

June 4, 2020

Subject Property:

175 Brunswick Street

Lot 8, District Lot 4, Group 7, Similkameen Division
Yale (Formerly Yale-Lytton) District, Plan 368

Applications:

Rezone PL2020-8739

Development Variance Permit PL2020-8741

Subject Property



The applicant is proposing to construct two side-by-side duplexes on the subject property.

To facilitate the development, the applicant is proposing to rezone the property from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

The applicant is also requesting a variance to Zoning Bylaw No. 2017-08, Section 10.8.2.7.i, to reduce the side yard building setbacks from 3.0m to 1.5m.

Information:

You can find the staff report to Council, Zoning Amendment Bylaw 2020-18, and Development Variance Permit PL2020-8741 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:

A Public Hearing has been scheduled for **6:00 pm, Tuesday, June 16, 2020** in Council Chambers at Penticton City Hall, 171 Main Street.

All meetings will be live streamed via the City's website at: www.penticton.ca/city-hall/city-council/council-meetings. Select the 'Watch Live' button.

Public Comments:

Any person whose interest may be affected by the proposed bylaw:

1. May appear in person (adapted to comply with physical distancing requirements);
2. May telephone the evening of the Regular Council meeting. Contact the Corporate Officer at 250-490-2410 before **9:30 a.m. Tuesday, June 16, 2020** to register and receive the dial in number and participation instructions; or
3. Submit written comments by mail or email no later than **9:30 am, Tuesday, June 16, 2020** to

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9
Email: publichearings@penticton.ca

No letter, report or representation from the public will be received by Council after the conclusion of the June 16, 2020 Public Hearing.

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Audrey Tanguay
Planning Manager



Council Report

penticton.ca

Date: June 2, 2020
To: Donny van Dyk, Chief Administrative Officer
From: Nicole Capewell, Planner I
Address: 175 Brunswick Street

Subject: Zoning Amendment Bylaw No. 2020-18
Development Variance Permit PL2020-8741
Development Permit PL2020-8740

File No: RMS/175 Brunswick St

Staff Recommendation

THAT "Zoning Amendment Bylaw No. 2020-18", a bylaw to rezone Lot 8 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 368, located at 175 Brunswick Street, from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing), be given first reading and be forwarded to the June 16, 2020 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2020-18", a 1.0m wide road widening along Brunswick Street be registered with the Land Title Office;

AND THAT Council consider "Development Variance Permit PL2020-8741" for Lot 8 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 368, located at 175 Brunswick Street, a permit to vary Zoning Bylaw Section 10.8.2.7.i., to reduce the minimum interior side yard from 3.0m to 1.5m, following adoption of "Zoning Amendment Bylaw No. 2020-18";

AND THAT Council subject to approval of "Development Variance Permit PL2020-8741" approve "Development Permit PL2020-8740" for Lot 8 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 368, located at 175 Brunswick Street, a permit to allow for the construction of two side-by-side duplexes.

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 to construct two side-by-side duplexes on the subject property. To facilitate the development, the applicant is proposing to rezone the property from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing). The applicant is also requesting a variance to reduce the side yard building

setbacks from 3.0m to 1.5m. Further, the applicant requires Development Permit approval for the form and character of the buildings, which has been included for Council's consideration.

Background

The subject property is currently zoned RD2 (Duplex Housing: Lane). The subject property has been vacant since 2019, when the previous single-family dwelling was demolished. The OCP designates the property as Ground Oriented Residential, which is described as medium-density residential areas with multi-family developments where each unit has an exterior door and construction is primarily wood frame, or bareland stratas.

As indicated in the Zoning Map (Attachment 'A'), the surrounding neighbourhood contains a mixture of zones including single family, duplex, low, medium and high-density multiple housing, and commercial and mixed-used zones. The location of the property is within walking distance of many desired amenities and services including the downtown, Okanagan Lake, the KVR trail, Okanagan, Gyro and Lakawanna parks and the South Okanagan Events Center, Community Centre and Trade and Convention Centre. This area is well serviced with sidewalks, pedestrian connections, bicycle routes and bus routes.

