



September 5, 2024

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

RE: APPLICATION FOR DEVELOPMENT PERMIT – 1951 CROSS ROAD

Mayor and Council,

M'akola Development Services, acting on behalf of Turning Points Collaborative Society, is pleased to present the attached Application for Development Permit for the property located at 1951 Cross Road. This proposal is for the development of a 6-storey, 68-unit affordable rental housing project in the Glenmore neighbourhood. The units will be operated by Turning Points Collaborative Society, a non-profit organization with extensive experience operating affordable housing in the Kelowna and Vernon regions. M'akola Development Services will be acting as the project lead for this collaboration.

This letter will serve as an introduction to the application package provided. Please see below for additional information.

ADDRESSING HOUSING NEEDS

Kelowna continues to experience a rise in housing costs, which has resulted in increases to housing insecurity and homelessness. Based on the 2021 City of Kelowna Housing Needs Assessment, 66% of renter households in Kelowna are in Core Housing Need compared to the 34% of owner households. Of all households in the Core Housing Need, 48% are within Extreme Core Housing Need with 65% of these households being renter households.

There is an immediate need to diversify housing options in Kelowna—an estimated 13,650 to 20,130 dwellings are needed by 2031 to accommodate population growth. This includes more housing for low to moderate income families, Indigenous Peoples, people with disabilities, immigrants and refugees, and individuals and families leaving transitional or supportive housing.

To address these gaps in Kelowna's housing supply, this project will provide 68 purpose-built rental units for people that range in size from studios to three-bedroom units. The accessible units will be prioritized for persons with disabilities who live independently. With recognition that community connectivity is necessary to sustain a quality of life, the project's location is within walking distance to stores, near schools, parks, and the downtown core.

PROJECT DESIGN

The proposed project will provide six studios, twenty-four 1-bedroom units, twenty-four 2-bedroom units, and fourteen 3-bedroom units. Fourteen percent of these units are adaptable, and seven percent of these units are accessible for persons with disabilities. The target tenant populations for the proposed housing will be low-income individuals and families. The proposed building will also contain two amenity spaces, including an outdoor rooftop terrace, while the site will include a dog run and community garden.



Figure 1: View from Glenmore Road

PHYSICAL DESIGN

The proposed building has been designed to be consistent with the City of Kelowna’s design foundations, the objectives of the Official Community Plan, and the General Residential and Mixed Use Design Guidelines and Low & Mid-Rise Residential & Mixed Use Guidelines of Chapter 18 of the Official Community Plan. These guidelines call for a strong relationship to the street, ground-oriented units, vertical and horizontal articulation, and maximizing ‘eyes on the street.’

The project is responsive to the envisioned context of the surrounding area. The OCP locates the site within a Core Area Neighbourhood future land use, directly adjacent to a Public/Institutional future land use designation, and on the edge of the Glenmore Village Centre.

Specific project details speaking to form and character and general building design are below.

FORM AND CHARACTER

- Building articulation is achieved through upper floor step-back, cladding colours, and variation in massing and materials
- Prominent main entry features a large overhang design with wood soffit finish
- Ground-oriented residential units with direct connections to the public sidewalk
- Ground floor patios provide a strong relationship to the street
- Shared main entrance and secondary accesses to units within the building
- Parking at rear acts as a buffer to the residential lots to the north
- Two amenity spaces to facilitate social gathering and interaction
- Attractive community garden space along Glenmore Road
- Building orientation that allows a direct line of sight from windows and balconies to the public realm for additional ‘eyes on the street’

MATERIALS

- Building articulation achieved through variations in massing and materials
- Main entry features a large overhang design with wood soffit finish

CLIMATE CHANGE AND SUSTAINABILITY

- The project will be built to BC Step Code 3, with fully electric mechanical systems
- Solar shading at windows
- Boulevard trees and landscaping that enhances biodiversity
- Low maintenance, native planting species to minimize the need for watering and chemical treatments



Figure 2: View of community garden and dog run

TRANSPORTATION AND PARKING

The project is proposing 58 surface vehicle parking stalls and 102 bicycle parking stalls and requesting a small variance of 8 parking stalls. In Turning Points Collaborative Society’s extensive operating experience, affordable rental projects that are close to services, transportation, and schools have less parking uptake than is required by typical parking bylaws.

