



PROPERTY OPPORTUNITY NOTICE



Municipality: Penticton

Street Address of Site: 971, 977, 985 & 999 Eckhardt Avenue West

Posted: September 5th 2024

Original Submission Deadline: December 5th 2024

Extended Submission Deadline: December 19th 2024

Land Lease: 99 years

Overview

BC Builds is a rental housing program for middle income households. These are households earning a range of \$84,780 and \$131,950 per year for couples with no children for a studio or one-bedroom apartment and \$134,410 to \$191,910 per year for couples with children, needing a 2 or larger bedroom home. The aim of the program is to provide housing for households within these ranges. To help achieve this goal BC Builds can provide:

- Low-cost construction financing for buildings that are owned and operated by for-profit and non-profit developer and First Nations development corporations
- Direct access to CMHC construction financing with up to a 50-year amortization for buildings owned and operated by non-profit and private developers, as approved by CMHC
- Access to low-cost take-out financing with a 35-year amortization for buildings not approved for 50-year amortization.
- Grants of up to \$225,000 per unit for buildings owned and operated by co-operative or non-profit developers and First Nations controlled development corporations, with the goal of having at least 20% of the units at 20% below market rents. Where grants are provided, below market rents will be secured in a range of ways including a forgivable mortgage, housing agreement, section 219 covenant, or operating agreement.

Please refer to the [BC Builds Rental Supply Program Framework](#) for full program details before submitting your proposal.

Site Context

The site is located in the North Gateway neighbourhood of Penticton, which is envisioned for substantial redevelopment over the next few decades. The City adopted the North Gateway Area Plan in 2022 to guide the residential, commercial, and civic redevelopment in the neighbourhood. The plan calls for 1,750 to 2,250 new units, with 5-10% of new homes as employee housing. The plan also calls for 350 new hotel rooms, almost 30,000ft² of new commercial space, and the addition of two new ice surfaces and expansion of the Penticton Trade and Convention Centre. A workforce housing development through BC Builds will help realize the workforce housing targets in the North Gateway Area Plan.

The City is interested in proposals with include childcare as a co-located service, though this is not required for submissions. There is a strong need for more childcare spaces in Penticton and that service would be well-associated with workforce housing.

The site has frontage on a controlled access highway (this section of Eckhardt Avenue West forms part of Highway 97). Therefore, the development is subject to Ministry of Transportation and Infrastructure (MOTI) requirements. MOTI has advised that no vehicle access will be permitted onto Eckhardt Avenue West and all vehicle access must be provided from the rear

public lane. In addition, all buildings and structures must be a minimum 3 metres from the property line adjacent to Eckhardt Avenue West.

Satellite Map



Figure 1 – Property location (orange)

Plan Map



Parcel Identification (PID)	010-852-662; 010-852-671; 010-852-697; 006-150-331 * Four legal lots to be consolidated into one parcel by the City at the City's expense
Registered Owner	City of Penticton
Civic Address	971, 977, 985 & 999 Eckhardt Avenue West
Lot Area (Size)	0.25 hectares (0.62 acres)
Lot Frontage	64.4 metres (Eckhardt Ave W) 35.2 metres (Comox Street) Total: 99.6 metres
Site Servicing	Water and sanitary connections to each lot
Links to relevant planning policies (OCP, Local Area Plan, other relevant documents)	Penticton OCP (link) Penticton Zoning Bylaw (link) North Gateway Area Plan (link)

Property Details

Please enter N/A for fields that don't apply to your site.

Zoning	RM3 (Medium Density Multiple Housing)
Permitted Use Within Zoning	Apartment, townhouse, major day care centre, etc. Refer to Zoning Bylaw for details (link).
Permitted Height and Density	6 storeys; 24 metres; 1.6 Floor Area Ratio
Applicable Development Permit Controls	Land is appropriately zoned, therefore development only requires Development Permit and Building Permit

Current Use	Vacant - undeveloped
Surrounding Use	Residential (medium and low density) Commercial (car dealerships, sporting goods, laundromat, hotel) Municipal parking lot, BC Transit Park and Ride
Environmental features (stream, creek, grades, soils etc)	N/A
Any easements or restrictive covenants on title	N/A
Community engagement requirements or expectations	Proponent is expected to follow standard best practice. As land is zoned, public engagement is not anticipated.
Amenity/Bonusing Requirements	N/A
Sustainability/Energy Requirements (for anything beyond BC Building Code)	N/A
Accessibility Requirements (for anything beyond BC Building Code)	N/A

Applicant Type

Please indicate which of these apply to your site. **Please check all that apply:**

- Seeking a developer **and also** a housing owner/operator and willing to enter into a long-term lease (60 – 99 years) with successful proponent with a land cost of \$0.
- Seeking a developer **and also** a housing owner/operator and willing to dispose of land to successful proponent at \$0.
- Seeking **only** a developer/builder to provide a turn-key building to an operator you've preselected.

- Owner/operator **must be** a non-profit society, co-op or First Nations development corporation.
- Owner/operator **must be** a private developer.
- Owner/operator can be either a non-profit society, co-op or First Nations development corporation or a private developer.

Additional Property Information

Appendix A – ‘Eckhardt Block’ Property Report

Appendix B – Development Engineering Memo

Appendix C - Titles

Eligibility and Evaluation Criteria

General information

- Successful projects must break ground within 12 -18 months (depending on the complexity of the project) of the successful proponent receiving a Conditional Land Contribution Letter following the completion of the evaluation period.
- The land must be used to create new housing for middle income families as defined in the BC [Builds Rental Supply Program Framework](#).
- Eligible projects must be primarily residential but can include ground floor commercial and/or community uses and/or childcare with the non-residential components not to exceed 30% of floor area or cost.

