



# AGENDA

City of Salmon Arm  
Development and Planning Services  
Committee

Monday, April 15, 2019  
8:00 a.m.

Council Chambers, City Hall  
500 – 2 Avenue NE

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	REVIEW OF AGENDA
	3.	DISCLOSURE OF INTEREST
	4.	PRESENTATIONS
	5.	REPORTS
1 - 8	1.	Zoning Amendment Application No. ZON-1147 [Brown, C. & D. / Browne Johnson Land Surveyors; 1230 - 52 Avenue NE; R-1 to R-8]
9 - 18	2.	Zoning Amendment Application No. ZON-1149 [0815605 BC Ltd. / Raspberry, W.; 1441 - 20 Avenue SE; R-1 to R-8]
19 - 48	3.	Zoning Amendment Application No. ZON-1150 [Text Amendment; R-4 and R-5 Zones]
	6.	FOR INFORMATION
	7.	IN CAMERA
	8.	LATE ITEM
	9.	ADJOURNMENT

This page intentionally left blank.

# CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: April 8, 2019

Subject: Zoning Bylaw Amendment Application No. 1147

Legal: Lot 10, Section 35, Township 20, Range 10, W6M, KDYD, Plan 31502

Civic Address: 1230 – 52 Avenue NE

Owner/Applicant: Brown, C. & D. / Browne Johnson Land Surveyors

## MOTION FOR CONSIDERATION

**THAT:** a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 10, Section 35, Township 20, Range 10, W6M, KDYD, Plan 31502 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

**AND THAT:** Final reading of the zoning amendment bylaw be withheld subject to:

1. Registration of Section 219 Land Title Act covenant(s) registered on title ensuring a *detached suite* is not permitted; and
2. Confirmation that the proposed *secondary suite* in the existing single family dwelling meets Zoning Bylaw and BC Building Code requirements.

## STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

## PROPOSAL

The subject parcel is located at 1230 – 52 Avenue NE (Appendix 1 and 2) and is under subdivision application (SUB-18.27) to create one new lot and a remainder. A proposed sketch plan of the subdivision (Appendix 3) has been provided. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the development a *secondary suite* on each of the proposed parcels.

## BACKGROUND – SECONDARY SUITES

The parcel is designated Low Density Residential in the City's Official Community Plan (OCP), and zoned Single Family Residential (R-1) in the Zoning Bylaw (Appendix 4 & 5). The subject parcel is located in the "Raven" residential neighbourhood, largely comprised of R-1 zoned parcels containing single family dwellings. There are currently four R-8 zoned parcels within the proximity of the subject parcel, including the parcel directly to the east.

The subject parcel was recently before Council related to a variance application (VP-493) which was approved including a reduced panhandle width at a point adjacent the southeast corner of the existing house. The property is approximately 0.259 ha in size, and it is intended that the existing single family dwelling will be retained on the Remainder Lot, while a new lot will be created as shown in the attached sketch plan (Appendix 3). Site photos are attached as Appendix 6.

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area, the subject property has potential to meet the conditions for the development of a *detached suite*, including sufficient space for additional off-street parking stalls.

#### COMMENTS

##### Engineering Department

No concerns with rezoning. Comments provided with SUB-18.27 and VP-493.

##### Building Department

BC Building Code requirements must be met to construct a *secondary suite*.

##### Fire Department

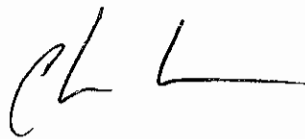
No concerns.

##### Planning Department

In response to the concerns of neighbours noted during the variance application process, the applicant has offered to restrict future development through a covenant registered on title eliminating the option of a detached suite included in the motion for consideration. This measure has been suggested as a measure to limit potential impacts on neighbouring properties.

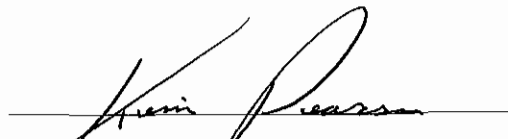
In relation to the existing house, during the variance application process staff became aware of an existing secondary suite within the existing single family dwelling without any record of a Building Permit. Confirmation will be required that the secondary suite in the existing single family dwelling meets BC Building Code requirements, included in the motion for consideration as is standard practice with such applications.

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any new development will require a building permit and will be subject to applicable Development Cost Charges, as well as meeting Zoning Bylaw and BC Building Code requirements.



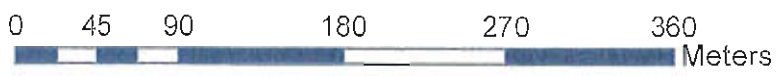
---

Prepared by: Chris Larson, MCP  
Planning and Development Officer

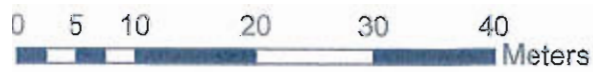
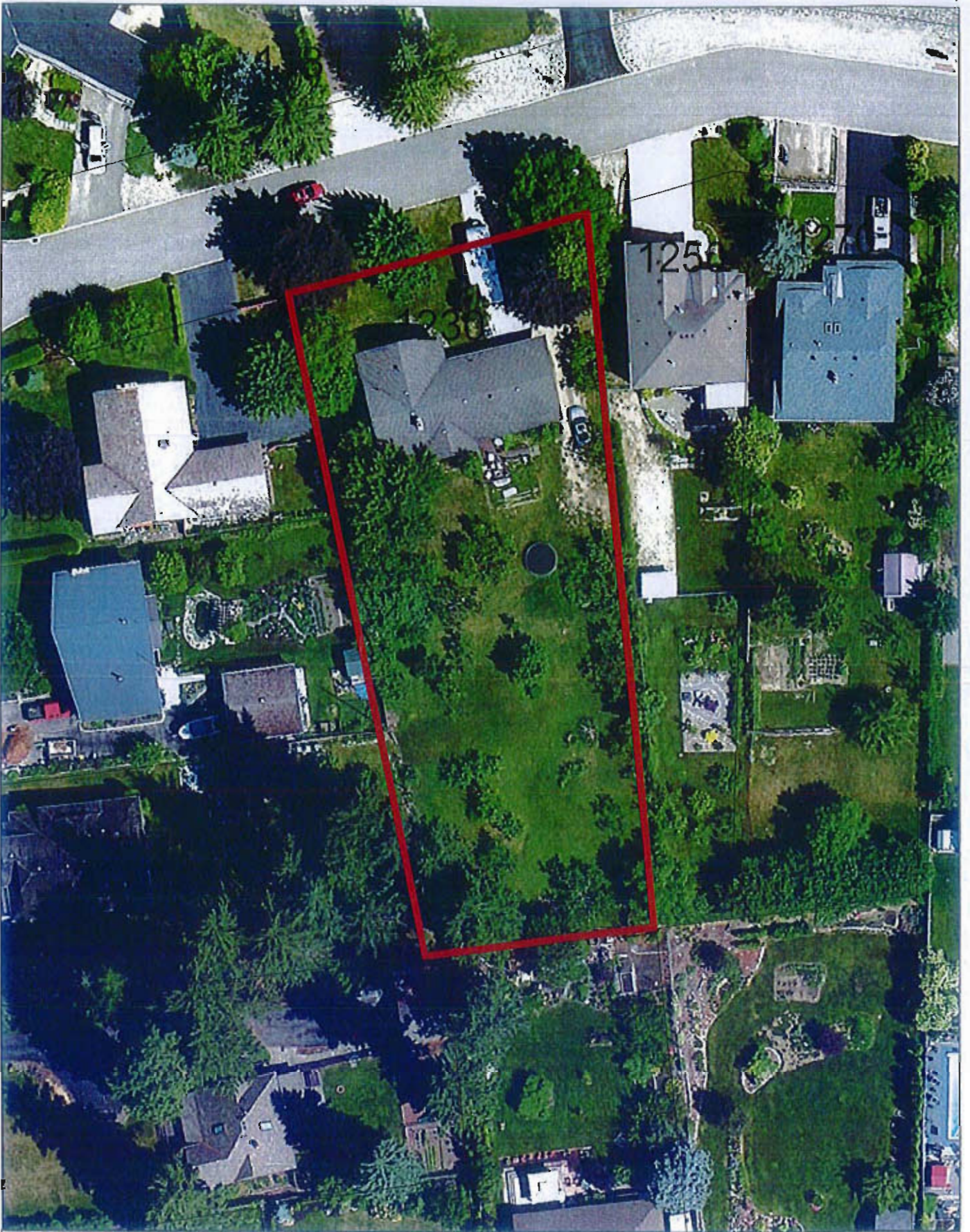


