

# Proposed Affordable Rental Housing

1951 Cross Road  
City of Kelowna  
November 2024

M'akola acknowledges with respect the traditional territories of the syilx Okanagan people on whose lands our proposed project is located.



**MAKOLA**  
DEVELOPMENT  
SERVICES



# Agenda

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About M'akola

About Turning Points

Funding Program

Building Operations

Proposed Design

Variance Requests

# M'akola Development Services

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M'akola Development Services is a professional consulting firm, including planners, development managers and dedicated experts in Indigenous relations and communication.

- Over 30 years of experience in both the market and non-market housing sector
- Partnerships with all levels of government, non-profit organizations, Indigenous communities, and private industry
- Indigenous Board of Directors
- Focus on researching, developing and operating housing for Indigenous families and elders



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DEVELOPMENT  
SERVICES

## Areas of Expertise:

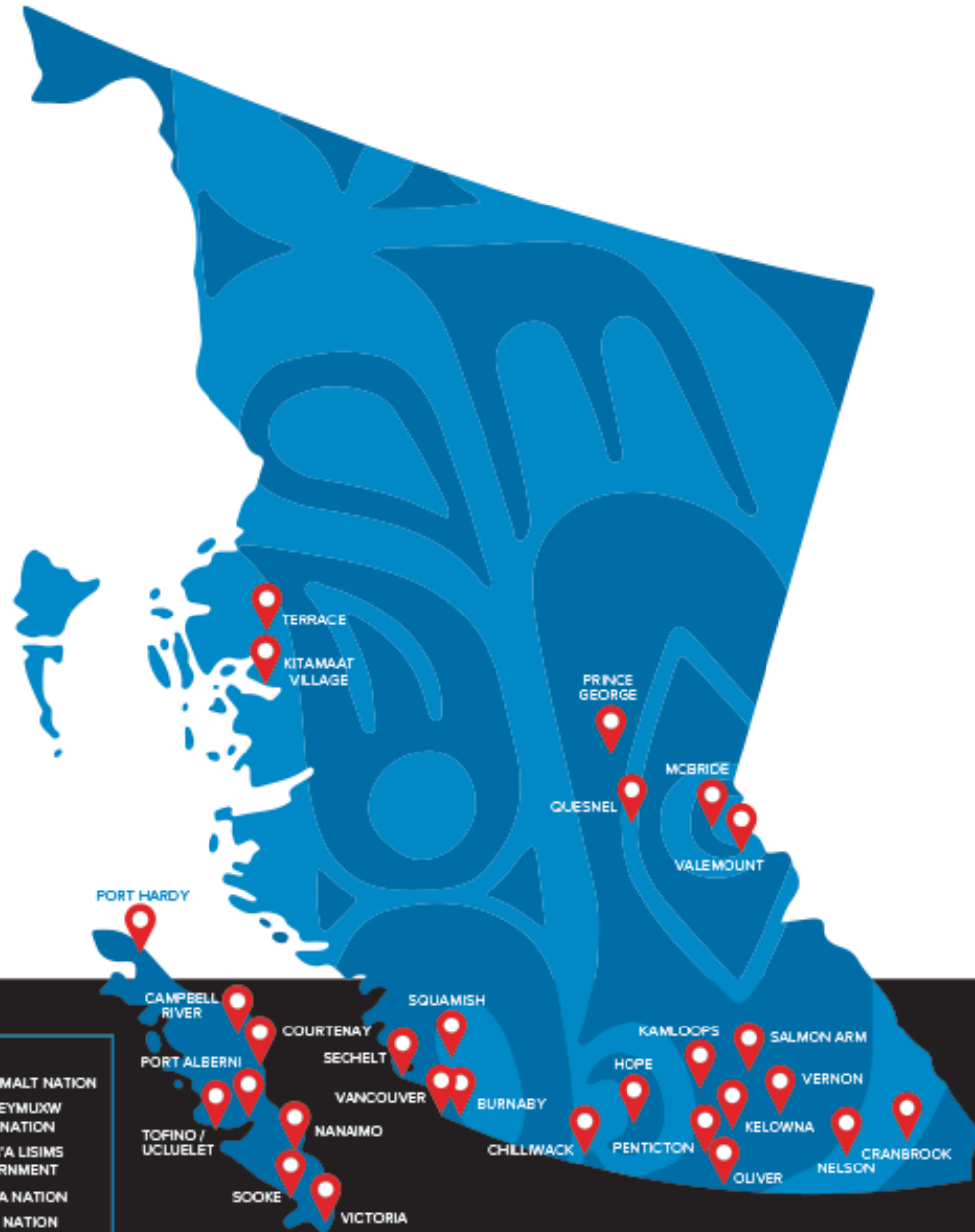
- Community Planning and Engagement
- Land Development
- Development Consulting and Project Management
- Housing Operations and Asset Management
- Indigenous Planning and Development

