

REPORT TO COUNCIL



Date: May 30, 2012
To: City Manager
From: Land Use Management, Community Sustainability (BD)
Application: Housing Agreement **Owner:** Klassen Ventures Ltd.
Address: 3281 Hall Road **Applicant:** Klassen Ventures Ltd.
Subject: Housing Agreement Authorization
Existing OCP Designation: Single/Two Residential
Existing Zone: RR3 - Rural Residential 3

1.0 Recommendation

THAT Bylaw No.10718 authorizing a Housing Agreement between the City of Kelowna and Klassen Ventures Ltd. (Inc. No. BC0779214), which requires the owners to construct special needs housing for seniors in the form of a "Group Home, Minor" that will provide assisted living services to seniors and special needs individuals residing in the Group Home on Lot 1, Section 16, Twp, 26, ODYD, Plan 12525, Except Plan 33899, located at 3281 Hall Road be forwarded for reading consideration.

2.0 Purpose

To consider the City of Kelowna entering into a Housing Agreement to facilitate a building permit to construct special needs housing for seniors and special needs individuals in the form of a "Group Home, Minor".

3.0 Land Use Management

The applicant team is proposing a 'group home, minor' use in the form of a single family dwelling for the subject property. Under a typical process, a Housing Agreement would accompany a rezoning application to consider either a zone or density that exceeds what the OCP has designated for the property. In this instance, the applicant team is proposing the 'group home, minor' use to be secondary to the principal use of single dwelling housing. The 'group home minor' use is a permissible secondary use under the RR3 zone, with the condition that a Housing Agreement be registered on title for the subject property. Given this, no other development approvals are required to review the form and character or scope of the proposal.

While this process deviates from what is typically experienced for a Housing Agreement, the zone allows the secondary use subject to the principal use being fulfilled. It is acknowledged that the proposal for the single family dwelling building form represents a significant departure from what exists in this well established rural neighborhood, however as the land use supports this secondary use, it will be a requisite of the applicant team to ensure that the principal use of a

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single dwelling housing be fulfilled in order to satisfy the intent of the secondary use of ‘Group Home, minor’.

4.0 Proposal

4.1 Project Description

There is an existing house on the site that would have to be demolished upon completion/occupancy of the proposed new construction. The applicant team proposes to build a single detached home to incorporate facilities for the principal use as a single dwelling house (including but not limited to living, dining, kitchen, office and bedroom spaces) but to have a floor plan that would accommodate the ‘group home, minor’ use (including up to 6 bedrooms for residences and up to 4 bedrooms for Staff or residents that do not require care). An internal courtyard area is proposed for enjoyment of the residents on-site.

The Housing Agreement is the legal document to be registered on-title to secure the Group Home, minor use to specifically accommodate special needs housing for seniors or special needs individuals requiring additional care.

