

## Public Hearing

to be held at

**Penticton Trade and Convention Centre  
273 Power Street, Penticton, B.C.**

**Monday, December 7, 2020  
at 6:00 p.m.**

1. Mayor Calls Public Hearing to Order for **“Official Community Plan Amendment Bylaw No. 2020-49”** 1-60

CO Reads Opening Statement and Introduction of Bylaw

“Official Community Plan Amendment Bylaw No. 2020-49” (603 Main Street)

Purpose: To amend Official Community Plan Bylaw No. 2019-08 as follows:

Add the following site specific policy statement to Land Use Designations,  
Downtown Mixed Use

Site-Specific Downtown Mixed Use Policy Statement:

603 Main Street: Allow up to a maximum height of 5 storeys.

The applicant is proposing to construct a 5-storey, mixed-used development with street level commercial and residential units above.

Notice: The Public Hearing was advertised in the Penticton Herald Newspaper on Tuesday, December 1, 2020 and Wednesday, December 2, 2020 (pursuant to the *Local Government Act*).

CO Correspondence received regarding the Official Community Plan Amendment Bylaw (as of noon Wednesday, December 2, 2020).

Mayor Requests the Director of Development Services describe the proposed bylaw

Mayor Invitation to applicant for comment or elaboration on the application

Mayor Invitation to electronic participants to present their views

Mayor Invites those in attendance to present their views

Mayor Invites Council members to ask questions

Mayor Invites applicants to respond to questions and participants may provide new additional information

PUBLIC HEARING for “Official Community Plan Amendment Bylaw No. 2020-49” is terminated and no new information can be received on this matter.

**Regular Council Meeting**  
**held at City of Penticton Council Chambers**  
**171 Main Street, Penticton, B.C.**

**Tuesday, November 17, 2020**  
**at 1:00 p.m.**

## **Resolutions**

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Mayor Vassilaki declared a conflict of interest as he is a part owner of the building across the street, and left the meeting at 1:26 p.m.

- 10.1 Official Community Plan Amendment Bylaw No. 2020-49  
Development Variance Permit PL2020-8866  
Re: 603 Main Street

374/2020

**It was MOVED and SECONDED**

THAT prior to consideration of "Official Community Plan Amendment Bylaw No. 2020-49" and in accordance with Section 475 of the Local Government Act, Council considers whether early and on-going consultation in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67;
5. The provincial or federal government and their agencies.

AND THAT it is determined that the consultations conducted to date is sufficient;

THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2020-49", for Lot A District Lot 202 Similkameen Division Yale District Plan 24480, located at 603 Main Street, a bylaw to amend "Official Community Plan Bylaw No. 2019-08" to allow a 5 storey building at 603 Main Street, be given first reading and be forwarded to the December 7, 2020 Public Hearing;

AND THAT Council, following the adoption of "Official Community Plan Bylaw No. 2020-49", consider "Development Variance Permit PL2020-8866" for Lot A District Lot 202 Similkameen Division Yale District Plan 24480, located at 603 Main Street, a permit to vary Zoning Bylaw 2017-08 Section 11.5.2.5.i to increase the maximum height of a building located on Main Street from 15.0m to 17.5m;

AND THAT Council direct staff to refer the Development Permit for the proposal to Council for consideration to review for alignment with the Official Community Plan Development Permit Guidelines and Zoning Bylaw Regulations.

**CARRIED**  
**Councillor Robinson, Opposed**

Mayor Vassilaki returned to the meeting at 1:46 p.m.

# Council Report

penticton.ca

**Date:** November 17, 2020  
**To:** Donny van Dyk, Chief Administrative Officer  
**From:** Nicole Capewell, Planner 1  
**Address:** 603 Main Street

File No: RMS/603 Main St

**Subject: Official Community Plan Amendment Bylaw No. 2020-49  
Development Variance Permit PL2020-8866**

## Staff Recommendation

THAT prior to consideration of "Official Community Plan Amendment Bylaw No. 2020-49" and in accordance with Section 475 of the *Local Government Act*, Council considers whether early and on-going consultation in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67;
5. The provincial or federal government and their agencies.

AND THAT it is determined that the consultations conducted to date is sufficient;

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AND THAT Council, following the adoption of "Official Community Plan Bylaw No. 2020-49", consider "Development Variance Permit PL2020-8866" for Lot A District Lot 202 Similkameen Division Yale District Plan 24480, located at 603 Main Street, a permit to vary Zoning Bylaw 2017-08 Section 11.5.2.5.i to increase the maximum height of a building located on Main Street from 15.0m to 17.5m;

AND THAT Council direct staff to refer the Development Permit for the proposal to Council for consideration to review for alignment with the Official Community Plan Development Permit Guidelines and Zoning Bylaw Regulations.

## **Strategic Priority Objective**

**Vision:** A vibrant, innovative, healthy waterfront city focused on sustainability, community and economic opportunity.

**Mission:** Penticton will serve its residents, businesses and visitors through good governance, partnership and the provision of effective and community focused services.

**Community Vitality:** The City of Penticton, guided by the Official Community Plan, will promote the economic wellbeing and vitality of the community.

## **Proposal**

The applicant is proposing to construct a 5-storey, mixed-used development at 603 Main Street. The applicant is requesting an increase to the allowable height of a structure on the property through a site-specific Official Community Plan Amendment and a Development Variance Permit. Both the OCP and Zoning bylaws currently limit the height of the 100-600 blocks of Main Street to a maximum of three (3) storeys. The requested variance is to increase the permitted building height from 15m to 17.5m.

The proposed development is subject to the issuance of a Development Permit to review the form and character of the proposal. The Development Permit will be submitted at a later date, and will be subject to Council approval.

## **Background**

The subject property is 0.211 acres (853m<sup>2</sup>) in size and is located on the corner of Main Street and White Avenue in the Downtown. The surrounding land uses include a wide range of zones (C5 – Urban Centre Commercial, RD1 – Duplex Housing, RD2 – Duplex Housing: Lane, RM5 – Urban Residential, and P1 – Public Assembly) (Attachment 'A'). In 2016, a demolition permit was issued to remove the older building on site, and the property has remained vacant since.

The property is currently zoned C5 (Urban Centre Commercial) and is designated by the City's Official Community Plan as 'Downtown Mixed-Use'. Both of these bylaws place a limitation on the height of buildings located within the 100-600 blocks of Main Street. This height limit is in place in an effort to maintain the historic character of Penticton's central business district, which is predominately 1-2 storeys with some three storey buildings on prominent corners.

The Vibrant Penticton - Downtown Plan was adopted in 2013, as the first step in Council's Strategic Priority of Downtown Revitalization. The Downtown Plan generated wide support from the community and local businesses with significant public engagement and community input that created the vision and direction for the future of Downtown Penticton. The Downtown Plan formalized the vision and set planning principles, objectives, policies and actions to guide the development and revitalization of downtown. The Downtown Plan main goals include:

- Build a vibrant, healthy and safe place for more people to live, work and play.
- Create a strong identity and character.

- Create partnerships to make it easier for businesses to invest.

Since the Plan's introduction, there have been two successful amendments to increase the height of buildings limited. One located at 135 Front Street is now constructed. The other at 123 Front Street has yet to proceed. Both proposals were approved by Council in 2017 to allow buildings up to five storeys tall, which exceed the three storey maximum.

The subject application, would introduce up to 28 residential units to the downtown area, and provide ground floor commercial space to provide a location for a regional office for the project applicant, M'akola Development Services, and possibly a second commercial retail unit. M'akola Housing Society is the largest Indigenous affordable housing provider in BC, serving more than 5,000 family members. In establishing an operations office in Penticton, the Society expects to pursue more affordable housing projects in Penticton and surrounding communities. The applicant will be seeking a funding grant from BC Housing (Community Housing Fund), as the proposal will be an affordable, multi-family project, providing housing to a variety of income levels

### **Financial implication**

All costs associated with the development are the responsibility of the applicant. Typically, multi-family developments are required to contribute by paying Development Cost Charges, however, staff are aware that the applicant intends to seek approval from Council at a later date to waive Development Cost Charges for the proposed development. Should the proposal move forward, this request would be brought forward to Council with the Development Permit, once unit counts have been finalized.

### **Technical Review**

This application was reviewed by the Technical Planning Committee (TPC). Due to the limited scope of plans provided within the application package, comments were limited in detail. In the future, when a development permit application is submitted, the detailed development plans will be referred back to the TPC to provide further comments. General comments at this stage outlined requirements for parking, garbage collection, recycling, boulevard trees on both street frontages, existing infrastructure and electrical servicing.

### **Economic Prosperity and Development Services Advisory Committee**

This application was presented to the Economic Prosperity and Development Services Advisory Committee on October 23, 2020 for discussion and guidance on the request to increase the allowable building height on the subject property. The committee discussed the importance of strong building design and aligning with the form and character of the streetscape on Main Street. As such, the Committee provided the following recommendation of support for the application:

**It was MOVED and SECONDED**

THAT the Economic Prosperity and Development Services Advisory Committee provide support for the OCP Amendment and Development Variance Permit application to allow up to six (6) storeys at Lot A, District Lot 202, Similkameen Division Yale District, Plan 24480, located at 603 Main Street, with the following condition:

- the design of the application fits the current streetscape's form and character

**CARRIED UNANIMOUSLY**

Since the Economic Prosperity and Development Services Advisory Committee meeting the applicants have revised their development plans, reducing the proposed building height from the original request of 6 storeys down to 5 storeys. This was mainly due to parking considerations.

### Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the application:

	Requirement C5 Zone	Provided on Plans
<b>Proposed Unit Count:</b>	-	28 units
<b>Maximum Lot Coverage:</b>	100 %	88 %
<b>Maximum Density:</b>	6.0 Floor Area Ratio (FAR)	3.3 Floor Area Ratio (FAR)
<b>Vehicle Parking:</b>	1 stall per residential unit x 28 units total required = 28 spaces	Total proposed = 15 spaces*
<b>Required Setbacks</b>		
Front Yard (Main St):	0 m	0 m
Interior Side Yard (south):	0 m	0 m
Exterior Side Yard (White Ave):	0 m	0 m
Rear Yard (lane):	0 m	3.4 m
<b>Maximum Building Height:</b>	15 m – Main Street 100 block up to and including 600 block	17.5 m – <b>Variance Requested</b> 5 storeys
<b>Other Information:</b>	* The applicant has proposed 15 parking spaces for the development. Staff have identified concerns with this parking ratio and are requiring that this be reviewed during the Development Permit application, when unit counts will be finalized.	

### Analysis

The OCP designation for the property is ‘Downtown Mixed-Use’. Although the proposed mixed-use development is supported through this land use designation, this property is also subject to a three storey height limitation specific to Main Street and Front Street properties (Figure 1). The intent of the height limitation is to ensure new developments integrate into the existing neighbourhood, and recognize the unique character of Penticton’s historic Downtown.

Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
Downtown Mixed Use 	Downtown developments with active retail, service or civic and cultural uses at ground level and multi-family residential and/or office uses.	• Higher-density mixed-use buildings	• Commercial (retail, service, office) • Residential • Civic and cultural	• Up to 10 storeys. 3 storey maximum on Main St and Front St (Up to 5 storeys in 100 blk Front St subject to contextual design and adherence to DP guidelines)	• C5 • C6 • C9

Figure 1 - Excerpt from Official Community Plan 2019-08.

Although the height limitation has been put in place to protect and recognize the existing neighbourhood, it creates a significant challenge for opportunities for larger scale development in the downtown. Both the Official Community Plan and Zoning bylaws limit the height of buildings on Main Street (downtown) and Front Street to three storeys. However, this height limit can challenge the financial feasibility of mixed-use developments. Within the downtown, residential units are only permitted on the second and upper levels, to ensure that an active commercial ground floor is maintained.

While the City's Downtown Plan indicated that form and scale of buildings on Main Street and Front Street are limited to three storeys (and five or six storeys for buildings off the main corridor), it does provide some opportunity for increased height through the following:

**Downtown Plan, Action Plan #42** (page 27) – "Where large properties exist, increased density and height may be permitted, subject to complete design review."

The City's 2019 Official Community Plan was developed with detailed Development Permit Area Guidelines for the downtown and downtown peripheral areas, providing specific guidelines for development that occurs within this unique area of the City. Staff consider that there is City policy to support an increase to building height, in unique instances, where the proposed design is critically reviewed.

Further, staff consider that the proposal is aligned with the 'Downtown Mixed-Use' land use designation for the property, as it proposes a high-density, mixed-use development with an active ground level, and residential uses above. In addition to being aligned with the land use designation, staff consider the proposal is in keeping with many goals and objectives of the OCP. Staff cite the following references from the OCP to support the proposal:

- |   |   |
|---|---|
| Housing Land Use Needs and Targets (Pg 36)            | While housing in Penticton is predominantly single-detached houses (43% of the total), this proportion has been decreasing. This trend is going to continue into the future due to the limited options for new single-detached neighbourhood development, the increased preference for more urban living closer to the Downtown and other amenities, increased housing costs, and the needs of an aging population. |
| Commercial Land Use Needs and Targets (Pg 38)         | The revitalization of the Downtown and development of mixed-use projects there could likely lead to an intensification of retail uses, including smaller-format grocery, and a reduction in vacancies.  |
| Commercial Land Use Targets (Pg 38)                   | Development of an additional 147,000 square feet of office space with an emphasis on high-quality office space in the more desirable parts of the city, particularly the Downtown.  |
| OCP Goal 4.1.3 Housing Diversity (Pg 58)              | Ensure a range of housing types, sizes, tenures and forms exist throughout the city to provide housing options for all ages, household types, and incomes.  |
| OCP Goal 4.3.6 Business and Labour Attraction (Pg 72) | Bring business, investment and labour to Penticton.   |
|   | Supporting Policy 4.3.6.5 – Encourage the development of high-quality 'Class A' office space in attractive high-amenity areas of the city, particularly the Downtown.   |

OCP Goal 4.6.6 Character Areas (Pg 86) Recognize and protect the unique character of Penticton's historic Downtown (especially Main Street and Front Street) and character neighbourhoods as these areas change and evolve.  
Supporting Policy 4.6.6.1 – Ensure new developments and renovations integrate with existing neighbourhood character through the Downtown, Intensive Residential, and Multifamily Development Permit Area Guidelines.

### *Areas to be Further Reviewed*

While staff are recommending that Council support the OCP Amendment and Development Variance Permit to allow for an increased building height, staff have identified areas of the proposal that will require significant attention before a development permit would be issued. These areas include the proposed building design, to ensure that the project integrates into the area, and the parking ratio that has been provided. These items will be addressed in a future Development Permit application.

#### *Building Design*

The applications in front of Council are specifically to allow for an increase in building height. Neither the OCP Amendment nor Development Variance Permit applications require detailed building design plans to be submitted. However, through the review of the applications it was determined that an increase in height would only be warranted if the building design is of a high-quality, unique to Penticton's downtown, and fits with the existing streetscape of Main Street, which would be subject to Council consideration.