---

Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services



Subject Parcel

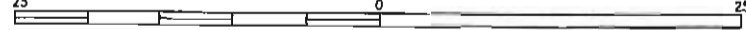


Subject Parcel

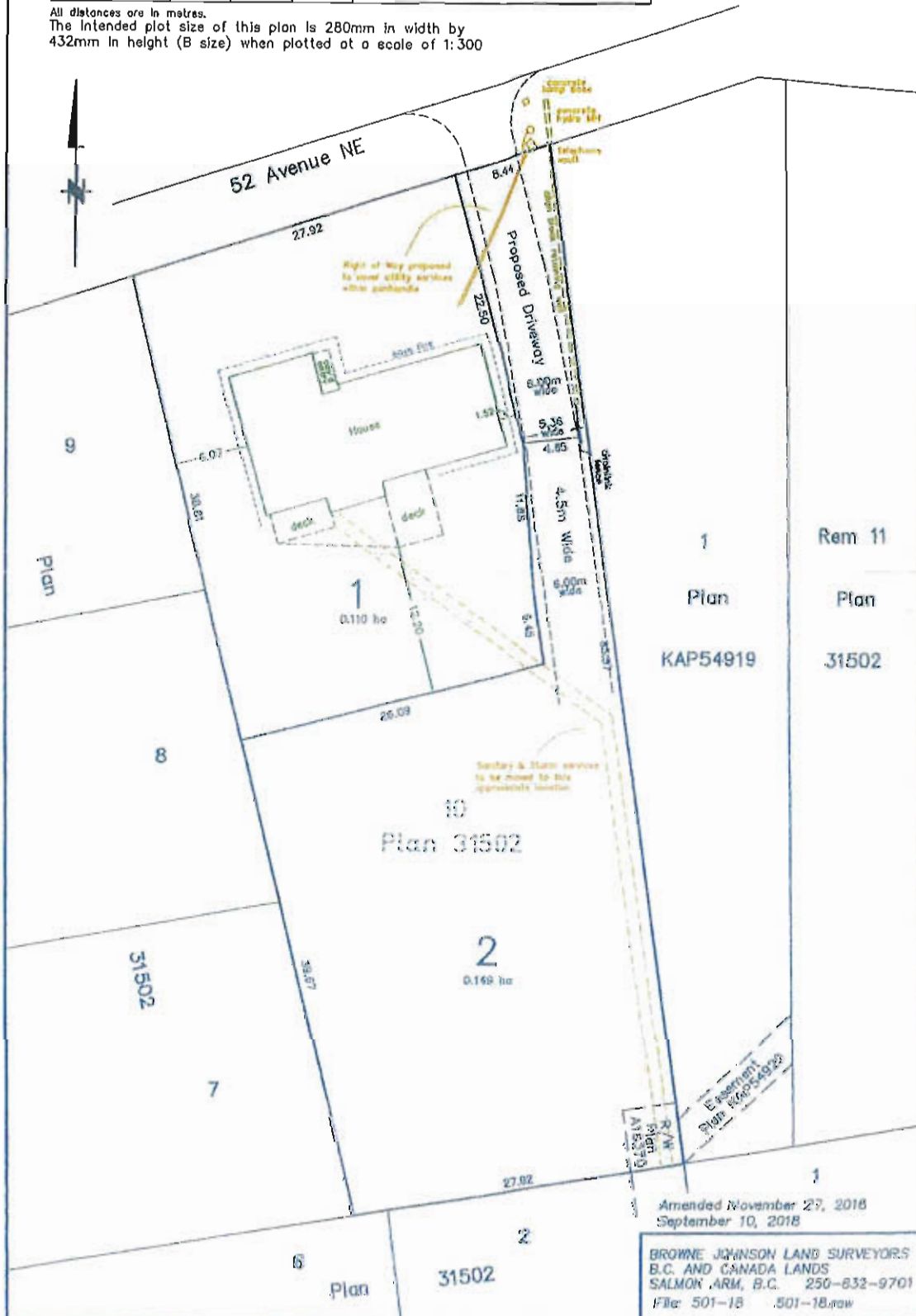
# Sketch Plan of Proposed Subdivision of Lot 10, Sec 35, Tp 20, R 10, W6M, KDYD, Plan 31502

Scale 1:300





BCGS 82L.084



All distances are in metres.  
 The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:300





-  Acreage Reserve
-  Park
-  Low Density Residential
-  Subject Parcel







View southwest of subject parcel from 52 Avenue NE.



View southeast of subject parcel from 52 Avenue NE.

# CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: April 8, 2019

Subject: Zoning Bylaw Amendment Application No. 1149

Legal: Lot 2, Section 12, Township 20, Range 10, W6M, KDYD, Plan 19098  
 Civic: 1441 – 20 Avenue SE  
 Owner: 0815605 BC Ltd.  
 Applicant: Raspberry, W.

## MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 12, Township 20, Range 10, W6M, KDYD, Plan 19098 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

## STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

## PROPOSAL

The subject parcel is located at 1441 - 20 Avenue SE (Appendix 1 and 2), is approximately 1.5 acres (6081 square metres) in area, and contains an existing single family dwelling. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the future construction and use of a *secondary suite*. Although there are no detailed plans at this time, the lot is large enough to accommodate either a *secondary suite* or a *detached suite*.

## BACKGROUND

The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

The subject parcel is located in an area largely comprised of R-1 and A-2 zoned parcels containing single family dwellings, and has future subdivision potential (an old pre-plan is attached as Appendix 5). There are presently 18 R-8 zoned parcels within the vicinity of the subject parcel. The properties located along the south side of 20 Avenue SE are in the Rural Area and ALR, with A-2 zoning that allows for secondary suites.

Site photos are attached as Appendix 6.

### *Secondary Suites*

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area and width, the subject property has potential to easily meet the conditions for the development of a *secondary suite* (or *detached suite*), including sufficient space for an additional off-street parking stall.

COMMENTSEngineering Department

No objections to the proposed rezoning. Comments attached as Appendix 7.

Building Department

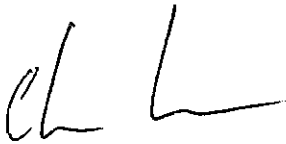
BC Building Code will apply. A Building Permit application will be required to create a secondary suite.

Fire Department

No concerns.

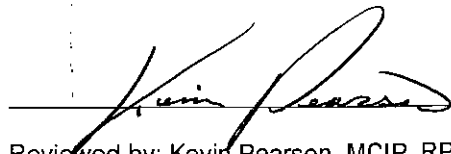
Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The large subject parcel is well suited to R-8 development and has more than sufficient area to meet all R-8 Zone requirements, including the provision of onsite parking. Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



---

Prepared by: Chris Larson, MCP  
Planning and Development Officer



---

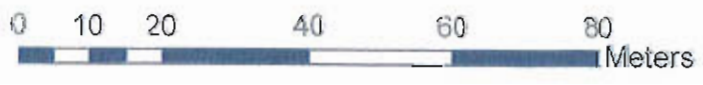
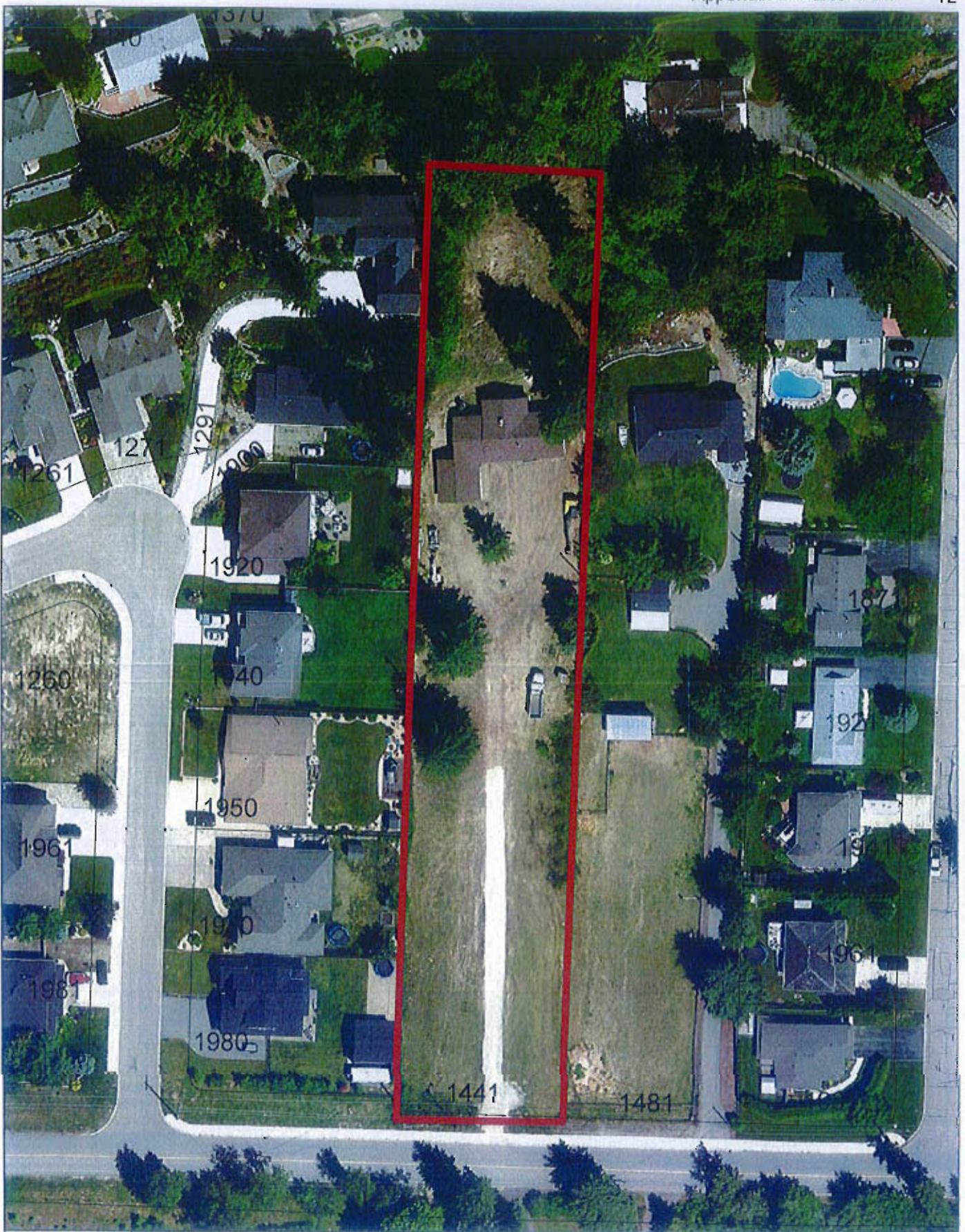
Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services



