

THE DISTRICT OF PEACHLAND
PUBLIC HEARING
AGENDA



Date: Tuesday, June 14, 2022, 5:30 pm
Location: Council Chambers – 4450 6th Street, Peachland

We respectfully acknowledge that this meeting is being held on the traditional territory of the
Syilx/Okanagan People.

	Pages
1. <u>OPEN PUBLIC HEARING & INTRODUCTION OF BYLAW</u>	
1.1. <u>Public Hearing Procedure</u>	1
2. <u>PRESENTATIONS BY STAFF</u>	
2.1. <u>OCP Amendment Bylaw 2343, 2022 and Zoning Amendment Bylaw 2344, 2022 for 5481 Clements Crescent</u>	2
3. <u>REPRESENTATION FROM APPLICANT</u>	
4. <u>REPRESENTATION FROM THE PUBLIC</u>	
5. <u>CLOSE (or ADJOURN) PUBLIC HEARING</u>	

This Public Hearing is being held for the purpose of considering Zoning Amendment Bylaw No. 2344 and Official Community Plan Amendment Bylaw No. 2343.

Anyone present who believes their interest in property is affected by the proposed bylaw will be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw.

Please commence your remarks by clearly stating your name and address. No one will be, or should feel, discouraged or prevented from making his or her views known. However, it is important that all who speak at this meeting restrict their remarks to matters contained in the bylaw, and it is the responsibility as Chair of this hearing to ensure that all remarks are so restricted.

The Public Hearing was advertised on Friday, June 3rd and Friday, June 10th, 2022 in the Peachland View, and was posted at the District Office notice board, pursuant to the *Local Government Act* and the *Community Charter*.

The role of Council is to hear representation from those persons who wish to provide comments regarding the proposed bylaws. It is not the function of Council at this public hearing to debate the merits of the proposed bylaw(s) with individual citizens;

No decision will be made at this hearing, but the entire proceedings will be considered by Council at a subsequent meeting.

No further information or representations can be considered by Council after the public hearing is terminated.”



DISTRICT OF PEACHLAND

Public Hearing Report

To: Mayor and Council

From: Director of Planning and Development Services, Darin Schaal

Date: June 14, 2022

Subject: OCP and Zoning Amendment Bylaws (File: Z21-01), 5481 Clements Crescent (District Lot 220, ODYD, Except Plans B3846, 5230, B7154, 10665, 11334, 16015, 19177, 19728, 20050, 36926, H783, KAP58976 and EPP97847)

General: This application proposes to amend the Official Community Plan Future Land Use Map for a portion of the subject property from Low Density Residential (LDR) to Medium Density Residential (MDR) and to rezone the parcel from A2 Rural (non-ALR) to RM4 Multi-unit Residential – Medium Density and R1 Single Detached Residential.

Organizational: A public hearing is the opportunity for Council to receive public input on the proposed OCP amendment and rezoning before the consideration of further readings of the bylaws.

Financial: The applicant is responsible for all development costs associated with the proposal, including but not limited to Community Amenity Contributions (Policy DEV-100), Development Cost Charges (Bylaw 2155), and parkland dedication (*Local Government Act*).

Policy: Official Community Plan Bylaw No. 2220; Zoning Bylaw No. 2100; Development and License Approval Procedures Bylaw No. 2278; Community Amenity Contribution Policy (DEV-100); Parks and Recreation Master Plan.

Strategic Plan: Office of the CAO Strategic Priority 1 - Communications and Consultation: promote open and transparent government, ensure that the community is well-informed on the District's services, projects, and decisions; provide meaningful, two-way dialogue and engage with the public on key initiatives.

BACKGROUND

The subject property is located on Clements Crescent next to Peachland Elementary School in the Clements neighbourhood (Attachment 1). The subject property is approximately 350 metres from Peachland Shopping Centre and the intersection of Highway 97 and Clements Crescent.



The A2-zoned subject property is 1.48 hectares (3.93 acres) in area. Trepanier Creek runs through the gully located on the eastern property line and the parcel is approximately 100 metres from the existing Trepanier Creek Greenway Regional Park trailhead.

The surrounding uses include:

- A Public/Institutional (P2) zoned parcel to the north.
- Trepanier Creek and Manufactured Home Park (RM1) zoned lands across the gully to the east.
- Single Detached Residential (R1) and Multi-unit Residential – Medium Density (RM4) to the south (Providence Pines and Creekside Landing).
- Peachland Elementary School to the west (P2 zoned).

PROPOSAL

This application is a request to:

- Change the Official Community Plan (OCP) Future Land Use Map for a portion of the subject property from Low Density Residential (LDR) to Medium Density Residential (MDR) (Attachment 2); and
- Rezone the subject property from A2 Rural (non-ALR) to RM4 Multi-unit Residential – Medium Density and R1 Single Detached Residential (Attachment 3).

The proposed land use change is intended to facilitate the construction of a multiple family development. The proposed R1 parcel on the southern portion of the subject property is intended to provide a buffer between the existing single-family homes on the east side of Clements Crescent and the proposed apartment building.

In addition to the proposed land use change, the applicant proposes to:

- Protect the eastern portion of the subject property (through land dedication to the District) for environmental and future parkland/trail purposes.
- Fully construct half of the unconstructed road fronting the western property line between the elementary school and subject property.
- Provide off-site road improvements for half of the Peachland Elementary School frontage.
- Contribute to an affordable homeownership component in the project through a partnership with Habitat for Humanity.

