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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** March 15, 2022  
**File No.:** Z22-0013  
**To:** Planning and Development Officer (MT)  
**From:** Development Engineering Manager (NC)  
**Subject:** 175, 235, 239 Kneller Rd & 1161 Kneller Ct



RU1 to CA1r

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The Development Engineering Branch has the following comments and requirements associated with this application to rezone the northern portion of the subject properties from from RU1 – Large Lot Housing and RU2 – Medium Lot Housing to CA1r – 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](mailto: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](mailto: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.

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- 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.



**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**

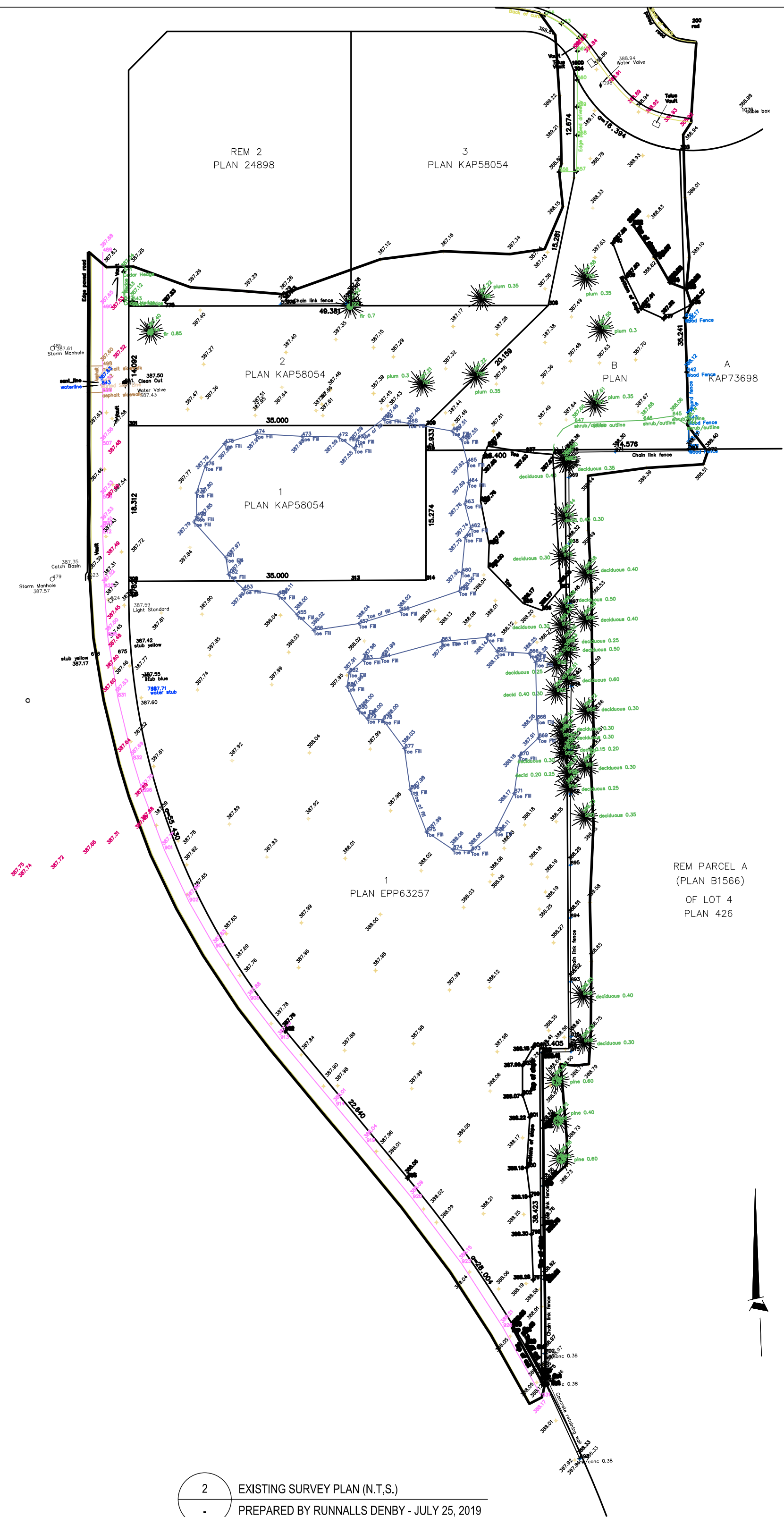
- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
  - i. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
  - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - iii. Engineering and Inspection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

  
 Nelson Chapman, P.Eng.  
 Development Engineering Manager

SK

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

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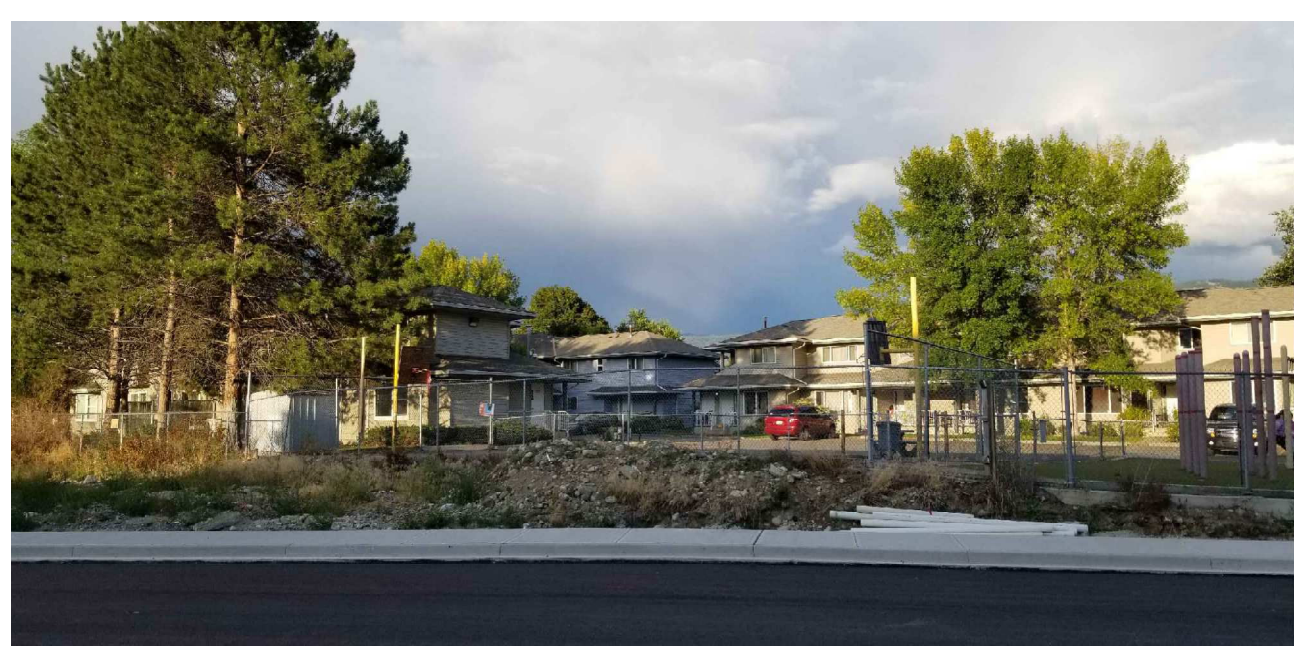
3 PHOTO 1 (2019)  
VIEW LOOKING SOUTH TO SITE & NISSEN CROSSING



