



NEW TOWN

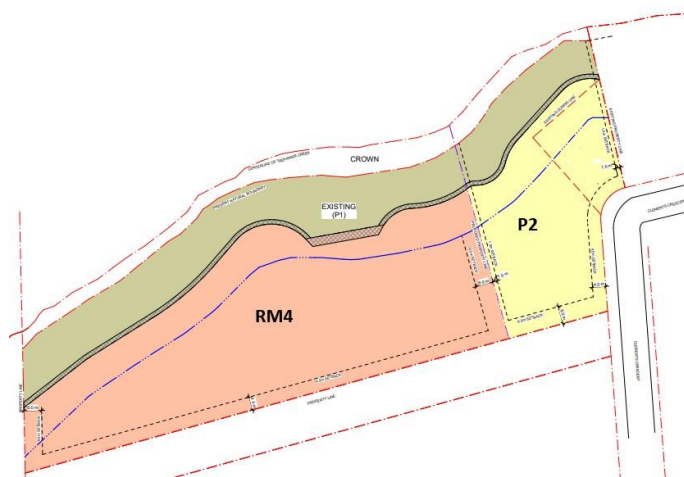
Variance Rationale for 5481 Clements Crescent District of Peachland

Introduction

This application is for a Development Permit and Development Variance Permit to accommodate a 98-unit multi-family apartment building located at 5481 Clements Crescent, Peachland BC. The subject site is 2.74 acres and located on Clements Crescent adjacent to Peachland Elementary School. The original site and development permit is reduced by 1.03 acres to accommodate a potential new Childcare Facility, as requested by the District of Peachland. To compensate for this reduced land area the building was reduced in footprint with an increase to a 5/6 storey building.



Streetside Elevation



Form and Character

This development is contemporary in form and uses modern materials and roof lines to bring interest and uniqueness to the project. The simple geometry of this development offers a variety of unit types ranging from studios and 1-bedroom to 3-bedroom apartment dwellings. The increase in units from the previously approved plan is nearly entirely in additional studio units which assist in meeting affordability targets.

Due to the adjacent creek, this development pays special attention to views of nature and provides several amenity spaces for the residents. Landscaping, outdoor living/recreation and sensitivity towards the riparian area are key focal points for this site development. Existing trees are retained wherever possible. All units are also equipped with large sun decks with views of Trepanier Creek or Okanagan Lake. The private open space is over double the bylaw requirement and features a rooftop amenity space that serves to step-down the massing to 5 storey height on the south facade.

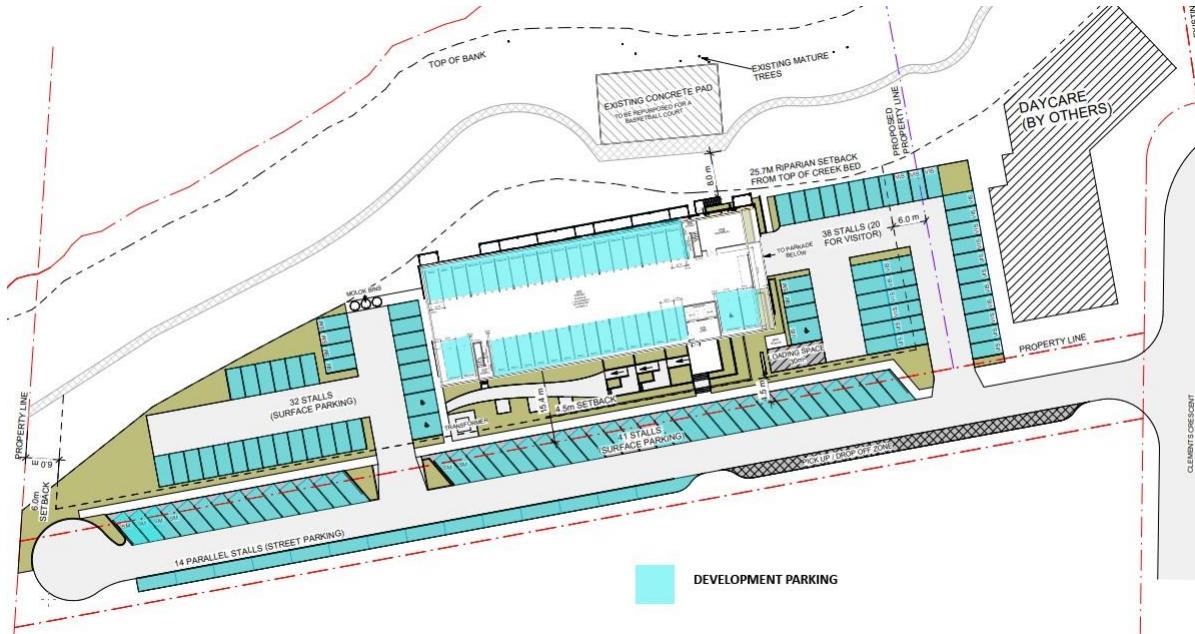


Rooftop Amenity Space

The development massing is located well away from the established residential dwellings on Clements Crescent and the structural massing steps down to 5 storeys on the south end interface with the community.

