

Housing Resources Handbook

Benchmarks and Resources for Affordable Housing

March, 2012



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Introduction and Context of this Document:

The City of Kelowna revised its housing policy direction, based on the findings and recommendations from the 1999/2000 Housing Study. The Study was prepared based on extensive research, consultation with the Community Housing Needs Committee and a comprehensive workshop with housing stakeholders¹. Policy changes to the Official Community Plan were subject to the usual public hearing process with City Council. Housing policies were revised as part of the OCP review in 2001, and have continued to be revised and updated in the past decade, based on research and public consultation. The work of the Affordable and Special Needs Housing Task Force in 2006 was an example of this. In 2012, the City is adopted 25 recommendations as part of a new Housing Strategy. The 2011/2012 Housing Strategy provides all action, policy and initiatives related to housing at the City level in one place, as well identifying and pursuing new actions. See the Housing Strategy page for more details: <http://www.kelowna.ca/CM/Page2806.aspx>

Definitions for Affordable Housing are found in Chapter 17 of the OCP, as follows:

Affordability Benchmarks. *Affordability benchmarks will be published annually in information bulletins, using accepted methodologies and data from Statistics Canada, BC Statistics and Canada Mortgage and Housing Corporation. They are based on the following criteria:*

- ***Rental:*** *Affordable rents will be the average rents for Kelowna from the annual Canada Mortgage and Housing Corporation (CMHC) Rental Market Report;*
- ***Owner:*** *Ownership affordability is based on the income level at which a household would be capable of entering the ownership market. This is equivalent to the "starter home" price and is derived based on the purchase ability at the median income level for all two or more person households from the most recent Census, assuming 30 % of gross household income expenditure for shelter. The starter home price will be updated annually between Census years using the B.C. Consumer Price Index (CPI), be published annually by the City and be given for a non-strata-titled home, a strata-titled home and a mobile / manufactured home.*

Core Need Housing: *Based on data from Statistics Canada or Canada Mortgage and Housing Corporation (CMHC) or British Columbia Housing Management Corporation (BCMHC), households to be at core need for housing when they meet the following criteria:*

- *Qualify as at or below core need income threshold (CNIT) developed by CMHC and used by the British Columbia Housing Management Commission for Kelowna, and/or;*
- *Household income falls at or below Low Income Cut-Off level defined by Statistics Canada for urban areas greater than 100,000 people, based on household size, and/or;*
- *Household is receiving BC income assistance for Welfare to Work or Disability Benefits or qualifies for Targetted Rent Subsidy Programs (TRSP) operated by BC Housing, or dwelling is built with senior government funding to be affordable;*

¹ Workshop participants were from the health, non-profit housing, development, government and general public.

Most Recent Affordability Benchmarks:

Starter Home Price: 2011

These numbers are based on the 2006 Census information, current mortgage, & mortgage insurance rates and adjusted utility, strata & property tax costs. They are updated yearly, using the average annual BC Consumer Price Index. See the definitions of affordable housing in the OCP housing policies.

- \$220,014 (non-strata titled, single ownership dwelling)
- \$207,618 (strata titled dwelling)
- \$198,156 (manufactured home with pad rental, additional)

Median Income 2011 :

Kelowna Economic Family² = \$66,116

Updated using the BC Annual Average Consumer Price Index

<http://www.bcstats.gov.bc.ca/StatisticsBySubject/Economy/ConsumerPriceIndex.aspx>

Average Rents 2011 - All Private Apartments³ and Private Row Units, From Canada Mortgage and Housing Corporation Market Rental Survey- Kelowna CMA

	Bachelor	One Bedroom	Two Bedroom	Three Bedroom +
Average Rent	\$586	\$734	\$914	\$1,068
Annual Income - Before Tax to afford at 30% income on shelter	\$23,440	\$29,360	\$36,560	\$42,720

Median Home Prices - 2010 Total Sales of Individual Dwellings - City of Kelowna⁴

Single Detached	Single- Detached with Secondary Suite	Stratified Unit	Duplex/Single Unit Ownership	Manufactured Home in Park	Row Housing
\$450,000	\$407,000	\$275,500	\$413,752	\$83,500	\$310,000
1,334 sales	39 sales	888 sales	150 sales	124 sales	287 sales

² The 2006 Census did not collect income information for 2 or more person households. The closest household grouping to match 2 or more person households is an economic family.

³ CMHC includes only buildings with 3 or more units in its rental survey.

⁴ See the 2010 Home Sales Analysis- www.kelowna.ca under Residents/Planning/Community Planning /Research & Publications
<http://www.kelowna.ca/CityPage/Docs/PDFs//Community%20Development/Ownership%20Housing%20Market%20008.pdf>

LOW-INCOME CUT-OFFS (LICO) BEFORE TAX , 2011⁵ FOR URBAN AREAS OF POPULATION 100,000 to 499,999 Source: Statistics Canada & BCSTATS

HHLD SIZE	2011 LICO ANNUAL \$	2011 \$/month for Shelter ⁶ (30% income)
1 person	19,369	484
2 persons	24,211	605
3 persons	30,113	753
4 persons	36,450	911
5 persons	40,747	1,019
6 persons	45,042	1,126
7 or more persons	49,337	1,233

2011 HOUSING INCOME LIMITS (HIL)⁷, formerly known as CORE NEED INCOME THRESHOLDS (CNIT) (BC HOUSING & CMHC)

UNIT SIZE	YEARLY HOUSEHOLD INCOME LIMIT	MONTHLY RENT ⁸ BASED ON 30% OF INCOME
BACHELOR	\$25,000	\$625
1 BEDROOM	\$30,000	\$750
2 BEDROOM	\$37,500	\$938
3 BEDROOM	\$45,000	\$1,125
4+ BEDROOM	\$48,000	\$1,200

BC Housing Occupancy Standards

1. There shall be no more than 2 or less than 1 person per bedroom.
2. Spouses and couples share a bedroom.
3. Parents do not share a bedroom with children.
4. Dependants aged 18 or more do not share a bedroom.
5. Dependants aged 5 or more of opposite sex do not share a bedroom.

⁵ Updated from 2003, using the annual average BC Consumer Price Index
<http://www.bcstats.gov.bc.ca/StatisticsBySubject/Economy/ConsumerPriceIndex.aspx>

⁶ Includes Eligible Utilities

⁷ These figures are only given as income numbers now by BC Housing

⁸ Includes Eligible Utilities and calculated by the City of Kelowna

Location	2005 Median Family Income - Census
Canada	\$63,866
B.C.	\$62,346
Kelowna	\$59,087
Prince George	\$72,698
Kamloops	\$64,117
Vancouver	\$64,332
Victoria	\$69,025

Source: Statistics Canada, 2006 Census, Table 97-563-XCB2006071.ivt

Availability and Demand Indicators

Vacancy Rates⁹ - Canada Mortgage and Housing Corporation - Rental Market Report - Kelowna October 2011

Unit Type	Bachelor	One Bedroom	Two Bedroom	Three+ Bedroom	All Units
Total Units	145	1764	2328	222	4,459
<i>Vacancy Rate (%)</i>	3.0	2.2	3.9	2.8	3.1

Secondary Rented Units - CMHC Rental Market Report October, 2011

Building Type	1 Bedroom Avg. Rent	2 Bedroom Avg. Rent	3 Bedroom Avg. Rent	Total No. of Dwellings
Single Detached Home	n/a	\$1,017	\$1,478	3,017
Semi-Detached, Row & Duplex	n/a	\$955	\$1,151	3,562
Other- Primarily Accessory Suites	\$532	\$866	\$1,130	2,353
TOTAL	\$730	\$936	\$1,327	8,932

Figure 1 - Charts from the 2011 CMHC Rental Market Report

⁹ CMHC includes only buildings with 3 units or more in its rental survey. This is about 35% of the Kelowna rental market. Vacancy information includes townhouse and apartment buildings.

Figure 2

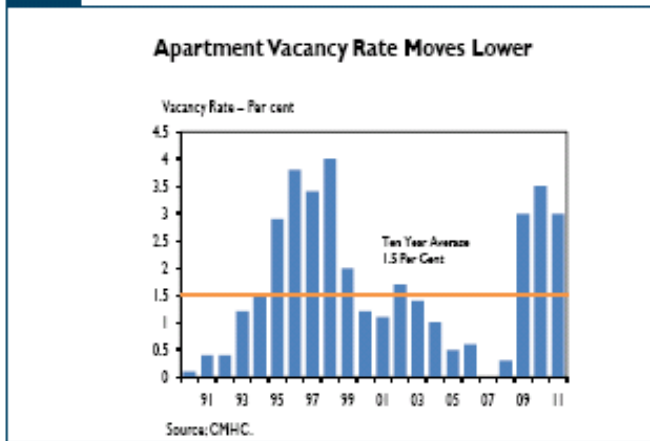
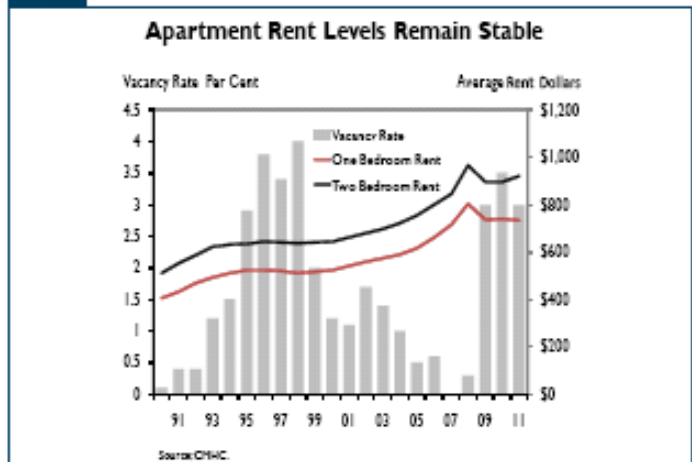


Figure 3



**Table 1 Estimated Low-Income Housing Need Versus Publicly-Funded/Subsidized Housing Supply
Estimated Deficiency in Low-Income Housing Supply:**

2006 Census and BC Housing 2010 Data: Estimated City of Kelowna Households with Incomes at or Below Low Income Cut-offs						
Low income households by living arrangement		Subsidized Housing Supply	rent subsidies BC Housing	BC shelter Assistance	temporary housing / shelters	2006 need for long-term housing supply
2 or more person/family households	3102	658	288	750		2444
Couples	821					
common-law	245					
married	577					
families with children	1022					
common-law	177					
married	845					
Lone- Parent Families	1259					
male	150					
female	1108					
One person households	3674	1714		2135	510	1960
65+ & alone	1645	1365	738			280
under 65	2030	349	403		470	1681
		MEANS NOT COUNTED AS LONG-TERM HOUSING SUPPLY				
	BOLD TYPE	Means totals of the amounts immediately below				
	<i>Italic Bold</i>	<i>Means data not readily available for sub-total populations</i>				

Graphics illustrating Expenditure on Shelter (from 2006 Census)

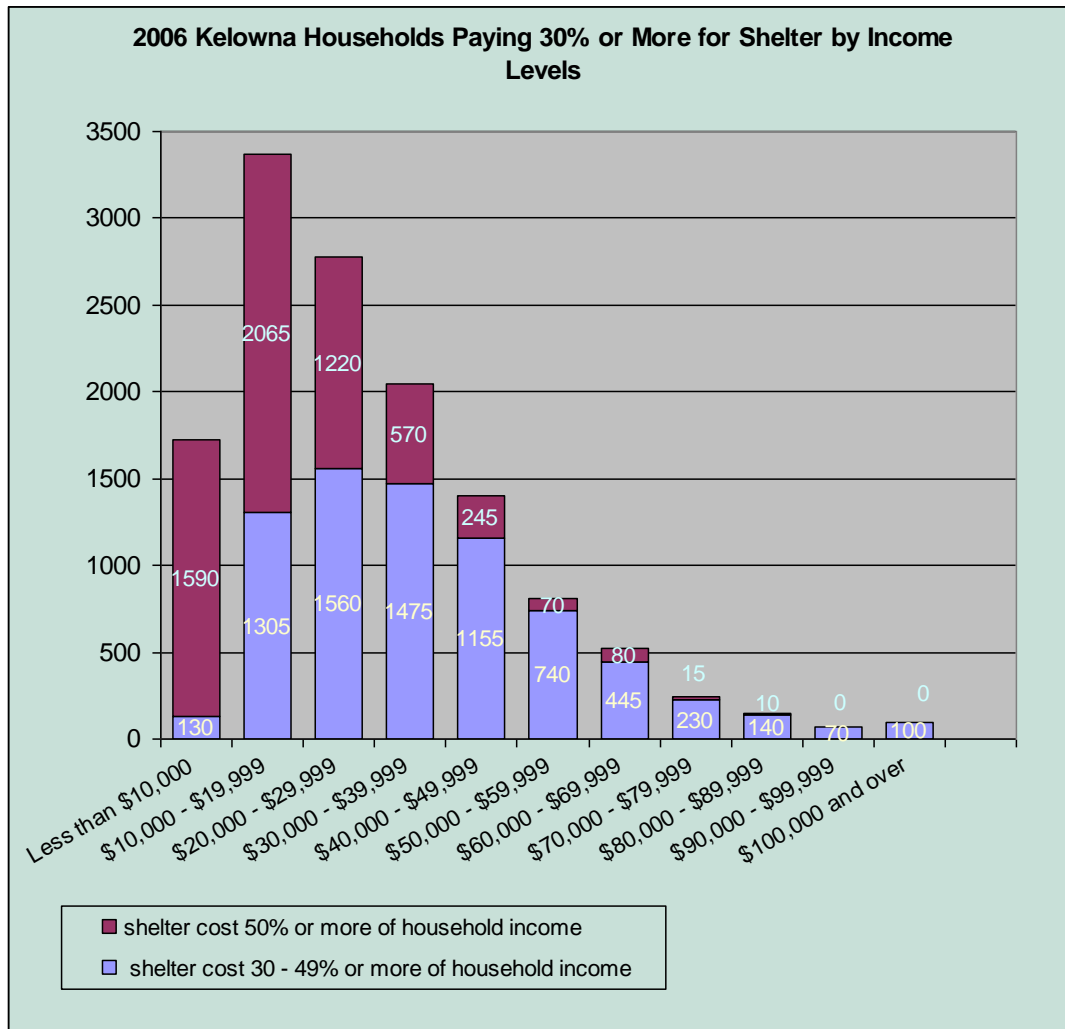


Figure 2 - 2006 Kelowna Households Spending 30% or more on Shelter by Income Level

