

February 26, 2018

REPORT TO THE CHIEF ADMINISTRATIVE OFFICER
FROM THE DEVELOPMENT AND ENGINEERING SERVICES DEPARTMENT

ON

REZONING APPLICATION NO. REZ00628
DEVELOPMENT PERMIT NO. DPM00634
975 SINGH STREET
OWNER: CITY OF KAMLOOPS
APPLICANT: LII MICHIF OTIPEMISIWAK FAMILY AND COMMUNITY SERVICES

PURPOSE

To rezone the subject property from RM-1 (Multiple Family - Low Density) to RM-2 (Multiple Family - Medium Density) to accommodate a 31-unit affordable housing project, and to issue a Development Permit in accordance with the Multiple Family Development Permit Area Guidelines and the North Shore Development Permit Area Guidelines.

SUMMARY

The subject property is located in the Brocklehurst neighbourhood at the intersection of Lethbridge Avenue and Singh Street. The property is owned by the City and is zoned RM-1, which permits a density of 15 units. Adjacent land uses include single- and multiple-family residential. As part of the 2011 Affordable Housing Strategy, which made surplus City land available for housing, Council authorized the issuance of a housing agreement to allow the subject property to be developed for up to 15 units of affordable housing for urban First Nations people.

The parcel was subsequently made available as a potential site in the September 2016 BC Housing Request for Proposals for Aboriginal Housing Initiatives, and the applicant was the successful respondent. However, the applicant, Lii Michif Otipemisiwak Family and Community Services (LMO), and BC Housing subsequently indicated to the City that for the project to be financially viable, the proposal would require an increase in density to accommodate up to 31 individual dwelling units. As a result, an application was submitted to rezone the property from RM-1 to RM-2 to accommodate the increased density. As the City will remain the owner of the land, it will control the number of units and occupants through the lease agreement with BC Housing. Accordingly, the registered housing agreement can be discharged.

Consistent with the policies in KAMPLAN: City of Kamloops Official Community Plan (OCP), the property is designated a Development Permit Area and is subject to the Multiple Family Development Permit Area Guidelines and North Shore Development Permit Area Guidelines. The intent of both sets of guidelines is to ensure developments achieve a high-quality design and residential livability that is compatible with and contributes positively to neighbourhood character and urban form. The Development Permit application addresses the form and character of the development, including exterior design and colour treatments, amenity space, landscaping, site design, and parking, as outlined in Attachment "B".

As the Public Hearing process provides an opportunity for the public to provide input to Council on the proposed development, staff advise Council to proceed as outlined in the recommendation.

RECOMMENDATION:

That Council authorize:

- a) **Zoning Bylaw Amendment No. 5-1-2865 (Attachment “A”) to be introduced and read a first and second time**
- b) **a Public Hearing to consider Bylaw No. 5-1-2865**
- c) **staff to discharge an existing housing agreement registered on the subject property that restricted the number of affordable housing dwelling units to 15 and limited the occupancy to urban First Nations people**
- d) **subject to adoption of Bylaw No. 5-1-2865, the Corporate Officer to issue Development Permit No. DPM00634 (Attachment “B”)**

Note: Issuance of this Development Permit requires the following variances to the RM-2 (Multiple Family - Medium Density) zone:

- **reduce the minimum rear yard setback from 7.5 m to 5.75 m**
- **reduce the minimum front yard setback for Singh Street from 22 m from street centre line to 17 m from street centre line**

Note: Issuance of this Development Permit will be held pending submission of a landscape security in the amount of \$73,863.

