

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.

OKANAGAN METIS ABORIGINAL I	HOUSING SOCIETY (O	MAHS) PROJECT SU	<u>JMMARY</u>			
EXISTING CIVIC ADDRESSES	175, 235, 239 KNELLE	R ROAD & 1161 KNELL	ER COURT, KELOWNA			
PROPOSED CIVIC ADDRESSES	TBD (PENDING SUBDI	VISION & REZONING)				
LEGAL DESCRIPTIONS	REFER TO SUBDIVISIO	N APPLICATION SURVE	Y PLAN			
EXISTING ZONING	RU1 & RU2					
PROPOSED ZONING	RM5r (PENDING SUBD	IVISION & REZONING)				
PROPOSED PRINCIPAL USE(S)	APARTMENT HOUSING					
NUMBER OF BUILDINGS	ONE					
ZONING BYLAW(S)	RM5/RM5r (REVISED /	APRIL 06, 2020), PARK	ING (REVISED NOVEMBE	R 25, 2019)		
SITE & PROJECT DATA	ZONING REC	QUIREMENTS	PROPOSED		BYLAW #	NOTE
SITE DIMENSIONS						
SITE AREA	1,400.0 sm min.	15,069 sf max.	1,900.0 sm	20,451 sf	13.11.5 (c)	
SITE WIDTH (SIDE TO SIDE - FAST)	30 m min.	98.4 ft min.	75.7 m	248.2 ft	13.11.5 (a)	

SITE & PROJECT DATA	ZONING REQUIREMENTS		PROPOSED		BYLAW #	NOTES
SITE DIMENSIONS						
SITE AREA	1,400.0 sm min.	15,069 sf max.	1,900.0 sm	20,451 sf	13.11.5 (c)	
SITE WIDTH (SIDE TO SIDE - EAST)	30 m min.	98.4 ft min.	75.7 m	248.2 ft	13.11.5 (a)	
SITE DEPTH (FRONT TO REAR - NORTH)	35 m min.	114.8 ft min.	48.3 m	158.5 ft	13.11.5 (b)	
SITE COVERAGE						
SITE COVERAGE 1 (40% MAX.)	560.0 sm max.	6,028 sf max.	714.9 sm	7,695 sf	13.11.6 (b)	
SITE COVERAGE 2 (65% MAX.)	910.0 sm max.	9,795 sf max.	871.0 sm	9,375 sf	13.11.6 (b)	
HEIGHT						
HEIGHT OF BUILDINGS (m)	18.0 m	59.1 ft	13.5 m	44.3 ft	13.11.6 (c)	
HEIGHT (# OF STOREYS)	4.5 ST	OREYS	4.5 ST	OREYS	13.11.6 (c)	
SETBACKS						
FRONT YARD (WEST) NOT NOTED BELOW	6.0 m	19.7 ft	1.5 m	5.0 ft	13.11.6 (d)	1
FRONT YARD FOR GROUND ORIENTED						
HOUSING FOR PORTIONS OF BLDG UP TO						
2.5 STOREYS	1.5 m	4.9 ft	2.3 m	7.5 ft		
SIDE YARD (NORTH) NOT NOTED BELOW	7.0 m	23.0 ft	1.5 m	5.0 ft	14.4.5 (e)	2
SIDE YARDS FOR A PORTION OF BLDG NOT						
OVER 2.5 STOREYS	4.5 m	14.8 ft	1.5 m	5.0 ft	14.4.5 (e)	2
SIDE YARD (EAST) NOT NOTED BELOW	7.0 m	24.6 ft	3.7 m	12.0 ft	14.4.5 (e)	2
SIDE YARD FOR A PORTION OF BLDG NOT						
OVER 2.5 STOREYS	4.5 m	14.8 ft	3.7 m	12.0 ft	14.4.5 (e)	2
REAR YARD (SOUTHEAST CORNER)	9.0 m	29.5 ft	20.2 m	66.3 ft	14.4.5 (f)	
FLOOR AREA RATIO (FAR) SUMMARY	<u>INFO</u>	<u>APPLICABLE</u>	ALLOWABLE N	ET / FAR AREA		
FAR: MAX 1.1	1.1 FAR	YES	2,090.0 sm	22,497 sf	13.11.6 (a)	
BONUS 1: PARKING SCREENED +0.1	0.089 FAR	YES	169.6 sm	1,826 sf	13.11.6 (a)	
TOTAL FAR W/BONUSES = 1.2	1.189 FAR		2,259.6 sm max.	24,323 sf max.		
PROPOSED AREA SUMMARY	CRUSS	SAREA	NET A	ΔRFA	NET/GROSS	NOTES

