
CITY OF KELOWNA

MEMORANDUM

Date: March 15, 2022
File No.: Z22-0014
To: Planning and Development Officer (MT)
From: Development Engineering Manager (NC)
Subject: 175 Kneller Rd



RU1 to MF3r

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the southern portion of the subject properties from from RU1 – Large Lot Housing and RU2 – Medium Lot Housing to MF3r – Medium Density Multiple Housing (Residential Rental Tenure Only) to facilitate the development of a four-storey rental apartment building. The Development Engineering Technician for this project will be Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- b. This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location within the development.
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.
- d. This proposed development is located within the 800m Ministry of Transportation and Infrastructure (MoTI) Highway Buffer and is subject to review by the MoTI.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lots are located within the Black Mountain Irrigation District (BMID) service area. The developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.
- b. The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by BMID are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.

- c. The water system must be capable of supplying the domestic and fire flow demands of the project in accordance with the Subdivision, Development, & Servicing Bylaw No. 7900. Provide water flow calculations for this development to confirm bylaw conformance (150 L/s for apartments/townhouses). Ensure building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

3. **SANITARY SEWER SYSTEM**

- a. There are existing individual service connections for each of the subject lots. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for each legal lot.
- b. The applicant, at their cost, will arrange for the removal and disconnection of existing services as necessary so that each new lot has only one connection. Service connections are to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7 & SS-S9.
- c. Service connections may not be extended at an angle that exceeds 45° from perpendicular to the main and cannot front any property but the one being serviced. Connection from mains within rear yard right-of-ways will not be permitted.

4. **STORM DRAINAGE**

- a. These properties are located within the City of Kelowna drainage service area. Service connection to the City storm system, complete with onsite detention and flow control, is required for all multi-family land uses. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems.
- b. Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.
- d. As per Bylaw 7900, Schedule 4, Section 3.1.3 Climate Change, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.



- f. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.
- g. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. ROAD IMPROVEMENTS

- a. Kneller Rd is classified in the 2040 OCP as a Collector Road with bike lanes. Kneller Rd has already been upgraded to an urban standard, boulevard must be completed with landscaping and irrigation. Pavement removal and replacement and re-location or adjustment of utility appurtenances may be required to accommodate any utility upgrading necessary to service the development.
- b. All furnishings, including bike racks, as well as stairs and ramps must be contained on private property and are not permitted within the boulevard.
- c. Landscape and Irrigation plans are required for all City roadways, with design and inspection by a Qualified Professional registered with the BCSLA and the IIABC. Associated costs are to be included in Servicing Agreement performance security. Landscape and irrigation plans require review and acceptance by the Development Engineering Branch at the same time as other “issued for construction” drawings.
- d. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and approval by the Development Engineering Branch at the same time as other “issued for construction” drawings.

6. POWER AND TELECOMMUNICATION SERVICES

- a. All proposed distribution and service connections are to be installed underground. It is the developer’s responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant’s cost.
- b. If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City’s Development Manager.
- c. Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).

7. GEOTECHNICAL STUDY

- a. The Applicant is required to provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below:
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

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- ii. Site suitability for development.
 - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - iv. Any special requirements for construction of roads, utilities, and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.
- b. Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

- c. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

“Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.”

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's Professional Practice Guidelines for Retaining Wall Design. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of Retaining Wall Design Guideline) and any necessary independent reviews (as per EGBC's Documented Independent Review of Structural Designs).

8. **ROAD DEDICATION/SITE ACCESS**

- a. Only one driveway, with a maximum width of 6m, will be permitted for each legal lot and is to be formalized with a concrete letdown as per SS-C7.
- b. Indicate on each of the multi-family lots, the locations of the garbage and recycle bins. Provide turning movements for a garbage collection vehicle to confirm manoeuvrability on site without requiring reverse movement onto City roads.

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9. **DESIGN AND CONSTRUCTION**


- a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. **SERVICING AGREEMENT FOR WORKS AND SERVICES**

- a. A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. **CHARGES AND FEES**

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii. Engineering and Inspection Fee: 3.5% of frontage upgrades (plus GST).


 Nelson Chapman, P.Eng.
 Development Engineering Manager

SK

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No.	Date	Revision
01	2022-01-28	ISSUED FOR REZONING
02	2022-08-12	ISSUED FOR REZONING REVISIONS