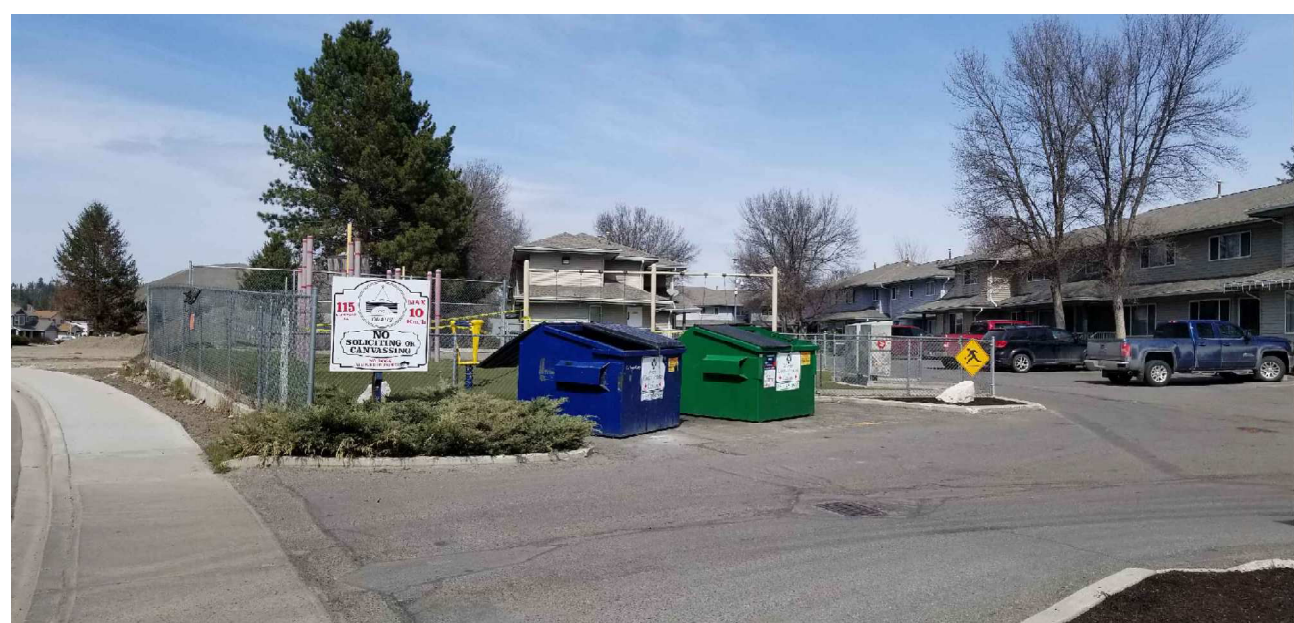
4 PHOTO 2 (2019)  
VIEW LOOKING NORTH TO SITE



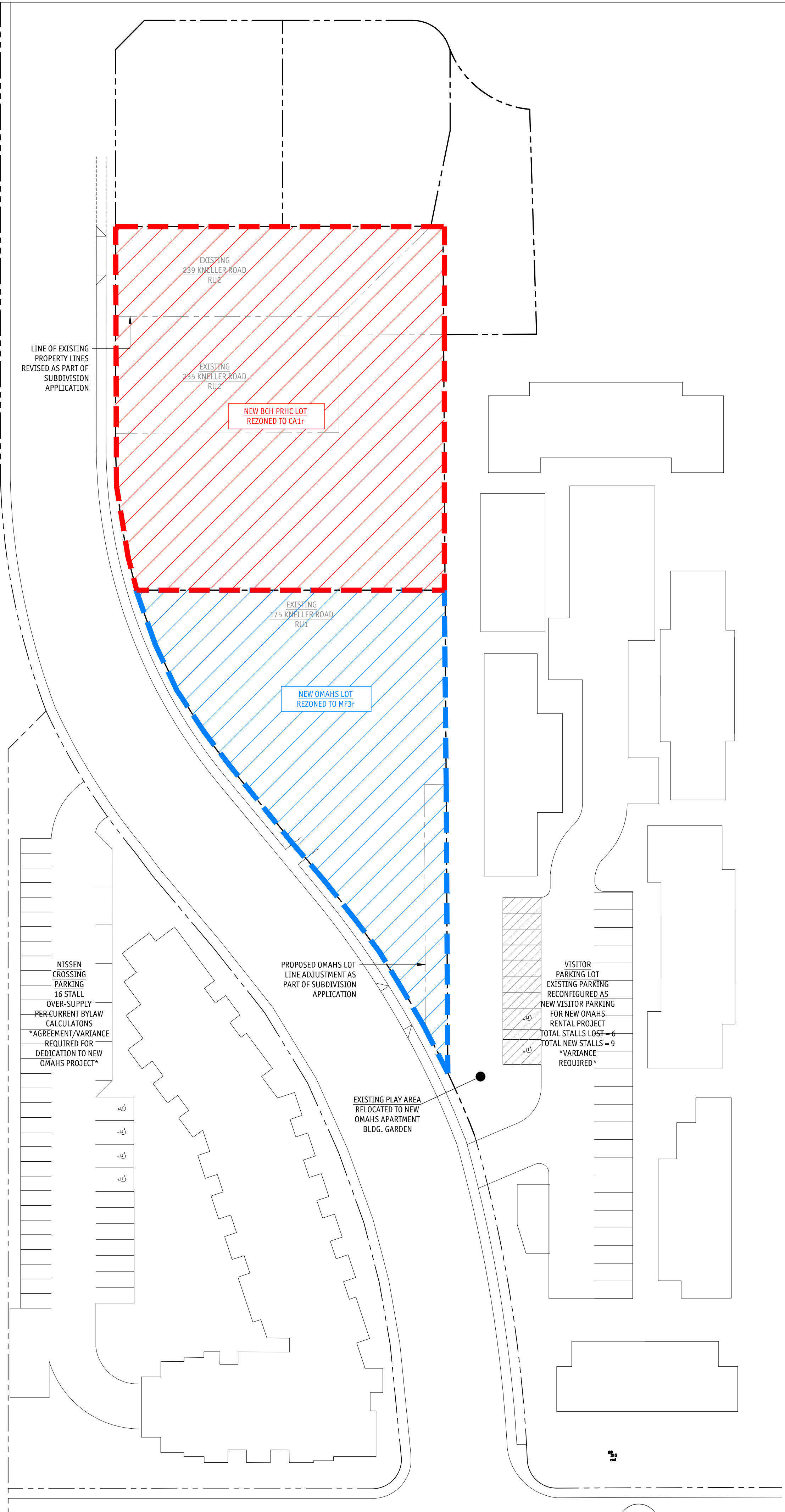
4 PHOTO 3 (2019)  
VIEW LOOKING NORTH TO SITE