T ROT OSED AREA SOFTMARE	GROSS AREA		1161	I INLIY GIVOSS	10123	
LEVEL 1 (APARTMENTS)	714.9 sm	7,695 sf	410.2 sm	4,415 sf	57.4%	
LEVEL 2 (APARTMENTS)	714.9 sm	7,695 sf	606.7 sm	6,530 sf	84.9%	
LEVEL 3 (APARTMENTS)	714.9 sm	7,695 sf	606.7 sm	6,530 sf	84.9%	
LEVEL 4 (APARTMENTS)	714.9 sm	7,695 sf	606.7 sm	6,530 sf	84.9%	
TOTAL PROPOSED FLOOR AREAS	2,859.6 sm	30,780 sf	2,230.1 sm	24,005 sf	78.0%	
LEVEL P1 - PARKADE	785.0 sm	8,450 sf				
PROPOSED UNIT AREA SUMMARY	UNIT N	ET AREA	UNIT BALO	CONY AREA	UNIT COUNT	NOTES
UNIT A - 1 BED	48.3 sm	520 sf	5.9 sm	63 sf	8	

PROPOSED UNIT AREA SUMMARY	UNIT NET AREA		UNIT BALCONY AREA		UNIT COUNT	NOTES
UNIT A - 1 BED	48.3 sm	520 sf	5.9 sm	63 sf	8	
UNIT B - 1 BED	48.3 sm	520 sf	5.9 sm	63 sf	4	
UNIT C - 2 BED	66.4 sm	715 sf	0.0 sm	0 sf	4	
UNIT D - STUDIO	30.2 sm	325 sf	9.4 sm	101 sf	14	
UNIT E - 2 BED	70.1 sm	755 sf	9.4 sm	101 sf	7	
UNIT F - 2 BED	66.0 sm	710 sf	9.4 sm	101 sf	3	
UNIT G - 2 BED	68.3 sm	735 sf	9.4 sm	101 sf	4	
TOTAL # OF UNITS					44	

PROPOSED UNTI MTX 20MWAKA	FLOOR LEVELS					NOTES	
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4			
UNIT A - 1 BED	2	2	2	2	8		
UNIT B - 1 BED	1	1	1	1	4		
UNIT C - 2 BED	1	1	1	1	4		
UNIT D - STUDIO	2	4	4	4	14		
UNIT E - 2 BED	1	2	2	2	7		
UNIT F - 2 BED	0	1	1	1	3		
UNIT G - 2 BED	1	1	1	1	4		
TOTAL # OF UNITS	8	12	12	12	44		

PRIVATE OPEN SPACE SUMMARY	AREA RE	AREA REQUIRED		AREA PROVIDED		NOTES
UNIT A - 1 BED	120.0 sm	1,292 sf	46.8 sm	504 sf	8	
UNIT B - 1 BED	100.0 sm	1,076 sf	23.4 sm	252 sf	4	
UNIT C - 2 BED	00.0 sm	00 sf	0.0 sm	00 sf	4	
UNIT D - STUDIO	350.0 sm	3,767 sf	131.4 sm	1,414 sf	14	
UNIT E - 2 BED	175.0 sm	1,884 sf	65.7 sm	707 sf	7	
UNIT F - 2 BED	75.0 sm	807 sf	28.1 sm	303 sf	3	
UNIT G - 2 BED	100.0 sm	1,076 sf	37.5 sm	404 sf	4	
TOTAL AREAS	920.0 sm	9,903 sf	333.0 sm	3,584 sf	44	