Project Title

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

KNELLER ROAD, KELOWNA BC

Drawing Number

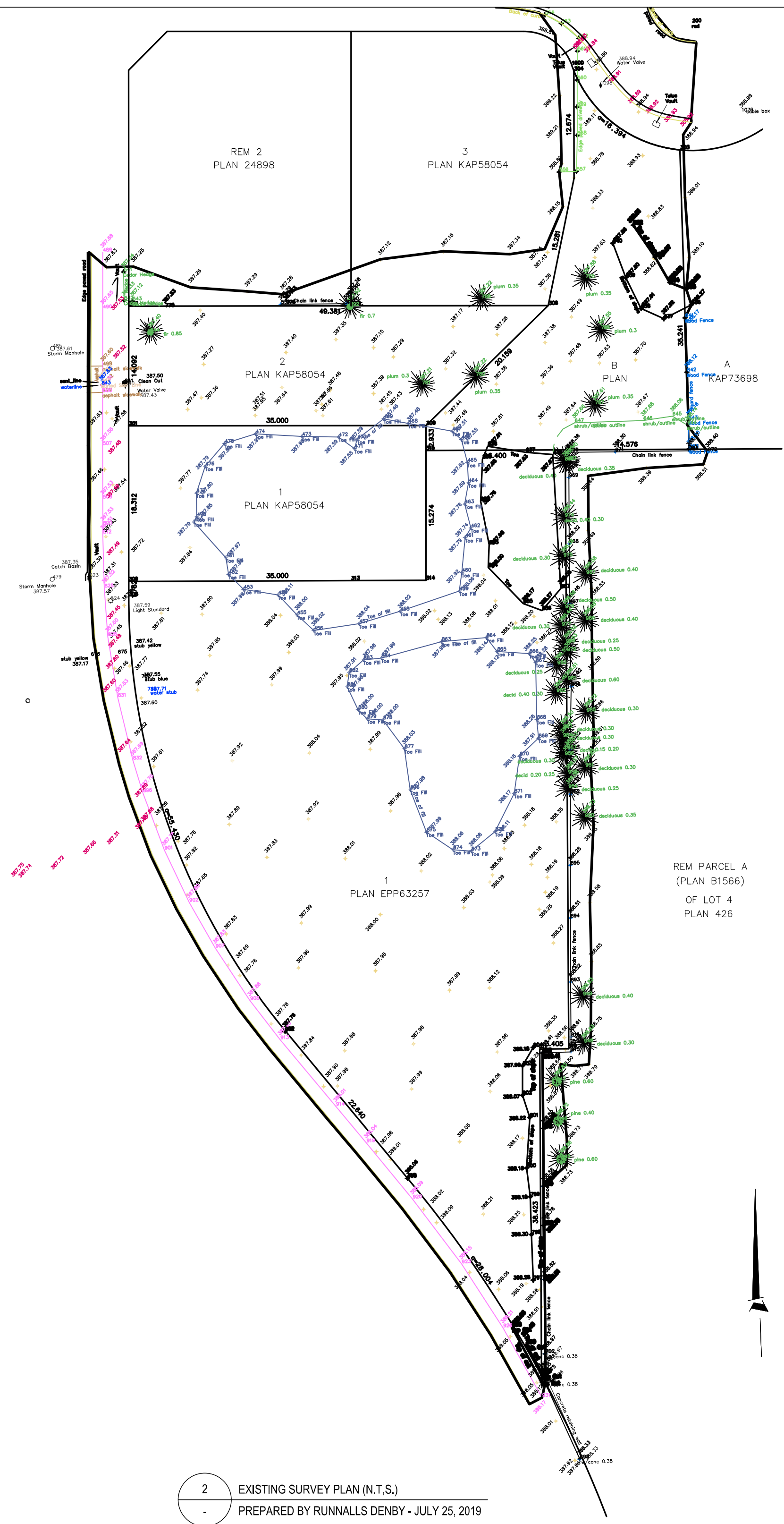
A1.02

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

Drawing Title

**ZONING PLAN
 SITE PHOTOS
 EXISTING SURVEY**

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



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

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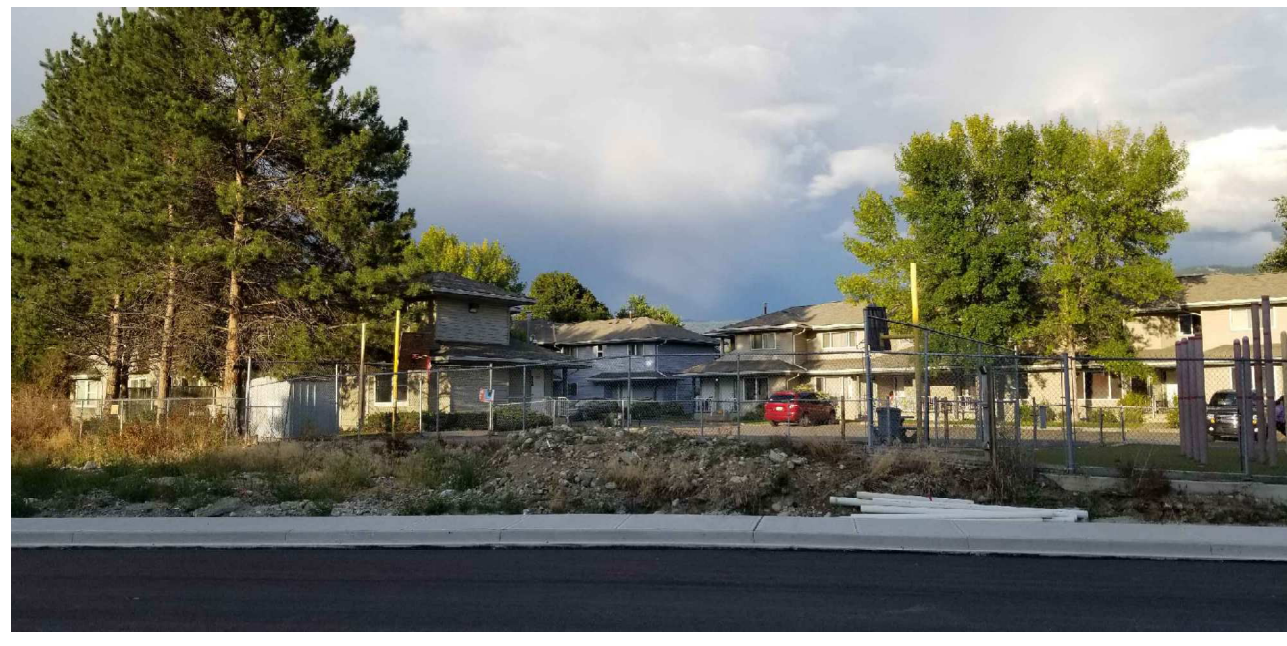
3 PHOTO 1 (2019)
 VIEW LOOKING SOUTH TO SITE & NISSEN CROSSING



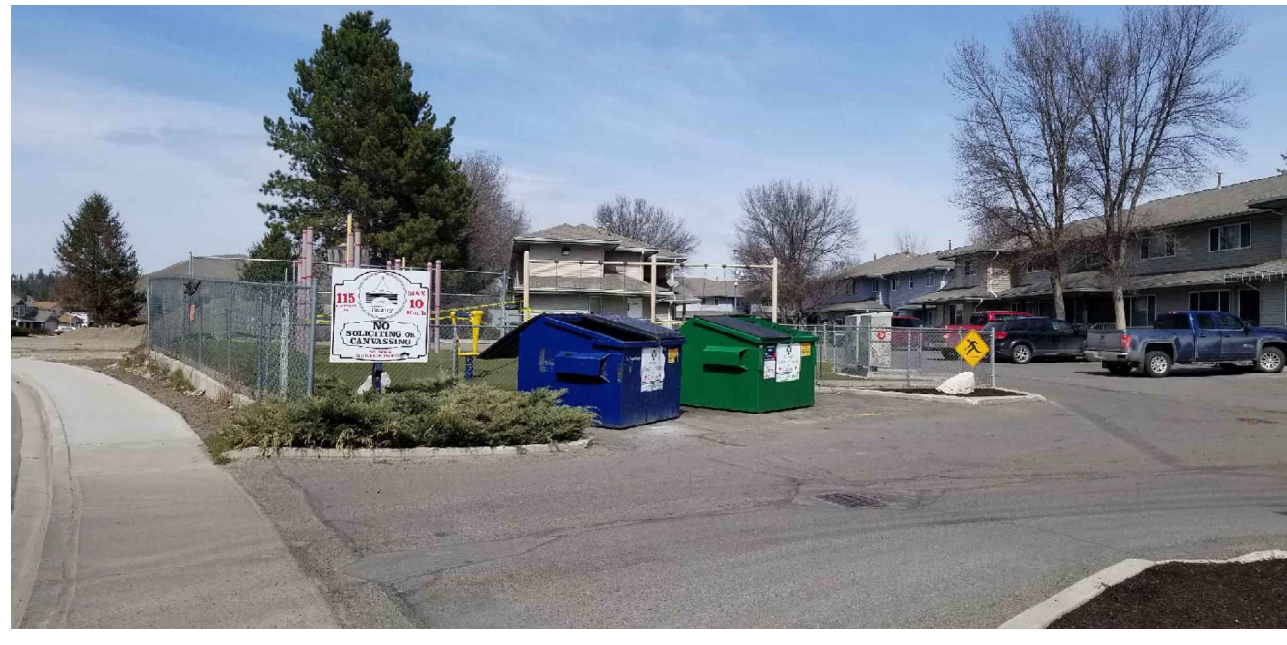
4 PHOTO 2 (2019)
 VIEW LOOKING NORTH TO SITE



