



Your File #: South Skaha
Housing Society
D2020.015-
ZONE-2455.43
eDAS File #: 2020-05241
Date: November 2, 2020

Regional District Okanagan Similkameen
101 Martin Street
Penticton, BC V2A 5J9

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Text Amendment Bylaw 2455.43 for:
Lot 1, District Lot 374, SDYD, Plan 12558
5081 8th Avenue, Okanagan Falls, BC**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*, subject to the following condition:

- No direct access to or from Highway 97 shall be considered.

If you have any questions, please feel free to call Penticton Development Services at (250) 712-3660.

Yours truly,

Rob Bitte
Development Officer

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3660 Fax: (250) 490-2231

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2455.43, 2020

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Thank you for the opportunity to provide comments for consideration regarding file D2020.015-ZONW. It is our understanding that the intent is to rezone the property 5081 – 8th Avenue in Okanagan Falls from Okanagan Falls Town Centre (OFTC) to Site Specific Okanagan Falls Town Centre (OFTCs) to allow for construction of a 30 unit multi-family residential building. This rezoning will also include increasing density, decreasing setbacks and decreasing required number of parking spaces per unit. This referral has been reviewed using a health and equity lens, following the principals identified within the Provincial Health Service Authority's Healthy Built Environment Linkages Toolkit. The toolkit is an evidence based resource which links planning principle to health outcomes. The following information is for your consideration:

We are pleased to see the proposed creation of additional housing options for the community. Housing is a key determinant of health and can affect many aspect of our wellbeing. We noted that there was no mention of accessible units within the application. Encouraging the creation of accessible units would help to support the needs of our marginalized populations, thereby increasing the health of the whole community.

Multi-family dwellings have the opportunity to encourage or discourage social interaction between residents. Environments which foster social interactions increases residents' sense of community and wellbeing. Allocating space for community gardens, such as is mentioned within the proposal, will provide meaningful opportunities for people to connect and build a sense of community; this may also increase consumption of fruits and vegetables among residents.

The location of housing relative to busy roadways can impact the level of indoor exposure to air pollution (such as dust), noise and other environmental hazards leading to poorer health outcomes for those residents. High levels of noise exposure can result in sleep disturbance, fatigue and other mental and physical health problems. Mitigation measures to minimize noise levels, vent pollutant concentrations and maintain safe indoor air quality would be suggested due to the location of this development.

Thank you for the opportunity to comment on this rezoning application. If you have any questions or concerns, please feel free to contact me at 250-469-7070 x12287.

Signature:  _____

Signed By: Tanya Osborne

Agency: Interior Health

Title: Community Health Facilitator

Date: Nov 10, 2020