECTION / FULL SECTION  
 SECTION NUMBER  
 LOCATION OF SECTION OR CUT

NATIONAL SOCIETY OF HOPE  
SHORT TERM HOUSING PROJECT  
2071 GORDEN DRIVE  
KELOWNA, BC

# NEW TOWN ARCHITECTURAL

COVER SHEET

NAME	DP0.0
GROUP	
DATE	

[illegible]



2000

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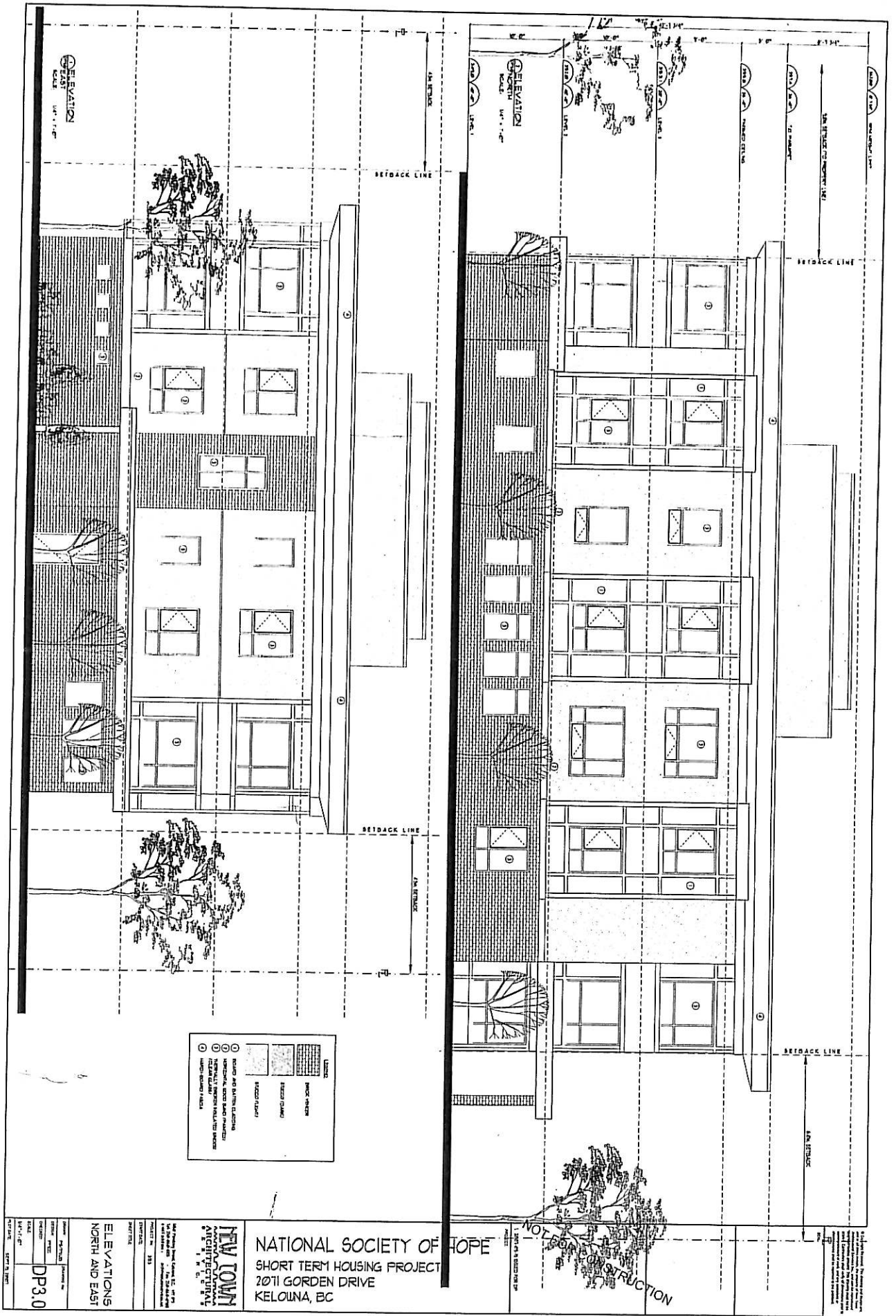
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DATE: 11/11/2009



