



Okanagan Metis Aboriginal Housing Society
(OMAHS) & Provincial Rental Housing
Corporation (PRHC)

Affordable Housing Projects

**Kneller Road Rezoning
Design Rationale**

February 04, 2022

DESCRIPTION

The proposed rezoning is to be reviewed in conjunction with the subdivision application prepared by OMAHS and/or Scuka Construction. The subdivision and rezoning applications aim to consolidate 3 properties (175, 235, and 239 Kneller Road) and a portion of a fourth (1161 Kneller Court) into 2 properties zoned under the rental subzone designation RM5r; each which would support 2 separate rental apartment projects.

The project proposed for the south property lot is a 44-unit four-storey affordable housing project owned by OMAHS, Okanagan Metis Housing Society (OMAHS). This project would expand their portfolio of rental projects in the direct vicinity to three as currently they own and operate the neighbouring projects; Nissen Crossing and 115 Gerstmar.

The project proposed for the north property is a 40-unit four-storey mixed use project developed and owned by the Provincial Rental Housing Corporation (PRHC) which will serve as an affordable housing project for women and their dependent children at the Kneller Road site. PRHC will engage an experienced housing operator from the region to operate the housing project.

SITE

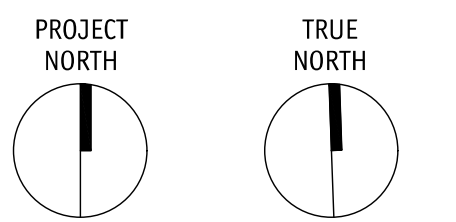
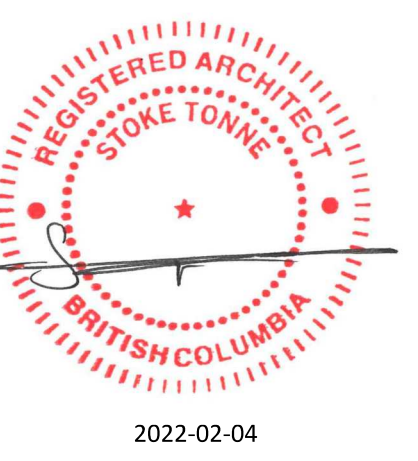
The site is situated between Highway 33 to the south and a cul-de-sac single family residential neighbourhood to the north. Directly butting the site to the east and south is the OMAHS owned 115 Gerstmar property. To the west is the newly constructed Kneller Rd extension which connected Kneller Rd to Highway 33 by way of curved road alignment which forms the properties western edge. Due to the curve the PRHC building form is proposed to form an 'angled L' with the north-south leg slightly skewed to accommodate the property line alignment. Further south the OMAHS project angled to front onto the Kneller Rd.

The Project proposed properties are currently vacant land and will add reasonable density around existing transit corridors, therefore, encouraging increased ridership and improving the overall reliability and frequency of the current bus services. The Project is well located with a nearby bus stop for both Bus Route 8 and Route 10.

SCALE

The office component of the PRHC project is one storey and has been located to the north of the site to ease the transition in scale between the four and a half storey mass of the apartment building and the adjacent single-family homes. The PHRC project is envisioned to be clad in primarily residential materials with a design that is compatible to the neighboring properties.

The OMAHS project is conceived to be one story higher than the Nissen Crossing project directly across the street and share a number of its formal characteristics. Ultimately it is the owner's intent that these two projects form a 'set' and bookend Kneller Road.



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No.	Date	Revision
01	2022-01-28	ISSUED FOR REZONING

Project Title

PROVINCIAL RENTAL HOUSING CORPORATION & OKANAGAN METIS ABORIGINAL HOUSING SOCIETY RENTAL HOUSING PROJECTS

KNELLER ROAD, KELOWNA BC

Drawing Number

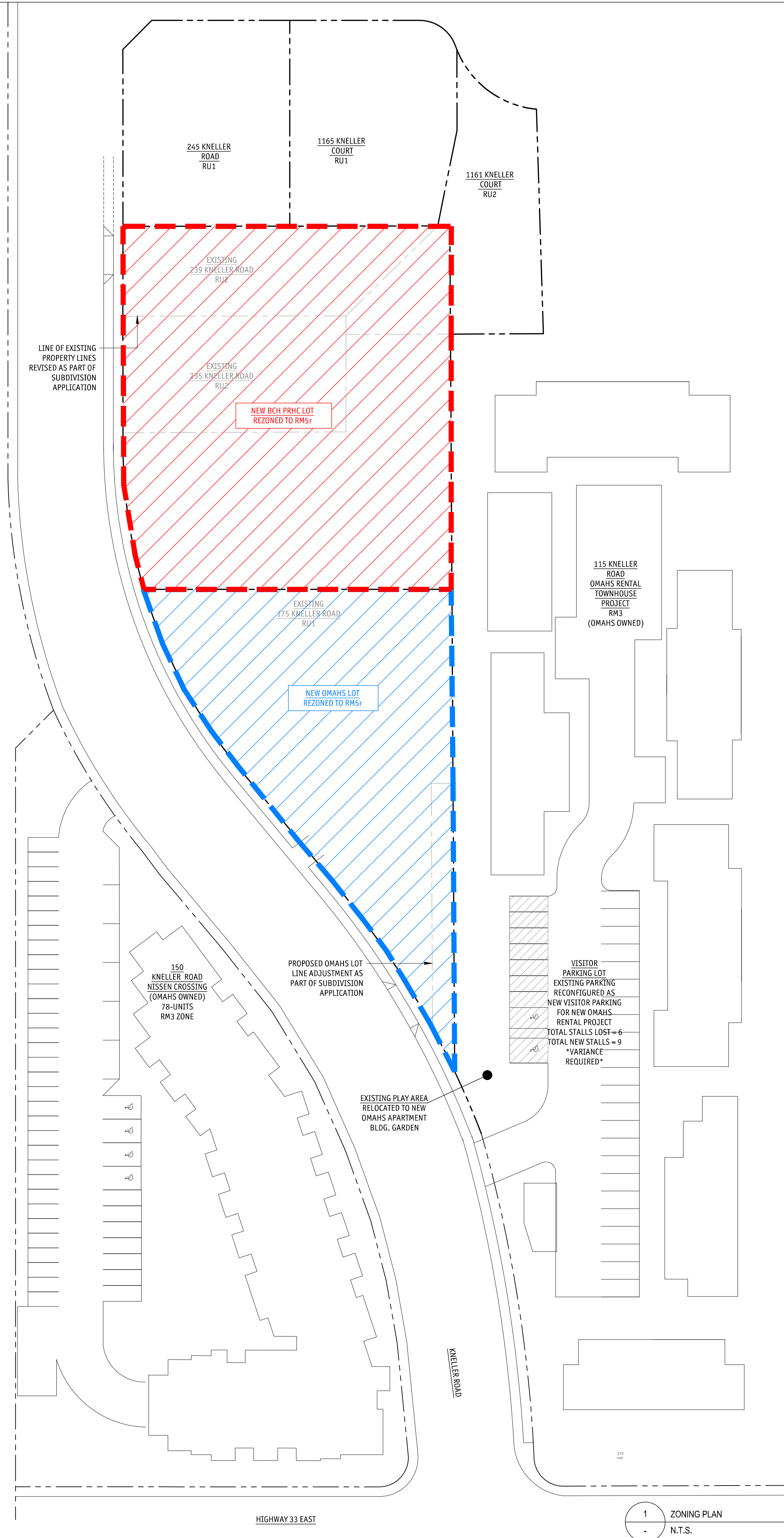
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Drawing Title