Siting - Buffering to Single Family

By making the building smaller footprint and increasing the height, we have been able to move the building approximately 50m FURTHER AWAY from the existing homes. The community benefit of the proposed P2 lot is to provide a potential Childcare Facility to the District, but also provide a buffer between the existing single-family homes on the East side of Clements Crescent and the proposed apartment building. This will help soften the interface between different uses for the existing homeowners with a single storey potential Childcare Facility.



Potential Childcare Facility Buffer to Existing Single Family Homes.

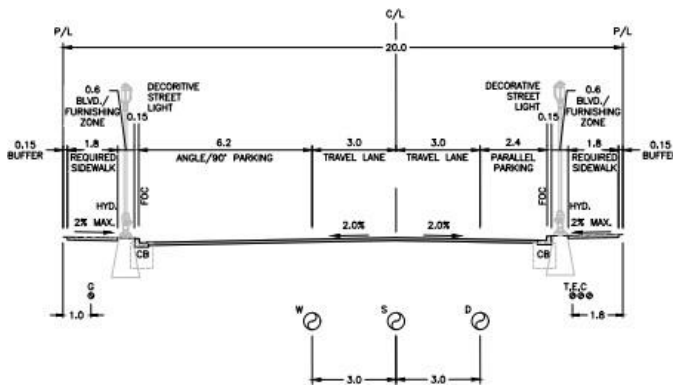
Subdivision & Development Servicing Bylaw Variances

Modified Road Cross Section Variance

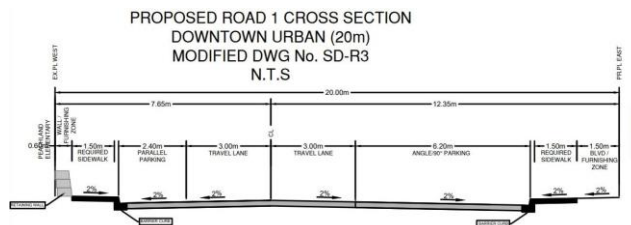
There is an existing unbuilt road dedication between the subject site and Peachland Elementary School. The development will construct the road to a custom cross section that will permit parallel parking on the school side and 60° angle parking on the development side of the road. A cul-de-sac bulb at the end of the road will allow passenger vehicle turn around movements.

The road cross-section is based on the SD-R3 design within the Servicing Subdivision Bylaw. The vehicle and parking alignments are consistent with this cross-section. However, the sidewalk and boulevard are modified.

The variance requested is to reduce the sidewalk from 1.8m to 1.5m in width and to place the sidewalk at the back of curb and not provide a planting boulevard.



Servicing Bylaw Road Cross Section SD-R3



Modified Servicing Bylaw Road Cross Section SD-R3

Cul-de-sac Variance

The turn-around at the end of the new road is temporary awaiting the road extension to lands-beyond. Therefore, a variance is requested. Bylaw requirement for the cul-de-sac radius can't be met without impacting the riparian setback limit. Because there is an available hammerhead within a distance less than 90m from the cul-de-sac, the Fire truck movement complies with BC code.

The variance requested is to reduce the cul-de-sac diameter from 24.5m to 14.6m.