COUNCIL POLICY

- KAMPLAN, Schedule 1 (1.15), Multiple Family Development Permit Area
- KAMPLAN, Schedule 1 (1.2), North Shore Development Permit Area

SITE CONDITIONS AND BACKGROUND

- | | |
|---------------------------------|---|
| • Neighbourhood | - North Shore |
| • KAMPLAN Designation | - Urban |
| • Current Zoning/Use | - RM-1 (Multiple Family - Low Density)/vacant |
| • Proposed Zoning/Use | - RM-2 (Multiple Family - Medium Density)/
31 affordable housing units |
| • Surrounding Uses | - Multiple- and single-family residential |
| • Application Date | - August 30, 2017 |
| • Project Evaluation Team (PET) | - September 8, 2017 |
| • Parcel Size | - 4,598 m ² |
| • MOTI Referral | - n/a |

DISCUSSION

The applicant, LMO, is an urban Indigenous organization that services First Nations, Métis, and Inuit peoples. The applicant's proposal has been approved by BC Housing and will provide 31 units of affordable housing for Indigenous youth (aged 16-26) and Elders. The development will support the traditional practice of Elder and youth knowledge exchange. The housing will provide safe, dry, culturally immersed, affordable, supportive housing that is specifically focused on youth who are aging out, have aged out, or are currently or have in the past accessed services that are associated with provincial child welfare services. The proposed housing development is a new model for housing Indigenous youth and is growing the capacity of an urban Indigenous organization in our community.

The applicant indicated through a preliminary design that the two-storey building will contain a mix of bachelor and one-bedroom units, and each unit will contain cooking facilities. The unit mix includes 16 bachelor units, 11 one-bedroom units, and 4 accessible one-bedroom units. The building will incorporate shared common rooms on each floor and a common laundry and kitchen space. The design includes a community round room that will offer communal and programming space to residents. There will also be an office space for the housing manager, who will offer counselling and support to residents in addition to managing the building. There will also be a live-in building caretaker. This is a part-time position, and one of the units will be dedicated to the caretaker's residence. The remaining 30 units will be for the targeted tenants. Youth outreach workers who are employed by LMO will take evening support shifts to ensure extra support and surveillance on site in the evenings. As well, wraparound support from Elders; Community Living British Columbia; social workers from Secwepemc Child and Family Services (SCFS) and LMO; community counsellors, including drug and alcohol and employment counsellors; cultural workers; Thompson Rivers University outreach staff; and other youth outreach staff from other organizations, including SCFS, will have regular, consistent involvement with the residents with one-to-one support and/or within a group setting. These supports will be integrated into the cultural and life-skills programming available at the residence.

Building Form and Character

The Multiple Family Development Permit Area Guidelines and the North Shore Development Permit Area Guidelines are satisfied through a combination of earth-tone colours and the use of a variety of building materials. These treatments include HardiePanel siding in a variety of neutral colours as well as wood beams and siding, which provide accents to the building form. The building is well articulated and creates visual interest along Singh Street and Lethbridge Avenue. Varied angled and peaked rooflines break up the massing of the building. Glazing, balconies, and a glazed common round room facing Singh Street and Lethbridge Avenue help to construct an interactive streetscape (Attachment "B-2").

Landscaping

As required by the Development Permit application process, a detailed landscape plan prepared by a professional landscape architect has been submitted (Attachment "B-1"). The plan includes planting deciduous street trees along the Singh Street frontage as well as intensified plantings such as ornamental trees, coniferous trees, shrubs, grasses, and perennials within the development and adjacent to Lethbridge Avenue to beautify entrances and common areas.

The RM-2 zone requires that 30% of the total site area be provided as on-site landscaping, including amenity space for use by the residents. The proposed development complies with this requirement by providing on-site landscaping of 55% of the total site area. In addition to the landscaped areas, common community garden planters are proposed adjacent to an outdoor common sitting area, and a large outdoor common patio area is proposed at the south end of the building to act as another amenity space for the residents.

A landscape security totalling \$73,863, which is 125% of the total landscape estimate, will be required prior to registration of the Development Permit.

Site Design and Parking

Access to the site will be provided off of Lethbridge Avenue. Parking for multiple-family social housing developments is based on 0.25 spaces per dwelling unit plus 15% for visitor parking. The development comprises 31 units that require 8 parking spaces plus an additional 15% of the total number of parking spaces to be provided as visitor parking, which totals 9 required parking spaces. A total of 19 unobstructed on-site parking spaces have been provided, which exceeds the Zoning Bylaw's requirements (Attachment "B-2"). The required number of bicycle parking stalls (6) will also be exceeded by providing 16 stalls within a covered shed adjacent to the community garden. An outside bike rack will be located at the entrance of the building. It should also be noted that the nearest transit location is 250 m away on Parkcrest Avenue.