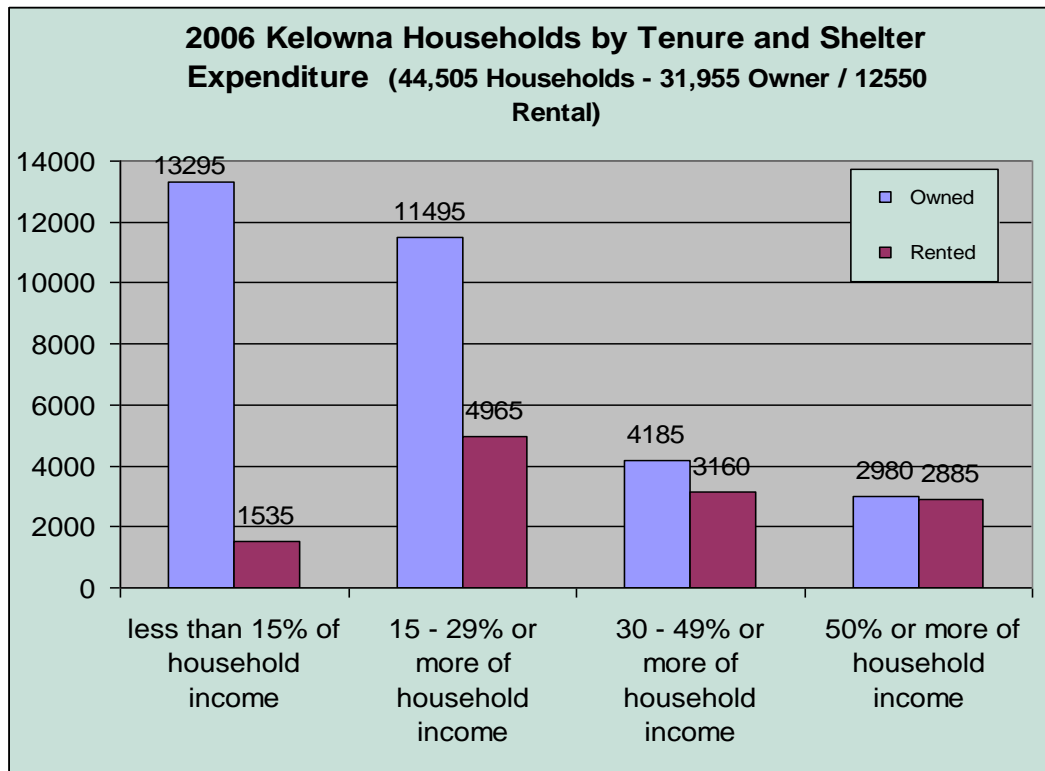


Figure 3 - 2006 Kelowna Household Shelter Expenditure by Tenure

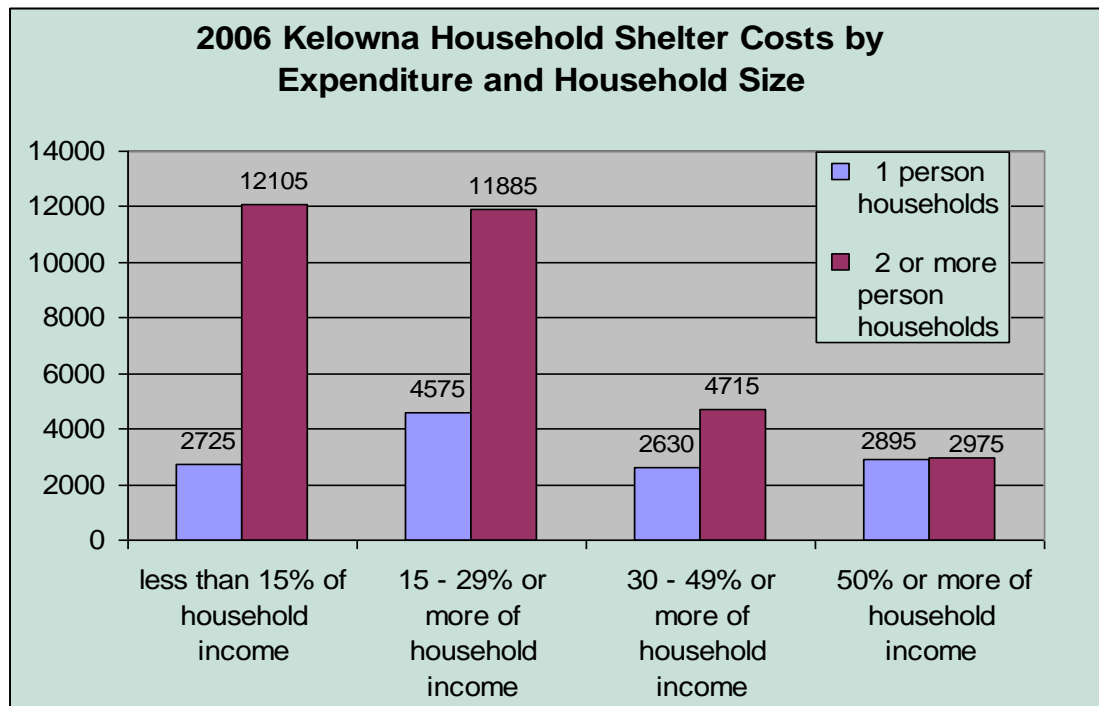


Figure 4 - 2006 Kelowna Household Shelter Expenditure by Household Size

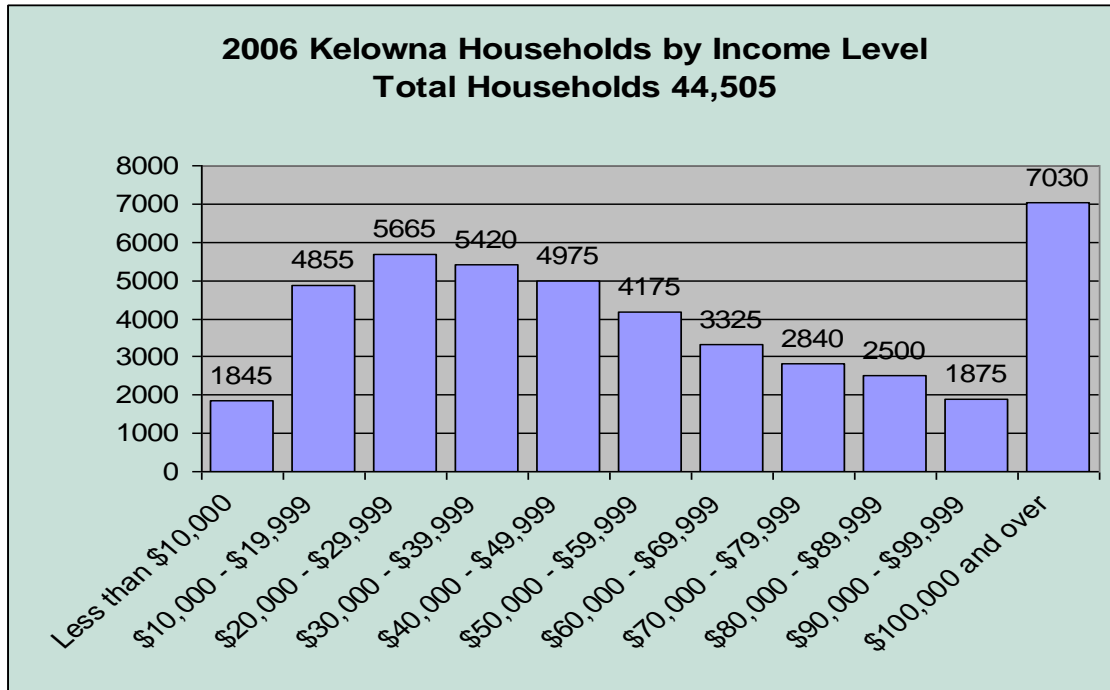


Figure 5 - 2006 Kelowna Household Distribution by Income Level

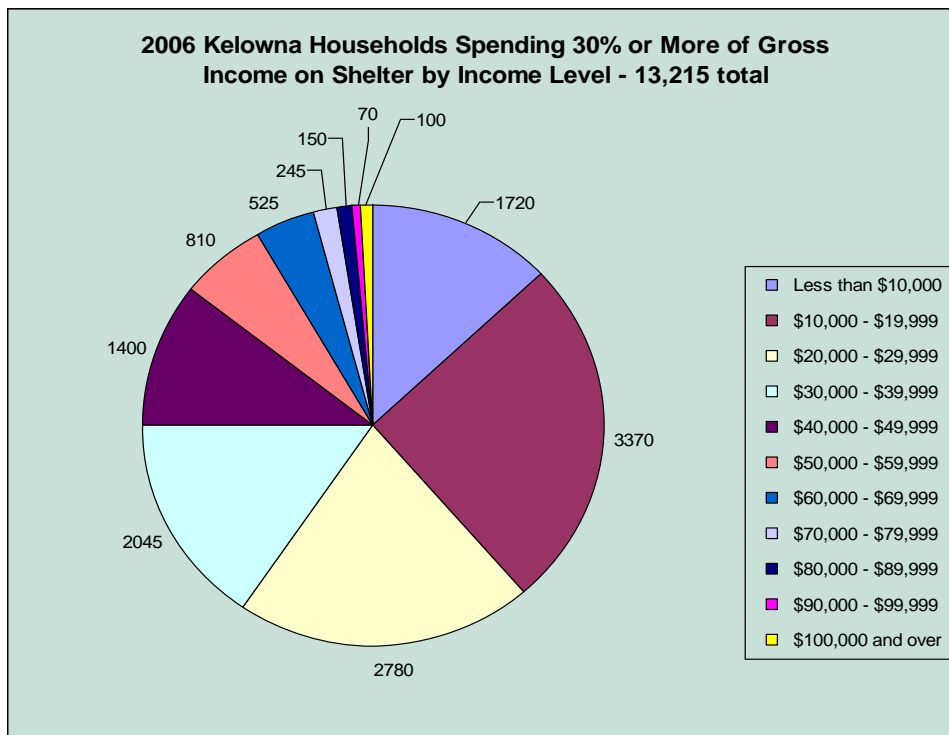
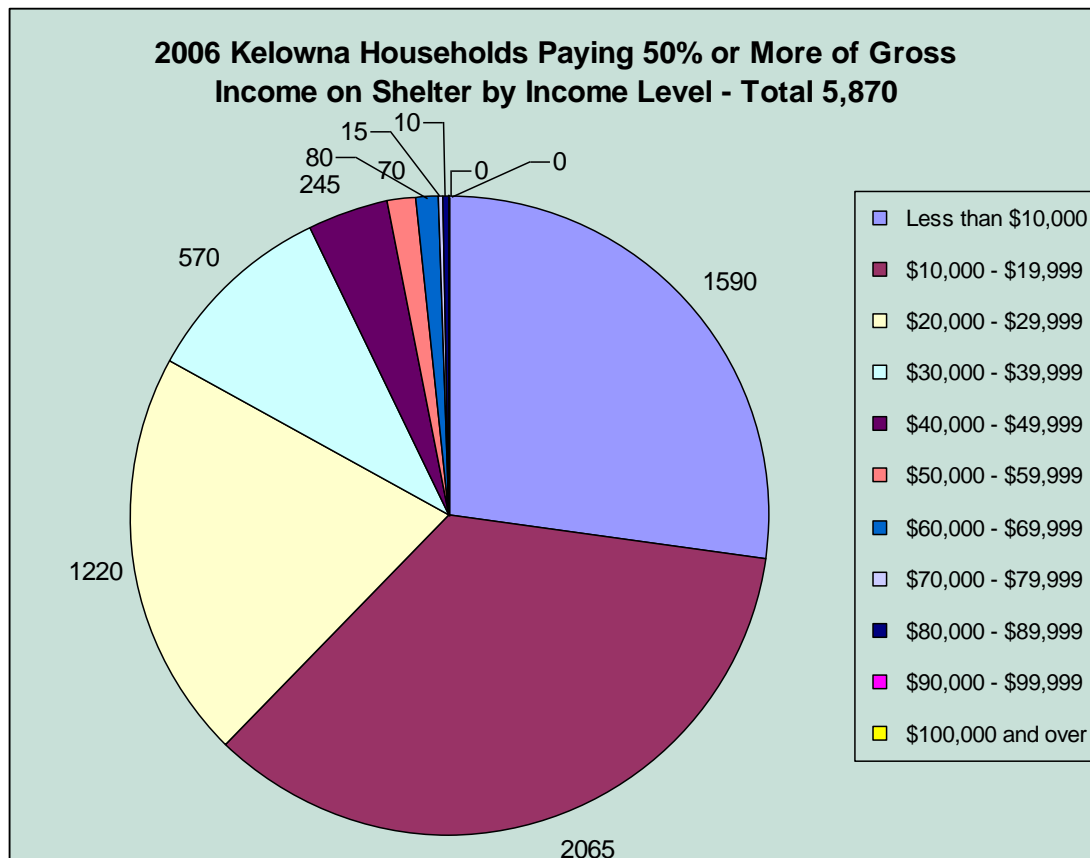


Figure 6 - Distribution of Kelowna Households with Shelter Costs of 30% or More by Income Level

Figure 7 - Distribution of 2006 Kelowna Households with Shelter Expenditures of 50% or More by Income Level



Ownership Housing Market:

Each year in April (when complete information is available), the City conducts an analysis of home sales within city of Kelowna boundaries, based on B.C. Assessment data that represents 100% of all individual home purchases in the city. Up to 2007, the tables and graphs generated from this analysis have been included in the Housing Resources Handbook. Due to the substantial activity and change in the home sales market, a separate report was published in starting in 2007 and the annual report can be found on the City web site. Just look for “2009 Home Sales Analysis” at www.kelowna.ca under “Residents” / “Planning”, then “Community Planning”. There is a direct link to the document at the bottom of this page (or click the link below).

<http://www.kelowna.ca/CityPage/Docs/PDFs//Community%20Development/Ownership%20Housing%20Market%202008.pdf>

Housing Web Pages

<http://www.kelowna.ca> - City of Kelowna Web Page

Find the City's Housing Study 1999-2000, this Housing Resources Handbook, Senior's Housing Reports, including an annually updated inventory; Home Sales Analysis and more by selecting in the following sequence:

- Residents / Planning / Community Planning
- Look for *Research* at the bottom of this page;
- Click on the Affordable Housing link near the top of the page for details on policy and affordability

<http://www.housing.gov.bc.ca/housing/>

The web site for the Housing Branch under Ministry of Forests and Range; BC Housing is a division that falls under this Ministry.

<http://www.rto.gov.bc.ca/>
Residential Tenancy Office

An essential source of information for all landlords and tenants in B.C..