Technical Review

This application was reviewed by the City's Technical Planning Committee. A 1.0m road widening is proposed along Brunswick Street, and will be taken as a condition of the rezoning approval. Typical frontage upgrades and servicing requirements have been identified for the Building Permit stage of the project, if the rezoning and variance permit applications are supported by Council. These items have been communicated to the applicant.

Zoning Bylaw 2017-08 includes a provision that allows developers to pay cash-in-lieu of providing trees when reducing side yard setbacks, and thus reducing the width of a landscaping buffer. Zoning Bylaw Section 5.3.4 allows buffer widths for multi-family developments to be reduced to the actual setback of the building. The applicant is required to pay \$3,600.00 (\$450.00/tree) in lieu of trees not being planted. These funds are deposited into the Urban Forest Reserve Fund to be used for tree infilling in the City. This has been communicated to the applicant.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted application:

	Requirement RM2 Zone	Provided on Plans
Maximum Lot Coverage:	40%	37%
Maximum Density:	0.8 Floor Area Ratio (FAR)	0.66 Floor Area Ratio (FAR)
Vehicle Parking:	1 per dwelling unit + 0.25 per dwelling unit for visitor parking Total required = 5	Total provided = 8 2 per dwelling unit
Required Setbacks		
Front Yard (Lakeview St):	3.0 m	6.8 m
Front Yard (Brunswick St):	3.0 m	6.8 m
Side Yard (north):	3.0 m	1.5 m – Variance Requested

Side Yard (south):	3.0 m	1.5 m – Variance Requested
Maximum Building Height	12 m	7.1 m
Other Information:	The subject property is a double fronting lot, having frontage on two streets. It is possible for double fronting lots to have two front lot lines, which is the case for the subject property.	

Analysis

Zoning Amendment Bylaw

The City's Official Community Plan (OCP) designation for the property is ground oriented residential, which supports duplexes (with or without suites), cluster housing, fourplexes, higher-density rowhouses, townhouses and stacked townhouses and bareland strata developments. The proposed development is consistent with this OCP designation.

Staff consider that the proposed zoning amendment will allow for development that is supported though the following OCP Goals and Policies:

OCP Policy 4.1.1.1	Focus new residential development in or adjacent to existing developed areas.
OCP 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.
OCP 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.
OCP Policy 4.1.4.1	Work with the development community – architects, designers and buildings – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
OCP Policy 4.2.5.2	Encourage land use planning that results in neighbourhoods that can be easily serviced by transit.

The proposed development demonstrates strong conformance with the City's OCP Policies. Staff consider that the application proposes an appropriately scaled development in a desired area of the community, that has been identified for increased density by the City's OCP.

Given the above staff are recommending that Council give first reading to "Zoning Amendment Bylaw No. 2020-18" and that the bylaw be forwarded to the June 16, 2020 Public Hearing for comment from the public. June 16th will be the first Public Hearing since the COVID-19 pandemic forced the cancellation of public Council meetings. Several protective measures will be taken to ensure the hearing is set up to conform to all COVID-19 physical distancing requirements. In the notice of development, persons will be encouraged to write in rather than attend in person and only send one member from each household.

Development Variance Permit

When considering a variance to a City bylaw, staff encourages Council to consider whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable. The proposed variance and staff's analysis are as follows:

1. Zoning Bylaw No. 2017-08 Section 10.8.2.7.i., to reduce the minimum interior side yard from 3.0m to 1.5m:
 - The applicant is requesting to reduce the interior side yard setback along both side yards of the development from 3.0m to 1.5m.
 - The development has been designed in a considerate manner of the neighbouring properties, keeping the maximum height of the buildings to 7.1m, or two floors.
 - The RM2 zone allows for structures up to 12m in height, in which case, a 3.0m interior side yard setback is appropriate to maintain privacy, create a buffer and reduce overlook to neighbouring properties.
 - In comparison, the RD2 zone, which the neighbouring properties are currently zoned, allows for development with a maximum height of 10.5m, with interior side yard setbacks of 1.5m.
 - Given the proposal, staff consider that the request to reduce the interior side yard setbacks has been mitigated by limiting the height of the proposed buildings.
 - The applicant has provided landscaping (shrubs) along both of the side yards, which will serve as a smaller landscaping buffer.

