



Committee of the Whole

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Committee of the Whole
to be held at
City of Penticton, Council Chambers
171 Main Street, Penticton, B.C.

Tuesday, August 21, 2018
Recessed from the Regular Council Meeting at 1:00 p.m.

1. **Call Committee of the Whole to Order**
2. **Adoption of Agenda**
3. **Delegations and Community Recognition**
 - 3.1 Okanagan School of Arts
Pat Field 1-3
 - 3.2 Carriage Houses
Blake Laven, Planning Manager 4-5
4. **Adjourn to Regular Meeting of Council**



Request to Appear as a Delegation

Preferred Council Meeting Date: August 21st

Second choice(s): _____

Subject matter: Update on Okanagan School of the Arts

Name of person(s) making presentation:

Pat Field

Address: 210 Hastings Ave

Phone: _____

Email: _____

Please provide details of your presentation or request of Council here: (or provide a detailed attachment)

<u>Where we have been where we are going</u>
<u>Current Situation and public meeting around new vision</u>
<u>Ask to sign Letter of Intent to renew lease with SD67</u>

Please note:

- This form and submissions will become part of the public record.
- The Mayor has the authority to determine if the subject matter warrants the delegation to appear before Council and may determine at which meeting.
- Please submit this completed form at your earliest convenience. Written Requests to Appear are to be received by the Corporate Officer, no later than noon Monday, one week prior to the Council meeting. Please include a copy of all materials that will be discussed.
- If you'd like to share a PowerPoint with Council, email it to the Corporate Officer by 9:30 a.m. Wednesday prior to the Council meeting to be included with the Agenda.
- We recommend you bring backup PowerPoint files with you on a memory stick.
- Delegations are limited to 5 minutes.

Letter of Intent

Negotiations Regarding the Shatford Centre

Whereas the City of Penticton, School District 67 and the Okanagan School of the Arts (OSA) share the following goals:

That the Shatford Centre be operated as:

1. A successful social enterprise for the benefit of local communities and the region, and
2. A creativity and innovation hub, which will help strengthen the contribution of the arts, creativity and innovation sector towards meeting the social and economic goals of our communities and region,

The parties agree to enter into negotiations that are intended to result in:

1. A renewal of OSA's lease for a period of at least 10 years less a day with terms and conditions that are designed to improve the sustainability of the social enterprise and/or the purchase of the building and associated lands if appropriate and feasible, and
2. A detailed plan, budget and funding strategy for completing necessary building upgrades.

All parties agree to complete the negotiations by June 30, 2019, which is one year prior to the end of term for the existing lease. It is recognized that this timeline is necessary for OSA to determine if it can continue to manage the Shatford Centre beyond the end of the current lease, which is June 30, 2020.

Signed,

Pat Field
President
Okanagan School of the Arts

Andrew Jakubeit
Mayor
City of Penticton

Bill Bidlake
Chair
School District 67
(Okanagan Skaha)

Date

Date

Date



OUR CULTURE IS...



...INNOVATION

Chapter 8 - Accessory Suites Regulations

8.1 Secondary Suite

All **single detached dwellings** with a **secondary suite** shall be subject to the following regulations:

8.1.1 Limitation of Suites

No more than one (1) **secondary suite** shall be permitted in a **single detached dwelling**.

8.1.2 Sewer Service

No **secondary suite** will be allowed without connection to a community sewer system unless the **lot** of at least 830 m² and meets the requirements of the sewage system regulation under the *Public Health Act*.

8.1.3 Strata Titles

A **secondary suite** may not be sited or located on a separate titled parcel from the principal residence or be created as a **strata lot** within the **single detached dwelling**.

8.1.4 Development Regulations

- .1 Minimum **gross floor area:** 32 m².
- .2 Maximum **gross floor area:** 90 m², or 40% of the habitable floor area of the building, whichever is less.
- .3 Minimum **amenity space:** 15m² of **amenity space** shall be provided individually for each of the principal residence and the **secondary suite**.

8.2 Carriage Houses

8.2.1 A **carriage house** shall not be sited or located on a separate parcel from the principal dwelling or be created as a strata lot.

8.2.2 Only one(1) **carriage house** is allowed per residential property and shall not be allowed in conjunction with a **secondary suite** in a principal dwelling, **duplex, apartment, bed and breakfast homes**.

8.2.3 Development Regulations

- .1 Minimum **lot area:** 370m², regardless of zoning
- .2 Maximum **building footprint**
FG (Forestry/Grazing), A (Agriculture),
RC (Country Residential) Zones 150m², or 15% **lot coverage**, not including the principal residence, whichever is less

R1 (Large Lot Residential), R2 (Small Lot Residential), R3 (Small Lot Residential: Lane), RD1 (Duplex Housing), and RD2 (Duplex Housing: Lane) 90m², or 15% **lot coverage**, not including the principal residence, whichever is less.
- .3 **Height** Maximum **height** 7.0m.

- .4 **Setbacks**
The setbacks for a **carriage house** shall meet the **setback** provisions for a principal **dwelling** for the zone in which the subject property is located, except in the case of a **rear yard setback** which shall be 1.5 m in all zones
- .5 **Siting**
FG (Forestry/Grazing), A (Agriculture), RC (Country Residential) Zones
may be located anywhere on the parcel, subject to setback requirements

R1 (Large Lot Residential), R2 (Small Lot Residential), R3 (Small Lot Residential: Lane), RD1 (Duplex Housing), and RD2 (Duplex Housing: Lane)
shall be located no closer to the front lot line than the principal **dwelling**,
- .6 **Minimum amenity space**
15m² each for the principal **dwelling** and for the **carriage house**.
- .7 **Landscaping and Screening**
The structure containing the **carriage house** shall be **landscaped** or fenced in a manner that reasonably minimizes negative visual impact on adjacent residential properties.
- .8 **Conversion of Pre-Existing Buildings**
Notwithstanding Section 8.2.3.4, in the case of a pre-existing, legally constructed **accessory building** being converted into a **carriage house**, the **setbacks** shall be the existing **setback**. Any additions or alterations to the **building** shall comply with **setbacks** as listed in Section 8.2.3.4.

8.2.4 Parking and Access Requirements

- .1 One on-site **parking space** is required for the **carriage house** in addition to those spaces required for the principal residence;
- .2 All required **parking spaces** shall be located on the subject **lot**; and
- .3 Vehicular access to the **carriage house** shall be from a rear lane only, if the property has a rear lane.
- .4 If a structure containing a **carriage house** also contains a garage, workshop or other non-habitable space, dedicated separate exterior accesses are required from the habitable and non-habitable spaces

8.2.5 Access

A **carriage house** must have clear, unobstructed and maintained access from the front of the property to the **carriage house** on a path at least 1.5m in width.