

February 19, 2018

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

Re: Rezoning Application for 1033 Harvey Avenue

Dear Council Members:

The John Howard Society of the Central and South Okanagan has been providing services in the Kelowna area for almost 60 years. We offer a range of services to people living with neurodevelopmental disabilities/FASD, mental illness, addiction and/or who have been involved in the justice system.

The property at 1033 Harvey Avenue is owned by The Howard Fry Society, which is a wholly owned entity of the John Howard Society of the Central and South Okanagan. It was leased for many years to the Okanagan Halfway House Society and operated as a halfway house for up to 10 residents. Since that lease ended, we have operated it as an affordable shared residence for men with disabilities of some sort who cannot afford market rent. We do not have regular staffing onsite, but the staff from our property next door at 1043 Harvey go over regularly to check on the house and residents. The residents of 1033 Harvey are carefully screened and sign agreements that require them to live clean and sober while residing in the home. Staff engage in conflict resolution and incident management as needed.

We discovered recently that the property is zoned RU6, when we have operated it as a RU6b with up to 7 men living there at any time. To accommodate even more residents, we were planning to refurbish the basement rooms so that they are usable, and as part of that investigative process we learned about the zoning issue. With the shortage of affordable housing, specifically sober living housing, we want to maximize the use of this asset. It feels wrong to have usable space in the basement level sitting vacant when we have people waiting for placement in the home.

So we wish to rezone the house from RU6 to RU6b. The grounds of the building will not change at all, and there is no actual change in the usage of the building. The neighbours were notified and none that we spoke to expressed any concern. Thank you for your consideration of this matter.