As the OCP Amendment and Development Variance Permit applications are required for the applicant to proceed with funding requests, staff intend to address the building design and neighbourhood fit through the Development Permit process. Staff consider that there is sufficient policy within the OCP Development Permit Area Guidelines to ensure the proposed development integrates into the neighbourhood.

Further, staff are recommending that the Development Permit be brought forward to Council for consideration, and demonstrate strong alignment with the City's OCP and Development Permit Area Guidelines.

#### *Parking*

The Zoning Bylaw requires that residential units within the C5 (Urban Centre Commercial) zone be provided with 1 parking space per unit. Commercial uses in this zone do not require parking. As the current proposal has 28 residential units, there is a requirement for 28 parking spaces to be provided. The current proposal only identifies 15 parking spaces being provided on site.

Although, the Zoning Bylaw (Section 6.1.2) provides the applicant with the opportunity to contribute cash-in-lieu for parking spaces not provided, staff requested justification from the applicant in regards to the limited amount of parking to be provided with this application. Given that the plans included within the proposal are conceptual at this time, it is possible that unit counts may adjust slightly, requiring more or less parking. As such, staff have included parking as an item of particular consideration for the Development Permit application.

Within the applicant’s letter of intent (Attachment ‘D’), reasoning for reducing the parking has been indicated, including the affordability of the units, proximity to services and transportation, additional bicycle parking capacity, and downtown walkability will reduce the demand for parking spaces in the development. The applicant has provided information, within the Letter of Intent (Attachment ‘D’) for a number of other successful projects that M’akola owns and operates in British Columbia with similar parking ratios. The applicant also intends to engage a consultant to conduct a parking study for the property, which would help to confirm data and conditions for the need and demand of parking on site. Although this work has not been completed yet, the applicant intends to provide any preliminary information available from the study for the Public Hearing. The parking study and its results would be completed prior to a Development Permit being considered.

In conclusion, staff consider that the proposal is supported by a number of OCP goals and supporting policies. In addition, the proposal has received conditional support from the Economic Prosperity and Development Services Committee, based on the final design. Given that a Development Permit will be required, subject to Council approval, to review building design, form and character, and specifics such as parking ratio and unit counts, staff are recommending support for the OCP Amendment and Development Variance Permit proceeding to Public Hearing on December 7<sup>th</sup>, 2020.

**Alternate Recommendations**

*Alternate Recommendation #1*

Council may consider that the applications to increase the height are not warranted and will not be suitable for the location. If this is the case, Council may choose to deny the applications. Staff are recommending against this option as, in staff’s opinion, the proposed rezoning is consistent with the OCP.

- 1. That Council deny first reading of “Official Community Plan Amendment Bylaw No. 2020-49” and “Development Variance Permit PL2020-8866”

**Attachments**

- Attachment A – Zoning Map
- Attachment B – OCP Map
- Attachment C – Photos of Property
- Attachment D – Letter of Intent
- Attachment E – Conceptual Plans
- Attachment F – M’akola Housing Society Projects and Design Precedents
- Attachment G – Draft Development Variance Permit PL2020-8866
- Attachment H – Official Community Plan Amendment Bylaw No. 2020-49

Respectfully submitted,

Nicole Capewell  
Planner 1

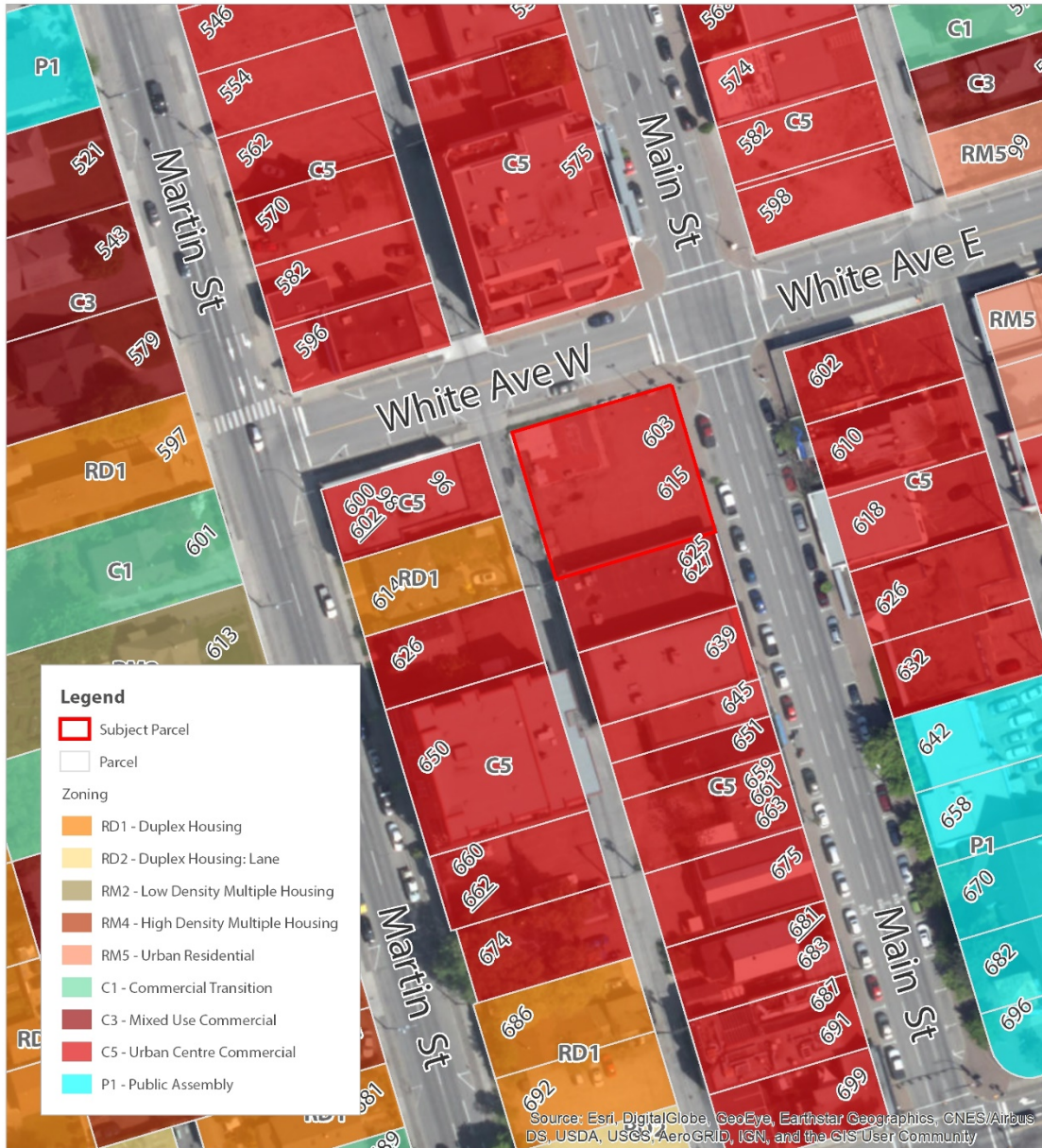
Director  <i>BL</i>	Chief Administrative Officer  <b>DvD</b>
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Attachment A – Zoning Map



# 603 Main Street

## Zoning Map



**Terms of Use:** The City of Penticton is a depository of public information in both printed and digital form. The source, accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user of this information does so at their own risk and should not rely upon the information without independent verification as to the accuracy or suitability thereof.



Monday, October 19, 2020  
11:57:31 AM



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Attachment B – OCP Map

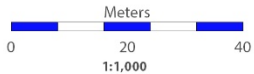


# 603 Main Street

Official Community Plan Map



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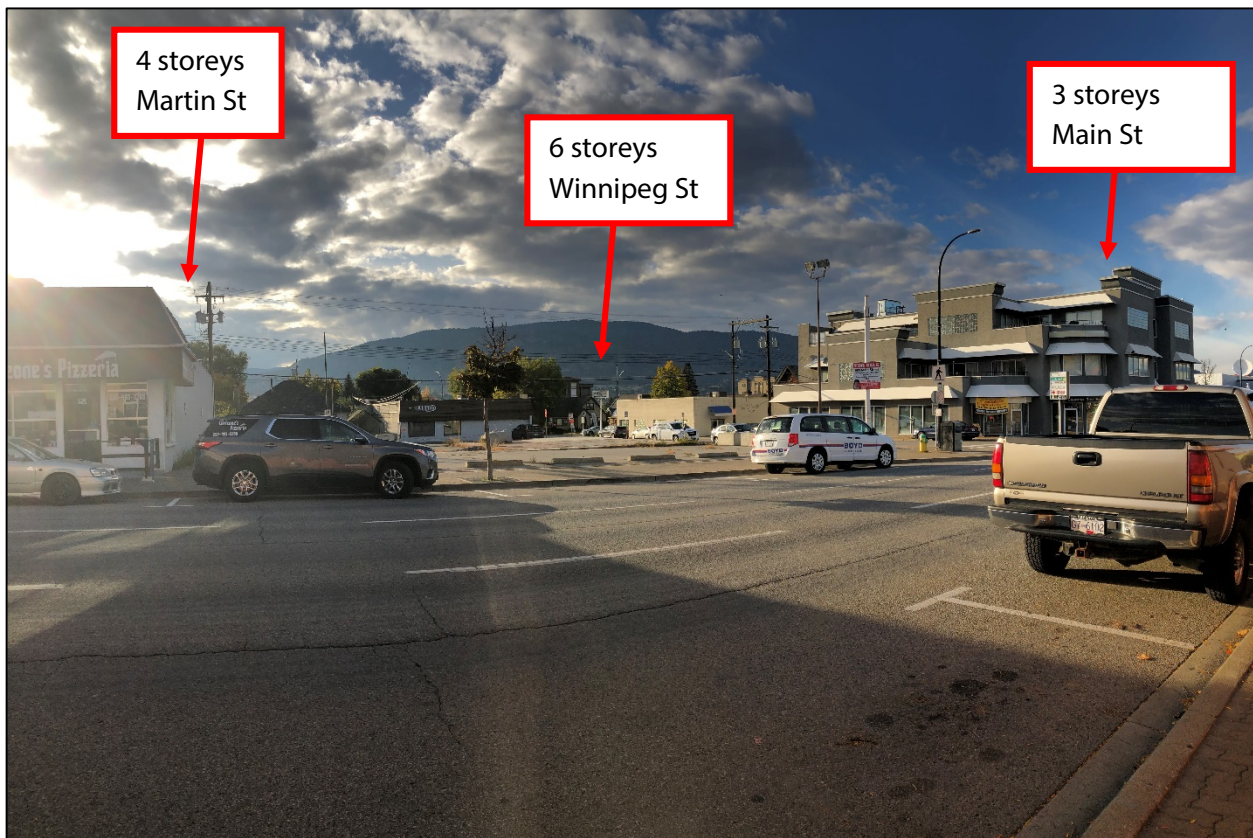


Monday, October 19, 2020  
11:57:01 AM



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Attachment C – Photos of Property



Attachment D – Letter of Intent



October 06, 2020  
*Revised Submission: November 04, 2020*

**VIA ELECTRONIC DELIVERY**

Planning Department – Development Services Division  
**ATTN: Nicole Capewell, Planner**  
171 Main St.  
Penticton, BC V2A 5A9  
[planning@penticton.ca](mailto:planning@penticton.ca)

**RE: DEVELOPMENT APPLICATION – 603 MAIN STREET**

To whom it may concern:

On behalf of M'akola Housing Society (MHS), we are pleased to submit the attached updated development application for an OCP Amendment and Zoning Bylaw Variance to accommodate additional building height for the property located at 603 Main Street. This letter serves as an introduction to the application package provided and considers initial feedback from the City of Penticton's Technical Planning Committee (TPC).

**PROPOSAL**

M'akola Housing Society is proposing to develop an affordable, multi-family housing project at the property at 603 Main Street, based on the requirements of the Building BC: Community Housing Fund funding call from BCHousing.

The proposed building will be five storeys to accommodate a mix of one-, two-, and three-bedroom units for singles, couples, seniors, and families. The units will be operated by M'akola Housing Society, a non-profit housing provider with extensive experience operating affordable housing across the Province. Further, MHS proposes to develop a regional office on the ground level of the building front Main St. To achieve financial viability while meeting the requirements of BC Housing's Community Housing Fund call, we are proposing to amend the OCP designation to permit development of a five storey mixed-use building at 603 Main Street. This will allow for a unit mix that meets the requirements for funding, allows MHS to provide homes at affordable rates, maximize the number of three-bedroom family units, and maintain an office use on the ground level of the building.

Understanding that additional height varies from the existing OCP policy, our team has identified ways to mitigate the impacts of the increased height through sloped roof design, overhangs and stepbacks, and creative cladding. Discussed later in the design rationale section of this proposal, we expect this project to represent M'akola's Indigenous values both in appearance and through contribution to the community.

and neighbourhood. Attached to this letter are design precedents of other MHS projects in the Province to illustrate the design and scale of other completed projects by MHS.

This development will provide a range of affordable units, serving residents of Penticton. Further, the development reflects the commitment MHS and the City of Penticton have made to affordable, appropriate housing. MHS is excited to work with the City to bring vital units to Main Street.

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#### ABOUT THE OPERATOR

The project proponent and operator, M'akola Housing Society, is the largest Indigenous affordable housing provider in British Columbia serving more than 5,000 family members. MHS offers a variety of housing to suit the needs of its applicants and tenants including family housing in townhouse complexes, apartment buildings and single-family dwellings. MHS also offers housing geared to singles and couples and has two assisted living facilities for our Elders and seniors.

MHS and its nearly 100 full-time employees manage more than 1,600 homes serving both Indigenous and non-Indigenous people across Vancouver Island, the Sunshine Coast and Northwest BC. This project would be a major development for MHS in the BC Interior, an area of the province in which the society has a growing presence. M'akola proposes to construct a regional operations property management office and secondary CRU space on the ground floor facing Main Street. The remainder of the first floor would include screened tuck under parking, accessible from White Avenue.

With this operations office established, the Society expects to pursue more affordable housing projects in Penticton and surrounding communities. MHS hopes that this will be the first step in a long commitment to the City of Penticton and the BC Interior.

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#### LOCATION

The project is proposed for 603 Main Street, at the intersection of Main Street and White Avenue, 1.2 km from Highway 97. The subject site is currently zoned Urban Centre Commercial (C5) and the surrounding land is a mix of C5, Mixed Use Commercial (C3), Public Assembly (P1), Major Utilities (P3), and Duplex Housing: Lane (RD2). Families will thrive at this location which is located in Downtown Penticton and within one kilometer of:

- Okanagan College, Penticton Secondary School, KVR Middle School, Queen's Park Elementary School, and four preschools;
- Four daycares and two after school programs;
- Penticton Public Library, Penticton Community Centre, and Penticton Memorial Arena;
- Eateries, Safeway, Foodland, Shoppers Drug Mart, and Salvation Army Thrift Store;
- Office spaces; and
- All local bus routes 1, 2, 3, 4, 5, 15, 16, and 21, as well as most of the regional bus routes.