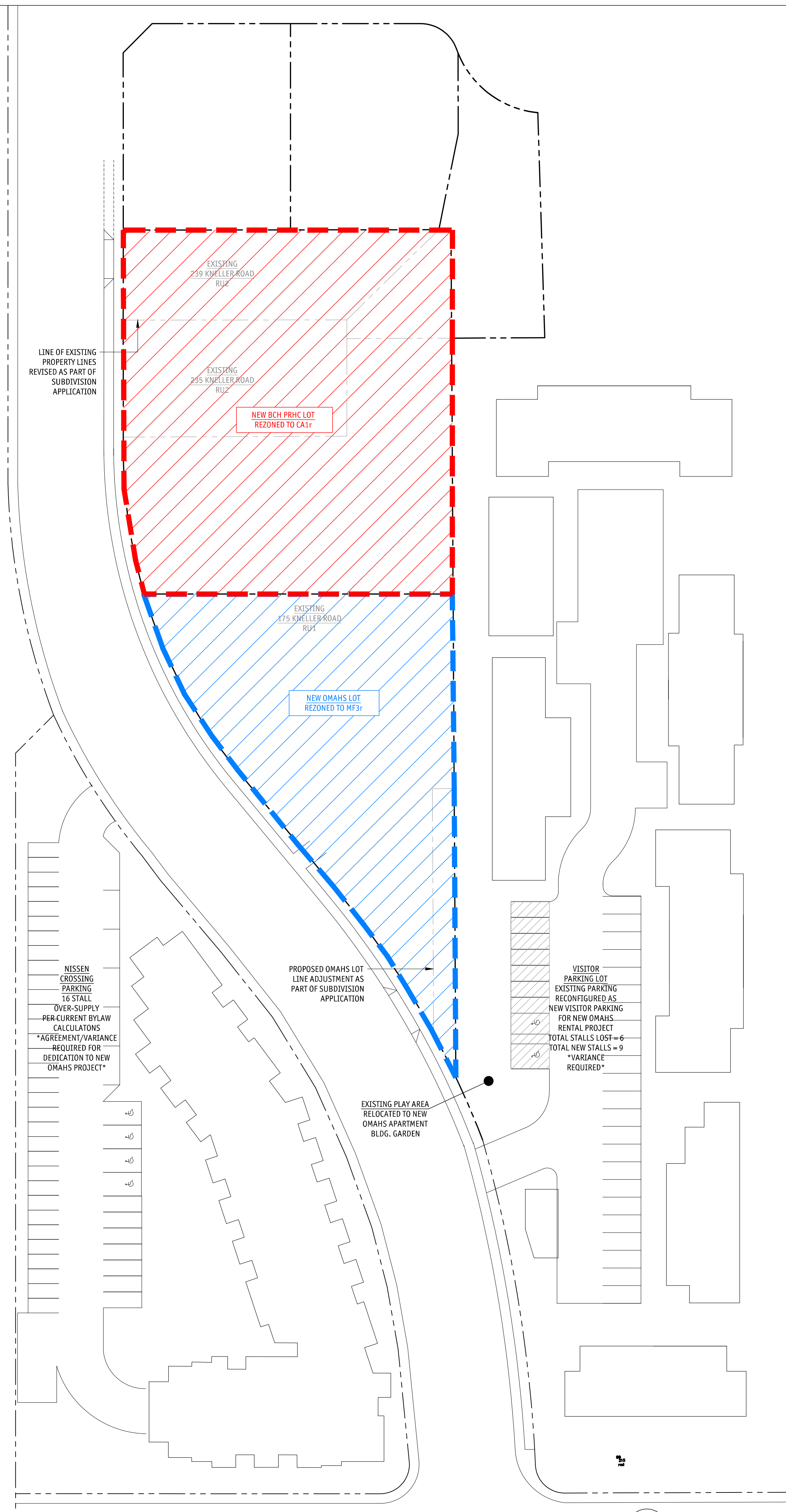
4 PHOTO 3 (2019)
 VIEW LOOKING NORTH TO SITE