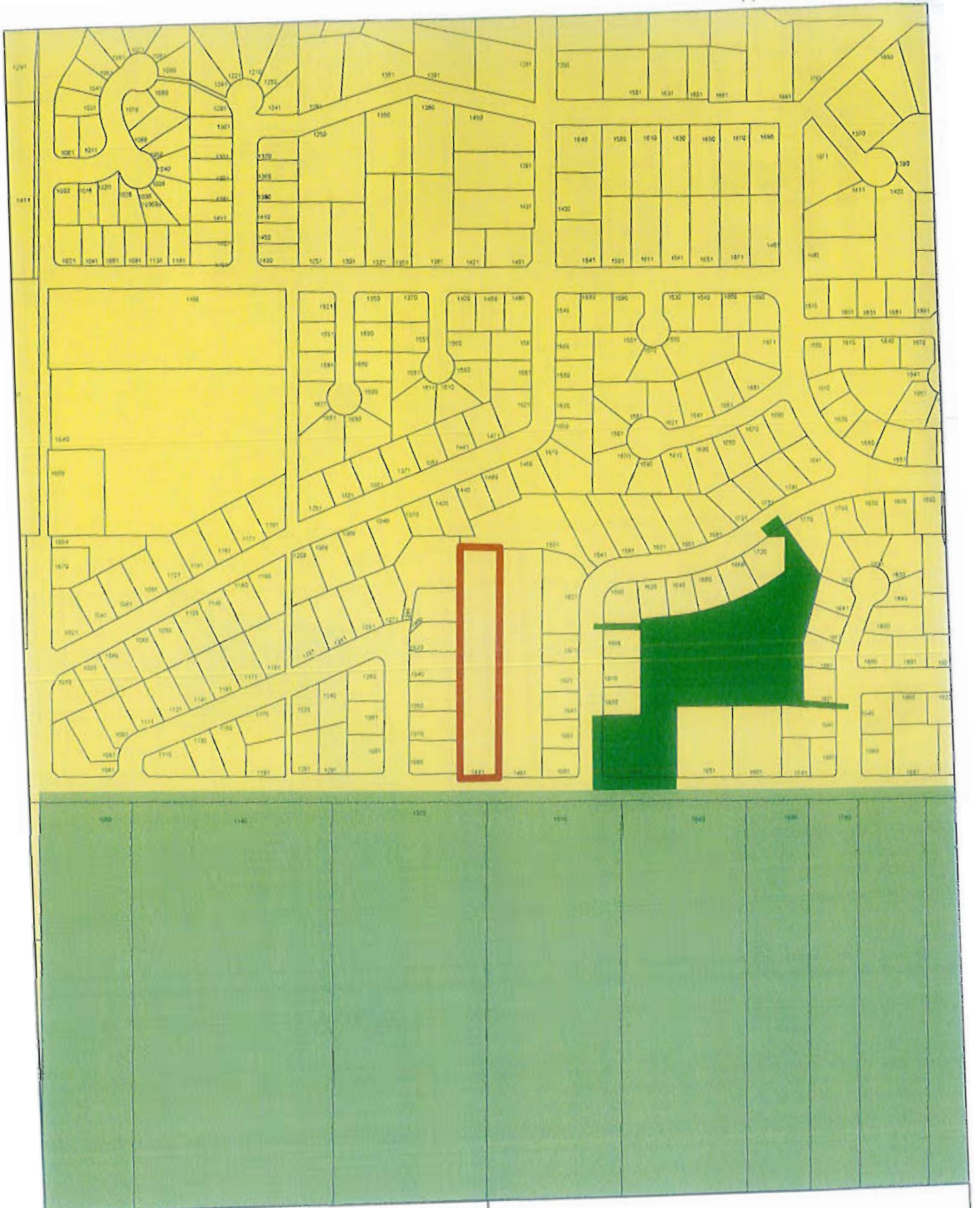
0 37.5 75 150 225 300 Meters



Subject Parcel



Subject Parcel



0 20 40 80 120 160 Meters



Subject Parcel



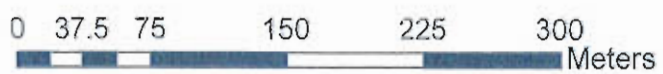
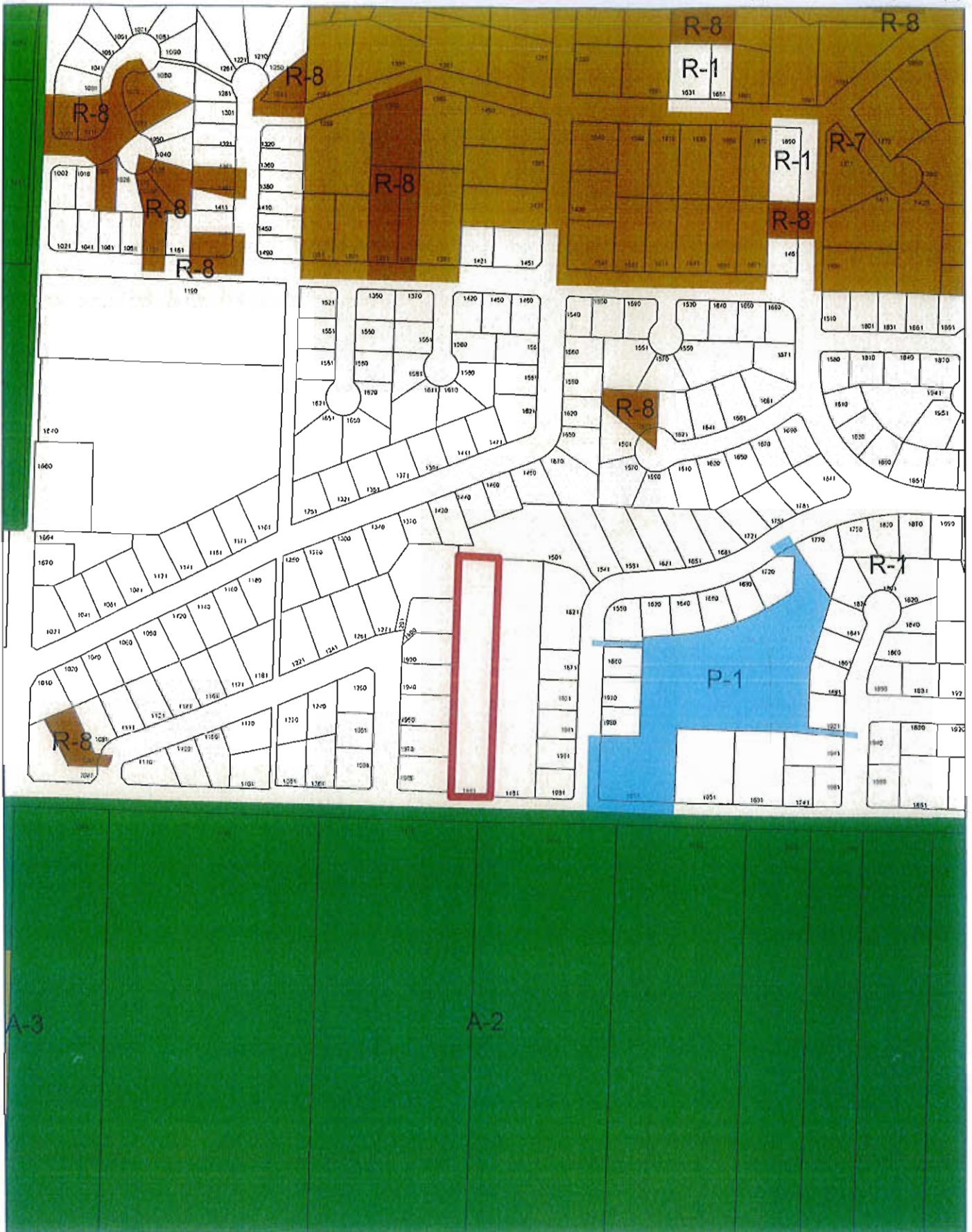
Low Density Residential



Acreage Reserve



Park



Subject Parcel







View of subject parcel looking north from 20 Avenue SE.



View of subject parcel looking north-west from 20 Avenue SE.

**CITY OF  
SALMON ARM**

**DEVELOPMENT SERVICES DEPARTMENT**  
Box 40, 500 - 2nd Avenue NE, Salmon Arm, BC, V1E 4N2  
Phone: 250-803-4021 FAX: 250-803-4041

**TO:**

DIRECTOR OF DEVELOPMENT SERVICES (Kevin)  
PLANNING AND DEVELOPMENT OFFICER (Jon)  
PLANNING AND DEVELOPMENT OFFICER (Wes)  
PLANNING AND DEVELOPMENT OFFICER (Chris)  
MANAGER OF PERMITS & LICENSING (Maurice)  
FIRE DEPARTMENT (Brad)  
ENGINEERING & PUBLIC WORKS DEPARTMENT (Rob, Jenn & Shelly)  
BC HYDRO, via email utilities group  
FORTISBC, via email utilities group  
TELUS, via email utilities group  
SHAW CABLESYSTEMS, via email utilities group

**REFERRAL:**

DATE: March 4, 2019  
OWNER: 0816605 BC Ltd., 941 Harbourfront Drive NE, Salmon Arm, BC V1E 3L4  
APPLICANT: Owner(s)  
SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON-1149  
LEGAL: Lot 2, Section 12, Township 20, Range 10, W6M KDYD, Plan 19098  
CIVIC: 1441 - 20 Avenue SE

Please provide comments on the attached Zoning Amendment Application at your earliest opportunity.

OCP Designation: LR (Low Density Residential)  
OCP Designation Requested: n/a  
Development Permit Area: Environmentally Sensitive Riparian Areas  
Current Zoning: R-1 (Single Family Residential Zone)  
Requested Zoning: R-8 (Residential Suite Zone)  
ALR: No  
Previous Files: n/a  
Associated File: n/a

Thank you.

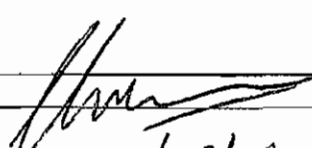
Kevin Pearson, MCIP, RPP  
Director of Development Services

**COMMENTS for ZON-1149:**

NO ENGINEERING CONCERN.  
AT BP STAGE OWNER WILL BE REQUIRED  
TO UPGRADE WATER SERVICE TO 1" (CURRENTLY  
1/2") & INSTALL WATER METER IN A PIT  
AT PROPERTY LINE.