VEHICLE PARKING SUMMARY					BYLAW #	NOTES
	1 BEDROOM UNITS	2 BEDROOM UNITS	STUDIO UNITS			
	12 units total	18 units total	14 units total			
VEHICLE SPACES REQUIRED	1.25 per unit min.	1.5 per unit min.	1.0 per unit min.	<u>TOTAL</u>		
APARTMENTS (UNITS)	15	27	14	56	TABLE 8.3.1	
RM5r RENTAL SUBZONE REDUCTION	10% REDUCTION OUT	SIDE OF URBAN CENTRI	6	8.2.12		
TOTAL SPACES REQUIRED						
ACCESSIBLE SPACES REQUIRED				2	8.2.19	
ACCESSIBLE VAN SPACES REQ'D	PROVIDED AS PART OF	THE TOTAL SPACES RE	QUIRED	1	8.2.19	
VEHICLE SPACES PROVIDED	REGULAR SPACE	SMALL CAR SPACE	ACCESSIBLE SPACES	<u>TOTAL</u>		
LEVEL 1 SURFACE PARKING	1	0	2	3		4
LEVEL P1 PARKADE	15	10	0	25		
TOTAL PROVIDED (BY SPACE TYPE)	16	10	2	28		
% OF SMALL CAR STALLS PROVIDED	MAX. PERMITTED 50%)		36%		

BICYCLE PARKING SUMMARY					BYLAW #	NOTES
	2 BED UNITS OR LESS	3 OR 4 BED UNITS	TOTAL REQUIRED	TOTAL PROVIDED		
LONG TERM SPACES REQUIRED	0.75 per unit	1.00 per unit				Ϊ
APARTMENTS (UNITS)	33	0	33	34 sf	TABLE 8.5	
TOTALS			33	34		
SHORT TERM SPACES REQUIRED						
APARTMENTS (UNITS)	6 PER ENTRANCE	6 PER ENTRANCE		6 TBD		
TOTALS			6			
END OF TRIP FACILITIES REQUIRED	# OF TOILETS	# OF SINKS	# OF SHOWERS	# OF LOCKERS		
BASED ON # OF LONG TERM SPACES	4	4	4	17	8.6.1	5

GENERAL NOTE:
DESIGN DRAWINGS THAT FORM PART OF REZONING APPLICATION ARE CONCEPT DESIGN DRAWINGS ONLY AND WILL BE DEVELOPED FURTHER FOR

<u>NOTES</u>	
1. FRONT YARD SETBACK VARIANCE DISCUSSED WITH CITY ON APRIL 25, 2020 - TO BE REVIEWED FURTHER WITH	CITY.
2. SIDE YARD SETBACK VARIANCE DISCUSSED WITH CITY ON APRIL 25, 2020 - TO BE REVIEWED FURTHER WITH C	ITY.

^{3.} OWNER PARKING VARIANCE RATIONALE INCLUDED WITH RZ APPLICATION AS AGREED TO ON NOV 09, 2020 - TO BE REVIEWED FURTHER WITH CITY. 4. REVISION OF EXISTING PARKING LOT AND PROVISION OF SURFACE STALLS SERVING NEW PROJECT TO BE REVIEWED FURTHER WITH CITY.
5. END OF TRIP PROVISIONS NOT YET REVIEWED WITH CITY - TO BE REVIEWED FURTHER WITH CITY.

PROVINCIAL RENTAL HOUSING CORPO	DRATION (PRHC) PROJECT SUMMARY
EXISTING CIVIC ADDRESSES	175, 235, 239 KNELLER ROAD & 1161 KNELLER COURT, KELOWNA
PROPOSED CIVIC ADDRESSES	TBD (PENDING SUBDIVISION & REZONING)
LEGAL DESCRIPTIONS	REFER TO SUBDIVISION APPLICATION SURVEY PLAN
EXISTING ZONING	RU1 & RU2
PROPOSED ZONING	RM5r (PENDING SUBDIVISION & REZONING)
PROPOSED PRINCIPAL USE(S)	APARTMENT HOUSING, SUPPORTIVE HOUSING, OFFICE - SEE NOTE 1
NUMBER OF BUILDINGS	ONE
ZONING BYLAW(S)	RM5/RM5r (REVISED APRIL 06, 2020), PARKING (REVISED NOVEMBER 25, 2019)

