

April 23, 2020

Subject Property:
2301 Baskin Street

Lot 3, District Lot 198, Similkameen Division Yale
District, Plan 25054

Application:
Rezone PL2019-8668

The applicant is proposing a four-unit cluster housing development on the subject property, consisting of one side-by-side duplex and one single detached dwelling with a secondary suite.



The applicant is proposing to have the subject property rezoned from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) to accommodate the proposed development.

Information:

You can find the staff report to Council and Zoning Amendment Bylaw 2020-09 on the City's website at www.penticton.ca/latestannouncements. Select the Public Notice category.

Please contact the Planning Department at planning@penticton.ca or (250) 490-2501 with any questions.

Council Consideration:

Council has waived the Public Hearing for Zoning Amendment Bylaw 2020-09 and will consider the bylaw at its Regular Council Meeting scheduled for **1:00 pm, Tuesday, May 5, 2020**.

In response to the COVID-19 pandemic, council meetings will remain closed to the public. All meetings will be live streamed via the City's website at: <https://www.penticton.ca/city-hall/city-council/council-meetings>. Select the 'Watch Live' button.

Audrey Tanguay
Planning Manager



Council Report

penticton.ca

Date: April 21, 2020
To: Donny van Dyk, Chief Administrative Officer
From: Steven Collyer, Planner1
Address: 2301 Baskin Street

File No: RMS/2301 Baskin Street

Subject: Zoning Amendment Bylaw No. 2020-09 and Development Permit PL2019-8669

Staff Recommendation

THAT "Zoning Amendment Bylaw No. 2020-09", a bylaw to rezone Lot 3 District Lot 198 Similkameen Division Yale District Plan 25054, located at 2301 Baskin Street from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing), be given first reading;

AND THAT Council, as per Section 464(2) of the *Local Government Act*, waive the Public Hearing for Zoning Amendment Bylaw No. 2020-09, as the development is in-line with the OCP designation for the property;

AND THAT Council, subject to approval of "Zoning Amendment Bylaw No. 2020-09", consider approval of "Development Permit PL2019-8669" for 2301 Baskin Street, a permit to allow for the construction of a cluster housing development, featuring one duplex building and one single family house with a suite totaling four (4) dwelling units.

Strategic priority objective

Community Design: The City of Penticton will attract, promote and support sustainable growth and development congruent with the community's vision for the future.

Proposal

The applicant is proposing a four-unit cluster housing development on the subject property, consisting of one side-by-side duplex and one single detached dwelling with a secondary suite. The applicant is proposing to have the subject property rezoned from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) to accommodate the proposed development. The proposed development falls within the Multifamily Residential Development Permit Area. As such, the applicant has also applied for a development permit for the form and character of the buildings.

Background

The subject property is located at the corner of Baskin Street and Kinney Avenue (Figure 1 – Location Map). The property is 809m² in area and contains one single detached dwelling, which is proposed to be demolished. As indicated on the Zoning Map (Attachment 'A'), the surrounding neighbourhood contains a mixture of zones supporting single family homes, duplexes and cluster housing. The proposed development on the subject property is similar in density to the fourplex at 296 Kinney Avenue built in 2007, and the fourplex at 320 Kinney Avenue built in 1993. Parkway Elementary School is 300 meters to the east on Kinney Avenue.

The subject property is currently zoned R2 (Small Lot Residential) and is designated Ground Oriented Residential by the Official Community Plan (OCP). The Ground Oriented Residential designation supports medium density residential areas with multifamily developments, where each unit has its own exterior door.

Financial implication

This application does not pose any significant financial implications to the City. Development costs are the responsibility of the developer.

Technical Review

This application was reviewed by the City's Technical Planning Committee (TPC). The TPC considers the proposed density to be appropriate for the site and in keeping with the character of the surrounding neighbourhood.

Comments and requirements for the building permit stage have been provided to the applicant. It is the property owners' responsibility to provide services and upgrade existing services as required. Construction of road, curb, gutter and sidewalk is required along the Baskin Street and Kinney Avenue frontages, as shown on 'Figure 2 – Infrastructure Improvements'. The works will improve overall pedestrian connectivity in the area.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the rezoning and development permit applications:



Figure 1 - Location Map

	RM2 Zone Requirement	Provided on Plans
Minimum Lot Width:	18 m	15.85 m *
Minimum Lot Area:	540 m ²	804.47 m ²
Maximum Lot Coverage:	40%	30.45%
Maximum Density:	0.8 Floor Area Ratio (FAR)	0.68 FAR
Vehicle Parking:	5 spaces (1 per unit, plus 1 visitor space)	5 spaces (including 1 visitor space)
Required Setbacks		
Front Yard (Baskin Street):	3.0 m	3.0 m
Interior Side Yard (south):	3.0 m	3.0 m
Exterior Side Yard (Kinney Ave):	4.5 m	4.5 m
Rear Yard :	6.0 m	6.0 m
Maximum Building Height	12 m	8.5 m
Other Information:	* The minimum parcel standards for lot width and lot area only apply when subdividing and not through the rezoning of an existing parcel.	