Staff consider the request to reduce the interior side yard setbacks from 3.0m to 1.5m reasonable. The result of the variance being approved would have minimal impact on the neighbouring areas. As such, staff recommend that Council support the variance.

Development Permit

The subject property is considered within the Multifamily Residential Development Permit Area, 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 in-depth analysis of how the proposed development conforms to the Development Permit Guidelines. As shown within the analysis, there is alignment between the plans and the intent of the Development Permit Area. The development permit analysis has been attached as Attachment 'D'. The applicant also provided an analysis with their submission, which is attached as Attachment 'F'.

The proposed development demonstrates a strong conformance with the development permit guidelines. The proposed development has been designed with the OCP policies in mind and is a project aimed at achieving the desired density for this area of the City, while being courteous to the surrounding neighbours. As such, staff recommend that Council approve the Development Permit.

Alternate Recommendation

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2020-18" and deny support for "DVP PL2020-8741" and "DP PL2020-8740".

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 Variance Permit PL2020-8741
Attachment I – Draft Development Permit PL2020-8740
Attachment J – Zoning Amendment Bylaw No. 2020-18

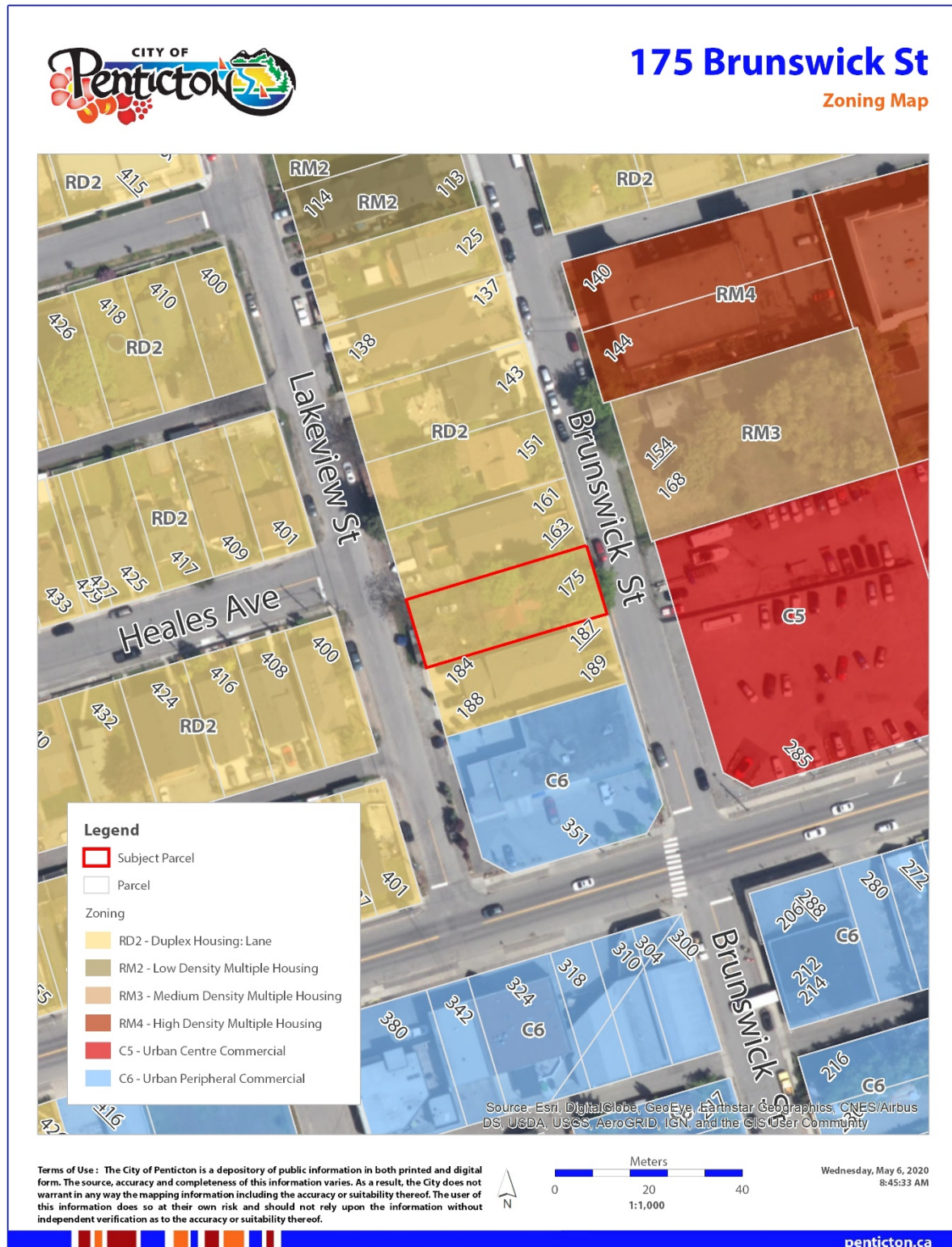
Respectfully submitted,

Nicole Capewell
Planner I

Concurrence

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



Attachment B – Official Community Plan Map of Subject Property



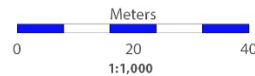
175 Brunswick St

Official Community Plan Map



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus-DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Wednesday, May 6, 2020
8:46:05 AM

penticton.ca

Attachment C – Images of Subject Property



Looking east toward subject property from Lakeview St



Looking along boulevard area on Brunswick St

Development Permit Analysis

The proposed development is located within the Commercial/Mixed Use Residential Development Permit Area. The following analysis demonstrates how the proposal is aligned with this development permit area.

Guideline G1 Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints, including built and natural elements (e.g., structures, slopes and drainage, significant landscape features, etc.).