Equity requirements

“Equity” for the purposes of this application is defined as the financial contribution that an applicant is making to the project.

Proposals from private market developers that provide more below market units at a greater percentage below market will be given priority. To achieve this, an equity contribution will likely be required from private developers. Sites seeking a developer/builder only to provide development management services for a turnkey building to a non-profit, co-op or municipal/regional housing corporation are exempt from this equity requirement.

For non-profit and co-operative developers and First Nations controlled development corporations intending to own and operate buildings, there is no equity contribution required during the proposal submission process. However, these proponents are eligible to access capital grants of up to \$225,000 per unit. Applicants may bring additional equity or equity partners to the proposal to increase

affordability. Proposals from non-profits, co-operatives and First Nations development corporations that require a lower grant per unit amount while still achieving at least 20% of the units at least 20% below market will be given priority.

Eligibility Criteria

All proposals will be assessed first to determine qualification based on these eligibility criteria. Proposals that qualify will then be assessed according to the evaluation criteria below.

Eligible Applicant

Applicant must:

- Be registered and in good standing with the BC Corporate Registry or partner with a business or organization that is.
- Have previous property development and property management experience or engage professional third-party consultants or property management company.
- Meet equity requirements. See below.
- Meet BC Builds target household incomes. See below.

Property Management (Applies only to properties where a housing owner/operator is being sought): Applicants must have a minimum of five (5) years property management experience. In lieu of property management experience, applicants may hire or partner with a professional third-party property management firm or organization to help build their organization's capacity over the first five years of operation.

Real Estate Development Experience: Applicants must have successfully completed a similar project on time and within budget. Alternatively, applicants may hire or partner with a third-party developer who has experience building similar projects and/or assemble a design and construction consultant team to carry out the project.

Equity Requirements: Project requires a maximum of \$225,000 per unit equity (grant) contribution from BC Builds. ***NB this grant is only available for projects that will be owned and operated by non-profits, co-ops, public housing corporations or First Nations controlled entities. See evaluation criteria and evaluation matrix below for information about how this will be scored for applicants that are deemed eligible.***

Target Household Incomes

Project targets households in BC Builds income ranges with rents that don't require households in this range to spend more than 30% of their income on rent: \$84,780 to \$131,950 per year for couples with no children for a studio or one-bedroom apartment and \$134,410 to \$191,910 per year for couples with children, needing a 2 or larger bedroom home. *See evaluation criteria and evaluation matrix below for information about how this will be scored for applicants that are deemed eligible.*

Evaluation Criteria

Proposals received during the submission period will be ranked against set evaluation criteria. The following criteria will be used to evaluate, rank, and determine a proposal's overall strength and level of project suitability. Please see scoring matrix below.

Financial Viability and Sustainability: The project is feasible and viable, both through capital financial assembly and ongoing operating pro-forma based on BC Builds underwriting and financing criteria noted here, as well as the project environment (geotechnical, environmental, site constraints etc.) Proponents may include other financing and funding scenarios as alternative options to achieve equal or greater outcomes. Projects must demonstrate a means to be financially sustainable without an ongoing operating subsidy from BC Builds (BC Housing). All potential funding sources must be disclosed, including the potential to apply for financing and grant funding through BC Builds, together with details of the intended funding strategy and any supporting documentation. If the building will require an ongoing operating subsidy, the applicant must provide information about how they would provide that subsidy to the project and demonstrate how that will be in place over the life of the building.

A note re financing: Projects that will be owned and operated by non-profits, co-ops, and public housing corporations are eligible to apply for take-out financing through BC Builds. All projects are eligible to apply for construction financing.

For projects that will be owned and operated by non-profits, co-ops, and public housing corporations, proponents should use a 35-year amortization and the interest rates for both interim construction and take-out financing found on the Housing Development Opportunities page.

For projects that will be owned and operated by private entities, including First Nations owned private entities, proponents should propose a take-out financing strategy, including amortization period and interest rate. Please use BC Builds interest rates found on the Housing Development Opportunities page for interim construction financing.

Household incomes and rents: BC Builds targets middle-income households, with income thresholds for eligibility set at the middle-income Limits which are defined as follows:

Units with less than two bedrooms: Middle-income households are those whose gross household income does not exceed the 75th income percentile for families without children, as determined by BC Housing from time to time. The current range of middle-income households that are the target of the BC Builds program is \$84,780 to \$131,950.

Units with two or more bedrooms: Middle-income households are those whose gross household income does not exceed the 75th income percentile for families with children, as determined by BC Housing from time to time. The current range of middle-income households that are the target of the BC Builds program is \$134,410 to \$191,910.

For projects involving a mix of unit sizes, the corresponding income threshold will be applied to each unit type.

Priority will be given to projects that target household incomes as low as possible in these income ranges while still maintaining project viability without the need for ongoing operating subsidy from BC Builds.

Rents must be suitable for middle income households, as defined above.