SITE & PROJECT DATA	ZONING REQUIREMENTS		PROPOSED		BYLAW #	NOTES
SITE DIMENSIONS						
SITE AREA	1,400.0 sm min.	15,069 sf max.	2,910.0 sm	31,323 sf	13.11.5 (c)	
SITE WIDTH (SIDE TO SIDE)	30 m min.	98.4 ft min.	56.8 m	186.5 ft	13.11.5 (a)	
SITE DEPTH (FRONT TO REAR)	35 m min.	114.8 ft min.	51.3 m	168.3 ft	13.11.5 (b)	
SITE COVERAGE						
SITE COVERAGE 1 (40% MAX.)	1,164.0 sm max.	12,529 sf max.	1,041.4 sm	11,210 sf	13.11.6 (b)	
SITE COVERAGE 2 (65% MAX.)	1,891.5 sm max.	20,360 sf max.	1,255.6 sm	13,515 sf	13.11.6 (b)	
HEIGHT						
HEIGHT OF BUILDINGS (m)	18.0 m	59.1 ft	13.5 m	44.3 ft	13.11.6 (c)	
HEIGHT (# OF STOREYS)	4.5 ST	TOREYS	4.5 STOREYS		13.11.6 (c)	
SETBACKS						
FRONT YARD (WEST) NOT NOTED BELOW	6.0 m	19.7 ft	6.0 m	19.7 ft	13.11.6 (d)	
FRONT YARD FOR GROUND ORIENTED						
HOUSING FOR PORTIONS OF BLDG UP TO 2.5						
STOREYS	1.5 m	4.9 ft	2.3 m	7 . 5 ft		
SIDE YARD (NORTH) NOT NOTED BELOW	7.0 m	23.0 ft	15.2 m	50.0 ft	14.4.5 (e)	
SIDE YARD FOR A PORTION OF BLDG NOT						
OVER 2.5 STOREYS	4.5 m	14.8 ft	8.4 m	27 . 5 ft	14.4.5 (e)	
SIDE YARD (SOUTH) NOT NOTED BELOW	7.0 m	24.6 ft	3.0 m	10.0 ft	14.4.5 (e)	2
SIDE YARD FOR A PORTION OF BLDG NOT						
OVER 2.5 STOREYS	4.5 m	14.8 ft	3.0 m	10.0 ft	14.4.5 (e)	2
REAR YARD (EAST)	9.0 m	29.5 ft	9.3 m	30.6 ft	14.4.5 (f)	

FLOOR AREA RATIO (FAR) SUMMARY	<u>INFO</u> <u>APPLICABLE</u>		ALLOWABLE N			
FAR: MAX 1.1	1.1 FAR	YES	3,201.0 sm	34,455 sf	13.11.6 (a)	
BONUS: PARKING SCREENED (MAX 0.1)	0.095 FAR	YES	276.5 sm	2,976 sf	13.11.6 (a)	
TOTAL ALLOWABLE FAR W/BONUSES	1.195 FAR		3,477.4 sm max.	37,431 sf max.		
					•	
DDODOCED ADEA CHMMADV	CDOCC ADEA		NET /	NDEA	NET/CDOSS	N

PROPOSED AREA SUMMARY	GROSS	S AREA	NET /	AREA	NET/GROSS	NOTE
LEVEL 1 (PRHC OFFICE)	296.8 sm	3,195 sf	262.5 sm	2,826 sf	88.5%	
LEVEL 1 (APARTMENTS)	802.7 sm	8,640 sf	521.7 sm	5,615 sf	65.0%	
LEVEL 2 (APARTMENTS)	1,041.4 sm	11,210 sf	905.8 sm	9,750 sf	87.0%	
LEVEL 3 (APARTMENTS)	993.6 sm	10,695 sf	851.5 sm	9,165 sf	85.7%	
LEVEL 4 (APARTMENTS)	993.6 sm	10,695 sf	851.5 sm	9,165 sf	85.7%	
TOTAL PROPOSED FLOOR AREAS	4,128.1 sm	44,435 sf	3,392.9 sm	36,521 sf	82.2%	
LEVEL P1 - PARKADE	1,319.7 sm	14,205 sf				