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



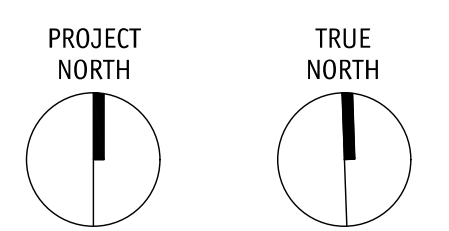
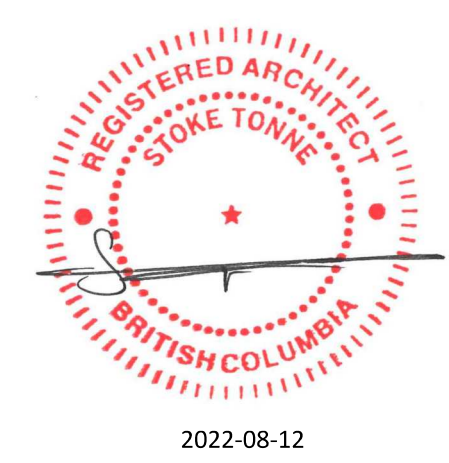
7 PHOTO 5 (2019)  
VIEW OF OMAHS TOWNHOUSE ENTRY AND PLAY AREA



1 ZONING PLAN  
N.T.S.

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-mai@shaw.ca

**m+m a**  
METKLEJOHN ARCHITECTS INC.



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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

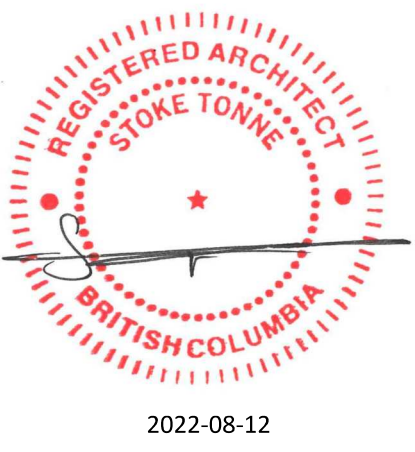
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DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

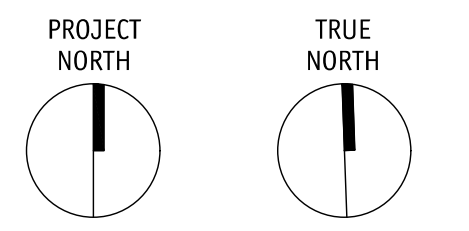
**ZONING PLAN  
SITE PHOTOS  
EXISTING SURVEY**