SIGNATURE:

DATE:

  
13/03/19

This page intentionally left blank.



To: His Worship Mayor Harrison and Members of Council  
 From: Development Services Department  
 Date: April 10, 2019  
 Subject: Zoning Amendment Application No. 1150

### MOTION FOR CONSIDERATION

**THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 as follows:

1. Section 9.3 - Add the defined terms *Assisted Living Housing* and *Dining Area* to the list of Permitted Uses in the R-4 - Medium Density Residential Zone and renumber the balance of Section 9.3 accordingly; and
2. Section 9.11 - Add a new Section 9.11.3 which would state:  
 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) for the provision of *Assisted Living Housing*.

**AND THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 as follows:

1. Section 10.3 - Add the defined terms *Assisted Living Housing* and *Dining Area* to the list of Permitted Uses in the R-5 - High Density Residential Zone and renumber the balance of Section 10.3 accordingly; and
2. Section 10.11 - Add a new Section 10.11.3 which would state:  
 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increased to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) for the provision of *Assisted Living Housing*.

### STAFF RECOMMENDATION

That the motion for consideration be adopted.

### PROPOSAL

The purpose of this application is to add the existing defined terms "*Assisted Living Housing*" and "*Dining Area*" as permitted uses to the R-4 Medium Density and R-5 High Density Residential Zones in order to broaden the range of housing options within these two zones. The current R-4 and R-5 zone regulations are attached (Appendix 1 & 2) for reference. The proposed text amendments are supported by the Official Community Plan (OCP) Urban Residential Objectives and Policies. OCP and zoning maps of high and medium density areas are attached (Appendix 3 & 4).

Recently, CMHA were approved funding from BC Housing for a proposed approximately 70 units of affordable rental housing for families, seniors and people with disabilities at 250 5th Avenue South West. These units meet the definition of *multiple family housing* permitted in the R-5 zone. BC Housing is currently exploring the opportunity to build approximately 40 additional units with on-site supports on the same property. If this Zoning Bylaw Amendment is adopted by City Council, these additional units would be permitted at this site (please see cover letters and fact sheet attached as Appendix 8).

## BACKGROUND

The land use *assisted living housing* was adopted into the Zoning Bylaw in June 2002. The use was included in the first Comprehensive Development (CD) Zone in the City for the "Piccadilly Terrace" Development located at 810 - 10 Street SW (ZON-727). Since that time, three other CD zones (CD-2, CD-4, and CD-14 provided as Appendix 5) have been created for *assisted living housing* developments: Lakeside Manor, Lander's Lodge and Andover Terrace (locations identified on map attached as Appendix 6, with site photos attached as Appendix 7).

When the first assisted living housing development was proposed in the City, the Provincial government had been initiated a trend of privatizing various types of residential care facilities. In response, staff created the *assisted living housing* land use definition with the primary intention for it to be consistent with Provincial guidelines while fitting within the Medium and High Density Residential Land Use designated areas of the OCP.

A second intention was to provide some flexibility with the use and definition by referring to both private and public care facilities. Up until the *assisted living housing* use was adopted, a residential care facility was only permitted within the Institutional P-3 zone under the Zoning Bylaw's definition of *rest home*.

Italicized terms are defined in the Zoning Bylaw within Section 2. *Assisted Living Housing* is defined in Section 2 of the Zoning Bylaw. As a component of a zoning bylaw, this broad definition addresses land use and does not have any associated background requirements for tenants nor does it address any socio-economic conditions.

*Assisted Living Housing* means:

housing intended for both independent and semi-independent living in the form of either *congregate housing*, *dwelling units*, *sleeping units*, or any combination thereof, within which is provided for the exclusive use of the occupants, their families and guests, daily common meal preparation using commercial cooking facilities, *dining area* and laundry facilities. *Assisted living housing* may or may not accommodate health services such as nursing care, home support, rehabilitative and transportation services.

Nested within the above, the provision of a *dining area* is a required amenity in an assisted living housing development; in 2002 this provision was consistent with Interior Health's minimum standards for a commercial kitchen and dining area.

*Dining Area* is defined as:

a common area allocated exclusively for dining purposes of sufficient size to accommodate all of the residents of an assisted living housing complex, which has not less than 1.4 square metres of floor area per unit.

Over the years, staff has intended on proposing to add *assisted living housing* as an outright permitted use in the R-4 and R-5 zones. However, the CD zoning method ended up being a convenient and practical way to evaluate and tailor each of the 4 CD zones specifically to the particular property under consideration, with specialized setbacks, site coverage, buildings heights, and site characteristics. The commonality with all four CDs is the inclusion of *assisted living housing* as a permitted use, a minimum parking ratio of 1 stall / 3 units, and density bonusing.

## COMMENTS

### Engineering Department

No Engineering concerns.

### Fire Department

No Fire Department concerns.

### Building Department

No concerns with rezoning.

### Planning Department

This proposal involves text amendments to add the permitted uses to all R-4 and R-5 zoned parcels of land within the City. Currently, there is land with R-4 and R-5 zoning throughout the central residential area of the city (there are also currently 3 R-4 Zoned parcels in Canoe). These zones align with the Medium and High Density Residential Development areas designated by the OCP, thus development within these areas is subject to a Development Permit application to ensure that proposals meet the Residential Development Permit Area form and character guidelines.

### **Official Community Plan**

In terms of general OCP policies, the Growth Management and Social Services policies both consider *assisted living housing*.

Under the topic of Growth Management, OCP policy 4.4.12 states that the City will continue to improve community services and quality of life through a range of actions including support continued cooperation in the provision of community facilities (e.g. community care, assisted living facilities). Under the OCP's Social Services Policies, 15.3.20 encourages the City to work in a cooperative and supportive capacity with federal, provincial, and non-profit service providers, while 15.3.22 recognizes that social issues may include affordable and accessible housing.

This proposal affects lands within the Medium and High Density Residential Development areas designated by the OCP. Generally speaking, these are lands in the core residential area of the city mostly south of the TCH corridor, but also affecting areas around the uptown commercial node and within Canoe. In terms of the OCP policies most relevant to residential lands and *assisted living housing*, the Urban Residential Objectives listed under Section 8.2 of the OCP are stated as to:

*8.2.1 Provide opportunities for a variety of housing types and densities in appropriate locations to accommodate diverse lifestyles and needs.*

*8.2.2 Encourage and support affordable and special needs housing, including options for the community's diverse populations*

*8.2.3 Encourage residential development that will support strong neighbourhoods in compact communities.*

Furthermore, OCP policies 8.3.9 and 8.3.11 provide density provisions for *Assisted Living Housing* on Medium and High Density Residential lands: up to 80 units per hectare of *Assisted Living Housing* are permitted within Medium Density areas, while up to 200 units of *Assisted Living Housing* per hectare are permitted within High Density areas. Staff are not suggesting a corresponding amendment to the R-4 and R-5 zone densities to match this provision, rather that *Assisted Living Housing* be afforded the same density bonus provisions already in place in those zones as described in the Motion for Consideration.

To achieve the higher densities for *Assisted Living Housing* envisioned by the OCP, staff suggest that a CD zone and associated Zoning application process would be the best procedure to carefully consider such densities with respect to the specific sites under application. This aligns with the procedure followed in the past for the current CD zones including the *Assisted Living Housing* use.

The proposed addition of uses to the R-4 and R-5 zones is consistent with OCP Policy. The same policies have been considered favourable to City staff and Council when supporting the comprehensive development zoning for the various existing *Assisted Living Housing* developments, which allow the use.

### **Assisted Living Housing Zoning**

*Assisted Living Housing* and *Dining Area* are both defined land uses that have been included in the Zoning Bylaw since 2002. As envisioned by the OCP, it has been the intent of staff to include these uses in the corresponding R-4 and R-5 zones for some time.

The general approach towards proposals involving these uses up until this time has been to incorporate these uses into custom Comprehensive Development (CD) zones, with 4 such CD zones permitting *Assisted Living Housing* (staff note that additional forms of assisted living housing also currently exists on Institutionally zoned lands). Given the various specific site considerations involved in such developments, this approach has worked well, however staff feel that a more inclusive approach would be supportive given the context of the current housing market.

### **Restriction by Definition**

A range of residential uses are presently permitted in the R-4 and R-5 zones including *duplexes* (only R-4), *triplexes* and *multiple family dwellings*. Given that *Assisted Living Housing* is not presently listed as a permitted use in either R-4 or R-5, as a defined term in the Zoning Bylaw it is restricted from these zones despite likely having a potentially similar form and character to the permitted residential uses.

The following residential uses and definitions of the Zoning Bylaw are provided to illustrate how these residential uses in the current R-4 and R-5 zones are regulated and restricted:

**BOARDING HOME** means a residential occupancy which is the operator's residence, in which the operator supplies, for a fee, lodging and may supply meals, for not more than eight [8] boarders, exclusive of the operator and immediate family. Lodging is limited to sleeping units with no cooking facilities. The operator may not provide meals to persons other than the boarders. The boarders are intended to be independent persons who do not require care.

**DUPLEX** means any building divided into two dwelling units.

**MULTIPLE FAMILY DWELLING** means any building consisting of four or more dwelling units.

**ROOMING HOUSE** means a building of residential occupancy (as defined by the B.C. Building Code) in which the operator supplies, for a fee, lodging and may supply meals, for up to 12 boarders. Lodging is limited to sleeping units with no cooking facilities. The operator may not provide meals to persons other than the boarders. The boarders are intended to be independent persons who do not require care. A dwelling unit for the operator is permitted as an accessory use within the rooming house building. The property owner or operator must reside on-site.

**TRIPLEX** means any building divided into three dwelling units.

Considering the above definitions, it can be seen that *Assisted Living Housing* is a complimentary residential use that may further serve the needs of the community, aligned with the existing permitted uses of residential lands in the R-4 and R-5 zones.