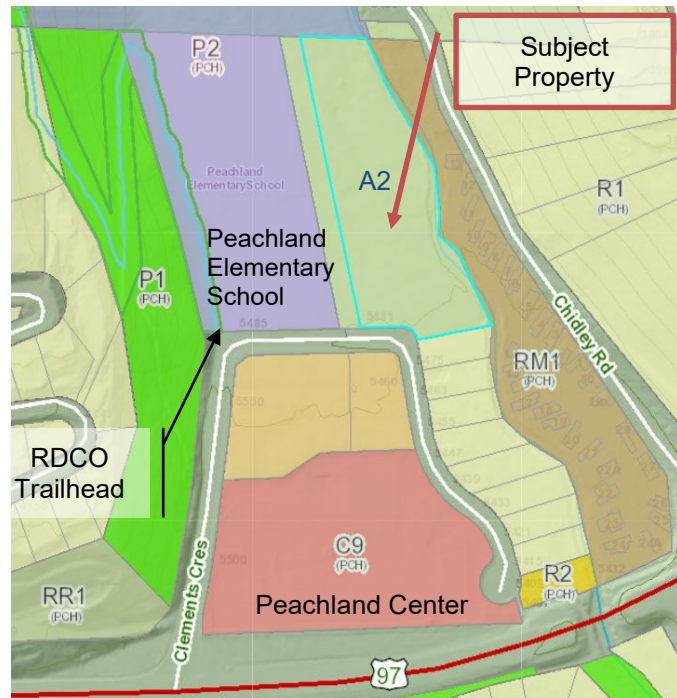


Figure 1. Context Map

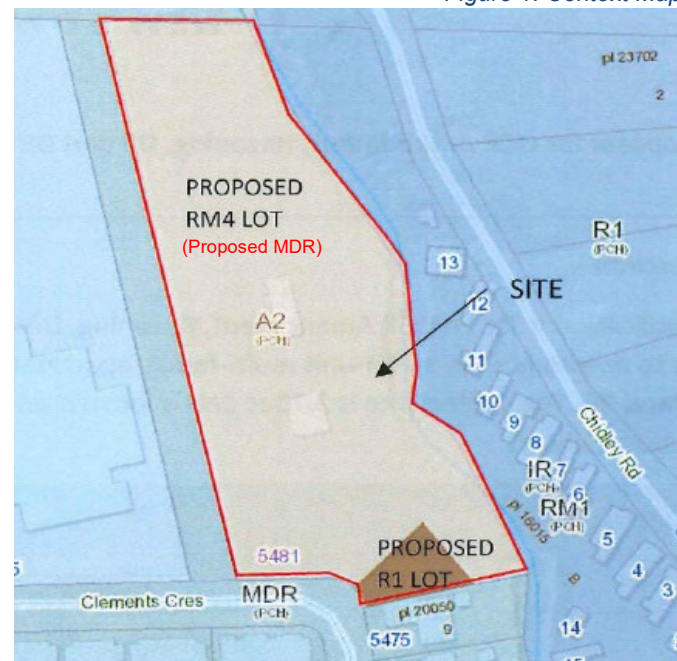


Figure 2. Proposed Land Use Change

Anticipated Development

The applicant, Porchlight Developments ('Porchlight'), is currently proposing an 84-unit multi-family development that includes unit types ranging from 1 bedroom units to 3 bedroom units. As noted in their attached letter, Porchlight identified that the unique nature of the site beside a school, within walking distance of shopping, parks, and the beach made this an ideal site for affordable housing for first-time buyers and empty nesters rather than a resort-style development. To maintain an affordable housing product, the developer focused on design and density, and have not included resort style amenities that lend themselves to seasonal use and high strata fees.



Figure 3. Applicant's anticipated development (future DP application not yet reviewed by staff)

Based on the proposed land use, the applicant will be required to submit a development permit application to approve the form, character, and landscaping for the 84-unit multi-family development. Multiple residential development permits are approved through Council and an application will be brought forward for Council consideration should the proposed amendments be adopted.

Affordable Home Ownership

In response to the public's concern with rental housing and Council's comments at first and second reading, the applicant has adjusted their development to focus on an affordable homeownership model. The proposed unit size and type are intended to provide a range of attainable housing that will target entry-level ownership and workforce households¹ that are struggling to get into market housing but may not qualify for housing subsidies. The applicant has indicated that this development will not be operated as a rental development; however, they have offered to ensure that the development's strata regulations prohibit short-term vacation rentals, and do not restrict rental units. While the proposed development does not provide social or affordable rental housing, it will provide a development form that addresses the affordable homeownership, workforce housing needs in the community.²



Figure 4. CMHC Housing Continuum

¹ Workforce Housing is defined as households with incomes that lie outside of BC Housing's Housing Income Limits to qualify for non-market housing.

² The 2019 Regional Housing Needs Assessment found that due to the high cost of homes in Peachland, couple, lone-parent, and single-person households earning the median income or lower seem to be priced out of the homeownership market altogether. The report further states that one of the greatest challenges in the region remains a lack of affordable workforce housing for moderate-income households, or "workforce housing", including households trying to enter the homeownership market.