PROPOSED UNIT AREA SUMMARY	UNIT N	ET AREA	UNIT BALC	CONY AREA	UNIT COUNT	NOTES
1 BED UNIT A	50.6 sm	545 sf	TBD	TBD	6	
1 BED UNIT B	48.3 sm	520 sf	TBD	TBD	2	
1 BED UNIT C	50.2 sm	540 sf	TBD	TBD	2	
1 BED UNIT D	50.2 sm	540 sf	TBD	TBD	1	
2 BED UNIT A	76.2 sm	820 sf	TBD	TBD	5	
2 BED UNIT B	70.6 sm	760 sf	TBD	TBD	3	
2 BED UNIT C	77.1 sm	830 sf	TBD	TBD	2	
2 BED UNIT D	77.1 sm	830 sf	TBD	TBD	2	
3 BED UNIT A	94.8 sm	1020 sf	TBD	TBD	3	
3 BED UNIT B	96.6 sm	1040 sf	TBD	TBD	3	
3 BED UNIT C	96.2 sm	1035 sf	TBD	TBD	3	
3 BED UNIT D	96.6 sm	1040 sf	TBD	TBD	2	
3 BED UNIT E	90.1 sm	970 sf	TBD	TBD	2	
3 BED TOWNHOME A	48.3 sm	520 sf	TBD	TBD	1	
3 BED TOWNHOME B	46.5 sm	500 sf	TBD	TBD	1	
4 BED TOWNHOME A	61.3 sm	660 sf	TBD	TBD	1	
4 BED TOWNHOME B	65.0 sm	700 sf	TBD	TBD	1	
TOTAL # OF UNITS					40	

PROPOSED UNIT MIX SUMMARY		FLOOR LEVELS				
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4		
1 BED UNITS	6	5	0	0	11	
2 BED UNITS	0	2	5	5	12	
3 BED UNITS	0	3	5	5	13	
3 BED TOWNHOME UNITS	2	0	0	0	2	
4 BED TOWNHOME UNITS	2	0	0	0	2	
TOTAL # OF UNITS	10	10	10	10	40	

PRIVATE OPEN SPACE SUMMARY	AREA REQUIRED		AREA PROVIDED		UNIT COUNT N	
1 BED UNITS	165.0 sm	1,776 sf	TBD	TBD	11	3
2 BED UNITS	300.0 sm	3,229 sf	TBD	TBD	12	
3 BED UNITS	325.0 sm	3,498 sf	TBD	TBD	13	
3 BED TOWNHOME UNITS	50 . 0 sm	538 sf	TBD	TBD	2	
4 BED TOWNHOME UNITS	50.0 sm	538 sf	TBD	TBD	2	
TOTAL AREAS	890.0 sm	9,580 sf			40	