Projects with non-profit partners, co-ops, public housing corporations or First Nations-controlled development corporations receiving capital grants of up to \$225K/unit:

- Units must target eligible households for a minimum of thirty-five (35) years
- Include minimum of 20% of units rented at 20% below market for a minimum of thirty-five (35) years.
- The per unit grant amount should be calculated based on the amount of funding required to get 20% of units to 20% below market. In other words, what is the equity gap in the project when 20% of units are dropped to 20% of market? Divide this equity gap by the *total* number of units in the building and that is the per unit grant, which is applied to *each unit* in the building, not only the 20% of units at 20% below market.
- The *lower* the per unit grant amount the more points awarded.

Projects with private developers:

- Units must target eligible households for a minimum of ten (10) years

The rent structure will vary depending on the characteristics of the project and whether or not funding from other partners is layered into the project. All units in the development must be rented at or below market as determined by an appraisal of current market rents in the community, and at rents suitable for eligible households considering the location and average household income for the area but must not exceed 30% of the Middle-Income Limits (noted above) in effect at time of occupancy and at unit turnover.

Speed to Market: How rapidly does the proposed timeline bring new homes to market? How realistic is the proposed timeline? Processes to speed up the development and construction timelines and innovative construction methods will be given priority.

Environmental Sustainability Considerations: Projects must be built to the BC Building Code. Priority will be given to projects that can provide additional environmental sustainability benefits while maintaining project viability.

Accessibility Considerations: Projects must be built to the BC Building Code. Priority will be given to projects that can provide additional accessibility benefits while maintaining project viability.

Unit Mix Considerations: No requirement for a particular unit mix, but priority will be given to projects that provide two- three- and four-bedroom units while maintaining project viability and staying below the per unit maximum grant amount of \$225,000 for non-profits, co-ops, public housing corporations or First Nations-controlled development corporations.

Equity Contribution: For private developers, does the proposed equity contribution help deliver more below market units at a greater percentage below market? For non-profit and co-operative developers and First Nations controlled development corporations, what is the lowest grant amount per unit required (up to a maximum of \$225,000) to achieve at least 20% of the units at at least 20% below market?

Scoring Matrix

Mandatory Requirements
In good standing with BC Corporate Registry
Demonstrated Property Management Experience (if seeking operator)
Demonstrated Development Experience
Meets equity requirements
Meets Target Household Incomes
Ranked Criteria (Overall Weighting) Total 100 Points
Financial Viability & Sustainability - 20
Amount of per-unit grant required - 15
Percentage of units at 20% below market - 15
Target Household Incomes - 15
Speed to Market - 15
Financial Equity Contribution - 5
Unit Mix - 5
Additional Accessibility Benefits - 5
Additional Sustainability Benefits - 5

How to Apply and Proposal Submission Requirements

1. Review detailed property information, criteria and deadlines in this Property Opportunity Notice.
2. Attend an optional Property Information Session for this opportunity. Please see the Housing Development Opportunities page for times and dates. If you miss the info session, please watch the recorded video also available on the Housing Development Opportunities page.
3. Contact BC Builds info@bcbuildshomes.ca if you have any questions about a Property Opportunity Notice. *Please do not contact landowners directly. Doing could result in disqualification from the application process.*
4. Review the [BC Builds Rental Supply Framework](#).
5. Applicants can present their submission in the form and format of their choice, with the option of using [this capital and operating budget template](#). A development schedule and typical schematic design that includes drawings and site concept plan including massing, renderings, basic floor plans, and an indication of how the building(s) is located on the property is expected as part of the proposal submission. Total submission should include no more than 20

type-written pages. In addition to the type-written pages, schematic design that includes drawings and site concept plan including massing, renderings, basic floor plans etc may be added.

6. Letters of reference can be submitted to demonstrate experience in delivery of similar projects.
7. Proposals must be sent to info@bcbuildshomes.ca on or before the due date listed in the Property Opportunity Notice. Late proposals will not be reviewed.

Evaluation Process

General information

Evaluations will be conducted by BC Housing staff and any external parties identified by BC Housing in relation to the subject property. Each submission will be reviewed and scored against the stated evaluation criteria. Following this the evaluators will convene as a team to review scoring and determine the highest scoring proponent.

In the event of a tie score or the top two (2) highest scoring submissions being within five points of each other, BC Housing may elect to conduct a 60 minute presentation/interview with each of the two proponents to determine the successful proponent.

How long it takes

It should take several weeks (goal of 4 to 6 weeks) for BC Builds to review your project proposal and let you know if your proposal is approved. The successful proponent will be required to sign a Conditional Land Contribution agreement between the proponent, BC Builds and the landowner which lays out a 12-to-18-month timeline to securing funding, financing, Development Permit, Building permit and begin construction and a shared and collaborative approach to meeting or exceeding this timeline.

Cost

There is no cost to apply.

Additional Information

This PON is available to projects that meet and/or exceed the minimum requirements as outlined in the above criteria. Verification of project details and evaluation will determine whether a project is selected. Simply meeting the minimum requirements will not guarantee that a proposal will be selected. Applicants are responsible to provide sufficient documentation that will verify compliance with the eligibility requirements.

Note that BC Builds will consider all proposals but is under no obligation to approve any application and move forward with the PON if, in BC Builds' opinion, no suitable submissions are received.

Disclaimer

The PON is a non-binding document. BC Builds does not make any representation or provide any undertaking to prospective respondents other than to invite them to submit a proposal. This PON does not oblige BC Builds to negotiate or execute an agreement with any prospective respondents, nor to grant rights of any sort to any prospective respondents and, BC Builds shall incur no liability to any prospective respondent as a result of responding this PON.