Variances

The issuance of the Development Permit requires two setback variances. The first variance is for the rear yard setback on the southeast portion for the building, which requires a reduction from 7.5 m to 5.75 m. This variance is considered minor as there is a significant landscape buffer and the setback reduction only applies to a portion of the building. The second setback variance is specifically related to the separate front yard setback regulation in the RM-2 zone, which requires a 22 m setback from the street centre line of Singh Street. This additional setback is required in the event that additional road width is needed, should the Singh Street Bridge be constructed. In this case, the distance from the building location to the street centre line is 17 m. Currently, through the Transportation Master Plan (TMP), staff are investigating the relevance of the Singh Street Bridge crossing, with the review to be completed this spring. Current findings in the TMP indicate that the Singh Street Bridge is not required within the horizon of the plan (120,000 population), the location may not be appropriate, and an alternate crossing should be considered. Based on the TMP findings and the fact that the City ultimately retains ownership of the subject property, staff support the setback reduction for the Singh Street setback requirement to 17 m. It should be noted that the typical front yard setback requirement of 6 m for the RM-2 zone to the front property line is met in this case.

Technical Considerations

The subject property is serviced with existing municipal infrastructure, including water, sanitary sewer, and storm sewer. All changes or upgrades to existing and new services will be at the applicant's expense. Access is provided via Lethbridge Avenue, and no direct vehicle access to Singh Street will be permitted. Garbage and recycling bins are provided on site and must be contained within an enclosure, in accordance with Zoning Bylaw requirements, and all vehicle manoeuvring will take place on site.

FINANCIAL IMPLICATIONS

The proposed development is eligible for a tax exemption under North Shore Revitalization Tax Exemption Bylaw No. 22-4-2. Through the Development Incentive Matrix scoring criteria in the North Shore Neighbourhood Plan, the project currently meets five of six sections of the development checklist, resulting in a 10-year 40% tax exemption. The applicant has indicated that the project may be built to a "Built Green" gold certification, meeting the Environmental Sustainability Section of the development checklist, which would result in a 65% tax reduction. This will be determined prior to issuance of a Building Permit and through the tax exemption application process.

SUSTAINABILITY IMPLICATIONS

Supporting an increase in the available new affordable housing stock in Kamloops directly relates to the Sustainable Kamloops Plan's goal of increasing the number of affordable units in the community.

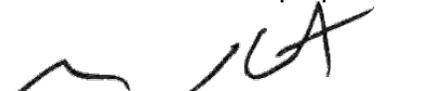
SOCIAL IMPLICATIONS

The Kamloops Social Plan identifies the need for more affordable housing in the community and across the housing continuum, from emergency shelter beds to affordable, entry-level market home ownership. The plan recognizes that while the City does not have the primary responsibility for the provision of housing, it has a role to play in facilitating important partnerships with other levels of government, non-profit organizations, and the development community. These partnerships are being realized through this housing proposal.

COMMUNICATIONS PLAN

LMO, as part of its BC Housing submission, committed to neighbourhood consultation. The applicant hosted the original public open house on October 10, 2017, from 6:00 pm to 8:00 pm. This consultation session provided adjacent residents with the opportunity to review the development proposal and provide comments on the project. Approximately 12 people attended the open house and, in general, the comments received were positive.

After this open house, the City received a signed petition from residents in the Singh Street area who opposed the proposal. As a result, the applicant sent out invitations to the residents who had signed the petition to two more open house sessions held on January 17, 2018 (an afternoon session at 1:30 pm and an evening session at 6:30 pm). The applicant indicated that six people attended the afternoon session and seven people attended the evening session. In both sessions, feedback toward the proposal was positive.