VEHICLE PARKING SUMMARY					BYLAW #	NOTES
	1 BEDROOM UNITS	2 BEDROOM UNITS	3&4 BEDROOM UNITS			
	11 units total	12 units total	17 units total			
VEHICLE SPACES REQUIRED	1.25 per unit min.	1.5 per unit min.	2.0 per unit min.	<u>TOTAL</u>		
APARTMENTS (UNITS)	13.75	18	34	65.8	TABLE 8.3.1	
APARTMENT (VISITORS)	MIN. 0.14 SPACE PER	MIN. 0.14 SPACE PER DWELLING UNIT		5.6	TABLE 8.3.1	
PRHC OFFICE	2.5 PER 100 sm GFA	2.5 PER 100 sm GFA		7.4	TABLE 8.3.2	
LOADING STALLS REQUIRED	1 PER 1900 sm GFA CO	1 PER 1900 sm GFA COMMERCIAL USE AREA		0	TABLE 8.4	
TOTAL SPACES REQUIRED	PRE RENTAL REDUCTI	PRE RENTAL REDUCTION		78.8		
RM5r RENTAL SUBZONE REDUCTION	10% REDUCTION OUT	10% REDUCTION OUTSIDE OF URBAN CENTRE		7.9	8.2.12	
TOTAL SPACES REQUIRED				71		
ACCESSIBLE SPACES REQUIRED				3	8.2.19	
ACCESSIBLE VAN SPACES REQ'D	PROVIDED AS PART OF	F THE TOTAL SPACES RE	QUIRED	1	8.2.19	
VEHICLE SPACES PROVIDED	REGULAR SPACE	SMALL CAR SPACE	ACCESSIBLE SPACES	<u>TOTAL</u>		
LEVEL 1 SURFACE PARKING	1	0	1	2		
LEVEL P1 PARKADE	21	15	2	38		
TOTAL PROVIDED (BY SPACE TYPE)	22	15	3			
O/ OE CMAIL CAD CTALLS DDOVIDED	MAY DEDMITTED 500/			200/		

BICYCLE PARKING SUMMARY					BYLAW #	NOTES
	1 OR 2 BED UNITS	3 OR 4 BED UNITS	TOTAL REQUIRED	TOTAL PROVIDED		
LONG TERM SPACES REQUIRED	0.75 per unit	1.00 per unit				
APARTMENTS (UNITS)	17.25	15	32	TBD	TABLE 8.5	
PRHC OFFICE	1 PER 500 sm GFA	1 PER 500 sm GFA		TBD	TABLE 8.5	
TOTALS						
SHORT TERM SPACES REQUIRED						
APARTMENTS (UNITS)	6 PER ENTRANCE	6 PER ENTRANCE			TABLE 8.5	
OFFICE	2 PER ENTRANCE	2 PER ENTRANCE			TABLE 8.5	
TOTALS			10	16		
END OF TRIP FACILITIES REQUIRED	# OF TOILETS	# OF SINKS	# OF SHOWERS	# OF LOCKERS		
RASED ON # OF LONG TERM SPACES	2	2	2	16	Q 6 1	5