This site is situated along the shared pathway along Glenmore Road which easily connects to shopping, Brandt’s Creek linear park, and downtown. Route 6 bus line is located nearby, connecting tenants to UBCO and downtown. The abundant alternatives to car-use for this development allows the project to provide 8 less stalls in order to provide more amenity space and greenspace for the project.

As it is not possible to pursue underground parking without compromising rental affordability, the proposed number of parking stalls represents the maximum number possible given the site size and project funding constraints. The currently proposed parking stall to unit ratio is operationally manageable for Turning Points.



Figure 3: View of parking from Cross Road

PLANNING CONTEXT

This project supports the goals of the City’s planning policies and visioning documents by increasing secured rental housing supply for low-income individuals and families. Specific details on policy adherence are below.

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) locates this site within the Core Area Neighbourhood Designation on the edge of the Glenmore Village Centre. The proposed development is also located adjacent to a Transit Supportive Corridor, which supports multi-unit buildings up to six storeys as stated within the OCP. As such, this proposed project fits into the overall land use designations and density target and an OCP amendment is not required.

The proposed development meets a number of the OCP's goals, including:

- Increasing the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres.
- Prioritizing the construction of purpose-built rental housing.
- Limiting urban sprawl and growing in a way that is more environmentally and financially sustainable.
- Focusing growth in the five Urban Centres and along major transit corridors that connect them with a goal of putting more people and more jobs within easy walking distance of reliable, direct transit service.
- Building healthy neighbourhoods that support a variety of households, income levels and life stages.
- Providing opportunities for people of all ages, abilities and identities, and building a community where everyone has the same opportunity to succeed and thrive and no one is excluded.
- Focusing on growth in a way that is more compact, energy-efficient and better prepared to adapt to events like floods, wildfires, drought and other climate change impacts.

The proposed project aligns with policy direction as outlined in the OCP.

ZONING

The subject property is currently at 3rd reading for a rezoning from MF1 – Infill Housing and P2 – Educational and Minor Institutional to MF3r – Apartment Housing with Rental Only. Rezoning is being led by City of Kelowna staff. The rezoning is expected to be completed in the next month.

The proposal requests a variance to the number of vehicle parking stalls required from 66 stalls to 58 stalls. The proposed variance is consistent with vehicle parking uptake rates in comparable affordable housing projects and supports the affordable rental status of the project by avoiding costly underground parking.



Figure 5: View of building frontage from Glenmore Road

CLOSING

Based on the surrounding land uses, close amenities, and ideal location, Turning Points Collaborative Society has identified this site as ideal for increased residential density. The design of the building and site responds aligns with the policy objectives put forward by the City of Kelowna and introduces an additional 68 units of deeply needed affordable rental housing for low-income individuals and families into the community, filling a significant housing gap in Kelowna.

In conclusion, we look forward to the City's review of the proposed application. Should any further information or clarification be required, please contact the undersigned.

Sincerely,

Morgan Henderson, MPI
Project Manager
M'akola Development Services
Ph: 778-265-7489

1951 CROSS ROAD

ISSUED FOR DEVELOPMENT PERMIT 2024.08.30

OWNERS

M'AKOLA DEVELOPMENT SERVICES
 MORGAN HENDERSON
 MHENDERSON@MAKOLADEV.COM
 778-265-7489
 107-731 STATION AVE, VICTORIA, BC V9B 5R5



CONSULTANT TEAM:

ARCHITECT:

BLUEGREEN ARCHITECTURE INC.
 #2-436 LORNE ST
 KAMLOOPS BC V2C 1W3
 (250) 374-1112



NEIL BRUN
 nbrun@bluegreenarch.com

NATASHA BRUNEAU
 natasha.bruneau@bluegreenarch.com

SURVEYOR

FERGUSON LAND SURVEYING & GEOMATICS
 (250) 372-8835



COLIN FERGUSON
 cferguson@fsg.ca

RYAN DELAURIER
 rdelaurier@fsg.ca

SHEET LIST - ARCHITECTURAL

Sheet Number	Sheet Name
A0.0	COVER SHEET
A0.1	SURVEY
A0.2	PROJECT AREAS
A0.3	AMENITY SPACE CALCULATIONS AND DIAGRAMS
A1.0	SITE PLAN
A2.0	LEVEL 1 FLOOR PLAN
A2.1	LEVEL 2 FLOOR PLAN
A2.2	LEVEL 3 FLOOR PLAN
A2.3	LEVEL 4 FLOOR PLAN
A2.4	LEVEL 5 FLOOR PLAN
A2.5	LEVEL 6 FLOOR PLAN
A2.6	ROOF PLAN
A2.7	ENLARGED SUITE PLANS
A2.8	ENLARGED SUITE PLANS
A2.9	ENLARGED SUITE PLANS
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	3D VIEW

BC BUILDING CODE 2024 SUMMARY

(*CODE DIAGRAMS AND NOTES WILL ACCOMPANY BP APPLICATION)

PART OF BUILDING	RESIDENTIAL
TYPE OF PROJECT	NEW BUILDING
FIREWALLS	NO
BUILDING CLASSIFICATION	PART 3
OCCUPANCY	C - RESIDENTIAL
CONSTRUCTION ARTICLE	3.2.2.51
NO. STOREYS	6
NO. STREETS	2
FULLY SPRINKLERED	YES
CONSTRUCTION TYPE	COMBUSTIBLE
PERMITTED BUILDING AREA	1,500 sq.m
ACTUAL BUILDING AREA	955.92 sq.m
FLOOR RATING	1-HR
ROOF RATING	1-HR
LOADBEARING RATING	1-HR
STANDPIPES	REQUIRED
OCCUPANT LOAD	240 (2 x 120 SLEEPING ROOMS)

NOTE:

LANDSCAPING ELEMENTS SHOWN ON ARCHITECTURAL DRAWINGS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT REFLECT THE FINALIZED LANDSCAPE DESIGN. REFER TO DEVELOPMENT PERMIT LANDSCAPE PLAN.

1951 CROSS RD, KELOWNA BC, V1V 2E4
 LOT 1, PLAN EPP120282, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT
 PID: 031-832-059



LOCATION MAP



Seal
 REGISTERED ARCHITECT
 BRITISH COLUMBIA
 - THIS DRAWING MUST NOT BE SCALED.
 - VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
 - VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
 - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
 - ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.

Consultants

NO.	DATE	DESCRIPTION
1-1	2024.08.09	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW - BV.1

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
2	2024.08.30	ISSUED FOR DEVELOPMENT PERMIT