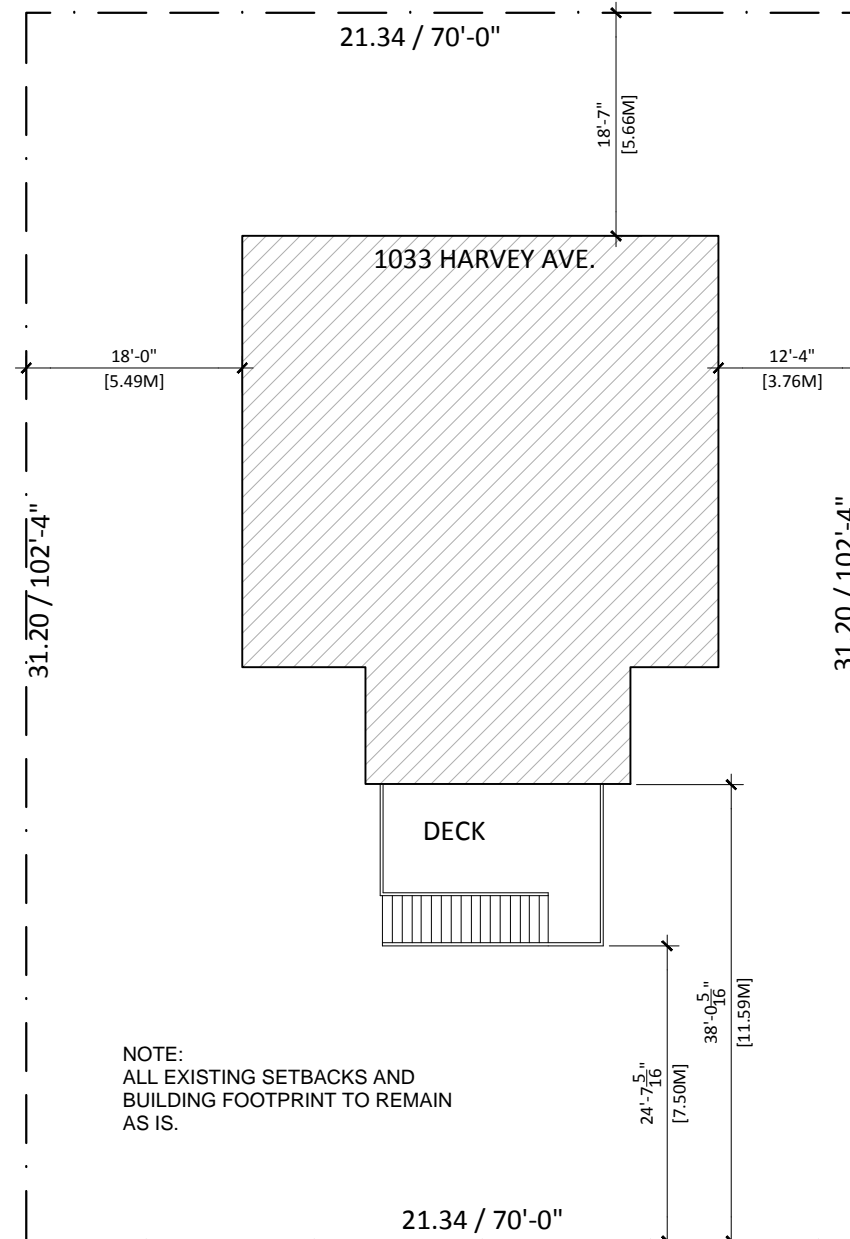
Sincerely,



Gaelene Askeland  
Executive Director



1  
A1  
1033 HARVEY AVENUE  
SITE PLAN  
NOT TO SCALE



2  
A1  
1033 HARVEY AVENUE  
SITE PLAN  
1/16"=1'-0"

GENERAL NOTE:  
EXISTING BUILDING ENVELOPE REMAINS AS EXISTING  
NO EXTERNAL ADDITION OR ALTERATIONS HAVE  
BEEN COMPLETED, EXCEPT EXISTING WINDOWS  
HAVE BEEN REMOVED AND UPDATED.

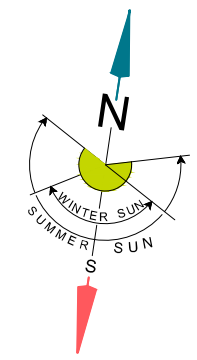
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NO EXTERNAL ADDITION OR ALTERATIONS HAVE  
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PARKING CONFIGURATION  
4 STALLS BEHIND THE RESIDENCE  
1 STALL ALONGSIDE THE RESIDENCE  
5 REGULAR STALLS (8'-3" x 19'-10")

LEGAL ADDRESS:  
LOT 1  
PLAN 3999

MUNICIPAL ADDRESS:  
1033 HARVEY AVE.  
KELOWNA, B.C.