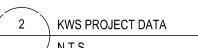
GENERAL	NOTE

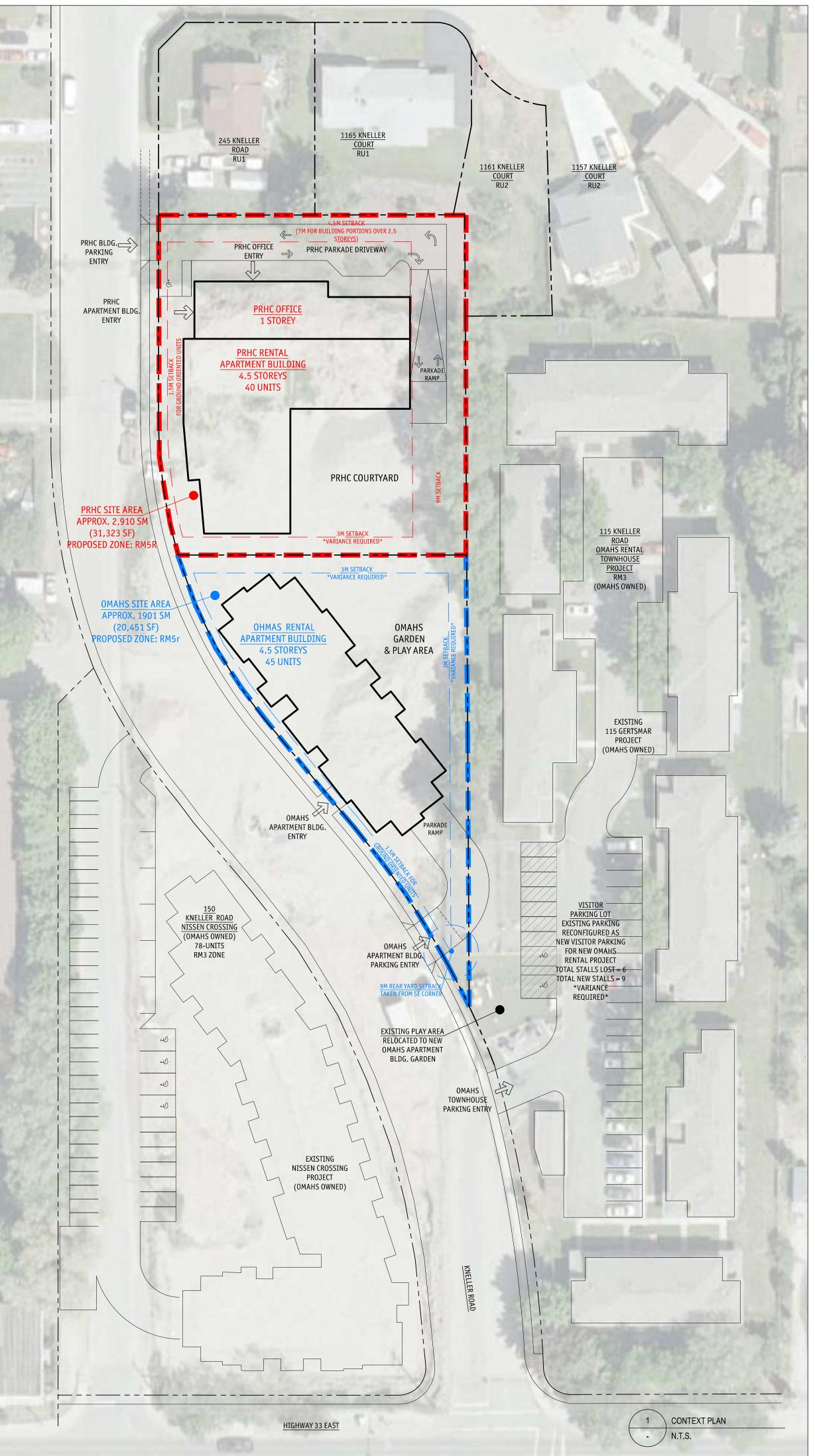
TOTAL SPACES PROVIDED

DESIGN DRAWINGS THAT FORM PART OF REZONING APPLICATION ARE CONCEPT DESIGN DRAWINGS ONLY AND WILL BE DEVELOPED FURTHER FOR DEVELOPMENT PERMIT (DP) APPLICATION. ALL ITEMS NOTED BELOW ARE FOR INFO ONLY AND TO BE REVIEWED PRIOR TO DP APPLICATION.

1. KELOWNA WOMEN'S SHELTER OFFICE NOT NOTED IN PRINCIPAL OR SECONDARY USES - TO BE REVIEWED FURTHER WITH CITY. 2. SIDE YARD SETBACK VARIANCE DISCUSSED WITH CITY ON APRIL 25, 2020 - TO BE REVIEWED FURTHER WITH CITY.

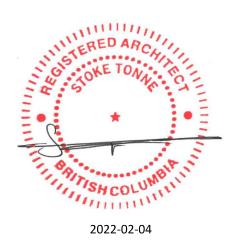
3. PRIVATE OPEN SPACES (BALCONIES) NOT DEVELOPED AT THIS TIME - TO BE REVIEWED FURTHER WITH CITY. 4. OWNER PARKING VARIANCE RATIONALE INCLUDED WITH RZ APPLICATION AS AGREED TO ON NOV 09, 2020 - TO BE REVIEWED FURTHER WITH CITY. 5. END OF TRIP PROVISIONS NOT YET REVIEWED WITH CITY - TO BE REVIEWED FURTHER WITH CITY.