M. Kwiatkowski, P.Eng.
Development and Engineering
Services Director


Approved for Council

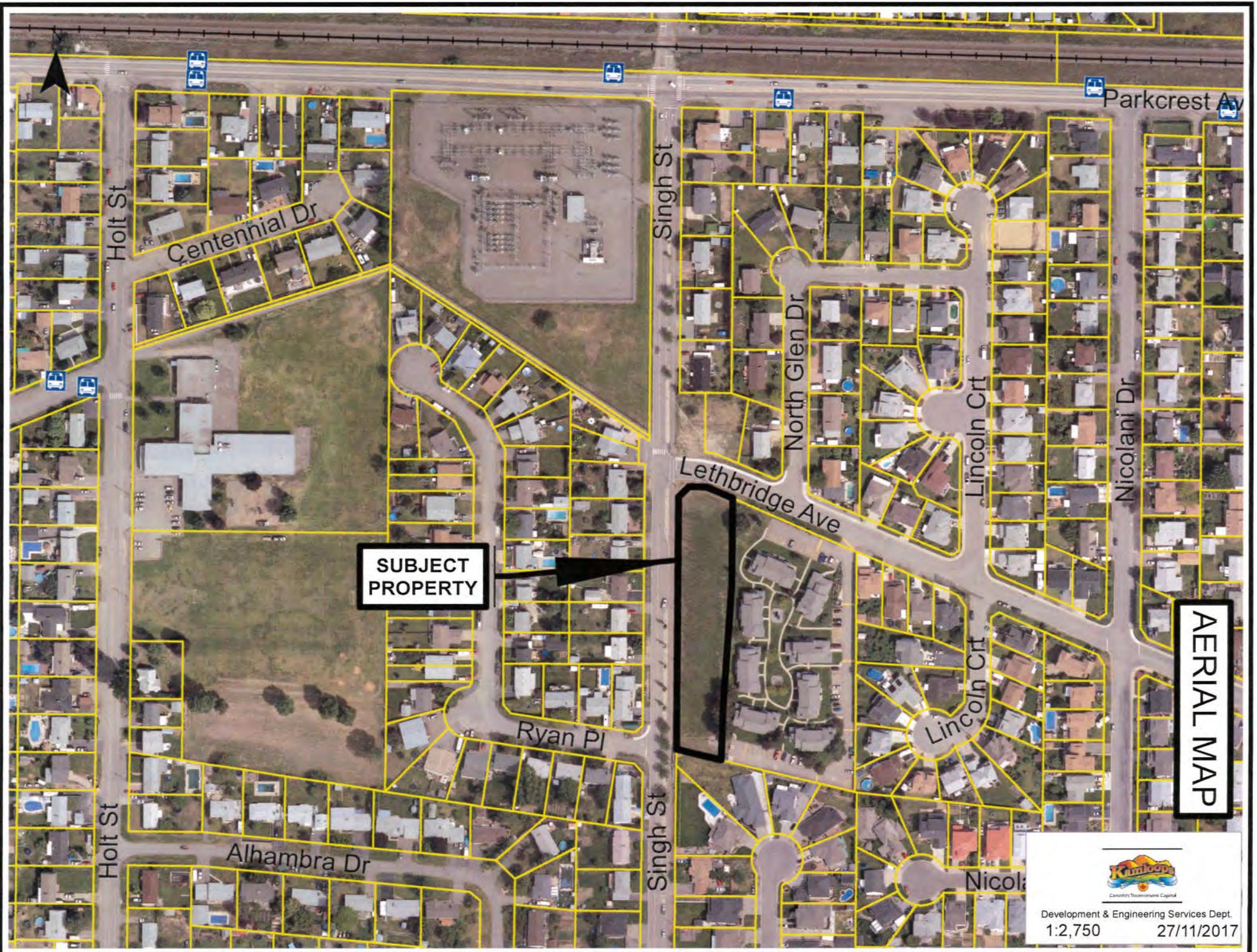
EB/kjm/lm/ts

Attachments

Concurrence: J. Casorso, Social and Community
Development Supervisor

Author: E. Beach, MCIP, RPP, Planning and
Development Supervisor

Reviewed by: R. J. Martin, MCIP, RPP, Planning and
Development Manager/Approving Officer