Analysis

Rezoning

The OCP designation for the property is Ground Oriented Residential. This land use designation supports duplexes with suites, cluster housing, fourplexes, higher-density rowhouses, townhouses and bareland strata developments. The proposed cluster housing development is a consistent use with the Ground Oriented Residential designation.

Staff consider that the proposed rezoning will allow for development that conforms to the following OCP Policies:

- Policy 4.1.1.1 Focus new residential development in or adjacent to existing developed areas.
- Policy 4.1.1.4 Ensure all new developments fully cover the cost of the required infrastructure and services they require, including roads, water, sewer, storm water, and provision of parks, schools, and emergency services.
- Policy 4.1.3.1 Encourage more intensive “infill” residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.
- Policy 4.1.3.4 Encourage developments that include one-bedroom and two-bedroom units in suitable neighbourhoods to enable people to downsize as they age and to provide entry-level housing for those people entering the housing market. At the same time, provide 3-bedroom units, or larger, to accommodate families.

- Policy 4.1.3.5 Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.
- Policy 4.1.4.1 Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
- Policy 4.1.5.1 Recognize that some traditionally single-family neighbourhoods will see intensification as the city grows, but ensure that new forms of residential development are compatible with the neighbourhood in scale and design, and are appropriately located (e.g., greater density closer to collector roads, services and amenities).
- Policy 4.2.2.2 Address gaps in the pedestrian network by providing sidewalks on at least one side of the street in residential neighbourhoods, and commercial and mixed-use areas, using excess street rights-of-way where possible or through land acquisition if necessary. Where possible, provide sidewalks by requiring their construction or upgrades from developers.

Staff consider that the application proposes an appropriately scaled development in an area of the community that has been identified for increased density within the OCP.

Given that there is adequate policy through the OCP to support the development, staff recommend Council give First Reading of “Zoning Amendment Bylaw No. 2020-09”. Staff are also recommending that due to the current prohibition on mass gatherings, Council waive the public hearing as per section 464(2) of the *Local Government Act*. Using this provision still requires notification of the development to go out to residents within a specified distance from the subject property as well as the posting of a notice of development sign and newspaper advertisement.

Development Permit

The proposed development falls within the Multifamily Development Permit Area by the OCP, which is established to enhance neighbourhoods and create sensitive transitions in scale and density by addressing issues such as privacy, landscape retention and neighbourliness. Staff have completed an analysis of how the proposed development conforms to the Development Permit Guidelines (Attachment ‘D’). As shown within the analysis, there is alignment between the plans and the intent of the Multifamily Development Permit Area. The applicant has also provided an analysis with their submission (Attachment ‘F’).

The proposed development has been designed with the OCP policies and guidelines in mind and achieves the desired density for this area of the City, while being courteous to the surrounding neighbours. As such, staff recommend that Council consider approval of the Development Permit.

Alternate recommendations

Council may consider that the proposed rezoning is not suitable or desirable for this site. If this is the case, Council should deny first reading of Zoning Amendment Bylaw No. 2020-09 (Alternate Recommendation 1). Alternatively, Council may wish to support the project, but not want to waive the Public Hearing. If that is the case, Council should give first reading to the bylaw and postpone further consideration until a Public Hearing can be held, when the prohibitions on mass gatherings is lifted (Alternative 2).

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2020-09" and deny "Development Permit PL2019-8669".
2. THAT Council give first reading to "Zoning Amendment Bylaw No. 2020-09" and postpone further readings until Public Hearing can be held after the prohibition on mass gatherings is lifted.

Attachments

Attachment A – Zoning Map of Subject Property
Attachment B – Official Community Plan Map of Subject Property
Attachment C – Images of Subject Property
Attachment D – Development Permit Analysis (staff)
Attachment E – Letter of Intent
Attachment F – Development Permit Analysis (applicant)
Attachment G – Proposed Renderings
Attachment H – Draft Development Permit DP PL2019-8669
Attachment I – Zoning Amendment Bylaw No. 2020-09