233 BERNARD AVENUE KELOWNA, B.C. VIY 6N2 TEL: 250.762.3004 FAX: 250.762.8707 EMAIL: kel-mai@shaw.ca







Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

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**

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

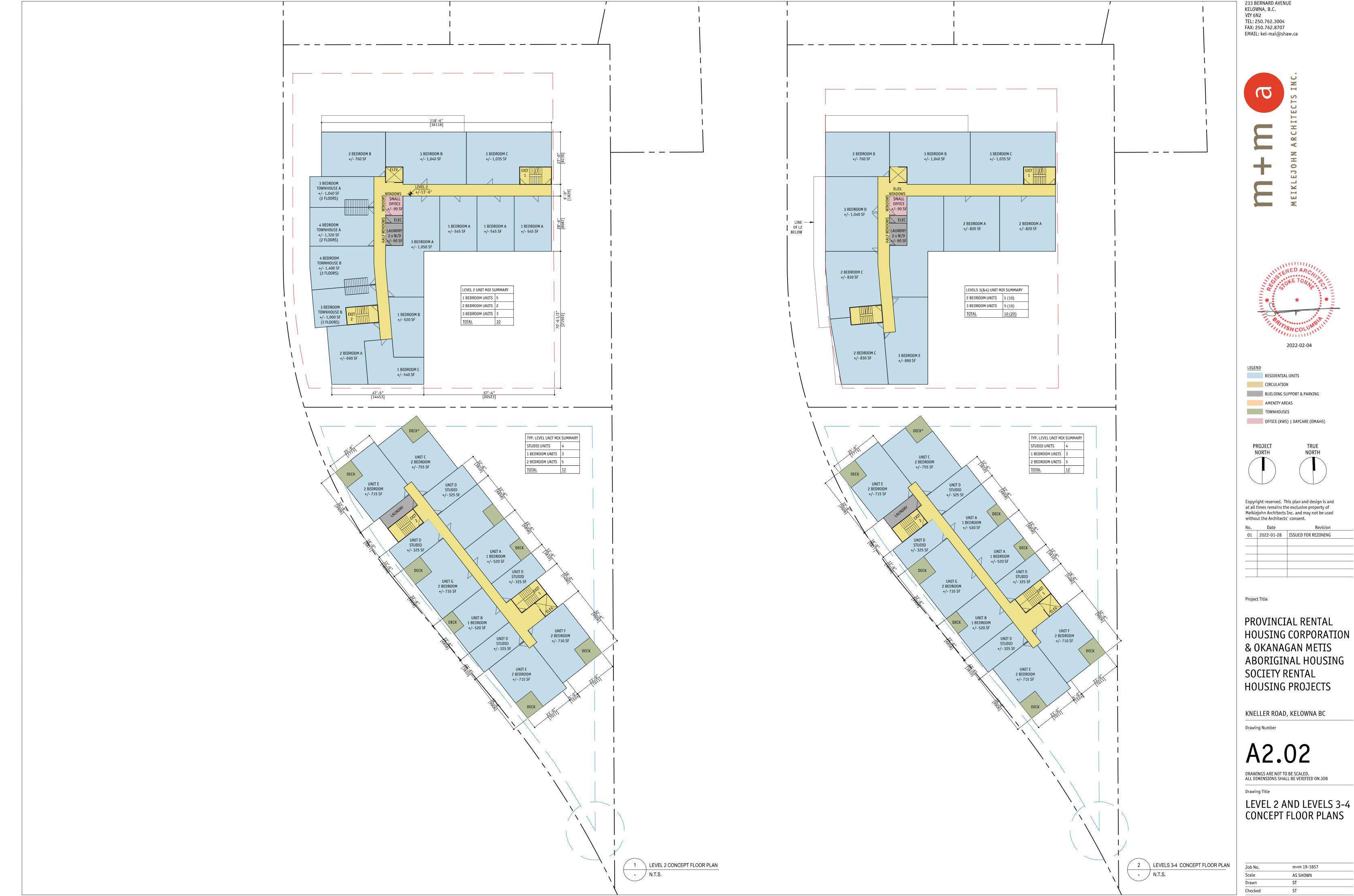
CONTEXT PLAN & PROJECT DATA

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

TOTAL SPACES PROVIDED







233 BERNARD AVENUE