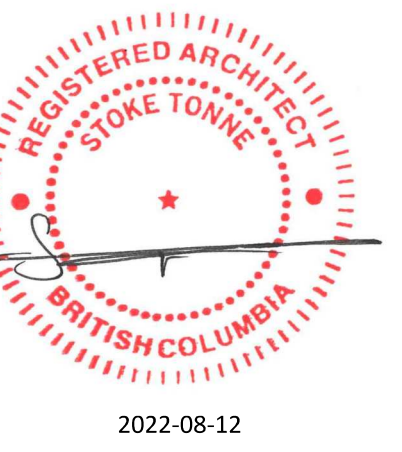
6 PHOTO 4 (2019)
 VIEW OF OMAHS TOWNHOUSE VISITOR PARKING



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

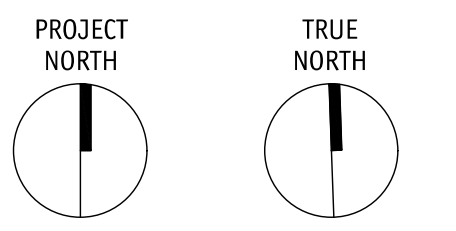


1 ZONING PLAN
 N.T.S.



LEGEND

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



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KNELLER ROAD, KELOWNA BC

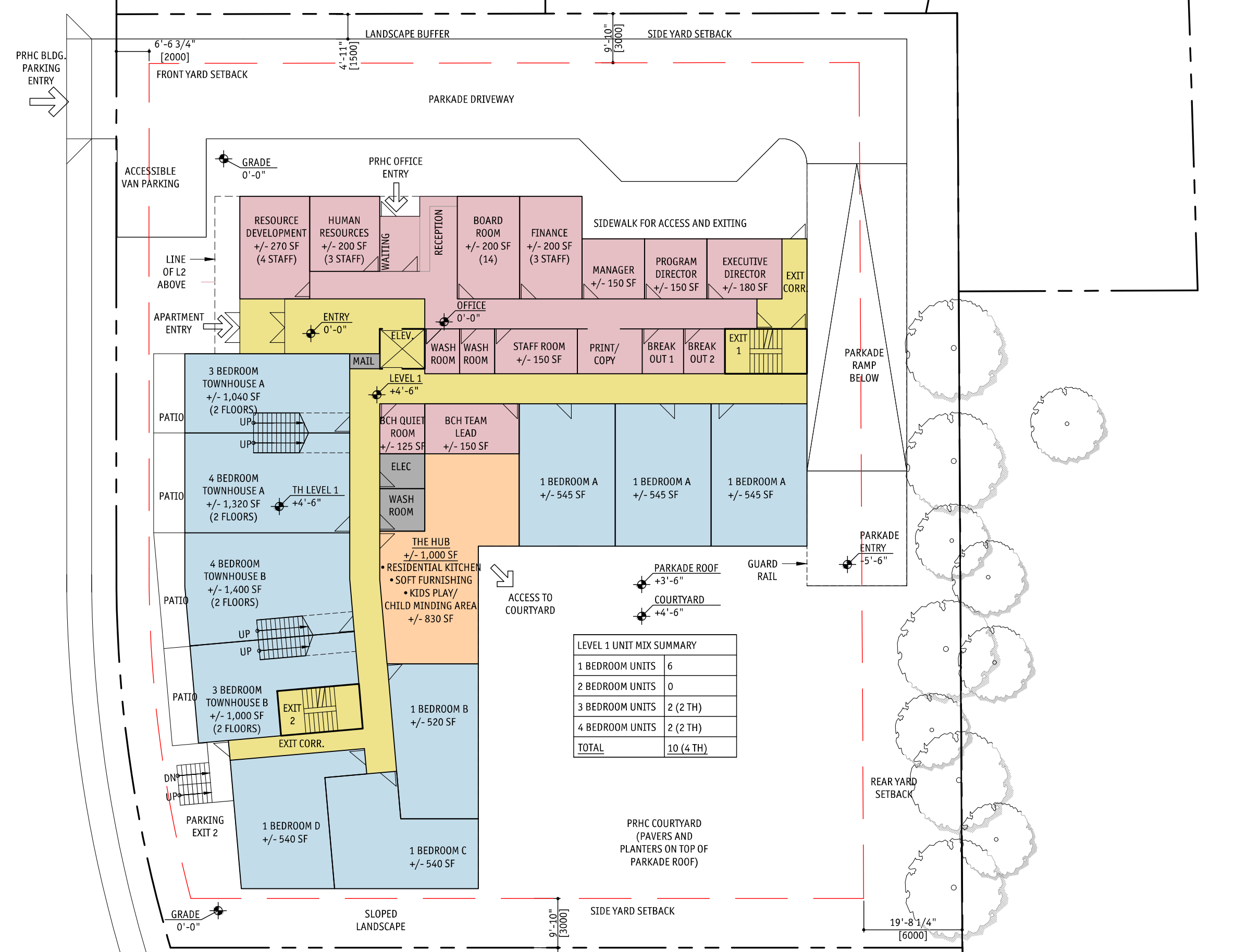
Drawing Number

A2.01

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Drawing Title
LEVEL P1 AND L1 CONCEPT FLOOR PLANS

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



LEVEL 1 UNIT MIX SUMMARY

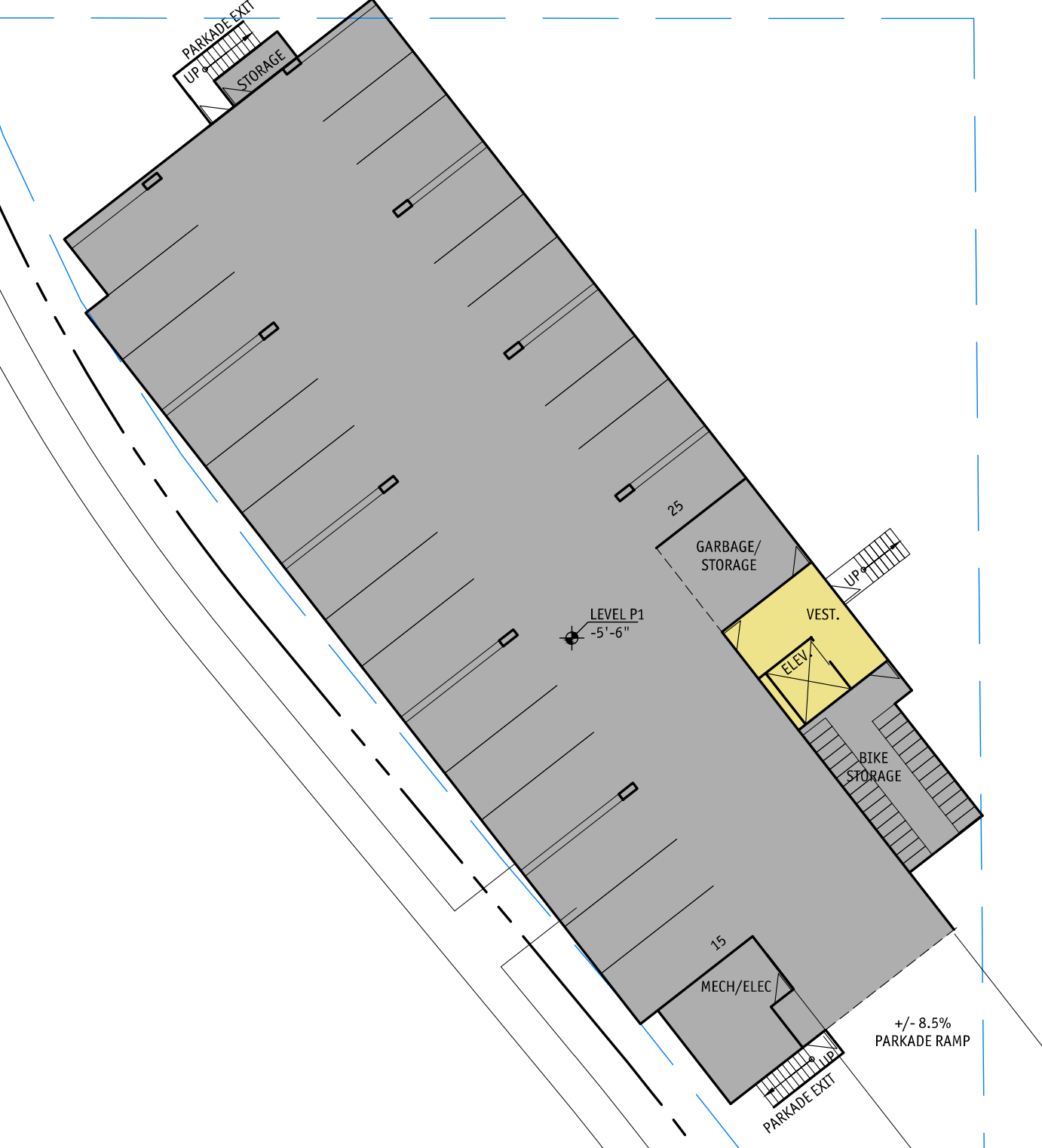
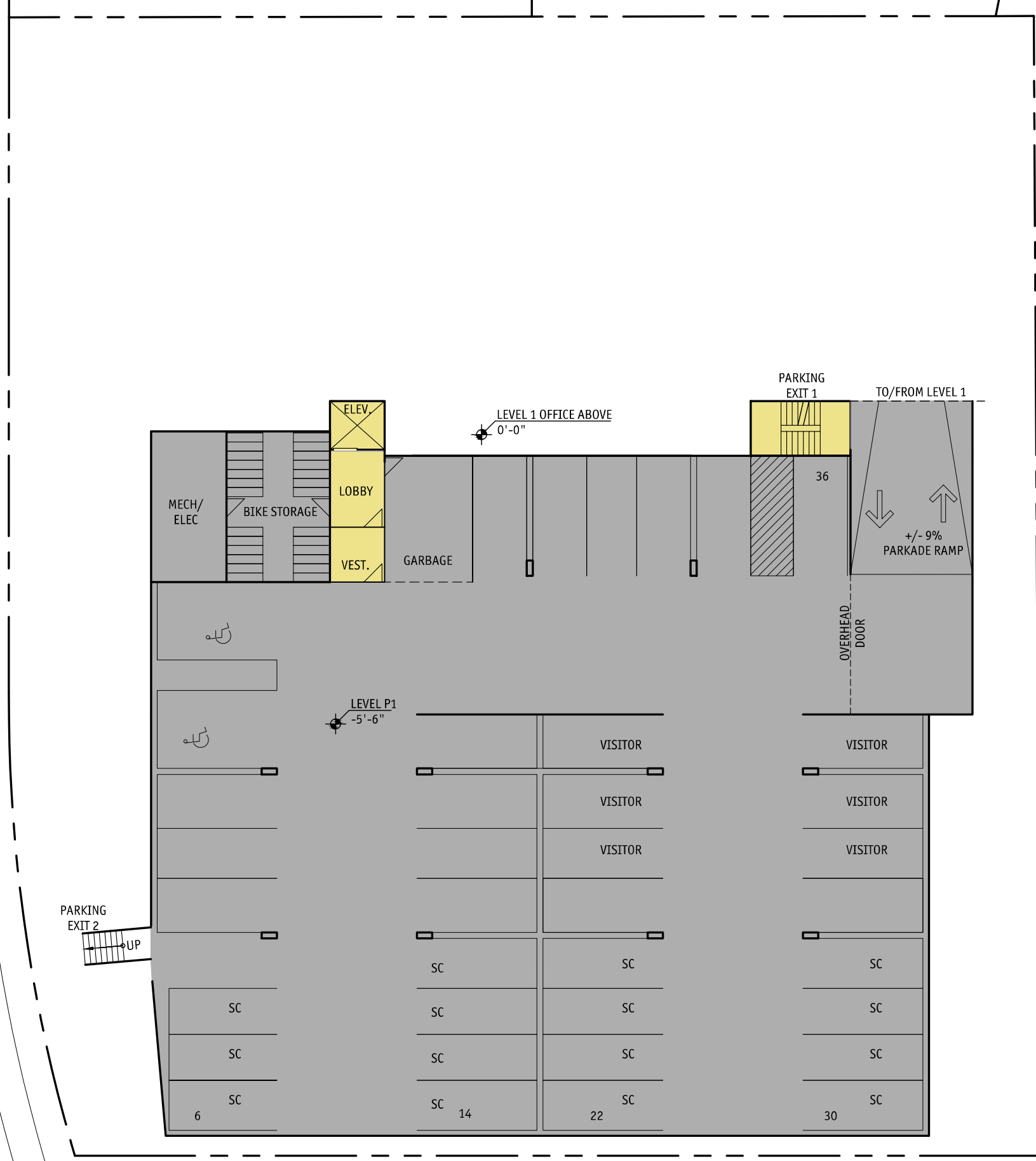
1 BEDROOM UNITS	6
2 BEDROOM UNITS	0
3 BEDROOM UNITS	2 (2 TH)
4 BEDROOM UNITS	2 (2 TH)
TOTAL	10 (4 TH)

