



DP17-0255 1642 Commerce Ave

Development Permit



Proposal

- ▶ To consider a Form & Character Development Permit for a 55-unit supportive housing project with support services.

Development Process

Nov 27, 2017

Initial Development Application Submitted



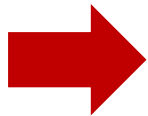
Staff Review & Circulation



Development Permit



Building Permit



Dec 11, 2017



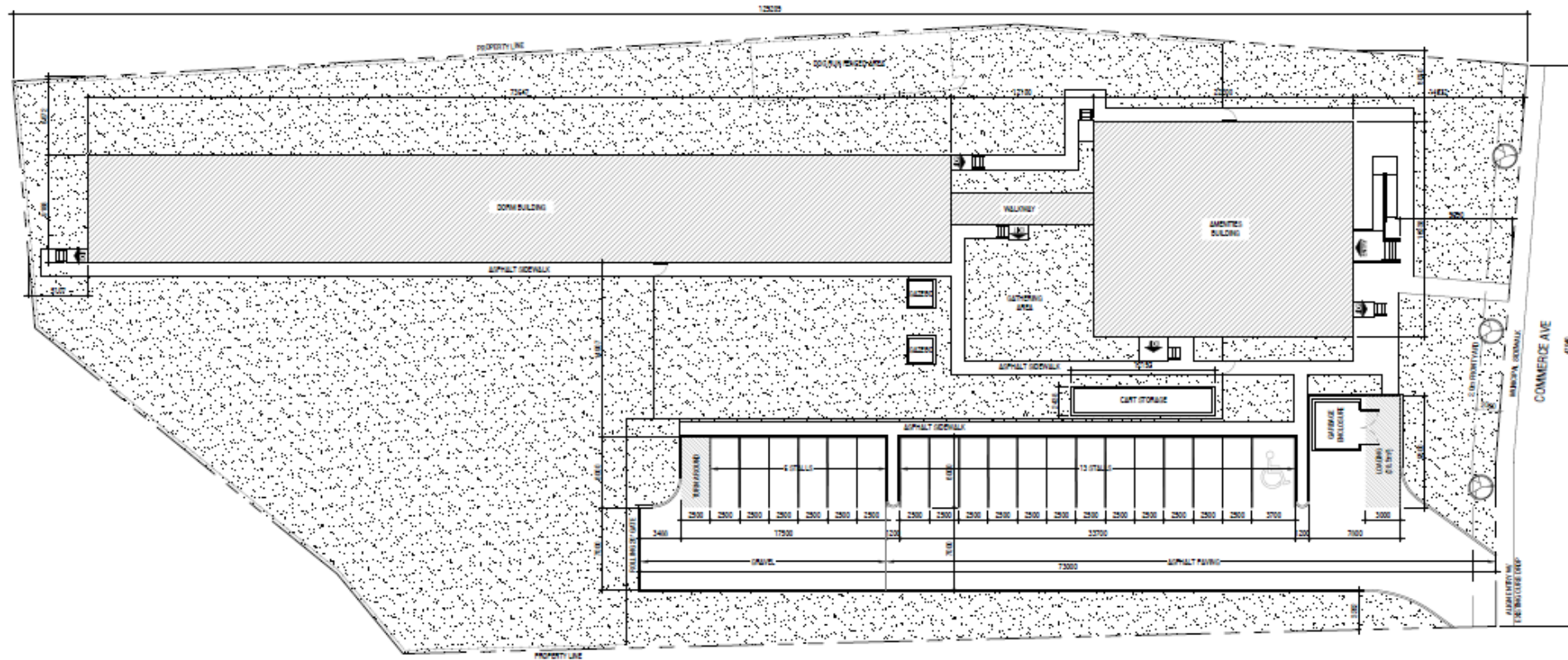
Council
Approval

Subject Property Map



City of Kelowna

Site Plan



1 Site Plan
SCALE 1:200

Elevations



Technical Details

- ▶ 7 metre tall / 2 storey dormitory building with 1 storey amenity building
 - ▶ Existing building to be relocated and placed onsite
 - ▶ Amenity Building facing Commerce Avenue
 - ▶ Provided necessary landscape buffers
 - ▶ Large amenity space and appropriate storage
 - ▶ 19 parking stalls required & 19 provided



Somewhat Walkable

Some errands can be accomplished on foot.



Some Transit

A few nearby public transportation options.

Development Policy

Development Process

- ▶ **Compact Urban Form.** Develop a compact urban form that maximizes the use of existing infrastructure.

Social Sustainability

- ▶ **Housing Availability.** 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).

Public Notification Policy #367

- ▶ Development Permits do not have any notification requirements

Staff Recommendation

- ▶ Staff recommend support for the Development Permit:
 - ▶ Meets staff expectations for a temporary and rapid response to housing project funded by BC Housing



Conclusion of Staff Remarks