NOTE:  
ALL DIMENSIONS WERE TAKEN  
FROM FIELD MEASUREMENTS  
AND ARE NOT DEEMED TOTALLY  
ACCURATE



DATE	NO.	BY	REVISION

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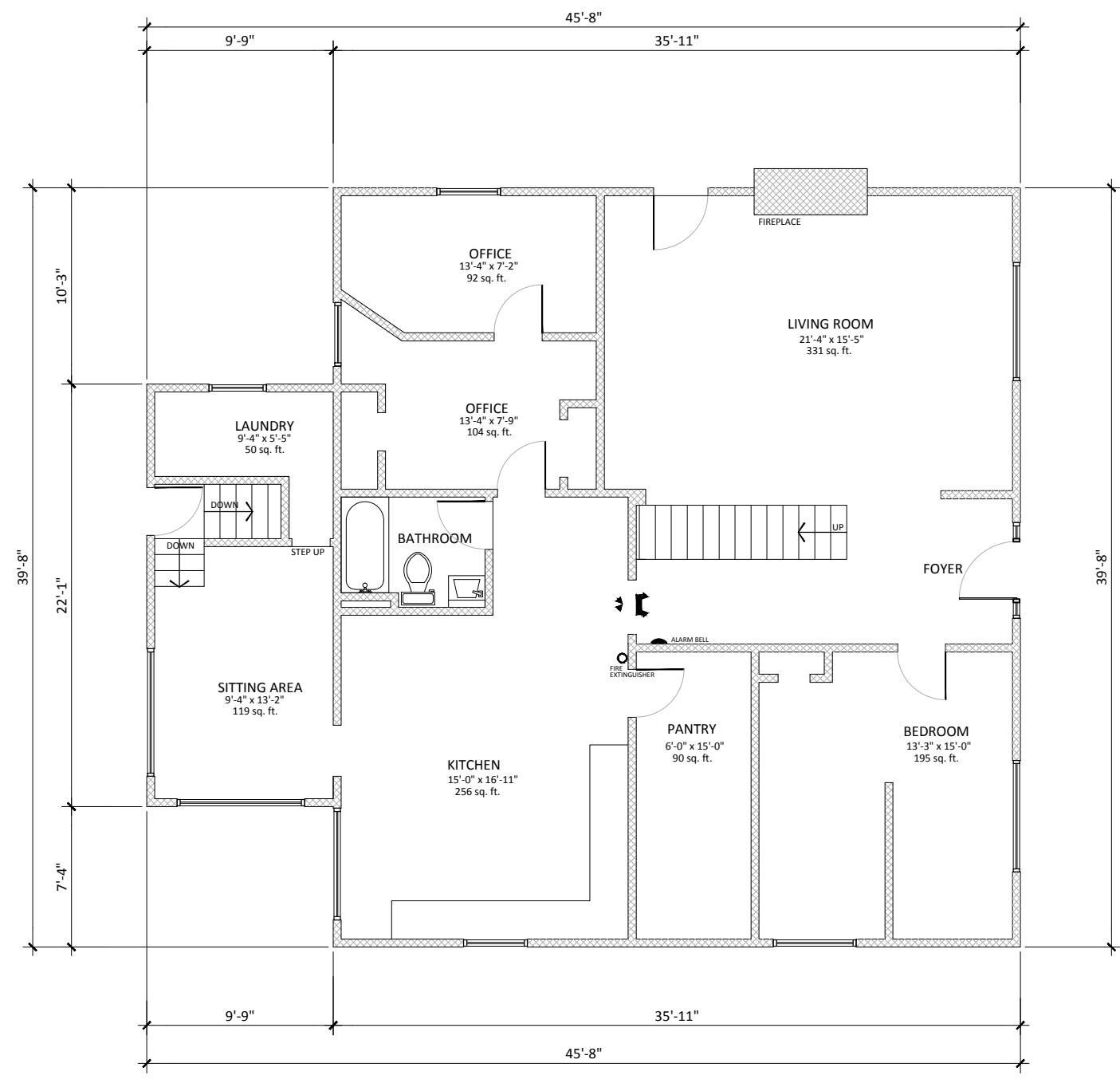
HOLDEN'S  
DRAUGHTING & DESIGN  
823 SAUCIER AVENUE  
KELOWNA, B.C.  
V1Y 4A3  
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H.D.D.

PROJECT  
JOHN HOWARD SOCIETY  
1033 HARVEY AVENUE  
KELOWNA, B.C.