In close proximity to 603 Main Street are a number of sites that have similar height profiles to the proposed development which set present for a development of this size in the area. A six-storey residential building is located a few blocks north-west of the subject site at 472 Winnipeg Street houses 46 units and, at 650 Martin Street, a five-storey building has ground floor commercial with four storeys of residential on top.

TARGET POPULATION

M’akola Housing Society intends to target tenants that will reflect the values of its organization and the findings of the Penticton Housing Needs Assessment. As a housing provider for Indigenous and non-Indigenous Elders, seniors and families, the design of this building promotes as many three-bedroom units as possible. MHS will tenant these units according to its policies that prioritize Indigenous families as the location, close to schools and amenities, is ideal for that demographic. There is also an open courtyard that is expected to provide gathering and play space in a culturally appropriate manner.

For the smaller units, MHS intends to focus on seniors, especially Indigenous elders, and lower-income individuals. To mitigate any concerns the community may have about tenants, the building will be equipped with appropriate security features and will be operated in accordance with best practices MHS has developed over years as a successful non-profit housing operator.

This project will bring necessary affordable housing to long-term Penticton families and individuals and ensure the development and its residents are participants in the neighbourhood.

NUMBER OF UNITS AND DEPTH OF AFFORDABILITY

In the five storeys proposed in this application, MHS would construct and operate 28 affordable units pursuant to the funding requirements of BC Housing’s Community Housing Fund. This program requires a strict affordability mix of different types of affordable units:

- **30% of units must be affordable housing**  
Rents are offered at current low- and moderate-income limits set by BC Housing. Initial rents must be approved by BC Housing and are maintained at a rate no less than CMHC Average Market Rent.
- **50% of units must be rent geared to income**  
Residents will be selected from BC Housing’s Housing Registry to reflect a blend for incomes falling between the applicable Housing Income Limit and Deep Subsidy level. Rent is set at 30% of the income of the resident and adjusted annually.
- **20% of units must be deep subsidy**  
Low income residents selected from BC Housing’s Housing Registry who are in receipt of Income Assistance. Rents are dictated by the Province and set at the Shelter rate portion of Income Assistance.

For this project, MHS is responding directly to the findings of the Penticton Housing Needs Assessment, and is focused on providing affordable units for families, seniors, and low-income individuals. As such, this building will not feature any studio units, and instead is focused on maximizing the number of 3-bedroom units in the design. As shown in the floor-by-floor breakdown allows MHS to add two three-bedroom units and an additional two-bedroom units to the development.

FLOOR	USE
1	15 tuck-Under Parking Stalls, M’akola Regional Operations Office, additional CRU
2	2 – three-bedroom units, 3 – two-bedroom units, 2 – one-bedroom units

3	2 – three-bedroom units, 4 – two-bedroom units, 1 – one-bedroom units
4	2 – three-bedroom units, 2 – two-bedroom units, 3 – one-bedroom units
5	4 – three-bedroom units, 1 – two-bedroom unit, 2 – one-bedroom units

As proposed, the development will feature a total of 28 affordable units, in the following mix:

- 10 – three-bedroom units
- 10 – two-bedroom units
- 8 – one-bedroom units

As proposed, this project would require an amendment to permit construction of an 18.3-meter building, 3.3 meters higher than the currently permitted 15 meters. Renderings included in this package highlight a design that MHS feels will mitigate height concerns through creative shouldering, overhangs, colourful cladding, and textures. More information on the design and rationale are included below.

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**TARGET POPULATION**

M’akola Housing Society intends to target tenants that will reflect the values of its organization and the findings of the Penticton Housing Needs Assessment. As a housing provider for Indigenous families, the design of this building promotes as many 3-bedroom units as possible. MHS will tenant these units according to its policies that prioritize Indigenous families with the hope that the location, close to schools and amenities, will be ideal for children. There is also an open courtyard that is expected to provide gathering and play space in a culturally appropriate manner.

For the smaller units, MHS intends to focus on seniors, especially Indigenous elders, and lower-income individuals. To mitigate any concerns the community may have about tenants, the building will be equipped with appropriate security features and will be operated in accordance with best practices MHS has developed over years as a successful non-profit operator.

MHS has every intention of contributing to the City of Penticton, not drawing from its limited resources. This project will bring necessary affordable housing to long-term Penticton families and individuals and ensure the development and its residents are participants in the neighbourhood.

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**AFFORDABILITY ANALYSIS**

M’akola Housing Society is seeking the above-mentioned amendment in order to provide affordable housing. Given the City’s requirements for a non-residential streetscape on Main Street increasing the height allowance is the only way to access the building and operational efficiencies to enable the depth of affordability required for a BC Housing funding agreement. In a five and a storey configuration, the proposed project will be able to support 28 units of long-term affordable housing in Penticton’s downtown, compared to only 14 units in a three-storey configuration. At a height of three storeys this project, with the proposed depth of affordability, would not be financially feasible and is less likely to receive funding in a competitive BC Housing call.

## DESIGN AND RATIONALE

### DESIGN CONSIDERATIONS

The final building design will be finalized at the Development Permit stage though key design elements are considered below detailing elevations and cladding for the building. In the meantime, a precedent MHS building highlighted in Figure 1 showcases a similar architectural style and building cladding to be used for the proposed project. Figure 1 highlights a recently completed, 6-storey MHS building in Langford, BC would be the closest precedent for 603 Main Street where 603 Main Street will have a more linear design with horizontal clap board, more commercial visibility on the street, and step backs on the upper floors. The MHS Langford project was funded by BC Housing and houses two large office spaces on the main floor including M'akola Development Services office space and a community services society. For project descriptions and images of other MHS projects in the Province, see attached M'akola Housing Society Projects & Design Precedents.

### KEY DESIGN ELEMENTS

The massing of the proposed building is simple to permit economical construction, improved energy efficiency, and increased livability. To soften the transition to the existing structures to the south, the massing shoulders inwards in plan and downwards in section to the three-storey level. Comparable easing's are provided at the upper northwest and southwest corners.

To celebrate the intersection of Main Street and White Avenue the massing steps upwards in section. Entries to commercial and residential uses are covered with continuous weather projection and the south facing courtyard is proposed as an amenity area for the families living in the building.

A horizontal clap board is prefinished with a colour palette that reinforces the massing manipulations. White is the primary colour to minimize solar heat gain while olive green is deliberately used in recessive areas to convey a sense of coolth in summer months. Moveable solar protection cover glazing and will lend a sense of the building's occupation throughout the day.



Figure 1. MHS Station Avenue Project Langford, BC showcasing similar architectural style

### INTERIOR COURTYARD

The building design also features an interior courtyard located which is noted in the attached south elevation drawing. The courtyard, which is accessible from the second level, provides outdoor space for tenants and families to congregate given the downtown location of the building. The interior of the

upper floors are open to the second floor amenity space. Since the first level is occupied by commercial office space, parking and other building features, the courtyard allows for outdoor space in the downtown location.

SHADOW ANALYSIS

A shadow analysis has been completed for the proposed massing which identifies minimal shadowing impacts on surrounding properties. Full analysis is attached in this proposal for the 5-storey proposed building with a flat roof. Due to the location of the site at the corner of Main and White, the shadowing impacts are not significant on the adjacent sites.

AMENDMENT AND BYLAW VARIENCE DETAILS AND RATIONALE

As identified above, to facilitate the level of affordability that M’akola intends to bring to this project the subject property would need an OCP amendment. The proposed development meets all other regulations of the C5 zoning. Should an OCP amendment be supported, a variance to height for the height of the proposed development would be sought.

The building original proposed a loft space on the top floor, but after preliminary feedback from the City of Penticton, the proposed building will be 5-storeys maximum. The proposed building will now have a flat roof like the image in Figure 1. The attached design package is updated to the 5-storey plan with a flat roof, but the street rendering will be updated to eliminate the additional loft space that was original proposed.

**The height for the proposed 5-storey building measures 16.87m to the flat roof.** See attached section plans in the design package for more details.

Please see below Zoning Analysis comparing the proposed zone to the proposed development.

	C5 Zone Requirements	Proposed Building	Action If Non-Aligned
<b>Permitted Use</b>	Dwelling Units Office	Dwelling Units Office	
<b>Maximum Lot Coverage</b>	100%	<100%	
<b>Maximum Density</b>	6.0 FAR	3.3 FAR	
<b>Maximum Height</b>	15 m (Exception for Main Street)	16.87m (measured at flat roof, 5-storey building)	Variance Required to meet building’s 5-storey maximum height
<b>Minimum Front Yard</b>	0 m	0 m	
<b>Minimum Interior Side Yard</b>	0 m	0 m	
<b>Minimum Exterior Side Yard</b>	0 m	0 m	
<b>Minimum Rear Yard</b>	0 m	3.4 m	
<b>Parking</b>	1 space/unit	0.53 spaces/unit (5-storeys, 28 Units)	Bike Parking and Cash-in-Lieu Required

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#### OFFICIAL COMMUNITY PLAN

The subject property is designated as Downtown Mixed Use as the Future Land Use of the Official Community Plan (OCP). This designation supports the development active retail and service uses at ground floor with multi-family housing. The designation supports up to ten-storey developments throughout the downtown, with the exception of Main St and Front St where development is permitted to a maximum of three storeys. The application seeks to amend the designation to permit a five-storey development with storey at the subject property.

The proposed development meets a number of goals of the OCP including:

- Intensify existing land base through infill and densification in a smart and sensitive manner;
- Provide housing that is appropriate in scale and character to the surrounding neighbourhood;
- Provide for mixed use developments in the downtown;
- Enhance affordability and deliver a range of unit types to accommodate the diverse needs of citizens across the city; and
- Provide units appropriate for seniors, those entering the housing market, and working families.

The project also aligns with many OCP housing policies, including:

- **4.1.1.1** Focus new residential development in or adjacent to existing developed areas;
- **4.1.1.2** Avoid development in environmentally-sensitive, geological hazard, flood hazard, and steeply sloped areas;
- **4.1.3.1** Encourage more intensive infill residential development close to the Downtown, employment, services, and shopping through zoning amendments; and
- **4.1.3.4** Encourage one and two-bedroom unit developments for downsizing and 3-bedroom units or larger for families.

The City of Penticton OCP is sets out a vision for a connected, vibrant, prosperous, and healthy Penticton. This project helps the City meet those goals by providing affordable, high-quality housing that will contribute to downtown Penticton's connected, walkable environment. These units will provide residents of Penticton with secure, long-term housing and can form a vital asset for the City moving forward.

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#### CITY OF PENTICTON HOUSING NEEDS ASSESSMENT

The City of Penticton Housing Needs Assessment conducted as part of the OCP process found that residents are navigating an extremely tight rental housing market. Roughly 37% of all renter households are in core housing need, most of whom were struggling to meet their needs because of affordability concerns. The study also emphasized a need for more non-market housing options and encouraged partnerships between Provincial agencies and non-profit operators. Every unit in this development will be offered at a non-market rate, either limited to an affordability metric set by the Province or geared to tenants' incomes.

The Housing Needs Assessment makes several recommendations, nearly all of which this project addresses:

- Address housing needs;
- Enhance housing supply for households in core housing need;
- Address non-market housing needs;

- Enhance the supply of rental housing;
- Facilitate development on underutilized or vacant land; and
- Address declining housing affordability.

Over the next 25 years, the Housing Needs Report identifies a need for approximately 1,120 non-market housing units, 620 of which are expected to be needed for family and senior housing. Given a current (as of the publication of the report) inventory of only 661 total non-market units, the City of Penticton would need to add at least 500 new units of non-market housing to meet projected demand in 2046. This project directly addresses the deficit of non-market housing for seniors and families and may be configured to address some of the supportive housing need based on community partnerships (discussed below).

The latest housing needs assessment makes it abundantly clear that renters, individuals, and families who make lower incomes are struggling to meet their housing needs in Penticton. The project will address those needs by bringing stable, high-quality, affordable housing to those who need it most.

**PARKING**

The proposed number of parking stalls on site is based on the five storey, 28-unit development which considers site size, incorporating under building parking, target tenants for affordable housing and potential commercial use for the proposed office space. The site can only support 15 parking stalls while maintaining a commercial/office use fronting Main Street. MHS intends to supplement the stalls with bike parking and will pursue in-lieu contributions to make up the difference. The identified 13 units would use the parking cash-in-lieu option for the MHS to pay **\$13,000 per stall**. In the five storeys, 13 units would be without a parking stall and MHS is confident the deep affordability of many of the units and proximity of the development to services, transportation, and downtown walkability would be sufficient given the location.

The table below highlights parking ratios of other MHS projects that have been completed. MHS’s Braidwood and Hope Centre projects gained support to reduce the number of parking stalls required by the municipal bylaws. Parking reductions considered by other municipalities are based on land acquisition for affordable housing, site size and financial feasibility, parking need and demand for target tenants, public transportation and walkability, and nearby services and amenities. MHS’s 550 Goldstream decided not to reduce parking given the Langford location outside of downtown Victoria and large site area to accommodate surface parking. Full descriptions of the projects identified below are provided in the attached MHS projects file.

PARKING RATIOS OF OTHER M’AKOLA HOUSING SOCIETY PROJECTS		
Development Site	Units	Number of Parking Stalls
<i>Braidwood Affordable Housing Project, Courtenay, BC</i>	35	10
<i>Hope Centre Affordable Housing Project, Sooke, BC</i>	25	14
<i>550 Goldstream Affordable Housing Project</i>	36	36

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#### ADDITIONAL PARKING CONSIDERATIONS

To ensure the proposed number of parking stalls are sufficient for the proposed development and the City of Penticton, MDS will hire a consultant to conduct a parking study. The parking study will help confirm data and conditions for the need and demand of parking on site. MHS are currently procuring a parking consultant and aim to have the parking study completed by the end of December 2020. Any preliminary information from the study will be included for the City's Public Hearing on December 8<sup>th</sup>.

Additionally, the project architect is further testing the site and identifying options to include additional parking spaces in the current site plan. The architect has noted parking on-site is a challenge due to the site size and building code requirements impacting the square footage of the commercial space facing Main Street. Due to the location of the building stairs, the building design is constrained by the code maximum of a 6m 'dead-end' corridor from the stairs to the units closest to the south property line on levels 2-5. This prevents moving the stairs further north to create more parking stalls on level 1. The architect identified different options for the stair locations, but all would lead to a reduction in livable area, the outdoor amenity area or the available commercial space fronting on Main Street.

Adding two additional parking stalls is an option to consider which results in a reduction of commercial office space along Main Street. In addition to the commercial frontage, there are a number of required spaces in the design program for Level 1 that take up significant square footage such as the lobby, garbage/ recycling room, and bike room which leads to a restricted area available for parking on the site.

MHS will work with the project architect and the City of Penticton to further identify parking options and site testing for adding more parking stalls. The parking study will also help to identify parking options.

