

Address & Legal Description:

402 Warren Ave. E.

*Lot 6 District Lots 251 and 3429S Similkameen
Division Yale District Plan 11264 Except Plan
KAP70095*

Subject & Proposal:

Temporary Use Permit PL2024-9888

The proposed property is under consideration for a temporary winter shelter for the 2024-25 winter season (operating from November 1, 2024 to March 31, 2025). The proposal would see the City lease space from the property owner and have BC Housing funding operations of the shelter, which would be operated by a not-for-profit organization.

The shelter would be open 24/7 through the winter season, regardless of outdoor temperature and also offer other services to the unhoused population including minor health services, hygiene services, referrals to assistance programs and other such services offered by various governmental and non-governmental organizations.

The M1 (General Industrial) zoning on the site does not permit 'temporary winter shelter' as a permitted use. Therefore, the Temporary Use Permit (TUP) will allow 'emergency shelter and associated homelessness services' as a permitted use on the subject property effective November 1, 2024 to March 31, 2025.

Council Consideration:

Council will consider the Temporary Use Permit at its Regular Council Meeting scheduled for **1:00 pm, Tuesday, October 1, 2024** in Council Chambers, Penticton City Hall, 171 Main St.

All meetings are live streamed via the City's website at: www.penticton.ca/city-hall/city-council/council-meetings. Select the 'Watch Live' button.

Information:

You can find a copy of Temporary Use Permit PL2024-9888 on the City's website at www.penticton.ca/public-notice (or scan the QR code to the right) and at City Hall (during business hours).



The staff report to Council will be available **Friday, September 27, 2024** at City Hall (during business hours) and on the City's *Council Meetings Agendas and Minutes* web page (www.penticton.ca).



Questions?

Please contact **Blake Laven**, Director of Development Services at 250-490-2528 or blake.laven@penticton.ca.

Written Submissions:

Any person whose interest may be affected by the proposed temporary use permit, may submit written comments by mail or email no later than **9:30 am, Tuesday, October 1, 2024**, to:

Attention: Corporate Officer, City of Penticton

171 Main Street, Penticton, B.C. V2A 5A9

Email: corpadmin@penticton.ca

Please ensure the following is included in your correspondence:

Subject: 402 Warren Ave. E.

No letter, report or representation from the public will be received by Council after the conclusion of the October 1, 2024 Council Meeting.

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Blake Laven

Director of Development Services



Temporary Use Permit

Permit Number: TUP PL2024-9888

City of Penticton
171 Main Street
Penticton BC V2A 4X8

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 6 District Lots 251 and 3429S Similkameen Division Yale District Plan 11264
Except Plan KAP70095
 - Civic: 402 Warren Avenue East
 - PID: 007-860-811
3. This permit has been issued in accordance with Section 493 of the *Local Government Act*, to allow for the temporary use of the above noted lands for an emergency shelter and associated homelessness services, from November 1, 2024 until March 31, 2025, subject to a safety and security plan being in place covering security 24 hours a day 7 days a week during activation of the emergency shelter, for the property and surrounding neighbourhood.

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 497 of the *Local Government Act*, this permit shall expire on **March 31, 2025**.
6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the ____ day of _____, 2024.

Issued this ____ day of _____, 2024.

Angela Collison
Corporate Officer

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