Respectfully submitted,

Steven Collyer
Planner 1

Concurrence

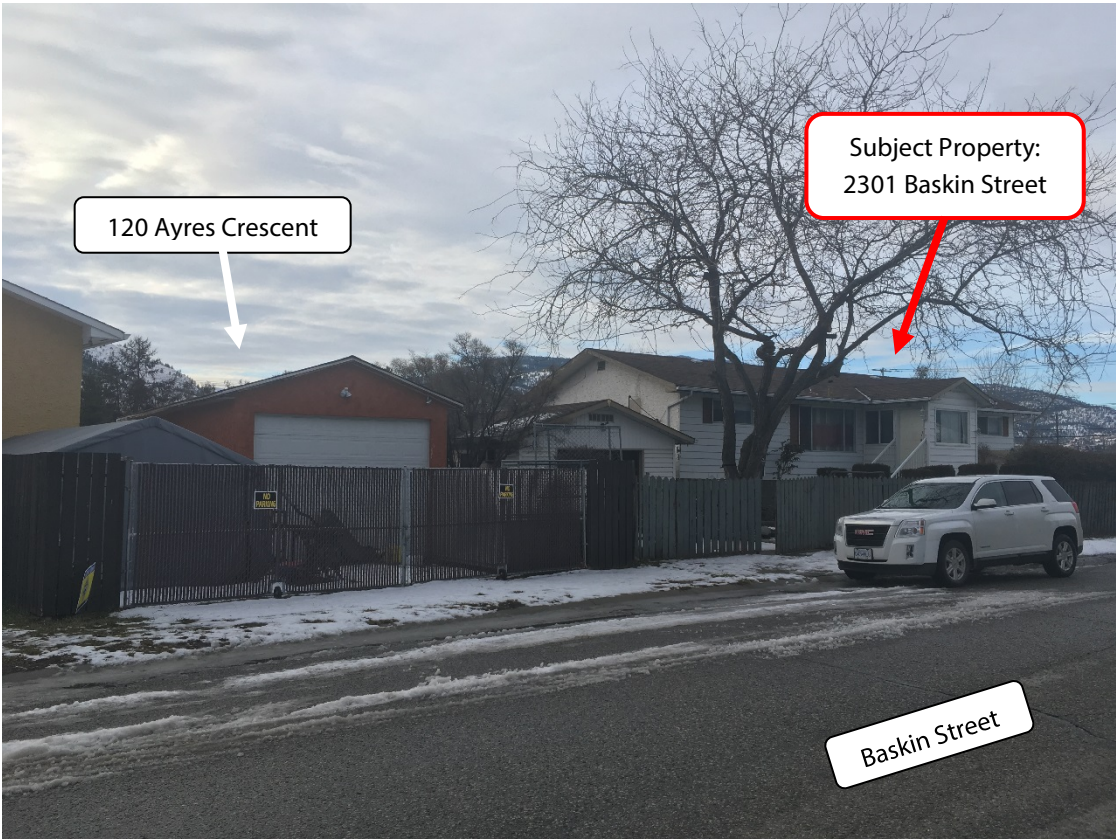
Director Development Services <i>BL</i>	Chief Administrative Officer DvD