#### OTHER CONSIDERATIONS

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##### DEVELOPMENT COST CHARGE REDUCTION REQUEST

As a rental housing development that will be subject to BC Housing's protective instruments, rental tenure mix, occupancy and cost restrictions, this project will meet the eligibility conditions outlined in section 5(a) of the City of Penticton's Development Cost Charges Reduction Bylaw (no. 2010-11). MHS will be seeking a 100% waiver of development cost charges from the City totaling \$3126 per unit. This will be applied as equity to the project and will directly reduce the long-term financing burden and the monthly rent of building tenants.

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##### COMMUNITY PARTNERS

MHS is working with South Okanagan Women in Need Society (SOWINS) to ensure that both services and housing are available for the sector of the population that SOWINS serves. MHS is at a preliminary conversation stage but is confident that SOWINS will be involved as an operating partner in the community through referrals and/or housing tenants. This partnership is still in early stages.

MHS is also committed to working with Indigenous partners and the society will be approaching local nations, including the Penticton and Osoyoos Indian Bands to ensure their priorities are met through local hiring in construction, design and tenancing of the units.

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##### SETTING PRECEDENT

The City of Penticton has identified that there are challenges associated with setting a new height precedent on the Main Street corridor, based on OCP policy. However, this project meets a number of

priorities set in the OCP and other planning documents related to housing affordability. This development will be 100% affordable, focuses on the needs of priority populations identified in the City's Housing Needs Report, and will be operated by an established non-profit housing provider who is committed to providing long-term housing to the residents of Penticton. The design maximizes affordability in an ideal location, maintains a commercial use along Main Street and mitigates height through creative lines and design solutions. If there is a precedent to set, this is the development to set it with.

A five storey-height maximum for the site along with MHS and the design team further refining the design will help keep the neighborhood's form and character while bringing affordable housing and commercial space to downtown Penticton.

#### CLOSURE

Based on the surrounding land uses, close amenities, and ideal location, MHS has identified this site as ideal for increased residential density and feel the amendment and variance for the proposed development can help meet the housing needs of Penticton residents and the goals of key Penticton planning documents.

MHS will continue to work with the project architect to develop detailed designs and take the City Penticton and Council's feedback in consideration. Once the project receives funding from BC Housing, the architects will prepare a complete design package with detailed floor plans, design boards and building cladding, and renderings which will be provided at the Development Permit stage.

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,



Mark Christian, Project Manager  
M'akola Development Services  
107-731 Station Ave., Victoria, BC V9B 5R5  
778.265.7489  
[mchristian@makoladev.com](mailto:mchristian@makoladev.com)

Attachments to the updated document:

1. M'akola Housing Society Projects & Design Precedents
2. Updated Concept Designs & Shadow Study

*As attached with original Letter dated October 06, 2020.*

1. Development Application Form
2. Title Search & Site Survey
3. Site Profile
4. Concept Designs & Shadow Study (package sent separately)

### Attachment E – Conceptual Plans



**1. Site plan**  
Scale: 1:500

#### M'AKOLA HOUSING SOCIETY - PENTICTON MIXED USE

**15546 603RD STREET**  
PENTICTON, BC V2Y 1G9  
Canada

**Site Information:**  
 PROJECT: M'AKOLA HOUSING SOCIETY  
 DATE: 2023.08.01  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



Architectural rendering of the proposed building facade. The building is a multi-story structure with a mix of green and white panels and windows. It is situated on a street corner with other buildings and trees in the background.



Architectural rendering of the proposed building facade. The building is a multi-story structure with a mix of green and white panels and windows. It is situated on a street corner with other buildings and trees in the background.

**public**  
ARCHITECTURAL FIRM  
15546 603RD STREET  
PENTICTON, BC V2Y 1G9  
CANADA  
TEL: (250) 625-1111  
WWW.PUBLICARCHITECTURE.COM

**MHS 603 Main St.**

Site plan and perspective  
P1.31



**1. 1st floor plan**  
Scale: 1:500



**2. 2nd floor plan**  
Scale: 1:500



**3. 3rd floor plan**  
Scale: 1:500



**4. 4th floor plan**  
Scale: 1:500

**Residential unit types**

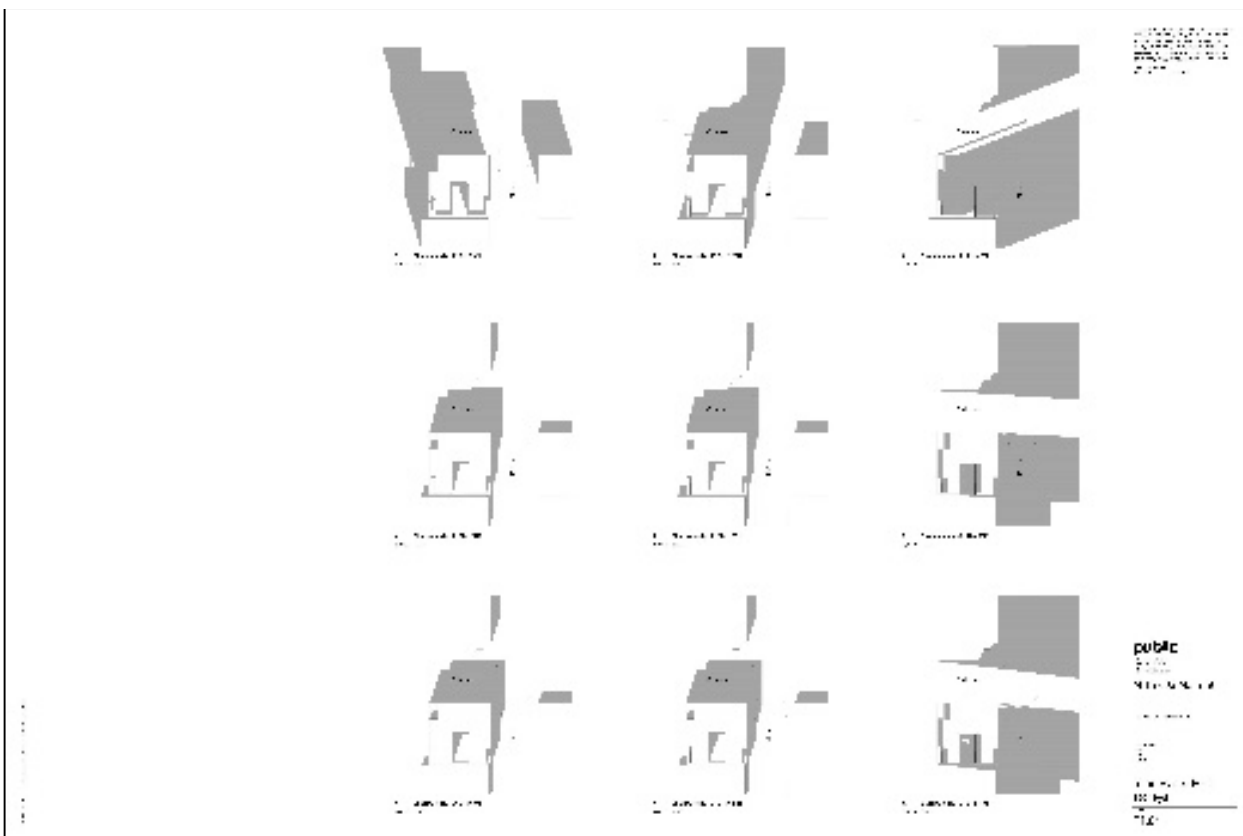
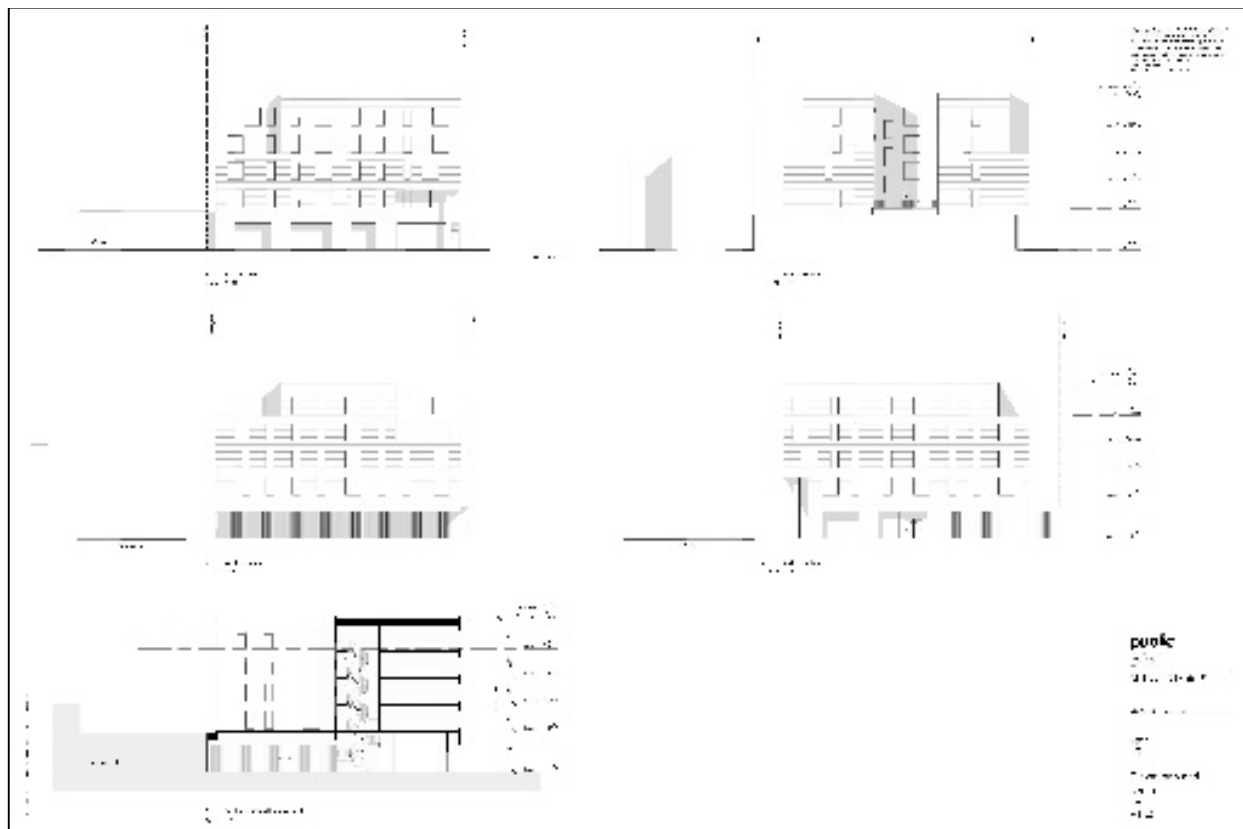
- 1 bed
- 2 bed
- 3 bed



**public**  
ARCHITECTURAL FIRM  
15546 603RD STREET  
PENTICTON, BC V2Y 1G9  
CANADA  
TEL: (250) 625-1111  
WWW.PUBLICARCHITECTURE.COM

**MHS 603 Main St.**

Site plan and perspective  
P1.32



		Required	Proposed	[5 storey]
<b>Site area</b>			856.9 m <sup>2</sup>	9224 sf
<b>Footprint area</b>			758 m <sup>2</sup>	8159 sf
<b>Lot coverage</b>			88 %	
<b>Density (FAR)</b>		6.0 ratio	3.3 ratio	
<b>Setbacks</b>				
North	0 m		0 m	
South	0 m		0 m	
East	0 m		0 m	
West	0 m		3.4 m	
<b>Height</b>				
	15 m	49.2 ft	16.87 m	55.3 ft
<b>Suite breakdown</b>				
3BR	86 m <sup>2</sup>	926 sf	8 units	688 m <sup>2</sup>
2BR	67 m <sup>2</sup>	721 sf	10 units	670 m <sup>2</sup>
1BR	49 m <sup>2</sup>	527 sf	10 units	490 m <sup>2</sup>
<b>Total</b>			<b>28 units</b>	<b>1848 m<sup>2</sup></b>
<b>Gross floor area (GFA)</b>				
L1			346 m <sup>2</sup>	3724 sf
L2			621 m <sup>2</sup>	6684 sf
L3			639 m <sup>2</sup>	6878 sf
L4			610 m <sup>2</sup>	6566 sf
L5			586 m <sup>2</sup>	6308 sf
L5 loft			N/A	
L6			N/A	
L6 loft			N/A	
<b>Total</b>			<b>2802 m<sup>2</sup></b>	<b>30160 sf</b>
<b>Parking</b>				
Residential	1 per suite	100 %	15 stalls	54 %
Office/commercial	0	0	0 stalls	0
<b>Bicycle parking</b>				
Class I*	0.5 per suite	50 %	14 spaces	50 %
Class II**	0.1 per suite	10 %	3 spaces	10 %
*located in bicycle lockers, compounds or rooms with lockable doors specifically provided and equipped for bicycle storage				
**bicycle racks located in a convenient, well-lit location that is easily located and accessible by visitors				
<b>Efficiency</b>				
Total Residential Area			2000 m <sup>2</sup>	
Gross Liveable Area			2456 m <sup>2</sup>	
Efficiency (TRA/ GLA)	82 %		81 %	

Project data

## Attachment F – M'akola Housing Society Projects and Design Precedents

### 731 STATION AVE AFFORDABLE HOUSING PROJECT | M'AKOLA HOUSING SOCIETY



M'akola Development Services (MDS) is working as a development consultant for M'akola Housing Society (MHS) for the design and construction of the mixed use (commercial and residential) Station Avenue project in Langford, BC.

The development is a two-phased affordable housing project in downtown Langford designed to support urban Indigenous families, Elders/seniors, and singles in need of stable, affordable and high-quality housing in the Westshore area. This project is funded by BC Housing's Provincial Investment in Affordable Housing: Aboriginal Housing Initiative (PIAH).

Phase one of the Station Avenue project includes the construction of a six-storey, wood frame building consisting of 60 units of self-contained rental units in studio, one-bedroom, two-bedroom, and three-bedroom layouts. Approximately, 6,500 sq. ft. of commercial space will be owned and operated by Hulitan Family and Community Services Society (HFCSS). HFCSS provides social and emotional support through programs and services to Indigenous children, Indigenous youth, and Indigenous families. In addition, approximately, 4,000 sq. ft. of commercial space on the ground floor will be used as MDS office

space. Construction began for Phase One in December 2019 and is anticipated to reach occupancy in March 2020.

Phase two will involve the construction of a six-storey development with 40 units of affordable housing in a second building at the rear of the site. This project was approved under the 2018 Indigenous Housing Funding call and has received full support from BC Housing.

The M'akola Development Services team is responsible for the feasibility analysis, business case development, site planning, and project management through construction.

<b>Project Location</b>	Langford, BC
<b>Building Size</b>	68,222 sq. ft
<b>Total Units</b>	60 units
<b>Total Budget</b>	\$42,951,044.87
<b>Project / Occupancy Date</b>	2016 – March 2020
<b>Project Relevance</b>	<ul style="list-style-type: none"><li>• Design team procurement</li><li>• Project development funding (BC Housing)</li><li>• Pre-development work; development permit; building permit</li><li>• Construction draw management</li></ul>
<b>Project References</b>	Kevin A. Albers, Chief Executive Officer, M'akola Housing Society P: 250.590.0204 ext. 3502 E: kalbers@makola.bc.ca Website: <a href="http://makola.bc.ca/">http://makola.bc.ca/</a>



550 Goldstream | M'AKOLA HOUSING SOCIETY



The development at 550 Goldstream Ave is a four-storey, mixed-use building, comprised of residential units and commercial office space, which is used for the M'akola administration and development service head offices. The building replaced five of the 17 existing townhouses on the property, and now houses 136 people in the 36 apartment units on the second, third, and fourth floor. The target tenants are urban Aboriginal families in need of stable, affordable, high-quality housing in the Westshore area.