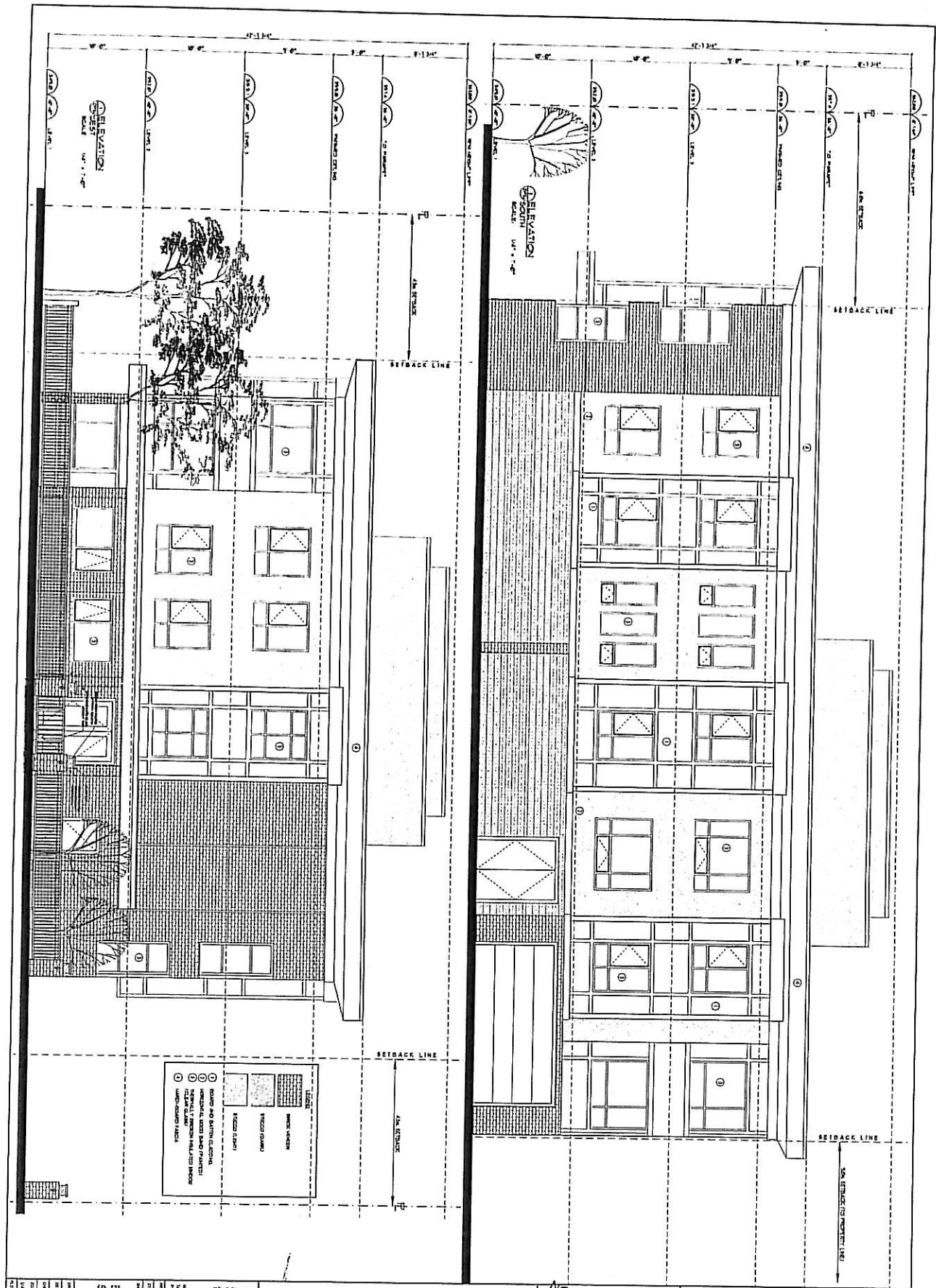


NATIONAL SOCIETY OF HOPE  
SHORT TERM HOUSING PROJECT  
2071 GORDEN DRIVE  
KELOWNA, BC

NEW TOWN  
ARCHITECTURAL

ELEVATIONS  
NORTH AND EAST

DP3.0



<b>NEW TOWN</b> Architectural 1000-1000		<b>NATIONAL SOCIETY OF HOPE</b> SHORT TERM HOUSING PROJECT 2011 GORDEN DRIVE KELOWNA, BC	
DRAWN BY: DP3.1 CHECKED BY: DP3.1 DATE: 11/11/11	PROJECT NO: 1000-1000 SHEET NO: 1000-1000	NOT FOR CONSTRUCTION	

FENCE W/ ACCESS GATE

LOW OR QUANTITATIVE METAL  
FENCE (TYPE)  
THE FENCE EXISTING CHARACTER  
FENCE  
COLOR: BLACK

**EXISTING CONIFEROUS TREES TO REMAIN**

BAFR 12ULCH

### FEATURES AND BENEFITS (MFM)

**EASY! NO DECISIONS  
FREE TO REWIND!**

**БЕИШЧИ (Түрү)**

WATERENTRANCE  
PAYING BY OTHERS

LOW OR AVERAGE  
FENCE  
COLOUR: BLACK  
(TYP)

