

REPORT TO COUNCIL



Date: April 24th 2023

To: Council

From: City Manager

Department: Development Planning

Application: DP22-0236 **Owner:** New Opportunities for Women (NOW) Canada Society Inc No S-39119

Address: 2609-2611 Richter Street **Applicant:** Jesse Alexander – New Town Services

Subject: Development Permit

Existing OCP Designation: UC- Urban Centre

Existing Zone: UC5- Pandosy Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0236 for Lot 2, District Lot 135, ODYD, Plan 3929, located at 2609-2611 Richter Street, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To issue a Development Permit for the form and character of a 5-storey building offering a women's shelter and supportive housing services.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of the five-storey supportive housing and women's shelter building. The 5-storey proposal is consistent with the Official Community Plan (OCP) Building Height policy maximum of 6 storeys and is consistent with the OCP's Street Character of a Residential Street. The proposal meets all regulations of the Zoning Bylaw. Thus, no variances are requested.

The proposal is also consistent with the OCP Form and Character Design Guidelines for Low-Rise Apartment Developments including an attractive ground floor lobby interface with Richter Street, adequate landscaping with the landscape interface areas, the provision of the private open space, and the inclusion of varied architectural features on the building's façade.

The owner, NOW Canada Society, are providing an important social function by proposing a place of refuge with an integrated continuum of care ranging from emergency shelter services to supportive housing units. This project is funded by BC Housing to provide shelter and below-market rental housing options to women and children.

This project will provide needed housing options to a vulnerable segment of the population and is consistent with the Official Community Plan's desired height and density within the Pandosy Urban Centre. The project is located within an Urban Centre that provides close access to schools, parks, commercial centre, transit, bicycle facilities, and nearby children playground equipment, all of which support this more intensive development on this lot.

4.0 Proposal

4.1 Project Description

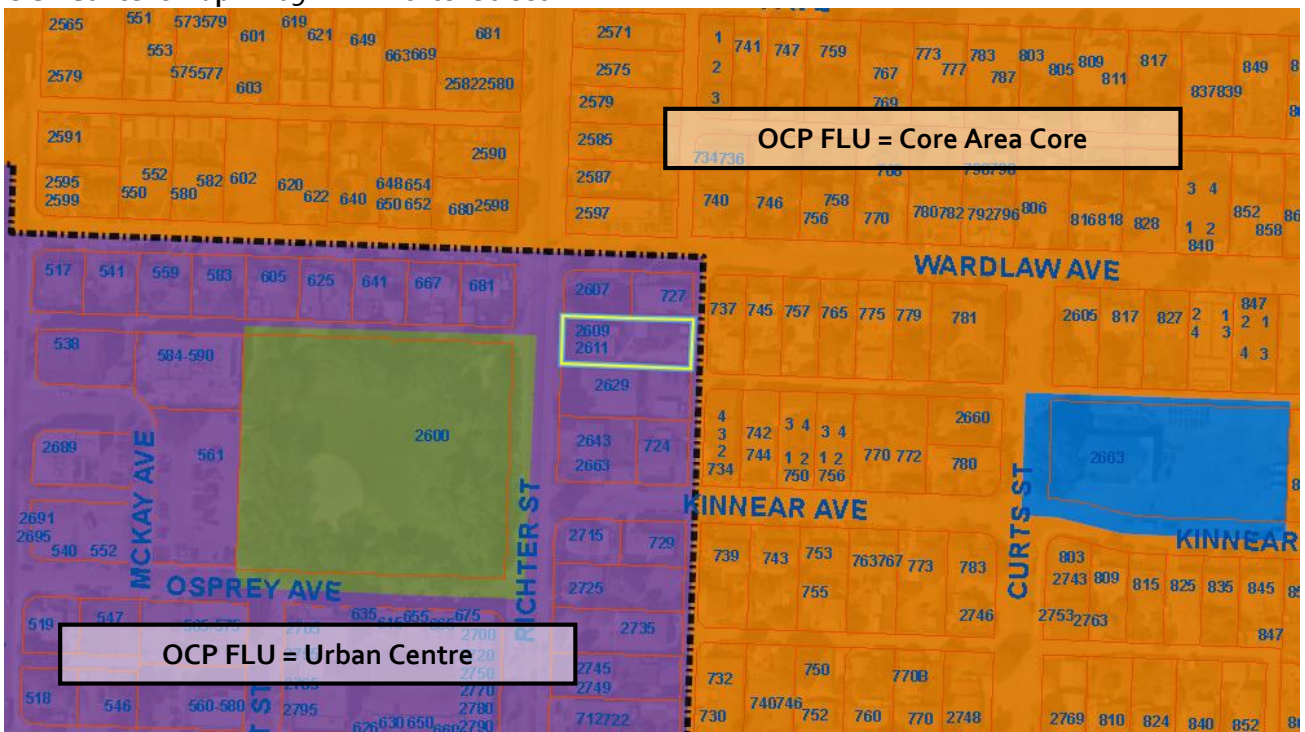
The project is designed in a contemporary style with a modern appearance. The project has a mix of high quality cladding materials including: a variety of coloured fiber cement panels, a lux aluminum wood grain vertical material, and a brick veneer along the front portion of the building. The building steps back on both sides above the second storey to reduce the massing impact on adjacent properties. Parking is accessed from the rear lane and is the primary component of the first floor. Shelter services will be located on the second floor with supportive housing dwelling units on floor three through five.