Habitat for Humanity Contribution

Since the last Council meeting, the applicant has been in discussion with District staff and Habitat for Humanity exploring non-profit partnership opportunities that will remove any operational burden on the District and still provide the opportunity for an affordable housing component in this project.

As outlined in the attached letters from Porchlight and Habitat for Humanity (Attachments 4 & 5), Porchlight has committed to contributing \$250,000 to Habitat for Humanity as a donation towards the purchase of three to four units in the development. Habitat will then recruit and place eligible families in these homes under an "income geared mortgage" program. In addition, once the project is nearing construction, with the assistance of Habitat, Porchlight will approach their trades and suppliers to assist in multiplying the cash donation to Habitat. The applicant has confirmed that this donation and agreement is being done independently and the proposal no longer requests any contributions from the District.

Opportunity for District Contribution

During discussions with Porchlight and Habitat for Humanity, staff identified an opportunity for the District to work directly with Habitat for Humanity if Council wishes. As noted in Porchlight's letter, should Council wish to donate additional funds to Habitat for Humanity, Porchlight has offered a further \$30,000 per unit for up to an additional four units in their project, for a total of seven to eight affordable homeownership units.

As noted in their attached letter (Attachment 5), Habitat for Humanity has confirmed that this project would provide important housing for Peachland's economically-diverse workforce and their families. Service and tourism sector employees, support staff, young professionals with early career salaries and many others are currently struggling for affordable housing. Habitat for Humanity has confirmed that they have enough confidence in this project that they are willing to commit to a 20-year covenant in return for any support received by the District of Peachland on the affected units thereby ensuring long term affordability through the program.

APPLICATION REVIEW

Official Community Plan (OCP) Review

Clements Neighbourhood Policies

In the Clements neighbourhood, the District's OCP encourages development that protects the environmental values of and public access to Trepanier Creek, and development that supports continued and improved vehicle and pedestrian access. The Clements neighbourhood has been identified as an area that is well suited for multi-family considering its proximity to the elementary school and nearby commercial and transit (see: Figure 5).

Urban Residential Land Use Policies

Through the OCP's urban residential policies, Peachland aims to diversify the housing stock by facilitating the provision of a range of residential options to accommodate future growth and diverse populations. The OCP encourages a continuum of residential growth opportunities that minimizes environmental impacts, maintains an efficient use of existing municipal infrastructure, and provides a sensitive integration of new housing forms into existing neighbourhoods.

PREFERRED FUTURE LAND USES:

- ◆ Commercial
- ◆ Institutional
- ◆ Intensive Residential
- ◆ Medium Density Multi-unit Residential
- ◆ Parks and Open Space



Figure 5. OCP Clements Neighbourhood Policies, section 2.3.3 (subject property is starred)

Zoning Bylaw Review

The subject property is currently zoned A2 Rural (non-ALR). The intent of the A2 zone is to provide a zone for rural and agriculture uses outside of the Provincial Agricultural Land Reserve, with dwellings and compatible accessory uses on large lots of a minimum 2 hectares (5 acres) in size.

The applicant is proposing to rezone the subject property to predominantly RM4, with a small area in the southeast corner proposed as R1 to accommodate a single family lot (see: Figure 6).

The RM4 zone is intended to provide comprehensively designed medium density (two to four storey) multiple-unit residential buildings, related amenity spaces and compatible uses on serviced urban lots. The proposed zone permits multiple-unit residential dwellings and congregate, extended, and major care facilities. Table 1 provides a comparison of the existing and proposed zones.

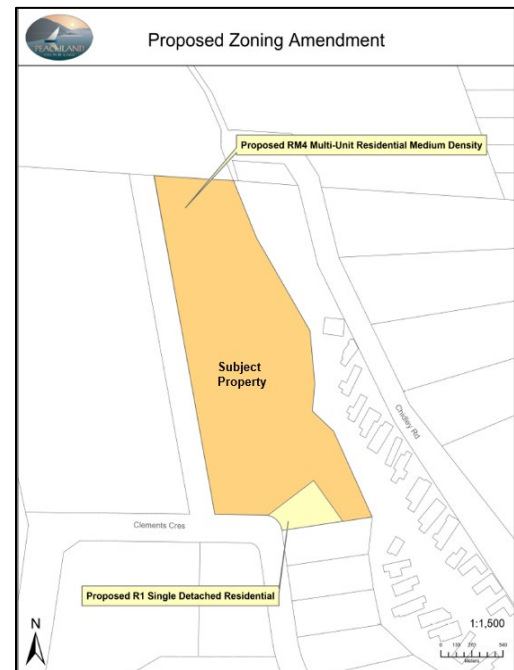


Figure 6. Proposed Rezoning

Table 1. Zoning Regulations Comparison Table

Regulation	Existing A2 Zone	Proposed RM4 Zone
Max density	One single detached dwelling per lot	Maximum floor area ratio (FAR) of 0.75 and not exceed 60 units/ha (24 units/acre)
Max building height	9.1 m (29.9 ft) – single family home 12.0 m (39.0 ft) – agricultural	16.8 m (55.1 ft)
Residential Building Setbacks:		
Front yard	7.5 m (24.6 ft)	4.5 m (14.8 ft)
Rear yard	7.5 m (24.6 ft)	6.0 m (19.7 ft)
Interior side yard	4.5 m (14.8 ft)	6.0 m (19.7 ft)
Exterior side yard	7.5 m (24.6 ft)	4.5 m (14.8 ft)

The proposed RM4 zoning boundary would allow a maximum of 84 units for this parcel, plus the one single family lot. The proposed RM4 zone is consistent with the proposed Medium Density Residential future land use designation in the OCP and the development proposal meets OCP policies and objectives. As previously noted, detailed building design, site layout, and landscaping plans will be assessed as part of the development permit approval process.

