



# DP17-0255

## 1642 Commerce Ave

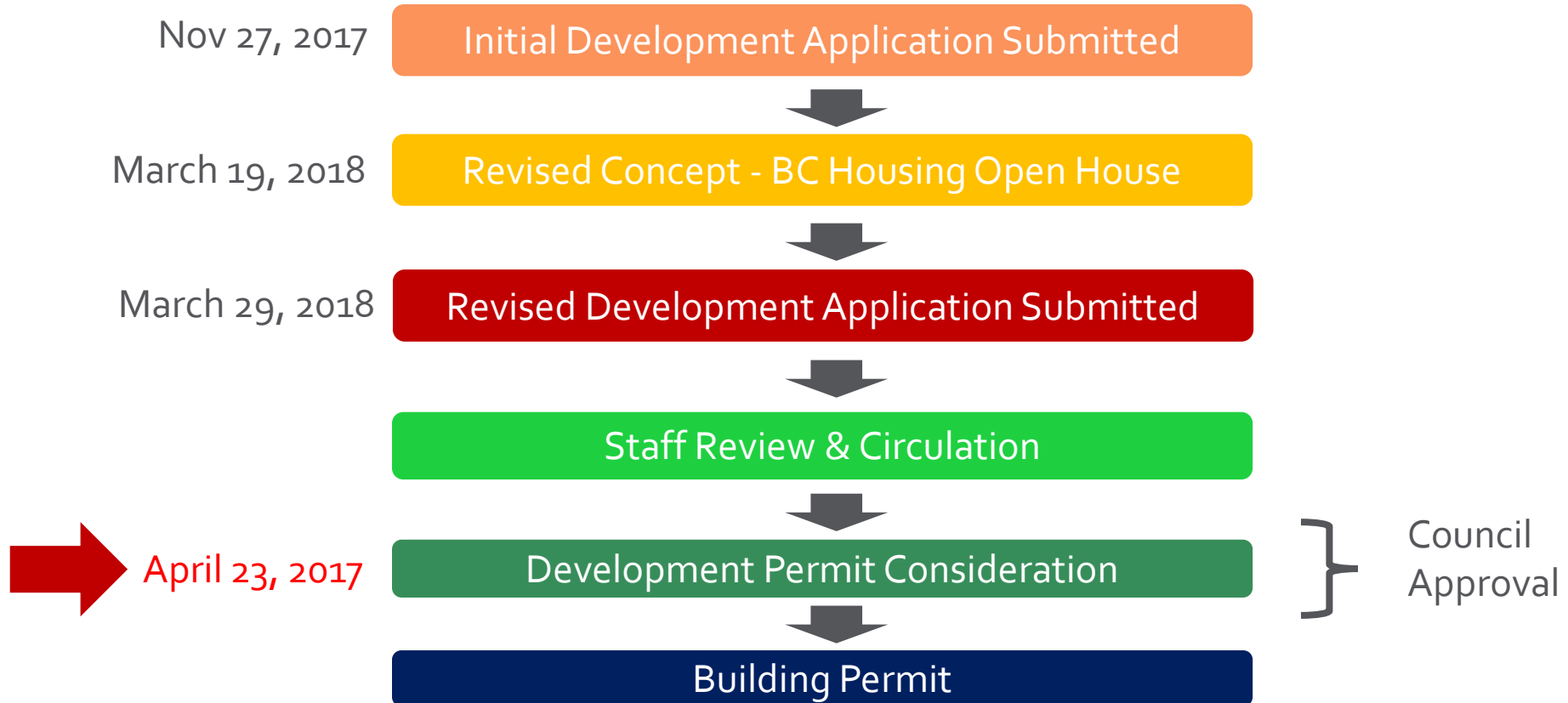
Development Permit



# Proposal

- ▶ To consider a Form & Character Development Permit for a 46-unit housing project with support services.