M'akola was responsible for the feasibility analysis, business case development, and site planning. The feasibility analysis and final business case focused on increasing the density and including a commercial component to the housing development. Site planning looked at existing buildings that were being retained, and challenging site geography, access, and subdivision.

The successful completion of this project, on time and on budget, demonstrates the success of this model for future development projects.

Project Location	550 Goldstream Avenue, Langford, BC
Building Size	51,000 sq. ft.
Total Units	36 units (30 two-bedroom, 6 three-bedroom)
Total Budget	\$13 Million
Project / Occupancy Date	August 2014

<b>Project Relevance</b>	<ul style="list-style-type: none"><li>• Feasibility Analysis</li><li>• Development Consultant</li><li>• Project Manager</li><li>• Capital and Operating Budget</li><li>• RFP &amp; EOI</li><li>• Risk Management</li><li>• Contract Management</li></ul>
<b>Funding Partners</b>	<ul style="list-style-type: none"><li>• M'akola Housing Society: \$1.25 M (land contribution)</li><li>• M'akola Housing Society: \$750,000 (sewer upgrades)</li><li>• City of Langford: Development Cost Charge Reduction (residential – \$158,400, and commercial – \$70,000), Property Tax Exemptions, Affordable Housing Fund \$200,000</li><li>• BC Housing: \$4,163,645 (AHI Grant)</li></ul>
<b>Project References</b>	Kevin A. Albers, Chief Executive Officer, M'akola Group of Societies P. 250-590-0204 ext. 110 E. <a href="mailto:kalbers@makola.bc.ca">kalbers@makola.bc.ca</a> Website address: <a href="http://makoladevelopment.com">http://makoladevelopment.com</a>



**Hope Centre | M'AKOLA HOUSING SOCIETY**



Hope Centre is a mixed-used housing, education, training, support and social service/thrift store building designed to provide layers of complementary support to the homeless and homeless-at-risk youth populations of the community of Sooke, with a focus on Aboriginal persons. The ground floor includes commercial space, while the remaining three floors is comprised of 25 residential units and 3445 sf of non-profit/serve-oriented office space. For this project, MDS was able to help M'akola and Saint Vincent de Paul pull together funding/financing from four different levels of government (federal, provincial, regional and municipal) as well as some more traditional third party lending in order to create this mixed-use partnership project.

<b>Project Location</b>	6750 West Coast Road, Sooke, BC
<b>Building Size</b>	12,344 sq. ft.
<b>Total Units</b>	25 units (18 bachelor, 7 one-bedroom) Commercial Space – 3,122 sf
<b>Total Budget</b>	\$6 Million
<b>Project / Occupancy Date</b>	August 2014
<b>Project Relevance</b>	<ul style="list-style-type: none"> <li>• Housing Study</li> <li>• Feasibility Analysis</li> <li>• Business Plan</li> <li>• Funding/Financing Applications</li> <li>• Partnership Protocol</li> <li>• Operating and Management Plans/Procedures</li> <li>• RFP &amp; EOI</li> <li>• Capital and Operating Budget</li> <li>• Development Consulting</li> <li>• Joint Venture Development</li> <li>• Full “Turn-Key” Development</li> <li>• Contract management</li> </ul>
<b>Funding Partners</b>	<ul style="list-style-type: none"> <li>• Government of Canada Homelessness Partnership Strategy: \$1.8 M</li> </ul>

	<ul style="list-style-type: none"><li>• BC Housing Grant: \$1 Million</li><li>• CRD Regional Housing Trust Fund: \$375,000</li><li>• District of Sooke: \$83,462</li><li>• CMHC Seed Funding: \$10,000</li><li>• BC Housing Community Partnership Initiative: Construct and take-out</li><li>• Society of St. Vincent de Paul, Vancouver Island: \$375,500 (land contribution)</li></ul>
Project References	Kevin A. Albers, Chief Executive Officer, M'akola Group of Societies P. 250-590-0204 ext. 110 E. <a href="mailto:kalbers@makola.bc.ca">kalbers@makola.bc.ca</a> Website address: <a href="http://makoladevelopment.com">http://makoladevelopment.com</a>



BRAIDWOOD APARTMENTS | M'AKOLA HOUSING SOCIETY



M'akola Housing Society (MHS), in partnership with the City of Courtenay, the Wachiay Friendship Centre, and the support of the Comox Valley Regional District, developed a 35-unit affordable housing complex for low-income singles and those at risk of homelessness, with a focus on Indigenous peoples, in Courtenay, BC.

The high need for adequate and suitable housing in the Comox Valley, as well as MHS's 19 years of experience operating in the region, garnered the project a high level of support from the community at large and has become a strategic priority for the City of Courtenay.

The M'akola Development Services team was responsible for the feasibility analysis, coordination of design development, site planning, and project management through construction. In addition, the team facilitated partnerships between numerous organizations and collaborated to honour the traditional territory of the K'ómoks First Nation. Construction was completed in the Spring of 2019.

<b>Project Location</b> <b>Building Size</b> <b>Total Units</b> <b>Total Budget</b> <b>Project / Occupancy Date</b>	Courtenay, BC   K'ómoks territory 18,062 sq. ft. 35 units \$7.2M 2016 – February 2019
<b>Project Relevance</b>	<ul style="list-style-type: none"><li>• Feasibility analysis</li><li>• Need and demand study</li><li>• BCH IHI funding application</li><li>• Procurement</li><li>• Partnership building</li><li>• Community engagement</li><li>• Ongoing construction administration services</li></ul>
<b>Project References</b>	Kevin A. Albers, Chief Executive Officer, M'akola Group of Societies P. 250-590-0204 ext. 110 E. <a href="mailto:kalbers@makola.bc.ca">kalbers@makola.bc.ca</a> Website address: <a href="http://makoladevelopment.com">http://makoladevelopment.com</a>



## Development Variance Permit

**Permit Number: DVP PL2020-8866**

Owner Name  
Owner 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: Lot A District Lot 202 Similkameen Division Yale District 24480
  - Civic: 603 Main Street
  - PID: 005-916-984
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2017-08 to allow for the construction of a five-storey mixed-use development, as shown in the plans attached in Schedule 'A':
  - a. Section 11.5.2.5.1: to increase the maximum height of a building on Main Street from 15m to 17.5m.

### 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 \_\_\_\_\_, 2020.

Issued this \_\_\_\_ day of \_\_\_\_\_, 2020.

---

Angela Collison  
Corporate Officer

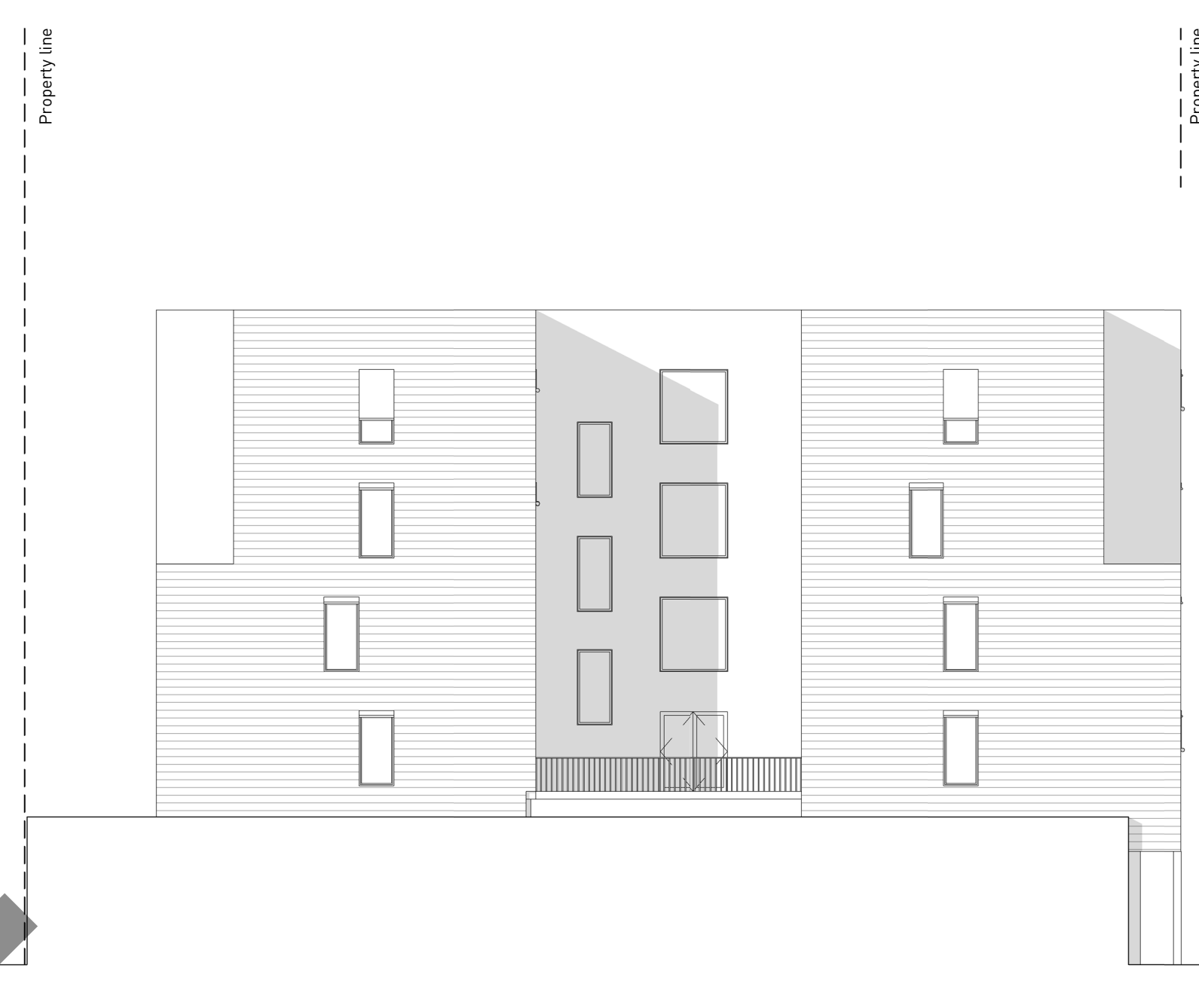
DRAFT

Copyright reserved. This design and drawing is the exclusive property of MWH Public Architecture and Communication Inc. and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect. Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify any errors and omissions, ascertain any discrepancies between the drawing and the full Contract Documents, and, bring these items to the attention of the Architect for clarification.

ISSUES - REVISIONS  
NO. DATE DESCRIPTION



1 East elevation  
1/A1.01 1:150

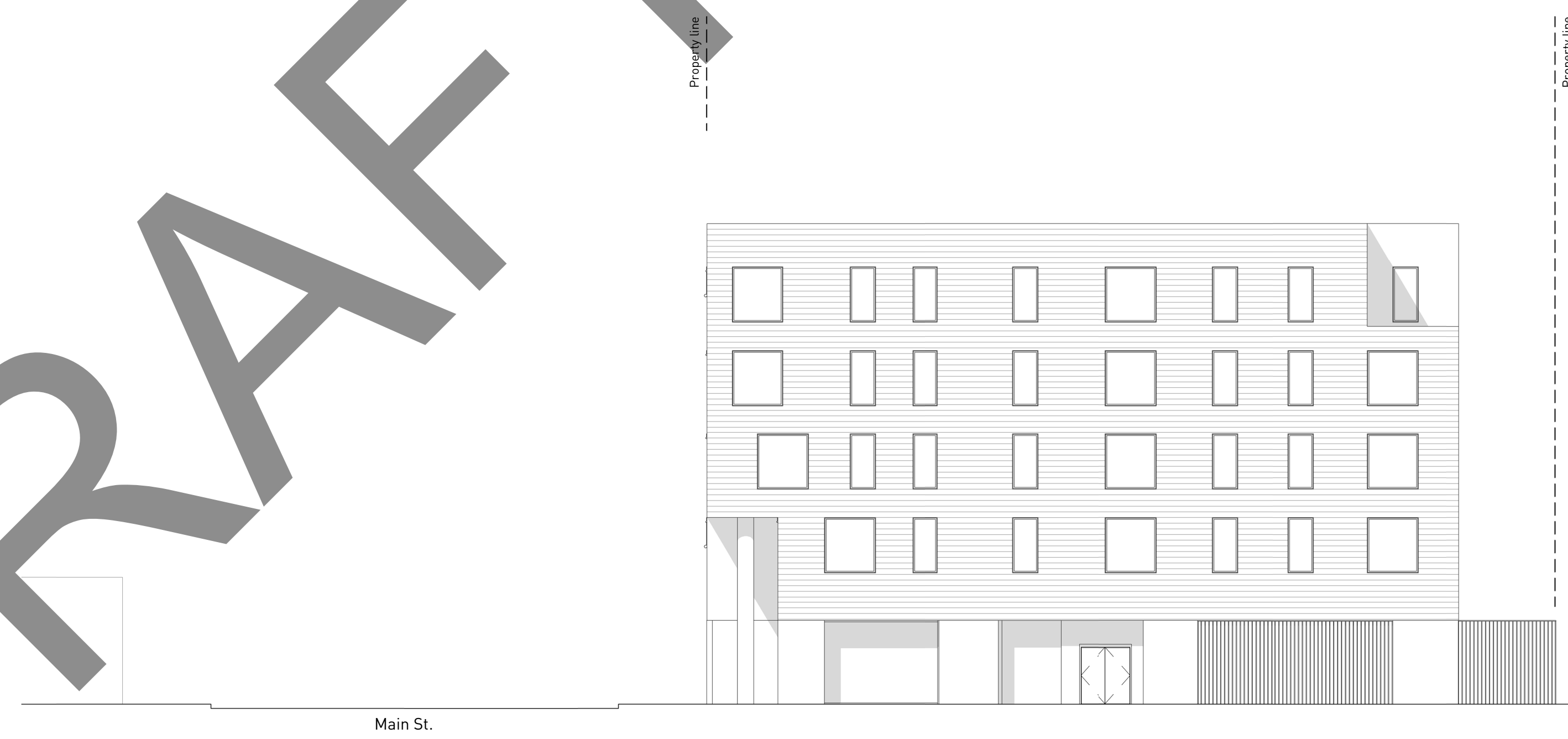


2 South elevation  
1/A1.01 1:150

T/O parapet	17272
Roof	16872
Level 5	13572
Level 4	10572
Level 3	7572
Level 2	4572
Level 1	0