TECHNICAL REVIEW

Community Amenity Contribution

The District of Peachland Community Amenity Contribution Policy (DEV-100) applies to all development projects with three or more units that require rezoning. Based on the preliminary design concept, the contribution amount is estimated to be \$159,545. For multiple residential projects, the CAC is typically payable at the building permit stage when the specific details of the proposal are finalized. However, as the CAC is a condition of zoning the contribution must be secured through registration of a covenant prior to adoption of the amendment bylaws. All conditions of zoning will be established at third reading of the amendment bylaws. Further discussions on the allocation of the CAC contributions will be brought forward to Council at third reading.

Frontage and Site Servicing

Frontage Improvements

In accordance with District bylaws, a development is required to build half of the road along every parcel line that fronts a road (frontage). The applicant is required by bylaw to complete frontage improvements along an approximately 50 metre length of Clements Crescent, and the unconstructed road between the subject property and the elementary school (shown in white in Figure 7). The frontage improvements include construction and installation of curb and gutter works, storm collection and disposal works, street lighting, and road re-surfacing.

New Lane

In accordance with District bylaws, the applicant is required to construct half of the new road fronting the western property line. The applicant claims that in this case that approach would mean half of the road width would remain unbuilt and would result in a road that is not functional. As an alternative, the applicant proposes to build half of the road length to a full width standard to provide a useable road that allows access to the site. The proposed new road will tie-in to Clements Crescent and the onsite driveways are anticipated to connect to the proposed new road. The offsite works (highlighted in green on Figure 7) will be secured as a condition of zoning adoption.

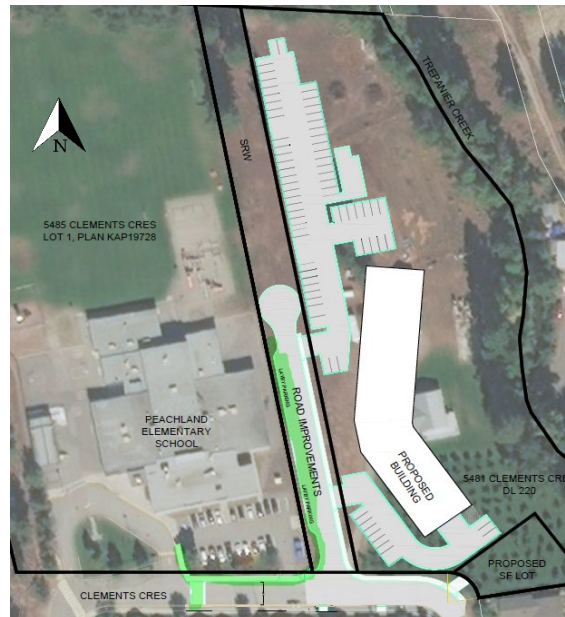


Figure 7. Proposed Road Improvements (offsite works highlighted in green)

Site Servicing

The applicant submitted a Servicing Report to demonstrate how the proposed development will be serviced. The report concluded that the existing roads, water, and sanitary infrastructure are all adjacent to the site and have adequate capacity to service the proposed development. A minor off-site improvement has been identified to the community watermain to accommodate the required fire flows for the development.

Transportation

Traffic Review

The applicant's transportation engineer completed a traffic impact assessment to determine the potential impacts of the proposed development on the existing road network. A subsequent safety review of historical collisions at the Highway 97/Clements Crescent intersection with respect to pedestrians was also completed. The traffic reports found no adverse impact resulting from this development on the existing transportation infrastructure in the area.

Offsite Road Improvements

Elementary School Frontage

At the request of staff, a School Area Analysis was included as part of the traffic review. The transportation engineer identified a range of intermediate- and long-term works that should be undertaken by the District of Peachland and the School District. The report states that recommended works are based on existing road network conditions and are not attributed to the proposed development.

While the traffic review did not identify any off-site road improvements triggered by the proposed increase in density, the applicant acknowledged the existing road network conditions and has been responsive to staff and recent School District feedback on the proposed improvements. As a result of the consultation, in addition to the new road construction to the District's bylaw standards, the applicant is proposing to construct the following off-site road improvements to improve the existing road network around the elementary school. Figure 8 shows both the required onsite and offsite improvements; the off-site improvements beyond those required by bylaw are highlighted in green.

1. Parent Pick-up/Drop-off Upgrade and Cul-de Sac:
 - As part of the new road, a widened roadway is proposed to permit parent parking for the elementary school. This on-road parking layby will include curb, gutter, and storm drainage, and will be signed to limit parking for parent drop-off/pick-up during peak school periods.
2. Pedestrian Raised Crosswalk:
 - A raised crosswalk is proposed in front of the school linking to the existing sidewalk on Clements Crescent. The raised crosswalk offers safer crossing and acts as a traffic calming measure should a vehicle be exceeding the 30 kph speed limit. A centre line crosswalk sign will be installed on the raised crosswalk.
3. Sidewalk Connection
 - A sidewalk connection to the school grounds from the parent parking layby to the first entryway will allow for all-weather pedestrian access between the proposed development and the school.