**ZONING PLAN
 SITE PHOTOS
 EXISTING SURVEY**

Job No.	m+m 19-1857
Scale	AS SHOWN
Drawn	ST
Checked	ST



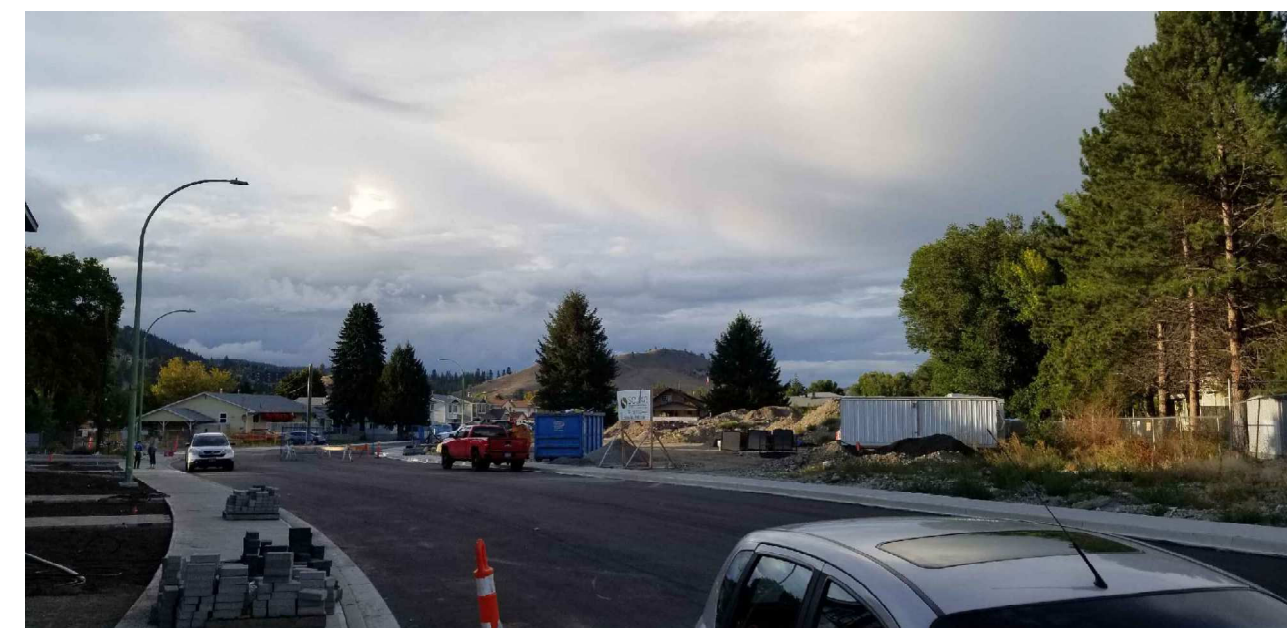
1 ZONING PLAN
 N.T.S.