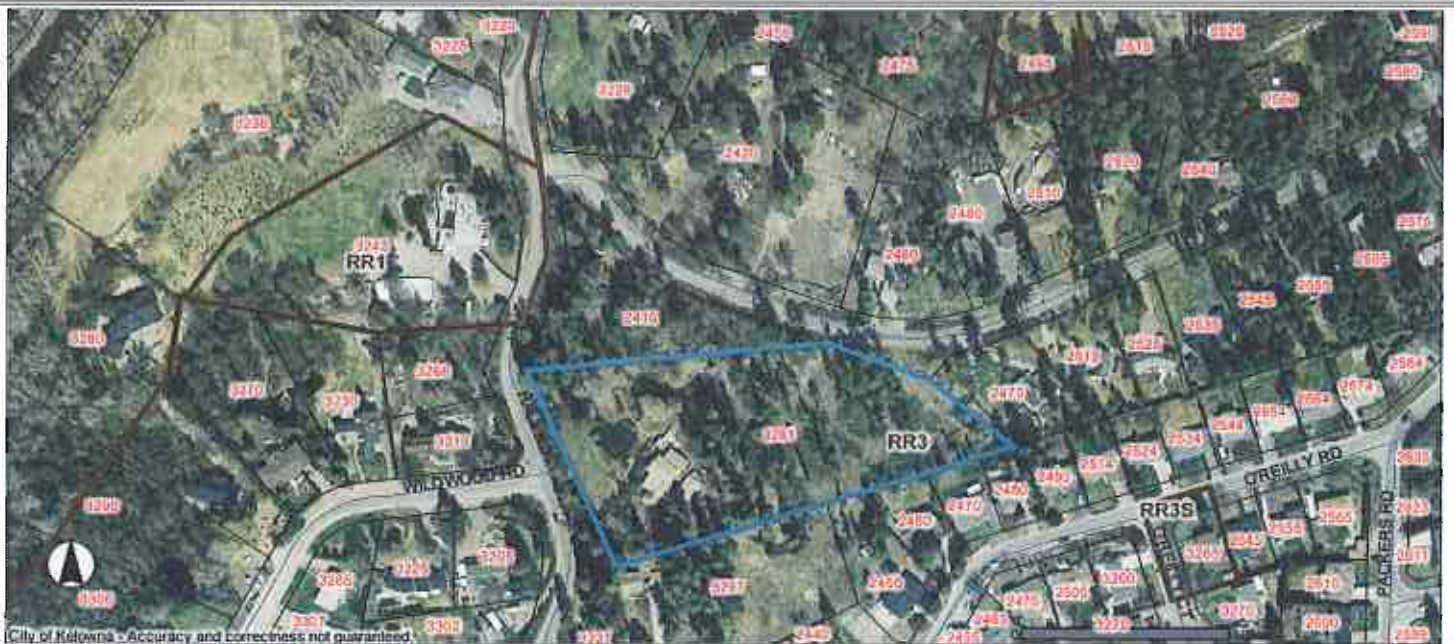
4.2 Site Context

The subject property is located at the corner of Dunsmuir and Hall Road, in the Hall Road subdivision area. All properties in the immediate neighborhood are developed as rural residential.

Specifically, adjacent land uses are as follows:

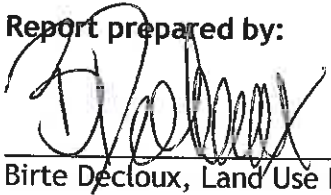
Orientation	Zoning	Land Use
North	RR3	Rural residential
East	RR3	Rural residential
South	RR3	Rural residential
West	RR3	Rural residential

Subject Property Map: 3281 Hall Road



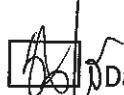
City of Kelowna - Accuracy and correctness not guaranteed.

Report prepared by:



Birte Decloux, Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

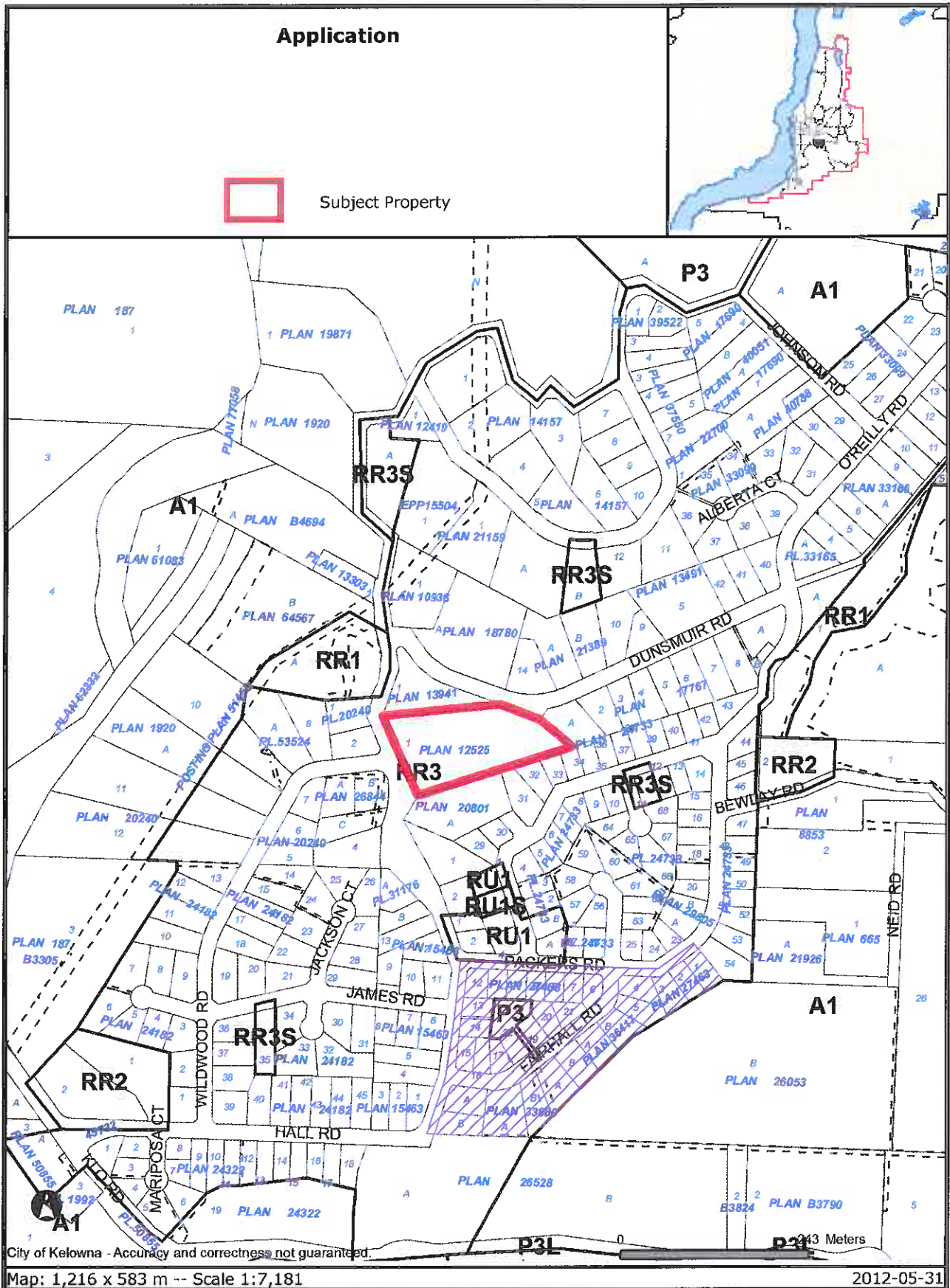
Attachments:

Housing Agreement

Letter of Proposal

Site Plan

Concept Elevations



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.

To: City of Kelowna
Attn: Andrew Browne
email:
abrowne@kelowna.ca

February 23, 2011

Re: 2415 Dunsmuir Road and 3281 Hall Road, Kelowna, BC (The Site)

Dear City of Kelowna - Land Use Management Department,

Further to all previous correspondence the above noted property, please find attached a proposed building design for The Site noting the following:

- We are proposing a single detached home on The Site as per the attached concept Site Plan and building massings.
- The proposed single detached home to incorporate all facilities require for the principal use as a single dwelling house (including, but not limited to Living, Dining, Kitchen, Office and bedroom spaces).
- Bedrooms in the building are clustered around an internal central courtyard.
- The number of bedrooms in the home have been established in response to the intended secondary use as a Minor Group Home (including up to 6 bedrooms for residences as described in the City of Kelowna Bylaws for a Minor Group Home as well as up to 4 bedrooms for staff or residences that do not require care).

As part of the structure for the proposed home and in response to the City of Kelowna's Bylaw, the Ownership group will ensure that the requirements of the current standards governed by the Community Care Facility Act are met.

The consideration of The Site for this model of a single detached home that incorporates a Minor Group Home in direct accordance with the City of Kelowna Bylaws for the RR3 property provides benefits to the neighbourhood and City alike, including:

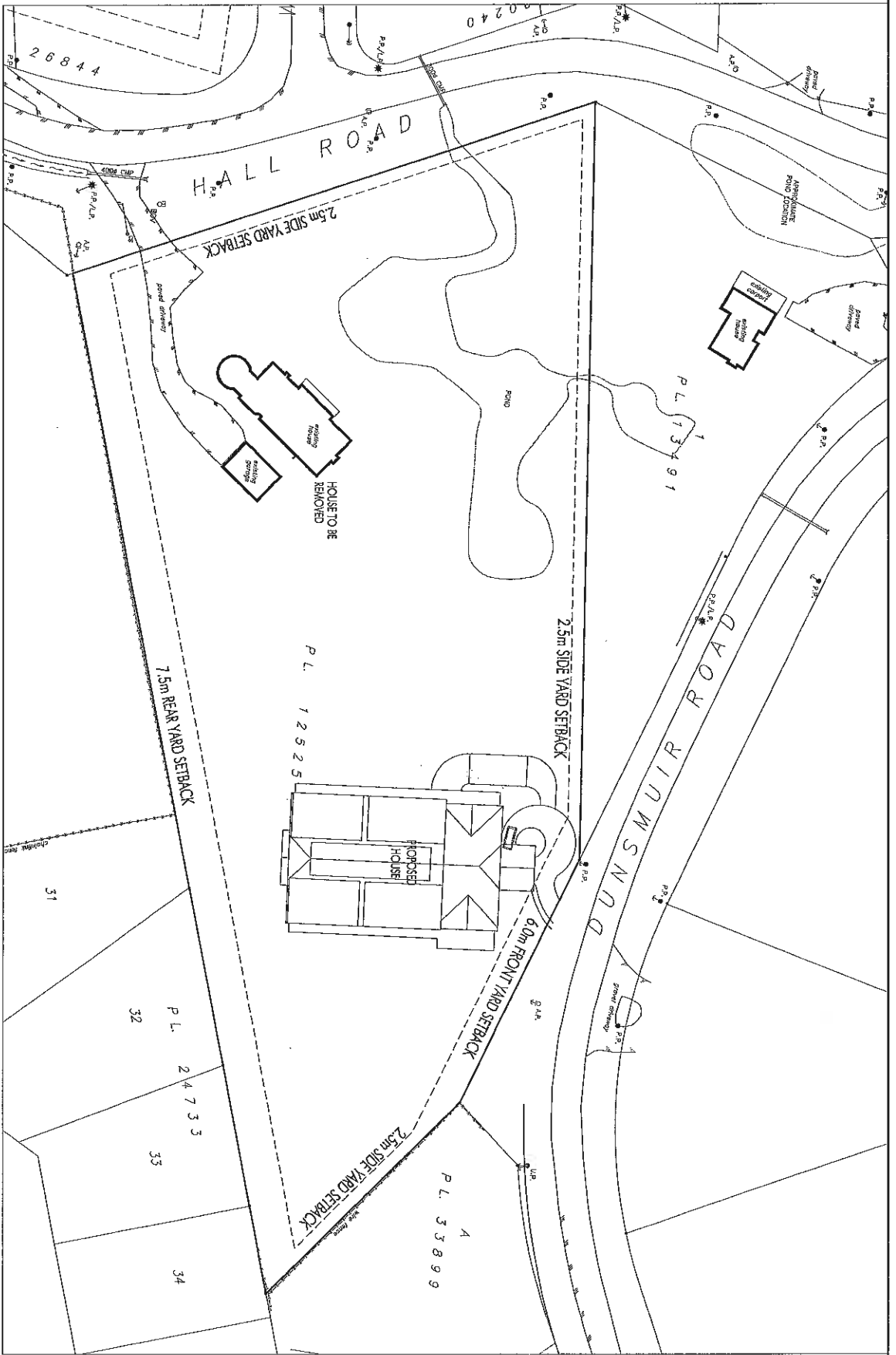
- Integration of supportive housing into an existing neighbourhood.
- Excellent opportunity for natural neighbourhood surveillance for the benefit and safety of the residents of the Minor Group Home.
- Provide a variety of housing choices within the existing neighbourhood.

We look forward to your review of the above noted information and attached as well as your confirmation that the proposed building for the Site is in direct keeping with the current zone for the property.

Please do not hesitate to contact our office if you have any questions or require additional information.

Sincerely,

Matt Johnston MAIBC, MRAIC, LEED AP
Architecturally Distinct Solutions Inc.



PROPERTY DESCRIPTION

Civic: 3281 Hall Road, Kelowna, BC
 URS/L: Lot 1, Plan 12525, OTRD

ZONING CALCULATIONS, PHASE 1

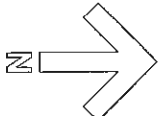
CURRENT: City of Kelowna R83 Zoning (Rural Residential 3)
PROPOSED: City of Kelowna R83 Zoning (Rural Residential 3)

SITE INFORMATION:

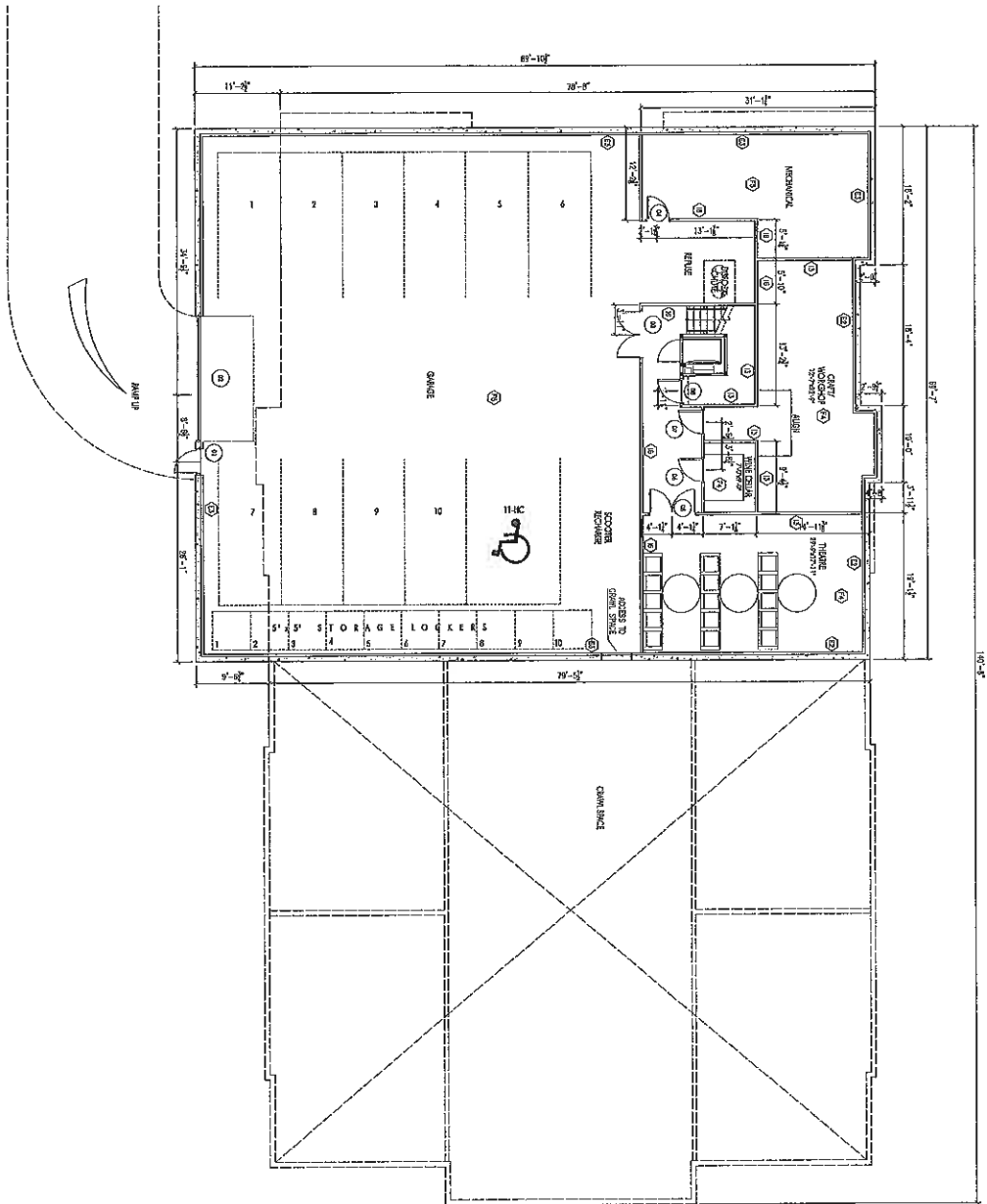
Area: 182,161 sq. m (1.67 ha)
 Gross Site Area: 182,161 sq. m (1.67 ha)
 Site Coverage: 32% = 58,497 sq. m (537' x 21') 5% = 7,409 sq. m (1.66 ac)
 Building Footprint (Footprint): 32% = 58,497 sq. m (537' x 21') 5% = 7,409 sq. m (1.66 ac)

RMS REQUIREMENTS:

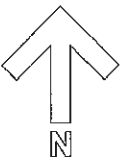
Item	Requirement
Min. Building Height	9.5m (31'2" or 2.12 stories)
Yard Setbacks	
Front	6.0m (19'8")
Side	2.5m (8'2")
Rear	7.5m (24'6")
Off-Street Parking Requirements	17.5 spaces
10' Buffer Zone	10' x 25' = 4' [parking spaces provided]