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



**LEGEND**

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



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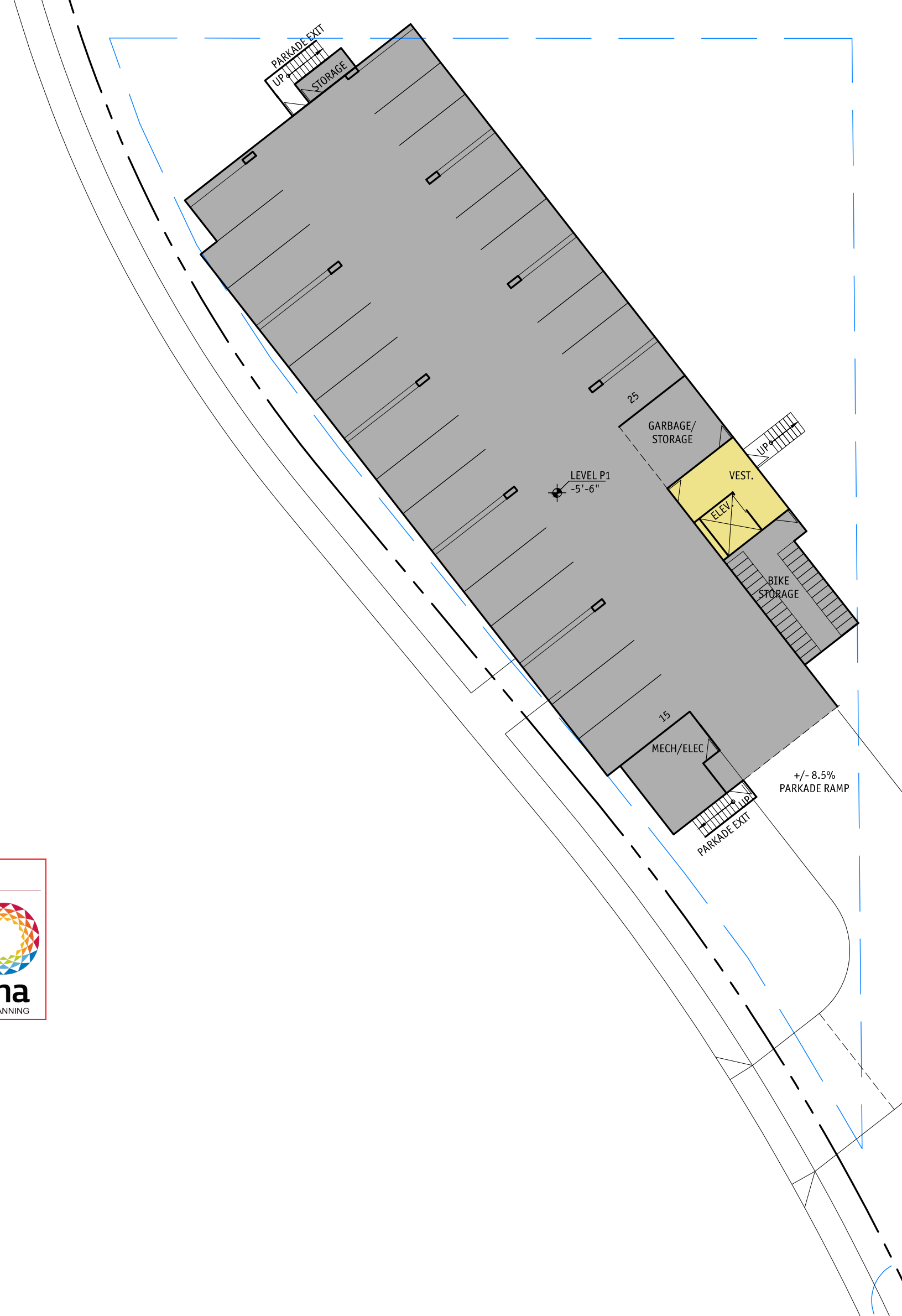
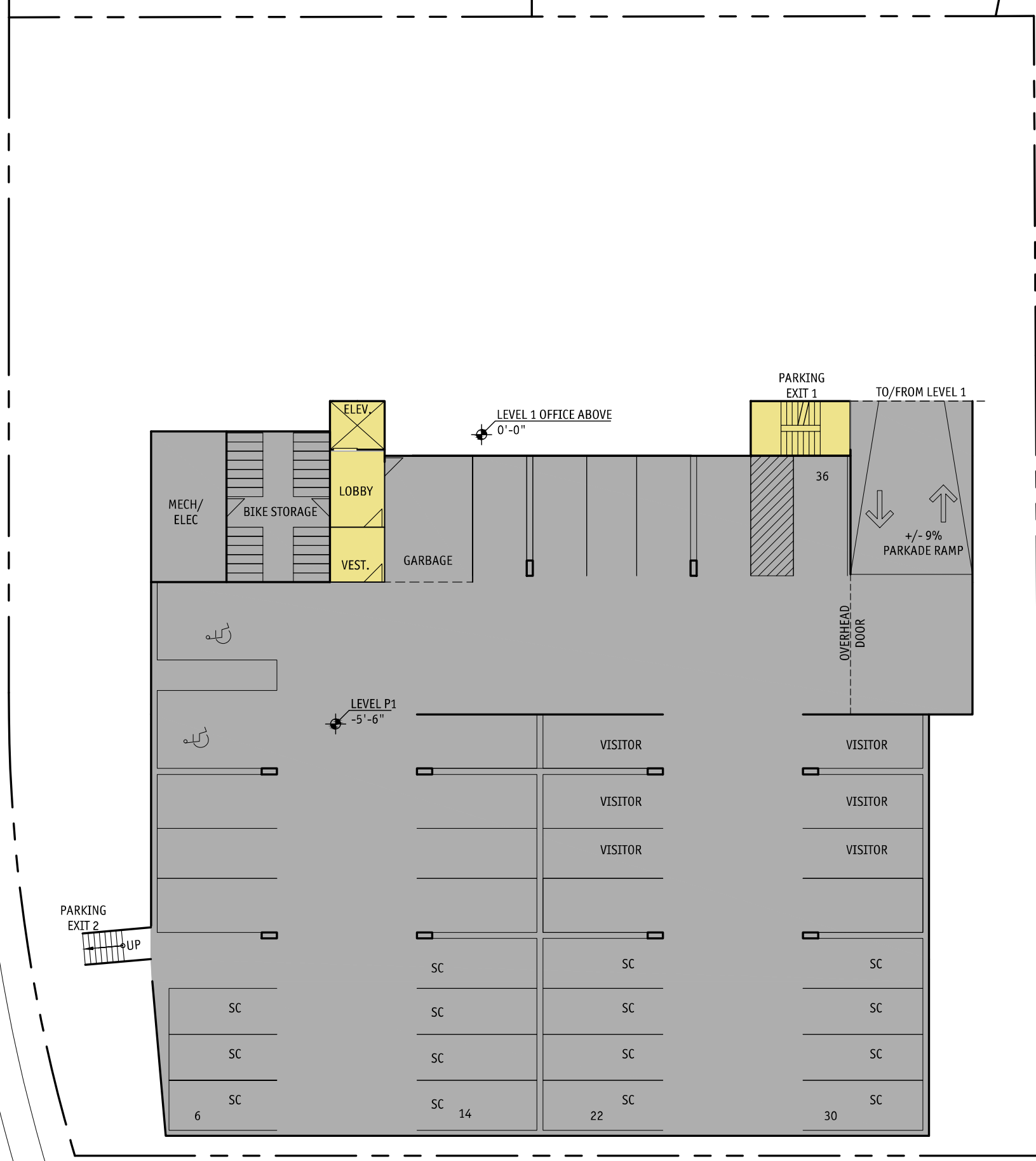
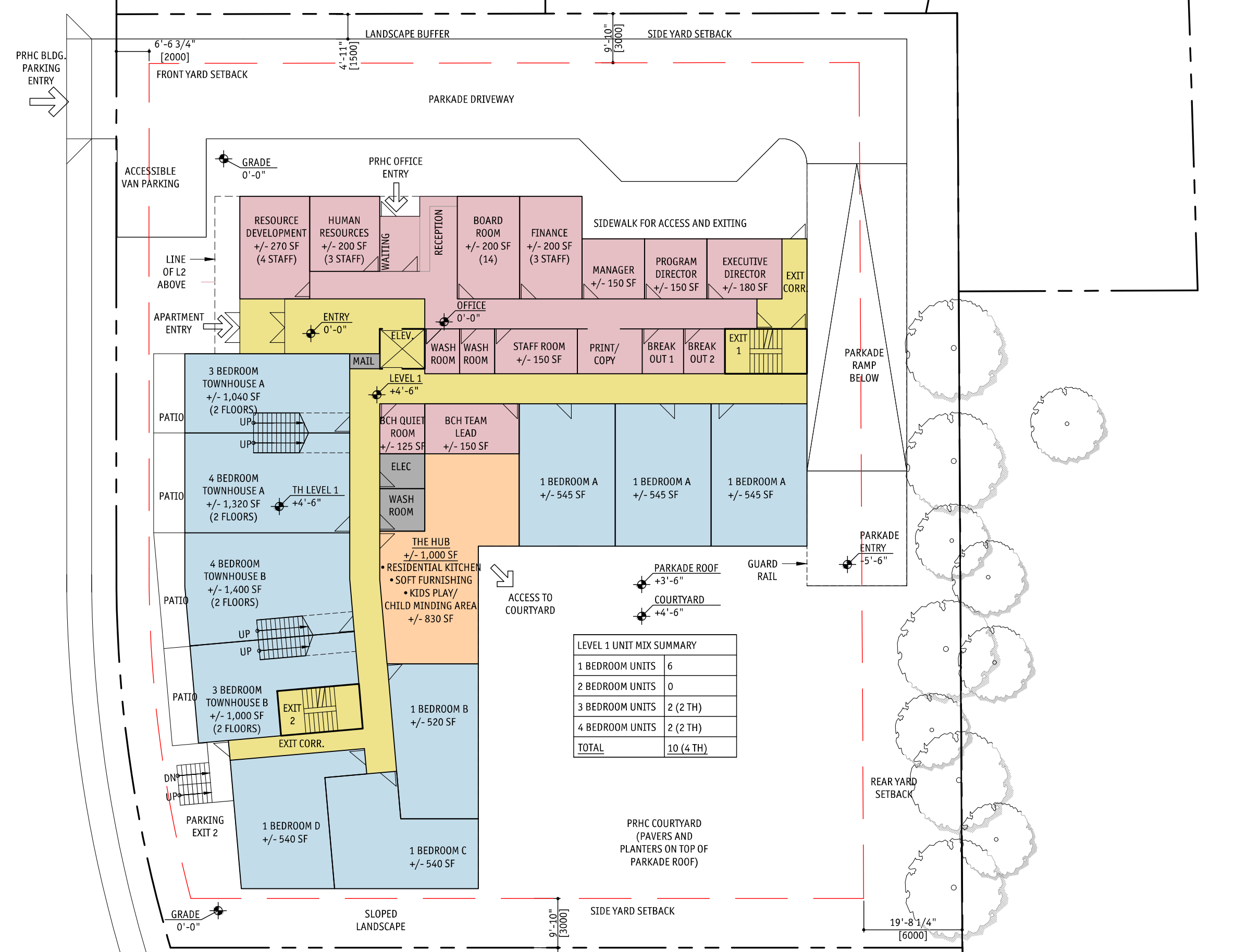
Drawing Number