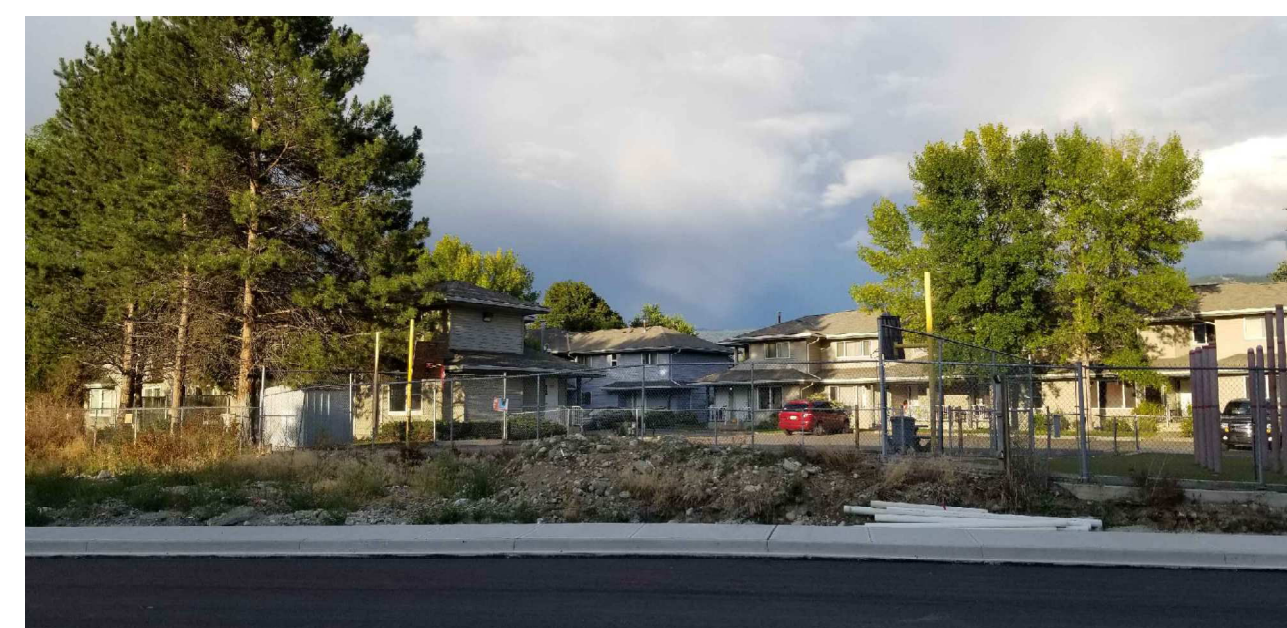
3 PHOTO 1 (2019)
 VIEW LOOKING SOUTH TO SITE & NISSEN CROSSING



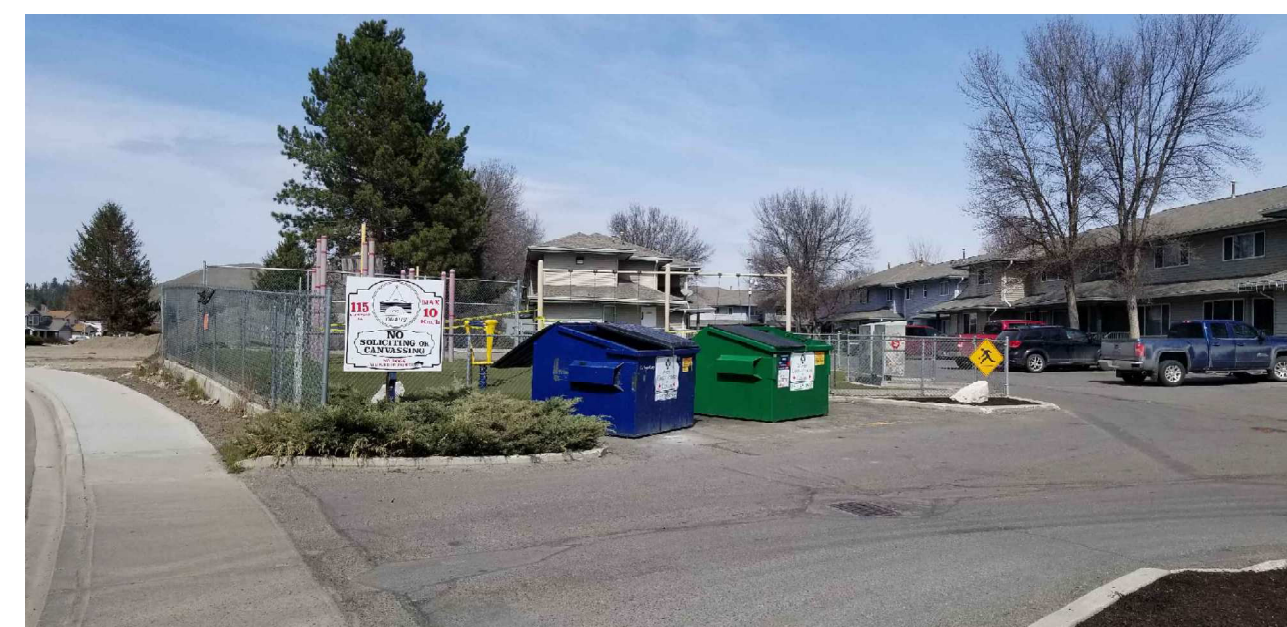
4 PHOTO 2 (2019)
 VIEW LOOKING NORTH TO SITE



