



Public Notice

penticton.ca

May 10, 2018

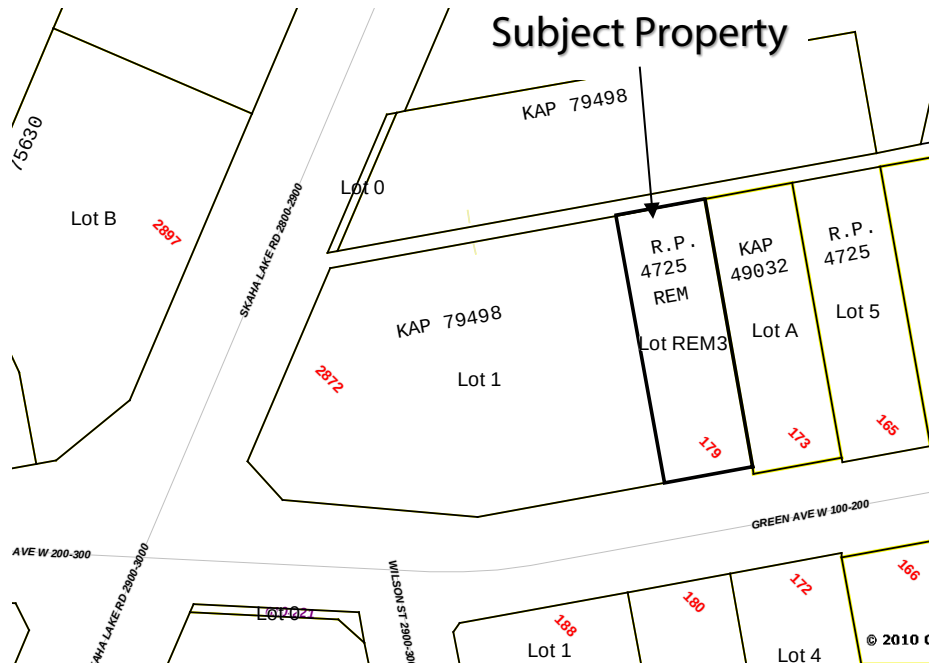
Subject Property:

179 Green Ave W

Lot 3, District Lot 16, Similkameen
Division Yale District, Plan 4725, Except
Plan KAP78868

Applications:

The applicant is proposing to develop a 52 unit supported residential housing development that will be consolidated with the neighboring property at 2872 Skaha Lake Road. The following applications are being considered:



Rezoning PL2018-8237

Rezoning 179 Green Ave W from RD1 (Duplex Housing) to RM2 (Low Density Multiple Housing)

Development Variance Permit PL2018-8238

Vary Section 10.8.2.8 of Zoning Bylaw 2017-08 to reduce a required exterior side yard (along Green Avenue W) from 4.5m to 3.0m.

Information:

The staff report to Council, Zoning Amendment Bylaw 2018-29 and Development Variance Permit PL2018-8268 will be available for public inspection from **Friday, May 11, 2018 to Tuesday, May 22, 2018** at the following locations during hours of operation:

Penticton City Hall, 171 Main Street
Penticton Library, 785 Main Street
Penticton Community Centre, 325 Power Street

You can also find this information on the City's website at www.penticton.ca/publicnotice.

Please contact the Planning Department at (250) 490-2501 with any questions.

Council Consideration:

A Public Hearing has been scheduled for **6:00 pm, Tuesday, May 22, 2018** in Council Chambers at Penticton City Hall, 171 Main Street.

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Public Comments:

You may appear in person, or by agent, the evening of the Council meeting, or submit a petition or written comments by mail or email no later than **9:30 am, Tuesday, May 22, 2018** to:

Attention: Corporate Officer, City of Penticton

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

Email: publichearings@penticton.ca.

No letter, report or representation from the public will be received by Council after the conclusion of the May 22, 2018 Public Hearing.

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, RPP, MCIP

Manager of Planning



Council Report

penticton.ca

Date: May 8, 2018
To: Peter Weeber, Chief Administrative Officer
From: Blake Laven, Planning Manager
Address: 179 Green Avenue
Subject: "Zoning Amendment Bylaw No. 2018-29", "Development Variance Permit PL2018-8238",
"Development Permit PL2018-8246"

Staff Recommendation

Zoning Amendment

THAT "Zoning Amendment Bylaw No. 2018-29" a bylaw that changes the zoning designation of Lot 3, District Lot 116, Similkameen Division Yale District, Plan 4725, Except Plan KAP78868 (179 Green Avenue), from RD1 (Duplex Housing) to RM2 (Low Density Multiple Housing), be given first reading and be forwarded to the May 22, 2018 Public Hearing.

Development Variance Permit

THAT delegations and submissions for "Development Variance Permit PL2018-8238", a permit that reduces a required exterior side yard from 4.5m to 3.0m for the consolidated parcels of Lot 1, District Lot 116, Similkameen Division Yale District, Plan KAP79498 (2872 Skaha Lake Road) and Lot 3, District Lot 116, Similkameen Division Yale District, Plan 4725, Except Plan KAP78868 (179 Green Avenue), be heard at the May 22, 2018 Public Hearing;

AND THAT prior to issuance of, the two lots are consolidated.

Development Permit

THAT "Development Permit PL2018-8246", a permit for the construction of a three storey 50 unit congregate housing building for the consolidated parcels of Lot 1, District Lot 116, Similkameen Division Yale District, Plan KAP79498 (2872 Skaha Lake Road) and Lot 3, District Lot 116, Similkameen Division Yale District, Plan 4725, Except Plan KAP78868 (179 Green Avenue), be approved, subject to issuance of "Development Variance Permit PL2018-8238".

Strategic priority objective

The subject proposal meets the Council priority of Social Development, by supporting and advocating for affordable housing, including housing for those at risk of homelessness and persons dealing with mental health and addictions.

Background

At their December 19, 2017 Regular meeting, Council supported entering into a memorandum of understanding (MOU) with BC Housing for the development of up to 52 units of supported housing in Penticton. This housing is part of the province's rapid response to homelessness program, which intends to build 2,000 units of supported housing in the province.

Entering into the MOU signified the City's willingness to work with the province "in a cooperative and collaborative manner" on creating this type of housing. BC Housing has now made a proposal on a location for this housing and produced plans for the location for a 50 unit congregate housing building. The property where the new housing is intended to be located is a vacant property on Green Avenue that is directly adjacent to the Skaha Sunrise development. Until two years ago the property featured a single family dwelling. The property was purchased by BC Housing in 2015 and the house was demolished shortly thereafter.

BC housing intends to consolidate the vacant site with the Skaha Sunrise property. Skaha Sunrise is a property that was originally a motel that was converted to social housing in 2010. Skaha Sunrise features 46 units of supported residential units as well as Unity House, a meeting place operated by the local chapter of the Canadian Mental Health Association (CMHA), which provides services to persons with mental health challenges. With the addition of the 52 units, there will be a total of 98 units of housing on the property and several supports in place to assist the residents.