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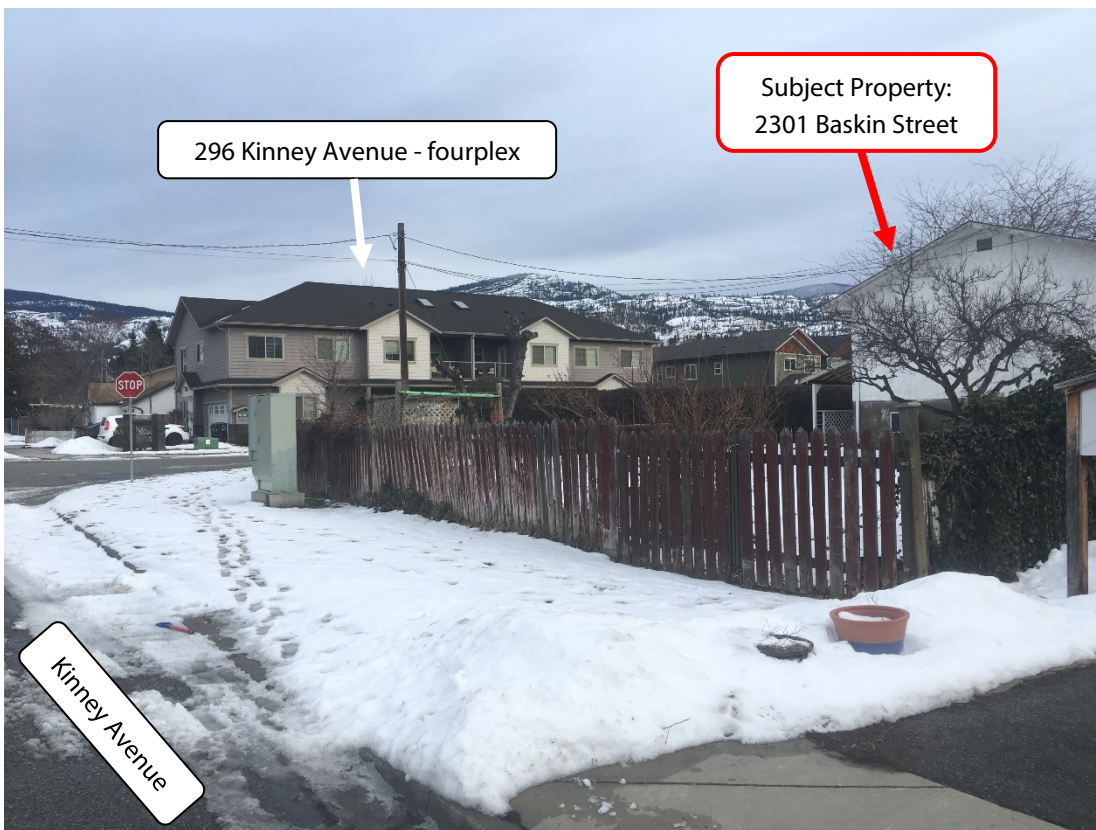
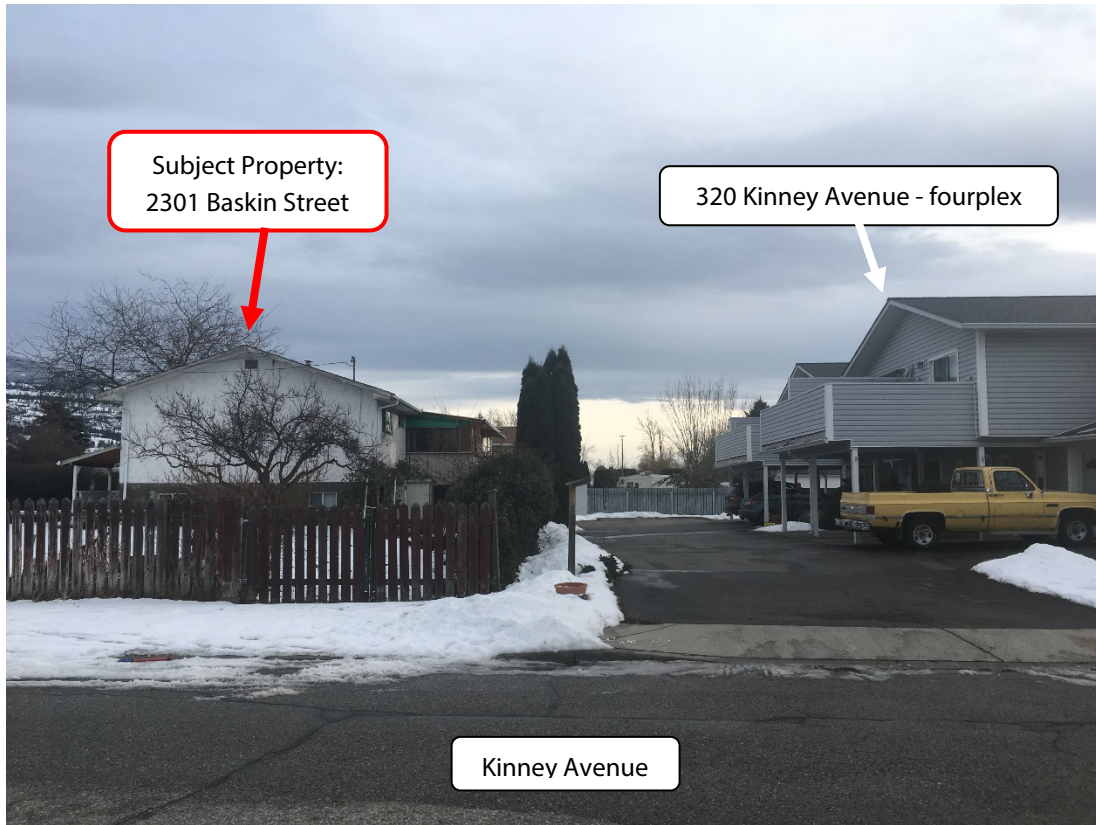
Attachment A – Zoning Map of Subject Property