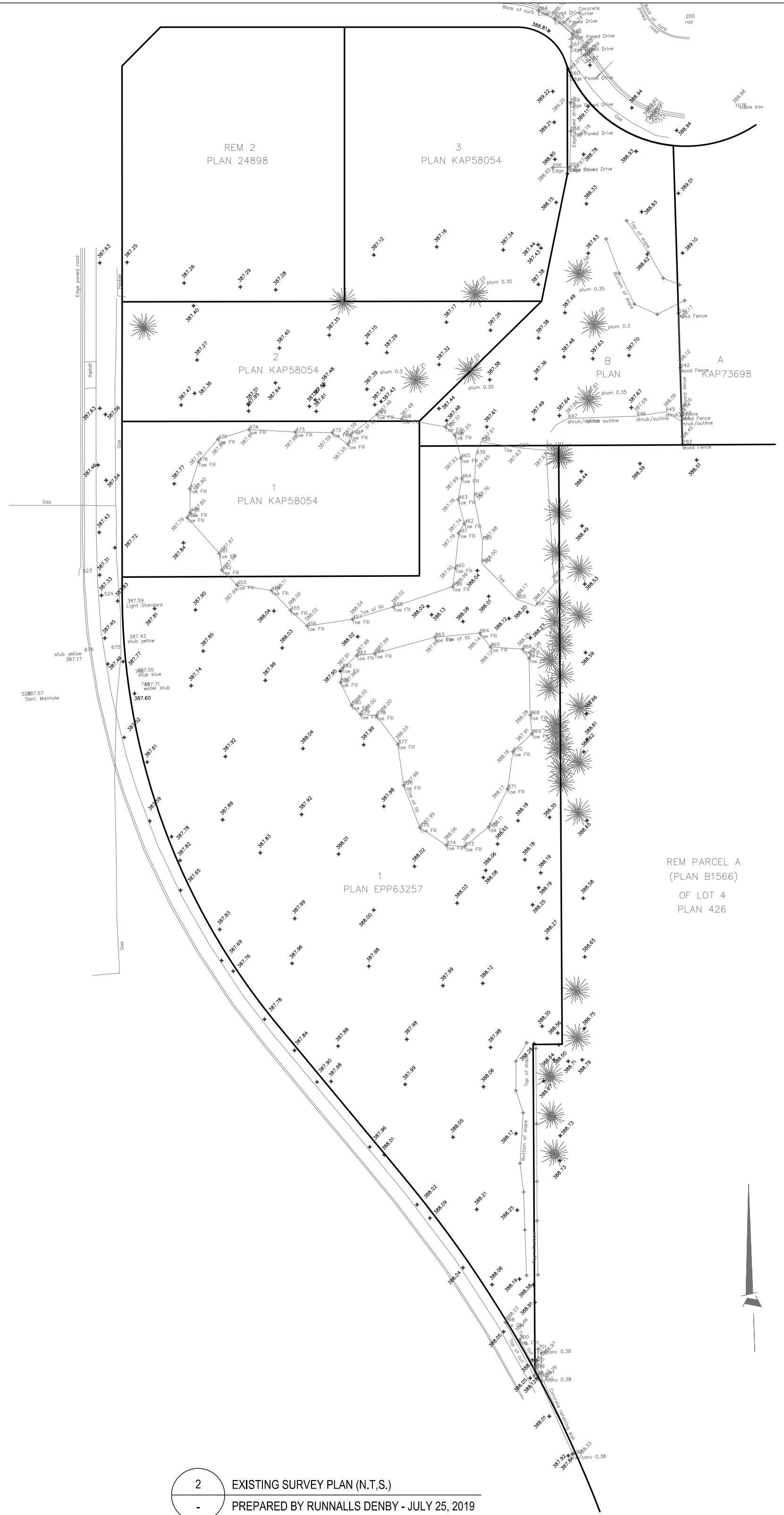
4 PHOTO 3 (2019)
 VIEW LOOKING NORTH TO SITE



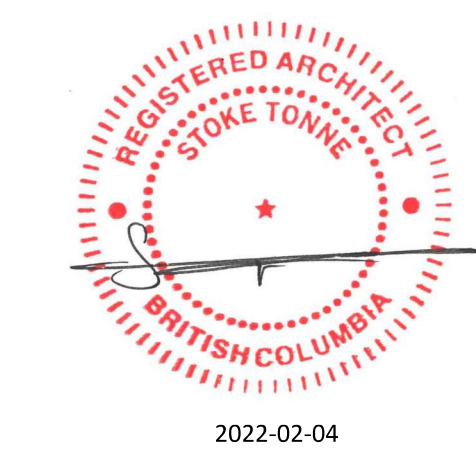
6 PHOTO 4 (2019)
 VIEW OF OMAHS TOWNHOUSE VISITOR PARKING



7 PHOTO 5 (2019)
 VIEW OF OMAHS TOWNHOUSE ENTRY AND PLAY AREA

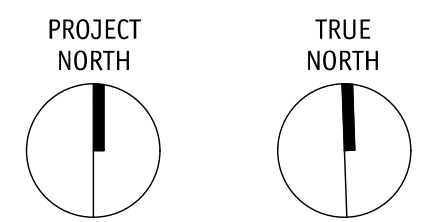


2 EXISTING SURVEY PLAN (N.T.S.)
 PREPARED BY RUNNALLS DENBY - JULY 25, 2019



LEGEND

[Blue]	RESIDENTIAL UNITS
[Yellow]	CIRCULATION
[Grey]	BUILDING SUPPORT & PARKING
[Orange]	AMENITY AREAS
[Green]	TOWNHOUSES
[Pink]	OFFICE (KWS) DAYCARE (OMAHs)