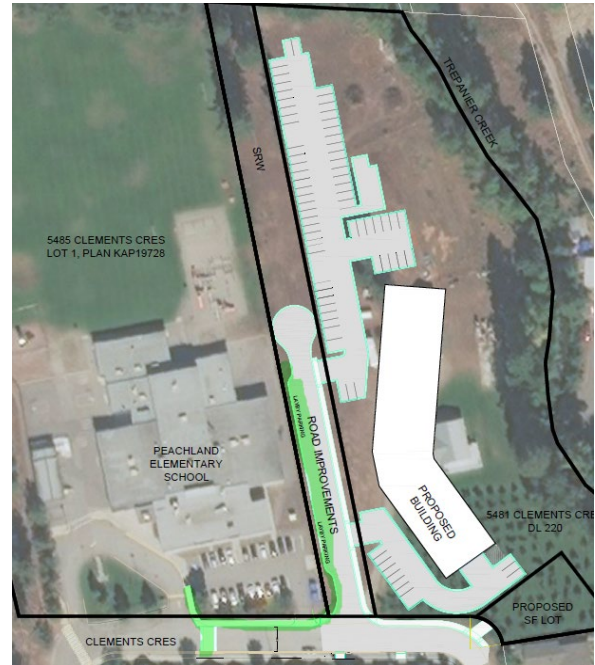


Figure 8. Proposed Road Improvements (offsite works highlighted in green)

Environmental Protection / Park Dedication

The subject property and proposed development, including the future public trail, have been reviewed by a qualified environmental professional. The environmental report recommends a riparian setback from Trepanier Creek and a number of mitigation measures that will need to be implemented during construction. The environmental protection recommendations of the environmental report will be incorporated into the future development permit.

Future Trail

In line with the District's Parks Master Plan recommendations,³ the applicant has identified a potential trail alignment that runs along the eastern portion of the subject property within the environmental setback. These lands will be protected as a condition of OCP/rezoning approval. Future trail construction will be completed by the District and provide an opportunity to extend and connect to the RDCO Trepanier Greenway.

Environmental and Future Trail Protection

The applicant has committed to protect the identified riparian setback area. The proposed trail location and all lands to the east will be dedicated to the District, and the remainder of the environmental setback will remain privately owned lands protected via a non-disturbance covenant as a condition of zoning adoption.



Figure 96. Environmental Protection Area (highlighted in light and dark green)

³ Key Recommendation: Connect the Trepanier Creek Linear Park to the RDCO Greenway and Ponderosa neighbourhood along Clements Crescent (Parks and Recreation Master Plan (2018 - 2028)).

Geotechnical

The applicant submitted a geotechnical report that confirms the site is well suited for the proposed development, and that the proposed development can be safely constructed and is safe for the intended use. The site preparation recommendations from the report will be registered on title through a Section 219 covenant as a condition of zoning adoption and incorporated into the development permit conditions.

PUBLIC NOTIFICATION AND CONSULTATION

An applicant for a zoning amendment is required to conduct a public information meeting in accordance with Development and License Approval Procedures Bylaw No. 2278 (s. 7.8 – 7.14). Due to public health orders at the time, the applicant satisfied the requirement to conduct a public information meeting by creating a [development information website](#) and mailing a project information sheet to properties within 100 metres of the subject property.

Public Notification

An application for an OCP amendment is required to conduct a public hearing in accordance with Development and License Approval Procedures Bylaw No. 2278 and the *Local Government Act*. Notices of the public hearing were mailed to 62 property owners and tenants within 100 metres of the site, a *Development Notice* sign was posted on the property, and advertisements for the public hearing were published in the local newspaper.

NEXT STEPS

Following the public hearing, the application will be brought forward to Council for third reading consideration at a future Council Meeting. Should Council wish to grant third reading of the two bylaw amendments, it is recommended that the following conditions be addressed prior to the bylaws being brought forward to Council for final consideration and adoption:

1. MoTI approval of the amendment bylaws.
2. Registration of a community amenity contribution (CAC) covenant that secures the amount to be paid to the District at time of building permit issuance.
3. Registration of the necessary legal documents to ensure:
 - a. Protection of the environmentally sensitive area identified by the qualified environmental professional.
 - b. Implementation of the geotechnical site preparation recommendations.
 - c. Dedication of the lands identified for future pedestrian access through the property and the environmentally sensitive areas associated with Trepanier Creek.
4. Execution of the necessary legal documents and works and servicing agreements, where necessary, to ensure the off-site road and servicing improvements are constructed, including the full-lane construction and elementary school improvements, and any watermain improvements.
5. Execution of the necessary legal documents to ensure that the affordable homeownership component is provided, including the restriction on short-term vacation rentals, and ensuring rental housing will not be restricted in the future.