<http://www.bchousing.org> BC Housing Web Page

Find out about funding opportunities and rent subsidy programs in British Columbia. Also find: B.C. Reports and Publications on Housing Includes topics of homelessness, seniors housing, supportive housing, housing for people with disabilities, social housing, property values & social housing (NIMBY)

<http://www.cmhc-schl.gc.ca/cmhc.html>
Canada Mortgage and Housing Corporation web page

Source of Canadian housing research and Federal housing assistance programs.

<http://www.chra-achru.ca/>
Canadian Housing and Renewal Association web page. CHRA represents non-profit housing providers and seeks policy change in the area of affordable housing.

<http://www.realestatefoundation.com>

The Real Estate Foundation of British Columbia, which provides housing-related grants.

<http://www.chba.ca/> Canadian Home Builders' Association web page. Information for home builders and home buyers.

<http://www.hpo.bc.ca/> B.C. Homeowner Protection Office.

<http://www.housingagain.web.net> Housing Again Web page supported by volunteer associations, government and university organizations regarding issues of homelessness and housing affordability.

<http://cohousing.ca/index.htm> Canadian Co-Housing Network Web Page

<http://www.fcm.ca> Federation of Canadian Municipalities

Look for activity to increase affordable housing under Documents, Policies and Events; don't forget to "click here for more" on web site.

<http://www.rentbc.com> rental listings, including availability, price and other details

<http://www.phat-co.ca/> The web site for the Poverty and Homelessness Action Team of the Central Okanagan. This group is merged from the former Poverty Task Force and the Homelessness Steering Committee. It coordinates stakeholders dealing with related issues & works with the Federal HRSDC to coordinate federal homelessness funding.

<http://www.bcnpha.bc.ca/> BC Non-Profit Housing Association

Web site for non-profit housing societies. Housing information resources.

<http://www.rto.gov.bc.ca/> Residential Tenancy Branch - BC Government

Housing Assistance

Federal Government:

Residential Rehabilitation Assistance Program (RRAP) and Related Programs - extended in 2007 (information copied from CMHC Website)

Homeowner Residential Rehabilitation Assistance Program - Homeowner RRAP
Phone Dennis or Jean Tomlin at (250) 498-0705 for this program.

This program provides financial assistance to low-income homeowners living in substandard dwellings and who cannot afford the repairs necessary to make their homes safe and healthy. Assessed value of the home cannot exceed \$450,000. Homeowners may receive up to \$16,000.

Rental and Rooming House Residential Rehabilitation Assistance Programs - Rental Rooming House RRAP - Phone 1-800-668-2642

Owners of rental or rooming houses with substandard units may be eligible for financial assistance to rehabilitate the property to a minimum level of health and safety. Landlords may receive up to \$24,000 for each self-contained rental unit or \$16,000 for each rooming house bed unit.

Residential Rehabilitation Assistance Program for Persons with Disabilities (RRAP-D) Phone: 1-800-668-2642

Financial assistance is available to make a home, or rental unit, accessible for low-income persons with disabilities. Landlords may receive up to \$24,000 for each self-contained rental unit or \$16,000 for each rooming house bed unit. Homeowners may receive up to \$16,000.

Residential Rehabilitation Assistance Program – Secondary/Garden Suite Phone: 1--800-668-2642

Assistance to create affordable self-contained rental units for low-income seniors and adults with disabilities. Owners may receive up to \$24,000 for a suite that is available for a low income household.

Residential Rehabilitation Assistance Program - Conversion - Phone: 1-800-668-2642

Financial assistance is available to convert non-residential properties into affordable self-contained rental housing units and/or bed units. Landlords may receive up to \$24,000 for each self-contained rental unit created or \$16,000 for each rooming house bed unit.

Home Adaptations for Seniors' Independence - HASI - Phone 1-800-668-2642

Financial assistance is available through HASI to homeowners and landlords for home adaptations to extend the time that low-income seniors can live in their own home independently. Homeowners and landlords may receive up to \$3,500 to cover the cost of minor home adaptations.

SHELTER ENHANCEMENT PROGRAM Phone: 1-800-668-2642

The Shelter Enhancement Program (SEP) provides financial assistance for the repair, rehabilitation and improvement of existing shelters for victims of family violence. SEP funding

is also available for new shelters and second-stage housing. For newly developed projects, CMHC may contribute up to 100 per cent of a project's capital cost. Up to \$24,000 per unit or bed unit is available to improve existing shelters. Higher assistance levels may be available for properties located in more northern and remote areas.

Emergency Repair Program (ERP) Phone: 1-800-668-2642

The Emergency Repair Program (ERP) helps low-income homeowners or occupants in rural areas to undertake emergency repairs required for the continued safe occupancy of their houses. Up to \$6,000 per unit is available.

Partnerships

CMHC has established the Centre for Public-Private Partnerships in Housing. The Centre provides a network of housing partnership experts to help communities make decisions about affordable housing development.

Does your housing project qualify?

Learn more about the criteria that your housing project must meet in order to qualify for assistance.

Seed Funding

This program offers financial assistance to potential housing providers who are in the very early stages of developing a housing proposal that will be affordable, innovative and/or community-based. The maximum amount of Seed Funding is \$20,000 per housing project proposal.

Capacity Development

This training initiative assists housing providers in acquiring the information and skills they need to organize themselves and to develop and manage housing projects.

Consultation Services

CMHC's team of housing and partnership experts are ready to help you with your housing project.

Proposal Development Funding

Proposal Development Funding (PDF) provides repayable interest-free loans to facilitate the development of affordable housing.

Loans of up to \$100,000 are available for affordable housing project proposals by non-profit or private sector proponents who can demonstrate that their intended housing project is affordable.

PDF loans will be repayable if the proposed project succeeds. A portion of the PDF loan may be forgiven, if the proponent is successful in adding to the stock of affordable housing, based on CMHC's [affordability criteria](#).

CMHC Mortgage Insurance

Access financing through lower mortgage loan insurance premiums and more flexible underwriting criteria for affordable and rental housing projects.

Contact for more information:

Steve Hall
Partnership Representative
200-1111 West Georgia Street
Vancouver, British Columbia, V6E 4S4
Tel.: (604) 737-4118
Fax: (604) 737-4124
email: shall@cmhc-schl.gc.ca

Mortgage Loan Insurance

In 2005, CMHC made a number of changes to Mortgage Loan Insurance. A summary from the CMHC web page as of April 2005 is provided below. As long as this web site information remains current, the titles of each point below should act as a web link. You should also contact CMHC for more details. Contact information is included in the contacts list in this document.

- [First Time Home Buyers Benefit from Lower Costs](#)
Effective April 22, 2005, Canadians buying a home with a down payment of less than 10% can benefit from a reduction in mortgage loan insurance premiums.
- [Extending Mortgage Insurance Benefits to Include Title Protection](#)
CMHC makes enhancements to its mortgage insurance benefits to better protect your investment in your home and help keep it secure from title-related risks.
- [Financing an Energy-Efficient Home or Energy-Saving Improvements is Easier than You Think](#)
Buying an energy-efficient home or making energy-saving renovations can offer big savings – you could be eligible for a 10% refund on your mortgage loan insurance premium from CMHC when you purchase an energy-efficient home or make energy-saving renovations.
- [Mortgage Insurance for Rental Housing](#)
Information for developers, investors and housing providers about CMHC's Mortgage Loan Insurance for rental housing properties.
- [Mortgage Calculator](#)
To help you estimate the maximum amount of mortgage you can afford, and your monthly payments.
- [List of Approved Lenders](#)
Banks, trust companies, credit unions, and other financial institutions approved to make loans insured by CMHC.
- [Non-profit On-Reserve Rental Housing Program, section 95](#)
Financial assistance to build or rehabilitate affordable rental housing on-reserve.
- [On-reserve Loan Insurance, section 10](#)
Band Councils or Aboriginal persons may access CMHC insured financing for the

construction, purchase or renovation of single-family homes or multiple residential rental properties.

- [Rental Mortgage Insurance Calculator](#)
A tool for borrowers to calculate the financial benefits of obtaining mortgage loan insurance

Homelessness Partnering Strategy (HPS)

The Homelessness Partnering Strategy (HPS) is a new federal program to combat homelessness in Canada by putting into place the structures and supports needed to move an individual towards self-sufficiency and participation in Canadian society. This initiative provides \$270 million over two years. The program will encourage partnerships among all stakeholders, enhance long-term sustainability for the homeless and achieve concrete, meaningful and lasting results for Canadians in need.

The HPS improves upon the National Homelessness Initiative (NHI) and its cornerstone program, the Supporting Communities Partnership Initiative (SCPI), as follows:

The strategy invites partnerships with provincial and territorial governments (similar to the Canada-Quebec Agreement model). New partnerships with private and non-profit sectors will also be encouraged. By working with all stakeholders, the funding can be allocated effectively to ensure it addresses the unique needs of the communities in their respective regions.

The strategy also focuses on a 'housing first' approach, which reinforces that having shelter is a pre-condition to self-sufficiency and full participation in society. As such, the Government of Canada's funding will be specifically targeted at the development of transitional and supportive housing. These capital investments in facilities will bolster community efforts and complement the health, training and social investments made by provinces and territories.

It encourages federal departments to work together in areas linked to homelessness – such as corrections, crime prevention, mental health, family violence, skills development and immigration.

It ensures that all federal capital investments are strategically coordinated with other federal, provincial and territorial investments in health, training and social services, which will maximize the opportunity for homeless persons to become self-sufficient.

It improves the tracking of progress in the prevention and reduction of homelessness.

It promotes improved access to supports that respond to the individual needs of homeless people, such as skills training, health services, and substance abuse treatment, so that they can become self-sufficient and move out of emergency shelters and into transitional or permanent housing.

The HPS is comprised of three initiatives:

1. The **Homelessness Partnership Initiative (HPI)** is the cornerstone of the HPS. Its housing-first approach recognizes that the first step is to house individuals. Afterwards, other supports can be instituted as required to improve health, parenting, education, and employment.

The HPI identifies four target areas for funding:

Designated communities: These are communities identified as having a significant problem with homelessness. As with SCPI, these communities would be able to access multi-year funding which must be matched from other sources.

Rural and outlying areas: These areas, which include the North, will be eligible for funding to support one-time projects to fill specific gaps in rural infrastructure addressing homelessness.

Partnerships with Aboriginal groups: These partnerships will ensure that services meet the acute and unique needs of the homeless Aboriginal people, whether in cities or rural areas.

Federal horizontal pilot projects: Human Resources and Social Development Canada will mobilize federal departments such as Health, Justice, Citizenship and Immigration, and Indian Affairs and Northern Development to work collaboratively on issues which may lead to homelessness such as corrections, mental health, family violence, and immigration.

2. The **Surplus Federal Real Property for Homelessness Initiative (SFRPHI)** makes surplus federal property available to community organizations, the non-profit sector, and other levels of government for projects to alleviate and prevent homelessness. Under the new HPS, SFRPHI is more flexible to allow land exchanges. Community groups can exchange, under certain conditions, a federal property received under the SFRPHI for another similar, and more suitable, property.

3. The **Homelessness Accountability Network (HAN)** streamlines reporting, strengthens program accountability, develops knowledge and encourages organizations to reinforce their networks and share best practices. This network builds upon the Homelessness Individuals and Families Information System (HIFIS) and National Research Program (NRP) components of the NHI by facilitating access to, and dissemination of, housing support information and tools.

PROVINCIAL

BC Housing

Housing programs (information copied from BC Housing Website)

BC Housing partners with private and non-profit housing providers, other levels of government, health authorities and community agencies to increase subsidized housing options for British Columbians in greatest need.

Housing Matters BC

In October 2006, the Province of British Columbia launched **Housing Matters BC**, an innovative and comprehensive strategy to help those most in need access safe, affordable housing. The strategy provides programs and resources that will help British Columbians, from the homeless to low-income, working families, meet their housing needs.

The following initiatives are funded in part through **Housing Matters BC**:

- **Rental Assistance Program** - The Rental Assistance Program, a new program funded under *Housing Matters BC*, is for low-income, working families with children under the age of 19 and a household income of less than \$28,000. Housing assistance is paid directly to eligible households to assist these families in meeting monthly rent payments in the private market. Find the brochure at the link below:
http://www.bchousing.org/resources/Programs/RAP/RAP_brochure_final.pdf
- **Homeless Outreach Teams** - Outreach workers, selected by non-profit organizations, will work in a number of communities across the province to directly assist people who are living on the streets. *Housing Matters BC* provides \$3.6 million over the next three years to fund a pilot project to assist the homeless.
- **Independent Living BC (ILBC)** - Created in 2002, this housing-for-health program serves seniors and people with disabilities who require some support, but do not need 24-hour institutional care. ILBC offers a middle option to bridge the gap between home care and residential care. *Housing Matters BC* commits the government to the creation of 550 additional assisted living units for a total of more than 4,000 ILBC homes across B.C.
- **Provincial Homelessness Initiative (PHI)** - This initiative was launched in December 2004, as a result of the Premier's Task Force on Homelessness, Mental Illness and Addictions. BC Housing provides funding for non-profit housing developments with support services that address homelessness in B.C. communities. *Housing Matters BC* commits the government to building 450 new supportive housing units in addition to the 533 units already allocated in nine communities across B.C.

Other Housing Initiatives

- **Shelter Aid for Elderly Renters (SAFER)** - The SAFER program provides direct cash assistance to eligible residents of British Columbia who are age 60 or over and pay rent for their homes.
- **Community Partnership Initiatives (CPI)** - Our Community Partnership Initiatives help our housing partners create a range of innovative housing projects for people in need. CPI offers one-time grants, access to consulting

services, and construction and long-term financing for projects that do not need ongoing operating subsidies.

- **Emergency Shelter Program** - This program offers shelter, food and other services to meet the basic nutritional and hygiene needs of people who are homeless. The program serves individuals who often have health, addiction and other barriers that may have contributed to their homeless state and make it difficult to secure stable housing.
- **Sustainability Initiatives** - BC Housing is committed to sustainability; as a result, we evaluate environmental impacts and employ environmentally and socially sustainable practices, whenever possible within our fiscal and operational means. This section outlines some of our sustainability practices.
- **Provincial Housing Program (PHP)** - The Provincial Housing Program (formerly HOMES BC) subsidizes housing for frail seniors, people at risk of homelessness, people with disabilities, and low-income families, including women and children fleeing abuse. *The funding for this program is fully allocated.* Most of the PHP projects are complete and occupied, with a few developments still under construction.