4.2 Site Context

Subject Property Map: 2609-2611 Richter Street



OCP Context Map: 2609-2611 Richter Street



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	UC5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	n/a	1,050.5 m ²
Development Regulations		
Max. Floor Area Ratio	1.8	1.3
Max. Site Coverage (buildings)	85%	71.5%
Max. Site Coverage (buildings & impermeable surfaces)	90%	87%
Max. Height	22m / 6 storeys	18.4m / 5 storeys
Minimum Setbacks below the 16 metre level		
Min. Front Yard	3.0 m	4.7 m
Min. Side Yard (north)	0.0 m	1.5 m
Min. Side Yard (south)	0.0 m	0.0 m
Min. Rear Yard	0.0 m	3.6 m
Minimum Setbacks above the 16 metre level		
Min. Front Yard	3.0 m	4.7 m
Min. Side Yard (north)	4.0 m	4.0 m
Min. Side Yard (south)	4.0 m	4.0 m
Min. Rear Yard	0.0 m	3.6 m
Minimum Vehicular Parking		
Min. Parking Requirements for Supportive Housing	12	12
Min. Parking Requirements for Employees	3	3
Min. Parking Requirements for Visitors	5	5
Minimum Regular Vehicle Stall Ratio	50%	53%
Maximum Small Vehicle Stall Ratio	50%	47%
Min. Loading Space	0	0
Minimum Bicycle Parking		
Min. Long Term Bicycle Parking for Supportive Housing	3	8
Min. Short Term Bicycle Parking	6	6

5.0 **Current Development Policies**

Objective 4.9. Transition sensitively to adjacent neighbourhoods and public spaces.	
Policy 4.9.2. Transitioning to Core Area Neighbourhoods	Use height and scale to ensure that buildings avoid height cliffs and shadowing, transitioning gradually to adjacent Core Area Neighbourhoods
	<i>The subject property borders the future land use designation of Core Area Neighbourhood. The OCP Building Heights map permits 6 storeys on this property therefore the reduced height of five-storeys helps with shadowing and height cliffs.</i>

Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres.	
Policy 4.12.1. Diverse Housing Forms	Ensure a diverse mix of medium-density and high-density housing forms that support a variety of households, income levels and life stages.
Policy 4.12.3 Diverse Housing Tenures	Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own.
	<i>The proposal is proposing a unique shelter and supportive housing proposal for women and children which is encouraged by the diverse housing forms and tenures OCP policies.</i>
Objective 4.13. Protect citizens from displacement due to Urban Centre development.	
Policy 4.12.1. Housing with Supports.	Prioritize the development of subsidized housing and housing with supports in the Urban Centres in addition to the Core Area , particularly near employment, public transit, services and amenities. Promote acceptance by the community for these supports, services and the citizens that are using them.
	<i>The proposal is proposing supportive housing within the Pandosy Urban Centre.</i>

6.o Application Chronology

Date of Application Received: December 16th 2022

Date Public Consultation Completed: n/a

Report prepared by: Adam Cseke, Planner Specialist

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP22-0236

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Applicant Rationale