TYP. LEVEL UNIT MIX SUMMARY

STUDIO UNITS	2
1 BEDROOM UNITS	4
2 BEDROOM UNITS	2
TOTAL	8

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

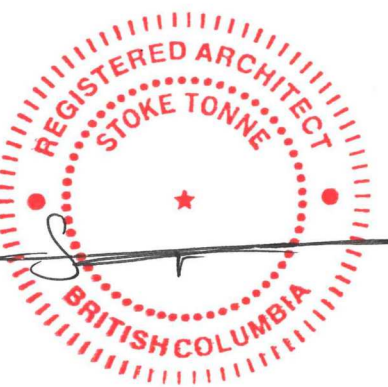
2 LEVEL 1 CONCEPT FLOOR PLAN
 N.T.S.



ATTACHMENT B
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 # Z22-0014

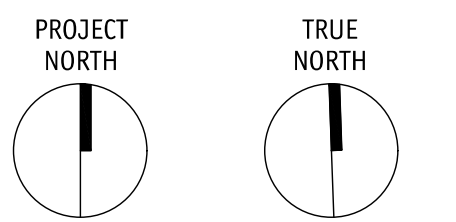
Planner Initials **MT**

City of Kelowna
 COMMUNITY PLANNING



2022-08-12

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



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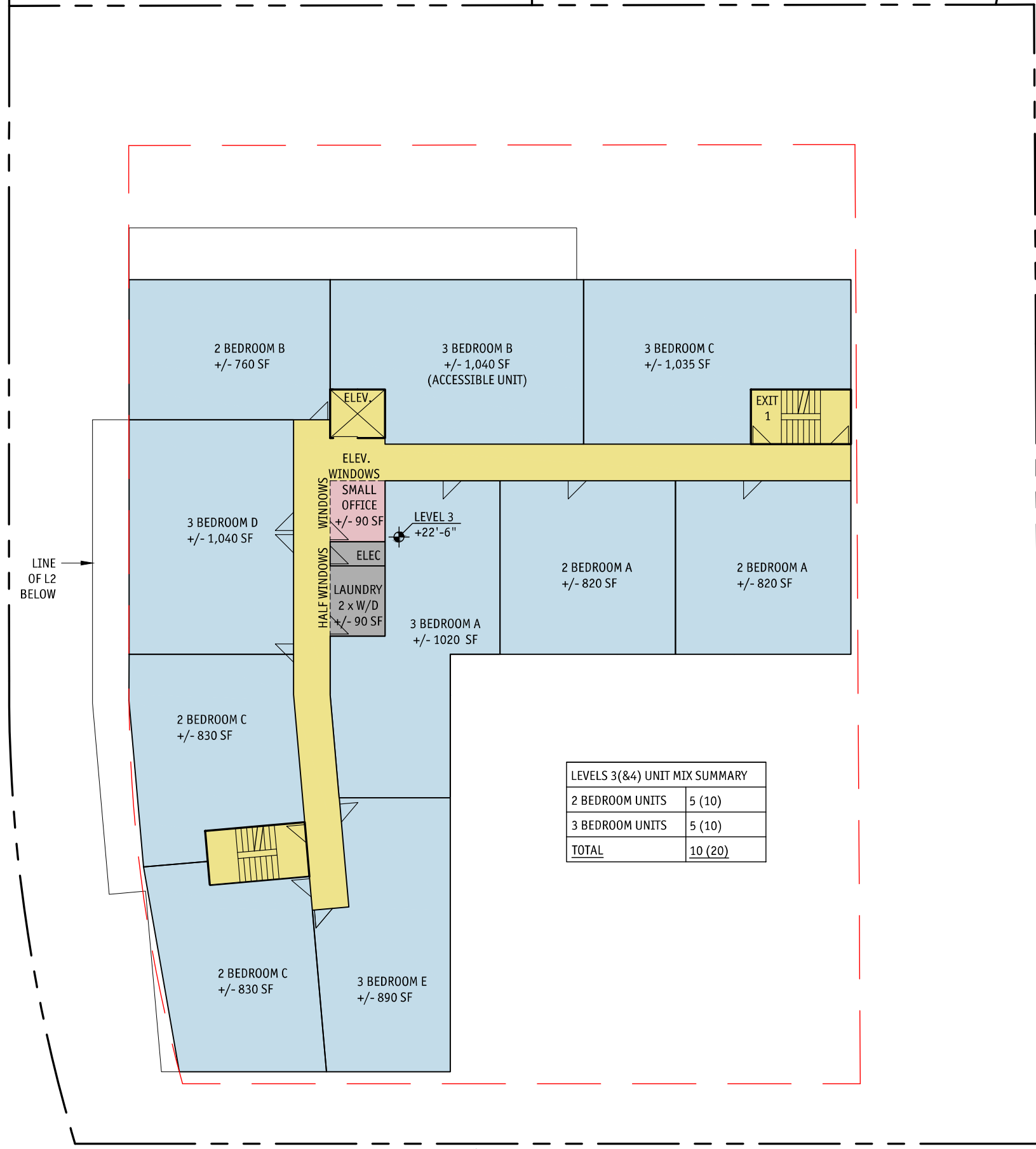
A2.02