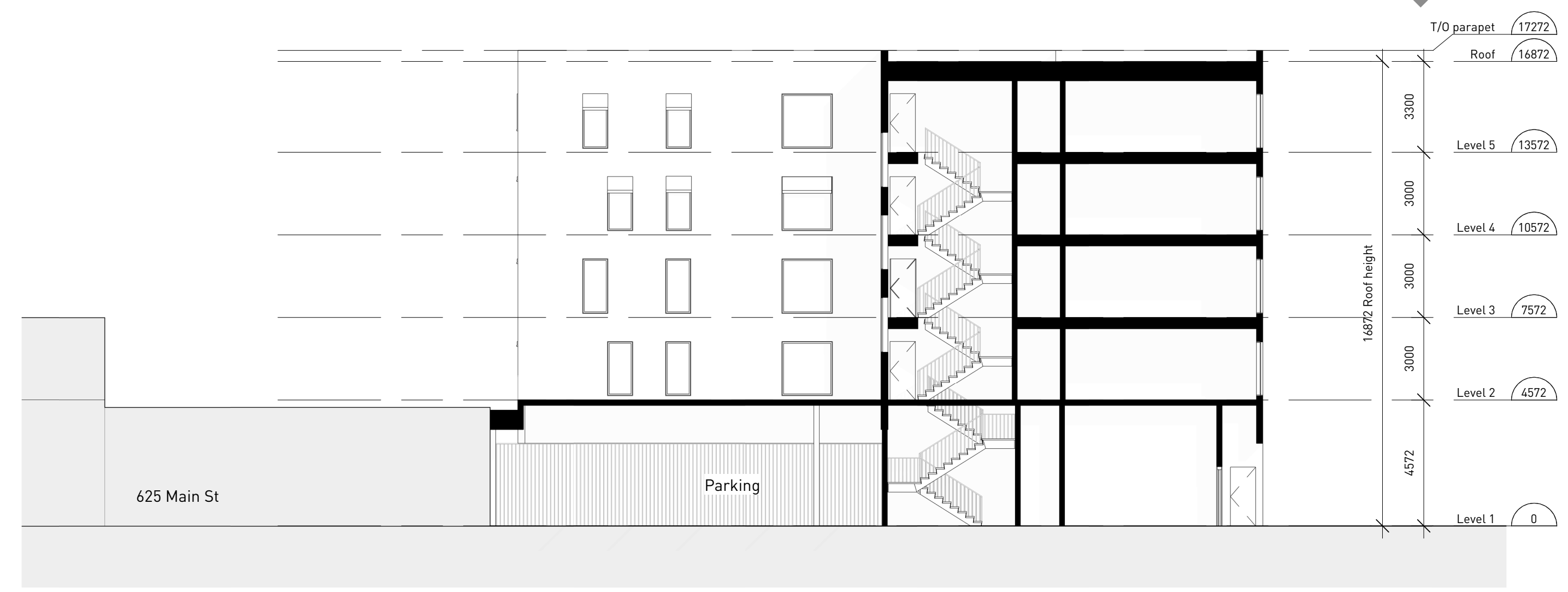
3 West elevation  
1/A1.01 1:150



4 North elevation  
1/A1.01 1:150

T/O parapet	17272
Roof	16872
Level 5	13572
Level 4	10572
Level 3	7572
Level 2	4572
Level 1	0

DRAFT



5 Section N-S Sunshine + fresh R1  
1/A1.01 1:150

**public**  
1415 FRANCES STREET  
VANCOUVER BC V6L 1Z1  
TEL 604.738.4323  
WWW.PUBLICDESIGN.CA

MHS 603 Main St.

603 Main St., Penticton, BC

PROJECT CODE  
2018  
SCALE  
1:150

Elevations and  
section

SHEET  
P1.03

C:\Users\jg\OneDrive\Documents\2018 MHS 603 Main St 2020\jg\mhs1702.rvt  
2020.11.03 10:04:31 PM

Bylaw No. 2020-49

A Bylaw to Amend Official Community Plan Bylaw No. 2019-08

WHEREAS the Council of the City of Penticton has adopted an Official Community Plan Bylaw pursuant to the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend "Official Community Bylaw No. 2019-08";

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 "Official Community Plan Amendment Bylaw No. 2020-49."

2. **Amendment:**

"Official Community Plan Bylaw No. 2019-08" is hereby amended as follows:

2.1 Add the following site specific policy statement to Land Use Designations, Downtown Mixed Use

Site-Specific Downtown Mixed Use Policy Statement:  
603 Main Street: Allow up to a maximum height of 5 storeys.

READ A FIRST time this	17	day of	November, 2020
A PUBLIC HEARING was held this	7	day of	December, 2020
READ A SECOND time this		day of	, 2020
READ A THIRD time this		day of	, 2020
ADOPTED this		day of	, 2020

Notice of intention to proceed with this bylaw was published on the \_\_ of \_\_\_\_, 2020 and the \_\_ of \_\_\_\_, 2020 in the Penticton Herald newspaper, pursuant to Section 94 of the *Community Charter*.

\_\_\_\_\_  
John Vassilaki, Mayor

\_\_\_\_\_  
Angie Collison, Corporate Officer

# M'AKOLA HOUSING SOCIETY

---

## 603 MAIN STREET PROPOSAL

KAELA SCHRAMM – DIRECTOR OF PROJECTS AND PLANNING  
MARK CHRISTIAN – PROJECT MANAGER



M'AKOLA  
HOUSING SOCIETY



MAKOLA  
DEVELOPMENT  
SERVICES



*We wish to acknowledge the ancestral  
Traditional Territories of  
The Syilx Peoples*

**Introduction**

**About M'akola (MHS and MDS)**

**About the Project**

**Target Tenants**

**Why 603 Main Street?**

**Next Steps**

**We are available to answer  
your questions throughout  
the public hearing!**

1,600  
affordable homes

Established in  
1984

- 40 -

9  
offices  
in BC



2

Assisted Living sites for  
Elders, seniors and  
people with disabilities

10

Board  
Members

Serving families,  
singles and couples  
and Elders

5,000  
family members  
housed across BC



Primarily  
serving  
Indigenous  
individuals and  
families

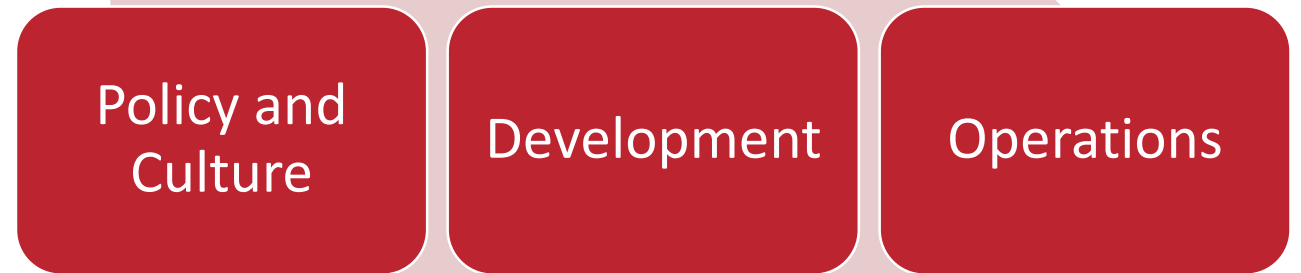
Working with First  
Nations to offer  
on-reserve housing

Providing  
subsidized & low  
end of market  
housing

100  
staff

# ABOUT M'AKOLA DEVELOPMENT SERVICES

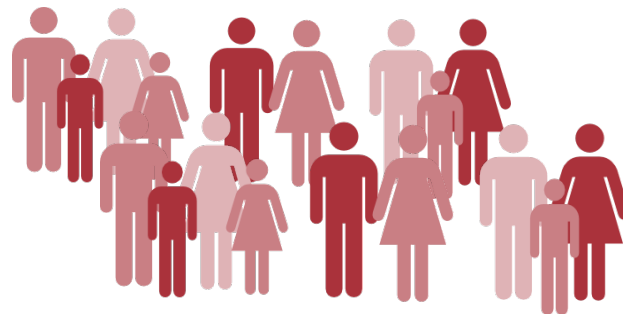
- ❖ We help navigate the complex system of planning and development, ensuring community housing needs are met
- ❖ Fully Indigenous Board of Directors
- ❖ Community-based approach



**50+ Active** Projects in over **30** Communities



**\$1B+** in Project Costs



**2800+** Units (Homes)



**500+** Jobs





- Owner and Operator
- Tenanting/Property Management
- Will become a permanent member of the Penticton non-profit community



- Managing pre-development, development, and construction on behalf of MHS
- Will coordinate project progress with community stakeholders, non-profits, local construction/engineering firms, etc.
- Previous experience in Penticton – working with BC Housing and SOWINS

# 603 MAIN STREET



# 603 MAIN STREET

## KEY FEATURES

- Corner of White and Main
- 5-storeys, 28 homes (pending approval)
- Mix of 1- to 3-bedroom units
- Rents offered at below market rates
- No supportive elements
- Offices on the ground floor
- MHS and South Okanagan Women in Need Society (SOWINS) partnership in building

## FUNDING

Property under contract by MHS

- Pursuing BC Housing's Community Housing Fund & other funding sources to create affordability in the project
- Completed project will be fully owned and operated by M'akola Housing Society



# TARGET TENANTS

## TARGET DEMOGRAPHICS

- As an Indigenous housing provider, M'akola will prioritize tenants of Indigenous Ancestry
- All tenants will be income tested to ensure units are allocated on a need-based approach
- Prioritizing seniors, elders, and families in this development

## RENTAL STRUCTURE

- Below market rents targeting individuals and families at a mix of incomes
- Independent living
- No supportive elements



# WHY 603 MAIN STREET?

## PROXIMITY TO SERVICES

- On public transportation line
- Short walk to library, community centre, groceries, banks, fitness/recreation, farmers' market, schools and other outdoor amenities

## SITE FEATURES

- Vacant site, flat with good drainage
- All utilities available
- Affordable purchase option allows Society to offer reduced rents
- Downtown location and zoning are perfect for establishing regional operations office



Current Site

# DESIGN AND HEIGHT

Vibrant colours to lighten and contrast building appearance

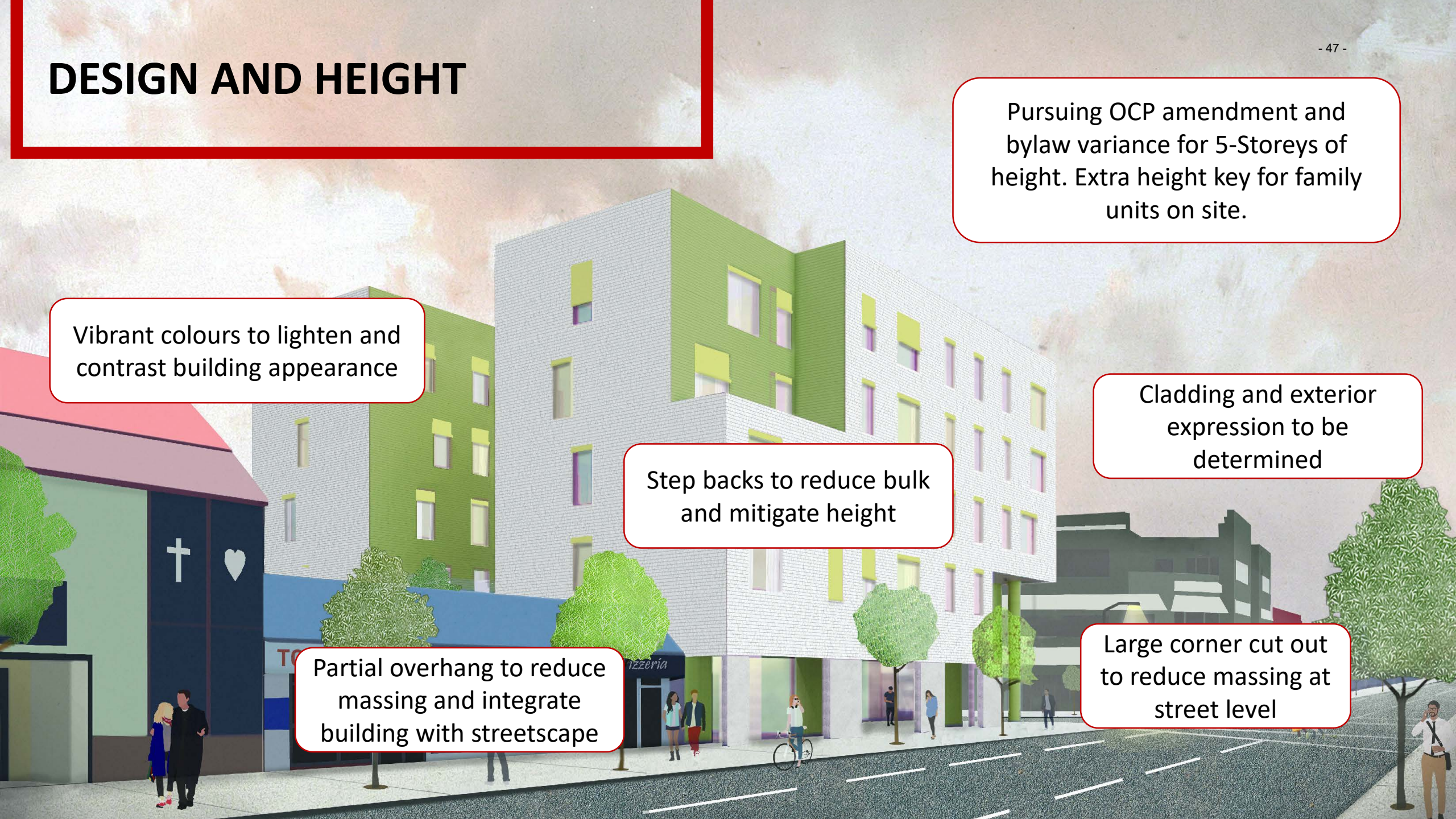
Pursuing OCP amendment and bylaw variance for 5-Storeys of height. Extra height key for family units on site.

Step backs to reduce bulk and mitigate height

Cladding and exterior expression to be determined

Partial overhang to reduce massing and integrate building with streetscape

Large corner cut out to reduce massing at street level



# OTHER INTERVENTIONS

## CLADDING AND ICONOGRAPHY

- Will explore creative cladding to break up facades, reduce appearance of height, and better integrate with surrounding uses
- MHS prefers to include Indigenous imagery on the outside of the building

## PARKING

- Working with City of Penticton staff and architects to increase number of parking spaces
- Parking study underway

## IF SUCCESSFUL

- Design elements finalized in development permit phase

Wood and Copper cladding at  
MHS Station Avenue in Langford



# NEXT STEPS

## 1. Funding Application to BC Housing

- Due January 15<sup>th</sup>
- Competitive Funding Round

## 2. Development

- Will address outstanding staff concerns
- Site due diligence, engineering
- Development permitting
- Tendering

## 3. Construction

- Estimated 16 months

## 4. Occupancy

- Tenant selection, move-in, etc.