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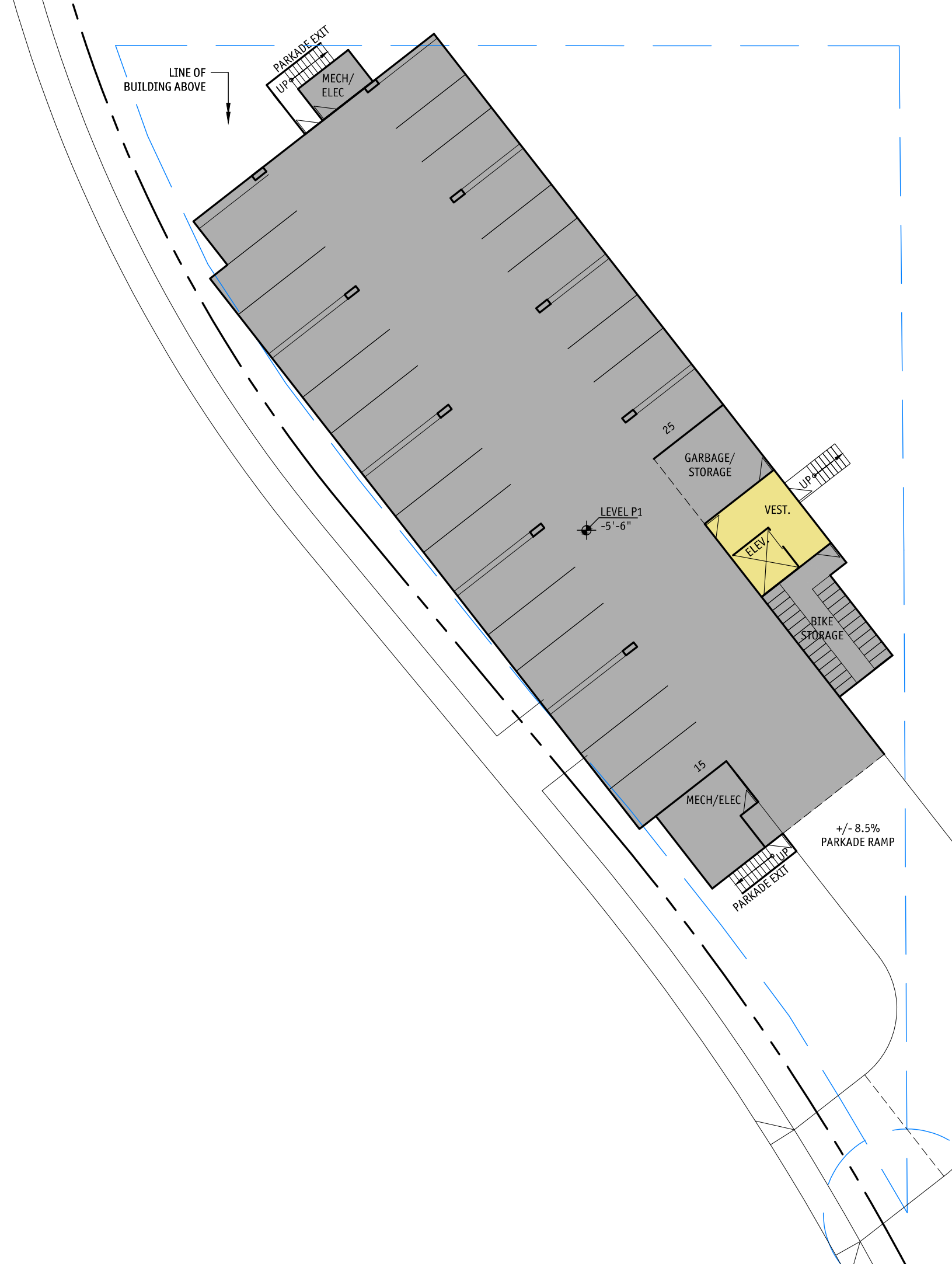