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Drawing Title

**LEVEL 2 AND LEVELS 3-5 CONCEPT FLOOR PLANS
 PRHC PROJECT: 4 STOREYS
 OMAHS PROJECT: 5 STOREYS**

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



NOTE: OMAHS PROJECT IS PROPOSED TO BE 5 STOREYS - LEVEL 3 PLAN REPEATS ON LEVELS 4 AND 5. PRHC PROJECT IS PROPOSED TO BE 4 STOREYS - LEVEL 3 PLAN REPEATS ON LEVEL 4.

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

2 LEVELS 3-5 CONCEPT FLOOR PLAN
 - N.T.S.

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 Planner Initials: MT



Community Engagement Summary Report for

115, 175, 235 & 239 Kneller Road & 1161 Kneller Court

Kelowna

ATTACHMENT C

This forms part of application
Z22-0014

Planner Initials

City of 
Kelowna
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The complex block is enclosed in a red border. It contains the text "ATTACHMENT C" in red, followed by "This forms part of application" and "# Z22-0014" in red. Below this is a small box for "Planner Initials" containing the text "MT". To the right is the City of Kelowna logo, which consists of a colorful geometric pattern of triangles forming a circle, with the text "City of Kelowna" and "COMMUNITY PLANNING" below it.

November 7, 2022

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Purpose of the Report

The purpose of this Community Engagement Summary Report is to provide an overview of the engagement that took place for 115, 175, 235 & 239 Kneller Road & 1161 Kneller Court in Kelowna. This report includes how the community members were communicated with, and any key themes resulting from the engagement.

Background

BC Housing, the Okanagan Metis and Aboriginal Housing Society (OMAHS) and the Central Okanagan Emergency Shelter Society, better known as the Kelowna Women's Shelter (KWS), are working together to provide affordable housing in Kelowna. BC Housing is currently working on the subdivision and rezoning application to build two affordable housing projects for people in need of rental housing in the region. This is part of a long-term plan to provide safe, affordable housing in Kelowna. The proposed development consists of two distinct projects.

Affordable Housing

OMAHS development will operate a five-storey building with up to 48 self-contained affordable rental homes for individuals, couples, seniors, families and students ranging from studio to 2-bedroom units. The number of homes may change depending on design discussions.

Second Stage Housing

KWS will operate a four-storey building with up to 40 self-contained second stage homes, including a range of one-to-four-bedroom units. The number of homes may change depending on design discussions.

Second stage housing is safe, affordable short-term housing with support services. Second stage housing is typically accessed by single women and/or women and their children after they have stayed in a transition house. Residents typically stay in second stage housing for six to 18 months before moving to more permanent housing. This site will offer women supports where they can take the time they need to rebuild a safer life and future for themselves, and their families.

Engagement Goals

There were three goals as part of community engagement efforts for the proposed supportive housing at 115, 175, 235 & 239 Kneller Road & 1161 Kneller Court, as outlined below.

1. To share information about the proposed affordable housing, the process, and associated timelines
2. Build awareness of the importance of, and the need for, affordable housing to support people in the local community
3. To listen, and respond, to questions the community may have with regards to the proposed housing



Engagement Overview

BC Housing developed a *virtual* open house presentation that was housed on a public webpage. The virtual open house included a self-guided presentation (**Appendix E**), access to background information and research documents as well as an opportunity to submit questions. The virtual open house was open for comments and questions from September 26–October 21, 2022. It will remain on the webpage for informational purposes.

Notification about the virtual open house was made available through the following mediums:

- Neighbourhood Letter
- Signage at the site
- Newspaper advertisements

Neighbourhood Letter

A neighbourhood letter was created and distributed to properties within a 50m radius of the site on September 23, 2022, by BC Housing (**Appendix A**). This letter provided information about the proposed supportive housing, including location, operations and a link to the BC Housing Let's Talk Housing website. It also included information about the selected operators, OMAHS and KWS and contact information to send questions or comments.

Signage

A sign about the rezoning was erected in two places on the site on September 22, 2022 (**Appendix B and C**). Information on the sign included:

- Rezoning application number
- Site map and addresses
- Information about the rezoning of the property mentioned
- Contact numbers for the architect and City of Kelowna Planning Department

Advertising

BC Housing placed advertisements in two local community papers. An example can be found in **Appendix D**. Placement details include:

- *West Kelowna News* on Wednesday September 28, 2022
- *Kelowna Capital News* on Thursday September 29, 2022
- Circulation of these two publications is 44,407 total subscribers

Let's Talk Housing Webpage

A dedicated webpage was created to share information about proposed supportive housing at 115, 175, 235 & 239 Kneller Road & 1161 Kneller and invite public feedback through an online question and comment forum.

The community was invited to visit the Let's Talk Housing webpage to find out more information about the proposed project and submit feedback. This digital platform launched September 23, 2022, at: <https://letstalkhousingbc.ca/kelowna-kneller> and includes the following:

- Project details
- Information about key project personnel
- Email address to ask questions
- Important links available for download include:
 - [Affordable Rental Housing | BC Housing](#)
 - [SROI Summary Report: Overview of The Social and Economic Value of Supportive and Affordable Housing in B.C. \(ehq-production-canada.s3.ca-central-1.amazonaws.com\)](#)
 - [Affordable housing actions - Province of British Columbia \(gov.bc.ca\)](#)
 - [B.C. government addressing housing affordability challenges | BC Gov News](#)

BC Housing Community Relations Email

Contact information for a monitored inbox was included on notification and presentation materials so that community members and key stakeholders could ask questions, and offer, input on the project and receive timely responses from BC Housing staff.