Attachment C – Images of Subject Property





Development Permit Analysis

The proposed development is located within the Multifamily Residential Development Permit Area. The following analysis demonstrates how the proposal is aligned with the applicable design guidelines.

- Guideline G3 Private and semi-private open spaces should be designed to optimize solar access.*
The amenity areas are at ground-level and provide separate, semi-private outdoor space with solar access.
- Guideline G5 Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
Both buildings have minimal setbacks from the streets to provide interaction with the public realm. The proposed setbacks are similar to those of existing structures on neighbouring properties (320 Kinney Avenue and 102 Ayres Crescent).
- Guideline G13 Entry to ground-level residential units should be no more than 1.8m above the grade of adjacent public sidewalks and walkways.*
Entries to the ground-level units will be 1.2m above the grade where the future sidewalk will be installed.
- Guideline G15 Fencing facing an active public realm should be lowered and transparent or semi-transparent.*
Wood fencing along the front and street-side yard are lower (1.2m) than other fencing to be installed on the property (1.8m)
- Guideline G21 Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).*
The buildings are designed to primarily face Baskin Street, with an entrance to the single detached dwelling from Kinney Avenue. Main entries are clearly visible from the fronting streets and considered ground-oriented.
- Guideline G24 Street facing units should utilize a layering of elements – including but not limited to street-facing entries, stairs, stoops, porches, patios and landscape elements – to create transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkway, ramp, stair), semi-private (e.g., stoop, balcony) and private areas.*
The design includes features such as street-facing entrances, covered porches, steps, minor building face projections and an upper balcony to create visual interest and establish transitions from public to private spaces.
- Guideline G26 Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.*
Landscaping is proposed along the interior side yard and rear yard to improve the buffering between the new development and adjacent residential uses. Wood fencing is used to separate the yard amenity areas between the units.
- Guideline G28 Entries should be visible and clearly identifiable from the fronting public street.*
Main entrances are identifiable and visible from the fronting street. In addition, an entrance is provided facing Kinney Avenue to engage with the exterior side yard.
- Guideline G29 Development should orient windows, porches, balconies and patios towards the public realm, allowing for casual overlook of parks, open spaces, and parking areas.*

Windows, porches, and main entrances are oriented towards both fronting streets to provide connection with the public realm and visual overlook onto open spaces and parking areas.

Guideline G35 Tree planting...

Three trees are shown along the two road frontages in accordance with municipal bylaws. These proposed trees are in appropriate locations considering the adjacent intersection and the utility boxes in the right-of-way.

Guideline G43 Address both fronting streets in a pedestrian-friendly way, preferably with pedestrian entrances and/or windows on both facades.

This is a corner property and the design addresses both fronting streets in a positive way. Main entrances to the units face a fronting street, and driveways are provided onto both streets. Architectural features including minor building projections, covered porches, and windows face the streets.

Guideline G59 Garbage and recycling bins should be contained within screened enclosure that are coordinated with the overall design.

Garage and recycling bin storage areas are indicated on the plans and are proposed to be screened by wood fencing. Their locations and screening is well-suited with the overall design.

Guideline MF1 All multifamily development should incorporate community amenity spaces that provide opportunity for recreation and play and address the needs of all age groups likely to reside within the development.

Private amenity spaces are provided, functioning as rear yards for each unit. These separate spaces provide outdoor amenity and recreations space for future residents of all ages.

Guideline MF2 In an effort to promote community and social sustainability, multifamily developments should exhibit a preference for courtyard forms with views into them from ground-oriented ground floor units.

Windows and doors on each building face the rear yard amenity spaces, providing visual overlook onto the semi-private spaces from ground level and second level.

Guideline MF3 Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest, and incorporate safe play areas in interior courtyards.

The amenity spaces are grassed and include landscaping along the property lines to provide active and passive enjoyment.

Guideline MF4 Visitor parking should be in public view, easily accessible near the main entry of the site, and clearly indicated by pavement markings and/or signs.

The visitor parking space is clearly labelled on the site plan and landscaping plan. It is located near the main entrance to the suited house off Kinney Avenue and can be accessed using the future public sidewalk to connect to the duplex units.



December 02, 2019

City of Penticton
Attn: Planning Department
171 Main Street
Penticton, BC

Re: Letter of Intent in Support of Request for Re-Zoning + Development Permit

Proposed Rezoning from R2 – Small Lot Residential to RM2 – Low Density Multiple Housing

Civic: 2301 Baskin Street, Penticton, BC

Legal: LOT 3 DISTRICT LOT 198 SDYD PL KAP25054, PID: 005-690-099

It is the pleasure of the current owners (Vu, Nguyen Xuan Thy + Dinh, Binh (Billy)) of the property and Haywood Design to submit this Letter of Intent as part of a formal application to pursue related approvals to proceed with a Rezoning + Development Permit at 2301 Baskin Street, Penticton, British Columbia.

The proposed project considers the Rezoning of a lot currently Zoned R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing). Rezoning will allow for Cluster Housing or, in particular, development of a 'side by side' Duplex (unfinished Basement + 2 Storeys) and an 'up and down' Duplex (Legal Basement Rental Suite + 2 Storey House). It has been confirmed that the proposed rezoning of the property is in step with the current OCP by the Planning department at our last Pre-Application Meeting.