BC Builds will not be liable for, nor will it reimburse any prospective respondent for costs incurred in the preparation, submission, or presentation of any proposal, for interview or any other activity that may be requested as part of the PON process.

BC Housing reserves the right to limit the number of awarded projects any one proponent can be awarded in a geographic area and/or within a defined period of time.

ADDENDUM TO PROPERTY OPPORTUNITY NOTICE – October 4 2024

Q1: During the info session, the city representative noted that they are open to considering zoning variances in the proposals. Can you confirm if the City will consider a proposal that includes fewer than 1 parking stall per unit?

A1: Yes, the City would consider proposals with less than 1 parking stall per unit, provided there is rationale submitted with the application.

Q2: The Penticton OCP notes that parking variances will be considered, but not below 1 stall per unit on residential, so I want to know if they are open to a sub-1 stall/unit parking ratio.

A2: Yes, the City is open to proposals below 1 stall per unit and has approved applications for that reduced ratio on certain other developments. This is dependant on the rationale for the reduced parking, provision of additional elements supporting active transportation in the project, and the amount of parking reduction being requested.

Q3: I would like to ask some questions about the Property Opportunity Notice for the Eckhardt Avenue West property in Penticton.

I am a First Nations person (status Indian and reside in BC) and am involved in real estate development and property management.

The notice lists several First Nation references, these include:

1. On pages 7 and 10: First Nations controlled development corporations;
2. On page 8: First Nations development corporations; and
3. On page 9: First Nations owned private entities.

My work includes working with a First Nation government in economic development and separately with a private developer in the Okanagan.

With the references of First Nation(s) in the notice document, Is BC Builds seeking proposals from First Nation governments and their Band-owned businesses OR would businesses that are controlled by First Nation individuals who reside in BC, such as myself, be recognized within the Eligibility and Evaluation Criteria in the notice document?

A3: For this opportunity BC Builds and the City of Penticton are seeking proposals from non-profits, co-ops, or First Nations owned entities. By the latter we mean economic development corporations that are 100% owned or controlled by a First Nation government.

ADDENDUM TO PROPERTY OPPORTUNITY NOTICE – October 11 2024

Q1: Is there a Geotechnical Report available for this property?

A1: The City does not have a geotechnical report for this site.

Q2: Is Penticton willing to look at rezoning for higher density building?

A2: We feel the RM3 zoning allows for development in line with the vision of the area, however we may consider RM4 zoning provided that the design meets our design guidelines and the applicable RM4 zoning parameters – including a maximum 2.0 FAR, 75% lot coverage and 27m building height. The RM4 zone gives a bit more density and height than the RM3 zoning. We are also open to variance requests as long as they're justified.

ADDENDUM TO PROPERTY OPPORTUNITY NOTICE – October 22 2024

Q1: We are looking how we can get in touch with a housing operator that would be aligned with BC Builds / Housing's Requirements for the BC Builds opportunities in the interior.

A1: Builders/developers looking for a non-profit owner-operator to partner with could do up a 1–2 page Expression of Interest (EOI) seeking non-profits interested, having them respond with background of their organization, existing portfolio, how delivering market rental attainable housing fits within their portfolio and growth plans. Good partnerships are values aligned ones, and that could come through in this format. The developer then selects a couple to explore further conversation with. The BC Non-Profit Housing Association (BCNPHA) can send out the EOI through their Housing Updates or directly to non-profits in the select geographic area. (communications@bcnpha.ca)

Another suggestion is to check out the Rental Protection Fund page with prequalified non-profits: <https://rentalprotectionfund.ca/pre-qualified-non-profits>. These are all non-profits who have been vetted for capacity, have an interest in delivering market rental housing and have plans for growth, so it's a good starting point. What is not captured in this approach is finding those non-profits with an interest in new development that don't have an interest in acquisition. The EOI approach suggested above accommodates for that.

In addition, Penticton is lucky to have a very collaborative and connected non-profit housing sector. This is primarily a result of [100 More Homes Penticton](#), a collective impact group with the City's financial support and United Way BC as the backbone organization. Developer builders may wish to reach out to that organization directly. 100morehomes@uwbc.ca

ADDENDUM TO PROPERTY OPPORTUNITY NOTICE – October 24 2024

Q: The PON noted a desire (but not a requirement) to provide a childcare space within our development proposal. Will points be assigned to this element in the scoring of the proposals, or is it truly optional?

A: While there are no points being awarded for childcare as per the scoring criteria outlined in the Property Opportunity Notice, all things being equal, projects that score well and are competitive based on the scoring criteria set out and also include childcare will be prioritized. In other words, and to be clear, if there are two projects that score equally well and have a tie score based on all the scoring criteria provided in the Property Opportunity Notice, the project that includes childcare will be prioritized.

ADDENDUM TO PROPERTY OPPORTUNITY NOTICE – October 30 2024

Q1: According to the zoning regulations, it states that the amenity requirement is 20 square meters per dwelling unit. Could you please confirm if this is accurate?

A1: The City's [Zoning Bylaw](#) defines amenity space in 'indoor' and 'outdoor' categories and includes individual unit balconies or patios as well as shared common areas. A mix of amenity spaces in the development can be provided to meet the minimum ratio of 20sqm amenity space per unit overall.

ADDENDUM TO PROPERTY OPPORTUNITY NOTICE – November 04 2024

Q: We are seeking clarification regarding the current Proposal Call. Specifically, is it permissible for a member of a proponent team, such as an architect or contractor, to participate concurrently in another team, submitting proposals for the same project?