Attachments

1. Subject Property Map
2. Official Community Plan Bylaw Number 2220, Amendment Bylaw No. 2343
3. Zoning Bylaw No. 2100, Amendment Bylaw No. 2344
4. Letter from Porchlight Developments
5. Letter from Habitat for Humanity

SUBJECT PROPERTY MAP



Application: Z21-01 & OCP21-01

Civic Address: 5481 Clements Crescent

Legal: DL 220, ODYD, Except Plan B3846 5230 7154 10665 11334 16015 19177 19728
20050 36929 KAP58976, ALSO EXCEPT PLAN EPP97847

Rezoning Application to change from A-2 Rural (Non-ALR) to R-1 Single Detached Residential and RM-4 Multi-Unit Residential

OCP Application to change from Low Density Residential (LDR) to Medium Density Residential



THE CORPORATION OF THE DISTRICT OF PEACHLAND

BYLAW NUMBER 2343, 2022

A Bylaw to Amend Official Community Plan Bylaw Number 2220, 2018

WHEREAS the Council of the Corporation of the District of Peachland has adopted Official Community Plan Bylaw Number 2220;

AND WHEREAS it is deemed necessary to amend Official Community Plan Bylaw Number 2220;

NOW THEREFORE, the Council of the Corporation of the District of Peachland, in open meeting assembled, enacts the District of Peachland Official Community Plan Bylaw Number 2220, 2018 be amended as follows:

1. THAT Schedule "2" – Official Community Plan Future Land Use Map be amended by:
 - a. Changing a portion of the land use designation of District Lot 220, ODYD, except Plans B3846, 5230, B7154, 10665, 11334, 16015, 19177, 19728, 20050, 36926, H783, KAP58976 and EPP97847 from "Low Density Residential (LDR)" to "Medium Density Residential (MDR)" per Schedule "A" attached to and forming part of this Bylaw;
2. This Bylaw may be cited as "Official Community Plan Bylaw Number 2220, 2018, Amendment Bylaw No. 2343, 2022;"
3. This Bylaw shall take effect upon its adoption by the Council of the Corporation of the District of Peachland.

READ A FIRST TIME, this 22nd day of March, 2022

READ A SECOND TIME, this 22nd day of March, 2022

PUBLIC HEARING HELD, this day of, , 2022.

READ A THIRD TIME, this day of , 2022.

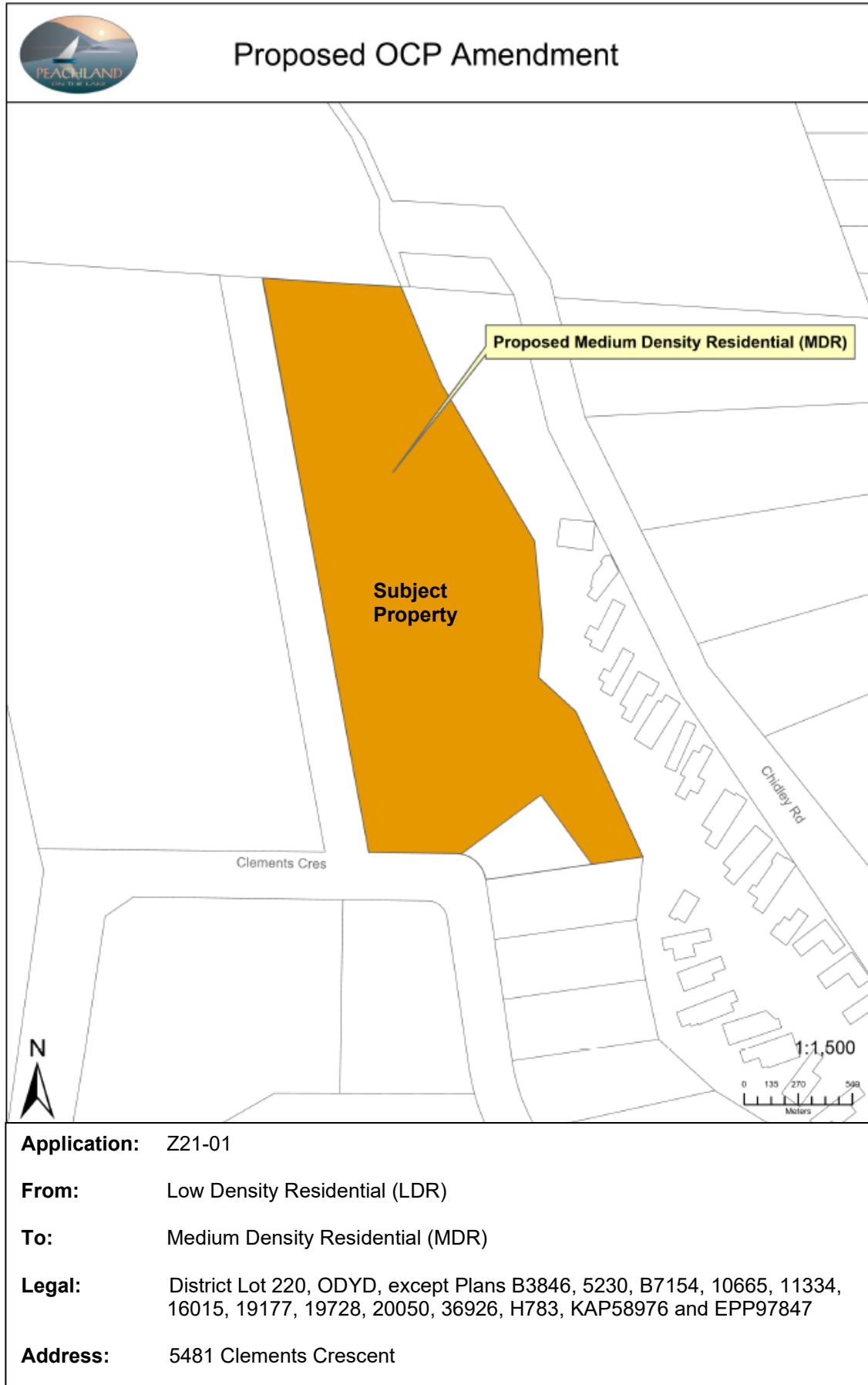
ADOPTED, this day of , 2022.