Summary of Comments Received

At the time this report was created November 7, 2022, there were two questions/comments submitted to BC Housing through the Let's Talk webpage. Both questions were inquisitive in tone and themes included questions around parking and a query on how to access the virtual open house. BC Housing answered both questions in a timely manner (same day) and those individuals had no further inquiries.

The City of Kelowna has received one query regarding zoning which they answered in detail. The Let's Talk Housing page has had **114 views** since going live and the virtual open house presentation has been downloaded 15 times.

Conclusion

BC Housing allowed for a four-week period during which the community had access to the virtual open house, and an opportunity to ask questions. We are confident that the mechanisms to reach the public were sufficiently broad, and given the minimal amount of questions we are pleased that our communication has been fulsome and satisfactory.



Appendix A: Neighbourhood Letter



September 23, 2022

Dear Neighbour,

We are writing to let you know about an upcoming Virtual Open House for **115, 175, 235 & 239 Kneller Road and 1161 Kneller Court**, as we rezone this property for use as affordable housing.

BC Housing is working with the Okanagan Metis and Aboriginal Housing Society (OMAHS) and the Kelowna Women’s Shelter (KWS) on a proposal to build two affordable housing projects for those who are in need of housing support in Kelowna. This is part of a long-term plan to provide safe, affordable housing in Kelowna.

Operators

OMAHS and the Central Okanagan Emergency Shelter Society, better known as the Kelowna Women’s Shelter (KWS), have each been selected as the operators for the buildings. Both providers have years of collective experience providing person-centered programs and services, including housing, to communities through the Okanagan.

To find out more information about OMAHS and KWS, please visit omaHS.ca and kelownawomensshelter.com respectively.

Rezoning

The rezoning for the site will be from RU1 (Large Lot Housing) and RU2 (Medium Lot Housing) to MF3r (Apartment Housing (Rental Only)) for the OMAHS building, and CA1r (Core Area Mixed Use (Rental Only)) for the KWS building. If approved, we anticipate residents will move into the buildings in 2024. The site plan at the end of this letter outlines the change.

Virtual Open House

From **September 26th – October 21st**, we invite you to take part in the Virtual Open House. Visit the project “Let’s Talk” page for a self-guided presentation to learn more about the proposed homes and ask questions and submit comments about the proposal. The project page can be found at: letstalkhousingbc.ca/kelowna-kneller.

If you have any questions, please email us at communityrelations@bchousing.org or Mark Tanner, Planner at the City of Kelowna: phone: 250-469-8589 and email: mtanner@kelowna.ca.

Kind regards,

BC Housing
Okanagan Metis and Aboriginal Housing Society
Central Okanagan Emergency Shelter Society

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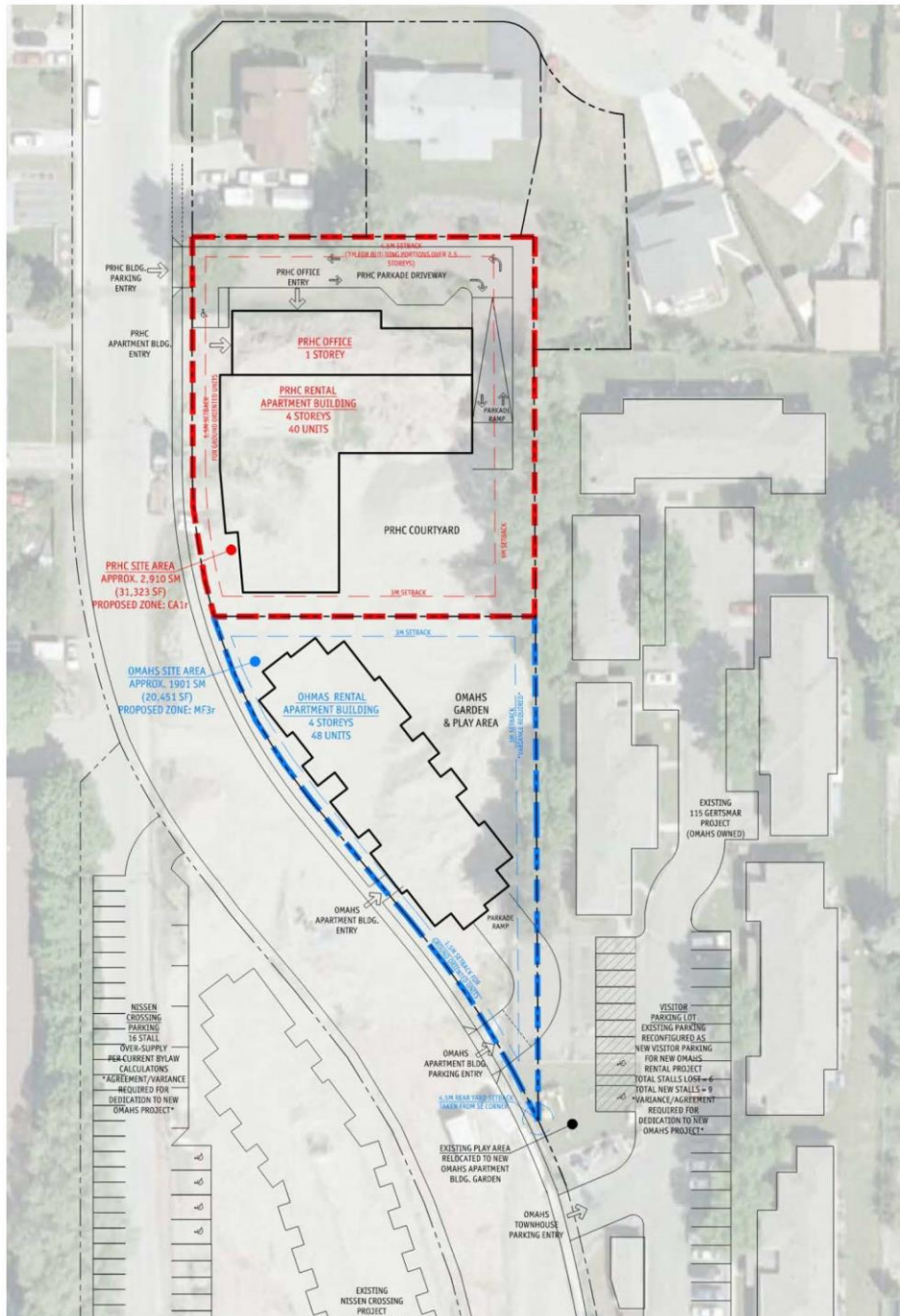
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Appendix B: Map