**SUBJECT
PROPERTY**

AERIAL MAP



Development & Engineering Services Dept.
1:2,750 27/11/2017



REZONE FROM
RM-1 TO RM-2

ZONING MAP



Development & Engineering Services Dept.
1:2,000 27/11/2017

CITY OF KAMLOOPS

BYLAW NO. 5-1-2865

A BYLAW TO AMEND THE ZONING BYLAW
OF THE CITY OF KAMLOOPS

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

- 1. This bylaw may be cited as "Zoning Bylaw Amendment Bylaw No. 5-1-2865, 2018".
- 2. Bylaw No. 5-1-2001, as amended, is hereby further amended as follows:

 Lot A, D.L. 254, K.D.Y.D., Plan 38813, as shown on the plan attached to and forming part of this bylaw, shall no longer be zoned as RM-1 (Multiple Family - Low Density), but as RM-2 (Multiple Family - Medium Density).
- 3. The plans attached to City of Kamloops Bylaw No. 5-1-2001, as amended, shall be and are now amended to show the changes enacted in Section 2 of this bylaw.

READ A FIRST TIME the _____ day of _____, 2018.

READ A SECOND TIME the _____ day of _____, 2018.

PUBLIC HEARING held the _____ day of _____, 2018.

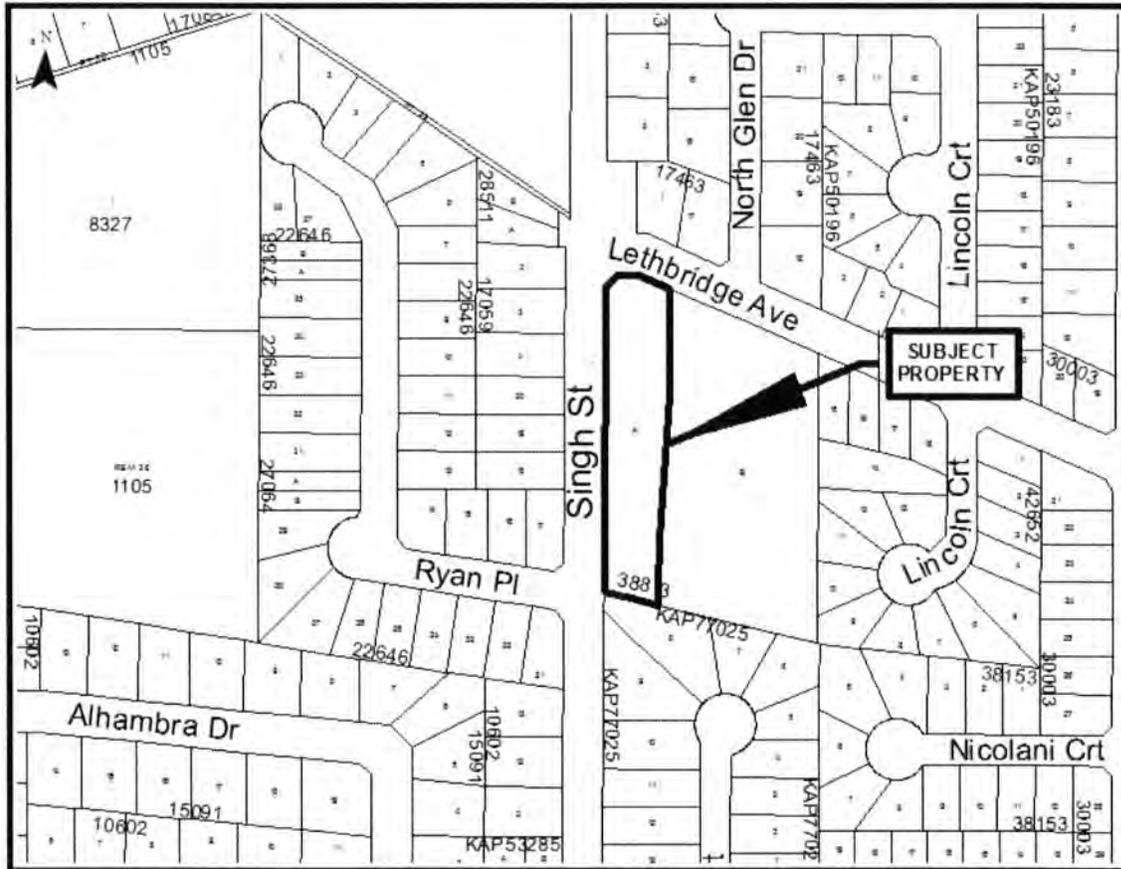
READ A THIRD TIME the _____ day of _____, 2018.