Go to the web page for BC Housing to get updated information:

<http://www.bchousing.org>

Contact Information:

Canada Mortgage and Housing Corporation (CMHC)

103 -1706 Dolphin Ave., Kelowna, B.C.
Tel: 712-4333

BC Housing / British Columbia Housing Management Commission (BCHMC)

290 Nanaimo Ave. W.
Penticton, B.C., V2A 1N5
Tel: (250) 493-0301 or 1-800-834-7149
Fax: (250) 492-1080

Residential Tenancy Branch - BC Interior - Kelowna Office

305 - 478 Bernard Avenue,
Kelowna, BC, V1Y 6N7.
Office hours Monday to Friday from 8:30 to 4:30
Tel: 1-800-665-8779

Government Agent's Office (Residential Tenancy Act information & other provincial government services)

250 - 455 Columbia Street
Kamloops, B. C. V2C 6K4
Tel: 250-828-4540
Fax: 250-828-4542

<http://www.governmentagents.gov.bc.ca/locations/kamloops.htm>

Tenants' Rights Action Coalition

Provincial Tenants Rights Hotline
1-800-665-1185

Ministry of Community, Aboriginal and Women's Services

Housing and Building Policy
PO Box 9899
Stn Prov Govt
Victoria, BC V8W 9R3
Telephone: 250 953-3005
Fax: 250 387-7973

Canadian Housing and Renewal Association CHRA/ACHRU

401-251 av. Laurier Ave. W/O
Ottawa, Ontario K1P 5J6
Tel: (613) 594-3007
Fax:(613) 594-9596
Email: chra@newforce.ca

Detailed Contact Information for Residential Facilities and Housing:

Kelowna Community Resources
120-1735 Dolphin Ave.
Kelowna, B.C., V1Y 8A6
Tel: 763-8008 Fax: 763-7608

Samesun International Travel Hostels
763-9814 or 868-8844

Kelowna International Hostel

2343 Pandosy St.
Kelowna, B.C., V1Y 1T5
Phone: 763-6024

Okanagan Metis & Aboriginal Housing Society

1633 Bertram St.
Kelowna, B.C., V1Y 2G5
Tel: 763-7747
Fax: 763-0112

Columbian Centennial Housing Society

Ste. 2-1920 Richter St.
Kelowna, B.C., V1Y 2N2
Tel: 862-3206
Fax: 862-8215
Office Hours: Mon-Fri 9:00 - 12:00

Father Delestre Senior Citizen Housing Society

720 Houghton Rd.
Kelowna, B.C., V1X 5W7
Tel: 860-1128
Office Hours: Mon - Fri 7:00 to 4:30

Evangel Family Manor

100-969 Harvey Ave.
Kelowna, B.C., V1X 8M8
Tel: 762-6225

Gospel Mission

251 Leon Ave.
Kelowna, B.C., V1Y 6J1
Tel: 763-3737 Fax: 763-4018
Email:
contact@kelownagospelmission.ca

Harmony House (affiliated with the Gospel Mission)

Tel: 763-6544

Habitat for Humanity

360-1980 Cooper Rd.
Kelowna, B.C., V1Y 9G8
Tel / Fax: 762-7303

Okanagan Cooperative Housing Association

Box 2352, Kelowna, B.C., V1X 6A5

Okanagan Housing Cooperative

(1) & (2) Membership Committee
205 Nickel Rd.
Kelowna, B.C., V1X 4E5

South Manor Co-operative Association

1961 Dunn St, 300
Kelowna, BC V1T 4C4

Okanagan Housing Cooperative

Membership Committee
192 Kneller Rd.
Kelowna, B.C., V1X 4C2

Penny Lane (Youth Shelter) / Central Okanagan Boys and Girls Club

1633 Richter St.
P.O. Box 75, Kelowna, B.C., V1Y 7N3
Tel: 861-5593 Fax.: 762-6562

Society of Hope (Housing Opportunities & Progressive Employment)

210-1433 St. Paul St.,
Kelowna, B.C., V1Y 2E4
Tel: 862-8233 Fax: 862-2399
Office Hours: Mon-Fri 9:00 - 1:00

Hope House

Tel: 862-8233
Fax: 862-2399

Southgate Manor Co-operative Association

Membership Committee
300-1961 Dunn St.
Kelowna, B.C., V1Y 4C4
Tel: 763-2953

Women's Emergency Shelter

Box 1575, Station A
Kelowna, B.C., V1Y 7V8
Tel: 763-1040
Fax: 763-3695

New Opportunities for Women Canada (NOW Canada)

1187 Sutherland Ave
Kelowna, B.C., V1Y 5Y2
Tel: 763-3876

www.nowcanada.ca

email: info@nowcanada.ca

Ministry of Human Resources**400 - Kelowna Interior Regional Office**

301, 1726 Dolphin Avenue
Kelowna BC V1Y 9R9

Telephone: 250 717-2040

Facsimile: 250 717-2038

E-mail: OFF400@gems3.gov.bc.ca

434 - Kelowna Employment & Assistance Centre

#130 - 1640 Dilworth Drive
Kelowna BC V1Y 7V3

Telephone: 250 861-7373

Toll free: 1 866 866-0800

Facsimile: 250 861-7440

E-mail: OFF434@gems3.gov.bc.ca

Okanagan Halfway House Society

1033 Harvey Ave.
Kelowna, B.C. V1Y 6E4
Tel: 860-5820

Alexandra Gardner Safe Centre

2609 Richter St.
Kelowna, B.C., V1Y 2R3
Tel: 763-2262
Fax: 763-2215

Crossroads Treatment Centre

123 Franklyn Rd.
Kelowna, B.C., V1X 6A9
Tel: 860-4001
Fax: 860-2605

Cottonwoods Extended Care Centre

2255 Ethel St.
Kelowna, B.C., V1Y 2Z9
Tel: 862-4100

Pleasantvale Homes Society

660 Welke Rd.
Kelowna, B.C. V1W 1A7
Phone: 764-2022

Central Okanagan Kiwanis Community Service Society

1110 Lawrence Ave.
Kelowna, B.C., V1Y 9A9

Orchard Valley Senior Housing Society

110-1620 Burtch Rd.
Kelowna, B.C., V1Y 9A9
Tel: 861-5221

Kelowna Japanese Canadian Community Society (Hinode Home)

1920 Burtch Rd.
Kelowna, B.C., V1Y 4B2
Tel: 765-7849

The Good Samaritan Mountainview Village

1540 KLO Rd.
Kelowna, B.C., V1Z 3L3
Tel: 717-3918

Brookside Senior Citizens Housing Society

1212 Mountainview St.
Kelowna, B.C. V1Y 4N1
Tel: 763-5707

BC Confederation of Seventh Day Adventist Church (Okanagan Manor)

845 Jones St.
Kelowna, B.C., V1Y 2S6
Tel: 762-6003

Freedom's Door

Housing & recovery programs for men with addictions
1279 Centennial Cres.
Kelowna, B.C.
24 hour phone: 717-0472 or 717-0435
email: freedomdoor@shaw.ca

Ki-Low-Na Friendship Society

442 Leon Ave.
Kelowna, B.C., V1Y 6J3
Phone: 763-4905 Fax: 861-5514

Okanagan Families Society

1829 Chandler St.
Kelowna, B.C., V1Y 3Z2
Phone: 763-0456 Youth Detox: 868-0112
Fax: 763-4910 email:
info@okfamilies.org

Canadian Mental Health Association - Kelowna & District

504 Sutherland Ave.
Kelowna, B.C., V1Y 5X1
Phone: 861-3644 Fax: 763-4827
Email: cmhkelowna@shaw.ca

Okanagan Manor

c/o the BC Corporation of the 7th Day Adventist Church
845 Jones St.
Kelowna, B.C., V1Y 2S6
Tel: 762-6003
Office Hours: Mon-Fri 8:00 - 5:00

Poverty & Homelessness Action Team

PHAT - Central Okanagan
c/o 101- 266 Lawrence Ave
Kelowna BC V1Y 6L3
Phone 869.9517
Fax 707.3483
Email chair@phat-co.ca
<http://www.phat-co.ca/>

Special Needs, Rental and Subsidized Housing in Kelowna

Subsidized Family Housing - for subsidized housing lists - see the contact information (pages 29 to 31) for the name of the organization to inquire about housing availability.

Subsidized Family Housing - City of Kelowna - 2009

Source: BCHMC & The Link

Agency ¹⁰ / Name of Development	Location	Units Total	Units Subsidized Family	Units Market (m), or seniors (s), or disabilities (d)	Description
Columbian Centennial Housing Society	1349 Bertram St.	58	39	19 (s) apartment	
Columbian Centennial Housing Society	1920 Richter St.	31	19	12 (s) apartment	
Columbian Centennial Housing Society / Columbus Village	252 Shepherd Rd.	40	40	0 townhouses	
Columbian Centennial Housing Society / Columbus Place	1898 Parkview Cr.	46	40	6 (d) Townhouses & congregate	
Columbian Centennial Housing Society / Columbus Terrace	1065 Highway 33	44	44	0 townhouses	
Columbian Centennial Housing Society / Columbus Gardens.	2175 Burtch Rd.	41	41	0 townhouses	
Evangel Family Rental Housing Society / Evangel Family Manor	969 Harvey Ave.	64	59	5 (s) apartment	
Father Delestre Housing Society / McGivney Place	2260 Benvoulin Rd.	52	52	3 adaptable for (d) handicapped accessible or adaptable. 6 listed elsewhere	Townhouses & apartments with 9
Father Delestre Housing Society / Alexander Place	799 Houghton Rd.	22	22	0 townhouse	
Habitat for Humanity	355 Hwy 33 East	8	8	Townhouses for ownership	
Okanagan Co-operative Housing Society	192 Kneller Rd.	20	20	coop	
Okanagan Co-operative Housing Society	205 Nickel Rd.	20	20	coop	
Okanagan Co-operative Housing Society	205 Nickel Rd.	18	18	coop	
Society of Housing Opportunities /Birch Manor	530 Franklyn Rd.	39	15	24 (m) apartment	
Society of Housing Opportunities / Cedar Manor	525 Franklyn Rd.	68	20	48 apartment (one-bedroom units for low- income singles)	
Society of Housing Opportunities / Providence Court	124 Verna Crt.	42	42	0 townhouses	
Society of Housing Opportunities / Providence Landing	333 Whitman Rd.	32	30	2 (d) townhouses	
Southgate Manor Co-operative Association	1961 Dunn St.	34	34	0 coop	
Desert Breeze Housing Cooperative Tel: 860-3313	440 Yates Rd.	54	46	8(d) Townhouses	
NOW Society	1720 Ethel St.	21	21	Apartments for low income women	
Okanagan Metis & Aboriginal Housing Society	115 Gerstmar	28	28	Apartments	
28 properties		782	658	16 (d)	

¹⁰ The agency contact information is in the contact list in this document.

Inventory of Subsidized Seniors' Special Needs Housing - for subsidized housing lists - see the contact information (pages 29 to 31) for the name of the organization to inquire about housing availability.

Description	Project/Agency	Address	Subsidize d seniors units	Other Family (f)	Unit Type	Funding Agency	owned rented	Phone Number
Low Cost	Pleasant Vale Homes	610, 650 & 651 Cambridge Ave. & 674 Richter St.	50		Townhouse	CMHC	rented	764-2022
Indep't non-profit	Brookside Seniors	1212 Mountainview St.	43	1	Apartment	BCHMC	rented	763-5707
	Columbus Manor	1349 Bertram St.	19	39 (f)	Apartment	BCHMC	rented	862-3206
	Evangel Senior Apts.	1439 Bertram St.	42	1	Apartment	BCHMC	rented	762-6225
	Evangel Family Manor	1439 Bertram	5					
	Kiwanis Tower	1110 Lawrence Ave.	146		Apartment	BCHMC	rented	763-2660
	The Burtches	1620 Burtch Rd.	90		Apartment	BCHMC	rented	861-5221
	Columbus Villa	1920 Richter	12	19 (f)	Apartment	BCHMC	rented	862-3206
	Hinode Home	1920 Burtch Rd.	20		Apartment	BCHMC	rented	765-7849
	Father Delestre Homes	720 Houghton Rd.	78	2	apartment	BCHMC	rented	860-1128
	Okanagan Manor	845 Jones St.	26		townhouse	CMHC	rented	862-9518
	BC Conf. Of 7 th Day Adventists							
	Gordon Park Village	1319 KLO Rd.	36		apartment		owned	
	Gordon Park Village	1329 KLO Rd.	67		apartment		owned	868-0850
	Providence Landing	333 Whitman Rd.	2		1 bed'm apt.	BCHMC	rented	
Total Independent Living			634					
Congregate or Room & Board non-profit	Centennial Senior	1241 Centennial Cres.	5		rm. & brd		rented	868-8641
	Centennial Senior	1261 Centennial Cres.	3		rm. & brd		rented	868-8463
	Capri Seniors Home	1024 Laurier	10		rm. & brd		rented	763-6900
	Borden Manor	1035 Borden	9		rm. & brd		rented	763-9750
	Abbeyfield Orchard City Society	1531 Bernard Ave.	10		Rm & brd.			762-9172
	The Good Samaritan Society	1540 KLO Rd.	105		Rm. & brd.			717-3198
	Sunpointe Retirement Community	700 Rutland Rd.	8		Rm & brd.	Ministry of Health	rented	491-1400
	Twin Maples	919 Guisichan Rd.	10		rm. & brd		rented	763-1940
	Rose Cottage	453 Morrison Ave.	10		rm. & brd		rented	763-7779
Total Congregate/Supportive or Assisted			170					
Licensed Care	David Lloyd-Jones Home	934 Bernard Ave	65		beds	Min. Hlth?	rented	762-2706
Nursing Home	Three Links Manor	1449 Kelglen Cres.	82		rooms	Min. Hlth?	rented	763-2585
Non-profit	Three Links Manor	1449 Kelglen Cres.	2		rooms	Min. Hlth?	rented	763-2585
	Cottonwoods	2255 Ethel St.	300		beds	Min. Hlth?	rented	862-4100
	Sunpointe	700 Rutland Rd.	100		rooms	Min. of Health	rented	491-1400
Total Licensed Care			561					
TOTAL SUBSIDIZED SENIORS HOUSING			1365					

Note: In 1998, information was collected on vacancies. There were virtually no vacancies. Most of these buildings have waiting lists and housing societies advise that you get your name on the waiting list and check back on a monthly basis. To get the latest complete seniors' housing information, including a map, contact the Planning Department at City Hall, 1435 Water St., Kelowna, B.C., or visit the web site www.kelowna.ca and choose "departments/ planning & corporate services/ community development & real estate/ community planning".