Mayor Cindy Fortin

Corporate Officer

Dated at Peachland, BC this day of , 2022

Schedule “A” to Amendment Bylaw No. 2343, 2022



THE CORPORATION OF THE DISTRICT OF PEACHLAND

BYLAW NUMBER 2344, 2022

A Bylaw to Amend Zoning Bylaw Number 2100, 2014

WHEREAS the Council of the Corporation of the District of Peachland has adopted Zoning Bylaw Number 2100;

AND WHEREAS it is deemed necessary to amend Zoning Bylaw Number 2100;

NOW THEREFORE, the Council of the Corporation of the District of Peachland, in open meeting assembled, enacts the District of Peachland Zoning Bylaw Number 2100, 2014 be amended as follows:

1. THAT Schedule "B" – Zoning Map be amended by:
 - a. Changing the zone of District Lot 220, ODYD, except Plans B3846, 5230, B7154, 10665, 11334, 16015, 19177, 19728, 20050, 36926, H783, KAP58976 and EPP97847 from "A2 Rural (non-ALR)" to "RM4 Multi-unit Residential – Medium Density" and "R1 Single Detached Residential" per Schedule "A" attached to and forming part of this Bylaw;
2. This Bylaw may be cited as "Zoning Bylaw No. 2100, 2014, Amendment Bylaw No. 2344, 2022;"
3. This Bylaw shall take effect upon its adoption by the Council of the Corporation of the District of Peachland.

READ A FIRST TIME, this 22nd day of March, 2022

READ A SECOND TIME, this 22nd day of March, 2022

PUBLIC HEARING HELD, this day of , 2022.

READ A THIRD TIME, this day of , 2022.

ADOPTED, this day of , 2022.

Mayor Cindy Fortin

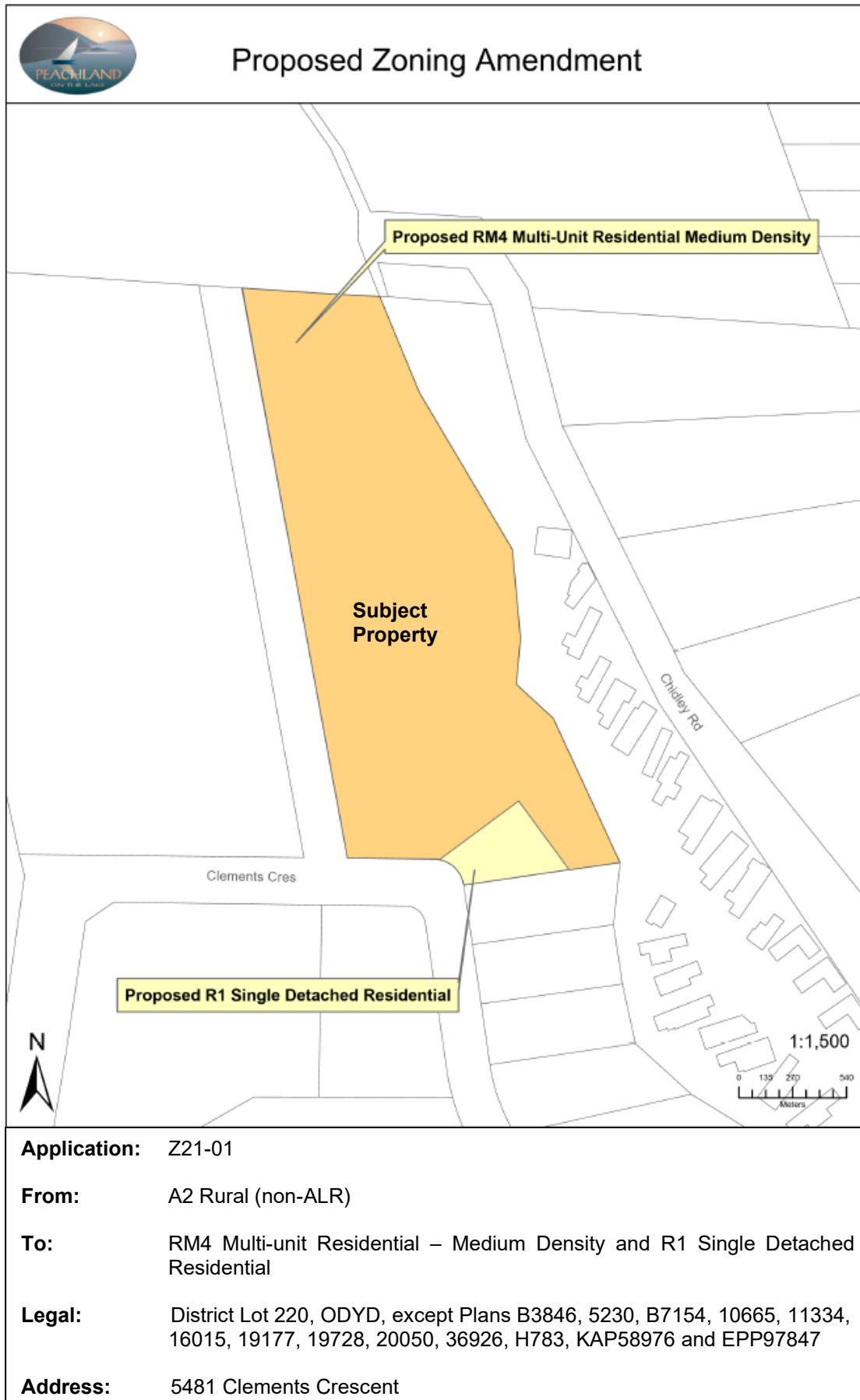
Corporate Officer

Dated at Peachland, B.C. this day of , 2022.