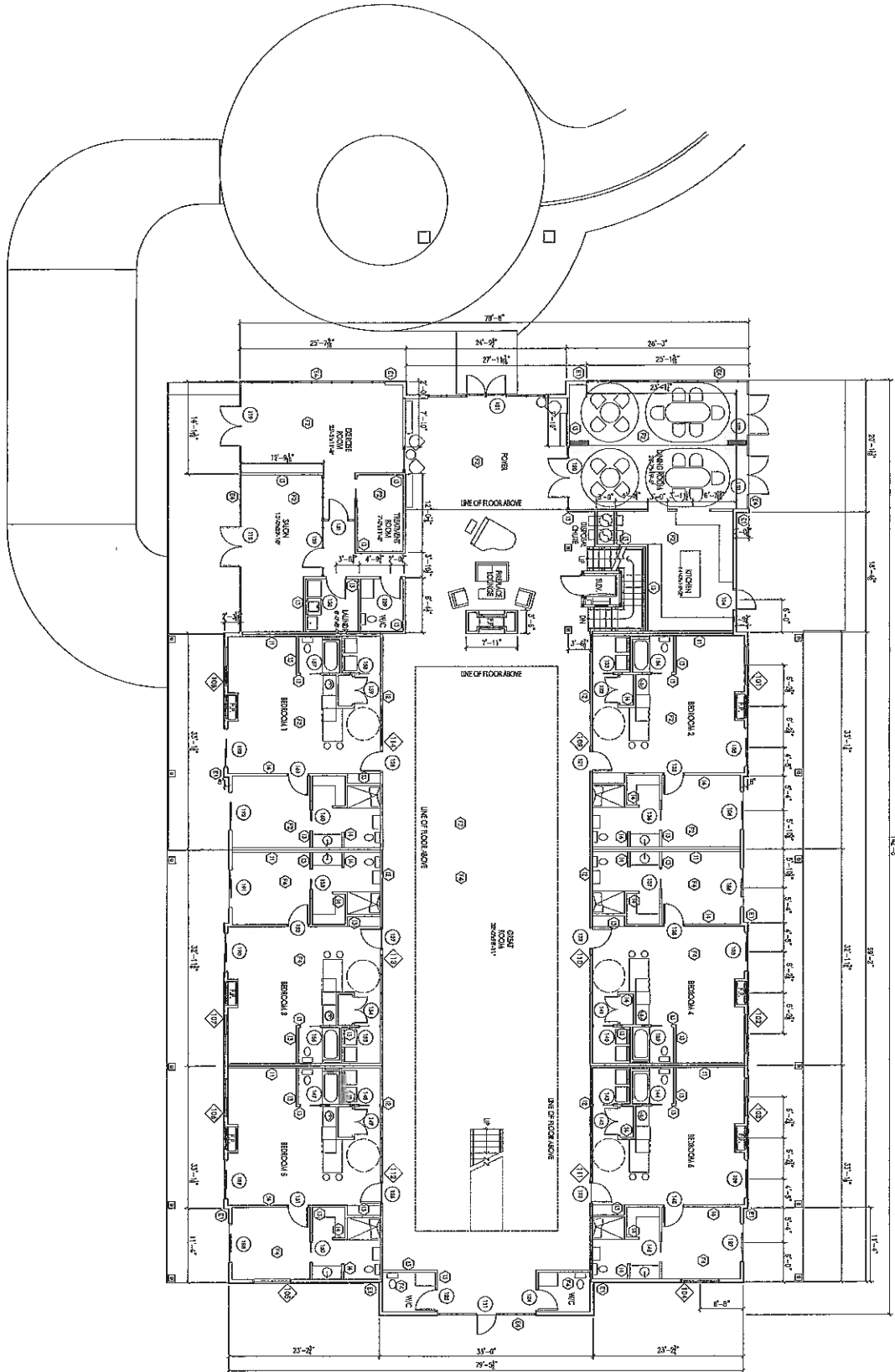
3281 Hall Road
 Schematic Site Plan
 Scale: 1/32" = 1'-0"
 FOR BUILDING PERMIT



DOOR SCHEDULE		NOTES
MARK	SIZE	
1	1'-0" x 1'-0"	Standard Door
2	1'-0" x 1'-0"	Standard Door
3	6'-0" x 8'-0"	45 Minute
4	6'-0" x 8'-0"	45 Minute
5	6'-0" x 8'-0"	45 Minute
6	6'-0" x 8'-0"	45 Minute
7	6'-0" x 8'-0"	45 Minute
8	6'-0" x 8'-0"	45 Minute