The Preliminary Development Plans meet the RM2 Zoning Development Guidelines and require no variances. Specifically, the proposed density for the four (4) units has a total FAR of 0.68 (0.8max FAR), the client has no intent to "Suite" the Unfinished Basements of the Side by Side Duplexes and also, the Main Floor Elevation is set at 1.2m above finished grade which excludes the Basement area from the FAR calculations. The Lot Coverage totals 30.45% which boasts the remaining almost 70% of the property available for landscaping and amenity spaces. The overall height for the two (2) storey buildings is 8.5m of the maximum 12m which complements the majority of two (2) storey buildings currently in the neighbourhood. Being a corner lot at the corner of Baskin Street and Kinney Avenue without Laneway access, there are only two (2) adjoining properties.

Parking will be provided onsite. Cluster Housing requires 1 space/dwelling plus .25 spaces/unit for visitors. Four (4) uncovered parking spaces will be provided in addition to the fifth (5th) space located in the garage. All outdoor parking spaces will be incorporated into pathways and have surfaces constructed of decorative gravel to promote proper water management and eliminate surface runoff.

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Landscaping will consider a variety of plantings and materials. Grasses, shrubs and trees will be selected to enhance the efficiency of irrigation and ensure that aesthetic qualities and suitability for the local climate. Hardscapes will consist of decorative gravel to maximize permeability and prevent surface runoff. The fence heights (wood) conform to the maximum and minimum heights as per the setback requirements (1.2m in the Front and Exterior Yard Setbacks and 1.8m for the Rear and Side Interior Setbacks). In addition, three (3.0m) meter Landscape Buffers will be installed along the rear yard and side interior setback fence lines. Please refer to the Landscape Plan (A1.2) and note that it is the intent of the owners to work with all parties involved to address 'screening' strategies to address the numerous utilities that currently exist within the boulevard of Baskin and Kinney. Nicole Capewell has recommended that Haywood Design consult with Jasmine of the Public Works Department to address the Utility Boxes and Canada Post to request a decorative mailbox wrap.

Both the 'side by side' and 'up and down' duplexes will be designed and built to meet or exceed current energy efficiency requirements as outlined in Energy Efficiency Requirements (BCBC 9.36) for Houses in British Columbia (Zone 5). The buildings will be finished in matching exterior finishes consistent with the Okanagan Craftsman Style suitable to existing context of the neighbourhood.

As illustrated in the supporting plans and renderings, we are striving to maintain not only the scale of the neighbouring properties but in form and character as well. Haywood Design ensures that safety and privacy concerns have been carefully considered while providing ample amenity space for all residents and visitors.

In Closing, we look forward to working with the City of Penticton and its representatives throughout the approval processes to transform this large corner lot into a property which expresses the most effective land use strategy.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'DAVID A. HAYWOOD', with a large, stylized loop at the end.

David A. Haywood, B.Arch
Haywood Design + Build

www.haywooddesignbuild.com | 250-328-4740 | 190-1475 | Fairview Road, Penticton



December 02, 2019

City of Penticton
Attn: Planning Department
171 Main Street
Penticton, BC

Re: Development Permit Analysis

Proposed Rezoning from R2 – Small Lot Residential to RM2 – Low Density Multiple Housing

Civic:2301 Baskin Street, Penticton, BC

Legal: LOT 3 DISTRICT LOT 198 SDYD PL KAP25054, PID: 005-690-099

This Development Permit Analysis is a review of relevant development permit guidelines to indicate how the proposed development meets the intent of the OCP

- G1 - Large Flat Corner Lot opportunity but has numerous Utility Boxes, Power Pole, Mail Box create an eyesore (constraint) – Additional consulting has been advised. Coordination with Public Works and Canada Post will be implemented once permitted
- G2 - Comprehensive Site Plan – Context Study – The buildings form and character reflects the neighbouring houses residential design styles. In regard to Landscaping all Site / Landscape Plans incorporate the boulevard.
- G3- Private and semi-private open spaces should be designed to optimize solar access – Yes, the lower, below grade open spaces are between the two buildings spaced (4.2m – 13'-9") apart in an effort for maximum solar gain. This pit is oriented North/South taking advantage to the morning and evening sun, being in the shade during the high afternoon.
- G5- Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks – Yes, the property is a corner lot and priority has been given to the Facades facing both Kinney and Baskin to be considered as the "Front". Bump outs and pronounced covered entryways create visual interest.
- G11- Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas – Yes
- G13- Entry to ground-level residential units should be no more than 1.8m (6.0 ft.) above the grade of adjacent public sidewalks and walkways – Yes, 1.2m (4.0 ft.)