SHEET TITLE  
SITE PLAN

DRAWN RAH	SHEET NO. A1
CHECKED	Rev. 0
SCALE 1/16"=1'-0"	
DATE 05/08/2013	





1  
A3  
EXISTING  
MAIN FLOOR PLAN  
1/8" = 1'-0"

NOTE:  
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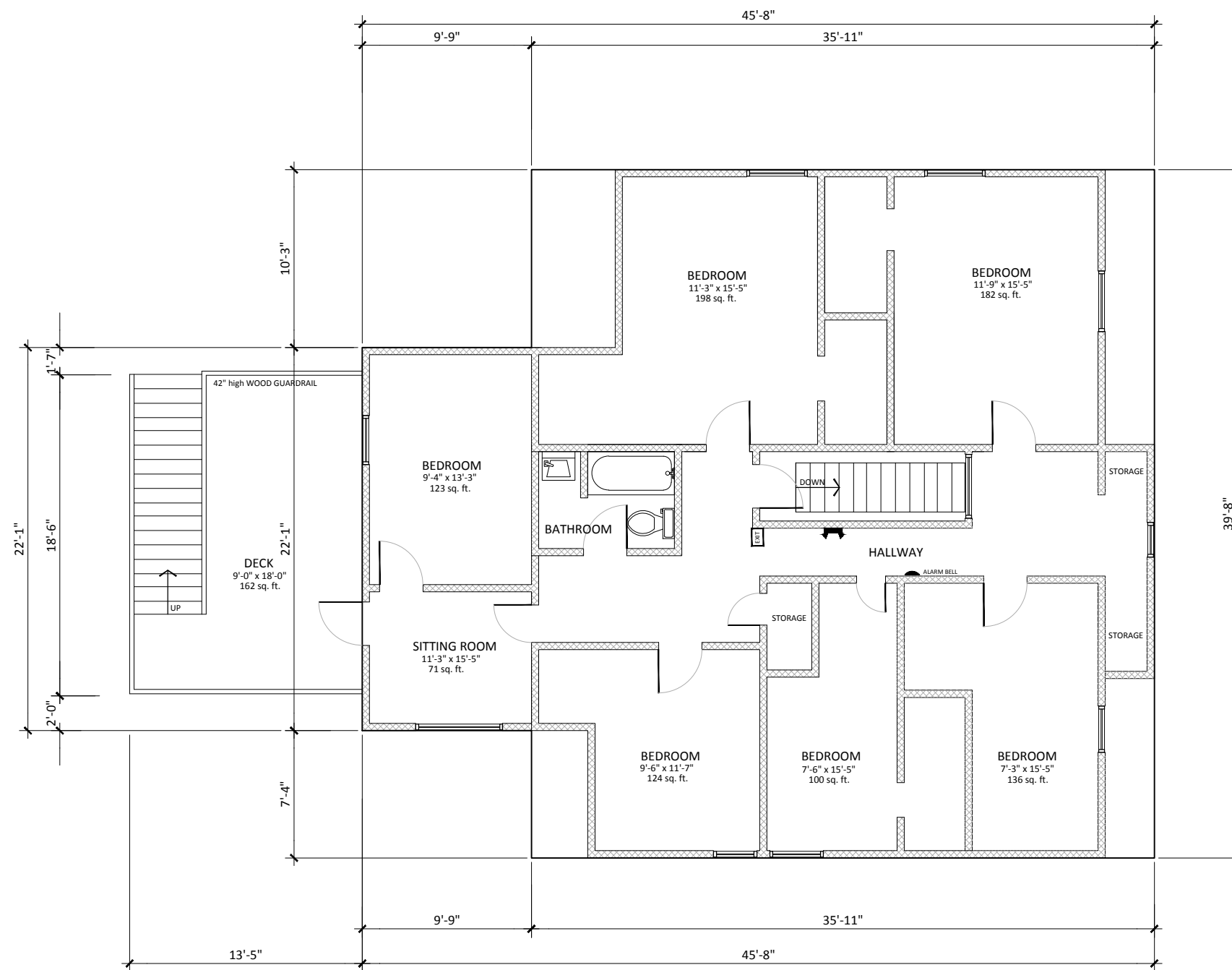
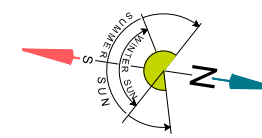
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PROJECT  
**JOHN HOWARD SOCIETY**  
1033 HARVEY AVENUE  
KELOWNA, B.C.