Private - Non-Subsidized Special Needs Housing for Seniors

Description	Project/Agency	Address	Total Units	Unit Type	owned	Phone Number	
Congregate or Room & Board.	Hawthorne Park	867 KLO Rd.	180	apartment	Owned	861-6636	
	Hawthorne Park	867 KLO Rd.	112	Apts. & suites	Rented	861-6636	
	Lakeshore Place	3200 Lakeshore Rd.	75	apartment	Rented	860-3223	
Profit	Kelowna Senior Care	1251 Centennial Cres.		5 rm. & brd	Rented	862-8473	
	Peggy's Place	1820 Marshall St.		9 Rm. & brd.	Rented	860-7717	
	Comfort Living for Seniors	964 Laurier		9 Rm. & brd.	Rented	861-3991	
	Comfort Living for Seniors	962 Laurier		10 Rm. & brd.	Rented	861-3991	
	Somerset House	981 Borden Ave.		9 Rm. & brd.	Rented	762-4154	
	Larson Manor	160 Nickel Rd.		18 Rm. Brd.	Rented	860-2007	
	Loseth Lodge	1633 Loseth Rd.		6 Rm. & brd.	Rented		
	Rose Garden Senior	785 Rose Ave		8 rm. & brd	Rented	763-4686	
	Gateway Home	660 Ruston Rd.		2 rm. & brd	Rented		
	Glenwood Home	760 Glenwood Ave.		6 Rm. & brd.	Rented	762-0028	
	Glenwood Home	766 Glenwood Ave.		6 Rm. & brd.	Rented	762-0028	
	Country Living / Mtn. V.	1160 Band Rd.		7		Rented	
	Fernbrae Manor	295 Gerstmar		183 Suites with services	Rented	979-0600	
	Sandalwood	580 Yates Rd.		165 Rm & brd	Rented	717-1884	
	Springfield Manor	2110 Hoy St.		44 suites	Owned		
	Okanagan Chateau	2100 Benvoulin Rd.		106 suites	Rented	862-9088	
	The Dorchester	863 Leon Ave.		145 suites	Rented	860-0725	
Highlands Retirement Residence	400 Glenmore Rd. N.		23 apartments	Rented	763-7265		
Coral House	1367-1369 Bernard Ave.		10 Rm & Brd.	Rented	717-3030		
Total			1128				
Licensed Care	Stillwaters Private Hosp.	1450 Sutherland Ave.		beds	Rented	CLOSED	
Nursing Home	Gordon House	3091 Walnut St.	8	beds	Rented	763-5290	
Profit	Orchard Manor Hawthorne Park	867 KLO Rd. / 3221 Casorso Rd.	46	beds	Rented	861-6636	
	White Heather Manor	3728 Casorso Rd.	24	beds	Rented	763-6554	
	Sutherland Hills	3081 Hall Rd.	100	beds	Rented	860-2330	
	Windsor Manor	355 Terai Crt.	149	beds	Rented	979-6000	
	Prior Place	212 Prior Rd. N.	3	beds	Rented		
	Grandview Care Home	1170 Band Rd.	22	beds	Rented		
	Golden Way House	915 Hollywood Rd N	6	Licensed Care		491-3216	
Total	Licensed Care for Profit		437				

Source: 1998 City of Kelowna Seniors Housing Inventory - updated in 2005

Housing for People with Mental Disabilities or Illnesses

NAME OF FACILITY	ADDRESS	UNITS / BEDS	DESCRIPTION	FUNDING AGENCY / CCFA LICENCE
Rosemead ¹¹	540 Rosemead Ave.	23	Independent living / mentally challenged	BC Housing / No licence
Darin Court	4661 Darin Crt.	4	Mentally challenged	No licence
Avonlea House	1658 Blondeaux Cres.	14	brain injured	Private / Specialized res.
Bethesda East Kelowna Home	2209 Mayer Rd.	4	brain injured	Specialized res.
Bethesda Kelowna Home	1010 Coronation Ave	4	Developmental & physical disabilities	Specialized res.
Bethesda North Kelowna Home	1010/1011 Clement Ave.	4	Developmental & physical disabilities	Specialized res.
Okanagan Independent Living Society*	875 Fuller Ave.	4	Mental illness	
Okanagan Independent Living Society*	851 Grenfell Ave.	4	Mental illness	
Okanagan Independent Living Society*	Scattered Addresses	17	Mental illness	
Provincial Rental Housing Corp*.	1396 -1398 Elm St.	4	Mentally challenged	
Caramillo Heights	547 Caramillo Crt.	6	Women with mental health & minor developmental disabilities	MCFD / Specialized res.
Carlson Residence	1401 Lewis Rd.	3	mentally challenged	
Coronation House	1009 & 1011 Coronation Ave.	4	developmental disabilities	MCFD / Specialized res.
Eso Court	4225 Eso Court	4	multiple disabilities	MCFD / Specialized res.
Felix Rd.	295 Felix Rd.	4	Brain injured	MCFD / Specialized res.
Glengarry House	980 Glengarry St.	4	mentally challenged	
Glenwood Place Society	643 Glenwood Ave.	8	brain injured	Specialized res.
Highland Drive Home	1341 Highland Dr. S.	4	mental disabilities	MCFD / Specialized res.
Kel. & Dist. Society for Community Living	Scattered Addresses	12	Mentally challenged	
Mariposa Group Home	3419 Mariposa Crt.	4	mentally handicapped	MCFD / Specialized res.
Prior Place ^N	210 Prior Rd. N.	3	Mentally challenged	
Raymer Rd. Group Home	4547 Raymer Rd.	4	mentally challenged	
Richter St. Residence	1976 Richter St.	5	Developmental disabilities	MCFD / Specialized res.
Rote Scheune Acres	2222 Saucier Rd.	4	Mental / physical disabilities.	MCFD / Specialized res.
Roslin House	1733 Highland Dr. N.	5	mentally handicapped	MCFD / Specialized res.
Smithson Place	1615 Smithson Pl.	4	mentally challenged	MCFD / Specialized res.
Solly Crt.	810 Solly Crt.	4	mentally handicapped	Specialized res.
Villeneuve House	644 Lequime Rd.	6	brain injured	Specialized res.
Wallace Rd. Duplex	250/254 Wallace Rd.	4	brain injured	MCFD / Specialized res.
Carabella Care Centre	125 Muir Rd.	3	Adults or Youth with disabilities	
White Heather Manor	3728 Casorso Rd.	24	mental health/rest home	Specialized res.
TOTAL		201		

¹¹ Contact Canadian Mental Health Association.

SUMMARY OF RESIDENTIAL CONTRACTED BEDS FROM KELOWNA MENTAL HEALTH CENTRE - INTERIOR HEALTH

DESCRIPTION	NUMBER OF BEDS
Assisted Living	30
Short-Term Treatment	10
White Heather Manor	24
Family Care	22
Transitional Housing	5
Crisis Stabilization - RFP stage	8
Medium Stay Residential Beds - RFP stage	4
Subsidized Rental Units	78
TOTAL	181

Addictions Recovery Housing

Facility Name	Location	# of Beds	Notes	contact
Crossroads Treatment Centre	123 Franklin Rd.	8	Licensed under CCFA - detox	Crossroads Treatment Centre 123 Franklyn Rd. Kelowna, B.C., V1X 6A9 Tel: 860-4001 Fax: 860-2605
Crossroads Treatment Centre	123 Franklin Rd.	28	Men's addiction recovery	See above
Crossroads Womens	760 Hwy 33 W.	20	Licensed - women's addiction recovery	See above
Crossroads Womens	265 Gray Rd.	23	Women's addiction recovery	See above
Harmony House	2360 Ethel St.	10	Women / Gospel Mission operated	Tel: 763-6544
Madsen House	435 Madsen	7	Alcoholic recovery	868-2970
Ozanam House	2629 Richter	18 (4 dwellings)	Addictions recovery - abstinence	762-4673 www.ozanamhouse.com hope@ozanamhouse.com
Freedom's Door	1279 Centennial 1350-1352 Belaire	40	Duplex dwellings with 5 beds each for men recovering from addictions / abstinence based	24 hour phone: 717-0472 or 717-0435 email: freedomdoor@shaw.ca
Bedford Place	1043 Harvey Ave.	10	Duplex with 5 on each level; longer term recovery from addictions	John Howard Society 717-0702 www.jhscso@bc.ca jhamilton@forensic.bc.ca
	Total units	164		

Shelters

Facility	Location	Description	Units /Beds	Notes	contact
Gospel Mission	251 Leon Ave	Men's temporary shelter	65	Christian-based / meals available/ cold wet weather spaces available;	Gospel Mission 251 Leon Ave. Kelowna, B.C., V1Y 6J1 Tel: 763-3737 Fax: 763-4018 Email: contact@kelownagospelmission.ca
Alexandra Gardner Women & Children Safe Centre	2609 Richter St.	Women's no barrier shelter	10	Boarding home operated by NOW Canada / cold wet weather spaces available	Tel: 763-2262 Fax: 763-2215
Women's' Emergency Shelter	N/A	Shelter for women & their children escaping abuse	16	Location confidential P.O. Box 20193 RPO Town Centre, V1Y 9H2	763-1040
New Opportunities for Women NOW Canada Society	N/A	Safe Home for women leaving the sex trade	5	NOW Canada also offers programs at a separate location.	763-3876 NOW Canada
The Wolf's Den	1330-1332 Sylvania Cr.	Shelter for Aboriginal Youth - operated by Ki-Low-Na Friendship Society	10	Duplex - 5 on either side.	762-8225
Lawrence Ave. Residence /	831 Lawrence Ave.	Adolescents' shelter (13-17 years); counselling & support	7	CCFA licence for 4/ BCHMC funded	The Bridge Youth & Family Services 1829 Chandler 763-0456 www.thebridgeservices.ca info@thebridgeservices.ca
Bernard House	1290 Bernard Ave.	Children's shelter	4		See above
Penny Lane Tel: 861-5593	765 Wilson Ave.	Youth shelter / Safe House	6	Central Okanagan Boys & Girls Club	861-5593 Denise Stapleton
Youth Centre / Richter St. Overnight Program	1633 Richter St.	Youth Homeless Shelter	8	Central Okanagan Boys & Girls Club	868-8541 ext. 3
TOTAL - BEDS			131		

Transition Homes

Facility	Location	Description	Units/ Beds	Notes	Contact
Destiny House (Gospel Mission)	875 Wardlaw	men's recovery transition spaces for men in a program	10	Longer term stay	Gospel Mission 251 Leon Ave. Kelowna, B.C., V1Y 6J1 Tel: 763-3737 Fax: 763-4018 contact@kelownagospelmission.ca
Shiloh House (Gospel Mission)	868 Birch	Women & children	10		See above.
Chandler/Robinson House;	1822/1865 Chandler Ave.	Transition homes for male offenders in conflict with the law.	10		John Howard Society 763-1331
Kelowna House	1033 Harvey Ave.	Transition homes for male offenders in conflict with the law.	10		John Howard Society 763-1331
Short Term Housing	882 Francis St.	Housing for up to one year for women & children	7	Society of Hope - self contained units	Society of Hope (Housing Opportunities & Progressive Employment) 210-1433 St. Paul St., Kelowna, B.C., V1Y 2E4 Tel: 862-8233 Fax: 862-2399
Short Term Housing	1810 Ethel St.	Housing for up to one year for women & children	3	Society of Hope - self contained units	See above
Cardington Apartments	1436 St. Paul St.	Housing for up to 2 years for formerly homeless individuals with mental illness and/or dependencies	30		
Willowbridge	330 Boyce Cr.	Those at risk of homelessness referred by service providers	40	Self contained units: CMHA	http://www.kelowna.cmha.bc.ca/willowbridge
TOTAL - BEDS/ UNITS			120		

Housing for Non-Seniors with Physical Disabilities or Illnesses see the contact information (pages 29 to 31) for the name of the organization to inquire about housing availability.

Facility	Location	Description	Units / Beds	Notes
Father De Lestre Housing Society	2260 Benvoulin Rd.	3 one-bedroom units; 3 two-bedroom units; 3 adaptable units	9	In family housing development
Desert Breeze Housing Cooperative	440 Yates Rd.	One-bedroom handicapped accessible units	8	In family townhouse cooperative
Providence Landing	333 Whitman Rd.	One-bedroom handicapped-accessible units	2	In family townhouse complex
McGivney Manor / Columbus Place -Knights of Columbus	1898 Parkview Cres.	Independent living for physically disabled - one bedroom	6	Congregate housing; not seniors
Canadian Cancer Society Southern Interior Rotary Lodge	2251 Abbott St.	Home for cancer patients when accessing treatment at Cancer Centre. Meals & 24 hr. nursing care & support activities	35	Congregate housing/ Licensed care.