# Development Process



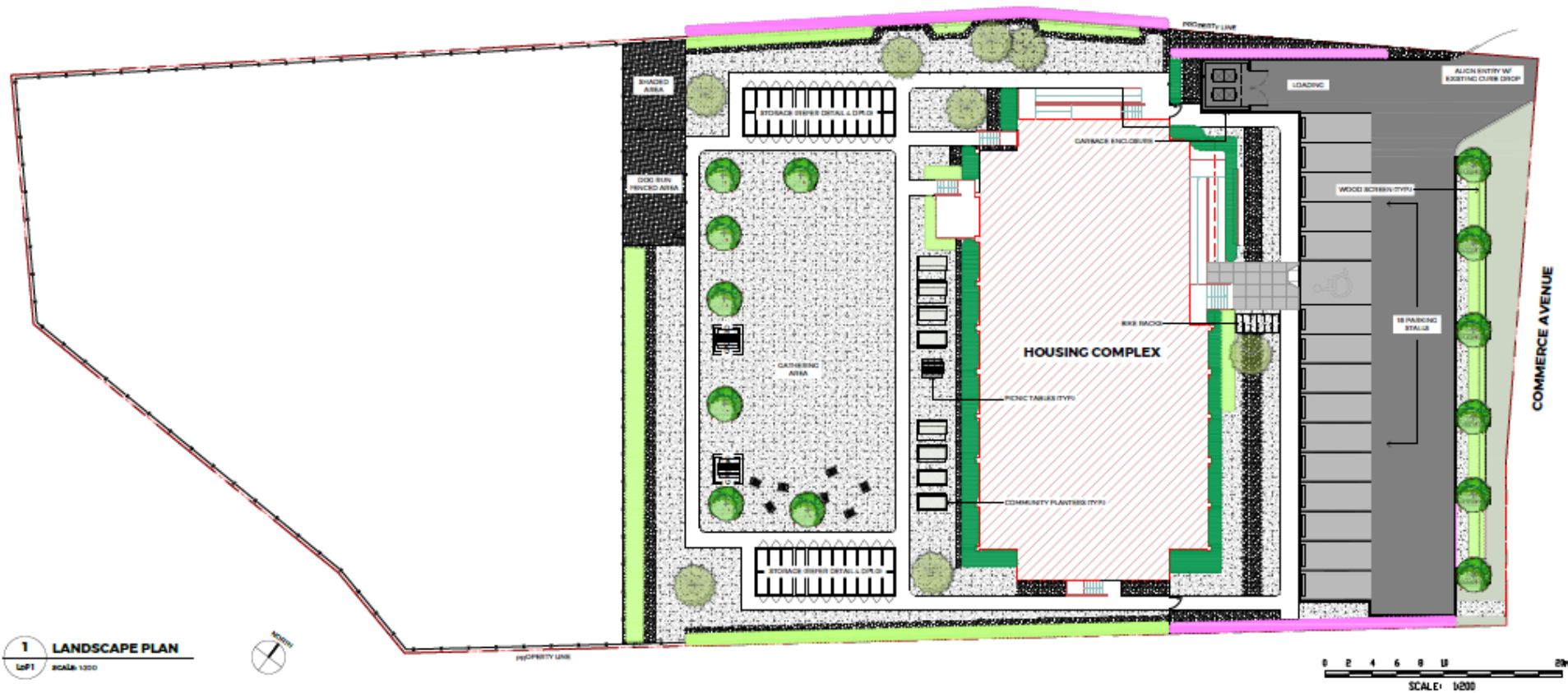


# Subject Property Map



City of Kelowna

# Site Plan





# Elevations



# Technical Details

- ▶ 46-Unit Modular building with support services
  - ▶ Modular Units on temporary foundation
  - ▶ Amenity Building facing Commerce Avenue
  - ▶ Provided necessary landscape buffers
  - ▶ Large amenity space and appropriate storage
  - ▶ 16 parking stalls required & 16 provided



## **Somewhat Walkable**

Some errands can be accomplished on foot.



## **Some Transit**

A few nearby public transportation options.

# Development Policy

## Development Process

- ▶ **Compact Urban Form.** Develop a compact urban form that maximizes the use of existing infrastructure.

## Social Sustainability

- ▶ **Housing Availability.** Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter).



# Public Notification Policy #367

- ▶ Development Permits do not have any notification requirements;
  - ▶ BC Housing hosted an Open House on March 19<sup>th</sup>, 2018.

# Staff Recommendation

- ▶ Staff recommend support for the Development Permit:
  - ▶ Meets staff expectations for a temporary and rapid response to housing project funded by BC Housing



## *Conclusion of Staff Remarks*