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- G20- Designs should respond to Penticton's setting and climate through use of:
- optimized placement of windows to maximize natural light - Yes
 - energy-efficient building design – Energy Step Code 2 Target. – Yes, Owner may consider consulting an Energy Advisor (Total Home Solutions)
 - landscape design and plantings that provide cooling through shade in summer months - Yes
- G21- Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business) – Yes, for Both Kinney and Baskin
- G24- Street-facing units should utilize a layering of elements – including but not limited to street-facing entries, stairs, stoops, porches, patios and landscape elements – to create transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkway, ramp, stair), semi-private (e.g., stoop, balcony) and private areas. - Yes
- G26- Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces - Yes, Window placement has considered as minimal Overlook to neighbouring properties
- G28- Entries should be visible and clearly identifiable from the fronting public street. - Yes
- G33- Encourage landscaping using native drought-tolerant plant species rather than water-hungry varieties. - Yes
- All trees and vegetated landscaping should be irrigated using a sub-surface irrigation system, programmed to maximize efficient water use (e.g., drip irrigation). – Yes
- G58- Garbage/recycling areas and other similar structures should be located out of public view in areas that mitigate noise impacts and which do not conflict with pedestrian traffic - Yes
- G61- Fencing located along a street edge should be low and/or not create a solid barrier (i.e. it should be visually transparent). - Yes
- G63- All plans should show intended fencing -Yes

Respectfully submitted,



David A. Haywood, B.Arch
Haywood Design + Build

www.haywooddesignbuild.com | 250-328-4740 | 190-1475 | Fairview Road, Penticton

Attachment G – Proposed Renderings





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

Development Permit

Permit Number: DP PL2019-8669

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:

Legal: Lot 3 District Lot 198 Similkameen Division Yale District Plan 25054
Civic: 2301 Baskin Street
PID: 005-690-099
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of two duplexes as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502(2.1) of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. The permit has lapsed as described under Condition 8, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

General Conditions

7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
9. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the _____ day of _____, 2020.

Issued this _____ day of _____, 2020.

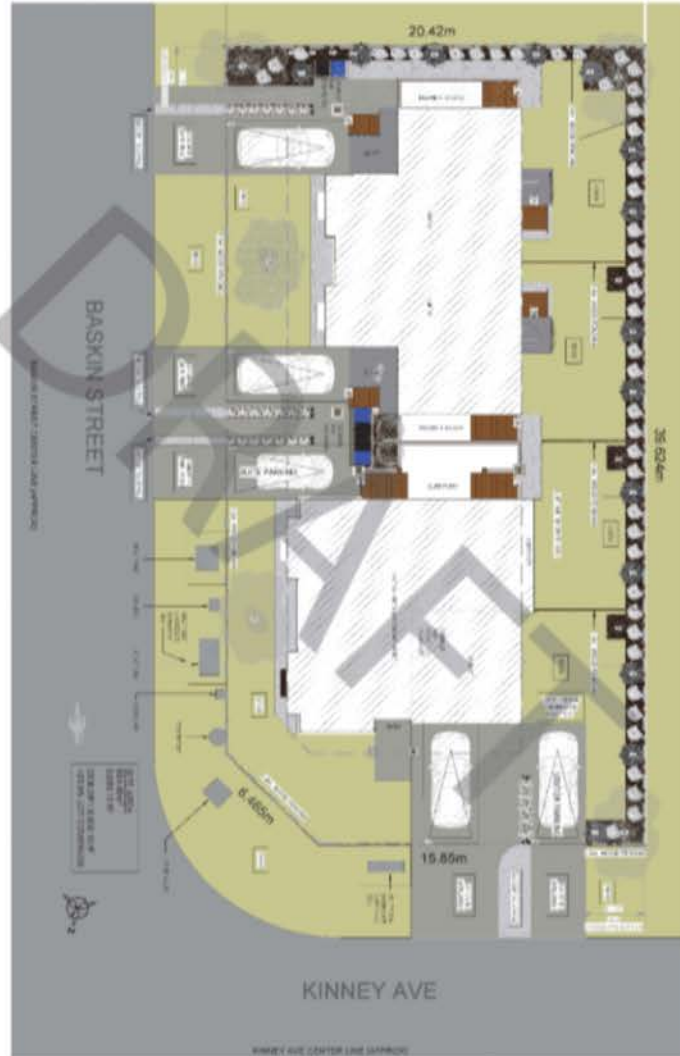
Angela Collison
Corporate Officer

THESE NOTES ARE TO BE USED IN CONJUNCTION WITH THE LANDSCAPE PLAN. THEY PROVIDE ADDITIONAL INFORMATION TO THE LANDSCAPE PLAN AND SHOULD BE READ IN CONJUNCTION WITH THE LANDSCAPE PLAN. THE LANDSCAPE PLAN IS THE PRIMARY DOCUMENT FOR THE LANDSCAPE DESIGN AND THE NOTES ARE TO BE USED TO CLARIFY AND ELUCIDATE THE LANDSCAPE PLAN. THE LANDSCAPE PLAN IS THE PRIMARY DOCUMENT FOR THE LANDSCAPE DESIGN AND THE NOTES ARE TO BE USED TO CLARIFY AND ELUCIDATE THE LANDSCAPE PLAN.