Zoning Bylaw Variances

Building Height Variance

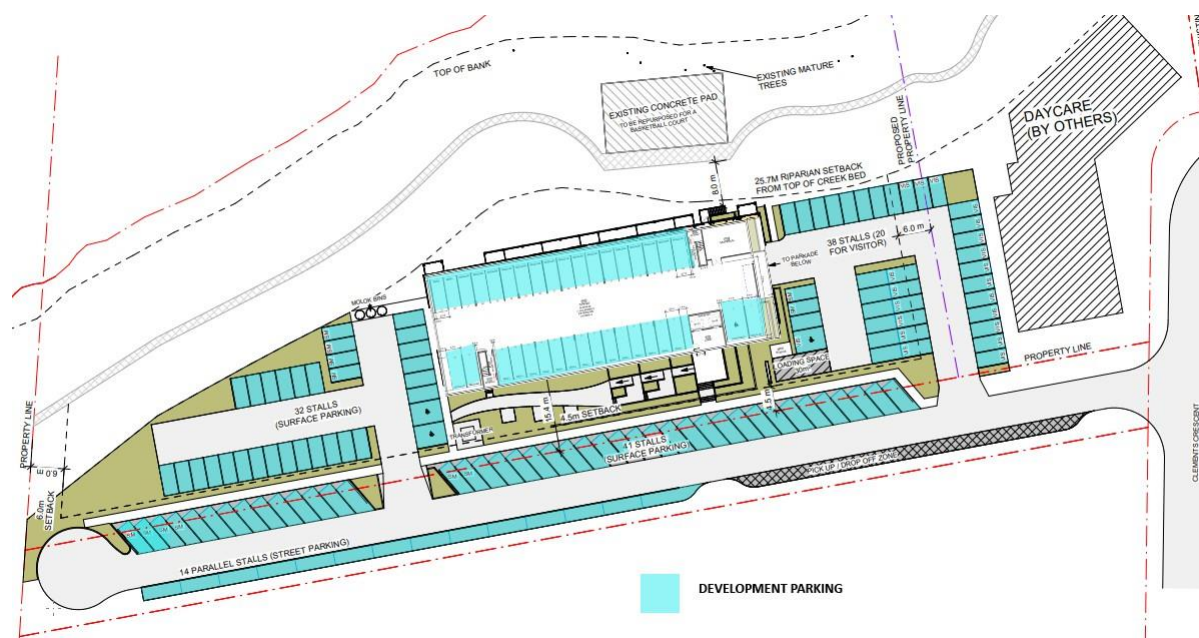
The building variance is for overall building height. The initial apartment development was proposed as a building on a much wider development property. However, the land requested by the District of Peachland for a potential new Childcare Facility significantly reduced the available development width. To sustain the efficiency of the project for Middle Market housing, the building was increased in height to 6 storeys, with a total of 98 apartment dwellings.

The variance requested is to increase the overall building height from 16.6m to 21.6m representing a variance of 4.8m of height gain.

The exposure to the adjacent community for the higher structure is mitigated given the context of the Peachland Elementary School to the west, Trepanier riparian setback to the east, the potential one storey Childcare Facility to the south and the large lot future development site to the north.

Share Parking Variance

The reduced site development area that results from the loss of land for the potential Childcare Facility has compromised the available site for parking vehicles. To facilitate both the potential Childcare Facility and the Middle Market housing project, a program of share parking for visitor parking is proposed that allows us to meet the spirit of the bylaw parking requirements with shared parking strategies.



The first variance is the use of share parking between the potential Childcare Facility and the apartment. The variance rationale for this is:

- During childcare hours the shared parking lot would be used primarily for staff and visitors
- For daycare drop-offs the new layby for school drop-offs could be used.

- Traditionally visitor parking is in the evening, during which time the parking would be primarily used for visitor parking, and
- This shared parking saves the district money as it reduces their parking lot construction.

The second parking variance is allocating street parking exclusively to the apartment residents on the new road ROW while maintaining the drop-off/pick-up school parking. The rationale for this is:

- This new road only services the new apartment building with no new surrounding uses anticipated. On the opposite side of the street is a school playground with no parking needs,
- This new road is typically paid 50% by the new development, and 50% municipally. The developer has offered to construct the entire road at its expense, adding additional parking that would not normally be in the road cross section, and
- This variance saves the district money in building the opposite half of the road.

These variances allow parking to fulfil the bylaw required parking of 161 stalls when viewed from a larger neighborhood understanding.

The variance requested is to locate some of the required parking on the street frontage and employ share parking within the potential childcare site for after-hours visitor parking.

Middle Market Housing

Middle-income households are those whose household income does not exceed 75th income percentile as determined by BC Housing from time to time. Their present assessment for the BC Builds program is as follows:

- For units with less than 2 bedrooms the income window is between \$84,780 - \$131,950,
- For units with 2 bedrooms or more the income window is between \$134,410 - \$191,910.

Based on the traditional 30% of income for shelter, the monthly payment tolerances for principal, interest, taxes strata fees and rental profit are:

- For units with less than 2 bedrooms the rent/mortgage payment window is between \$2,120 – \$3,298 / month,
- For units with 2 bedrooms or more the rent/mortgage payment window is between \$3,360 – \$4,797 / month.

It is the intent that the dwellings within this project will be priced within this market window.

Submission Summary

The proposal for 98 dwellings adjacent to the elementary school, potential Childcare Facility and local shopping is ideal for families and senior residents. The stewardship of Trepanier Creek and the addition of public park and amenity bolsters community service and contributes to ecological sustainability. The upgrades to the pedestrian systems and the strategic improvements to student safety and parent shuttle parking is a welcome public benefit.

The opportunity to make a significant contribution to the Middle Market housing supply in general is a social benefit. The amendment to the OCP for Medium Density Multiple Residential is how this site can optimize its housing contribution.

We request support from the District of Peachland for the Development Variances and Development Permit for Form and Character and Civil Engineering Design.