The subject property is currently zoned as RD1 (Duplex Housing). The proposed congregate building does not conform to the RD1 zone. The property, however, is designated by the City's Official Community Plan as medium density residential, which envisions more density than a duplex. The Skaha Sunrise property is currently zoned RM2 (Low Density Multiple Housing) and the proponents are requesting that the zoning of the subject property match the zoning on the Skaha Sunrise property, so that when the two properties are consolidated they will have the same zoning.

The property is also located within a development permit area and a development permit will be required to be obtained prior to a building permit being issued or construction beginning. The development permit will ensure that the form and character of the building, including the look and feel, height and setbacks are all built to a standard set out in the OCP and in keeping with the scale of the neighbourhood.

According to the MOU signed with BC Housing, this project will be provided with ongoing financial commitments from the province to provide supports for the residents. Those supports will include, counselling, 24 /7 security, meals and other services intended to give opportunities for the residents to transition to more stable and permanent housing options. According to the letter of intent submitted with the zoning amendment application, 'Ask Wellness', an experienced social housing and supported housing management organization will manage the housing. Further details are contained in the letter of intent attached to this report.

Proposal

The applicants are proposing to amend Zoning Bylaw 2017-08, by rezoning 179 Green Avenue from RD1 (Duplex Housing) to RM2 (Low Density Multiple Housing) and requesting a development variance permit to

Section 10.8.2.8 to reduce a required exterior side yard (along Green Avenue) from 4.5m to 3.0m. The proponents are also requesting development permit approval for the three storey building.

Financial implication

As this project is intended to provide housing for those at risk of homelessness, BC Housing is eligible for a DCC waiver. Without the waiver, the DCC's would be approximately, \$109,000. This is the City's contribution to the project. No City land or any other concessions are being provided.

Technical Review

This application was reviewed by the City's Technical Planning Committee. No issues were brought up as part of that review. The developers will be responsible for all standard costs of the project, including servicing of the new building and building permit fees. This building is unique in that it is intended to be factory built and assembled on site. This will be the first such building constructed in Penticton.

The following table outlines some of the development specifications of the proposed building:

Item	Requirement RM2 Zone	Proposed on Plans
Maximum Density	0.8 FAR	0.65 FAR
Maximum Lot Coverage:	40%	27.5%
Vehicle Parking:	29 Spaces	29 Spaces
Required Setbacks		
Front yard:	3.0m	N/A
Rear yard:	6.0m	N/A
Exterior yard (along Green Avenue)	4.5m	3.0m (Variance required)
Maximum Building Height:	12m	10.6m
Amenity Space Required	20m ² per unit (1,960m ²)	2,900 m ²
Other Information:	The property is located in the General Multi Family Development Permit Area	

Consultation

BC Housing in conjunction with M'akola Development Consultants and Ask Wellness, hosted an open house on April 26, 2018, at the Johansen Robinson Centre at 2965 South Main Street to introduce the proposed project to the community. The open house was attended by approximately 45 people, the majority of which were residents of the area. There was a mixed response in the room, from people who really did not want to see the supportive housing in that location to people who were generally supportive of the proposal. The majority of the attendees though, had some reservations and anxieties about what impact the residents of the building would have on the larger neighbourhood, especially as the neighbourhood does feature a middle school and high school.

Prior to the open house, BC Housing and Ask Wellness staff went around the immediate neighbourhood introducing themselves and talking about the project. School District 67 and the Princess Margret Parent Advisory Committee have also been provided the opportunity to review the proposal and provide comments.

Zoning Amendment

The subject property is designated by the City's Official Community Plan as MR: Medium Density Residential, which envisions the development of multi-unit developments. The RM2 zone is a common zone within the MR designation as the RM2 zone provides the types of uses (apartments / townhouses etc) envisioned in the MR designation.

The proposal fits many objectives of the official community plan, including:

- Facilitating a variety of housing types that respond to the diverse needs of the community.
- Facilitating the development of affordable housing.
- Ensure residential intensification in areas where existing services can accommodate higher density.
- Encourage innovative forms of housing.
- Direct 'special needs' housing to areas identified as MR

Given the above, staff recommend that Council support the zoning amendment and forward the bylaw to the May 22, 2018 Public Hearing from comment from the public.

Support Development Permit

For lands within a development permit area (DPA), any proposed developments are reviewed against the applicable DPA guidelines contained in the Official Community Plan. In this case the lands are located in the General Multi Family DP area (DPA). The General Multi Family DPA objective is to ensure the siting, form, character and landscaping of new development are compatible with the context of the surrounding neighbourhood and that general development is of a high architectural quality.

The subject building is intended to be factory built modular construction, but has been designed by an architectural firm that has tried to reference some of the art-deco buildings in Penticton. The scale of the building at three storeys is in keeping with the character of the street, which has a mix of single, two storey and three storey buildings.

The General orientation of the building is inward facing and pushes pedestrian traffic out towards Skaha Lake Road rather than onto Green Avenue. Nevertheless, the elevation along Green Avenue addresses the street well. There is security fencing in place to again direct the residents to Skaha Lake Road, but the fencing is intended to be an attractive black faux-wrought iron with high transparency. There is also attractive landscaping proposed for in-between the building and Green Avenue. The intent is that the building will appear to be a well-designed residential building.

Crime Prevention through Environmental Design (CPTED) principles were incorporated into the site design. Items such as security fencing and lighting have been included to provide security and remove any spaces where negative activity can occur. The site is accessed using a fob system to deter unwanted guests and rules around a curfew and guests will be in place. The site is actually separated from the rest of the Skaha Sunrise building, in an attempt to keep the resident populations somewhat separated, for the benefit of both groups.

Attached to this Council report is a design package prepared by the architects that speaks to the details of the buildings design and the design of the site. In staff's review of the materials submitted, staff consider the building and site to meet the general intent of the development permit area guidelines and recommend

that Council support the permit issuance, subject to the below variance being issued and all zoning going through.

Support Development Variance Permit

Because the property is being consolidated, the yard designation will be shifting. Whereas the current front property line for 179 Green Avenue is along Green Avenue, when the zoning changes and the property is consolidated with 2872 Skaha Lake Road (Skaha Sunrise property), Skaha Lake Road will become the front property line and Green Avenue will become the exterior side yard. The implications of this are an increase in the require yard from 3.0m (required front yard in the RM2 zone) to 4.5m (current exterior side yard in the RM2 zone). The building and site were designed with the 3.0m front yard, so part of the request to Council is to vary this requirement.

No other variances are being requested.

BC Housing and the architects did look at shifting the building further back from Green Avenue to avoid the requirement for a variance. While this was technically possible, it would have resulted in moving the seating / amenity area to the front of the building instead of the more private and screened area at the rear. It is not as desirable to have this outdoor seating area on Green Avenue.