- Site analysis was completed to review constraints on the property prior to development. The subject property has minimal constraints.

Guideline G3 Private and semi-private open spaces should be designed to optimize solar access.

- The variance to reduce the setbacks of the building from 3.0m to 1.5m would allow for a more desirable site design, including private backyards for each unit.

Guideline G5 Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.

- The front yard setback proposed is similar to other properties in the neighbourhood, and includes landscaping to improve the public realm.
- The plans include minor projections from the building, allowed through the Zoning Bylaw to create visual interest and variation in the building.
- The design utilizes the two street frontages by creating duplex units fronting both streets. This helps to activate both streets, rather than one being a rear yard.

Guideline G13 Entry to ground-level residential units should be no more than 1.8m above the grade of adjacent public sidewalks and walkways.

- The proposed entrances will be within 1-2 ft. from the grade of the public right of way along the streets.

Guideline G16 Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...

- Pedestrian connections have been designed to connect the parking areas, main entrances, garbage and recycling areas and the street frontages.

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 development has utilized the double fronting lot and created main entrances to the buildings facing both of the streets.



101-144 Front Street, Penticton, BC, V2A 1H1
Tel: 250-490-6770
www.schoennehomes.com

March 13th, 2020

City of Penticton
171 Main Street
Penticton, BC, V2A 5A9

Attn: Planning Department

Re: Rezoning, Development Permit, and Development Variance Permit
175 Brunswick
012-496-227 LOT 8 DISTRICT LOT 4 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON)
DISTRICT PLAN 368

The above noted property is currently zoned RD2 - Duplex Housing Lane and is designated Ground Oriented Residential in the Official Community Plan.

We are requesting to rezone the property from the current RD2 - Duplex Housing Lane to RM2: Low Density Multiple Family. The purpose of the rezoning is to allow for the construction of two side by side duplex buildings, in a front to back configuration, with one building fronting Lakeview street and the other fronting Brunswick street.

In order to achieve the desired layout we are requesting a reduction of the side yard setbacks from the required 3.0m to 1.5m.

Respectfully submitted

Chris Schoenne
Schoenne Homes Inc.