SHEET TITLE  
MAIN FLOOR PLAN

DRAWN RAH	SHEET NO. <b>A3</b>
CHECKED	Rev. 0
SCALE 1/8"=1'-0"	
DATE 05/08/2013	

44-2013



1  
**EXISTING UPPER FLOOR PLAN**  
 1/8" = 1'-0"

DATE	NO.	BY	REVISION

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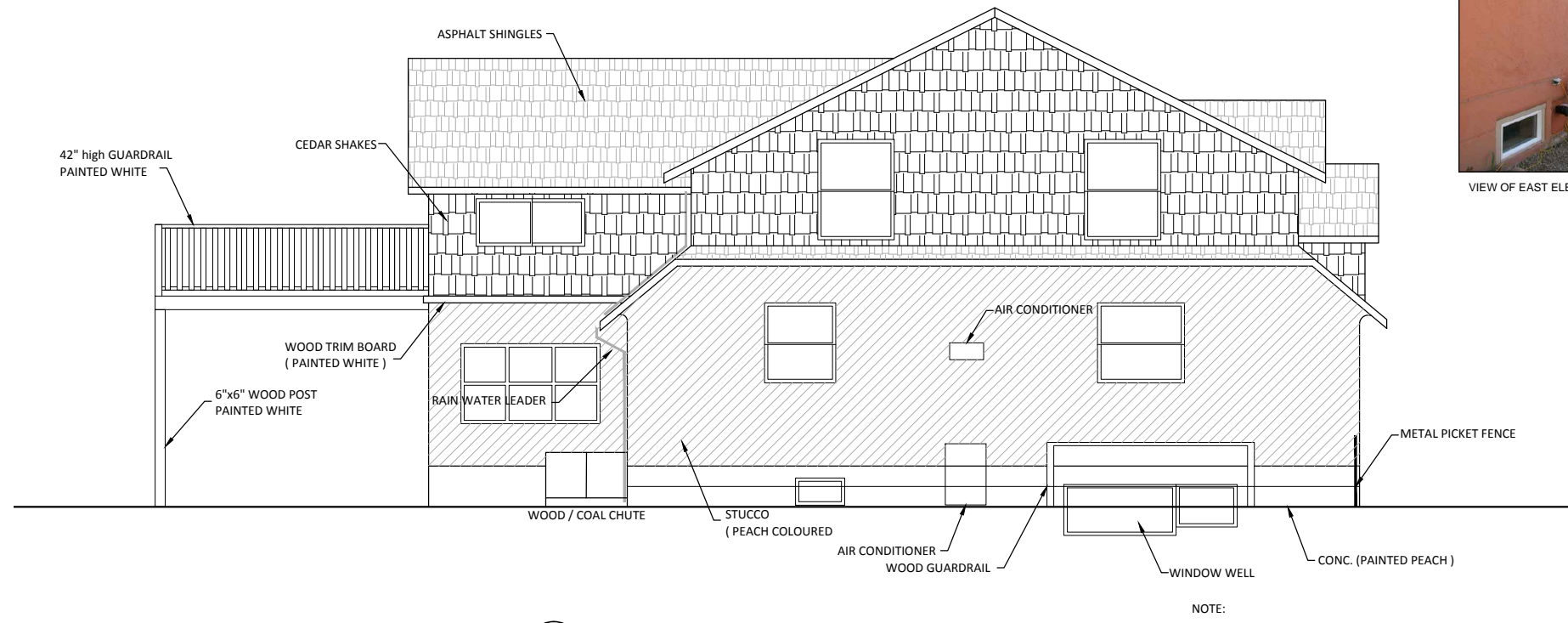
PROJECT  
**JOHN HOWARD SOCIETY**  
 1033 HARVEY AVENUE  
 KELOWNA, B.C.