Furthermore, while the yard is technically an exterior side yard according to the bylaw, in all practical ways, it really is the front of the building and should be subject to the reduced yard.

For these reasons, staff consider the request reasonable and recommend that Council support the variance, subject to adoption of the zoning bylaw.

Alternate recommendations

1. THAT Council deny first reading of the Bylaw.
2. THAT Council give first reading to the bylaw, but direct staff to work with the architects on improvements to the design of the building.

Attachments

Attachment A – Subject Property Location Map

Attachment B – Images of subject properties

Attachment C - Letter of intent from proponent

Attachment D – Design Package

Attachment E – Draft DP

Attachment F – Draft DVP

Attachment G – Zoning Amendment Bylaw No. 2018-29

Respectfully submitted,

Blake Laven, MCIP, RPP
Planning Manager

Director 	Chief Administrative Officer PW
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Attachment A
Subject Property Location Map



Attachment B
Images of Subject Property

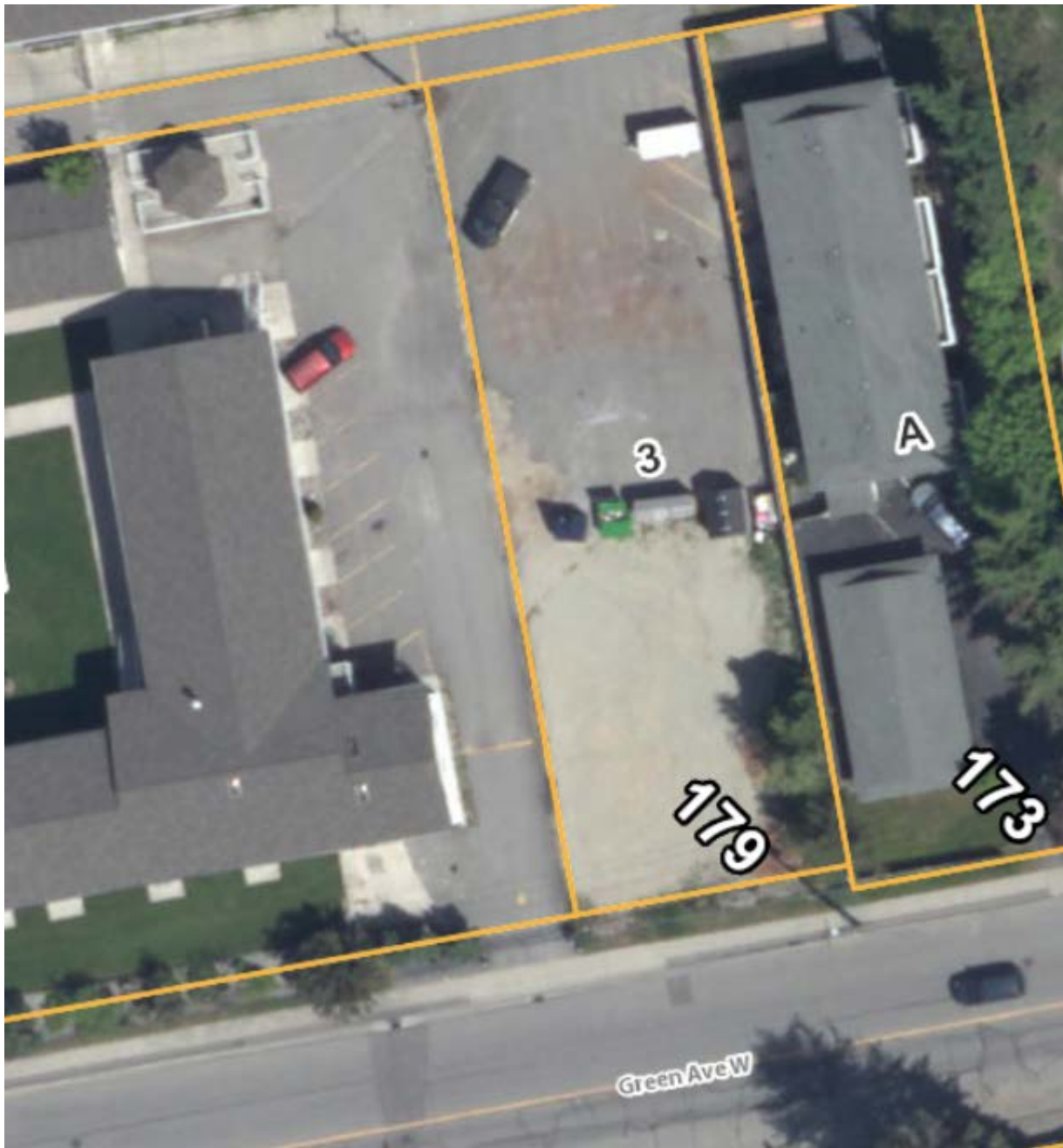


Figure 1: Aerial image of portion of subject property where the proposed building will be located



Figure 2: Image of subject property looking north from Green Avenue



Figure 3: Image of subject property from Green Avenue looking north

Attachment C
Letter of intent from Proponent



April 11, 2018
Updated Letter: April 17, 2018

VIA ELECTRONIC DELIVERY

Planning Department – Development Services Division
171 Main St.
Penticton, BC V2A 5A9
development@penticton.ca

RE: APPLICATION FOR REZONING – 179 GREEN AVE

Dear Mr. Laven,

On behalf of Provincial Rental Housing Corporation (PRHC) and BC Housing (BCH), we are pleased to submit the attached application for Zoning Bylaw Amendment for the property located at 179 Green Ave.

PROPOSAL

BC Housing is proposing to rezone the property at 179 Green Avenue and consolidate with the adjacent 2872 Skaha Lake Road in order to develop a 52-unit supportive housing building on the subject properties. This letter refers to the consolidated property as the "subject property". There are currently 46 residential units on the subject property, the proposed development will add an additional 52 units. The proposed units would be in a new modular building located on the 179 Green Avenue portion of the subject property (east side of property). The proposed building will be operated by ASK Wellness Society (ASK) and will provide 24/7 supports for residents who are vulnerable to homelessness. The target tenant for the proposed housing will be low-income individuals over the age of 19 with a history of homelessness who require additional support services in order to maintain housing.

The proposed building would be located on the same property as the existing supportive housing units, but separated by landscaping and fencing to function as its own site. A site layout plan has been attached to this proposal. Detailed drawings will be submitted under a future Development Permit application (anticipated for submission in late April).

The application as presented proposes to amend the zoning on 179 Green Avenue from RD1: Duplex Housing to RM2: Low Density Multiple Housing to facilitate the construction of a three-storey, 52-unit supporting housing development. 179 Green Avenue and 2872 Skaha Lake Road are anticipated to be consolidated imminently to facilitate the proposed building.

In order to develop the proposed 52-unit supporting housing project, we are proposing:

- An amendment to the Zoning bylaw from RD1 to RM2, and
- A reduction in parking to 6 stalls.