**Limlæmt  
Thank You!**



**M'AKOLA**  
HOUSING SOCIETY



**MAKOLA**  
DEVELOPMENT  
SERVICES

November 30, 2020

City of Penticton

Attn: Corporate Officer

RE: 603 Main Street OCP Amendment PL2020-8865

603 Main Street DVP PL2020-8866

***Dear Mayor & Councillors***

We are the owners of the property at 603 Main Street. We are also a local developer / builder that has been building and developing in Penticton since 1999.

We have owned this property prior to the closing of the Kentucky Fried Chicken restaurant. It has always been our long term goal to develop this property and that was why we acquired it in 2007. To date we have looked at 4 different design options for this property and unfortunately we have not found one that makes financial sense, or one that we would deem as a marketable project and that would be an asset to the neighbourhood . This is why the subject property has remained undeveloped over the last 11 years.

We have had the property on and off the market for sale or lease the last 10 years. Over this time we had no offers that made sense for the property, that we feel would be beneficial to ourselves and the area or community until now.

We believe the OCP Amendment and Variance request would finally allow this prime area of downtown to get cleaned up and add more density to an area of town that desperately needs it. If this is not approved, I have a hard time believing there will be another viable option in the foreseeable future. We also believe that the housing project that is proposing will fill a huge need in the community.

We have continually had to clean up the site from transients that made it their temporary homes. This includes on multiple times having to do dump runs with mattresses and make shift structures.

Downtown businesses are struggling and there are an increasing number of vacant retail space in the downtown core. This proposed development would add density and clients to the struggling business. This is a huge positive considering todays retail climate.

We are asking for your support and approval to allow this development to proceed.

Thank You



Sincerely Yours

**Rod Ferguson**  
**146 Avery Place**  
**Penticton, BC**

November 26, 2020

Dear Mayor Vassilaki and members of City Council:

The proposed housing development by a non-profit society at 603 Main presents a familiar problem: it's a bid for a five storey structure which doesn't accord with OCP policies. Certainly the proposed development would support the stated OCP goal to increase availability of affordable housing. However, that goal must be consistent with other OCP policies including appropriate levels of densification suited to Penticton's character that are viable, but also are in context and sensitive. To add to the complications, the real estate sign on the property indicates the site allows for 5 storeys and a floor area ratio of 6 (which isn't explained).

The OCP states "*areas close to downtown . . . will see appropriate levels of densification*" noting "*the historical scale will be protected in the core*" by intensification in peripheral and transitional areas. What constitutes appropriate densification and where does the peripheral area begin? The site presently only allows for three storeys. Should downtown end at White Avenue? Are five storeys right for the 600 block of Main?

City staff stated that "*the project is in line with . . . guiding documents*". This conclusion needs supporting rationale. It's understandable that the sponsoring Society wants to maximize the number of units and meet Provincial funding requirements. Those requirements need review and should not determine development densities to communities hosting affordable housing. Additionally, the projected design (Herald, Nov. 19) doesn't show evidence of the referenced sloped roof, overhangs and setbacks to "*help blend into the neighborhood*".

This portion of downtown should be shifting towards residential as suggested. However, the focus should be on defining appropriate height, acceptable design, and ensuring a fit with established 600 Main street businesses.

Planning staff should be directed to review downtown boundaries, and in conjunction with BC Housing and its partners, identify suitable sites for needed affordable housing.

Economist David Bond's recent comments (Herald, Nov. 24) regarding Kelowna's routine disregard for its OCP should serve as a cautionary note for Penticton City staff and Council.

Sincerely yours,

Denis O'Gorman

280 Farrell Street, Penticton V2A 4G1

*V*

Penticton, November 27, 2020

# The City of Penticton Council and Planning Department

**Re: Bad planning, unattractive buildings, resulting in degradation of the city, and now pondering the allowance of a five-story structure on Main Street.....**

Dear City Council and Planning Department:

As a resident of the city for 17 years, and prior also frequenting the city when residing in Naramata, I am very disturbed on how the attractive downtown core of the city is systematically degraded.



To the left you can see what historical Front Street did- and should look like.

In fact, wasn't it once declared a "Heritage Street?" With provincial monies provided? People friendly, attractive to the eyes, and interesting to explore and perhaps have dinner or pick up a few items here and there. That is what all downtowns should look and feel like.

Now have a look and see what the wonderful planning department has allowed to be erected on "historical Front Street!"

I am sorry, but to me this is not just a terrible eyesore, but also some sort of future slum. No windows on either side. Who in her or his right mind would want to reside in such an ugly, impractical and gloomy complex?



Below is another example where the city has failed to provide for the people, i.e. to make the city more human-friendly, preserve views and open spaces, and be proud of their town.

Let's be honest, did we really need this monstrous addition to the Lakeside Hotel? On our so precious waterfront? When their existing facilities were never really filled to capacity, and when there is lots of other hotel space available in the city?

The city should have impressed upon the owners of the Lakeside Hotel to refrain from constructing such an awful box as pictured.



To the left is a similar view of what this area looked like not too long ago.

I leave it to the viewer to judge what in the end is more desirable, a building which is blocking lake and mountains views, has diminished property values across the street, has practically no attraction to the countless promenading folks, many from out of town - or preserve open views and the wonderful sunsets?

*111*

Now to my main point.

It was reported that the M'akola Housing Society is proposing to erect a five-story apartment building at the southern end of downtown Main Street.

Let's be clear, this is to be a FIVE-story complex on our beautiful downtown Main Street! Not a three story building, as currently allowed by city planners, but five stories. On a street, where 95% of all buildings are only two stories high!

Here I must give Penticton credit, because its downtown Main Street is probably the most attractive in all of the interior towns of British Columbia. And now some greedy developer wants to destroy it all by building a five story structure on beautiful Main Street! Taking away the sun, creating more shade and wind-funneling, and destroying the atmosphere of our downtown?

I agree that the inner city should have more residents, but, please, not in a five story structure on Main Street! Let's preserve the heritage of Main Street. We have seen what happened on historical Front Street and therefore should not allow such blunder again!

There is lots of empty land, and let's built decent and attractive buildings there. The owners (or speculators) of the above empty lot must be aware of the situation, and at the least obey by the present height restrictions (which I think should really be reduced to two stories again).

I urge City Council to reject this project.

G. Hoernig, 1685 Scotia Street and 872 Fairview Road



**DOWNTOWN  
PENTICTON**

December 2, 2020

**Re: 603 Main Street Development Application**

Dear Mayor Vassilaki and City Council

The Downtown Penticton Association would like to bring to your attention some issues we have identified with the proposed BC Housing/M'akola development at 603 Main Street.

Recognizing the *Province's Community Housing Fund* funds this initiative; we appreciate the effort to supply an inventory of affordable housing units for our residents within our city limits. However, equally important is the location of these developments and how they integrate into the existing community. It is our belief that the long-term impact of current development trends must be carefully considered when making these decisions.

When developing downtown empty lots, we would ask the city to consider how the proposed development application will enhance the revitalization plan and whether it is harmonious with the OCP. The M'akola affordable housing application proposed is not in conjunction with the OCP either in use or in design. While the DPA agree with the supportive housing notion, we are against changing Main Street zoning to accommodate a 5-floor building with little in the way of street-level commercial space and a shortage of parking for residents. Higher density and higher heights do not fit the OCP on Main Street.

Three-story buildings are built on human scale where people are recognizable; lower heights increase social interaction and connectivity with the streets; a continuous flow of business and retail along city sidewalks increases downtown walkability. Lower heights also assure sun lit sidewalks. All of these add to the vibrancy and safety of the downtown.

Staff recommendations for this variance request did not specify why it should be considered, staff asked only for the variance to be approved. As well, City staff did not bring forward how this project would be compatible with the existing business community on the 600 block of Main Street.

There are many other properties in Penticton that neighbour schools and some that even have grocery stores within walking distance. We believe that staff and council should be building diversity throughout the city and should remain cautious of the current trend of locating subsidized housing developments within a small number of neighbourhoods. History has shown that building high density economically disadvantaged areas within a community makes revitalization next to impossible and negatively affects the health of the city as a whole. We ask that city council and staff prioritize a healthy balance of affordable versus market housing, appropriately located, to ensure the people living downtown are supporting the retail and entertainment businesses without building them specifically in the retail and entertainment district.

As the BIAs role is to assure downtown vibrancy and safety, and to leave something better for the next generation, The Downtown Penticton Association is asking the Mayor and Council not to approve this variance application to allow for a 5-story housing unit at 603 Main Street. The OCP serves to regulate our city's land use and should be followed.

Respectfully submitted by the **Downtown Penticton Association**

---

**From:** denis chaykowski  
**Sent:** Thursday, December 3, 2020 12:18 AM  
**To:** Denis Chaykowski; John Vassilaki; Public Hearings  
**Subject:** Re: 603 Main Street Development Application

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c.c. to following members:

Mr J Vassilaki, Mayor, City of Penticton  
Corporate Officer, City of Penticton

Re: Letter by Denis Chaykowski,  
570 Martin St, Penticton, BC

Without Prejudice

---

Opposed to Amend Official Community Plan (OCP) By law amendment to Official  
Community Plan OCP  
603 Main St. 5 story building

I am opposed to the Official Community Plan ( OCP ) By law 2019-08 to allow a 5 story building at 603 Main St., and the Vary Zoning Bylaw 2017 - 08 request to increase the original height of [15.0m to 17.5m] increase of 2.5 meters is in contradiction of the OCP 2018 community plan to fitting in with existing businesses, residential buildings and parking.

New [zoning] amendment proposal will undermine OCP planning efforts of the past two years, as well a "slap in the face" of our city counsel leadership should they proceed changing the zoning. This would open up to allowing more (zoning) amendment changes for developers due to the city hall inconsistency and or understanding of the OCP community planning guidelines.

City needs to do their (home work) review of downtown boundaries and OCP plan in conjunction w/BC Housing and it's partners to identify suitable sites for family housing.

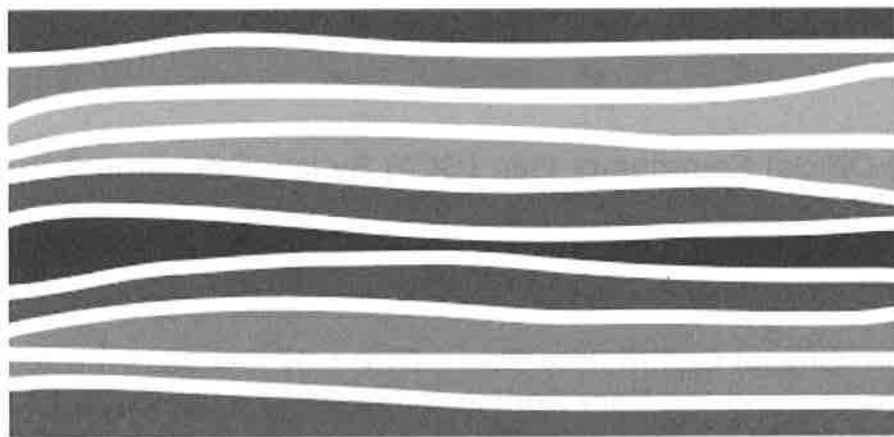
Economist David Bond's recent comments (Herald Nov. 24) Kelowna routine disregard for its OCP should serve as a 'cautionary note" for Penticton city staff and council.

Looking for Community leadership - NOT followers.

Regards,  
Denis Chaykowski  
570 Martin St, Penticton BC

On Wednesday, December 2, 2020, 1:30:19 p.m. PST, Downtown Penticton Association <lynn@downtownpenticton.org> wrote:

[View as Webpage](#)



**DOWNTOWN  
PENTICTON**

**Member News**

Downtown Penticton Association

# 603 Main Street Development Application

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Hello DPA Members,

The Downtown Penticton Association would like to bring to your attention some issues that we have identified with the proposed BC Housing/ M'akola development at 603 Main Street.

Recognizing the *Province's Community Housing Fund* funds this initiative; we appreciate the effort to supply an inventory of affordable housing units for our residents within our city limits. However, equally important is the location of these developments and how they integrate into the existing community. It is our belief that the long-term impact of current development trends must be carefully considered when making these decisions.

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As the BIAs role is to assure downtown vibrancy and safety, and to leave something better for the next generation, The Downtown Penticton Association is asking the Mayor and Council not to approve this variance application to allow for a 5-story housing unit at 603 Main Street. The OCP serves to regulate our city's land use and should be followed.

Thank you for taking the time to read this letter. DPA will continue to monitor this situation and provide information to the membership. Please direct your questions or concerns to the Executive Director at 250-493-8540 or [lynn@downtownpenticton.org](mailto:lynn@downtownpenticton.org)

It would be great to have your support on zoom or in-person on Monday, December 7, 2020 at the Public Hearing about this application.

Please see link below,  
<https://www.penticton.ca/city-hall/news-alerts/public-notice-december-7-2020-public-hearing>

[City of Penticton - Public Notice](#)

Downtown Penticton Association

## Contact information

Should you have any questions, please don't hesitate to [contact me](#).

### Executive Director Contact Details

**Lynn Allin**

**Office:** 250-493-8540 | **Cell:** 250-328-5959

**Email:** [lynn@downtownpenticton.org](mailto:lynn@downtownpenticton.org)

Downtown Penticton Association | [Visit our website](#)



Downtown Penticton Association | 212 Main Street, Suite 3, Penticton, BC V2A 5B2 Canada

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Sent by [lynn@downtownpenticton.org](mailto:lynn@downtownpenticton.org) powered by



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9 Late Submissions - Official Community Plan Amendment Bylaw No. 2020-49  
Re: 603 Main Street



#102-1027 Westminster Ave West  
Penticton BC V2A 1L4

Ph: (250) 493-4366  
Fax: (250) 493-3158

[info@sowins.com](mailto:info@sowins.com)  
[www.sowins.com](http://www.sowins.com)

December 3, 2020

**VIA ELECTRONIC DELIVERY**

**Penticton City Hall**

ATTN. Corporate Officer  
City of Penticton  
171 Main Street  
Penticton, BC V2A 5A9  
[publichearings@penticton.ca](mailto:publichearings@penticton.ca)

Re: Letter of Support for M'akola Housing Society Project at 603 Main Street, Penticton

Dear Review Committee [or To Whom it May Concern]:

I am pleased to write this letter of support for M'akola Housing Society (MHS) and their proposal to develop non-profit affordable housing units for individuals, seniors and families in Penticton. The location of the proposed development at 603 Main Street is ideal for the target tenant groups and it will be a positive step towards addressing the growing housing needs for renters in our community.

SOWINS is interested in exploring a portion of the ground floor office space lease space. SOWINS is also looking to partner with M'akola to safely house clients on one of the floors of the building.

The work MHS undertakes is invaluable to the community of Penticton. They have a solid reputation across the Province, within the communities they work in, and the necessary experience to succeed with this project and bring vital rental units to our City. Seniors and families suffer from a lack of appropriate housing in Penticton and face many barriers to accessing affordable housing, including fixed incomes, limited vacancies close to services, and mobility issues. MHS's new development will significantly improve the quality of life for these tenant populations.