SHEET TITLE  
 UPPER FLOOR PLAN

DRAWN RAH	SHEET NO. <b>A4</b>
CHECKED	Rev. 0
SCALE 1/8" = 1'-0"	
DATE 05/08/2013	

**NOTE:**  
 ALL DIMENSIONS WERE TAKEN FROM FIELD MEASUREMENTS AND ARE NOT DEEMED TOTALLY ACCURATE

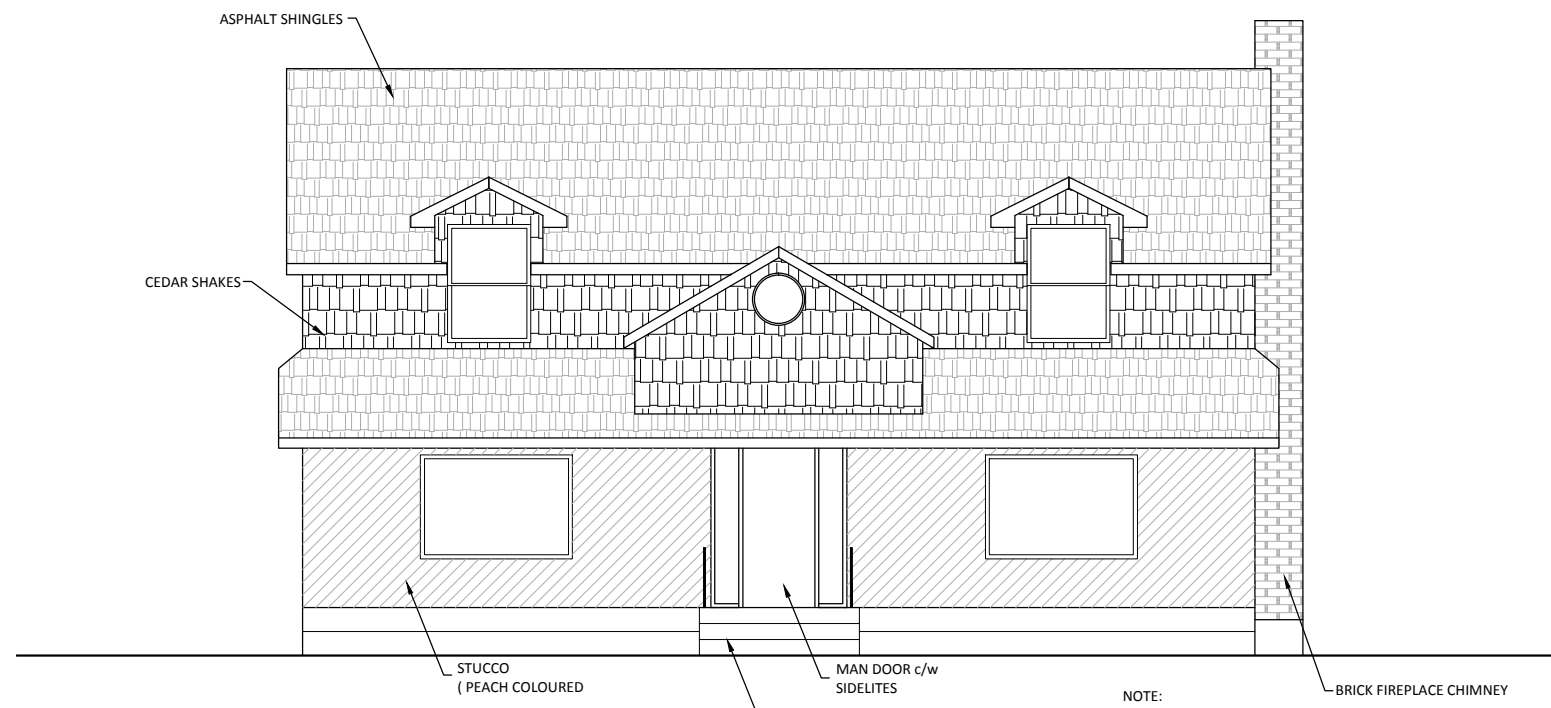




2 EAST ELEVATION  
A5  
1/8" = 1'-0"



VIEW OF EAST ELEVATION



1 FACING HARVEY NORTH ELEVATION  
A5  
1/8" = 1'-0"



VIEW OF NORTH ELEVATION

NOTE:  
ELEVATIONS ARE EXISTING  
ALL FINISHES AND COLOURS  
HAVE NOT CHANGED

NOTE:  
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DATE	NO.	BY	REVISION