Low Income Housing for Singles

Facility	Location	Description	Units / Beds	Notes
Cedar Manor	525 Franklyn Rd.	Low income - one bedroom apartments for singles	48	Some couples as well

Low-Cost Travel Accommodation

Facility	Location	Description	Units / Beds	Notes
International Youth Hostel	2343 Pandosy St.	Low cost travel accommodation	9 units 28 beds	Capacity 28/ Bus. Lic. 7325
Samesun International Travel Hostels Ltd.	245 Harvey Ave.	Low cost travel accommodation	32	Bus. Lic. 7325
Samesun International Travel Hostels Ltd.	730 Bernard Ave.	Low cost travel accommodation	8	Bus. Lic. 7325

***List of Non-Profit Buildings with City of Kelowna Rental Business Licence
(Licence Category 7320) 2012***

Business Address	Business Description	Name	Phone
Benvoulin Ct 2055	Apartments Non-Profit Societies	The Society of HOPE	250-862-8233
Bernard Ave 756	Apartment Non-Profit Societies	Karis Support Society	250-860-9507
Bertram St 1349	Apartment (58 Suites)	Columbus Manor	
Bertram St 1439	Senior Citizens Apartment (43 Suites)	Evangel Senior Citizens Apartment	250-7620682
Burtch Rd 1620	Apartment (90 Suites)	The Burtches	250-861-5221
Burtch Rd 1920	Apartment (20 Suites)	Hinode Home	250-7632385
Burtch Rd 2175	Non-Profit (Townhomes)(41 Units)	Columbus Gardens	862-3206
Burtch Rd 3070	Apartment Complex Care	Mountainview Village	717-3918
Ethel St 1720	Apartment - Non-Profit Societies	New Opportunities For Women (NOW) Canada Society	250-763-3876
Ethel St 1893	Apartment Non-Profit Societies	Karis Support Society	250-860-9507
Francis Ave 882	Apartment - 7 Suites - Non-Profit Society	National Society of Hope	250-862-8233
Franklyn Rd 525	Apartment (68 Suites)	The Society of HOPE	250-862-8233
Franklyn Rd 530	Apartment - 38 Units	The Society of HOPE	250-862-8233
Gertsmar Rd 115	Apartments - 28 Units	OK Metis & Aboriginal Housing Society	250-763-7747
Gordon Dr 2071	Provincial Housing-Non-Profit Society	The Society of HOPE	250-862-8233
Harvey Ave 969	Apartment (64 Suites)	Evangel Manor	
Houghton Rd 720	Low Income Housing - (78 Units) Seniors & Handicapped	Father Delestre Housing Society	250-860-8228
Houghton Rd 799	Townhouse Development Society	Father Delestre Society Housing	250-860-1128
Hwy 33 W 1065	Non-Profit Townhomes - (44 Units)	Columbus Terrace	862-3206
KLO Rd 1540	Apartment Assisted Living	Mountainview Village	717-3918
Lawrence Ave 1110	Apartment (146 Suites)	Kiwanis Tower	717-0944
Mountainview St 1212	Senior Citizens Apartment (44 Suites)	Brookside Senior Citizens Housing Society	250-7635707
Parkview Cr 1898	Non-Profit Townhomes (46 Units)	Columbus Place	862-3206
Patterson Ave 768 766 764 762	Serenity Housing(Non-Profit Societies)	Shepherd's Reach Society	250-862-2719
Richter St 1920	Apartment (31 Suites)	Columbus Villa	862-3206
Richter St 2629	Apartment Non-Profit Societies	The Society of St Vincent De Paul of Central Okanagan	250-762-4673
Rojem Rd 2227	Apartment Non-Profit	Karis Support Society	250-860-9507

	Societies		
Shepherd Rd 252	Townhouses (40)	Columbus Village	862-3206
Sutherland Ave 1231	Apartment Building (16 Units)	Jennel Holdings Ltd	250-862-7701
Tutt St 2970	Apartment Non-Profit Societies	New Opportunities For Women (NOW) Canada Society	250-763-3876
Verna Ct 124	Apartment - Non Profit Society	The Society of HOPE	250-862-8233
Whitman Rd 333	Townhouses - Non-Profit Society	The Society of HOPE	250-862-8233

List of Properties with a City of Kelowna Business Licence for a Rooming House, Private Nursing Home or Rest Home (Licence Category 7325) 2012

Business Address	Business Description	Name	Phone
Barnes Rd 1075	Rooming House	Missionwood Retirement Resort	250 860-9308
Bernard Ave 1344	Rooming House (Limited to 10 Residents)	Kummer, Nick	762-4743
Bernard Ave 1531	Rooming House, Private Nursing/Rest Home	Orchard City Abbeyfield Society	861-5600
Bernard Ave 730	Hostel 12 rooms	Margaret's 9888 Investments Ltd	1-403-383-5098
Bernard Ave 911	Rooming House (7)	Bernard Lodge	250-833-2435
Bertram St 1322	Rooming House (5 Rooms)	Kummer Mary-Ann	762-4743
Blondeaux Cr 1658	Group Home/Specialized Care Home	Avonlea Care Centre Ltd	250-7624378
Borden Ave 1035	Rooming House, Private Nursing/Rest Home	Borden Senior Facility	763-9750
Cactus Rd 820	Rooming House, Private Nursing/Rest Home	Life Skills Home Care Inc	250-763-2894
Cactus Rd 830	Rooming House Private Nursing/Rest Home	Life Skills Home Care Inc	250-763-2894
Casorso Rd 3728	Rest Home (12 Rooms)	White Heather Manor	250-7636554
Centennial Cr 1261	Drug & Alcohol Recovery	Resurrection Recovery Resource Society Inc	
Cherry Cr E 1400	Group Home - Brain Injured Adults	Villeneuve House	861-7896
Cross Rd 2081	Rooming House, Private Nursing/Rest Home	Brandt's Creek Mews	250-718-7687
Eastbourne Rd 620	Group Home Minor (No More than 6 Residents)	Bruder, Wilma	250-491-2971
Ethel St 2120	Care Centre Minor	Stepping Free, Recovery House	808-1311
Gerstmar Rd 295	Retirement Home	Unicare Fernbrae Holdings Inc	250-979-0600
Guisachan Rd 919	Rooming House - Support Living For Seniors	1124781 Alberta Ltd dba Twin Maples Housing Society	763-1940
Hall Rd 3081	Rest Home (104 Beds)	Sutherland Hills Rest Home Ltd	250-860-2330
Harvey Ave 245	Youth Hostel	SameSun Ventures Inc O/A SameSun Backpacker Lodges	250-861-3001
Harvey Ave 831	Boarding House (6 Rooms Max)	Ross, Dave	250-762-8000
Hollywood Rd N 915	Intermediate Care Home	Golden Way House	778-278-4749
Inkar Rd 1460 1462	Licensed Care Facility (Springfield Care Residence)	The Brewster Healthcare Group Inc	250-491-9818
KLO Rd 867	Private Rental Of Rooms - Rest Home (128 Private Beds)	Hawthorn Park Retirement Community	250-8616636
Lakeshore Rd 3200	Rest Home - 75 Units	Lakeshore Place	250-8603223

Laurier Ave 1024	Private Nursing Home (15 rooms) Known As Laurier Manor	The Brewster Healthcare Group Inc	250-491-9818
Laurier Ave 962	Boarding or Lodging House (9 Boarders & 1 Onsite Manager)	Harmony Living	250-861-2991
Laurier Ave 964	Boarding or Lodging House (9 Boarders & 1 Onsite Manager)	Harmony Living	250-861-2991
Leon Ave 844	Rooming House	Associated Property Management (2001) Ltd	250-717-6664
Marshall St 1820	Group Home/Specialized Care Home	Brookvale Care Centre Limited	250-762-5667
McCulloch Rd 5500	Care Home	McCulloch Residence	859-2801
McCurdy Rd 250	Rooming House, Private Nursing/Rest Home	Life Skills Home Care Inc	763-2894
Morrison Ave 453	Supportive Living (10 Rooms)	966523 Alberta Ltd	250-764-8946
Pandosy St 2343	Rooming House - (9 Rooms) - Max Capacity 28 Persons	Kelowna International Hostel	250-763-6024
Parkview Cr 1831	Rooming House, Private Nursing/Rest Home	The Chatsworth Retirement Suites and Bungalows	250-860-1064
Richter St 1441	Rooms For Rent (9)	Petco Properties Inc	764-5048
Richter St 2609	Room And Boarding House (Non-Conforming)	New Opportunities For Women (NOW) Canada Society	250-763-3876
Rutland Rd N 700	Retirement Residence	Sun Pointe Village	250-491-7714
Scott Rd 3431	Elder Care Home	Kelowna Community Elder Care Services	763-2188
Snowsell St N 400	Retirement Home - (57 Suites)(Care Provided By The Facility)	Country Village Homes Corp	250-861-3030
Sutherland Ave 1450	Retirement Residence	Village at Mill Creek	250 860-2216
Terai Ct 355	Seniors Sheltered Care Home (142 Rooms)	Spring Valley Care Centre (1999) Ltd Inc	604-979-6000
Valleyview Rd 195	Rooms for Rent - (Maximum 5 Rooms Only-See Remarks)	Petco Properties Inc	765-4991
Wallace Rd 153	Rooming House, Private Nursing/Rest Home	Life Skills Home Care Inc	250-763-2894
Yates Rd 580	Retirement - Residence	Sandalwood Retirement Residence Ltd	250-7171884

List of Apartment Buildings with Rental Business Licences (Licence Category 7310) From the City – 2012

Business Address	Business Description	Phone	Owner Name
Abbott St 1749	Apartment - 6 Units	762-0870	
Badke Rd 765	Apartment	760-289-7421	
Baron Rd 2360	Apartment (62 Units)	250-762-2258	Person, Richard
Benvoulin Rd 2100	Retirement Residence (106)	503-586-7367	Victorian Retirement Group Ltd
Bernard Ave 722	Apartment (9 Suites)	250-317-0400	Baker, Linda
Bernard Ave 736	Apartment	869-1506	Bajaj, Asha & Tony
Bernard Ave 960	Apartment (20 Suites)	769-4062	Starvista Development Corporation
Bertram St 1425	Apartment (80 Suites)	860-6789	Callahan Construction Company Ltd
Bertram St 1469	Apartment (26 Suites)	861-4107	Graham-Rogers Management Inc
Bertram St 1475	Apartment (25 Suites)	763-8920	
Briarwood Rd 120	Apartment (6 Suites)	868-1032	451077 B C Ltd
Briarwood Rd 245	Apartment		Wither, Ken
Buckland Ave 445	Apartment (32 Suites)	763-2305	Stober, Al
Buckland Ave 460	Apartment (48 Suites)	763-2305	Al Stober Construction Ltd
Buckland Ave 510	Apartment (51 Suites)	763-2305	Al Stober Construction Ltd
Buckland Ave 540	Apartment (48 Suites)	860-6789	Callahan Construction Company Ltd
Clarissa Rd 295	Apartment (4 Suites)	765-6925	Korba, Gilbert
Dell Rd 665	Apartment	250-851-9310	
Edgewood Dr 1405	Suites For Rent (6)	360-306-7115	
Elliot Ave 784	Apartment, Suite In Residence (10 Suites - Non-Conforming)	250-860-6869	Schoenherr, Al
Ellis St 1760	Apartment (42 Suites)	763-2305	Al Stober Construction Ltd
Filuk Ct 401	Apartment (62 Suites)	250-860-9292	Wahl Construction Ltd
Franklyn Rd 395	Apartment (46 Suites)	519-690-0600 334	Larlyn Property Management Ltd
Franklyn Rd 435	Apartment (46 Suites)	519-690-0600	Larlyn Property Management BC Ltd
Gibbs Rd W 110	Apartment (7 Suites)	764-8946	
Glenwood Ave 760	6 Unit Seniors Housing With Onsite Manager's Suite	762-0028	Mehrabkhani, Naeim & Kamali-Yazdi, Mahvash
Glenwood Ave 766	6 Unit Seniors Housing With Onsite Manager's Suite	762-0028	Mehrabkhani, Naeim & Kamali-Yazdi, Mahvash
Gordon Dr 1951	Apartment (16 Suites)	764-1918	
Gordon Dr 1961	Apartment Building (50 Suites)	250-860-2252	Jabs Construction Ltd
Gordon Dr 2040	Apartment (48 Suites)	860-3900	Holland, Susane & Norman, Angela
Harvey Ave 1019	Apartment (36 Suites)	769-6872	Bernard, Wilfried & Simon, Ernest & Gertrude

Hein Rd 380 382 384 386	Four Plex	250-470-2021	
Hein Rd 406 400	Apartment	250 712-0025	Hung, Jui-Hsui & Jiang, Yun-Shian
Hein Rd 456 450	Four Plex	250-470-2021	
Hein Rd 487 481	Four Plex	250-470-2021	
Hillcrest St 1099	Apartment (57 Suites)	763-2305	Al Stober Construction Ltd
Hollywood Rd 239	Apartment (239 Hollywood Rd & 270 Aurora Cr)(Willow Park Manor)	250-763-6789	Argus Industries Ltd
Hollywood Rd S 528	Apartment	250-765-5044	Keist, Joanne
Husch Rd 235	Apartment (18 Suites)	250-448-9758	Furjanic V
Hwy 33 E 205	Apartment	764-1918	666344 B C Ltd
Kelgen Cr 1260	Apartment (8 Suites) Fulton House	250-763-7506	Whitworth Holdings Ltd
Kelglen Cr 1220	Apartment (12 Suites)	250-763-7506	Whitworth Holdings Ltd
Kelglen Cr 1240	Apartment (12 Suites) Dryden House	250-763-7506	Whitworth Holdings Ltd
KLO Rd 1069	Apartments (38 Units)	271-3148	
KLO Rd 1051	Apartment (38 Units)	271-3148	
KLO Rd 1057	Apartment (38 Units)	271-3148	
KLO Rd 1063	Apartments (38 Units)	271-3148	
Lake Ave 331	Apartment (52 Suites)	860-6789	3845 Investments Ltd
Lakeshore Rd 3957	Apartment (11 Suites)	764-1918	Morel, William & Heather
Lakeshore Rd 4131	Apartment (25 Suites) Fairview Apts	250-763-7506	Whitworth Holdings Ltd
Laurel Rd 400 420	Rental Units	868-8000	Krieg, Julie
Lawrence Ave 1180	Apartment (16 Suites)	762-3860	Bertucci, Tony
Lawrence Ave 1221	Apartment (12 Suites) Arlington House	250-763-7506	Whitworth Holdings Ltd
Lawrence Ave 1232 1230 1228	Apartment (20 Suites)	250-860-6789	Midwest Ventures Ltd
Lawrence Ave 1251	Apartment (12 Suites) Lawrence Ave Apts	250-763-7506	Whitworth Holdings Ltd
Lawrence Ave 1281	Apartment (8 Suites) Eldon House	250-763-7506	Whitworth Holdings Ltd
Lawson Ave 1310 1311 1312	Apartment (48 Suites)	250-535-0766	Sawatzky, Norman
Lawson Ave 1314	Apartment (15 Suites)	250-535-0766	Sawatzky Norman
Leathhead Rd 815	Apartment - 51 Units	861-3413	
Leon Ave 780	Apartment (30 Suites)	763-4189	Mason, Janis (President)
Leon Ave 863	Apartment	860-0725	Retirement Residences Operations Reit LP
McIntosh Rd 160 140	Apartment (36 Suites)	860-2252	Jabs Construction Ltd
McKinley Rd 1304	Apartment 12 Units	250-7634171	
Mills Rd 175	Apartment - 17 Units		Lloyd, Laurie & Elaine
Mugford Rd 410 416	Fourplex	250-542-1862	Hollenbach, Irene
Pacific Ct 1912	Apartment (37 Suites)		Campbell Ken
Pacific Ct 1960 1950 1955	Apartments (108 Suites)	403-938-6800	West Bay Management Ltd
Pandosy St 1779	Apartment (30 Suites)	762-6688	Salloum, A
Pandosy St 1826	4 Unit Apartment	250-861-5505	