GENERAL SITE NOTES:
 1. THE LANDSCAPE PLAN IS TO BE USED IN CONJUNCTION WITH THE LANDSCAPE PLAN. THE LANDSCAPE PLAN IS THE PRIMARY DOCUMENT FOR THE LANDSCAPE DESIGN AND THE NOTES ARE TO BE USED TO CLARIFY AND ELUCIDATE THE LANDSCAPE PLAN.

LANDSCAPE NOTES:
 1. THE LANDSCAPE PLAN IS TO BE USED IN CONJUNCTION WITH THE LANDSCAPE PLAN. THE LANDSCAPE PLAN IS THE PRIMARY DOCUMENT FOR THE LANDSCAPE DESIGN AND THE NOTES ARE TO BE USED TO CLARIFY AND ELUCIDATE THE LANDSCAPE PLAN.

1 LANDSCAPE PLAN
 Scale: 1" = 10'



AREA TYPES	TOTAL LANDSCAPING SQUARE FEET
STREET SIDE	1,100
REAR YARD	1,100
COURTYARD	1,100
LANDSCAPING TOTAL	3,300

LANDSCAPE LEGEND	DATE	DATE	DATE
1. 10' - 15' WIDE STRIP ALONG BASKIN STREET	07/12/20	07/12/20	07/12/20
2. 10' - 15' WIDE STRIP ALONG KINNEY AVE	07/12/20	07/12/20	07/12/20
3. 10' - 15' WIDE STRIP ALONG COURTYARD	07/12/20	07/12/20	07/12/20

HAYWOOD HOMES
 1300 - 1475 Fairview Road
 Portland, OR 97201
 503.228.4740
carol@haywoodhomespdx.com
www.haywoodhomespdx.com

PROJECT NO. 1901

No.	Description	Date
1	2301 BASKIN ST. DUPLEX + SUITE HOUSE	07/12/20

2301 BASKIN ST. DUPLEX + SUITE HOUSE

LANDSCAPE PLAN

Project Number: 19-1928

Date: 2020-02-20

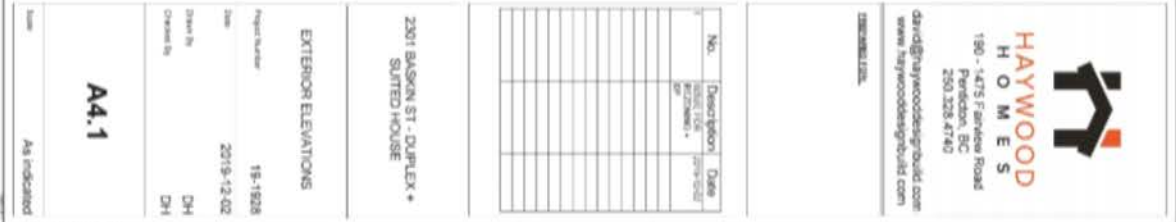
Drawn by: DH

Checked by: DH

A1.2

Scale: As indicated

20210220 2:24:54 PM



The Corporation of the City of Penticton

Bylaw No. 2020-09

A Bylaw to Amend Zoning Bylaw 2017-08

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2017-08;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2020-09".

2. **Amendment:**

2.1 Zoning Bylaw No. 2017-08 is hereby amended as follows:

Rezone Lot 3 District Lot 198 Similkameen Division Yale District Plan 25054, located at 2301 Baskin Street from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	21	day of	April, 2020
READ A SECOND time this		day of	, 2020
READ A THIRD time this		day of	, 2020
RECEIVED the approval of the		day of	, 2020
Ministry of Transportation on the			
ADOPTED this		day of	, 2020

Council resolved to waive the public hearing on April 21, 2020 and notice of intention to waive public hearing for this bylaw was published on the ___ day of ___, 2020 and the ___ day of ___, 2020 in the Penticton Herald newspaper, pursuant to Section 467 of the *Local Government Act*.

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 2020

for Minister of Transportation & Infrastructure

John Vassilaki, Mayor

Angie Collison, Corporate Officer

2301 Baskin Street

Rezone from R2 (Small Lot Residential)
to RM2 (Low Density Multiple Housing)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2020-09

Date: _____

Corporate Officer: _____