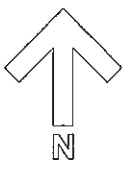


3281 Hall Road
 Basement Plan
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT

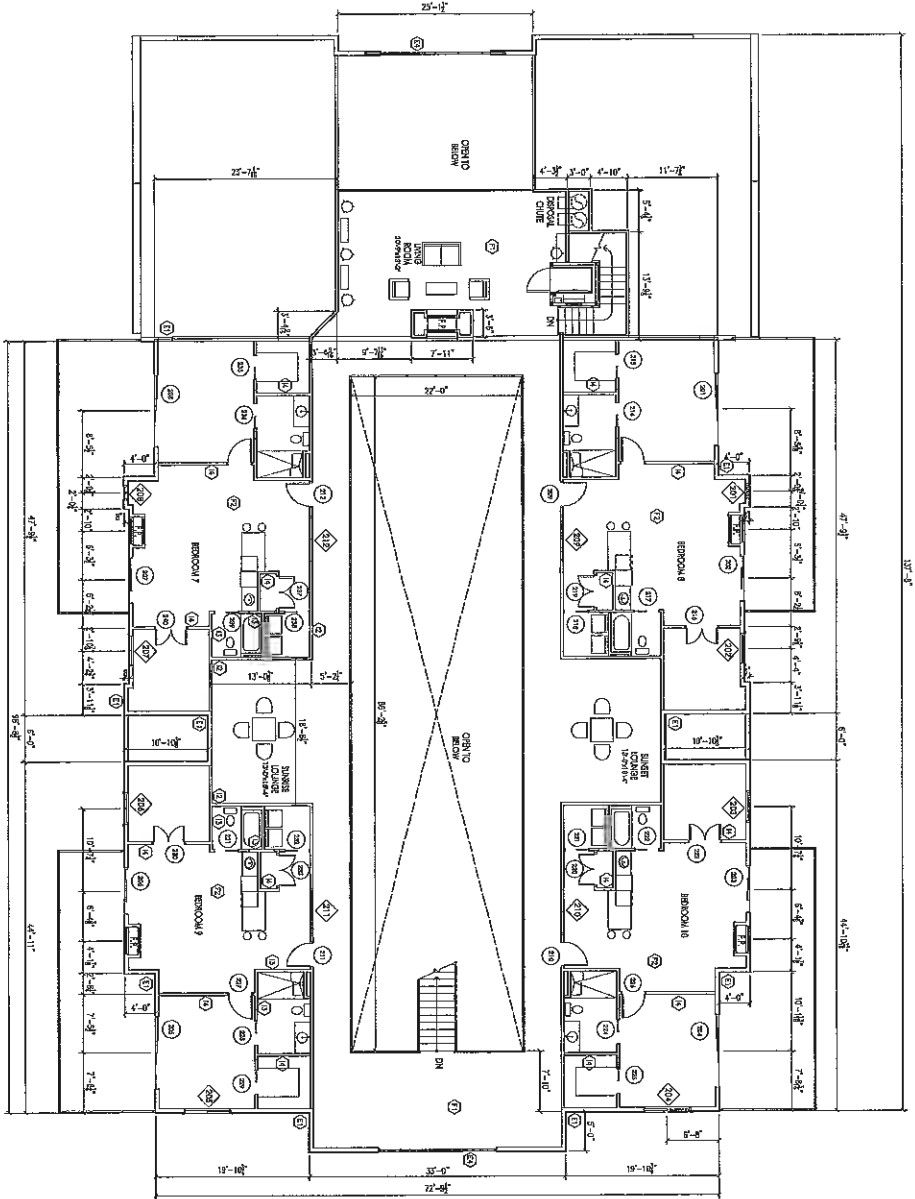


DOOR SCHEDULE	
MARK	SIZE
101	6'-0" x 7'-0"
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WINDOW SCHEDULE	
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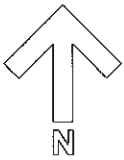