Pandosy St 1831	Apartment (34 Suites)	250-860-6789	Argus Industries Ltd
Pandosy St 1836	Residential - Apartment (4)	604-879-8811	Sisett, M B
Pandosy St 1848	Apartment (4 Suites)	879-8811	Sisett, M B
Pandosy St 1855	Apartment - Knox Manor	250-763-2305	
Pandosy St 1860	Apartment (17 Units)	250-306-3759	
Pandosy St 1880	Apartment (21 Suites)	250-878-0136	Jonna Holdings Ltd (Gary Gaspari)
Pandosy St 1910	Apartment (65 Suites)	860-2252	Jabs Eric (President)
Pandosy St 1919	Apartment (38 Suites)	860-6789	603606 BC Ltd.
Pandosy St 1922	Apartment (31 Suites)	250-763-2305	Stober Management Ltd
Pandosy St 1938	Apartment (57 Suites)	250-763-3641	Roth B Mr & Mrs
Pandosy St 1946	Apartment (47 Suites)	763-2305	Al Stober Construction Ltd
Pandosy St 1958	Apartment (26 Suites)	860-6789	3744 Investments Ltd
Pandosy St 1966	Apartment (26 Suites)	862-8140	Hardwick Margaret
Pandosy St 1979	Apartment - 27 Suites	250-762-0327	Malibu Apartments LP
Pandosy St 1980	Apartment - 44 Units	403 - 277-2998	Ross, Matthew
Prior Rd S 165	Apartment Rental - 21 Units	469-2262	Sandhu, Biker & Jasvinder
Richter St 2935 2939	Four Plex	250-860-8583	
Rosemead Ave 535	Apartment (6 Suites)	762-4097	Kumle, Michael
Rosemead Ave 510	Apartment (45 Suites)	763-2305	Al Stober Construction Ltd
Rosemead Ave 511	Apartment (42 Suites)	250-763-2305	Al Stober Construction Ltd
Rowcliffe Ave 523	Apartment (24 Suites)	250-769-6872	Bernard, Sigrid
Rowcliffe Ave 543	Apartment (30 Suites)	763-8327	Taylor, Aj
Rowcliffe Ave 575	Apartment - 17 Suites	604-684-6301	Cramer, Hartley
Rutland Rd N 350	Apartment (6 Suites)	860-2252	Jabs Construction Ltd
Rutland Rd N 445 455	Apartment	250 860-2848	
Rutland Rd S 515-523	Apartment - 5 Plex	491-3345	
Spall Rd 1588 1590	Apartment	250-763-6789	Argus Industries Ltd
Sunset Dr 1099 341	Apartment / Vacation Housing	250-215-6849	
Sutherland Ave 1247	Apartment Building (36 Suites)	250-860-2252	Jabs Construction Ltd
Sutherland Ave 1421	Apartment (59 Suites)	762-0700	Salco Management Ltd
Sutherland Ave 1431	Apartment (47 Suites)	769-5969	Prehofer Construction Ltd
Sutherland Ave 1441	Apartment (47 Suites)	769-5969	Prehofer Construction Ltd
Sutherland Ave 534	Apartment (62 Suites)	860-6789	Jabs Construction Ltd
Sutherland Ave 560	Apartment (39 Suites)	860-2252	Jabs Construction Ltd
Sutton Cr 416	Apartment	250-860-0087	Bonn, Marvin
Sutton Cr 432	Apartment Building	250-860-1908	
Sutton Cr 448	Apartment Building	250-860-1908	
Truswell Rd 559	Apartment/Hotel	764-6499	Bereznicki, Paul
Walnut St 3165	Apartment (24 Suites)	763-7951	Krznaric, Ivan
Walnut St 3193	Apartment (52 Suites)	250-763-9901	Witmar Holdings Ltd
Walnut St 3195	Apartment (91 Suites)	250-763-9901	Witmar Holdings Ltd
Watt Rd 3255	Apartment (23)	250-763-9901	Witmar Holdings Ltd
Wilson Ave 894	Apartment (16 Suites)	860-3759	Carvel Ventures Inc

List of Properties with Rental Business Licence for Rental Suites (Licence Category 7312) From the City - 2012

Business Address	Count & Type of Suite
Abbott St 1814	1. Residence
Abbott St 1815	2. Residence
Abbott St 1944 1948	3. Residence
Abbott St 2764	4. Residence
Aberdeen St 2156	5. Residence
Aberdeen St 2166	6. Residence
Alder Ct 1320	7. Residence (1)
Alder Ct 1365	8. Residence
Aldon Rd 1305	9. Residence
Alta Vista Rd 1422	10. Residence
Arab Rd 300 2	11. Residence
Arab Rd 314	12. Residence
Arbor View Dr 916	13. Residence
Asher Rd 360	14. Residence
Asher Rd 420	15. Residence
Asher Rd 470	16. Residence
Asher Rd 510	17. Residence
Aspen Ct 1448	18. Residence
Aspen Ct 1458	19. Residence
Aspen Ct 1468	20. Residence
Athans Ct 1427	21. Residence (1)
Athans Ct 1428	22. Residence
Bach Rd 240	23. Residence
Badke Rd 865	24. Residence
Bankhead Cr 1418	25. Residence
Barber Rd 200	26. Residence
Barber Rd 225	27. Residence
Barkley Rd 469	28. Residence
Barkley Rd 484	29. Residence
Barlee Rd 1879	30. Residence
Bay Ave 545	31. Residence
Bay Ave 585	32. Residence
Bay Ave 744	33. Residence
Bay Ave 835	34. Residence
Bedford Ave 1560	35. Residence
Belaire Ave 1257	36. Residence
Belaire Ave 1290	37. Residence
Belaire Ave 1310	38. Residence
Belaire Ave 1321	39. Residence
Belaire Ave 1340	40. Residence
Belaire Ave 1360	41. Residence
Belaire Ave 1365	42. Residence
Belgo Rd 630	43. 4 Plex - Units A-D
Bell Rd 610	44. Residence
Benvoulin Rd 2569	45. Residence
Bernard Ave 1336 1338	46. Residences (Main Dwelling Units Only-No Extra Suites) (2)
Bernard Ave 1371	47. Residence
Bernard Ave 1521	48. Residence
Bernard Ave 1692	49. Residence
Bernard Ave 802	50. Residence
Bernard Ave 844	51. Residence
Bernard Ave 941	52. Residence
Bertram St 1309	53. Residence (1)
Birch Ave 612	54. Residence
Birch Ave 616	55. Residence
Birch Ave 620	56. Residence
Birch Ave 775	57. Residence
Birch Ave 785	58. Residence
Birch Rd 647	59. Residence
Bonn Rd 2214	60. Residence
Borden Ave 964 968	61. Duplex - 2 Units
Borden Ave 1010	62. Residence
Borden Ave 1049	63. Residence
Borden Ave 911	64. Residence and Accessory Building
Bouvette St 2805	65. Residence
Bouvette St 2836 2840	66. Residence (3)
Bouvette St 2845	67. Residence
Bouvette St 2850	68. Residence (1)
Bouvette St 2880	69. Residence (1)
Bouvette St 2885	70. Residence
Bouvette St 2901	71. Residence
Bouvette St 2909	72. Residence (1)
Bowes St 1815	73. Residence
Bowes St 1851	74. Residence
Bowes St 1862	75. Residence
Bowes St 1891	76. Residence
Braemar St 1403	77. Residence
Briarwood Rd 240 252	78. 4 Plex
Burne Ave 545B	79. Residence (1)
Burne Ave 609	80. Residence (2)
Burne Ave 619	81. Residence
Burne Ave 745	82. Residence
Burne Ave 750	83. Residence
Burne Ave 771	84. Residence
Burne Ave 784	85. Residence
Burne Ave 806	86. Residence
Burnett St 2220	87. Residence

Burnett St 2231	88. Residence
Burnett St 2240	89. Residence
Burnett St 2261	90. Residence
Burnett St 2271	91. Residence
Burnett St 2281	92. Residence (1)
Cadder Ave 562	93. Residence
Cadder Ave 578	94. Residence
Cadder Ave 746B	95. Residence (1)
Cadder Ave 802	96. Residence
Cadder Ave 817	97. Residence
Cadder Ave 851	98. Residence
Cadder Ave 879	99. Residence
Cambie Rd 275	100. Suites (4plex)
Cambie Rd 305	101. Suites (4plex)
Cambridge Ave 535	102. Residence
Cambridge Ave 536	103. Residence
Cambridge Ave 549	104. Residence
Cambridge Ave 660	105. Residence
Carrall Rd 3715	106. Residence
Carruthers St 1936	107. Residence
Cawston Ave 560	108. Residence (1)
Cawston Ave 578	109. Residence
Cawston Ave 711	110. Residence (1)
Cawston Ave 828	111. Residence
Celano Cr 127	112. Residence
Celano Cr 132	113. Residence
Centennial Cr 1131	114. Residence
Centennial Cr 1211	115. Residence
Centennial Cr 1220	116. Residence
Centennial Cr 1231	117. Residence
Centennial Cr 1250	118. Residence
Centennial Cres 1152	119. Residence
Central Ave 685	120. Residence
Chandler St 1839	121. Residence
Cherry Cr W 1405	122. Residence
Cherry Cr W 1406	123. Residence
Christleton Ave 372	124. Residence
Christleton Ave 442	125. Residence
Christleton Ave 543	126. Residence
Christleton Ave 580	127. Residence
Christleton Ave 589	128. Residence
Christleton Ave 592	129. Residence
Christleton Ave 606	130. Residence
Christleton Ave 682	131. Residence
Clark Ct 1290	132. Residence
Clement Ave 853	133. Residence
Clement Ave 943	134. Residence
Clifton Rd 353	135. Accessory Bldg
Clydesdale Rd 370	136. Residence
Cobble Cr 5221	137. Residence
Collison Ave 1475	138. Residence (2)
Conlin Ct 2960	139. Residence

Conlin Ct 2987	140. Residence
Conlin Ct 2991	141. Residence (1)
Coopland Cr 714	142. Residence (1)
Coopland Cr 747	143. Residence
Coopland Cr 774	144. Residence
Coopland Cr 778	145. Residence
Copeland Pl 751	146. Residence
Copeland Pl 765	147. Residence
Coronation Ave 1078	148. Accessory
Coronation Ave 579	149. Residence (1)
Coronation Ave 602	150. Residence
Coronation Ave 640	151. Residence
Coronation Ave 812	152. Accessory Bldg
Coronation Ave 854	153. Residence
Coronation Ave 858	154. Residence
Coronation Ave 939	155. Residence
Coronation Ave 992	156. Residence
Coronation St 738	157. Residence
Creekside Rd 1265	158. Residence
Cridge Rd 570	159. Residence (1)
Crichton Rd 4790	160. Residence
Cross Rd 1919	161. Residence
Dell Rd 155	162. Residence
Denali Ct 650	163. Residence
Dickson Ave 1506	164. Residence
Dillman Rd 130	165. Residence (1)
Dilworth Cr 1343	166. Residence
Doryan St 2043	167. Residence
Dougall Rd S 390 394	168. 4 Plex
Edgehill Ct 1810	169. Residence
Edgehill Ct 1814B	170. Residence (1)
Edith Gay Rd 460	171. Residence
El Paso Rd 1045	172. Residence
Elliot Ave 754	173. Residence
Elm St 1380	174. Residence
Elm St 1400	175. Residence (1)
Elm St 1415	176. Residence
Elm St 1470	177. Residence
Elm St E 1611	178. Residence
Elm St E 1631	179. Residence (1)
Elm St E 1637	180. Residence
Ethel St 1280B	181. Residence
Ethel St 1338	182. Residence
Ethel St 1388	183. Residence
Ethel St 1417	184. Residence
Ethel St 1434 1424	185. Duplex (2)
Ethel St 1454	186. Residence
Ethel St 1458	187. Residence
Ethel St 1860	188. Residence
Ethel St 1874	189. Residence (1)
Ethel St 1960	190. Residence
Ethel St 1965	191. Residence

Ethel St 2020	192. Residence
Ethel St 2064 2066	193. Side By Side Duplex (Renting Both Sides)
Ethel St 2310	194. Residence
Ethel St 2559	195. Residence
Ethel St 2589	196. Residence
Eugene Rd 340	197. Residence
Felix Rd 1110	198. Residence
Felix Rd 1150	199. Residence
Findlay Rd 1269	200. Residence
Fir Ct 255	201. Fourplex - 4 Units
Fir Ct 279 273	202. Fourplex
Fir Ct 285	203. Fourplex - 4 Units
Fir Ct 295	204. Fourplex - 4 Units
Fir Ct 305	205. Suites In Residence (2,3,4)
Fisher Rd 2016	206. Residence
Fitzpatrick Rd 591	207. Residence
Fizet Ave 373 375	208. Residence
Fizet Ave 471 2	209. Residence
Flemish St 1320	210. Residence
Flintoft Ave 150	211. Residence
Ford Rd 630	212. Residence
Francis Ave 647	213. Residence
Francis Ave 780	214. Residence And/Or Accessory Building
Francis Ave 801	215. Residence
Friesen Rd 1205	216. Residence
Friesen Rd 1227	217. Residence
Friesen Rd 1381	218. Residence
Friesen Rd 947	219. Residence And/Or Accessory Building
Friesen Rd 954	220. Residence
Fuller Ave 741B	221. Residence
Fuller Ave 774	222. Residence
Fuller Ave 800	223. Residence
Fuller Ave 801B	224. Accessory Building
Fuller Ave 852	225. Residence
Fuller Ave 855	226. Residence
Fuller Ave 922	227. Basement
Fuller Ave 955	228. Residence
Gaggin RD 1255	229. Residence
Gerstmar Rd 350	230. Residence

Gerstmar Rd 470	231. Residence (1)
Gibbs Rd E 260	232. Residence And/Or Accessory Building
Glenview Ave 1323	233. Residence
Glenview Ave 1466	234. Residence
Glenwood Ave 455	235. Residence
Glenwood Ave 540	236. Residence
Glenwood Ave 729	237. Residence (Duplex)
Glenwood Ave 776	238. Residence
Glenwood Ave 800	239. Residence
Gordon Dr 1315	240. Residence
Gordon Dr 2880	241. Residence
Gordon Dr 2896	242. Four-Plex
Gordon Dr 2930	243. Residence
Gordon Dr 3090	244. Residence
Gordon Dr 4360	245. Residence
Gordon Dr 4415	246. Residence
Gosnell Rd 2880	247. Residence
Graham Rd 1285	248. Residence
Graham St 1445	249. Residence
Guisachan Rd 1280	250. Residence
Guisachan Rd 1460	251. Residence (1)
Hardie Rd 380	252. Residence (Non-Conforming)
Hardie Rd 415	253. Triplex - 3 Units
Hartman Rd 155	254. Residence
Hartman Rd 160B 160A	255. Duplex - 2 Units
Hartman Rd 165	256. Residence
Hartman Rd 304	257. Residence
Hartman Rd 316	258. Residence
Hartman Rd 340	259. Residence
Harvey Ave 745	260. Residence
Harvey Ave 819	261. Residence (1)
Hein Rd 417 415	262. Duplex - 2 Units
Hein Rd 471-477	263. Fourplex
Hein Rd 501 507	264. Suites (4Plex)
Hein Rd 537 531	265. 4 Plex
Henderson Dr 1070	266. Residence
Henderson Dr 1071	267. Residence
High Rd 1115	268. Residence
Highland Dr S 1336	269. Residence
Highland Dr S 1398	270. Residence
Highland Dr S 1425	271. Residence
Highland Dr S 1429	272. Residence
Highland Dr S 1462	273. Residence
Holbrook Rd 220	274. Four-Plex