This letter will serve as an introduction to the application package provided. Please see below for additional information.

LOCATION

The subject property is located near the intersection of Skaha Lake Road and Green Avenue and is approximately 500 m from Provincial Highway 97 (Channel Parkway). The property is surrounded by commercial uses to the west, monthly rental properties to the north and a mix of low and medium density housing to the south and east.

The proposed new building will be located at east end of the consolidated property (as shown on the attached site plan).

OFFICIAL COMMUNITY PLAN

The subject property is designated as Medium Density Residential under Future Land Use of the Official Community Plan (OCP). The medium density residential designation supports the development of apartment housing and special needs housing. The proposed development meets a number of goals of the OCP including:

- Facilitating the provision of a new housing type and tenure which will respond to the diverse needs, including income levels, of individuals and families in Penticton at varying stages in their life.
- Achieve a housing form which satisfies the requirements of the diverse population including residents with special needs, including those who are physically or mentally disabled.
- Facilitates the development of affordable housing in Penticton.
- Incorporates a new housing type into an existing neighbourhood adding to the “community” feeling of having a diversity of elements in each area including; elementary schools, commercial facilities, greenspace, recreational facilities, and a mix of housing types.
- Provide residential intensification within the Peach Tree Urban Village.
- Provide multiple family development within lands designated Multiple Family on the east side of Skaha Lake Road between Green Avenue and Galt Avenue.
- Facilitates programs and opportunities which enhance the physical, social and psychological well-being of Penticton residents.

The City of Penticton OCP is based on the principles of sustainability, which seek to manage natural, economic, and social systems and resources in a fashion that enhances quality of life, yet does not diminish the ability of future generations to also meet their needs. Ten goals are identified in the OCP including adherence to the principles of sustainability which include urban infill, urban villages, affordable housing and livable communities.

The proposed project aligns with OCP policy direction and the principles of sustainability as outlined in the OCP.

CITY OF PENTICTON HOUSING NEEDS ASSESSMENT

The City of Penticton Housing Needs Assessment conducted in 2016 identifies that the City of Penticton is facing an extremely tight rental housing market. The study identifies that both market and non-market housing is lacking in availability and affordability. As of October 2017, the vacancy rate was 0.9% and only 37% of the current housing inventory was within the affordable standard. The City of Penticton has taken great strides to respond to the housing affordability issues in the community.

The proposed 52-unit supportive housing project will inject an additional 52 units of affordable supportive housing into the community, filling a much-needed housing gap in Penticton.

ZONING RATIONALE

As identified above, the subject properties are currently in the process of being consolidated into one property. The properties are zoned RD1: Duplex Housing and RM2: Low Density Multiple Housing. We proposes to rezone the subject properties to RM2: Low Density Multiple Housing. Please see below Zoning Analysis comparing the proposed zone to the proposed 52-unit development.

	RM2 Zone	Proposed Building
Permitted Use	Apartment Housing Congregate Housing	Congregate Housing
Maximum Lot Coverage	40%	27.5%
Maximum Density	0.8 FAR	0.65 FAR
Maximum Height	12 m	10.6 m
Minimum Front Yard	3.0 m	3.0 m
Minimum Interior Side Yard	3.0 m	4.5 m
Minimum Exterior Side Yard	4.5 m	3.0 m*
Minimum Rear Yard	6.0 m	9.0 m
Amenity Space Required	20 m ² per dwelling unit (1,960 m ²)	2,900 m ²
Required Parking	29 Stalls	29 Stalls

The proposed consolidated property is located at the intersection of a major collector road and a minor collector road. Light pollution, higher traffic volumes and noise currently exist at the intersection due to large commercial uses (east) and short-term rentals (north). The proposal would see 179 Green Avenue rezoned to RM2 to permit the construction of a three storey building (approx. 10 to 12 m in height). The properties located directly north, east and west currently have RM2 zoning which permits the same scale of development. Landscaping considerations will be made to ensure a visual buffer for privacy is maintained from Green Avenue, the lane and the adjacent lot (west). Further, the proposed site is appropriate for the proposed land use due to its proximity to transit, health services and amenities (e.g. commercial uses).

Update: *As part of this application, a proposal to reduce the exterior side yard (along Green Avenue) is requested. The purpose of this amendment is to locate the proposed new building closer to Green Avenue and encourage gathering space to be located within the site, rather than along Green Avenue. The proposed new building's main entry will be along the east edge of the building near the lane. The intend of this location for the building entry is to ensure resident gathering space is kept to this area of the site so as to minimize potential impacts on neighbouring properties. Further, the landscape plan will likely have a protected gathering area (e.g. a gazebo) near the lane to further reinforce this area as the primary gather space rather than the Green Avenue frontage. By reducing the exterior side yard setback from 4.5 m to 3.0 m there will be less space for gathering along Green Avenue.

The proposed change is zoning is consistent with that of the zone located directly to the east and west (RM2) of the area proposed for zoning amendment. As such, the proposed development would be consistent with the permitted densities on adjacent parcels of land. Parcels to the south are zones for lower density housing, however Green Avenue acts as a visual separation, which will assist in mitigating any land use impacts.

HOUSING OPERATIONS

For Administrations consideration, the proposed 52 unit supportive housing development is part of the province's Rapid Response to Homelessness program. The proposed housing will feature 24/7 support services provided by ASK Wellness, an experienced operator in the Okanagan. Each of the 52 units will features a private bathroom and kitchen. There will be shared laundry and amenity spaces including programming space and laundry. 24/7 support services will include meal programs, life and employment skills training and health and wellness supports. Security features for the proposed building will include 24/7 staff support, fob systems for guests only, secure outdoor area for pets, lighting and fencing.

DEVELOPMENT PERMIT

Mobius Architecture will be submitting a Development Permit for the proposed development. It is anticipated that this Development Permit application will be received by the City in late April.

COMMUNITY OUTREACH

A neighbourhood open house is proposed on Thursday, April 26, 2018 at the Johansen Robinson Centre (2965 South Main Street) between 5:30 pm and 7:30 pm. BC Housing, ASK Wellness Society and M'akola Development Services will be in attendance to answer questions from the neighbourhood about the proposed supportive housing. Please advise if any City of Penticton Planning staff are able to be in attendance at this open house to discuss the municipal process.

CLOSURE

In conclusion, we look forward to the City's review of the proposed application. Should any further information or clarification be required, please feel free to contact the undersigned.

Sincerely,



Katy Fabris, MCIP, RPP
Project Planner
M'akola Development Services
Ph: 778.265.7489

Attachments: As attached with original Letter dated April 11, 2017

1. Application Form
2. Titles (179 Green Ave)
3. Site Profile (179 Green Ave)
4. Draft Consolidation Plan
5. Proposed Site Plan (identifying floor area of buildings on site)



**M'AKOLA
DEVELOPMENT
SERVICES**

April 20, 2018

VIA ELECTRONIC DELIVERY

Planning Department – Development Services Division
171 Main St.
Penticton, BC V2A 5A9
development@penticton.ca

RE: APPLICATION FOR DEVELOPMENT PERMIT – 179 GREEN AVE

Dear Mr. Laven,

On behalf of Provincial Rental Housing Corporation (PRHC) and BC Housing (BCH), we are pleased to submit the attached application for Development Permit for the property located at 179 Green Ave.