**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



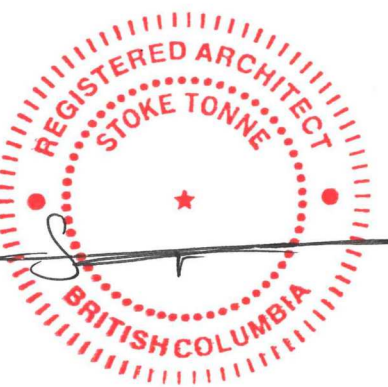
**ATTACHMENT B**  
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1 LEVEL P1 CONCEPT FLOOR PLAN  
 N.T.S.

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

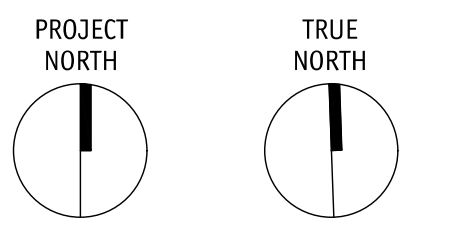




2022-08-12

**LEGEND**

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



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

KNELLER ROAD, KELOWNA BC

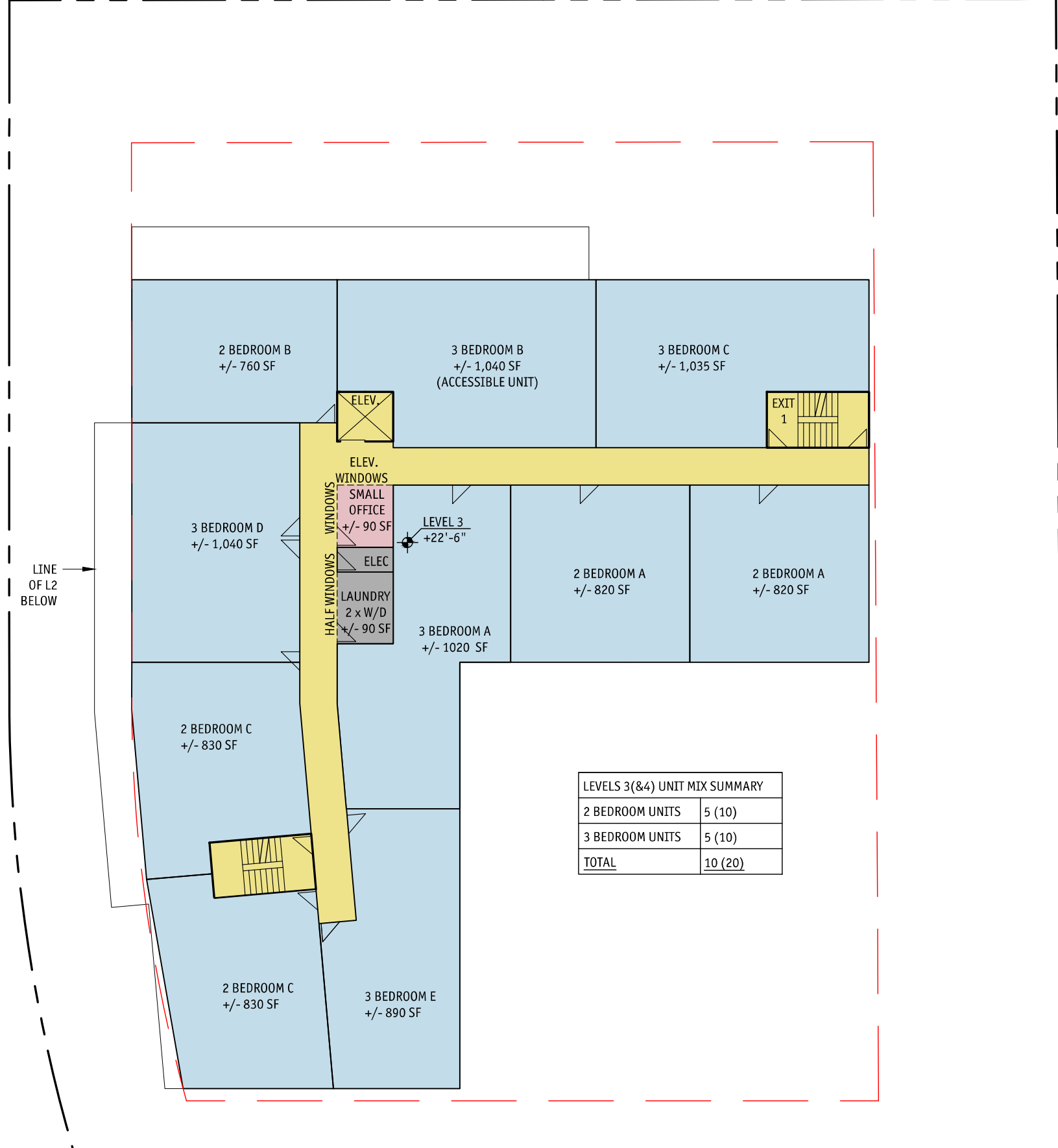
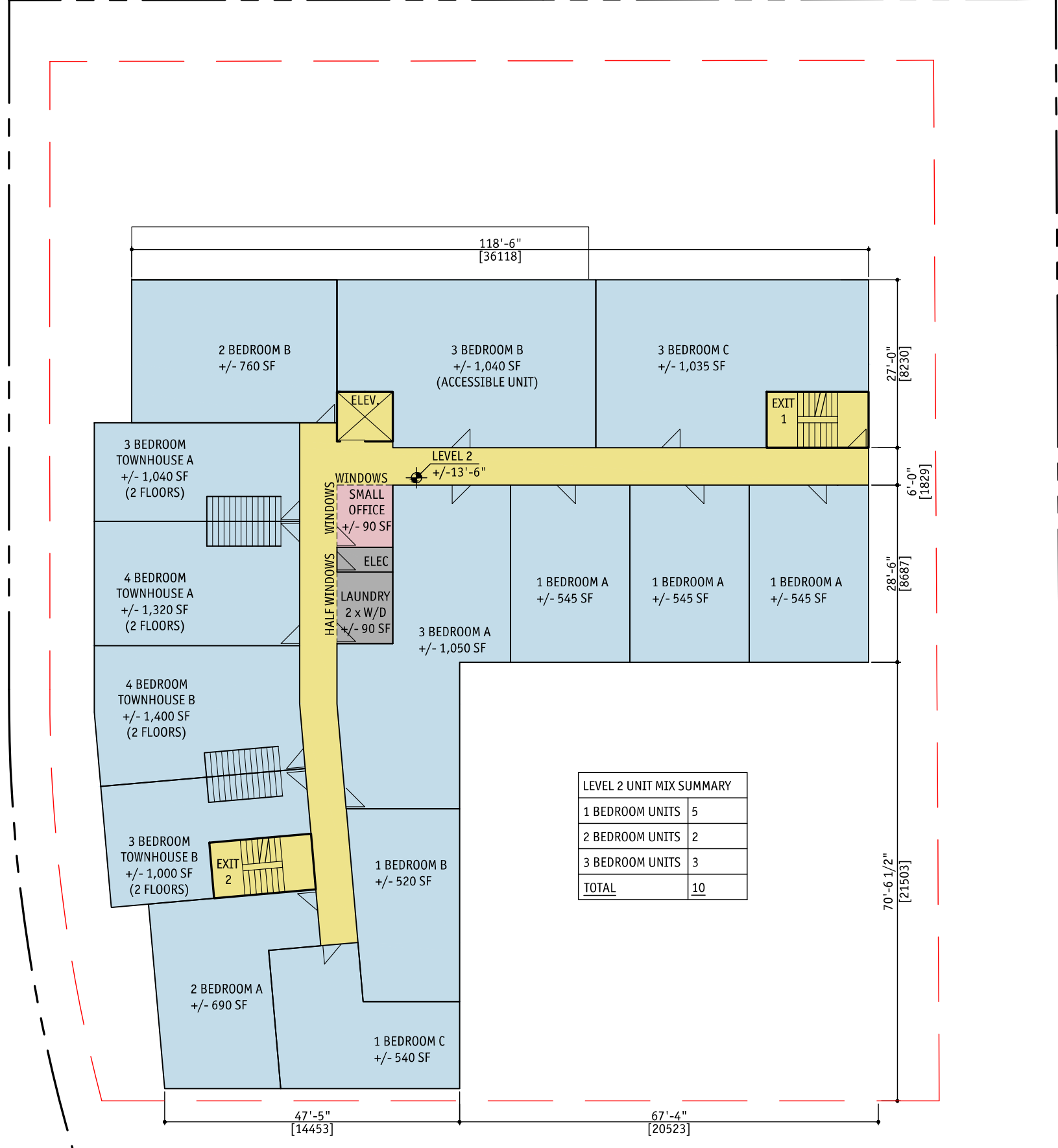
Drawing Number

**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.

**ATTACHMENT B**  
 This forms part of application  
 # Z22-0013  
 City of Kelowna  
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 Planner Initials MT



# Community Engagement Summary Report for

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

Kelowna

<b>ATTACHMENT</b>	<b>C</b>
This forms part of application	
# <b>Z22-0013</b>	
Planner Initials	<b>MT</b>
 City of <b>Kelowna</b> COMMUNITY PLANNING	

November 7, 2022

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**ATTACHMENT C**

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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 [omaqs.ca](http://omaqs.ca) and [kelownawomensshelter.com](http://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 26<sup>th</sup> – 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](http://letstalkhousingbc.ca/kelowna-kneller).