ADOPTED this _____ day of _____, 2018.

MAYOR

CORPORATE OFFICER

Map attached to and forming part of Bylaw No. 5-1-2865.





Canada's Tournament Capital

DEVELOPMENT PERMIT

PERMIT NUMBER: DPM00634

To: KAMLOOPS (CITY)
(PERMITTEE OR ITS SUCCESSOR(S) IN TITLE)

Address: 7 VICTORIA ST W
KAMLOOPS BC V2C 1A2

1. This Development Permit is issued subject to compliance with all applicable City of Kamloops bylaws except as specifically varied by this Permit.
2. This Development Permit applies to, and only to,

PLAN 38813 LOT A DISTRICT LOT 254
(Legal Description)

975 SINGH ST
(Address)

and any and all buildings, structures and other development thereon.

3. The land described herein shall be developed strictly in accordance with site plan/landscape plan shown as Attachment "B-1" and elevation drawings shown as Attachment "B-2".

The City of Kamloops Zoning Bylaw No. 5-1-2001 is hereby varied as follows:

Division 29, RM-2 (Multiple Family – Medium Density), Section 2903, Regulations, by reducing the minimum rear yard setback from 7 m to 5.75 m

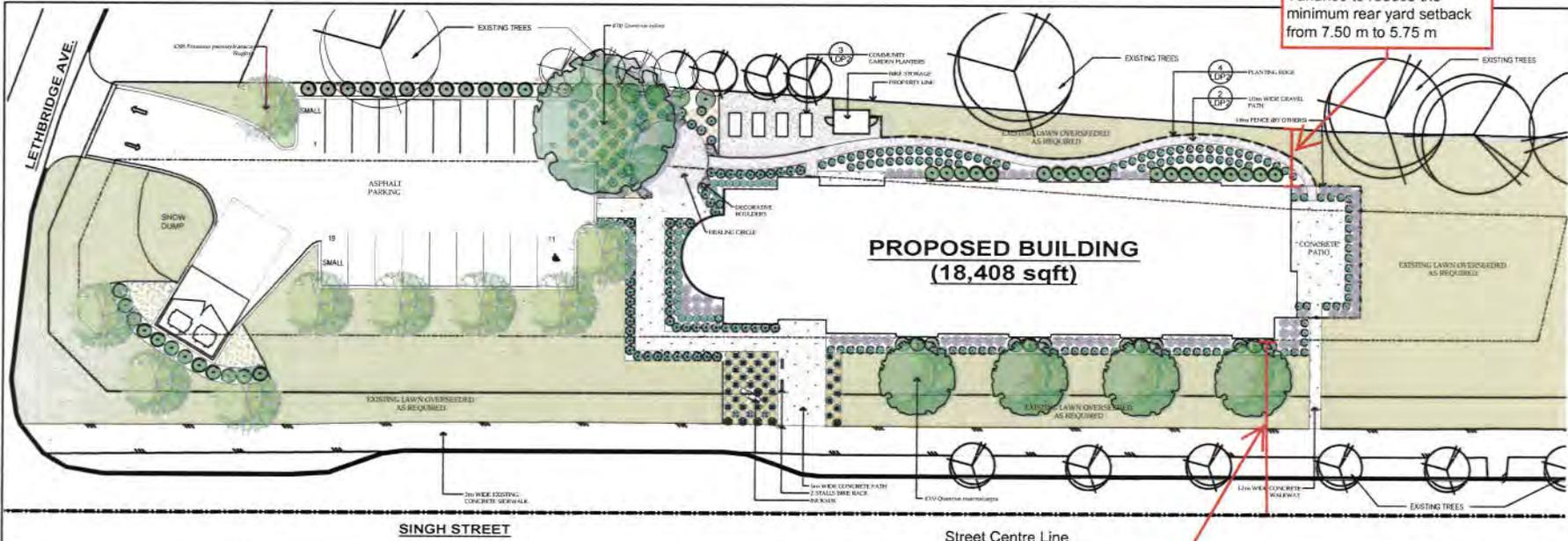
Division 29, RM-2 (Multiple Family – Medium Density), Section 2903, Regulations, by reducing the minimum front yard setback for Singh Street from 22 m from street centre line to 17 m from street centre line