3281 Hall Road
 Main Floor Plan
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT



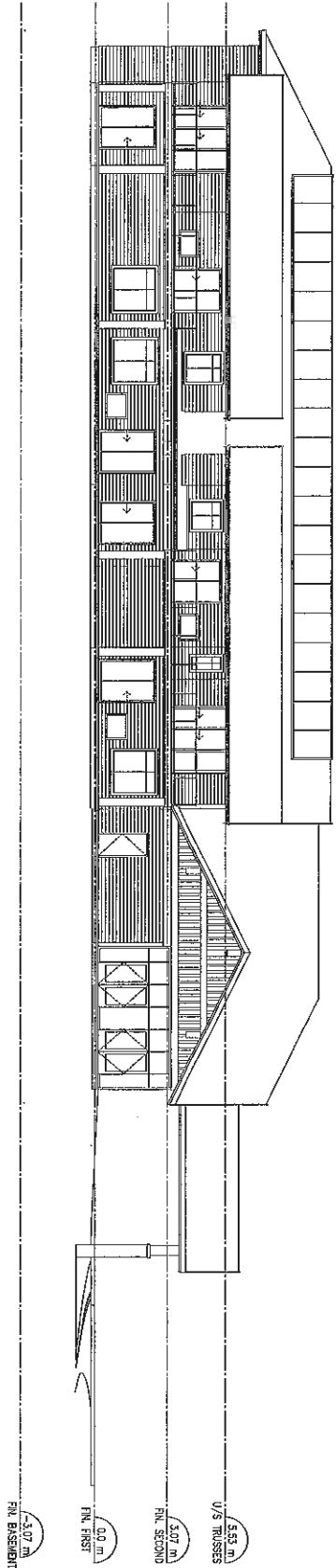
DOOR SCHEDULE			NOTES
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WINDOW SCHEDULE			Sill Height
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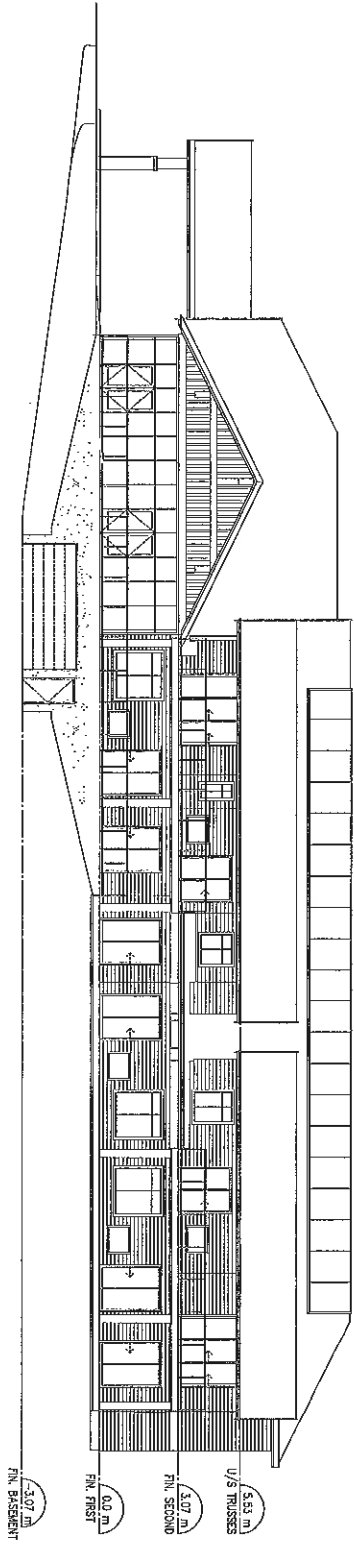


3281 Hall Road
 Second Floor Plan
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT

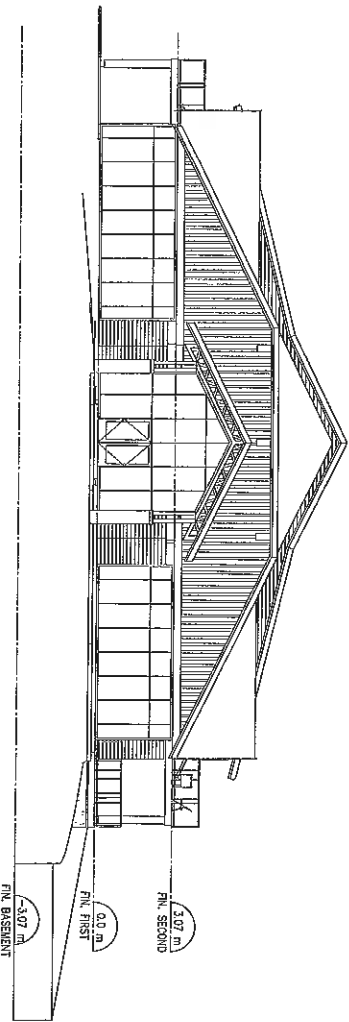
1 ELEVATION - EAST



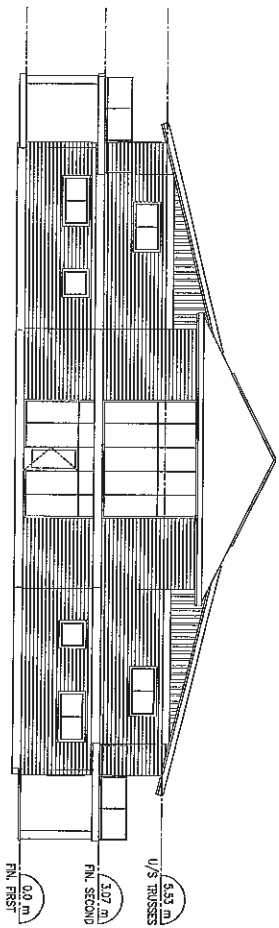
2 ELEVATION - WEST



32281 Hall Road
Elevations
Scale: 1/8" = 1'-0"
FOR BUILDING PERMIT



① ELEVATION - NORTH



② ELEVATION - SOUTH