PROPOSAL

BC Housing has applied to rezone the property at 179 Green Avenue and consolidate with the adjacent 2872 Skaha Lake Road in order to develop a 52-unit supportive housing building on the subject properties. This letter refers to the consolidated property as the "subject property". Please see attached drawing package. There are currently 46 residential units on the subject property, the proposed development will add an additional 52 units.

Included within the attached drawing package are details related to the architectural features, cladding, site planning and landscaping of the site. Crime Prevention Through Environmental Design (CPTED) considerations have been identified through the choice and height of proposed fencing, landscaping materials, and space for resident gathering.

CLOSURE

In conclusion, we look forward to the City's review of the proposed application. Should any further information or clarification be required, please feel free to contact the undersigned.

Sincerely,

Katy Fabris, MCIP, RPP
Project Planner
M'akola Development Services
Ph: 778.265.7489

Attachments: Application Form

Attachment D Building Design Package



2872 Skaha Lake Road
Development Permit Submission
April 20, 2018



Existing Site Photo

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 - Landscape Plan

1 Background

Overview

The site is undergoing a rezoning application following a consolidation with the lot to the west and north which fronts on Skaka Lake Rd, which would result in RM2 zoning. The lot forming consolidation is a former motel, currently used as housing for the homeless population, with 46 units (Buildings labelled D). The main floor of building C is Unity House – a property of the Canadian Mental Health Association which provides support for clients to pursue improvements in health, social functioning, and community involvement. To the east sits a multi family development (A).

The overall site is located at a busy intersection which borders largescale commercial use off of Skaka Lake Road, such as Walmart, strip malls, and motels. To the south, off of Green Avenue, commercial uses exist west of Wilson Street, and single and multifamily residential on the remainder of Green Avenue. It is an area in transition towards greater multi residential use.



View from Green Ave W



View from corner at Skaka Lake Rd



Aerial Photograph



Existing Zoning: RD1

Future Zoning: Multi Residential

2872 Skaka Lake Road: April 20, 2018

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2 Design Rationale

Site planning

The multifamily use is an appropriate transition between large scale commercial and single family residential, and also makes for easy access to transportation hubs and services. Access to parking is proposed off of the existing back lane, and pedestrian access is to be off of a gated walkway from Green Avenue. The proposed new building will sit on the east side of the consolidated site, with the entrance facing the existing buildings, arranged in a courtyard setting in which outdoor gathering spaces are internal to the project, fostering a sense of community. Landscaping will be provided on a once barren site to meet the current quality of Green Avenue residential developments, which have a variety of grass, shrubbery, and trees, thus enhancing the streetscape and the area's livability.

Architecture

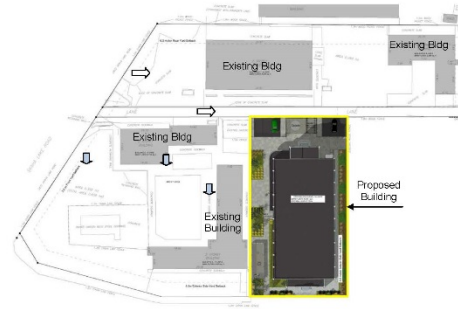
Overall scheme

The proposed building is 3-Stories, composed of 50 residential units with BC Housing services on the main floor. These comprise common kitchen and dining, laundry, and lounge, as well as administrative and health services. Exit stairs and mechanical and storage rooms flank the north and south portions of the building. This configuration is only one storey in height over the immediate context of the residential units directly to the east, as recommended in the Penticton Official Community Plan.

The units will come to site pre-fabricated ready for assembly. The nature of this type of assembly and the narrow buildable north-south axis of the lot preclude frontage directly onto Green Avenue. However, the pedestrian gated entry, stepping of the massing, and architectural definition provide a sense of scale in harmony with the existing context. The multi-unit residential complex directly to the east, as well as two others further east on the south side of Green Avenue also run north-south and do not front Green Avenue. Furthermore special treatment of the entrance cladding and landscaping pathways serve as visual cues for wayfinding to the main entrance.

Cladding

The nature of the cladding materials was chosen to correspond with the existing context – transitioning as it wraps around the building and providing sufficient variety to create visual interest. The Green Avenue context is composed of single and multifamily residences, generally with a lighter colour palette, ranging from stucco to horizontal siding to board and batten. In keeping, the proposed residential units are clad with a combination of cementitious lap siding and panels in a pastel blue/green, white, and a silvery grey. The light visual appearance is similar in nature to the white stucco buildings across Green. As the building turns to the north and its more commercial neighbours, the use inside turns to administrative and other services, and so the cladding changes its colour patterning. The patterning in colouration serves to break up the mass of the building and the impression of smaller units and less bulk, as well as increasing the horizontality. Feature patterning at the north and south ends of the building add to the street and laneway presence and anchor it on the site. Where the pre-manufactured units meet, the cladding reaches out in the form of pilasters, creating a rhythm to the building.



Site Planning Concept



Green Avenue View

Laneway View

2872 Skaka Lake Road: April 20, 2018

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2 Design Rationale (Continued)

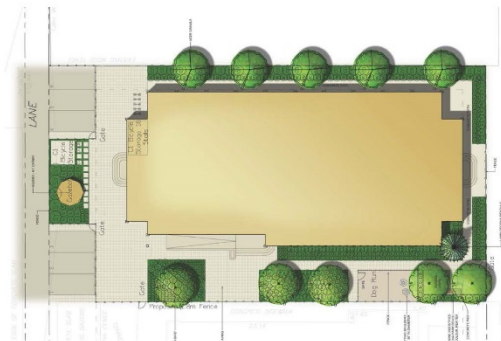
Landscaping

As previously mentioned, the proposed building will be combined with existing buildings arranged in a courtyard setting in which outdoor gathering spaces are internal to the project. A dog run, gathering spaces, passive green spaces, and hardscaped areas all provide amenities to enhance the livability of the dwelling units.

A proposed six foot decorative aluminum picket fence sits at the perimeter. This choice is in keeping with the existing context and practice of fencing in the neighbourhood and in keeping the rhythm and scale of the streetscape.

Waste bins are screened and located off of the existing laneway. Site parking stalls are kept away from Green Avenue frontage and located in the back, off the laneway.

The landscape has been designed to provide functional and aesthetic value. Continuous paths and walks are provided around the site. The vegetation proposed is combination of drought tolerant shrubs, ground covers and residential scale trees. Plantings are a mix of native and adapted plants. Trees and shrubs provide buffer to neighbours. Plantings frame walkways with flowering and other seasonal display. Small lawn areas are provided that can be used as play areas. A gazebo is tucked into a landscape area. An efficient irrigation system will be provided to plantings and small lawn areas.