4. Notice shall be filed in the Land Title Office that the land described herein is subject to this Permit.
5. If the permittee or successor on title does not substantially commence any construction with respect to which this permit was issued within two years after the issue date, the permit shall lapse.

6. The terms of this Permit or any amendment to it is binding on all persons who acquire an interest in the land affected by the Permit.
7. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL ON _____.

DATE ISSUED _____.



SITE PLAN LEGEND:

- PROPERTY LINE
- 1.5M FENCE (BY OTHERS)
- PLANTING EDGE (SEE DETAIL #LDP2)
- CONCRETE PAVING
- CRUSHED ROCK
- DECORATIVE BOULDERS
- EXISTING LAWN OVERSEEDED AS REQUIRED



REVISIONS (REQUIRED)

NO.	DATE	DESCRIPTION
3	NOV 2023	PER BUILDING PLAN DEPT
2	NOV 2023	PER BUILDING PLAN DEPT
1	NOV 2023	ISSUED FOR DEPT



CONSULTANTS:

PLANTING PLAN
LDP1 SCALE: 1:200

PLANTING NOTES:

- ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF SOLENOPTERIN OR MEATH (PHYTOPHTHORA RAMBLERUM), ACCORDING TO THE CANADIAN FOOD INSPECTION AGENCY (CFIA) OR CANADIAN DNA STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO THE OWNER FOR THE SLOWLY AND PLACEMENT OF DISEASED PLANTS RESULTING FROM HIS NEGLIGENCE. PLANT MATERIAL AND PRODUCTS SHALL BE AVAILABLE FOR OFFICIAL INSPECTION BY LANDSCAPE ARCHITECTS AT ANY TIME BY THE CONTRACTOR SHALL PROVIDE AN YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL TO THE OWNER FROM THE DATE OF SUBSTANTIAL PERFORMANCE.
- THE QUANTITIES SHOWN ON THE LABEL ARE NOT TO BE CONSIDERED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. PURPOSES AND INSTALL ALL PLANTS EXACTLY AS SHOWN ON THE DRAWINGS.
- SPHERICAL PLANT MATERIALS TO BE PLACED AT 300MM MIN. DEPTH TO THE PLANTING AREAS AS SHOWN ON THE DRAWINGS. NO PLASTIC FILM OR NEED BARRELS SHALL BE INSTALLED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS. GROWING MEDIA SHALL BE PLACED AT 300MM MIN. DEPTH IN ALL PLANTING AREAS UNLESS OTHERWISE SHOWN IN THE DRAWINGS. IMPORTED TOPSOIL MATERIAL TO MEET THE SPECIFICATIONS OF TYPE OF SOIL PLANTING AREAS AS FEATURE 5-3 BY THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS.
- ALL PLANTING AREAS TO RECEIVE A FULLY AUTOMATED IRRIGATION SYSTEM, DESIGNED BY A CERTIFIED IRRIGATION DESIGNER.
- ALL LAWN AREAS TO RECEIVE FULLY AUTOMATED IRRIGATION.
- LANDSCAPING AND IRRIGATION MEETS THE CITY OF KAMLOOPS XERISCAPING GUIDELINES.