Appendix C: Public Signage



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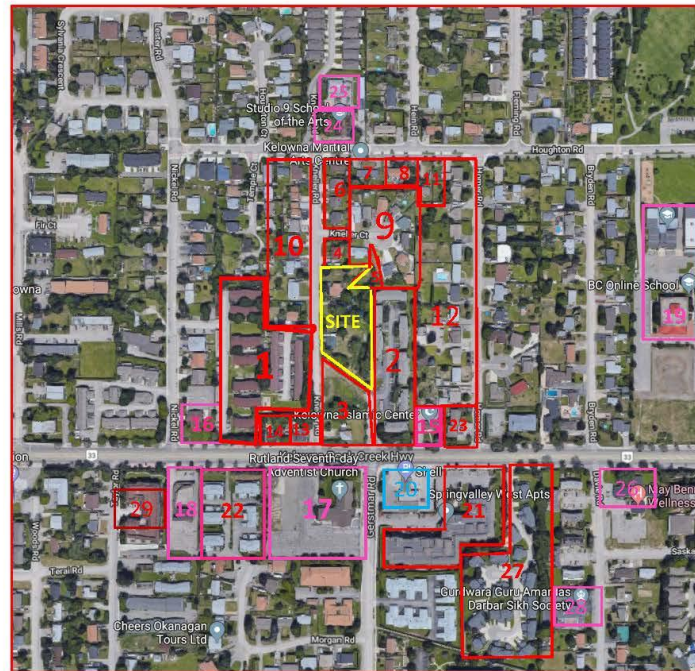


- 2. Units 1-28, 115 Gerstmar Rd
- 4. 245 Kneller Rd
- 5. 1161 Kneller Ct (Empty Lot)

- 9.1 1165 Kneller Ct
- 9.2 1157 Kneller Ct
- 9.3 1153 Kneller Ct
- 9.4 1149 Kneller Ct

- 10.1 210 Kneller Rd (Empty Lot)
- 10.2 228 & 230 Kneller Rd
- 10.3 240 Kneller Rd
- 10.4 250 Kneller Rd
- 10.5 260 Kneller Rd

- 13. 1220 Kneller Rd
- 14. Units 11-20, 170 Kneller Rd



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Z22-0014

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City of Kelowna
COMMUNITY PLANNING





115, 175, 235 & 239 Kneller Road & 1161 Kneller Court

Supporting Affordable Housing Needs in Kelowna

*Virtual Open House
Fall 2022*



The Presentation

- This Virtual Open House provides the community with an opportunity to learn more about the proposed affordable housing at 115, 175, 235 & 239 Kneller Road & 1161 Kneller Court in Kelowna.
- We encourage you to read through this presentation and submit your feedback, questions and comments to communityrelations@bchousing.org or by using the Questions and Answers section of this Let's Talk page.
- Questions and comments will be included as part of a report to the City of Kelowna. Names will not be included out of respect for privacy.

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BC Housing provides housing along the entire continuum from shelters to affordable



What is 'affordable' rental housing?

- Affordable rental housing is housing with rents equal to, or lower than, average rates in the private market.
- Our partners use Canada Mortgage and Housing Corporation data to set rates. They may also use information from local communities to set a limit for a specific location.
- This project is funded through the Community Housing Fund, the Women's Transition Housing Fund and with our project partners.



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Why is this site being developed for affordable rental housing?

- Kelowna has a shortage of affordable rental housing.
- In 2018, the City of Kelowna created the Healthy Housing Strategy which set out the priorities for the City to address the deficit in affordable housing by developing new, affordable rental units.
- This project would help move us toward that goal. The property is also central to services and transit.



What is the Women's Second Stage Housing component of this project?

- This site will offer women a continuum of affordable housing supports where they can comfortably take the time, they need to rebuild a safer life and future for themselves and their children.
- Second-stage housing provides short-term accommodation with on-site supports for single women and/or women with their dependent children leaving violence.
- Residents typically live in the units for six to 18 months before moving to more permanent housing.
- This helps women and families transition to independent living by supporting financial literacy, building self-esteem and referral services.



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115, 175, 235, 239 Kneller Road & 1161 Kneller Court Proposed Affordable Housing

Affordable Housing

- Partial land purchased in 2021 by BC Housing; balance to be purchased later in the project
- 40 longer-term homes for women and children
- 48 homes for low and moderate income families and individuals

Operators

Central Okanagan Emergency Shelter Society
Okanagan Metis and Aboriginal Housing Society



Okanagan Metis and Aboriginal Housing Society (OMAHS)

- OMAHS will be the owner and operator for the building
- They were selected through a Request for Proposals
- OMAHS is a non-profit society incorporated in August of 1986. The Society's mandate is to develop and maintain affordable and comfortable rental housing units, integrated within the urban communities of the Okanagan.
- The major objective is to make affordable rental housing available for all households of low and moderate income
- You can learn more about OMAHS [here](#).

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Central Okanagan Emergency Shelter Society

- The Central Okanagan Emergency Shelter Society (better known as the Kelowna Women’s Shelter (KWS)) will operate the housing project for women and their children.
- This longer-term housing will provide a safe place of refuge for women and their children.
- It will serve the area bounded by Peachland and Oyama.
- You can learn more about KWS [here](#).

Resident Selection Process – Thoughtful & Thorough

Housing for families, seniors, women and children:

- In need of affordable housing
- Priority given to Kelowna residents
- BC Housing and the operators would work with local service providers to select residents
- Residents for the women’s-oriented transition housing can be referred by other community agencies, organizations or self-referred



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Moving Forward

June 2021

Summer 2022

Fall 2022 (TBD)

Public input and questions through BC Housing's Let's Talk page



Announcement of Purchase

Announcement and reach out to stakeholders, neighbours and the community on housing plans for this site



Community Engagement

Engagement including a Virtual Open House for the community to learn about this proposed project and answer questions



Public Hearing

Rezoning the building for use as supportive housing

Resources and Information about Affordable Housing

- [Affordable Rental Housing Program](#)
- [Social and Economic Value of Supportive and Affordable Housing in BC](#)
- [Affordable Housing Actions](#)

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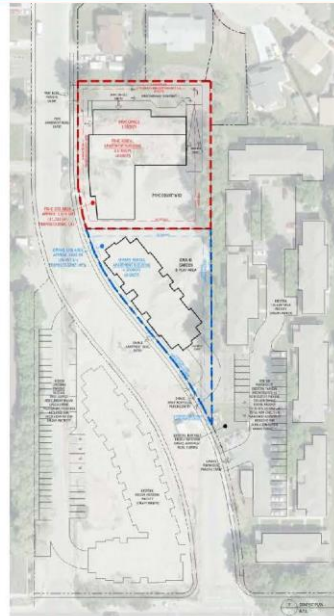
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Rezoning

- The site will be rezoned from RU1 (Large Lot Housing) and RU2 (Medium Lot Housing) to:
 - MF3r (Apartment Housing (Rental Only)) for the OMAHS building
 - CA1r (Core Area Mixed Use (Rental Only)) for the KWS building.
 - If approved, we anticipate residents will move into the buildings in 2024.



Questions or Comments?

- Submit inquiries through communityrelations@bchousing.org or the questions section on the Let's Talk Housing page
- For more information on how to apply for subsidized housing, visit <https://www.bchousing.org/housing-assistance/rental-housing/subsidized-housing>
- Questions for the City of Kelowna? Contact Mark Tanner, Planner: phone: 250-469-8589 and email: mtanner@kelowna.ca



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Thank You



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