70+ Active Projects  
over 30 Communities

Managing over  
\$2B in Project  
Costs

Building over  
4000 new homes

Representing more  
than 500 jobs



## AFFORDABLE HOUSING: FROM CONCEPT TO COMMUNITY

# Turning Points Collaborative Society

Turning Points Collaborative Society aims to achieve safe and sustainable housing in our communities by providing a continuum of housing, promoting health, and offering community outreach, employment, and addiction services .

- Over 65 years of experience
- Operations throughout the Okanagan, with programs reaching from Enderby to Summerland
- Operates across the spectrum of transitional housing, supportive housing, and affordable housing



# Project Vision

- Affordable and appropriate housing
- For individuals and families
- In partnership with senior levels of government
- Sustainably designed
- Located near schools and services
- Adjacent to transit and dedicated bike infrastructure



# Proposed Building

## Quick Stats:

- 68 homes
- Mix of studios, 1-, 2-, and 3-bedroom units
- Mixed rent model with range of affordability
- Step 3 on the BC Step Code
- BC Housing Registry for tenant selection
- Tenant amenity spaces, including a common room, community gardens, and rooftop patios



# Project Funding

## Community Housing Fund (CHF) :

- BC Housing funding stream
- Funding call closed November 2023; awarded Spring 2024
- Includes both capital grants and ongoing operating subsidy

## City of Kelowna:

- City-owned land provided for a long-term lease





# Project Operations

## Tenants:

- Individuals and families
- Tenants live independently; this building **does not** include supports

## Operator:

- Building will be operated by Turning Points
- Governed by an operating agreement with BC Housing



# Planning Context - OCP

## Official Community Plan:

- Site is within the Core Area Neighbourhood Designation
- Adjacent to a Transit Supportive Corridor
- Multi-unit buildings up to six storeys at this location
- Proposal is aligned with the OCP

## OCP Goals:

- Prioritizing construction of purpose-built rental housing



# Planning Context - Zoning

## Zone:

- Recently completed City-led rezoning
- From MF1 - Infill Housing and P2 - Educational and Minor Institutional to MF3r - Apartment Housing with Rental Only
- Proposed project aligns with use and density specified for the MF3r zone



# Proposed Variances

## Parking:

- Variance from 71 to 56 stalls of vehicle parking
- Discussion is ongoing with MODO for a car share on site
- 102 stalls of long-term (indoor/secured) and 18 stalls of short-term (outdoor, for guests) bike parking
- Parking uptake is typically lower in affordable rental projects



