WELCOME!

Peachland Seniors’ Affordable Housing Project

OPEN HOUSE

Thank you for attending.

If you have any questions, please ask a representative from the Peachland Seniors’ Support Society, District of Peachland staff, or the project team.

Don’t forget to complete a comment form!
PURPOSE OF THIS OPEN HOUSE

ABOUT THIS PROJECT

The purpose of this Open House is to inform local residents of the plans for the proposed seniors’ affordable housing project, and to provide the opportunity to hear from you.

- The Peachland Seniors’ Support Society is proposing an affordable rental housing project.

- The first phase will comprise 72 rental apartments, including 40 non-market units and 32 market-rental units.

- The site is centrally located in Peachland, next to community amenities, within walking distance of services, and a block from Peachland’s beachfront.

- A second phase seniors housing building of similar size is planned to be developed when future demand warrants the project.

- The development will require the District of Peachland to rezone land associated with the project from P-1, P-2, R-1, and C-2 zones to a CR-1 Mixed Use zone.
THE PEACHLAND SENIORS’ SUPPORT SOCIETY

The Peachland Seniors’ Support Society is a non-profit organization formed to develop affordable seniors housing to meet the needs of low-income seniors in the community.

SPONSOR ORGANIZATIONS

DISTRICT OF PEACHLAND

The District of Peachland has demonstrated a long-standing commitment to creating housing for low to moderate income seniors. The District has assembled a site and is donating the land and, combined with waiving development cost charges, building permit and other municipal fees and costs, is financially contributing $1.98 million to the project.

BC HOUSING

BC Housing is providing a capital contribution and financing.

CANADA MORTGAGE AND HOUSING CORPORATION (CMHC)

CMHC provided a predevelopment Seed Funding grant.
WHY DOES PEACHLAND NEED AFFORDABLE RENTAL HOUSING FOR SENIORS?

- Many Seniors want to:
  - Remain in their community as they age;
  - Downsize their homes;
  - Alleviate cost of homeownership; and
  - Transition to one-level living.

- However, there is currently a shortage of senior-friendly housing options in Peachland.

- Many long-time residents have been forced to move out of Peachland to seek senior-friendly housing outside of the community.

- There are currently no subsidized or market rental seniors’ housing units available in Peachland.

- There are long wait lists for existing seniors apartments.
Housing Facts

- Peachland’s projected aging pattern suggests that there will be increasing demand for apartment living. In 2011, the median age of the population was 54 years – in contrast to the median age for the Central Okanagan as a whole, which was 44 years.  
  (Source: Census)

- There is a lack of variety in Peachland’s housing stock; predominantly comprised of single detached homes (72.7%), which is considerably higher than the Central Okanagan (56.5%).  
  (Source: National Household Survey)

- There is limited choice in tenure in Peachland; 86% of dwellings are occupied by owners and less than 14% dwellings are rented.  
  (Source: National Household Survey)

- In the Central Okanagan, between 2013 and 2014, the demand for seniors’ housing outpaced the additional supply of units, pushing rents upwards, and vacancy rates downwards.  
  (Source: CMHC)

*Note: These should be used with caution, as they are generated for a small population base.*
The site is located in a prime location on 6th Street in Peachland:

- Across the street from the Peachland Community Centre
- One block west of picturesque Okanagan Lake
- A short walk north of the downtown centre’s shopping and services
- Close to public transit
- The Peachland Wellness Centre is located near the site
- Alexandra Court and Sutherland Court, 33 units of seniors housing, are across 5th Street to the south
- Close to a variety of parks, trails, and open space
EXISTING CONDITIONS

VIEW FROM 5TH STREET

VIEW FROM 6TH STREET

VIEW FROM CORNER OF WALDO WAY AND 6TH STREET
PEACHLAND SENIORS’ AFFORDABLE HOUSING PROJECT

PHASE 1 SITE PLAN

PHASE 1 RENDERING

PHASE 1 RENDERING
PHASE 1 BUILDING FEATURES

HOUSING:
12 market rental units facing the interior courtyard will be on the main floor and 60 rental units on 4 storeys above.

INDOOR AMENITY SPACE:
The common amenity space will be equipped with a residential-style kitchen and will be designed for multi-purpose use.

OUTDOOR AMENITY SPACE:
The building features a landscaped outdoor space, including a resident’s courtyard and shaded pavilion.

FLEXIBLE DESIGN:
The first floor of the building features 2 units of commercial rental space, which could be converted in the future to expand support services offered to tenants.
APARTMENT LAYOUT

The phase 1 building will feature a mix of 1-bedroom and 2-bedroom units. The units feature efficient layouts, and each unit provides access to private outdoor space, either in the form of a balcony or ground-level patio.

TYPICAL 2-BEDROOM UNIT
Approximately 828 square feet

TYPICAL 1-BEDROOM UNIT
Approximately 567 square feet

TYPICAL 1-BEDROOM ACCESSIBLE UNIT
Approximately 587 square feet
OCCUPANCY

RENT RANGE
The housing project has a mix of market and affordable rental units. The typical approximate rent ranges will be finalized prior to construction, and expected to be in the range of:

- 1-Bedroom (affordable rental) - $780 / month
- 1-Bedroom (market rents) - $900 / month
- 2-Bedroom (market rents) - $1200 / month

TENANT ELIGIBILITY
- The units are intended to be for seniors (55+) with low to moderate incomes.
- The Peachland Seniors Support Society will issue intake application forms once construction has commenced.
- Priority will be given to applicants based on need, and a wait list will be maintained by the Society.
A second phase of a seniors housing building of similar size is planned to be developed when future demand warrants the project, further increasing the long-term supply of senior-friendly housing in Peachland.

(The phase 2 building design is conceptual. A detailed design for a Phase 2 building will be developed at a future time.)
PROJECT TIMELINE AND PHASES

2015
- Proposal Submission
- BC Housing Review and Approval

2016
- Consultant Selection/Partnership & Other Agreements
- Design Development/Subdivision
- Rezoning
- Construction Documentation
- We Are Here!

2017
- Permits/Tendering/Lease Agreements/BC Housing Approval Design Development/Subdivision & Rezoning
- Construction

2018
- Prepare for Occupancy/Register Legal Agreements on title
- Tenancy Move-In & Occupancy
THANK YOU FOR ATTENDING

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