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 20____

for Minister of Transportation & Infrastructure

Schedule “A” to Amendment Bylaw No. 2344, 2022





Attachment 4

Porchlight Developments and Habitat For Humanity working together to provide “income geared mortgages” for homes on Clement Ave in Peachland BC

Porchlight Developments has been heavily involved in building thousands of first time buyer homes throughout western Canada, including Regina, Calgary and Winnipeg, and prides itself as providing homes to a segment of the population that is often underserved due to focus on high end new product.

When Porchlight purchased the Clement property, we identified that the unique nature of the site beside a school, within walking distance of shopping, parks, and the beach made this a special site, but we wanted to make these attainable for first time buyers and empty nesters rather than a resort-style development. We have done this through efficient design and density, and have not included resort style amenities that lend themselves to seasonal use and high strata fees. These design criteria are the main levers driving affordability.

The RDCO Housing Needs Assessment identified **in 2019 that the average price for an apartment was \$579,000**. In the case of Life in Peachland, **the majority of the homes are targeted to be under that average price**, serving a desperately needed market for locals.

In addition, **Porchlight has committed to contributing \$250,000 to Habitat for Humanity as a donation** towards the purchase of 3-4 homes in our development. Habitat will then recruit and place eligible families in these homes under an “income geared mortgage” program. In addition, once we are nearing construction, with the assistance of Habitat we will be approaching our trade and suppliers to assist in multiplying the cash donation to Habitat. **This is being done with no strings attached to any contributions by the district.**

Why are we doing this? Porchlight has historically built first time buyer homes, and has partnered successfully with municipalities offering affordable housing grants. We have also, as a company, used our good will with the trade base to multiply that effect for charitable house builds for Association for Community Living, HOPE International and others. Habitat is a natural fit for our organization to help to be part of the solution to affordable housing, because at Porchlight we believe everyone deserves a great home.

There is also an opportunity for the District to work directly with Habitat for Humanity if they wish to multiply the effect via a direct donation of funds from the CAC fund. Porchlight has offered Habitat a further donation of \$30,000 per unit for up to an additional 4 units in Life in Peachland if that is the case.

Thank you for your consideration

Neil Braun
Founder and Chairman



We build **strength, stability, self-reliance** and **shelter**.

Dear Mayor Fortin and members of the District of Peachland Council,

Habitat for Humanity Okanagan (HFHO) advocates for Porchlight Developments “Life” site to be accepted and approved as presented to council. The strategy that Porchlight proposes to council takes into consideration the increasingly complex housing issues at hand and they are putting forward to this council what we at Habitat see as an innovative strategy and greater collaboration to tackle the growing problem of affordability. The site provides unique opportunity for the District of Peachland to strategically advance its affordable housing goals and support non-profit organizations that are faced with increasing financial pressures due to high land and construction costs.

The need for affordable housing in the Okanagan is at a critical stage. As a provider offering income geared mortgages, we are unable to keep pace with this rising demand. Our current Lake Country build of 12 units has received over 600 applicants and our affiliate continues to receive inquiries on a daily basis from across the Okanagan for affordable housing options from many in dire need of safe, decent housing for their family.

As part of our strategic plan to increase housing supply, HFHO is actively engaging developers to leverage their projects as opportunity to include the Habitat program as a viable option to broaden access to new home inventory for local families. The commitment to Habitat for Humanity by Porchlight ticks all of the boxes. Location close to schools, transportation and services, a mix of 2 and 3 bedroom homes plus an example setting attitude by a developer to not only support Habitat, but to include a substantial donation from expected earnings plus a commitment to find additional saving values to ensure the project can be financially viable for a non-profit organization as part of the overall development.

This project would provide important housing for our economically diverse workforce and their families. Service and tourism sector employees, support staff, young professionals with early career salaries and many others are currently struggling for affordable housing. The developer has already targeted finished costs to be attainable for first time buyers and while we applaud this initiative to put people first, at HFHO we know we could not supply these homes to our clientele at the value being afforded to us by Porchlight. We hold enough confidence in this project that HFHO is willing to commit to a 20 year covenant in return for any support received by the District of Peachland on the affected units thereby ensuring long term affordability through our program.

The Porchlight Developments site provides the District of Peachland with a critical opportunity to support targeted growth in the community. Having housing choices that are affordable and geared to a variety of incomes will ensure the District of Peachland can meet the housing needs of its diverse residents now and in the future.

Sincerely,

Neil Smith, COO

**1793 Ross Road
West Kelowna, BC V1Z 3E7**

778.755.4346
www.habitatforhumanityokanagan.ca