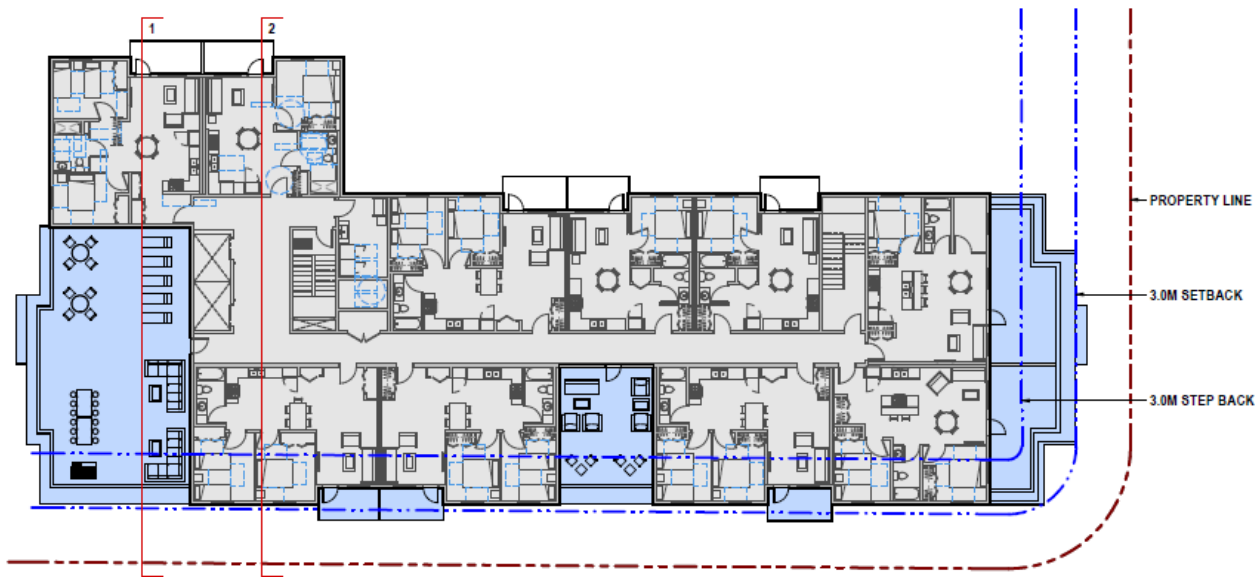
# Proposed Variances

## Stepbacks:

- Bylaw calls for a 3m stepback after the second storey
- Planned project includes two outdoor amenity spaces and residential balconies which are stepped back more than 3m
- Allows for family sized units
- Provides more architectural interest
- Balcony size variance allows more outdoor space for tenants



# Proposed Stepback Variance

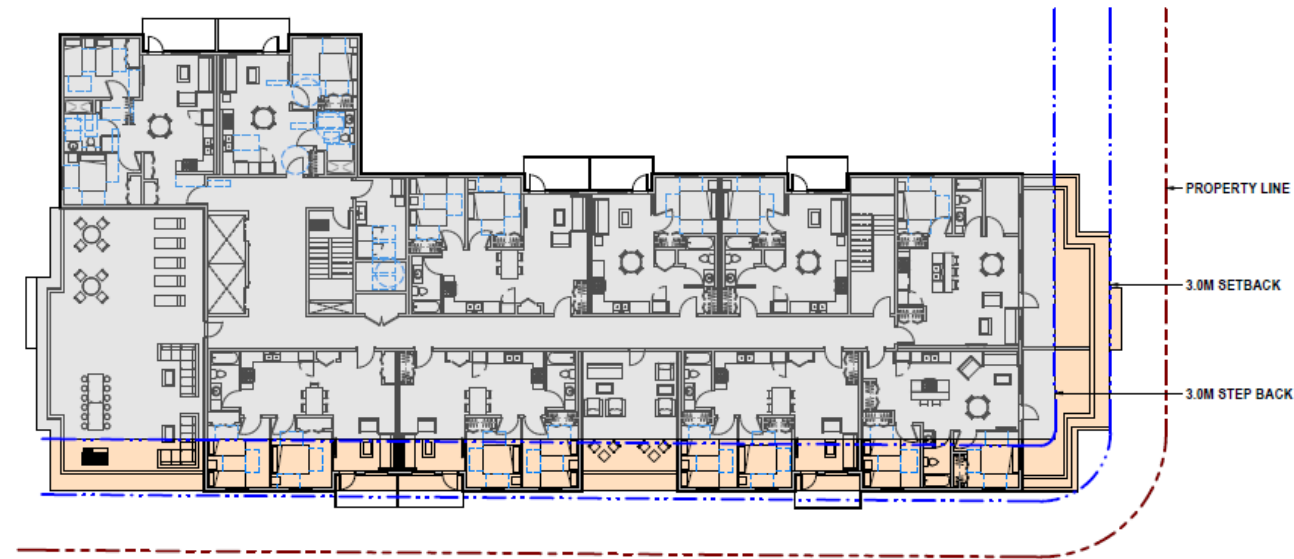


## Proposed Step Back Area (Blue)

- Two outdoor tenant amenity spaces on the top floor (indicated with furniture)
- Increased tenant outdoor space with generous balconies
- Increased architectural interest through undulating facade

## Required Step Back Area (Orange)

- Same distance around entire facade
- Would require pivoting 2-bedroom units on the 6<sup>th</sup> floor to studio units, reducing family housing



# Conclusion

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- Affordable and appropriate housing
- For individuals and families
- In partnership with senior levels of government
- Aligns with municipal policy objectives
- 68 deeply needed homes for Kelowna



Thank you!



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