RECORD OF ISSUES

Project

1951 CROSS ROAD

Sheet Title
 COVER SHEET

Job Number 23.1194

Date 2024.08.30

Scale N.T.S

Revision Number 0

Drawing Number

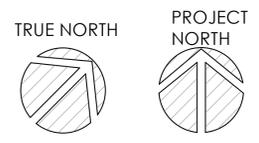
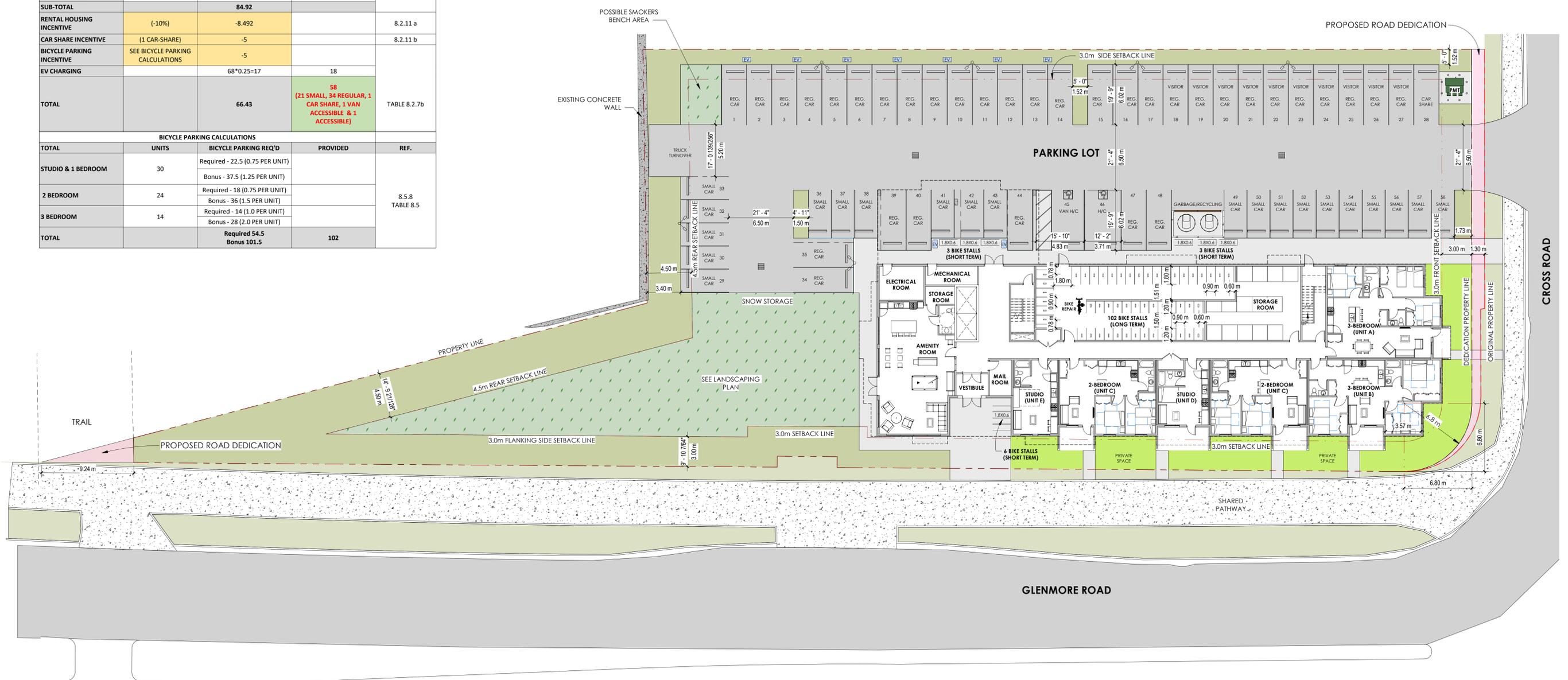
1951 Cross Rd. Bylaw No.: 12375		ADDRESS: 1951 Cross Rd. Kelowna, B.C.		LEGAL ADDRESS: PLAN NUMBER EPP120282, LOT 1		ZONING: P2; MF1 (REZONING: MF3)	
PRINCIPAL USE	REQUIRED	PROVIDED	REF.				
PUBLIC & INSTITUTIONAL (P)	DWELLING UNITS (MF)	13.3					
LOT WIDTH	MIN. 30.0 m	134.20 m					
LOT DEPTH	MIN. 30.0 m	42.21 m	13.4				
PARCEL SIZE	MINIMUM 1,400 m ²	3,938.96 m ²					
SETBACKS	MIN. FRONT YARD 3.0 m	3.0 m					
	MIN. SIDE YARD 3.0 m	3.0 m					
	MIN. SIDE YARD 4.5 m	4.5 m					
STEPBACKS	MIN. FRONT & SIDE YARD 3.0 m	3.0 m	13.5				
SITE COVERAGE (BUILDING)	MAXIMUM 65%	955.92 / 3,938.96 = 24%					
SITE COVERAGE (BUILDING, STRUCTURES, AND IMPERMEABLE SURFACES)	MAXIMUM 85%	2,923.74 / 3,996.66 = 74%					
COMMON AND PRIVATE AMENITY SPACE	1355 m ²	1,355 m ²					
MAXIMUM BUILDING HEIGHT	22.0 m (6-STORIES)	18.8 m (6-STORIES)					
FLOOR AREA RATIO (F.A.R.)	MAXIMUM 1.8 F.A.R.	1.45 F.A.R.	13.6				
BUILDING GFA		5,783.55 sq.m					
PROJECTIONS INTO YARDS	0.6M PROJECTION, 4.0M LENGTH, 1.5M APART	0.6M PROJECTION, 7.9M LENGTH	6.2.1				
DRIVE AISLES	6.5M SERVING 90° PARKING	6.5m	TABLE 8.2.7a				