**Development Permit**

All of the parcels currently zoned R-4 and R-5 are included within the Residential Development Permit Area of the OCP. This Development Permit Area as described within the OCP provides form and character guidelines for development. Any significant redevelopment or future development within current R-4 and R-5 zones resulting from this proposed zoning amendment would require submission of a Development Permit Application to ensure these guidelines are met.

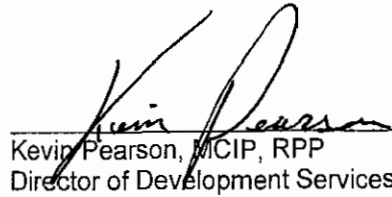
**CONCLUSION**

The proposed addition of the uses to the R-4 and R-5 zones is consistent with the OCP and is therefore supported by staff. This proposal will further enable supportive residential uses within existing residential areas of the City in closest proximity to existing services.



---

Chris Larson, MCP  
Planning and Development Officer



---

Kevin Pearson, MCIP, RPP  
Director of Development Services

---

**SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE**


---

**Purpose**

- #2789 9.1 The purpose of the R-4 Zone is to provide for medium *density, multiple family* and small lot  
 #3740 *single family* residential developments. New *multiple family* developments zoned R-4 shall  
 be required to obtain a *Development Permit* as per the requirements of the *Official  
 Community Plan*, and shall comply with the provisions of the *Fire Services Act, British  
 Columbia Building Code*, and other applicable legislation.

**Regulations**

- 9.2 On a *parcel zoned R-4*, no *building or structure* shall be constructed, located or altered and  
 no plan of subdivision approved which contravenes the regulations set out in the *R-4 Zone* or  
 those regulations contained elsewhere in this Bylaw.

**Permitted Uses**

- 9.3 The following uses and no others are permitted in the *R-4 Zone*:

- #2789 .1 *bed and breakfast in a single family dwelling*, limited to two let rooms;  
 #3082 .2 *boarders*, limited to two;  
 #3082 .3 *boarding home*;  
 #2782 .4 *commercial daycare facility*;  
 .5 *duplexes*;  
 .6 *family childcare facility*;  
 .7 *group childcare*;  
 .8 *home occupation*;  
 .9 *multiple family dwellings*;  
 .10 *public use*;  
 .11 *public utility*;  
 .11 *single family dwelling*;  
 .12 *triplexes*;  
 .13 *accessory use*.

**Maximum Height of Principal Buildings**

- 9.4 The maximum *height of a principal buildings* shall be 10.0 metres (32.8 feet). This may be  
 increased to 13.0 metres (42.7 ft.), via the *Development Permit* process, if any of the special  
 amenity(ies) in Table 2 are provided.

**Maximum Height of Accessory Buildings**

- 9.5 The maximum *height of an accessory building* shall be 6.0 metres (19.7 feet).

---

**SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED**


---

**Maximum Parcel Coverage**

- #2811 9.6 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*.

**Minimum Parcel Area**

- 9.7 .1 The minimum *parcel area* for a *single family dwelling* shall be 300.0 square metres (3,229.3 square feet).  
 .2 The minimum *parcel area* for a *duplex* shall be 600.0 square metres (6,458.6 square feet).  
 .3 The minimum *parcel area* for all other uses shall be 900.0 square metres (9,687.8 square feet).

**Minimum Parcel Width**

- #3740 9.8 .1 The minimum *parcel width* shall be 30.0 metres (98.5 feet).  
 .2 Notwithstanding Section 9.8.1, the minimum *parcel width* for a *single family lot* shall be 10.0 metres (32.8 feet).  
 .3 Notwithstanding Section 9.8.1, the minimum *parcel width* for a stacked *duplex lot* shall be 14.0 metres (45.9 feet).  
 .4 Notwithstanding Section 9.8.1, the minimum *parcel width* for a side-by-side *duplex lot* shall be 20.0 metres (65.6 feet)).

**Minimum Setback of Principal Buildings**

- 9.9 The minimum *setback* of *principal buildings* from the:
- |       |    |  |                        |
|-------|----|--|------------------------|
| #3475 | .1 | <i>Front parcel line</i>   |                        |
|       |    | - adjacent to a <i>highway</i> shall be  | 5.0 metres (16.4 feet) |
|       |    | - adjacent to an <i>access route</i> shall be  | 2.0 metres (6.6 feet)  |
|       | .2 | <i>Rear parcel line</i>  |                        |
|       |    | - adjacent to a <i>parcel zoned</i>  |                        |
|       |    | R-4 shall be   | 3.0 metres (9.8 feet)  |
|       |    | - all other cases shall be   | 5.0 metres (16.4 feet) |
|       | .3 | <i>Interior side parcel line</i>   |                        |
|       |    | - adjacent to a <i>parcel zoned</i>  |                        |
|       |    | R-4 shall be   | 1.2 metres (3.9 feet)  |
|       |    | - all other cases shall be   | 1.8 metres (5.9 feet)  |
|       | .4 | <i>Exterior side parcel line</i>   |                        |
|       |    | - adjacent to a <i>highway</i> shall be  | 5.0 metres (16.4 feet) |
|       |    | - adjacent to an <i>access route</i> shall be  | 2.0 metres (6.6 feet)  |
|       | .5 | Minimum separation between residential <i>buildings</i> on the same lot of not more than one storey in height shall be | 1.5 metres (4.9 feet)  |
|       | .6 | Minimum separation between residential <i>buildings</i> on the same lot of more than one storey in height shall be     | 3.0 metres (9.8 feet)  |

---

**SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED**


---

- .7 Notwithstanding Sections 9.9.2 and 9.9.3, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and interior *side yards* shall be not less than 6.0 metres (19.7 feet).
- #2811 .8 Refer to Section 4.9 for "Special Building Setbacks" which may apply.

**Minimum Setback of Accessory Buildings**

9.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 0.6 metre (1.9 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
- #2811 .5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply.

**Maximum Density**

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

- #2789 9.11 .1 The maximum *density* shall be a total of 40 *dwelling units* or *sleeping units* per hectare (16.2 *dwelling units* or *sleeping units* per acre).
- .2 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) in accordance with Table 2. In Table 2, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for the provision of each amenity.

## SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED

TABLE 2

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	▪ 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i>  7 - 10 children 11 - 15 children 16 or more children	▪ 3 units per hectare (1.2 units per acre) ▪ 4 units per hectare (1.6 units per acre) ▪ 7 units per hectare (2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	▪ 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>dwelling unit</i>	▪ 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 <small>(#3218)</small>	▪ 5 units per hectare (2.0 units per acre)

Maximum Floor Area Ratio

9.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

9.13 Parking shall be required as per Appendix I.

---

**SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE**


---

**Purpose**

- #2789 10.1 The purpose of the R-5 Zone is to provide for high *density, multiple family residential development* in selected locations throughout the *Municipality*. New *developments* zoned R-5 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the *Fire Services Act, British Columbia Building Code*, and other applicable legislation.

**Regulations**

- 10.2 On a *parcel zoned R-5*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the *R-5 Zone* or those regulations contained elsewhere in this Bylaw.

**Permitted Uses**

- 10.3 The following uses and no others are permitted in the *R-5 Zone*:
- .1 *boarders, limited to two;*
  - #2789 .2 *boarding home;*
  - .3 *commercial daycare facility;*
  - #2782 .4 *home occupation;*
  - .5 *multiple family dwellings;*
  - .6 *public use;*
  - .7 *public utility;*
  - #2789 .8 *rooming house;*
  - #3286 .9 *triplex;*
  - .10 *accessory use.*

**Maximum Height of Principal Building**

- 10.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet). This may be increased to 15.0 metres (49.2 ft.), via the *Development Permit* process, if any of the special amenity(ies) in Table 3 are provided.

**Maximum Height of Accessory Building**

- 10.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

**Maximum Parcel Coverage**

- #2811 10.6 .1 The total maximum *parcel coverage* for *principal and accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*.
- .2 The above *parcel coverage* may be increased to 70% of the *parcel area* if all requisite parking, except for visitors, is provided underground.

---

**SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED**


---

**Minimum Parcel Area**

10.7 The minimum *parcel area* shall be 775.0 square metres (8,342.3 square feet).

**Minimum Parcel Width**

10.8 The minimum *parcel width* shall be 30.0 metres (98.5 feet).

**Minimum Setback of Principal Buildings**

10.9 The minimum *setback* of *buildings* from the:

- |    |   |                        |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be                                     | 5.0 metres (16.4 feet) |
| .2 | <i>Rear parcel line</i> shall be                                      | 5.0 metres (16.4 feet) |
| .3 | <i>Interior side parcel line</i> shall be                             | 2.4 metres (7.8 feet)  |
| .4 | <i>Exterior side parcel line</i> shall be                             | 5.0 metres (16.4 feet) |
| .5 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. |                        |

#2811

**Minimum Setback of Accessory Buildings**

10.10 The minimum *setback* of *accessory buildings* from the:

- |    |   |                        |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be   | 5.0 metres (16.4 feet) |
| .2 | <i>Rear parcel line</i> shall be  | 1.0 metre (3.3 feet)   |
| .3 | <i>Interior side parcel line</i> shall be                                       | 1.0 metre (3.3 feet)   |
| .4 | <i>Exterior side parcel line</i> shall be                                       | 5.0 metres (16.4 feet) |
| .5 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. |                        |

#2811

**Maximum Density**

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

- #2789 10.11 .1 The maximum *density* shall be a total of 100 *dwelling units* or *sleeping units* per hectare (40.5 *dwelling units* or *sleeping units* per acre).
- .2 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increased to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) in accordance with Table 3. In Table 3, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for each amenity.

## SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED

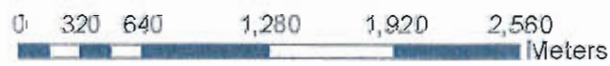
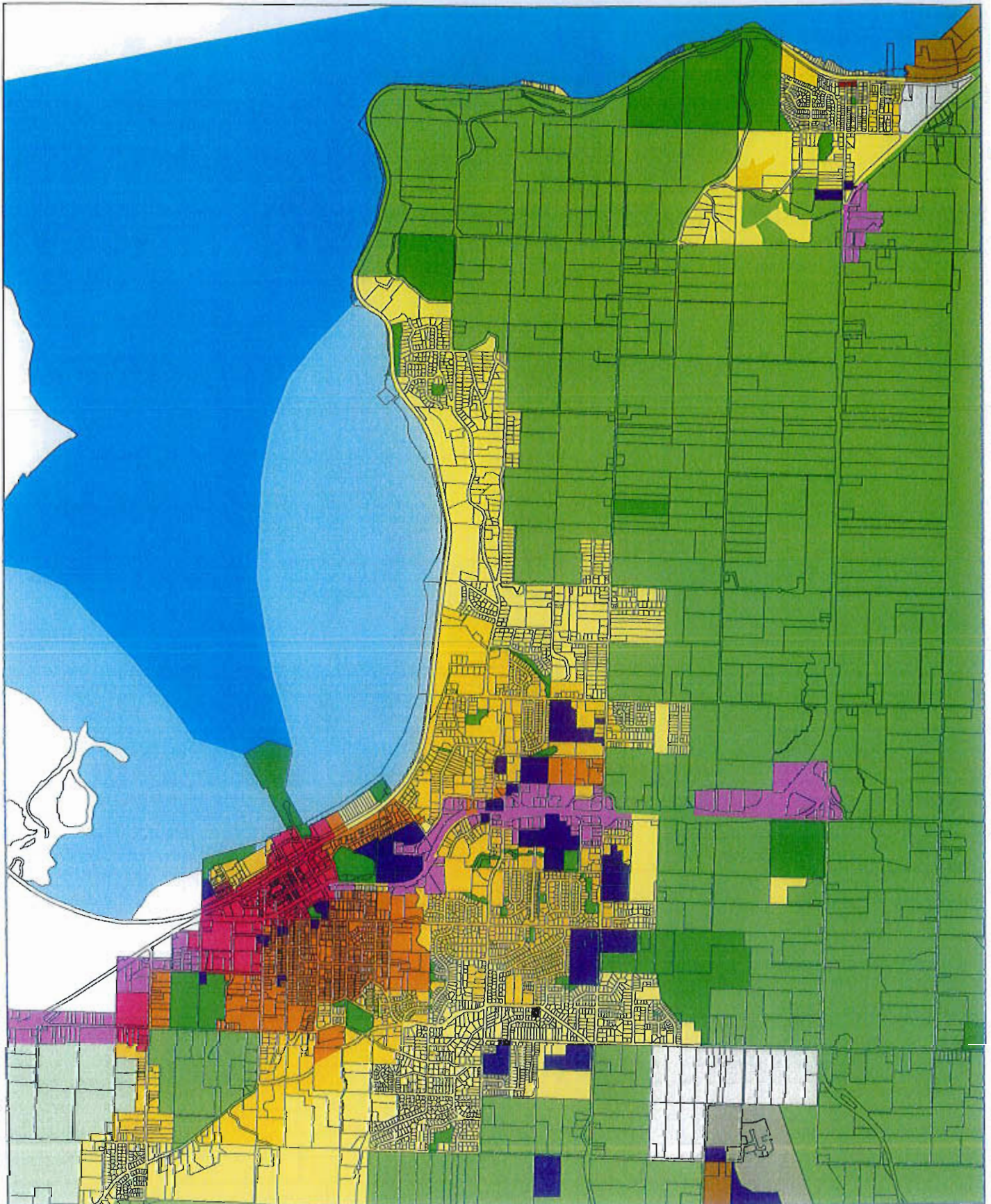
TABLE 3



COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each <i>dwelling unit</i> which caters to the disabled (e.g. wheelchair access)	▪ 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i>  7 - 10 children 11 - 15 children 16 or more children	▪ 4 units per hectare (1.6 units per acre) ▪ 6 units per hectare (2.4 units per acre) ▪ 8 units per hectare (3.2 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	▪ 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>dwelling unit</i>	▪ 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling unit</i> in accordance with special agreement under Section 904 <small>(#3213)</small>	▪ 5 units per hectare (2.0 units per acre)

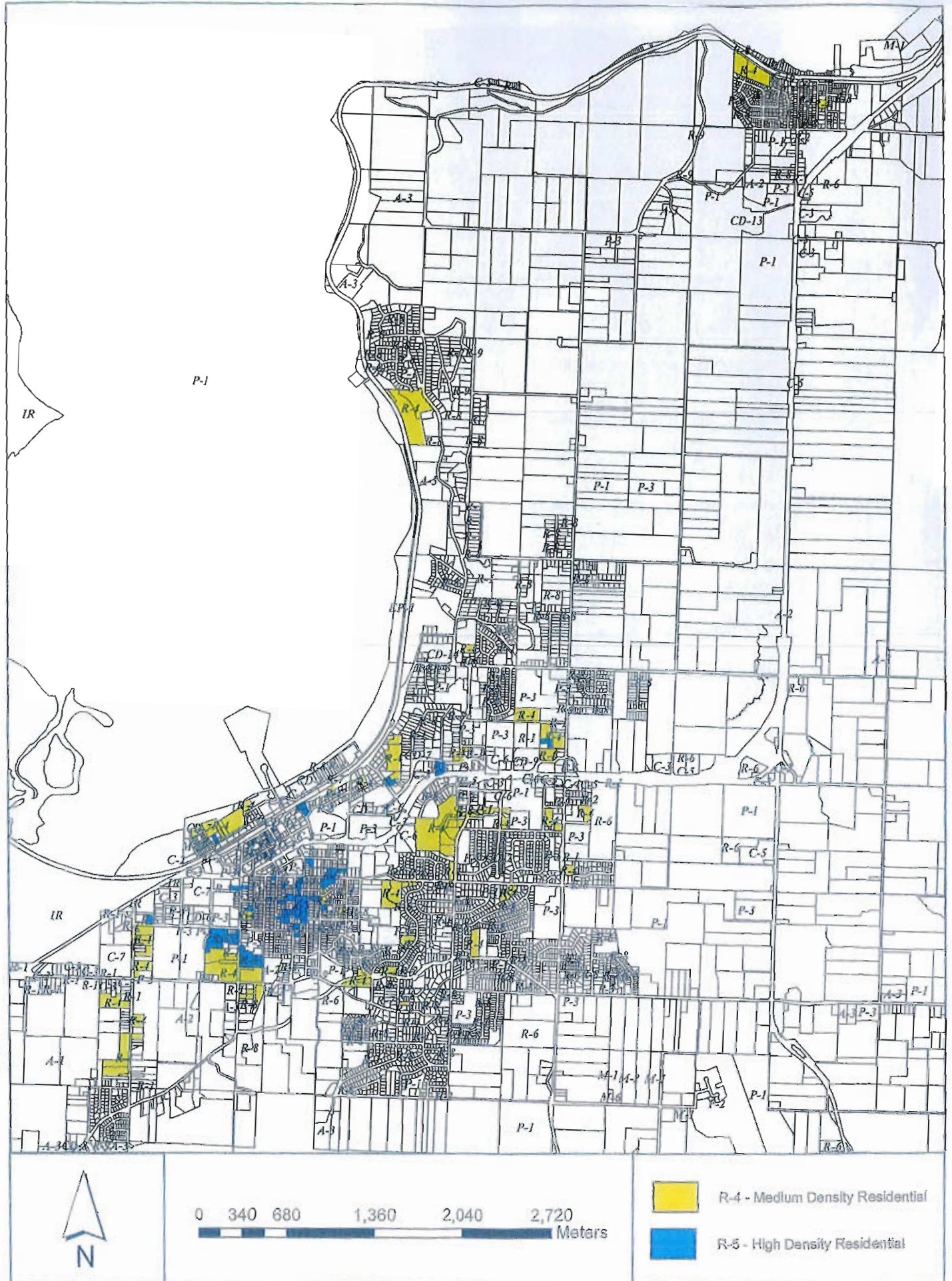
Parking

10.12 Parking shall be required as per Appendix I.





-  High Density Residential
-  Medium Density Residential



---

 #3044 SECTION 39 - CD-1 - COMPREHENSIVE DEVELOPMENT ZONE - 1
 

---

**Purpose**

- 39.1 The CD-1 Zone is intended to accommodate and regulate the *development* of an assisted living seniors centre with accessory commercial uses based on a comprehensive development plan. New developments zoned CD-1 shall be required to obtain a Development Permit in accordance with the requirements of the Official Community Plan.

**Regulations**

- 39.2 On a *parcel zoned CD-1*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-1 Zone or those regulations contained elsewhere in this Bylaw.

**Permitted Uses**

- 39.3 The following uses and no others are permitted in the CD-1 Zone:

#3191

- .1 *assisted living housing;*
- .2 *home occupation;*
- .3 *multiple family dwellings;*
- .4 *public use;*
- .5 *public utility;*
- .6 *Assisted Living Commercial to a maximum of 10% of total gross floor area;*
- .7 *accessory use.*

**Maximum Height of Principal Building**

- 39.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet).

**Maximum Height of Accessory Building**

- 39.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

**Maximum Parcel Coverage**

- 39.6 The total maximum *parcel coverage* for principal and accessory buildings shall be 40% of the parcel area.

**Minimum Parcel Area**

- 39.7 The minimum *parcel area* shall be 4,800.0 square metres (51,668 square feet).