We have an established relationship with MHS and are looking forward to our involvement with this exciting new development. We are confident that the provision of these new units will have a lasting benefit to the people of Penticton.

Sincerely,

A handwritten signature in black ink, appearing to read "Debbie Scarborough".

Debbie Scarborough  
SOWINS Executive Director  
[execdirector@sowins.com](mailto:execdirector@sowins.com)  
250-493-4366 Ext 101

Partners:  
BC Housing                    Ministry of Children & Family Development  
Public Safety Canada       Ministry of Public Safety & Solicitor General  
Local businesses            Community donors



CRN# 129987665 RR0001

---

**From:**  
**Sent:** Thursday, December 3, 2020 10:05 PM  
**To:** Public Hearings  
**Cc:** Planning Generic  
**Subject:** 603 Main St. OCP Amendment PL2020-8865 and DVP PL2020-8866

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Honorable Mayor and Councillors  
City of Penticton

RE: 603 Main St Amendment PL2020-8865 and PL2020-8866 Letter of support.

I am writing in support of this amendment. As a realtor, and having this property listed for some time, I have worked with several potential buyers.

However, these potential buyers were not able to put together a viable project that was financially workable and marketable. This was due to part because of the development costs, parking, and number of units allowed for the site. With higher density and some parking variances, it will be workable and viable.

It would also be an incentive for other development in the downtown area.

Therefore I ask for you to support this amendment.

Thank you

Sincerely

*Joyce Geering*

---

**From:** Debbie Wagar  
**Sent:** Thursday, December 3, 2020 3:25 PM  
**To:** Public Hearings  
**Subject:** RE: 603 Main Street OCP amendment and Zoning bylaw variance Dec. 07 Public Meeting

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Attention: Corporate Officer, City of Penticton

We are opposed to the proposed Official Community Plan (OCP) bylaw amendment to construct a 5 story building at 603 Main Street, and the Zoning by-law request to increase the maximum building height by 2.5 meters for the following reasons:

1.
  1. The purpose of the OCP is to provide a framework of goals and policies to guide decisions on planning and land use to shape the future of Penticton over the next 25 years. The OCP was just completed last year, after over 2 years of extensive community consultation and technical analysis. The vision of the Penticton downtown core has not recently changed, so please continue to respect the wishes of the community by adhering to the current plan.
  2. The OCP encourages strategic densification in the downtown. However, it also specifically states that downtown mixed use land development has a 3-story maximum on Main Street from the 100 to the 600-block inclusive. The Future Land Use Plan states "The historical building scale will be protected on Main and Front Streets, but intensification of the surrounding blocks will bring residential and commercial 'body heat' into the area."(3-47). The current height limitations put in place must remain in place as they are to the downtown town identity and contribute to its "small town feel."
  3. Additionally, new developments must integrate into the existing neighbourhood. Aesthetically, a development of 5 stories is too big. The building directly next to the proposed site is 1 story. The building across on White Avenue is 3 stories. Just look at the streetscape on Main from Eckhardt down to Lakeshore Drive. All of the downtown buildings on Main Street adhere to the 3-story maximum. A 5-story building, no matter how flat the roof is, or how many step backs it has on the upper floors, will still look out of place. It is better suited off the main corridor. The applicant has explained that it is not financially feasible to build 3 stories. If they want to build 5 stories, then don't build it on downtown Main Street.
  4. There have been 2 other amendments to the height variance downtown on Front Street, but these were approved in 2017, prior to the new OCP. If the proposed amendment was to be approved, it would set a precedent that would open the door to additional amendments that would dramatically change the look and feel of the downtown core vision.
  5. It is also deeply worrisome that the applicant is proposing only 15 parking spaces for 28 residential units, and no visitor spaces. This is well under the existing requirement of one space per residential unit. Parking is at a premium on Main Street and the surrounding area. Where will the commercial

patrons park if the local parking is taken up by overflow from 603 Main Street? Our landlord is able to supply each tenant with a parking spot and all landlords should be required to provide the same.

6. The OCP states that safety will be a fundamental consideration in the design of new developments. The applicant explained in the proposal that the 3rd, 4th and 5th stories would try to maximize 3- and 2-bedroom units, to attract families. It is their hope that the location would be ideal for children. Having lived in the area for several years, I can confirm that this is not a good area of town to raise a family. The back alley of the 600 block between Main and Martin is a known drug hangout and a place where the homeless like to congregate. Over the years, the City has made some improvements to the area such as installing bright lights in the alley to try to deter illicit activities such as drug use and prostitution however, the fact is that this is still a popular hangout area which is a safety and security concern. Additionally, the applicant did not submit a completed Penticton Crime Prevention Through Environmental Design (CPTED) checklist. General considerations in the checklist include that the Development is built with context in mind to the surrounding neighborhood. Within the surrounding neighborhood, there is a Soupateria and a supportive housing complex for those at risk of homelessness. Again, not an ideal area in which to raise children.
7. The OCP General Design Guidelines states that new development should consider the scale of its neighbours and avoid abrupt transitions in height and massing between adjacent buildings (5-99). The proposed 5 story building will have abrupt transitions in height with the adjacent 1 story property to the South, and the 3-story property across the street to the North.
8. The General Design Guidelines also states that building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces (5-99). We live on the 3rd floor of 575 Main Street, directly across from the proposed building site. We have a large, private deck. Should a 5 story structure be built across the street, our private space will be seriously compromised as the windows will look right onto our deck. Also, due to the height of the proposed building, we will be cast in shadows for most of the day and will no longer have direct sunlight on our deck or in our home.

3.

7.

8.

For all of the above reasons, we are urging Council to reject the amendment request. The applications to increase the height are not warranted and will not be suitable for the location.

Sincerely,  
Debbie and Ken Wagar  
304-575 Main Street  
Penticton, BC

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**From:** Public Hearings  
**Subject:** 603 main st

-----Original Message-----

From: Jennifer Stewart  
Sent: December 4, 2020 7:39 PM  
To: Council <Council@penticton.ca>  
Subject: 603 main st

Dear Council,

I am writing to express my support for the amendment to allow a 5 story building at 603 main st. A denser downtown population will create a safer community and a larger customer base for the downtown businesses. Oh and we need housing!

Thank you,

>From Jennifer Stewart

Sent from my iPhone



Wed 2020-12-02 02:30:35 PM

Anna Keith

OCP

To: Lynn Allen

You replied to this message on 2020-12-02 4:12 PM

Dear DPA,

This is Anna Keith Professional Massage located on Front Street. Hope you are all well and finding the good in spite of Covid. We'll come back even stronger!  
I read about the proposed low income housing building in the 600 block and I am not in favour of it and don't feel it will be an asset to the downtown vibrancy. I can't attend the meeting on Zoom on Dec 7th as I will be at an AGM meeting for our Condo Strata.  
Thank You,  
Anna Keith, NHPC  
Sent from my iPhone



Wed 2020-12-02 4:15:11 PM

Lanyon Home

603 Main St

To: Lynn Allen

You replied to this message on 2020-12-02 4:04 PM

Hi Lynn,

I can't be at the meeting or on Zoom. But you have my support for what you have written in the email newsletter dated December 2. and you can use this as confirmation to that effect if it will help.

Agnes Stayanovich

From: Daisy Kapusta

Sent: December 3, 2020 7:26 AM

To: Info | Downtown Pentiction Association <[info@downtownpentiction.org](mailto:info@downtownpentiction.org)>

Subject: Re: 603 Main Street Development Application

Dear Lynn

Very concerning indeed! I'm not able to partake in the public hearing, working, however I am definitely against this! You may use my name and building 467/469 Main Street stating such!

Thanks for the updates

Warm regards

Daisy

Sent from my iPad

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**From:** Bradley Cooper  
**Sent:** Saturday, December 5, 2020 4:54 PM  
**To:** Council; Public Hearings  
**Subject:** Application to rezone 603 Main Street

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I am writing to express my support for **the rezoning application of the property at 603 Main Street** to allow a five storey residential primary building on that site. I believe the intended target demographic for the eventual occupants of the building makes this variance to the current allowable building height an exception worth granting.

I also believe that 15 parking spots for 28 units is adequate in an urban setting as many of the residents will forgo the burden of private automobile ownership in favour of other forms of transportation.

As we continue to grow and improve the downtown Penticton area, it's important to remember the role low income wage earners have in providing the retail, service and entertainment industries with labour. This project as presented potentially allows those future workers access to employment and services without added hardship of time and distance.

Sincerely,

Bradley Cooper  
101-385 Douglas Avenue,  
Penticton  
Daum Cooper Winery Services Ltd.

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**From:** Connie Redknap ·  
**Sent:** Sunday, December 6, 2020 2:41 PM  
**To:** Public Hearings  
**Subject:** Public Hearing on December 7 re OCP Bylaw 2020-49 - 603 Main Street

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This is to confirm my support of the amendment to the above bylaw. This valuable land has been vacant for many years. A 5-storey building with commercial services on main floor and residential above would be ideal for this location. The location is central and walkable and addresses the needs of young and middle class working people. The location is also conveniently located to schools, public transit, medical services, and more. This project could establish an impressive standard to follow for many nearby buildings which may soon need renovations or replacement.

A building as proposed could be a definite asset to downtown, and I hope that City Council will approve this amendment.

Connie Redknap

Attn: Corporate Officer, City of Penticton

Date: December 6, 2020

Dear Sir,

Re: I am strongly opposed to applicant's application and wish to appear in person to view my concerns:

1) Amend Official Community Plan Bylaw (2019-08) to allow a 5 story building at 603 main St., and  
2) Vary Zoning Bylaw 2017-08 Section 11.5.2.5.j, to increase the maximum height of building located at 603 Main St from 15.0m to 17.5m. This is not a good fit aesthetically and other concerns associated with location.

The above bylaw amendments should not even be a consideration as the OCP community plan was passed with City council approval this pass year after two years of community consultations. Amending the OCP bylaw certainly shows lack of leadership to questioning and undermining the OCP previous passed bylaw process.

The public meeting shows total disregard of the OCP community planning efforts and public opinion. NOW the public grows even more suspicious over the city councils proceeding and the applicants motives.

As well many other concerns of the sites location should be address to all parties involved:

The past four years of drug activities around the Compass Court {BC Housing} location and Saint Andrews church property, along Orchard Ave to Soup kitchen, across Martin St to parking lot over to White Ave (south) alleys continues to escalate; at times out of control impacting all the business along the 500-600 block corridor.

BC Housing meetings are not transparent to [community and businesses] to pointing out drug related risks and problems associated with their Penticton housing projects to date created in part by tenants, transits, and street dealers drawn in .

*Examples include: former Super 8 motel on Main St next to Subway mini strip mall beside 5000 Motel and BC Housing Motel complex next to 2670 Swiss Sunset Motel affecting all businesses and customers alike: pan handling, thefts, harassments, drug dealings, prostitution, etc. and such.*

I live across from the proposed BC Housing First Nations site and have experienced 'first hand' many of the issues which BC Housing does not address at public (meetings) which residents and businesses are totally unaware of as well how their problems directly impact our community neighborhoods.

Our family's quality of life and businesses [*living in this environment*] literally goes down the toilet. BC Housing is required to give factual data and information at all public meetings to explain how their housing projects may impact us and NOT after the fact when the ink has dried!

We choose to live and do business in Penticton because what the area offers: safe neighborhoods, kids walking to - from school, dance classes, karate lessons, church services, seniors and businesses can safely go about their daily activities without confrontations or interruptions. This is certainly not the case now in our neighborhood.

That all changed when BC Housing announced building the Compass Court 3 story housing unit (block over) on Westminster Ave for low income singles and couples as well those dealing with drug addictions disclosed later.. Residents heard about this housing proposal but in fact the deal was already inked and secured without the public's blessing and or full consent.

Some residents put their properties up for sale immediately but property values decreased as well potential buyers stayed away once full disclosure of the proposed Compass Court housing development was known.

Other factors to consider are concerns of the BC Housing project safety of the families, kids, and senior tenants who'll face daily drug dealings, prostitution, discarded needles, street people 'junking up' sleeping under cover, break-ins and other activities (back alley) near their or at the complex at all hours of the day or night.

Today's streets scene is all about entitlement: to stealing your possessions, car and home break-ins, etc., Guys and girls 'in your face', to taking over your space acting *like owners* challenging you on your property. They understand there's with no consequences anytime day or night at all hours. Police and Bylaw officers currently can't manage these issues. This site will encourage an even bigger problem managing an already maxed system.

Solution stay in the house – lock the door. Now look who's the prisoner.

The fact that the Compass Court was built between two existing churches totally blogs the mine and their thinking process. I imagine parishioners are praying even harder than ever before now including home owners.

More importantly serious underlying conditions exist: safety, health and security concerns of our neighborhood, residents, students, seniors and businesses in the 500 - 600 block. The proposed site and tenants (all ages) will have to deal directly with the ongoing street problems: drugs, prostitution issues, discarded needles, drug dealers and junkies, users, theft, mentally unstable people (acting out), drug over doses, and the fighting and screaming through all hours of the night. We are already in the police high call risk area profile.

BC Housing plans needs to include safe family units and environment to raising healthy family closer to parks, playgrounds, schools and shopping centers...NOT in the downtown core where family (tenants) movements will be restricted to their units rather than enjoying the area because of the above concerns.

As a local residential business on 570 Martin St. we get to confront these issues daily on the 500 block. Sadly the 600 block is no different. It's real out there! Tenants (all ages) will have to deal with constant harassment, intimidation, break-ins, people freaking out, buildings cars vandalized, ongoing threats and homes broken into.

BC Housing group meeting [2 yrs ago] by far was the worst 'public' meeting I've ever attended with their representatives stating that having the soup kitchen close by was a consideration for Compass Court location.

Merritt's BC Housing project came up as being a success. How would we know one way or other? I didn't have the time to do my own research. Note that nothing was mentioned about our concerns or public input.

I suggested (by experience) that government initiative projects [or other] are to satisfy local and government official (party) groups that 'crunching numbers' is the game without full consideration of consequences.

Regards,

Denis Chaykowski  
570 Martin St  
Penticton, BC

Cell  
Email:

NOTE: My presentation will be in accordance of 3 min time frame. Thank you.

---

**From:** Matthew Hopkins  
**Sent:** Monday, December 7, 2020 10:16 AM  
**To:** Council  
**Cc:** Public Hearings  
**Subject:** Support for Development at 603 Main Street

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Dear Mayor and Council,

I am writing in support of the proposed development at 603 Main Street. Housing of all types is in serious need in Penticton, and below market housing is the most dire need.

I am also in support of less parking on the site. Less parking will not only give more space for people to live (more units), it also helps bring down the cost of building on a per unit basis.

This development is a terrific example why your approval of the bike route was so tremendous: this building will essentially be right on the new AAA bike route and will have the ability to connect directly to two separate shopping centres and two grocery stores.

In addition, the new grocery store downtown is almost next door. It is also only a 15 minute walk to Safeway and right on the bus routes.

Housing for cars is not in desperate need but housing for humans is.

Thank you for your consideration.

Matt