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

Kind regards,

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

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 <b>City of Kelowna</b> COMMUNITY PLANNING	

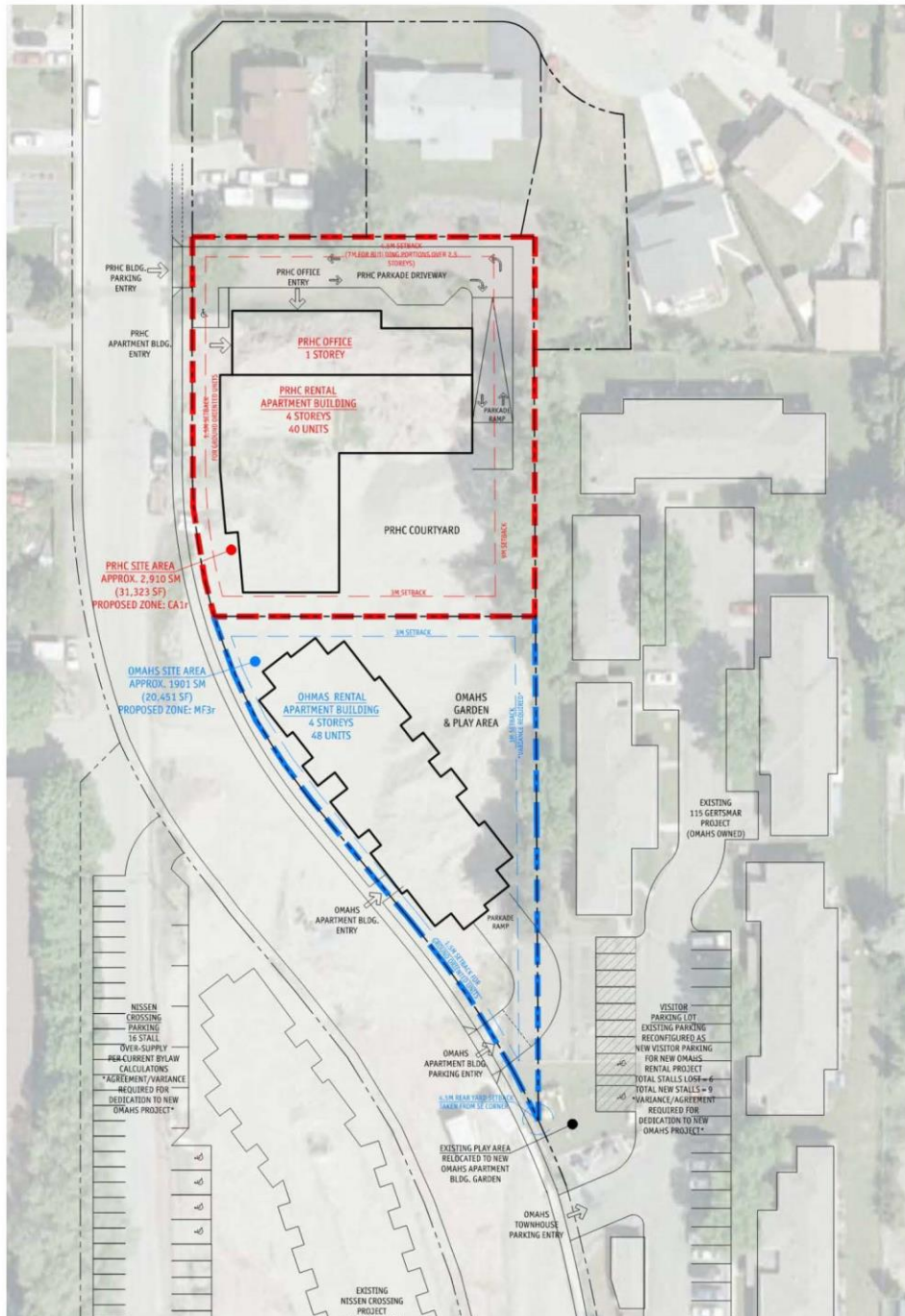
Appendix B: Map

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## Appendix C: Public Signage



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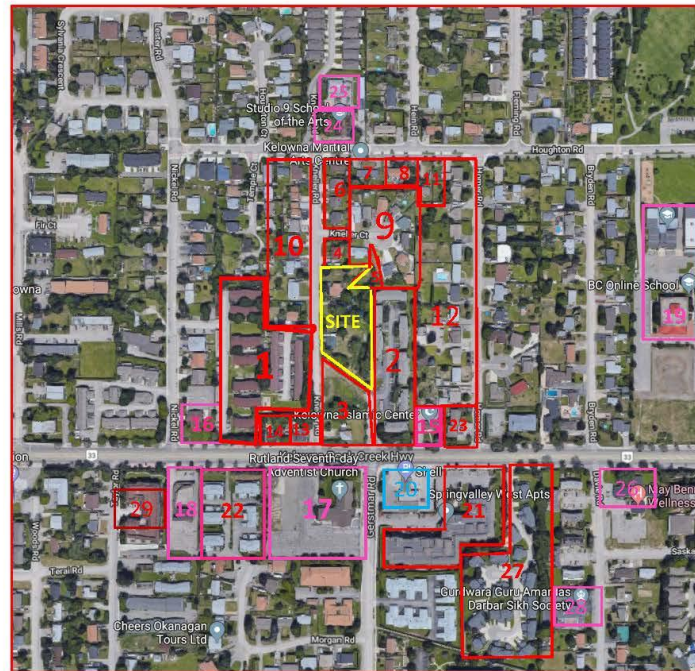


- 2. Units 1-28, 115 Gerstmar Rd
- 4. 245 Kneller Rd
- 5. 1161 Kneller Ct (Empty Lot)

- 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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# Appendix D: Community Advertisements

## SUPPORTING AFFORDABLE HOUSING NEEDS IN KELOWNA

BC Housing and our partners invite you to a virtual open house to learn more about rezoning for affordable housing at 115, 175, 235 & 239 Kneller Road & 1161 Kneller Court.



The virtual open house will be available for viewing, and engagement, until **October 21, 2022.**

Visit [letstalkhousingbc.ca/kelowna-kneller](http://letstalkhousingbc.ca/kelowna-kneller) or email [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org) to ask questions and submit input.



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**LOCAL PROFESSIONAL Q & A**

Share your knowledge by answering with Capital News readers every third week. Call your local representatives today to learn how you can reach out!