---

**SECTION 39 - CD-1 - COMPREHENSIVE DEVELOPMENT ZONE - 1**


---

**Minimum Parcel Width**

39.8 The minimum *parcel width* shall be 35.0 metres (114.8 feet).

**Minimum Setback of Principal Buildings**

39.9 The minimum *setback* of *buildings* from the:

- |    |   |                        |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be                                     | 5.0 metres (16.4 feet) |
| .2 | <i>Rear parcel line</i> shall be                                      | 5.0 metres (16.4 feet) |
| .3 | <i>Interior side parcel line</i> shall be                             | 2.4 metres (7.8 feet)  |
| .4 | <i>Exterior side parcel line</i> shall be                             | 5.0 metres (16.4 feet) |
| .5 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. |                        |

**Minimum Setback of Accessory Buildings**

39.10 The minimum *setback* of accessory *buildings* from the:

- |    |   |                        |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be   | 5.0 metres (16.4 feet) |
| .2 | <i>Rear parcel line</i> shall be  | 1.0 metre (3.3 feet)   |
| .3 | <i>Interior side parcel line</i> shall be                                       | 1.0 metre (3.3 feet)   |
| .4 | <i>Exterior side parcel line</i> shall be                                       | 5.0 metres (16.4 feet) |
| .5 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. |                        |

**Maximum Density**

39.11 Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

- |       |    |  |
|-------|----|--|
| #3194 | .1 | The maximum <i>density</i> shall be a total of 100 <i>dwelling units</i> per hectare (40.5 <i>dwelling units</i> per acre).  |
| #3194 | .2 | Notwithstanding Section 39.11.1, the maximum <i>density</i> in the CD-1 Zone may be increased to a maximum of 200 units per hectare (81 units per acre) for <i>Assisted Living Housing</i> . |

---

**SECTION 39 - CD-1 - COMPREHENSIVE DEVELOPMENT ZONE - 1**

---

**Parking and Loading**

39.12 Parking and loading shall be required as per Appendix I.

- .1 Notwithstanding the provisions of Appendix I, the number of off-street parking stalls required is calculated according to the following:

.1	Assisted Living Commercial	-	1.0 spaces per 35 square metres
.2	Seniors Dwelling Units	-	1.0 space per 3 units
.3	Upper Floor Dwelling Units	-	1.0 space per unit
.4	Manager's Suite	-	1.0 space per unit

#3227

**SECTION 40 - CD-2 - COMPREHENSIVE DEVELOPMENT ZONE - 2****Purpose**

- 40.1 The CD-2 Zone accommodates and regulates the *development* of a seniors' oriented *Assisted Living Housing* complex based on a comprehensive development plan. Proposed developments zoned CD-2 shall be required to obtain a Development Permit in accordance with the requirements of the Official Community Plan.

**Regulations**

- 40.2 On a parcel zoned CD-2, no *building* or structure shall be constructed, located or altered and no plan of subdivision shall be approved which contravenes the regulations set out in the CD-2 *Zone* or those regulations contained elsewhere in this Bylaw.

**Permitted Uses**

- 40.3 The following uses and no others are permitted in the CD-2 *Zone*:
- .1 *assisted living housing;*
  - .2 *home occupation;*
  - .3 *public use;*
  - .4 *public utility; and*
  - .5 *accessory use.*

**Maximum Height of Principal Building**

- 40.4 The maximum *height* of the *principal building* shall be 16.53 metres (54.25 feet).

**Maximum Height of Accessory Building**

- 40.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

**Maximum Parcel Coverage**

- 40.6 The total maximum *parcel coverage* for principal and accessory *buildings* shall be 25% of the *parcel area*.

**Minimum Parcel Area**

- 40.7 The minimum *parcel area* shall be 4,900.0 square metres (52,745 square feet).

**Minimum Parcel Width**

- 40.8 The minimum *parcel width* shall be 50.0 metres (164.0 feet).

#3227

---

**SECTION 40 - CD-2 - COMPREHENSIVE DEVELOPMENT ZONE - 2 cont'd**

---

**Minimum Setback of Principal Building**

40.9 The minimum *setback* of the *principal building* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet);
- .2 *Rear parcel line* shall be 44.36 metres (145.56 feet);
- .3 *Interior side parcel line* shall be 4.0 metres (13.1 feet);
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet);
- .5 Refer to Section 4.9 for "Special Building Setbacks" which may apply.

**Minimum Setback of Accessory Buildings**

40.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 3.0 metres (11.5 feet);
- .2 *Rear parcel line* shall be 1.0 metres (3.3 feet);
- .3 *Interior side parcel line* shall be 1.0 metres (3.3 feet);
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet);
- .5 Refer to "Pound and Animal Control Bylaw" which may apply.

**Maximum Density**

40.11 Explanatory Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

- .1 The maximum *density* shall be a total of 125 *Assisted Living Housing* units per hectare (50 units per acre).

**Parking and Loading**

40.12 Parking and loading shall be required as per Appendix I.

---

 #3428 SECTION 42 - CD-4 - COMPREHENSIVE DEVELOPMENT ZONE - 4
 

---

Purpose

- 42.1 The purpose of the CD-4 Zone is to accommodate the *development of assisted living housing* on small parcels designated High Density Residential in the *Official Community Plan*. New *development* proposals require a Development Permit in accordance with the Residential Development Permit Area Guidelines of the *Official Community Plan*, and shall comply with the provisions of the British Columbia Building and Fire Codes, and any other applicable legislation.

Regulations

- 42.2 On a *parcel* zoned CD-4, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision shall be approved which contravenes the regulations set out in the CD-4 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 42.3 The following uses and no others are permitted in the CD-4 Zone
- .1 *assisted living housing*;
  - .2 *public use*;
  - .3 *public utility*;
  - .4 *rest home*; and
  - .5 *accessory use*, including a managers suite.

Maximum Building Height

- 42.4 The maximum *building height* shall be 12.0 metres (39.4 feet).

Maximum Parcel Coverage

- 42.5 The maximum *parcel coverage* for all *buildings* shall be 55% of the *parcel area*.

Minimum Parcel Area

- 41.6 The minimum *parcel area* shall be 1,050.0 square metres (11,302.4 square feet).

Minimum Parcel Width

- 42.7 The minimum *parcel width* shall be 30.0 metres (98.4 feet).



#3428

---

**SECTION 42 - CD-4 - COMPREHENSIVE DEVELOPMENT ZONE - 4 cont'd**

---

**Minimum Setback of Principal Buildings**

42.8 The minimum *setback* of a *building* from the:

- .1 *Front parcel line* shall be 3.0 metres (9.8 feet)
- .2 *Rear parcel line* shall be 3.0 metres (9.8 feet)
- .3 *Interior side parcel line* shall be 1.5 metres (4.8 feet)
- .4 *Exterior side parcel line* shall be 3.0 metres (9.8 feet)
- .5 Refer to Section 4.9 for "Special Building Setbacks" which may apply.

**Maximum Density**

42.9 The maximum *density* shall be 200 units per hectare (80 units per acre).

**Parking**

42.10 Parking shall be required as per Appendix I.

---

#3905 SECTION 52 - CD-14 - COMPREHENSIVE DEVELOPMENT ZONE - 14

---

Purpose

- 52.1 The purpose of the CD-14 Zone is to accommodate the *development* of *assisted living housing* on land legally described as Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan 39456, Except Plans KAP57773 and EPP1245 (Civic Address: 2110 Lakeshore Road NE). *Development* within the CD-14 Zone shall be subject to the relevant *Development Permit Area* Guidelines of the *Official Community Plan*.

Regulations

- 52.2 On a *parcel zoned* CD-14, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-14 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 52.3 The following uses and no others are permitted in the CD-14 Zone:

- .1 *assisted living housing*
- .2 *public utility*
- .3 *private utility*
- .4 *public use*
- .5 *accessory use*

Maximum Height of Principal Building

- 52.4 The maximum *height* of a *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 52.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- 52.6 The maximum *parcel coverage* for all *buildings* shall be 55% of the *parcel area*.

Minimum Parcel Area

- 52.7 The minimum *parcel area* shall be 0.70 hectares (1.72 acres).

---

#3905 SECTION 52 - CD-14 - COMPREHENSIVE DEVELOPMENT ZONE - 14 - CONT'D

---

Minimum Setbacks for Buildings

52.8 The minimum setback of all *buildings* from:

- |    |   |                        |
|----|---|------------------------|
| .1 | The <i>front parcel line</i> shall be                                 | 5.0 metres (16.4 feet) |
| .2 | The <i>rear parcel line</i> shall be                                  | 5.0 metres (16.4 feet) |
| .3 | An <i>exterior parcel line</i> shall be                               | 5.0 metres (16.4 feet) |
| .4 | An <i>interior parcel line</i> shall be                               | 3.0 metres (9.8 feet)  |
| .5 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. |                        |

52.9 Maximum Density

The maximum *density* shall not exceed 64 *assisted living housing* units.