TREE LEGEND

Symbol	BOTANICAL NAME
	Fraxinus pennsylvanica 'Rugby'
	Quercus macrocarpa
	Quercus rubra
	EXISTING TREE TO RETAIN

PLANT LEGEND

Symbol	Plant Name
	Prunus pennsylvanica 'Glenloch'
	Cornus alba 'Saskabo'
	Anemone hortensis 'Alfreda'
	Nepeta x fissaris 'Walker's Low'
	Achillea bipinnatifida 'Golf Play'
	Callimastix x acroloca 'Karl Foerster'

PLANT LIST (AS PER THE CITY OF KAMLOOPS XERISCAPING LIST)

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Minimum Plant Size @ 100% W&L	Spacing	Zone
3	Fraxinus pennsylvanica 'Rugby'	Prunus Spine Green Ash	6cm Cal	B&E	12.0m x 6.0m	as indicated on plan	3
4	Quercus macrocarpa	Blue Oak	6cm Cal	B&E	21.0m x 8.0m	as indicated on plan	3
1	Quercus rubra	Red Oak	6cm Cal	B&E	18.0m x 21.0m	as indicated on plan	3
1	Prunus	Saskatoon Berry	#02	Planted	3.0m x 2.0m	2.5m O.C.	3
8	Anemone hortensis 'Alfreda'	Icey Hair Dogwood	#02	Planted	1.50m x 1.50m	15m O.C.	3
37	Cornus alba 'Saskabo'	Dwarf Fountain Grass	#01	Planted	0.5m x 0.5m	0.75m O.C.	4
1	Callimastix x acroloca 'Karl Foerster'	Blue-Clad Grass	#01	Planted	0.75m x 0.9m	1.0m O.C.	3
14	Helictotrichon sempervirens	Dwarf Fountain Grass	#01	Planted	0.5m x 0.5m	0.75m O.C.	4
43	Nepeta x fissaris 'Walker's Low'	Prunus	#02	Planted	1.2m x 0.75	1.0m O.C.	3
1	Achillea bipinnatifida 'Golf Play'	Magnolia Cornelflower	#02	Planted	1.0m x 0.75m	0.75m O.C.	3
31	Callimastix x acroloca 'Karl Foerster'	Walker's Low Cornflower	#02	Planted	0.5m x 0.5m	1.0m O.C.	3
03	Nepeta x fissaris 'Walker's Low'	Callimastix Cornflower	#02	Planted	0.75m x 0.6m	0.75m O.C.	3
43	Callimastix x acroloca 'Karl Foerster'	Aunatum Fire Spokesweep	#02	Planted	0.6m x 0.6m	1.0m O.C.	3

LANDSCAPE PRECEDENT IMAGES



Attachment "B-1"



FACING EAST



FACING WEST (SINGH STREET)

COLOR SCHEME

<p>ROOFING ASPHALT SHINGLES</p> <p>ILLUSTRATED AS CHARCOAL GREY FINAL PRODUCT TBD</p> 	<p>SIDING FIBRE CEMENT (HORIZONTAL SIDING & PANELS)</p> <p>TEAR GRAY *SOUTHLINE RED* TAN GREY *HERRS OREAM & WHITE WHITE* FROM JAMES HARDIE COLOR PALLETTE</p> 	<p>FEATURE WALL FINISHES LOG SIDING & RAMMED EARTH</p> <p>STAINED LOG, BEAMS, COLUMNS & OTHER DECORATIVE WOOD: SITKA *NATURAL CLEAR CEDAR* SEMI-TRANSPARENT</p> <p>DECORATIVE WOOD FENCE SOLID WOOD STAIN - COLOR TBD</p> 
<p>WINDOWS VINYL</p> <p>ILLUSTRATED AS WHITE</p> 	<p>FASCIA / TRIMS VINYL</p> <p>ILLUSTRATED AS WHITE</p> 	<p>SOFFIT & FLASHINGS ALUMINUM</p> <p>ILLUSTRATED AS CHARCOAL GREY</p> 



FACING NORTH (LETHBRIDGE AVENUE)



FACING SOUTH