EXISTING SIDEWALK  
STRUCTURAL ENTRANCE

EXISTING COMPETITIVE TREE

**EXISTING CEDAR HEDGING**

MAINTENANCE STRIP

PLAYING SCREEN

EXISTING BLACK  
CHAINLINK FENCE

CHAINLINK FENCE

## CEDAR SCREENING

## PAVING SLABS AT DOOR

## PAVING SLABS AT DOOR LANDING

**SHADE TREE WITH  
UNDERSTORY PLANTING**

CHAIRLIFT FENCE V  
GATE ACCESS

CEDAR SCREENING

### SHADE TREE WITH HISTORY PLANTING

EXISTING CHAINLINK FENCE

PROPOSED FENCE  
6'-0" White Vinyl Fence

PROPERTY LINE

## LEGEND

## PLANT LIST

CONIFEROUS TREES  
DECIDUOUS TREES  
SHRUBS  
PERENNIALS AND GRASSES  
SOD  
CONCRETE WALKWAY

DECIDUOUS TREES

SOD

### CONCRETE WALKWAY

DECORDUS TREES			DECORDUS TREES			DECORDUS TREES		
AC	CT	RECORDUS TREES	AC	CT	RECORDUS TREES	AC	CT	RECORDUS TREES
1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9
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**GORDON DRIVE SHORT TERM HOUSING**  
**SOCIETY OF HOPE**  
 10000 4th Ave  
 Office Building 4th Floor  
 10000 4th Ave



1100  
 LANDSCAPE PLAN  
 LDP-1





Board and Batten

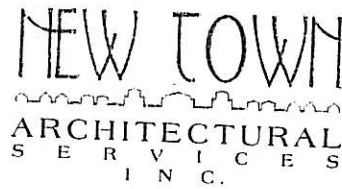
Stucco

Brick Veneer

*National Society of Hope*

*Short Term Housing Project - 2071 Gordon Drive*





Sept 20, 2007

Our File: 3140

City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4

Attention: Nelson Wight, Planning & Development Officer

Dear Mr. Wight:

**Re: Development Permit Application – 2071 Gordon Drive**

This development proposal will adhere to the requirements of the RM-4 zone as described in the City of Kelowna Zoning Bylaw No. 8000.

### **Project Description**

The proposed project is a 11 unit, Multi-story residential complex on one single lot, 2071 Gordon Drive one block south of Springfield Road and located across the street from A.S. Matheson Elementary School. Parking for this project will be located on surface partially screened from the road as well as in a two-car garage and hidden behind the enclosed garage. Access to the project will be from Gordon Drive. Garbage and recycling will be enclosed within the garage and picked-up by way of curbside.

The main entry to the residential complex will be off Gordon Drive. Each unit will be accessible by means of stairs and elevator. This project is designed, as a short-term facility for families that are in need of transitional housing that is not only affordable but also safe.

### **Design Rationale**

The Building Design is focused on creating a “sense of belonging” to the surrounding community through many key elements. The building is situated on the lot leaving room for mature existing trees to be preserved. In an attempt to hide the parking along with create more usable space we have placed the parking under the building but not completely screened. We are asking for a parking variance to ensure maximized play area for the children staying in the complex as well as free up most valuable land that will

rarely be used by the tenants. We are asking for a Front yard setback for the canopy overhang, which creates a wonderful sitting area for the users and provides for pedestrian transition from Gordon Drive. This creative and careful site design will integrate the natural surrounding with the buildings, proving a strong connection between the built and natural environments and minimizing adverse impacts on the non-built portions of the site. A significant economic benefit of infill development is the reduction or elimination of new infrastructure, including roads, utility services and other amenities already in place.

In response to feedback from surrounding neighbors we have located the building as far south as possible alleviating shadowing and privacy issues. With this we require a Landscape buffer variance on the South side of the property. While this may seem irresponsible we are creating more contiguous and secure play area for the children and families.

The exterior materials are a wonderful balanced response to the surrounding neighborhood with the combination of brick and stucco. The use of a natural colour palette reinforces our attempt to blend the project into the natural landscape while providing a sophisticated solution within the existing urban context.

I trust that you will find our application in good order. Please contact our office if you require any further information.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Patrick M. McCusker', with a large, stylized initial 'P' and a long horizontal flourish extending to the right.

Patrick M. McCusker, M.A.I.B.C  
Principal

PM/ps