

DEVELOPMENT PROPOSAL – FOR IMMEDIATE RELEASE

February 24, 2017

PeachTree Village Rezoning Application – 5760 and 5766 Beach Avenue

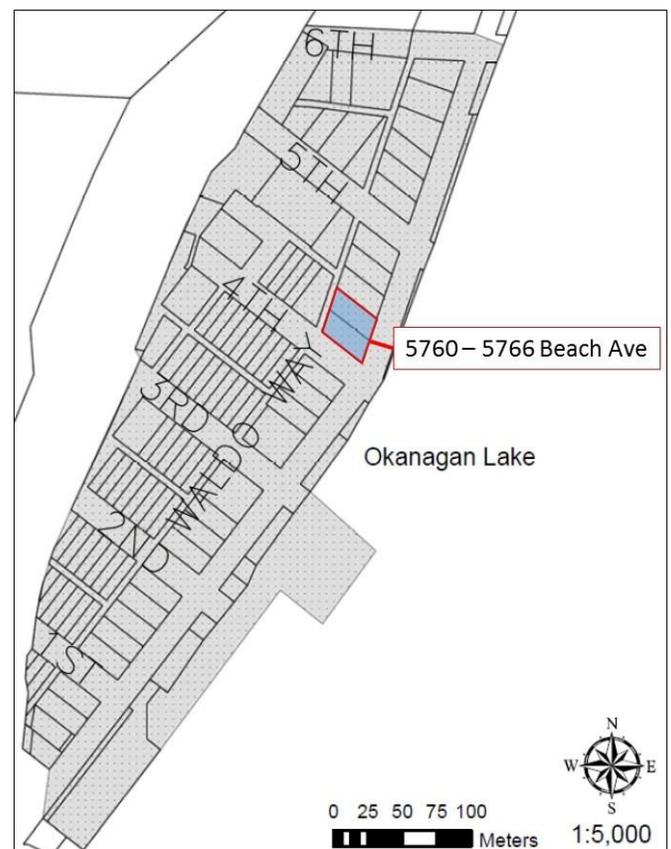
PEACHLAND. *“From an urban planning perspective, the corner of 4th St and Beach Ave is very important”* says Gaetan Royer, an urban planner with a 35-year career in construction and municipal management. He adds: *“how we deal with this intersection is literally a turning point for the future of Peachland’s core commercial area.”*

The development proposed at Beach and 4th St is the first big investment downtown since the 15-year old Gateway project. PeachTree Village will extend commercial development past 4th St and help connect the existing core commercial area with the proposed seniors’ building at 6th St.

When Royer and his business partners researched Peachland’s Official Community Plan, they saw a great vision just waiting to be realized. In 2011, the core commercial area was extended to 6th St, yet no new retail space was created in this area. A 2012 Economic Impact Analysis found that Peachland residents are underserved with only half the retail space typically required for a community of this size. Yet residents still have to seek services outside the community, which hurts the local economy.

The best way to start a gradual expansion of the core commercial area is right at the corner of 4th and Beach. Even though the proposed development is modest in size, construction on this prominent site will be a clear signal for the business community and shoppers about the strength and potential of the local economy.

Developing the concept for PeachTree Village project started in 2015 with a series of meetings with local merchants and community groups. Royer and his team also listened to Council and residents. To better serve community needs, the group now proposes ground floor retail and an office floor. Upper floor apartments are proposed to be large family units designed for year-round living.



Core Commercial Area. Source: Official Community Plan

Shortly after filing a formal development application, in early 2016, a key problem with water supply came to light. *“We struggled with the enormity of the problem, but Council really came through for us and all downtown property owners.”* Said Royer. District staff updated the Development Cost Charge (DCC) bylaw. The District now plans to upgrade the water network to accommodate growth and rejuvenation of the downtown core. CityState was also allowed to cover the cost of a professional planner who is helping to advance their project without compromising other staff priorities.

Royer and his partners are happy to pay their share of water system improvements. They hope that other owners will be encouraged by the District's approach and decide to expand their own buildings. Investment in new construction in Peachland's downtown will grow the tax base and benefit everyone.

About PeachTree Village. This inspired development is a perfect fit on Beach Avenue in Peachland's core commercial area. New commercial space will provide shopping options, services and economic activity.

A gently curved façade, wide sidewalks and a unique crow's nest are this building's signature elements. Four ground-floor commercial shops and office space will serve Peachland's growing population.

Upper floors will offer 10 to 12 water-view homes with partially covered patios. Unit sizes vary from 1,400 sq. ft. (130 sq. m) up to 2,300 sq. ft. (214 sq. m.). Consistent with the Official Community Plan, the intent is to provide year-round living near existing services.

A covered garage will provide 16 parking stalls. Additional angled street parking will be built on 4th St. High quality finishes will include brick, locally-sourced wood siding and extensive landscaping. Sustainable water and energy conservation features will be incorporated in the design.

The site is proposed to be rezoned to Comprehensive Development for a 33,927 sq. ft. (3,152 sq. m.) building with a footprint of 10,835 sq. ft. (1006.7 sq. m.) on this 12,530 sq. ft. (1,264 sq. m.) property. A Community Information Session will be held March 9, 2017 at Little Schoolhouse, 1898 Brandon Ln. The owners' consulting team will be available from 4 pm to 8 pm to explain the project and answer questions.

CityState Consulting Services Ltd. is a boutique consulting practice with professionals offering urban planning, land development and sustainable building design services. Located in the heart of Port Moody's heritage district, CityState is housed inside Silk Art Gallery.

Media Contact: Gaëtan Royer, CEO CityState Consulting Services, 604-816-5399, gaetan@citystate.ca