Landscape Plan



Streetscape – Green Avenue – south side

4 Attachments

Architectural Drawings
Landscape Drawing

Penticton Transitional Housing Rezoning and Development Permit Application - Architectural Drawings



April 20th, 2018



Penticton
Transitional Housing
Development Permit
Application
April 20, 2018

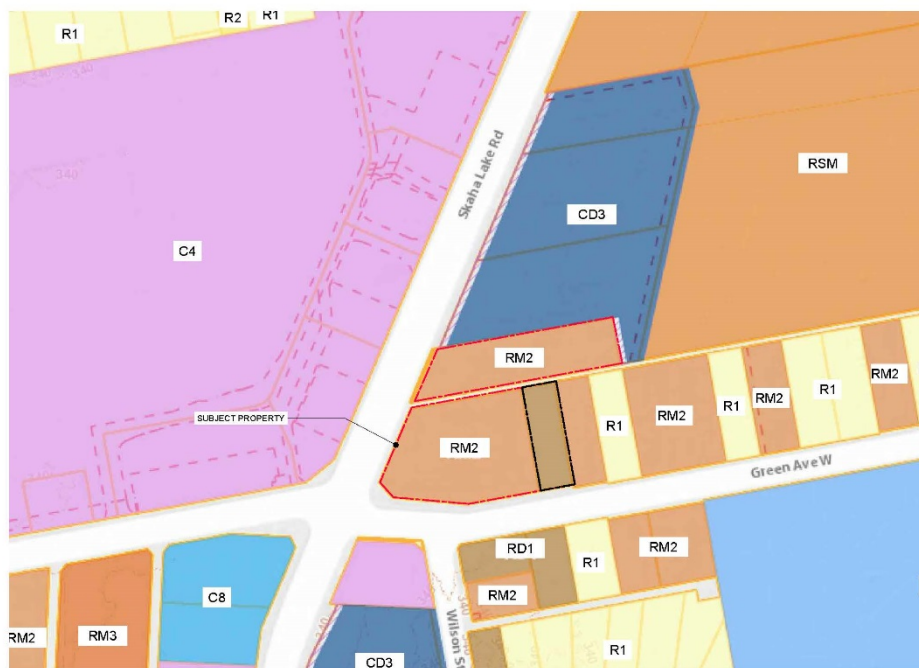
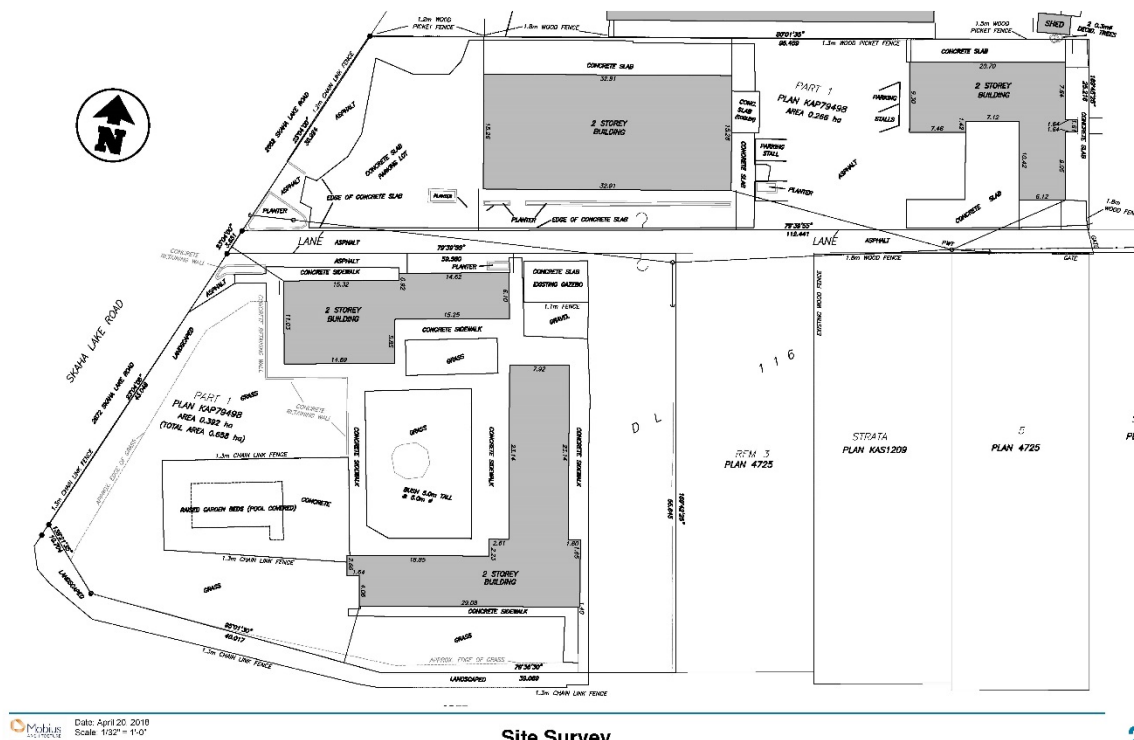
Site Description	
Address	2672 Skaha Lake Rd.
Legal Description	Lot 1, Plan KAP79496, DL 116, Land District 54



Mobius
Date: April 11, 2018
Scale: 1/64" = 1'-0"

Aerial Photo

1

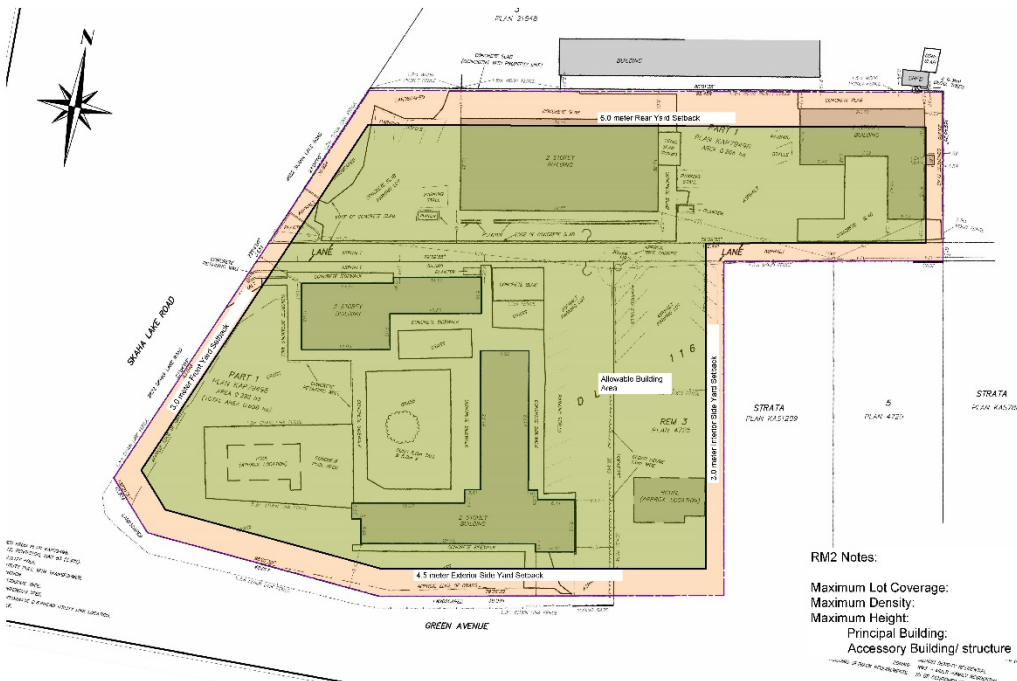




Mobius
Date: April 20, 2018
Scale: NTS

OCP Designation

4



RM2 Notes:

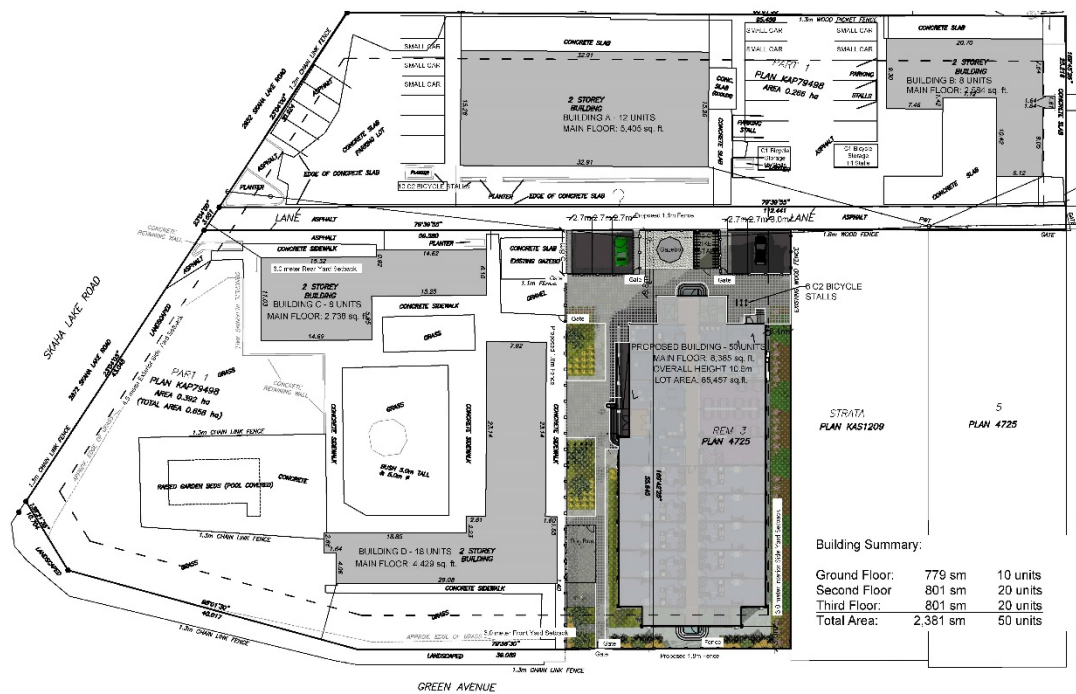
Maximum Lot Coverage: 40%
Maximum Density: 0.8 FAR
Maximum Height: 12 m
Principal Building: 12 m
Accessory Building/structure: 4.5 m

Mobius
Date: April 23, 2018
Scale: Not to Scale

Penticton Transitional Housing

RM2 Zoning

5



Mobius
Date: April 23, 2019
Scale: 1/32" = 1' 0"

Pentticton Transitional Housing

Site Planning Concept 6



Mobius
Date: April 23, 2019
Scale: 1/32" = 1' 0"

Pentticton Transitional Housing

Ground Floor Plan 7



GREEN AVENUE ELEVATION



FRONT ELEVATION



LANE ELEVATION



INTER OR SIDE ELEVATION

Mobius
Date: April 20, 2018
Scale: NTS

Pentticton Transitional Housing

Conceptual Massing Study

8



VIEW OF ENTRY FROM DOG RUN

Mobius
Date: April 20, 2018
Scale: NTS



VIEW FROM GREEN AVENUE



VIEW OF LANDSCAPING FROM GREEN AVENUE

Pentticton Transitional Housing

THREE-DIMENSIONAL VIEWS

9



ZONING

CURRENT ZONE	RD1
PROPOSED ZONE	RM2
RESIDENTIAL SUPPORT SERVICES: - KITCHEN - OFFICES - COMMON FACILITIES	CONGREGATE HOUSING
LOT SIZE	EXISTING
AREA	7939 M2
SETBACKS	
FRONT	3.0M
INTERIOR SIDE	3.0M
EXTERIOR SIDE	4.5M
REAR	6.0M
MAX. BUILDING HEIGHT	12.0M
PROPOSED BUILDING HEIGHT	10.6M
MAX. LOT COVERAGE	40%
PROPOSED LOT COVERAGE	27.5%
PARKING REQUIRED	
UNITY HOUSE (1:50M NFA)	10 STALLS
EXISTING 46 UNITS (1:5)	9 STALLS
PROPOSED 50 UNITS (1:5)	10 STALLS
TOTAL:	29 STALLS
PROPOSED PARKING:	29 STALLS
BICYCLE PARKING REQUIRED	
CLASS 1 STALLS	48
CLASS 2 STALLS	10
PROPOSED C1 STALLS:	48
PROPOSED C2 STALLS:	16
AMENITY REQUIRED (20SM / UNIT)	1920SM
AMENITY PROVIDED:	2500SM

PROPOSED DENSITY AND BUILDING STATISTICS

SITE AREA		7939 SQUARE METERS	
PROPOSED # UNITS		96 TOTAL - 46 EXISTING ON SITE + 50 NEW	
ALLOWED DENSITY (0.8 F.A.R.)		6351.2M	
PROPOSED DENSITY		4861.6M (0.61 F.A.R.)	
GROUND FLOOR		NUMBER OF UNITS	AREA
	UNITS	10	334 M2
	COMMON AREAS		445 M2
	TOTAL		779 M2
SECOND FLOOR		NUMBER OF UNITS	AREA
	UNITS	20	668 M2
	COMMON AREAS		133 M2
	TOTAL		801 M2
THIRD FLOOR		NUMBER OF UNITS	AREA
	UNITS	20	668 M2
	COMMON AREAS		133 M2
	TOTAL		801 M2
BUILDING TOTAL		NUMBER OF UNITS	AREA
	UNITS	50	1670 M2
	COMMON AREAS		711 M2
	TOTAL		2381 M2

Attachment E
Draft Development Permit (Schedules not attached)