100,000 readers view, providing your business \$55,743,381E

**Q. What is the "green" option?**

**A.** Awareness about how our actions impact the environment has led to a new brand option known as Green Brands. The process is simple: the body is wrapped in a biodegradable material instead of a non-recyclable plastic. These lead directly into the earth as a designated section of a country. Usually, the spot remains unworked, in keeping with the low-impact ethos of the movement. Luckily, the plastic can, and should, be used again. While there are many factors to consider like religious and cultural traditions, cost and personal wishes, a green brand can be a great option to explore for families who are looking for an alternative to cremation. Speak to your Advanced Planning Director about what options are available in your local cemetery. Options differ from location to location, green options are becoming more widely available.

**Hanson's**

WEST KELOWNA  
2241 Churchill Rd  
250-748-5752  
hansonshelena@gmail.com

AKRON FUNERAL CHAPEL & CREMATORIUM  
Kelowna and Penticton

**Branded Content Works**

**IMPRESS**  
BRANDED CONTENT

**CAPITAL TRENDS**

Powerful stories that engage consumers and transform awareness.

Content created across a vast network, a central message is the starting point with targeted, authentic, tailored brand messages.

Associates will actively engage the right audience with the right content.

**MESSAGE:** Your content will be on our website, news releases, and social media.

**ENGAGEMENT:** Your brand, aligned with trusted editorial, provides targeted engagement.

**CONTACT:** Consulting, copywriting, editing, design, brand awareness and more.

**SOUL:** Social media will amplify your brand and extend your audience.

**IMP:** The our strong SEO presence to leverage your brand?

explore content a great way to grow your business and engage with the audience by providing a variety of content, rather than a single post. By doing so, you position your brand as an expert in your field, keeping your brand relevant and visible to your target audience.

**IMP:** If you prefer social media to reach content that generates private solutions and professional expertise, we can help.

Contact us on our consulting representatives today to extend your reach through our services. [www.impresscontent.com](http://www.impresscontent.com)

Kelowna Capital News

### 2022 ELECTION KELOWNA VOTES

**Right now, we are in a housing crisis. We need more homes and rentals for everyone, so more development of existing property through densification (building units) and redevelopment (building units) or redeveloping existing properties will be necessary if we want to make the vision of Kelowna more walkable while building off urban sprawl. Attention to infrastructure plans with more parking and addressing traffic solutions would also be a priority with keeping in mind our environmental impact.**

**Crime and safety are huge problems right now. We need more help from RCMP on a provincial level with agencies like Police and Crime Team (PACT) and Interior Health resources to help with mental health emergencies. An understanding of where the goal is for a potential housing mix to be over 15 per cent of their home. When the owner sells, they would receive 75 per cent of the sale, the society would retain 25 per cent.**

**Our existing local... point in limited and... spending millions of... expanding our alt... ready going infla... to adapt it policies. Kelowna, but our... structure isn't an... Change begins with... being here in place and... program will create... what to do next. If... suffering from drug... continue to support... and health issues and... also need to look at... what is not working... only to help our self... and, instead, city...**



**It takes 31 muscles to fold up this newspaper.**

So let's make sure you're getting the most out of your newspaper. Our news is always on the front page. Our news is always on the front page.

**British Electric Laminators? Electric? Choose and working?**

British Electric Laminators? Electric? Choose and working? British Electric Laminators? Electric? Choose and working? British Electric Laminators? Electric? Choose and working?

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### Crime

#### Wanted man nabbed by patrol cops

**John Cunningham**  
Capital News Staff

Franck, cocaine, Ekland, weapons and cash were among the items taken off the streets of Kelowna in a recent search.

RCMP Community Safety Unit (CSU) officers were patrolling the area of St. Paul Street and Coweave Avenue downtown around 1:30 p.m. on Sept. 27 when they saw two men sitting on a bench talking behind a wall.

An arrest was made on one of the men, who was wanted across two provinces and had several "negative police contacts" in Kelowna in the past.

A search turned up large amounts of drugs and weapons, including equipment and a handgun.

The most recent allegations against the man include possession of a controlled substance and possession of a weapon for dangerous purposes.

SPt. Scott Proulx of the Kelowna CSU officers believe will be conducted in the coming days to identify the man's associates.



#### Woman facing robbery charges after attempted carjacking

**Sharon Pedron**  
Black Press Media

A Kelowna woman was arrested and faces multiple charges following an attempt to carjack her vehicle on Oct. 17.

On Sept. 26 at 3:40 p.m., RCMP were called to a reported assault in a parking lot in the 200 block of Rutland Road South.

The suspect approached the victim in the lot before she was able to get into her car. She then took off on foot. RCMP arrived on scene and located the suspect inside a business on Coweave Avenue.

The suspect is facing charges of robbery, assault, and uttering threats. She was to appear in court Sept. 27.

"This unprovoked attack here in the town before we can protect our families and our businesses," said the complainant's brother, who expressed his concern for his sister's health and safety.

The complainant's brother said she is a single mother of two children and is a victim of domestic violence.

She has not been charged with any other crimes.

Anyone who witnessed the incident is asked to contact Kelowna RCMP.

**SUPPORTING AFFORDABLE HOUSING NEEDS IN KELOWNA**

BC Housing and our partners invite you to a virtual open house to learn more about rezoning for affordable housing at 115, 175, 235 & 239 Kneller Road & 1161 Kneller Court.

The virtual open house will be available for viewing, and engagement, until **October 21, 2022.**

Visit [letstalkhousingbc.ca/kelowna-kneller](http://letstalkhousingbc.ca/kelowna-kneller) or email [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org) to ask questions and submit input.

BC HOUSING City of Kelowna Kelowna District Municipality

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# 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](mailto: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

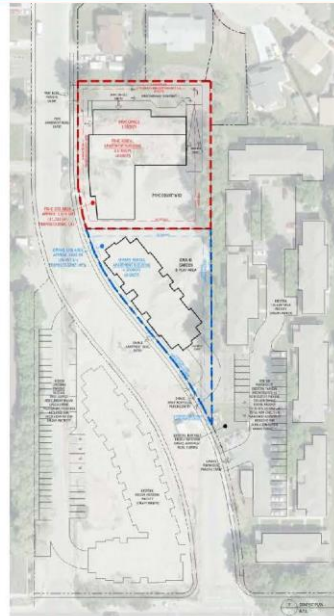
## Resources and Information about Affordable Housing

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

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## 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](mailto: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](mailto:mtanner@kelowna.ca)



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Thank You



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