13.5 COMMON AND PRIVATE AMENITY SPACE				
	NUMBER OF UNIT	MULTIPLIER	REQ'D POS (SM)	PROVIDED POS (SM)
A - STUDIO	6	7.5	45	675.31
B - 1 BEDROOM	24	15	360	
C - 2+ BEDROOM	38	25	950	
COMMON AMENITY AREA	68	4	272	679.69
COMMON AMENITY AREA BREAK DOWN				427.35
				106.84
				145.5
TOTAL			1355	1355

UNIT MIX	
STUDIO:	6 UNITS
1-BEDROOM:	14 UNITS
1-BEDROOM + DEN:	1 UNIT
ADAPTABLE 1-BEDROOM:	4 UNITS
ACCESSIBLE 1-BEDROOM:	5 UNITS
2-BEDROOM:	19 UNITS
ADAPTABLE 2-BEDROOM:	5 UNITS
3-BEDROOM:	14 UNITS
TOTAL NUMBER OF UNITS:	68 SUITES

PARKING CALCULATIONS				
TOTAL	UNITS	PARKING REQ'D	PROVIDED	REF.
STUDIO	6	5.40		
1 BEDROOM	23	23.00		
1 BED + DEN	1	1.00		8.3
2 BEDROOM	24	26.40		Dwelling Units for lots fronting a Transit Supportive Corridor
3 BEDROOM	14	19.60		
BASE PARKING SUB-TOTAL	68	75.40		
VISITOR SPACES		9.52	10	
SUB-TOTAL		84.92		
RENTAL HOUSING INCENTIVE	(-10%)	-8.492		8.2.11 a
CAR SHARE INCENTIVE	(1 CAR-SHARE)	-5		8.2.11 b
BICYCLE PARKING INCENTIVE	SEE BICYCLE PARKING CALCULATIONS	-5		
EV CHARGING		68*0.25=17	18	
TOTAL		66.43	58 (21 SMALL, 34 REGULAR, 1 CAR SHARE, 1 VAN ACCESSIBLE & 1 ACCESSIBLE)	TABLE 8.2.7b

BICYCLE PARKING CALCULATIONS				
TOTAL	UNITS	BICYCLE PARKING REQ'D	PROVIDED	REF.
STUDIO & 1 BEDROOM	30	Required - 22.5 (0.75 PER UNIT) Bonus - 37.5 (1.25 PER UNIT)		
2 BEDROOM	24	Required - 18 (0.75 PER UNIT) Bonus - 36 (1.5 PER UNIT)		8.5.8
3 BEDROOM	14	Required - 14 (1.0 PER UNIT) Bonus - 28 (2.0 PER UNIT)		TABLE 8.5
TOTAL		Required 54.5 Bonus 101.5	102	



BLUEGREEN
#2-443 Lorne Street
Kelowna, BC V2C 1W3
p.250.374.1112
www.bluegreenarchitecture.com

Seal
REGISTERED ARCHITECT
BRITISH COLUMBIA

THIS DRAWING MUST NOT BE SCALED.
VERIFY ALL DIMENSIONS AND RATIOS PRIOR TO CONSTRUCTION. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
ANY REPRODUCTION MUST BEAR THE NAME AS ARCHITECT.