A: We see no problem with this as long as all parties involved consent to this arrangement and that you can provide written confirmation in both proposal submissions that all parties are aware of this arrangement.

ADDENDUM TO PROPERTY OPPORTUNITY NOTICE – November 08 2024

Q1: Are the applicants eligible to receive funding support from the City's [Affordable Housing Pilot Funding Program](#)?

A1: Support through the City's [Affordable Housing Pilot Funding Program](#) may be available to the successful proponent.

Q2: There is an overflow parking lot for the Convention Centre on the adjacent property. Will the City be willing to consider the use of that lot by tenants as part of the parking variance rationale?

A2: The neighbouring parking lot is used primarily for special event parking, meaning there may not be guaranteed space available in that lot for building residents. This parking lot may be considered more useful for visitors, and justification for a visitor parking requirement reduction. Ideally, resident and visitor parking would be provided on the subject property, recognizing there is limited on-street parking for overflow in this area. Design elements supporting active transportation options may also help support a parking requirement reduction, in accordance with Penticton's Official Community Plan.

ADDENDUM TO PROPERTY OPPORTUNITY NOTICE – December 09 2024

Q: Are there any additional costs other than the listed value of \$108,997.20 within the Property Opportunity Notice - Appendix E - Conceptual Site Servicing Agreement that ought to be carried within the project budget; specifically, Items "F 3-5" fees?

A: These three specific items (contingency deposit, administration fee, and maintenance deposit) do not apply to this project as the City would be completing the off-site engineering work, at the developer's expense. These charges are only applied if the developer is completing off-site works themselves under a building permit servicing agreement.

Appendix A – 'Eckhardt Block' Property Report

Property Information	
Property Owner:	Penticton (City)
Civic Address:	999, 985, 977, 971 Eckhardt Ave W
Parcel Size:	0.25 ha; 0.61 ac
Land Use Information	
Current Zoning: RM3 – Medium Density Multiple Housing	
Maximum lot coverage:	50%
Maximum density:	1.6 Floor Area Ratio
Maximum height:	24 m
Minimum front yard:	3.0 m
Minimum side yard:	4.5 m
Minimum rear yard:	6.0 m
Official Community Plan – Future Land Use: High Density Residential	
Transit Oriented Area:	No
Site Specific Zoning:	No
Downtown Development Permit Area:	No
Hillside Development Permit Area:	No
Riparian Development Permit Area:	No
Environmental Development Permit Area:	No
Floodplain Area:	No
Wildfire Area:	No
Geotechnical Assessment:	Standard





Memorandum

penticton.ca

To: Steven Collyer, Housing and Policy Initiatives Manager
From: Michael Hodges, Development Infrastructure Manager
Date: August 9, 2024
Subject: Preliminary off-site works assessment for 971, 977, 985 & 999 Eckhardt Ave W

The Development Engineering Department has the following comments associated with this request. The following Works and Services would be required of a development at time of Building Permit. The Development Engineering Technologist for this file is Shane Fenske (Shane.Fenske@penticton.ca).

1. General Comments

- a. The scope of work and costs outlined in this memo are preliminary and subject to change at the time of development permit/building permit application.
- b. The developer will be responsible for coordinating with third party utilities such as gas, telecommunication and mail services.
- c. Comments and requirements contained herein assume the subject properties will be consolidated into a single lot.
- d. This area is known to have a high water table, a geotechnical investigation for a foundation design is recommended.
- e. The developer will have to regrade the property to match the existing property line to the East and the existing sidewalk on Eckhardt. There is a 1-2 foot elevation change that should be managed with proper design and planning.

2. Access and Road works

- a. A 1.8m wide road dedication will be taken along Eckhardt Ave. to ensure City owned utilities remain within the City's right-of-way.
- b. A 0.8m wide road dedication will be taken along Comox Street to ensure the right-of-way meets the requirements of the City's Subdivision and Development Bylaw.
- c. All site vehicle access must be from the rear lane, no driveway access will be allowed on either street.
- d. A new sidewalk must be constructed from the northeast corner of the intersection of Comox Street and Eckhardt Avenue along the east side of Comox Street past the laneway.
- e. The development will be responsible for the costs for any repair works which are required due to damage from construction activities.
- f. Vehicular Access & Parking: The developer must submit a plan and profile of all existing and proposed driveways indicating that access to each lot is consistent with Bylaw No. 2004-81

Schedule G, Section 00400-Roads, Article 12. Off-Street Vehicle Parking must conform to Chapter 6 of the Zoning Bylaw 2024-22.

- g. The development will be required to pay for the installation of boulevard trees on City property. This will typically be one tree every 8-12 metres.

3. Water

- a. There are currently four 19mm water services to the existing parcels, each of which will need to be decommissioned. The City will decommission the water services at a cost of \$2,626.50 (2024 rates) per service.
- b. A New Fire Hydrant may be required on the road fronting the development. The developer must confirm hydrant spacing requirements have been met. The City will install the hydrant at the developer's cost for a flat rate fee of \$9,500.00 (2024 rate) (*Bylaw 2004-81, Section 9 and Bylaw 2014-07, Appendix 29*).
- c. The Development will require a new water service. The development's engineer will be required to size the water service for the domestic use and fire suppression systems on site.
- d. The guaranteed fire flow for the site based on the future land use in the Official Community Plan is 150L/s (High Density residential). The design should not allow for more than this flow and if so, will need to be made up on-site.
- e. A single water meter will be required for the entire site. This water meter will be supplied by the City at the developers cost and installed by their plumbing contractor.