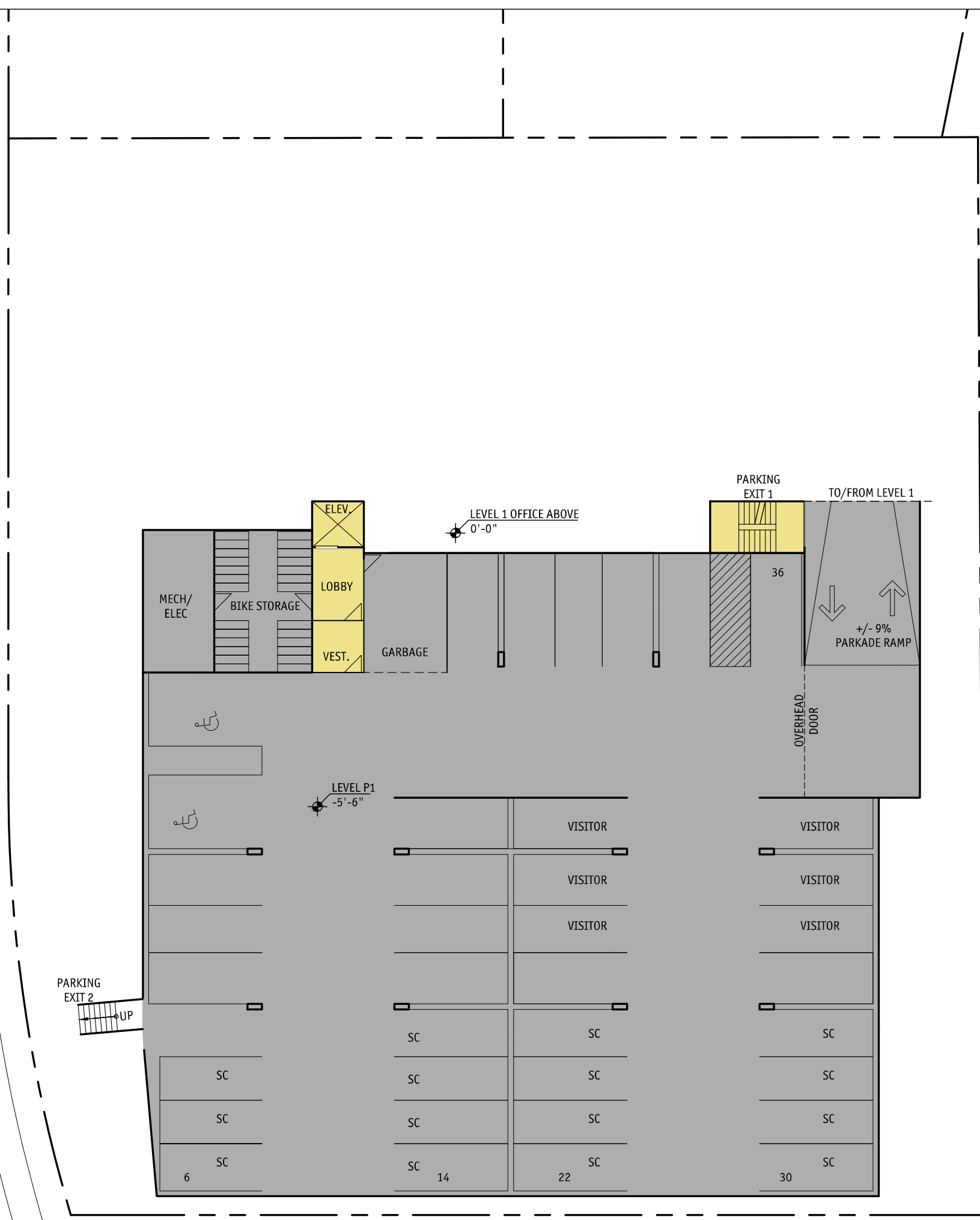
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