101-144 Front Street, Penticton, BC, V2A 1H1
Tel: 250-490-6770
www.schoennehomes.com

March 13th, 2020

City of Penticton
171 Main Street
Penticton, BC, V2A 5A9

Attention: Planning Department

Re: Development Permit Analysis
175 Brunswick, Penticton, BC
012-496-227 LOT 8 DISTRICT LOT 4 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON)
DISTRICT PLAN 368

Dear Planning Department,

Please see below a brief analysis showing how our proposed development at 589 Churchill meets the guidelines within the OCP.

G1. Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints, including built and natural elements (e.g., structures, slopes and drainage, significant landscape features, etc.)

- The proposed site is currently vacant land with little to no slope and currently contains no landscaping, trees or natural elements. The previous home was vacant for some time and was deemed a nuisance property by the city. The previous owner demolished the house and cleared the land in 2019.

G5. Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.

- This is a unique lot that fronts two streets (Brunswick/Lakeview) we plan to construct two side by side duplex's with 2 units facing each street. Either sides front yard setback will compliment other builds on each street.

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 (see Figure G74).

- Existing sidewalk elevation is 345m and our proposed entry elevation is within one foot of that.

G20. Designs should respond to Penticton's setting and climate through use of:

- . passive solar strategies;*
- . optimized placement of windows to maximize natural light;*
- . energy-efficient building design;*
- . passive solar principles;*
- . landscape design and plantings that provide cooling through shade in summer months;*
- . selecting roof materials to minimize heat loading and increase reflectivity.; and,*
- . strategies for cross-ventilation.*

- Each unit will be roughed in with conduit for future solar equipment. We will be offering a solar package on these units should the new owners wish to purchase the home fully equipped with Solar.
- We have been working with an Energy Advisor since the design phase to help us achieve a higher than code building design. It is our intent to have this building built to Step 3 of the step code.

G23. Articulation of building mass should include horizontal (minor) setbacks and stepbacks (along upper storeys) to provide visual interest and enrich the pedestrian experience. Balconies and/or cantilevered upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.

- Our design includes a large balcony off of the main bedroom giving the main entrance weather protection, provides visual appeal and useable amenity space.

IR1. Building siting

. Front and rear yard setbacks should relate to those of existing neighbouring buildings..(see Figure 5'13).

. The primary building's front setback should be no greater than 6.0m so that homes engage with the street.

- Our proposed front yard setback is 4.5m which, in our opinion, compliments neighboring properties

Attachment G – Proposed Renderings



Development Variance Permit

Permit Number: DVP PL2020-8741

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 8 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton)
District Plan 368
 - Civic: 175 Brunswick Street
 - PID: 012-496-227
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2017-08 to allow for the construction of two side-by-side duplexes, as shown in the plans attached in Schedule 'A':
 - a. Section 10.8.2.7.i: to reduce the minimum interior side yard from 3.0m to 1.5m.

General Conditions

4. In accordance with Section 501 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'.
5. 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.
6. **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.**
7. 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.
8. 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