4. Sanitary

- a. The property is currently serviced with 4x100mm sanitary sewer Services at a cost of \$2,626.50 (2024 rate) per service.
- b. The developer's Consulting Engineer will determine the sanitary sewer servicing requirements for this development. If upgrades are determined to be necessary to achieve adequate servicing, the developer must complete any such upgrades at their cost.
- c. The developer will be responsible for paying all costs associated with the installation of the new Sanitary Service.
- d. Gravity Sanitary Sewer Service may not be achievable for all proposed units.

5. Storm and Drainage

- a. Storm Drainage shall be maintained on site, handled in accordance with the Storm Water Planning Guidebook for BC.
- b. Site Grading Plan: The developer must provide a site grading and drainage plan showing existing and final site elevations. The plan must show where any retaining walls may be needed, including the wall heights. The nature and extent of any required retaining walls must be shown on the plan. All retaining walls must conform to Zoning Bylaw 2024-22.
- c. Storm Sewer Service Connection: Where it has been demonstrated how the site is incapable of managing storm water within the site, run off flows from the subdivision or development must be limited to the five year return period pre-developed runoff condition. (Bylaw 2004-81, Schedule G, Section 00300 Storm Drainage, Article 1.3)

Appendix C - Titles

TITLE SEARCH PRINT

2024-07-30, 10:49:35

File Reference:

Requestor: Jake Stewart

Declared Value \$375000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	CA6719230
From Title Number	CA6716022
Application Received	2018-04-05
Application Entered	2018-04-17
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	THE CORPORATION OF THE CITY OF PENTICTON 171 MAIN STREET PENTICTON, BC V2A 5A9
Taxation Authority	Penticton, The Corporation of the City of
Description of Land	
Parcel Identifier:	010-852-662
Legal Description:	LOT 10 DISTRICT LOT 366 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 3536 EXCEPT PLANS 42665 AND KAP86208
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

2024-07-30, 10:50:52

File Reference:

Requestor: Jake Stewart

Declared Value \$400000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	CA6719066
From Title Number	LB164923
Application Received	2018-04-05
Application Entered	2018-04-17
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	THE CORPORATION OF THE CITY OF PENTICTON 171 MAIN STREET PENTICTON, BC V2A 5A9
Taxation Authority	Penticton, The Corporation of the City of
Description of Land	
Parcel Identifier:	010-852-671
Legal Description:	LOT 11 DISTRICT LOT 366 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 3536 EXCEPT PLANS 43493 AND KAP85948
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

2024-07-30, 10:55:26

File Reference:

Requestor: Jake Stewart

Declared Value \$340000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	CA6717236
From Title Number	CA5430390
Application Received	2018-04-05
Application Entered	2018-04-16
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	THE CORPORATION OF THE CITY OF PENTICTON 171 MAIN STREET PENTICTON, BC V2A 5A9
Taxation Authority	Penticton, The Corporation of the City of
Description of Land	
Parcel Identifier:	010-852-697
Legal Description:	LOT 12 DISTRICT LOT 366 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 3536 EXCEPT PLANS 42372 AND KAP85947
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