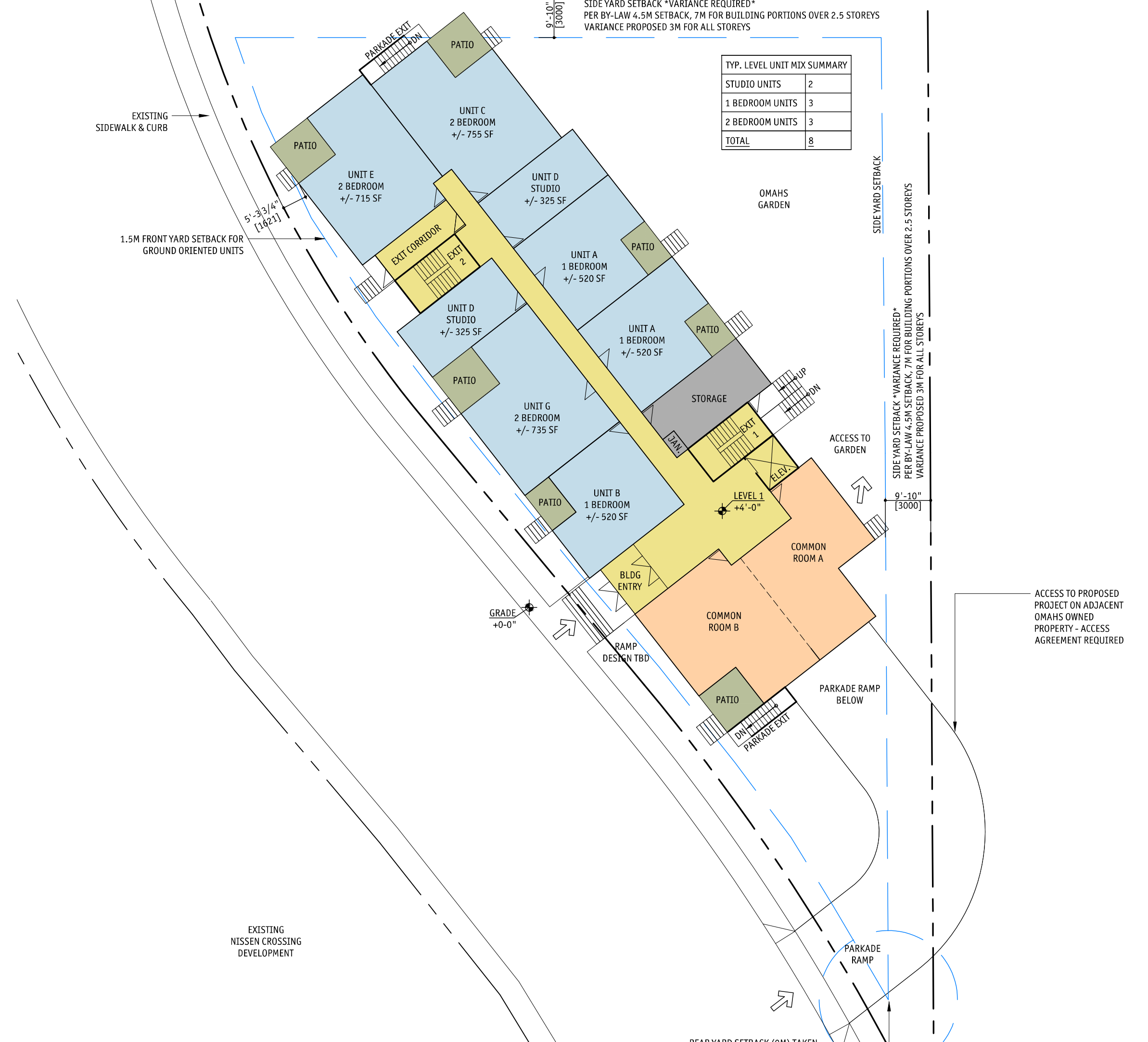
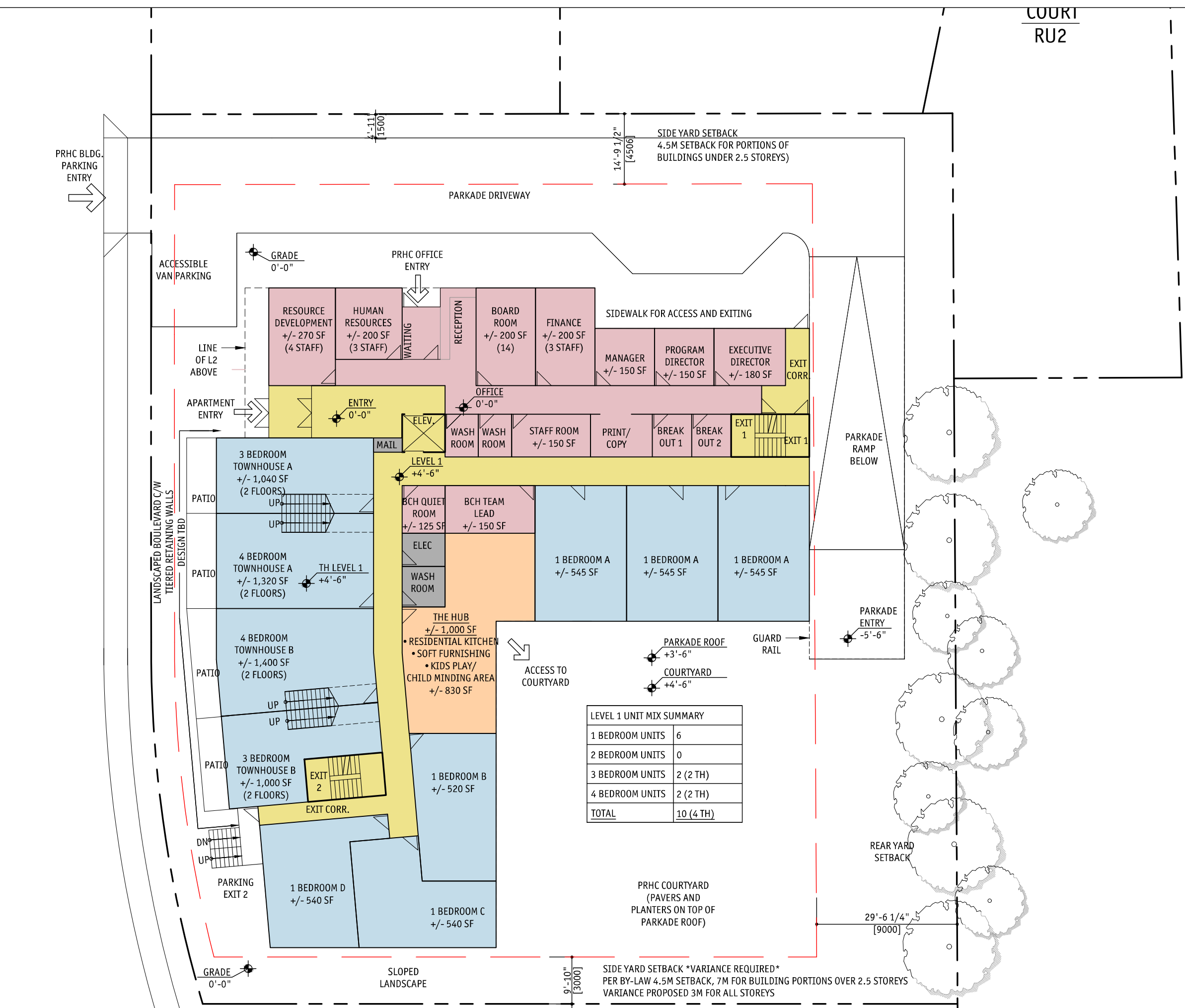
Drawing Title