Consultants

NO.	DATE	DESCRIPTION
1-1	2024.08.09	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW - BY 1
2	2024.08.30	ISSUED FOR DEVELOPMENT PERMIT
1	2024.07.10	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW

NO. DATE DESCRIPTION
RECORD OF REVISIONS

NO. DATE DESCRIPTION
RECORD OF ISSUES

Project
1951 CROSS ROAD

Sheet Title
SITE PLAN

Job Number 23.1194
Date 2024.08.30
Scale As indicated
Revision Number 1
Drawing Number

2024-08-30 11:56 PM
A1.0
ISSUED FOR DP 2024.08.30



COPYRIGHTS:
Copyright Reserved. This drawing is the property of CTQ Consultants Limited and shall not be reproduced, resold, or tendered without permission.

- NOTES:**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.
 5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
 6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



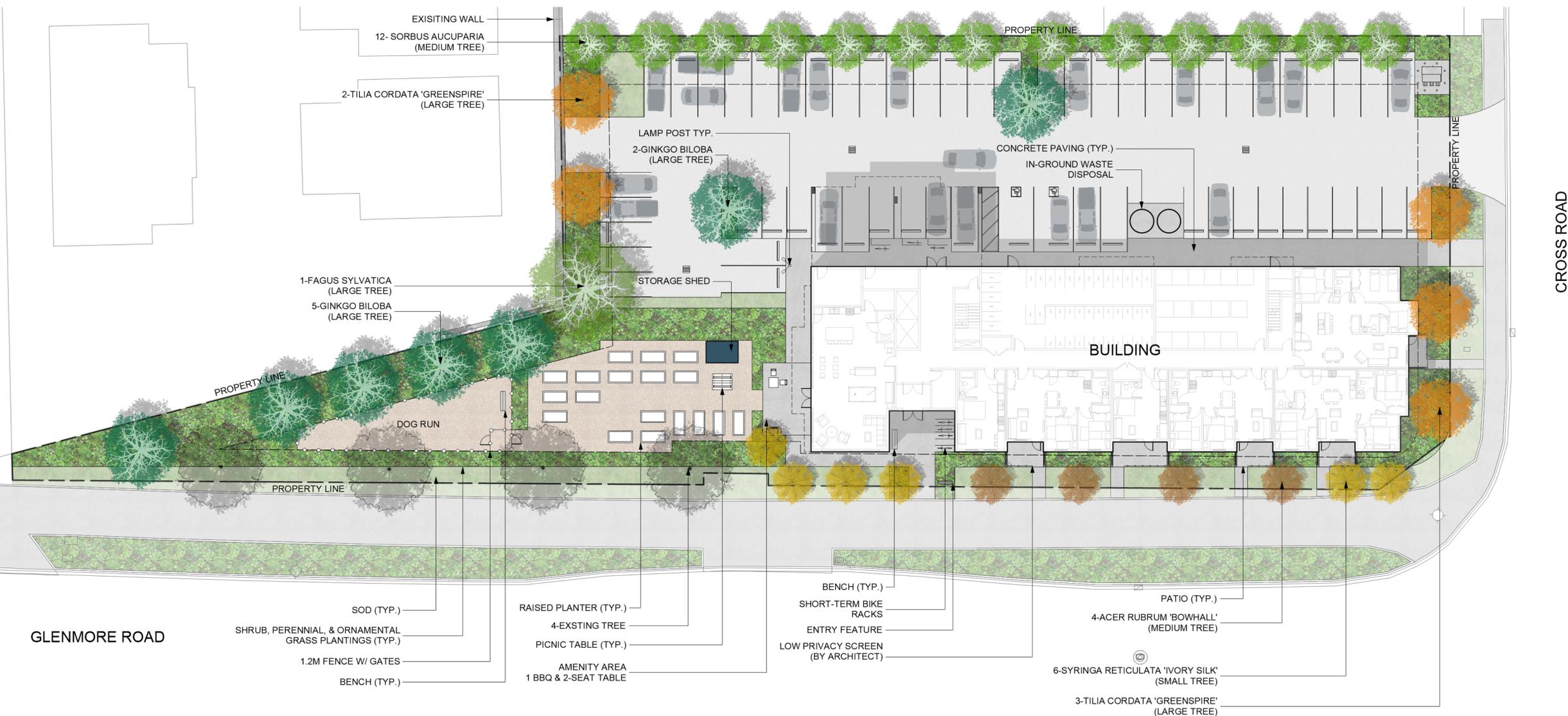
1	ISSUED FOR DEVELOPMENT PERMIT	2024-08-30
ISSUE	DESCRIPTION	DATE

CLIENT NAME:
TURNING POINTS COLLABORATIVE SOCIETY

PROJECT NAME:
TURNING POINTS AFFORDABLE HOUSING PROJECT
KELOWNA, BC

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN

DRAWN:	EM	DRAWING NO.:	LDP 1.0
CHECKED:	NM	PROJECT NO.:	
		24074-100	
SCALE:	1:200		



PRECEDENT IMAGES



PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Trees Deciduous				
3	<i>Acer palmatum</i> 'Bloodgood'	Bloodgood Japanese Maple	6cm Cal	B&B
4	<i>Acer rubrum</i> 'Bowhall'	Bowhall Maple	6cm Cal	B&B
1	<i>Fagus sylvatica</i>	European Beech	6cm Cal	B&B
7	<i>Ginkgo biloba</i>	Maidenhair Tree	6cm Cal	B&B