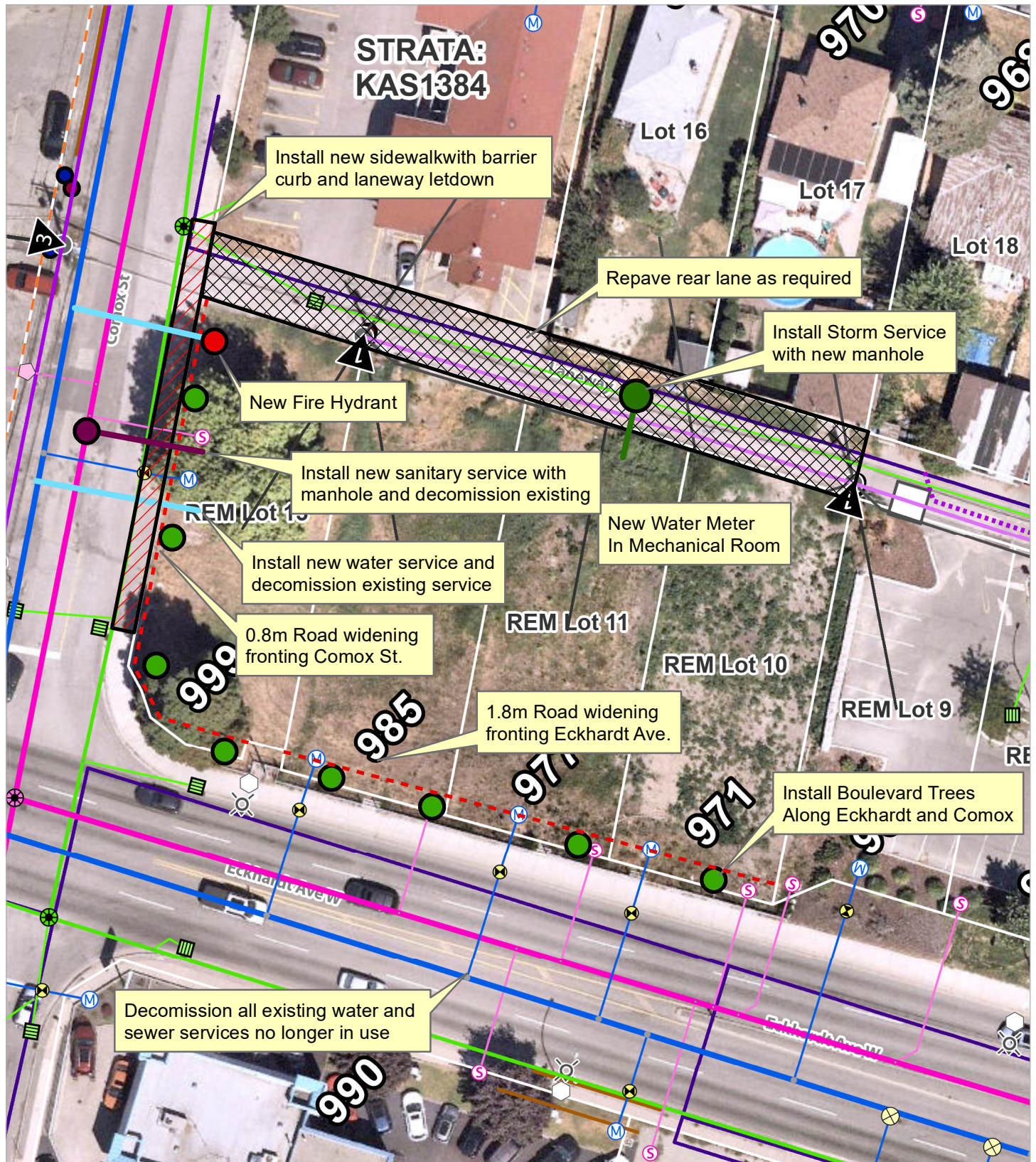
TITLE SEARCH PRINT

2024-07-30, 10:56:46
Requestor: Jake Stewart

File Reference:
Declared Value \$350000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	CA6717177
From Title Number	CA4694034
Application Received	2018-04-05
Application Entered	2018-04-16
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	THE CORPORATION OF THE CITY OF PENTICTON 171 MAIN STREET PENTICTON, BC V2A 5A9
Taxation Authority	Penticton, The Corporation of the City of
Description of Land	
Parcel Identifier:	006-150-331
Legal Description:	LOT 13 DISTRICT LOT 366 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 3536 EXCEPT PLANS 36620 AND KAP86076
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

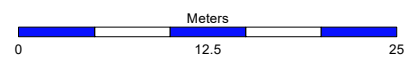


Terms of Use : The City of Penticton is a depository of public information in both printed and digital form. The source, accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user 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.



1:500

August 26, 2024



Appendix E - Conceptual Site Servicing Quote



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

Street Address	971-999 Eckhardt Avenue
Project Name	BC Housing Project
Project Description & Details	
File No.	
Prepared By	Sfenske
Date	August 26, 2024

Item		Unit Rate	Quantity	Cost
A Sanitary or Storm Sewer				
1 Service Termination(s)	Flat Fee	\$2,550.00		\$0.00
2 New Service - 100mm, <=/= 10m length	Flat Fee	\$6,200.00	No	\$0.00
2a Surcharge over 10m length	enter + meters	\$585.00		\$0.00
3a Sewer Service - 150mm or larger	Actual Cost	See Detailed Quote	Yes	\$15,170.00
3b Storm Service - 150mm or larger	Actual Cost	See Detailed Quote	Yes	\$10,230.00
4 Total Sanitary or Storm Sewer				\$25,400.00

B Water Distribution				
1 Service Termination(s)	Flat Fee	\$2,626.50	4	\$10,506.00
2 New Service - 25mm, <=/= 10m length	Flat Fee	\$6,100.00	No	\$0.00
2a Surcharge over 10m length	enter + meters	\$575.00		\$0.00
3 New Service - 50mm or larger	Actual Cost	See Detailed Quote	Yes	\$16,947.20
4 Water Meter	select size (mm)	\$1,850.00	50	\$1,850.00
5 Meter Chamber	select: Yes or No	\$880.00	No	0.00
6 Fire Hydrant	Flat Fee	\$7,750.00		\$0.00
7 Fire Hydrant Req CB/GUT/ETC	Flat Fee	\$9,500.00	1	\$9,500.00
8 GST on Fire Hydrants	5%			\$475.00
9 Water Service Inspection & ON/OFF	Flat Fee / occurrence	\$180.00		
10 Total Water Distribution				\$28,297.20

C Concrete Works				
1 Driveway/Lane Crossover	Actual Cost	See Detailed Quote	No	0
2 Sidewalk	Actual Cost	See Detailed Quote	Yes	\$32,150.00
3 Curb & Gutter	Actual Cost	See Detailed Quote	No	0
4 Total Concrete Works				\$32,150.00

D Asphalt Paving				
1 Street	Actual Cost	See Detailed Quote	No	0
2 Avenue	Actual Cost	See Detailed Quote	No	0
3 Rear Lane	Actual Cost	See Detailed Quote	Yes	\$19,270.00
4 Total Asphalt Paving				\$19,270.00

E Boulevard Trees & Irrigation				
1 Boulevard Trees REC185	cost per tree	\$485.00	8	\$3,880.00
2 Hardscaping (Std Drwg R18b)	cost per tree	\$2,150.00	0	\$0.00
3 Softscaping (Std Dwg R18a)	cost per tree	\$1,700.00	0	\$0.00
4 Irrigation	enter + meters	\$87.90	0.0	\$0.00
5 Total Boulevard Improvements				\$3,880.00