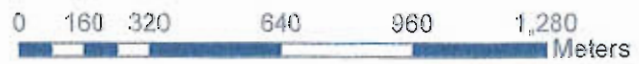
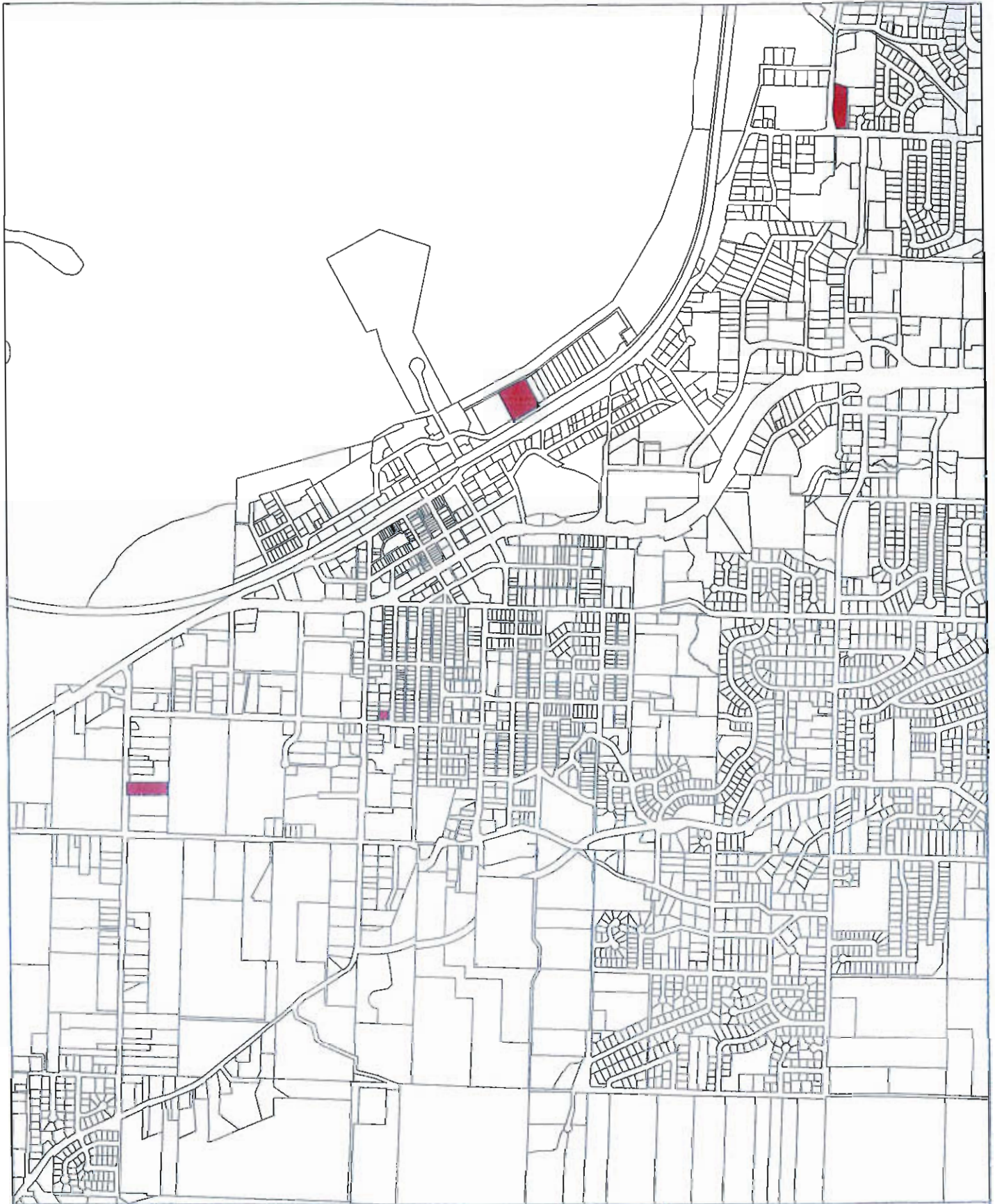
Outside Storage

52.10 Outside storage shall be screened as per Appendix III or as approved by a Development Permit.

Parking and Loading

52.11 Parking and loading shall be required as per Appendix I and as follows:

<i>assisted living housing</i>	0.70 stall per unit
--------------------------------	---------------------



 Assisted Living Housing CD Zones



View to the north-west of Lander's Lodge.



View north-east of Piccadilly terrace.



View to the north-west of Lakeshore Manor.



View north of Andover Terrace.



April 8, 2019

BC Housing understands that supportive housing, as congregate housing providing daily common meal preparation using commercial cooking facilities, dining area and laundry facilities, with health services accommodated on-site including individualized case planning to further develop life and social skills such as employment planning and managing the transition to independence and recovery, would fit under the proposed definition of Assisted Living Housing to be included in the R-5 zone:

*Assisted Living Housing* means:

housing intended for both independent and semi-independent living in the form of either *congregate housing, dwelling units, sleeping units*, or any combination thereof, within which is provided for the exclusive use of the occupants, their families and guests, daily common meal preparation using commercial cooking facilities, dining area and laundry facilities. *Assisted living housing* may or may not accommodate health services such as nursing care, home support, rehabilitative and transportation services.

Please see the attached [\*Addressing Homelessness Through Supportive Housing\*](#) for more information about how supportive housing operates throughout the province.

# Addressing Homelessness with Supportive Housing



The 2018 Report on Homeless Counts identified more than **7,655 people** experiencing homelessness across the province. That's why the Province is investing \$291 million to build over 2,000 modular supportive housing units across B.C. for people who are homeless or at risk of homelessness. People living on the street and in shelters will get priority for this initiative. All new modular housing buildings in the province are being provided with around-the-clock staffing to help young people, people with disabilities, seniors, and others in critical housing need.

## What is supportive housing?

Supportive housing is an opportunity for people to leave the streets and shelter system for safe and stable housing, towards improved quality of life. Supportive housing is a self-contained studio home with supports provided on-site, to ensure people can achieve and maintain housing stability.

Supports include outreach workers, wellness checks, life skills training, employment assistance, connection and referral to community services and support groups. Residents have access to counselling, as well as health, mental health, and addiction recovery services through local health authorities. All residents pay rent.

BC Housing works in partnership with local municipalities, health authorities, and non-profits to address homelessness.



## Cardington Apartments

Kelowna's Cardington Apartments opened in 2008, in a residential-commercial mix neighbourhood. It is 30 self-contained homes operated by the John Howard Society of the Central and South Okanagan.



When Cardington Apartments first opened, there were some complaints from neighbours as on-site support levels were still being worked out. Once the level of on-site support service was adjusted, there were few complaints from neighbours. Today, the building has a good reputation in the neighbourhood. Neighbours look out for tenants when they are out and about in the neighbourhood, as well as homeless people camping out in the area. Neighbours often bring donations by and help with fundraising. A nearby business offered free services to tenants. Residents feel comfortable accessing nearby businesses, such as the pharmacy.



## Resident selection process

Each potential resident is considered on an individual basis to ensure that the housing and supports provided by the program match the services they need. Residents are chosen by means of a thorough and coordinated assessment process. Offers are made following meetings where outreach, housing, and regional health authorities work with BC Housing's coordinated access team to assess the applicants for suitability.

## Staffing requirements

Professional, trained staff are available 24 hours a day, seven days a week. The training required by BC Housing includes:

- Crisis prevention
- First Aid/CPR
- Mental health first aid
- Domestic violence and safety planning
- Substance use awareness and safety
- Trauma-informed training
- Naloxone intervention

## Individualized support plans

Supportive housing includes developing a resident-focused and mutually agreed upon plan to assist a resident to move forward with their lives and integrate more fully into their community. Case Planning includes an explanation of available options, identification of goals, how the operator can support the resident, and the benefits of planned services.

## Community safety

We are committed to building a safe community both inside and outside the housing with:

**Experience:** Housing is operated by experienced non-profit housing providers,

**Staffing:** Staff are onsite 24/7 to support residents, manage building, be available to respond directly to any related concerns that arise in a timely manner.

**Resident Mix:** Residents are selected based on ability of staff to provide right level of support to all.

**Property Maintenance:** Regular sweeps of property and immediate area ensure cleanliness.

**Design Features:** Optimized lighting, security cameras, fob access only, staffed reception, contained outdoor space for smoking and dog walking, are typical design features for each development.

**Agreements:** Residents sign program agreement around expectations.

**Community Advisory Committee:** Non-profit operators develop a Community Advisory Committee to mitigate and address any related issues or concerns that come forward, with representation from partners and key stakeholders, such as BC Housing, local health authority, city staff, local businesses, community organizations, and community members. Many of the modular Community Advisory Committees have started to reduce their meeting length and times due to a lack of issues and concerns being raised.





**Neighbourhood Consultation Letter.**  
**Mailed to all properties within 200 m of**  
**250 5 Avenue SW.**

THIS IS THE ADDRESS

SALMON ARM, BC  
 123-456

April 8, 2019

Hello neighbour,

We are writing to let you know that Canadian Mental Health Association – Shuswap / Revelstoke Branch (CMHA), through the support of BC Housing, is in the process of purchasing the property at 250 5<sup>th</sup> Avenue South West in Salmon Arm. BC Housing will be building approximately 70 units of affordable rental housing for families, seniors and people with disabilities. The housing will be operated by CMHA.

In addition, to respond to the local need for housing with supports for people experiencing homelessness, BC Housing is currently exploring the opportunity to build approximately 40 additional units with on-site supports, at 250 5<sup>th</sup> Avenue South West. When considering locations for supportive housing, BC Housing looks for proximity to community services (commercial and recreational activities); accessibility to transit; adequate lot size; connections to utilities; compatible land use policies. People without homes are already living in our community – supportive housing would give people a home, access to a range of supports and communal interior and exterior living space. They would no longer need to live in camps, on the streets, in parks, in cars, in shelters. Learn more about supportive housing at: [www.bchousing.org/community-supportive-housing](http://www.bchousing.org/community-supportive-housing)

The City of Salmon Arm will be bringing forward a Bylaw Amendment to allow Assisted Living in R-5 zoning throughout the community, including at 250 5<sup>th</sup> Avenue South West. BC Housing understands that supportive housing, as congregate housing providing daily common meal preparation using commercial cooking facilities, dining area and laundry facilities, with health services accommodated on-site including individualized case planning to further develop life and social skills such as employment planning and managing the transition to independence and recovery, would fit under the proposed definition of Assisted Living Housing to be included in the R-5 zone:

*Assisted Living Housing means:*

housing intended for both independent and semi-independent living in the form of either *congregate housing, dwelling units, sleeping units*, or any combination thereof, within which is provided for the exclusive use of the occupants, their families and guests, daily common meal preparation using commercial cooking facilities, dining area and laundry facilities. *Assisted living housing* may or may not accommodate health services such as nursing care, home support, rehabilitative and transportation services.

We will reach out to the community again once the project moves forward. In the meantime, we welcome questions and comments to [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org).