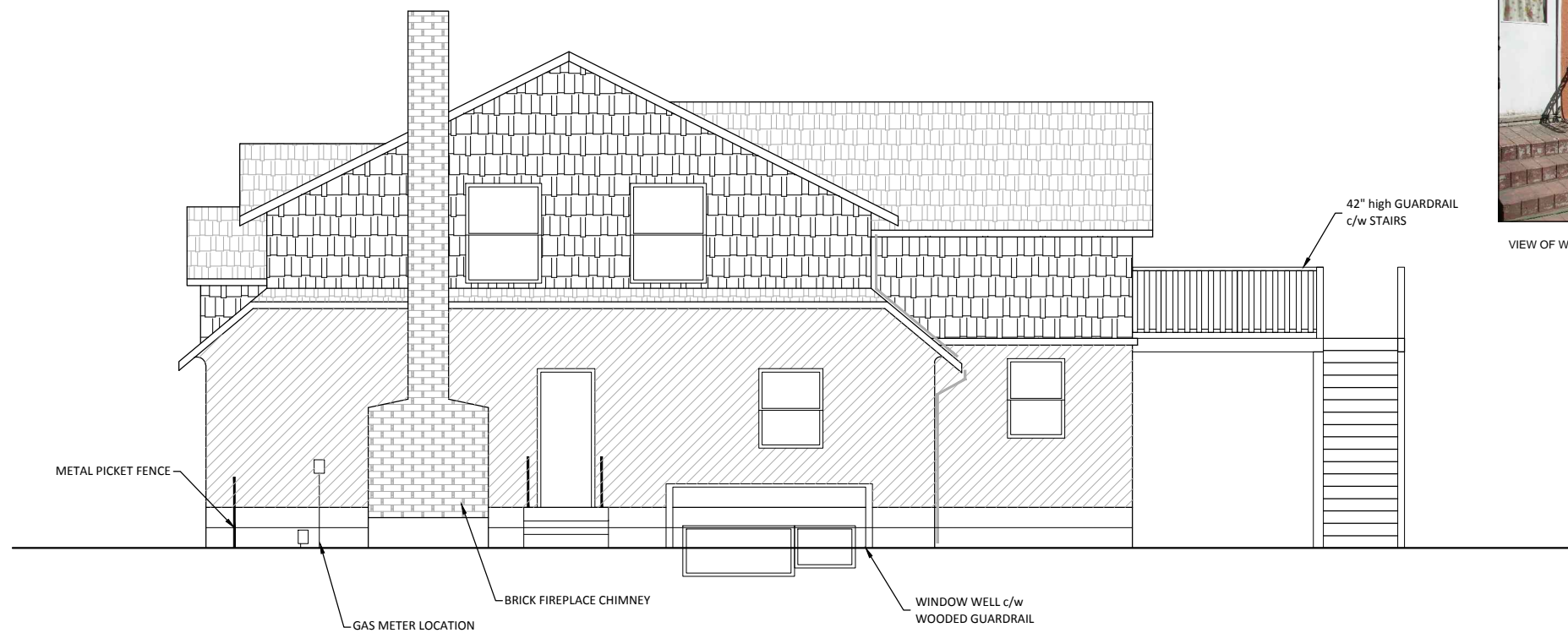
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PROJECT  
**JOHN HOWARD SOCIETY**  
1033 HARVEY AVENUE  
KELOWNA, B.C.