LEVEL P1 AND L1 CONCEPT FLOOR PLANS

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1 LEVEL P1 CONCEPT FLOOR PLAN
 - N.T.S.

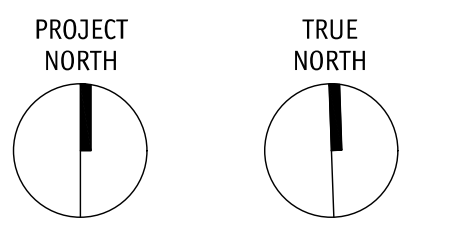


2 LEVEL 1 CONCEPT FLOOR PLAN
 - N.T.S.



2022-02-04

- LEGEND**
- RESIDENTIAL UNITS
 - CIRCULATION
 - BUILDING SUPPORT & PARKING
 - AMENITY AREAS
 - TOWNHOUSES
 - OFFICE (KWS) | DAYCARE (OMHS)



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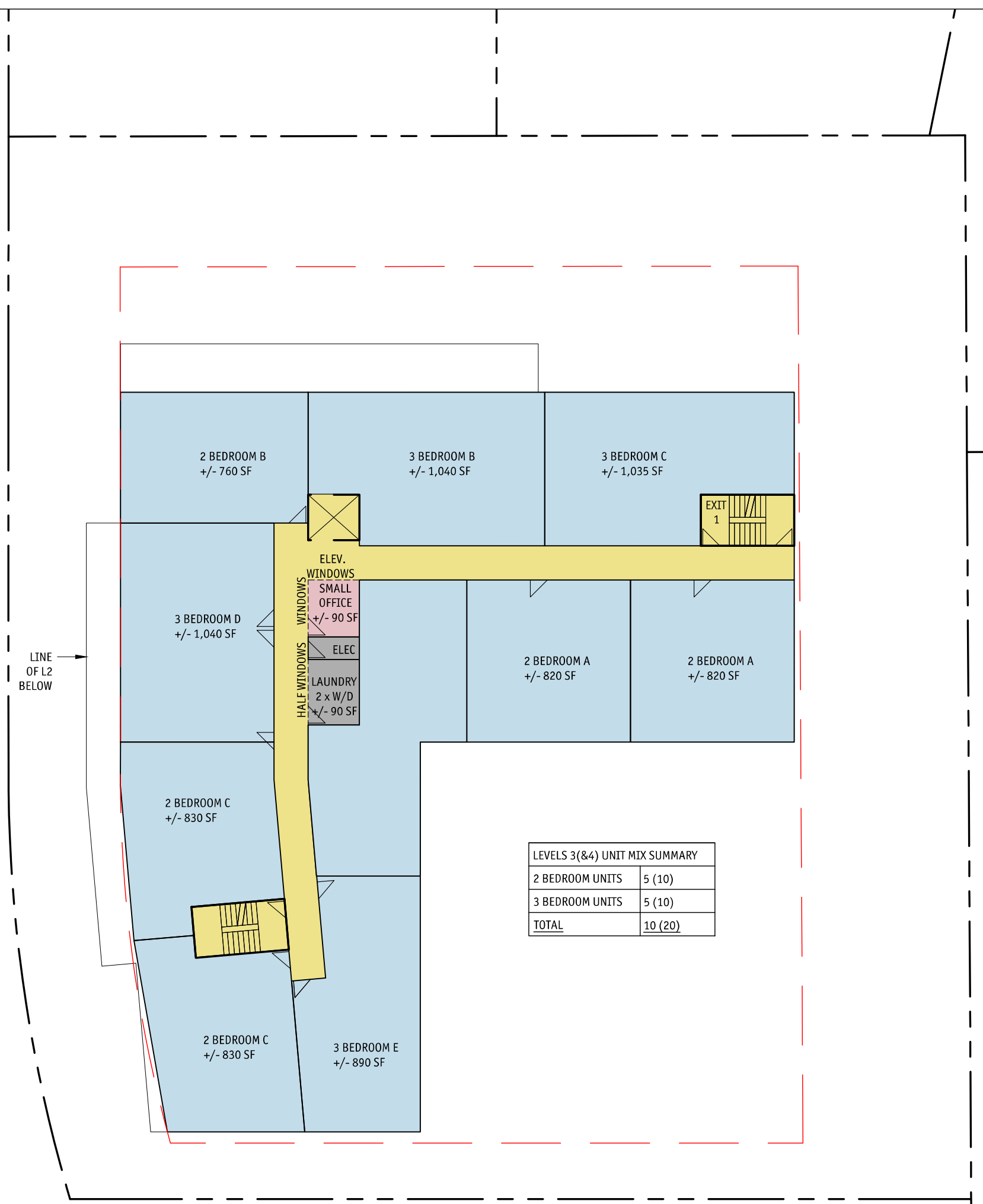
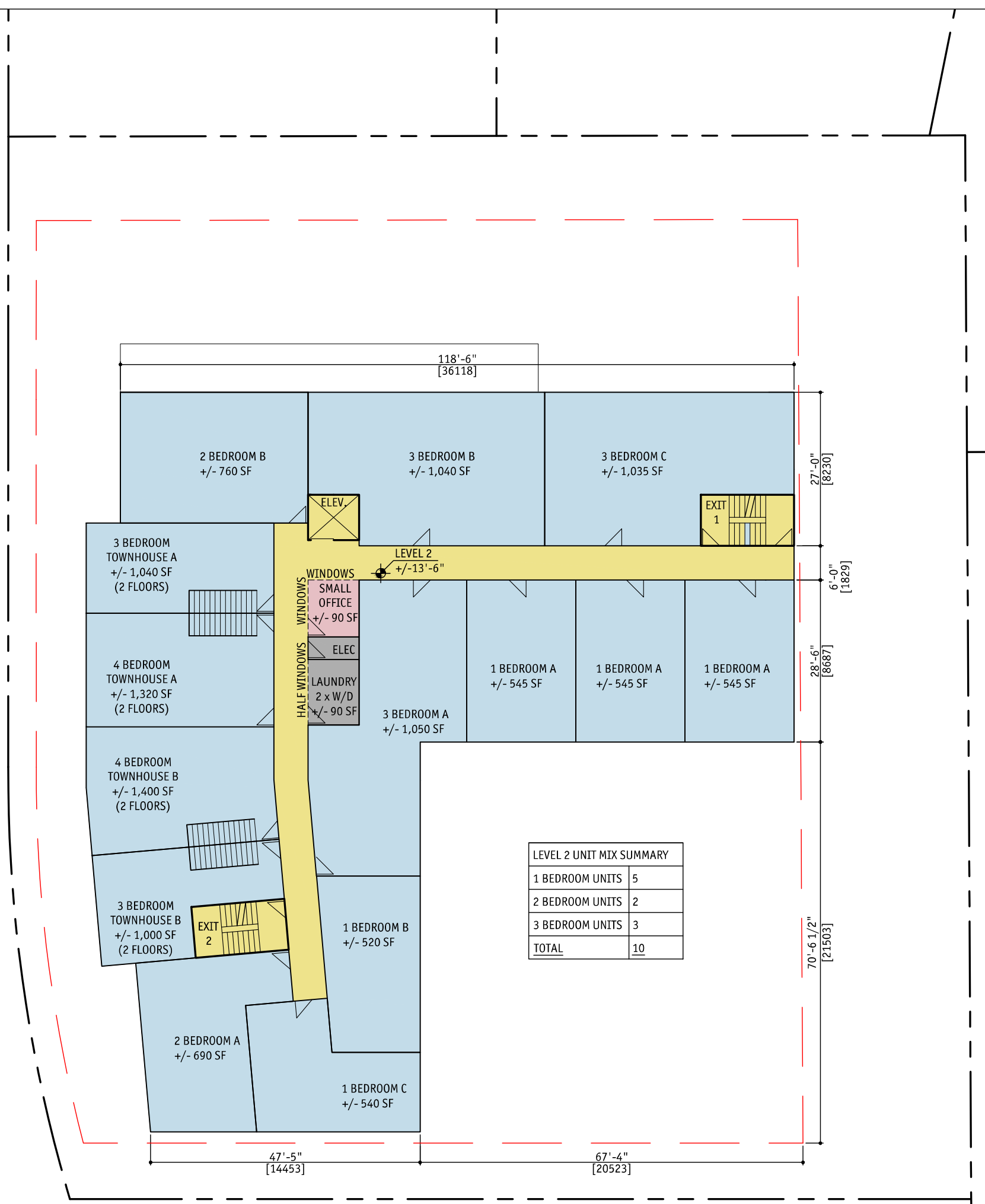
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Drawing Title

LEVEL 2 AND LEVELS 3-4 CONCEPT FLOOR PLANS

Job No.	m+m 19-1857
Scale	AS SHOWN
Drawn	ST
Checked	ST



1 LEVEL 2 CONCEPT FLOOR PLAN
 - N.T.S.

2 LEVELS 3-4 CONCEPT FLOOR PLAN
 - N.T.S.