12	<i>Sorbus aucuparia</i> 'Fastigiata'	Pyramidal Mountain Ash	6cm Cal	B&B
6	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	6cm Cal	B&B
5	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	6cm Cal	B&B
Shrubs				
	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	#02	Potted
	<i>Cornus stolonifera</i> 'Arctic Fire'	Arctic Fire Red Osier Dogwood	#02	Potted
	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	#02	Potted
	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea	#02	Potted
	<i>Rhus aromatica</i> 'Gro-Low'	Gro Low Fragrant Sumac	#02	Potted
	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	#02	Potted
	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	#02	Potted
Ornamental Grasses				
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#01	Potted
	<i>Deschampsia caespitosa</i> 'Goldtau'	Gold Dew Tufted Hair Grass	#01	Potted
Perennials				
	<i>Achillea filipendulina</i> 'Gold Plate'	Gold Plate Yarrow	#01	Potted
	<i>Aster frikartii</i> 'Manch'	Frikart's Aster	#01	Potted
	<i>Echinacea purpurea</i>	Purple Coneflower	#01	Potted
	<i>Geranium 'Rozanne'</i>	Rozanne Geranium	#01	Potted
	<i>Hasta 'Francee'</i>	Francee Plantain Lily	#01	Potted
	<i>Matteuccia struthiopteris</i>	Ostrich Fern	#01	Potted
	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted
	<i>Pachysandra terminalis</i>	Japanese Spurge	#01	Potted
	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	#01	Potted
	<i>Rudbeckia fulgida</i> 'Goldstrum'	Goldstrum Black Eyed Susan	#01	Potted

LEGEND

- SHRUBS & PERENNIALS
- TURF
- WOOD MULCH
- CONCRETE
- ASPHALT
- WALL