SHEET TITLE  
NORTH & EAST  
ELEVATIONS

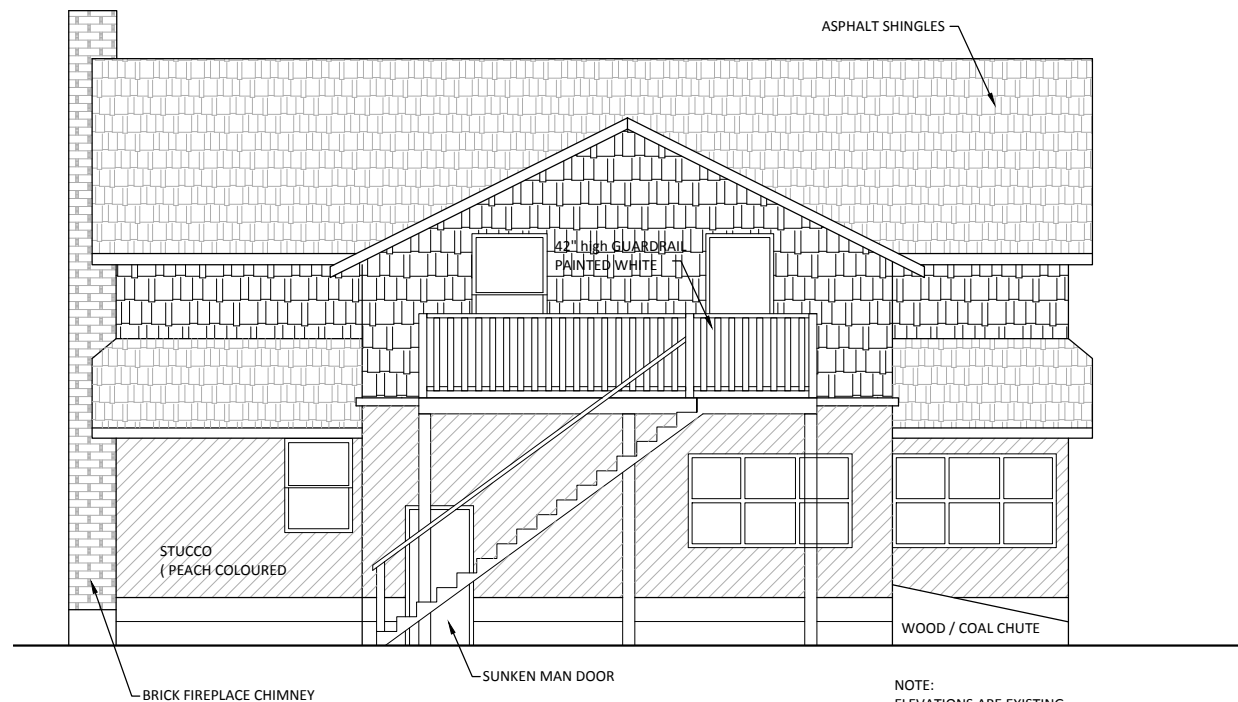
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CHECKED: RAH  
SCALE: 1/8"=1'-0"  
DATE: 05/08/2013  
SHEET NO.: A5  
Rev. 0



VIEW OF WEST ELEVATION

2 WEST ELEVATION  
A6 1/8" = 1'-0"

NOTE:  
ELEVATIONS ARE EXISTING  
ALL FINISHES AND COLOURS  
HAVE NOT CHANGED



VIEW OF SOUTH ELEVATION

1 SOUTH ELEVATION  
A6 1/8" = 1'-0"

NOTE:  
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ALL FINISHES AND COLOURS  
HAVE NOT CHANGED

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PROJECT  
**JOHN HOWARD SOCIETY**  
1033 HARVEY AVENUE  
KELOWNA, B.C.

SHEET TITLE  
SOUTH & WEST  
ELEVATIONS

DRAWN RAH	SHEET NO. <b>A6</b>
CHECKED	Rev. 0
SCALE 1/8"=1'-0"	
DATE 05/08/2013	