

REPORT TO COUNCIL



Date: 12/11/2017

To: City Manager

From: Community Planning Department (AW)

Application: DP17-0255

Owner: 612333 BC Ltd.

Address: 1642 Commerce Avenue

Applicant: Horizon North on behalf of BC Housing

Subject: Development Permit Application

Existing OCP Designation: Service Commercial

Existing Zone: C10 – Service Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0255 for Lot 5 District Lot 125 ODYD Plan KAP73825, located at 1642 Commerce Avenue, 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 form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping;

AND THAT the Development Permit be issued subsequent to the Development Engineering requirements as set out in Schedule "A" attached to the Report from the Community Planning Department dated December 11, 2017;

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 consider the form and character of the proposed 55-unit supportive housing project with support services on the subject property.

3.0 Community Planning

Community Planning staff are supportive of the proposed 55-unit supportive housing project. The form and character of the temporary facility meets staff's basic expectations for a temporary project of this nature as described in the Official Community Plan (Chapter 14). The applicant's primary goal is to provide a temporary (4-7 years) and rapid form of housing that is currently in high demand. The applicant's intention is for this facility to operate for a few years while a permanent housing project is explored. The applicant has worked with staff to help screen and provide appropriate setbacks and space for the facility. The proposal meets all of the Zoning Bylaw Regulations for the C10 – Service Commercial Zone.

Staff believe that with the mix of adjacent light industrial and commercial uses the form of the proposed facility will be acceptable in this location on a temporary basis. Staff understand that the housing operator will aim to minimize any possible negative visual and operating impacts on neighbouring properties.

The subject property is accessible by transit and the operator will work with existing shelters and housing providers to utilize this service. This project will help existing providers that are currently experiencing significant overcrowding pressures and will also help ensure that members of the community are able to access safe and secure housing.

4.0 Proposal

4.1 Background

BC Housing has identified 1642 Commerce Avenue, a vacant 1-acre commercially zoned parcel, as a temporary housing site for vulnerable residents of the community. They have worked with the owners to secure a lease to operate the proposed facility for the next 4 years with an option to extend for a further 3 years. The housing units would be operational by late January or early February (2018) and would be managed 24/7 by the John Howard Society, an experienced local supportive housing operator. The project will provide rapid, safe and affordable housing, together with the necessary support services, to individuals who are experiencing homelessness or are at risk of homelessness and will be funded by BC Housing's Rapid Response to Homelessness (RRH) Program.

4.2 Project Description

The proposed 1,117m² project will consist of a 55-bed supportive housing facility complete with dining area and support services. As a temporary and short-term facility the building is comprised of modular building units on a temporary wood frame foundation and can easily be relocated to another site or community once the lease has expired. The dorm-style rooms are located in the two storey portion of the building and are complete with private bathrooms. Onsite support services are located in the single storey portion of the building fronting Commerce Avenue and include a 38 seat dining facility, commercial kitchen, lounge, washrooms, laundry and offices. This space will act as reception hall, provide support services and a gathering space for residents.

Outside of the amenity building a gathering area provides outdoor amenity space for occupants of the facility. A secure storage area will be included for personal possessions and bicycles. The property will be surrounded by a fence to control the grounds. Parking is provided for staff as well as for people staying at the facility along with ample bicycle parking.

To enhance safety at the facility a CCTV system, staged fencing, controlled access, and continuous monitoring are all part of the proposed facility. It will be continuously staffed and a medical services room is also being provided onsite.

4.3 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C10 – Service Commercial	Commercial
East	I1 – Business Industrial	Commercial / Industrial
South	C10 – Service Commercial	Commercial
West	C10 – Service Commercial	Commercial

Context Map:



Zoning Map:



Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C10 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	0.65	0.3
Height	12.0m / 3 storeys	7m / 2 storeys
Front Yard	2.0m	12m
Side Yard (west)	0.0m	5m
Side Yard (east)	0.0m	5m
Rear Yard	0.0m	5m
Other Regulations		
Minimum Parking Requirements	19	19 stalls
Bicycle Parking	5	10
Private Open Space	N/A	provided

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Social Sustainability

Housing Availability.² Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter).

Development Permit Guidelines.³ Attached as Schedule "C".

6.0 **Technical Comments**

6.1 Building & Permitting

No Comment.

6.2 Development Engineering

See Attachment 'A'.

6.3 Fire Department

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 10.3.1 (Social Sustainability Chapter).

³ City of Kelowna Official Community Plan, Chapter 14.

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
 - Fire Department access is to be met as per BCBC 3.2.5. and accommodate the largest apparatus;
 - a fire alarm meeting the requirements of CAN/ULC S-524 shall be installed;
 - If a sprinkler system is installed it is to be monitored by an agency meeting the CAN/ULC S561 Standard.
 - Fire department connection is to be within 45M of a fire hydrant - unobstructed and ensure FD connection is clearly marked and visible from the street. Upon completion an owners certificate and copy of NFPA 25 shall be provided for the sprinkler system.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD as well as a fire pre-plan as per bylaw 10760
- Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
 - dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in parkade

7.0 Application Chronology

Date of Application Received: November 27, 2017

Report prepared by:	Alec Warrender, Property Officer Specialist
Reviewed by:	Ryan Smith, Community Planning Department Manager
Approved for Inclusion:	Doug Gilchrist, Divisional Director, Community Planning & Strategic Initiatives

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: Draft Development Permit DP17-0255
Attachment C: Development Permit Guidelines Checklist
Schedule A: Site Plan
Schedule B: Conceptual Elevations
Schedule C: Landscape Plan