Holbrook Rd E 140	275. 4Plex
Holbrook Rd E 160	276. Six Plex
Holbrook Rd W 275	277. Suites In Residence
Hollydell Rd 435	278. Residence
Hollydell Rd 673 675	279. Residence
Hollydell Rd 775 779	280. Residence (4 suites)
Hollywood Rd N 673	281. Residence
Homer Rd 150	282. Residence
Homer Rd 235	283. Residence
Homer Rd 245	284. Residence
Homer Rd 290	285. Residence
Houghton Rd 1179	286. Residence
Houghton Rd 1277	287. Residence
Hoy St 2107	288. Residence
HWY 33 E 305 307	289. Residence (1 Unit)
Inkar Rd 1463	290. Residence
Irene Rd 1220	291. Residence
Jaschinsky Rd 595	292. Residence
Jones St 870	293. Residence
Jones St 890	294. Residence
Juniper Rd 890	295. Residence
Juniper Rd 900	296. Residence
Jupiter Ct 115	297. Residence
Keithley Rd 380	298. Residence
Keithley Rd 495	299. Residence (non-conforming)
Keithley Rd 535	300. Residence
Kelglen Cr 1211	301. Residence
Kelglen Cr 1280	302. Residence
Kelglen Cr 1390	303. Residence
Kelview St 1124	304. Residence
Kinnear Ave 780	305. Residence
Klassen Rd 289	306. Residence
Klassen Rd 360	307. Residence
Klassen Rd 456	308. Residence
Klassen Rd 511	309. Residence
KLO Rd 1083 1089	310. Suites (4 Plex)
KLO RD 1160	311. Residence
KLO Rd 2020	312. Residence
KLO Rd 2080	313. Residence
KLO Rd 710 720	314. Residence
Kloppenburg Ct 1918	315. Residence
Kloppenburg Rd 1495	316. Residence
Kneller Rd 287 2	317. Residence
Ladner Rd 1312	318. Residence
Lakeshore Rd 3721	319. Residence
Lakeshore Rd 4896	320. Residence
Lakeview St 1547	321. Residence

Landie Rd 3522	322. Residence
Landie Rd 3528	323. Residence
Lanfranco Rd 905	324. Residence
Langford Rd 160	325. Residence
Laurel Rd 401 403 405 407	326. Residence
Laurel Rd 421 427	327. Four-Plex
Laurel Rd 433, 435, 437	328. Tri-Plex Suites In Residence (3)
Laurier Ave 924	329. Residence
Lawrence Ave 1029	330. Residence
Lawrence Ave 1056	331. Residence
Lawrence Ave 1262	332. Residence
Lawrence Ave 1287 1289	333. Fourplex
Lawrence Ave 1295	334. Residence
Lawrence Ave 413	335. Suites (2 three room suites)
Lawrence Ave 757	336. Residence - Non Conforming
Lawrence Ave 773	337. Residence
Lawrence Ave 778	338. Residence
Lawrence Ave 785	339. Residence
Lawrence Ave 832	340. Residence
Lawrence Ave 910	341. Residence
Lawrence Ave 966	342. Residence
Lawson Ave 1046	343. Residence
Lawson Ave 1151	344. Residence
Lawson Ave 722	345. Residence
Lawson Ave 727	346. Accessory Building
Lawson Ave 747	347. Residence
Lawson Ave 786	348. Residence
Lawson Ave 858	349. Residence
Lawson Ave 859B	350. Residence
Lawson Ave 902	351. Residence
Lawson Ave 922	352. Residence (1)
Lawson Ave 942	353. Suites In Residence (2)
Leaside Ave 1480	354. Residence
Leaside Ave 1498	355. Residence
Leaside Ave 1535	356. Residence
Leaside Ave 1540 1542	357. Duplex
Leaside Ave 1545	358. Residence
Leathead Rd 1091 1097	359. Four-Plex
Leathead Rd 600	360. Residence
Leon Ave 1062	361. Residence
Leon Ave 804 2	362. Residence
Leon Ave 831	363. Residence

Leon Ave 980	364. Residence
Leon Ave 981	365. Residence
Lester Rd 402-404	366. Tri-Plex
Lindahl St 1947	367. Residence
Lindahl St 1958	368. Residence
Lindahl St 1966	369. Residence
Lindahl St 2025	370. Residence
Lindahl St 2033	371. Residence
Lipsett Ct 1831	372. Residence
Lone Pine Dr 808	373. Residence
Long St 2052	374. Residence
Loseth Dr 1199	375. Residence
Lowe Ct 2976	376. Residence
Lowe Ct 2987	377. Residence
Lowe Ct 2997	378. Residence
Lowe Ct 3007	379. Residence
Lowe Ct 3016	380. Residence
Lowe Ct 3056	381. Residence
Lowe Ct 3066	382. Residence
Lowe Ct 3066	383. Residence
Lowe Ct 3076	384. Residence
Lowe Ct 3077	385. Residence (1)
Lowe Ct 3086	386. Residence
Lowe Ct 3094 3096	387. Fourplex
Lowland St 866	388. Residence
Luxmoore Rd 3618	389. Residence
Mallach Rd 445	390. Residence
Manhattan Dr 874	391. Residence
Manhattan Dr 880	392. Residence
Manhattan Dr 955	393. Residence
Manhattan Dr 973	394. Residence
Manhattan Dr 985	395. Residence
Manhattan Dr 989	396. Residence
Maple St 1868	397. Residence
Marshall St 1807	398. Residence (1)
Marshall St 1812	399. Residence
Marshall St 1869	400. Suites In Residence
Martin Ave 1027	401. Residence
Martin Ave 1030	402. Residence
Martin Ave 1087	403. Residence
Martin Ave 731	404. Residence
Martin Ave 815	405. Residence (1)
Martin Ave 862	406. Residence
Martin Ave 872	407. Residence (1)
Martin Ave 882	408. Residence
Matt Rd 860	409. Residence
McBride Rd 1301	410. Residence
McClure Rd 624	411. Residence
McDougall St 1978	412. Residence
McInnes Ave 1431	413. Residence
McInnes Ave 1435	414. Residence
McLennan Cr 418	415. Residence

McLennan Cr 424	416. Residence
Merrifield Rd 310	417. Residence
Mills Rd 165	418. Residence
Mills Rd 335	419. Residence
Mitchell Rd 845	420. Residence
Morgan Rd 1255	421. Residence
Morrison Ave 546	422. Residence
Morrison Ave 585	423. Residence
Morrison Ave 834	424. Accessory
Morrison Ave 867	425. Residence (1)
Morrison Ave 874	426. Residence
Muir Rd 237	427. Residence
Murray Cr 249	428. Residence
Murray Cr 300	429. Residence
Nickel Rd 205 131&132/Kneller Rd 170 7	430. Renting Townhouse (Same Complex)
Nickel Rd 255	431. Residence
Nickel Rd 265	432. Residence
Old Meadows Rd 604	433. Residence (1)
Oswell Dr 1595	434. Residence (Non- Conforming)
Oxford Ave 612	435. Residence (1)
Oxford Ave 632	436. Residence
Oxford Ave 671	437. Residence
Pacific Ave 1211	438. Residence
Pandosy St 2425	439. Residence
Pasadena Rd 1465	440. Residence
Pasadena Rd 1505	441. Residence (Up & Down Duplex)
Patterson Ave 467	442. Residence (1)
Patterson Ave 473	443. Residence
Patterson Ave 493 483	444. Four Plex - Suites In Residence (2)
Patterson Ave 600	445. Residence
Patterson Ave 754 750	446. 4-Plex
Peck Rd 355	447. Residence (1)
Pheasant St 1307	448. Residence
Phipps Cr 299	449. Residence
Pridham Ave 1255	450. Residence
Pridham Ave 1267	451. Residence
Pridham Ave 1299	452. Residence
Pridham Ave 1319	453. Residence
Primrose Rd 348 - 350	454. Duplex
Princess Ct 840	455. Residence
Quesnel Rd 1029	456. Residence
Quesnel Rd 1090	457. Residence (1)
Quigley Rd 820	458. Residence
Quigley Rd 895	459. Residence (1)

Radant Rd 594	460. Residence
Radant Rd 599	461. Residence
Raymer Ave 1175 1179	462. Residence
Raymer Rd 4643	463. Residence
Renshaw Rd 737	464. Residence
Renshaw Rd 745	465. Residence
Richter St 2533A	466. Residence
Richter St 1380	467. Residence
Richter St 1791	468. Residence
Richter St 1935	469. Residence
Richter St 1966	470. Residence
Richter St 2009	471. Suites In Residence
Richter St 2026	472. Residence
Richter St 2037	473. Residence
Richter St 2047	474. Residence
Richter St 2082 2080	475. 4 Plex
Richter St 2151	476. Residence
Richter St 2197	477. Residence
Richter St 2202	478. Residence
Richter St 2210	479. Residence
Richter St 2214	480. Residence (1)
Richter St 2221	481. Residence
Richter St 2256	482. Residence
Richter St 2286	483. Residence
Richter St 2287	484. Residence
Richter St 2477	485. Residence
Richter St 2487	486. Residence
Richter St 2845	487. Residence
Richter St 731	488. Residence
Rio Dr S 1195	489. Residence
Roanoke Ave 530	490. Residence
Rose Ave 740	491. Suites In Residence
Rose Ave 765	492. Residence
Rose Ave 825	493. Residence
Rose Ave 861	494. Residence
Roth Ave 1305	495. Residence
Rowcliffe Ave 711	496. Residence
Rowcliffe Ave 759	497. Residence
Rowcliffe Ave 763	498. Residence (1)
Royal Ave 640	499. Residence
Royal Pine Dr 631	500. Residence
Rutland Rd N 1665	501. Residence
Ryder Dr 956	502. Residence
Sadler Rd 148	503. Residence
Sadler Rd 245	504. Residence
Sandpiper Ct 312	505. 4 Plex
Santa Anita Pl 4002	506. Residence
Saucier Ave 761	507. Residence
Saucier Ave 771	508. Residence
Saucier Ave 778	509. Residence
Saucier Ave 791	510. Residence

Saucier Ave 792	511. Residence
Scarboro Rd 260 264	512. Triplex (3 Units)
Sexsmith Rd 2486	513. Residence
Sexsmith Rd 3431	514. 4 Plex
Sherwood Ct 593	515. Residence
Sherwood Rd 595	516. Residence
Shetland Rd 3150	517. Residence And/Or Accessory Building
Shetland Rd 3151	518. Residence
Southview Ave 2024B	519. Residence
Southview Ave 2025B	520. Residence
Sparrow Rd 660	521. Residence
Speer St 2205	522. Residence
Speer St 2221	523. Residence
Speer St 2231	524. Residence
Speer St 2232	525. Residence
Speer St 2249	526. Residence
Speer St 2260	527. Residence
Speer St 2268	528. Residence
Speer St 2276	529. Legal Suite
Speer St 2281	530. Residence
Springfield Rd 1320	531. Residence
Springfield Rd 3084	532. Residence
Spruceview Pl S 594	533. Residence
Stetson St 456	534. Residence
Stillingfleet Rd 2140	535. Residence
Stirling Pl 2020	536. Residence
Stockwell Ave 1044	537. Accessory Building
Stockwell Ave 1047	538. Residence
Stockwell Ave 1121	539. Residence
Stockwell Ave 1142	540. Residence
Stockwell Ave 1152	541. Residence
Stockwell Ave 837	542. Residence
Stockwell Ave 842	543. Residence
Stockwell Ave 969	544. Residence
Sumac Rd E 340	545. Residence
Sumac Rd E 388	546. Residence
Sumac Rd E 433	547. Residence
Sutherland Ave 1244	548. Residence
Sutherland Ave 1254	549. Residence
Sutherland Ave 1318	550. Residence
Sutherland Ave 1358	551. Residence
Sutherland Ave 767	552. Residence
Sylvania Cr 1371 1369	553. Residence (2)
Tamarack Rd 870	554. Residence And/Or Accessory Building
Tataryn Rd 915	555. Residence

Taylor Rd 128 130	556. Suites In Residence
Taylor Rd 250	557. Residence
Taylor Rd 460	558. Residence
Temple Ct 278	559. Residence
Toovey Rd 821	560. Residence
Trench Pl 751	561. Residence
Trench Pl 885	562. Residence
Turner Rd 4345 4351	563. Residence (2)
Turri Ave 1209	564. Residence
Turri Ave 1236	565. Residence
Turri Ave 1240	566. Basement Suite
Uplands Dr 312	567. Residence
Upper Mission Dr 5288	568. Residence
Verde Vista Rd 2330	569. Residence
Verna Ct 116	570. Residence
Verna Ct 120A	571. Residence
Verna Ct 122A	572. Residence
Wardlaw Ave 427	573. Residence
Wardlaw Ave 432	574. Residence
Wardlaw Ave 447	575. Residence
Wardlaw Ave 451 A & B	576. Residence
Wardlaw Ave 476	577. Residence
Wardlaw Ave 727	578. Residence
Wardlaw Ave 757	579. Residence
Wardlaw Ave 780	580. Residence
Wardlaw Ave 782	581. Residence
Wayne Rd 650	582. Residence
White Ct 777	583. Residence
White Ct 789	584. Residence

White Ct 795	585. Residence
White Ct 801	586. Residence
White Ct 810	587. Residence
White Ct 819	588. Residence
White Ct 825	589. Residence
White Rd 550	590. Residence
White Rd 575	591. Residence
White Rd 595	592. Residence
Wigglesworth Cr 460	593. Residence
Wigglesworth Cr 464	594. Residence
Wigglesworth Rd 465	595. Residence (2 Bedrooms)
Wilkinson St 2224	596. Residence
Wilson Ave 1038	597. Residence
Wilson Ave 1076	598. Residence
Wilson Ave 1107	599. Residence
Wilson Ave 735	600. Residence
Wilson Ave 740	601. Residence
Wilson Ave 772	602. Residence
Wilson Ave 809	603. Residence
Wilson Ave 853	604. Residence
Wilson Ave 921	605. Residence
Wilson Ave 966	606. Residence
Wilson Ave 985	607. Residence
Wintergreen Dr 1075	608. Residence
Woodlawn St 2226	609. Residence
Woods Rd 270 272	610. Residence (2)
Woods Rd 290-292	611. Residence
Wyndham Cres 124	612. Residence
Ziprick Rd 650 - 652	613. Residence (2)