City of Penticton
171 Main St. Penticton B.C. V2A 5A9
www.penticton.ca ask@penticton.ca

Development Permit

Permit Number: DP PL2018-8246

Owner Name
Owner Address
Owner Email Address

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:
Civic:
PID:

3. This permit has been issued in accordance with Section 489 of the *Local Government Act* to permit the construction of 50 unit, three storey congregate housing facility, as shown in the plans attached in Schedule A.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of 500% of the estimated materials and installation cost of any landscaping must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502(2.1) of the *Local Government Act* to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule A or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. the permit has lapsed as described under Condition 8, or
 - b. a completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities, must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be

withheld from the security as follows:

1 st Inspection	No fee
2 nd Inspection	\$50
3 rd Inspection	\$100
4 th Inspection or additional inspections	\$200

General Conditions

7. In accordance with Section 501(2) 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.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
9. 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.
10. 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.
11. 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 _____, 2018

Issued this _____ day of _____, 2018

Dana Schmidt,
Corporate Officer

|

Attachment F
Draft Development Variance Permit (Schedules not attached)



City of Penticton
171 Main St. Penticton B.C. V2A 5A9
www.penticton.ca ask@penticton.ca

Development Variance Permit

Permit Number: PL2018-8238

Name
Address I
Address II

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:
Civic:
PID:
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary Section Section 10.8.2.8 of Zoning Bylaw 2017-08 reducing the required exterior side yard, from 4.5m to 3.0m to allow for 52-unit congregate housing facility, as shown in the plans attached in Schedule A.

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 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
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 _____, 2018

Development Variance Permit PL8238
Issued this _____ day of _____, 2018

Dana Schmidt,
Corporate Officer|

Page 2 of 2

The Corporation of the City of Penticton

Bylaw No. 2018-29

A Bylaw to Amend Zoning Bylaw 2017-08

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2017-08;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2018-29".

2. **Amendment:**

2.1 Zoning Bylaw 2017-08 is hereby amended as follows:

Rezone Lot 3, District Lot 116, Similkameen Division Yale District, Plan 4725, Except Plan KAP78868, located at 179 Green Avenue, from RD1 (Duplex Housing) to RM2 (Low Density Multiple Housing).

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	day of	, 2018
A PUBLIC HEARING was held this	day of	, 2018
READ A SECOND time this	day of	, 2018
READ A THIRD time this	day of	, 2018
RECEIVED the approval of the	day of	, 2018
Ministry of Transportation on the		
ADOPTED this	day of	, 2018

Notice of intention to proceed with this bylaw was published on the __ day of ____, 2018 and the __ day of ____, 2018 in the Penticton Western newspaper, pursuant to Section 94 of the *Community Charter*.

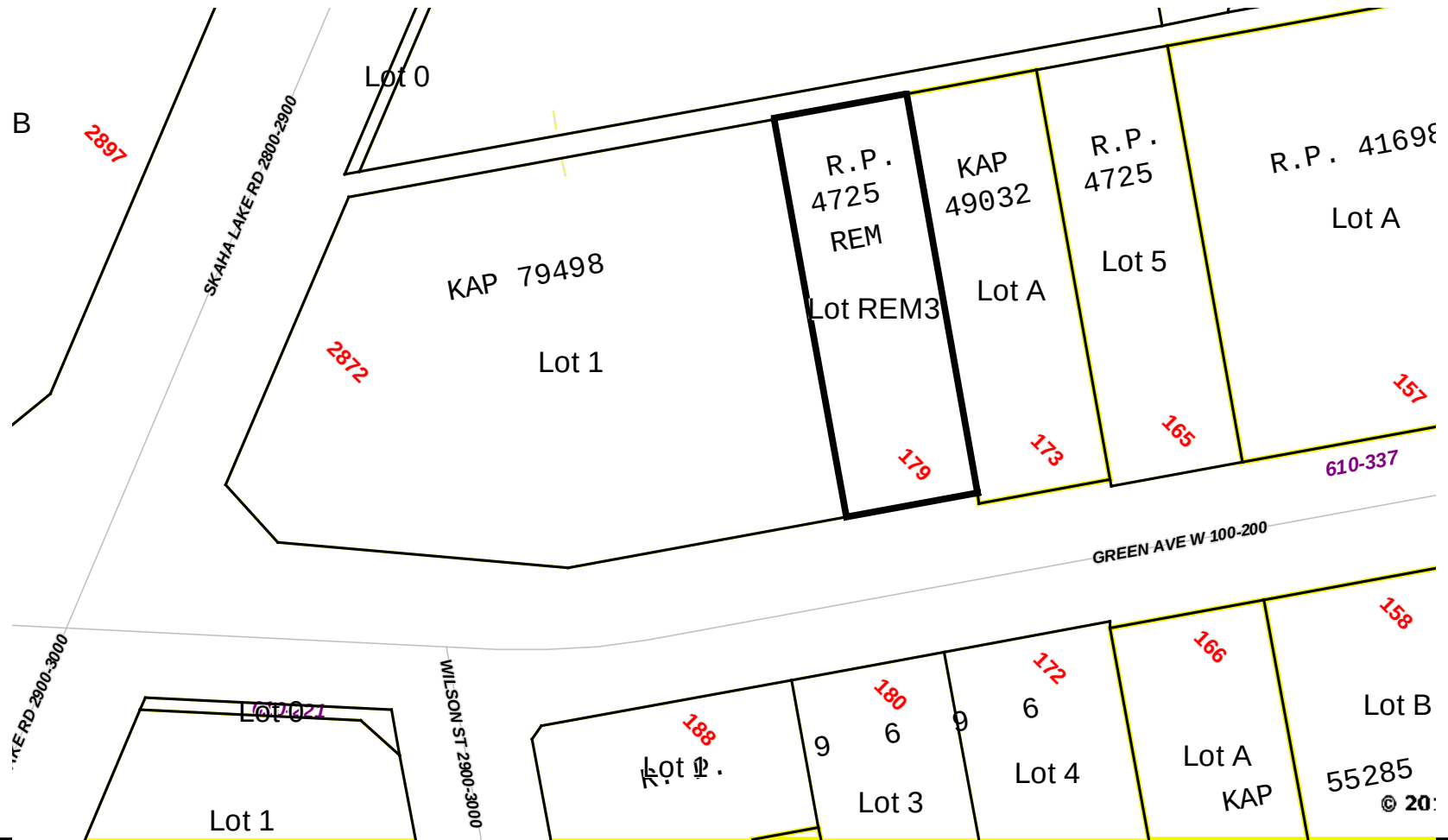
Approved pursuant to section 52(3)(a) of the *Transportation Act*
this ____ day of _____, 2018

for Minister of Transportation & Infrastructure

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Rezone 179 Green Ave W
From RD2 (Duplex Housing) to RM2 (Low Density Multiple Housing)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2018-29

Date: _____

Corporate Officer: _____