F Engineering Fees & Charges				
1 Offsite Construction Cost Estimate	Provided By Owner's Engineer			
2 Onsite Construction Cost Estimate	Provided By Owner's Engineer	0		
3 Subtotal Construction Cost Estimate			\$0.00	
4 Contingency Fee (2%)	2% of Construction Cost Estimate	2%		\$0.00
5 Administration Fee (3%)	2% of Construction Cost Estimate	3%		\$0.00
6 Maintenance Fee (5%)	5% of Construction Cost Estimate	5%		\$0.00
7 Boulevard Trees /lot of Subdivision	cost per tree	\$495.00	0	\$0.00
8 New Hydrant Level A Inspection	cost per hydrant	\$174.50	0	\$0.00
9 Early Registration Agreement Fee	admin fee	\$890.00	No	0
9a Construction Bond	see Construction Cost Estimate	100%		\$0.00
10 Latecomer Agreement Fee	admin fee	\$840.00	No	0
11 Parkland Acquisition	5% of Value of Total Land	5%	0	\$0.00
12 Total Engineering Fees				\$0.00

G Total Costs, Fees & Charges				\$108,997.20
--	--	--	--	--------------

Appendix F - Tender Clarification



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

Street Address	971-999 Eckhardt Avenue
Project Name	BC Housing Project
Project Description & Details	
File No.	
Prepared By	Sfenske
Date	August 26, 2024

Item		Unit Rate	Quantity	Cost
A Sanitary or Storm Sewer				
1 Service Termination(s)	Flat Fee	\$2,550.00		\$0.00
2 New Service - 100mm, <=/= 10m length	Flat Fee	\$6,200.00	No	\$0.00
2a Surcharge over 10m length	enter + meters	\$585.00		\$0.00
3a Sewer Service - 150mm or larger	Actual Cost	See Detailed Quote	Yes	\$15,170.00
3b Storm Service - 150mm or larger	Actual Cost	See Detailed Quote	Yes	\$10,230.00
4 Total Sanitary or Storm Sewer				\$25,400.00

B Water Distribution				
1 Service Termination(s)	Flat Fee	\$2,626.50	4	\$10,506.00
2 New Service - 25mm, <=/= 10m length	Flat Fee	\$6,100.00	No	\$0.00
2a Surcharge over 10m length	enter + meters	\$575.00		\$0.00
3 New Service - 50mm or larger	Actual Cost	See Detailed Quote	Yes	\$16,947.20
4 Water Meter	select size (mm)	\$1,850.00	50	\$1,850.00
5 Meter Chamber	select: Yes or No	\$880.00	No	0.00
6 Fire Hydrant	Flat Fee	\$7,750.00		\$0.00
7 Fire Hydrant Req CB/GUT/ETC	Flat Fee	\$9,500.00	1	\$9,500.00
8 GST on Fire Hydrants	5%			\$475.00
9 Water Service Inspection & ON/OFF	Flat Fee / occurrence	\$180.00		
10 Total Water Distribution				\$28,297.20

C Concrete Works				
1 Driveway/Lane Crossover	Actual Cost	See Detailed Quote	No	0
2 Sidewalk	Actual Cost	See Detailed Quote	Yes	\$32,150.00
3 Curb & Gutter	Actual Cost	See Detailed Quote	No	0
4 Total Concrete Works				\$32,150.00

D Asphalt Paving				
1 Street	Actual Cost	See Detailed Quote	No	0
2 Avenue	Actual Cost	See Detailed Quote	No	0
3 Rear Lane	Actual Cost	See Detailed Quote	Yes	\$19,270.00
4 Total Asphalt Paving				\$19,270.00

E Boulevard Trees & Irrigation				
1 Boulevard Trees REC185	cost per tree	\$485.00	8	\$3,880.00
2 Hardscaping (Std Drwg R18b)	cost per tree	\$2,150.00	0	\$0.00
3 Softscaping (Std Dwg R18a)	cost per tree	\$1,700.00	0	\$0.00
4 Irrigation	enter + meters	\$87.90	0.0	\$0.00
5 Total Boulevard Improvements				\$3,880.00

F Engineering Fees & Charges				
1 Offsite Construction Cost Estimate	Provided By Owner's Engineer			
2 Onsite Construction Cost Estimate	Provided By Owner's Engineer	0		
3 Subtotal Construction Cost Estimate		\$0.00		
4 Contingency Fee (2%)	2% of Construction Cost Estimate	2%		\$0.00
5 Administration Fee (3%)	2% of Construction Cost Estimate	3%		\$0.00
6 Maintenance Fee (5%)	5% of Construction Cost Estimate	5%		\$0.00
7 Boulevard Trees /lot of Subdivision	cost per tree	\$495.00	0	\$0.00
8 New Hydrant Level A Inspection	cost per hydrant	\$174.50	0	\$0.00
9 Early Registration Agreement Fee	admin fee	\$890.00	No	0
9a Construction Bond	see Construction Cost Estimate	100%		\$0.00
10 Latecomer Agreement Fee	admin fee	\$840.00	No	0
11 Parkland Acquisition	5% of Value of Total Land	5%	0	\$0.00
12 Total Engineering Fees				\$0.00

G Total Costs, Fees & Charges				\$108,997.20
--	--	--	--	--------------