DRAFT

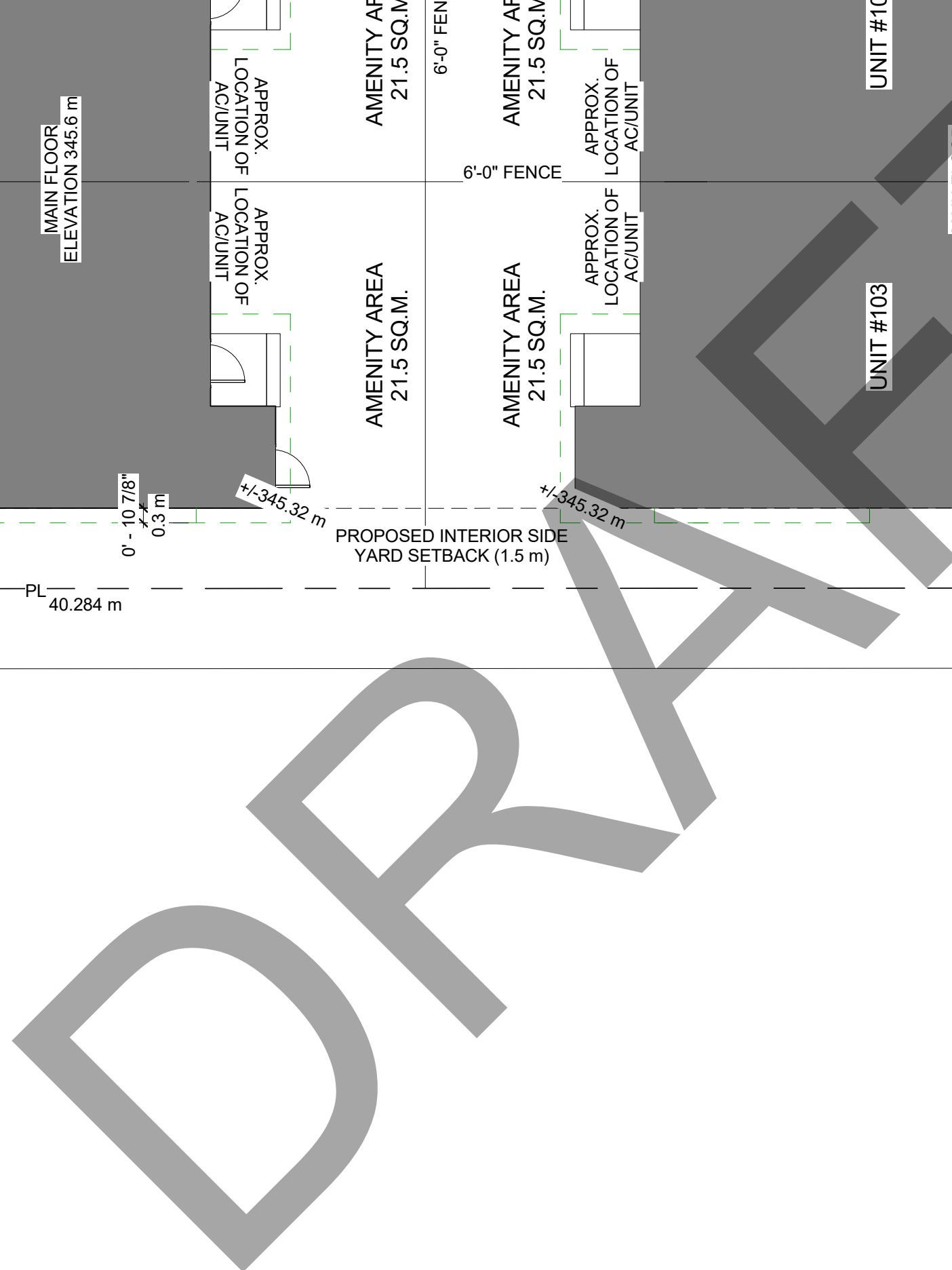
NOT FOR
CONSTRUCTION

BRUNSWICK/LAKEVIEW DEVELOPMENT

Unit #101 & 102, 175 Brunswick Street, Penticton BC

Project number	19-013
Date	2019-11-26
Drawn by	H S

Scale $1/8" = 1'-0"$



GRADE ELEVATIONS TO BE CONFIRMED ON SITE BY CONTRACTOR; ELEVATIONS HAVE NOT BEEN VERIFIED ON-SITE BY PEOPLE PLUS SPACE.
FOUNDATION WALL HEIGHTS MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS AND MANUFACTURER SPECIFICATIONS.

Development Permit

Permit Number: DP PL2020-8740

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 8 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton)
District Plan 368
 - Civic: 175 Brunswick Street
 - PID: 012-496-227
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of two side-by-side 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 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

NOT FOR
CONSTRUCTION

[illegible]

Unit #101 & 102, 175 Brunswick Street, Penticton BC

SITE SURVEY

ID-100

Scale	$3/32" = 1'-0"$
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1 SITE SURVEY
3/32" = 1'-0"

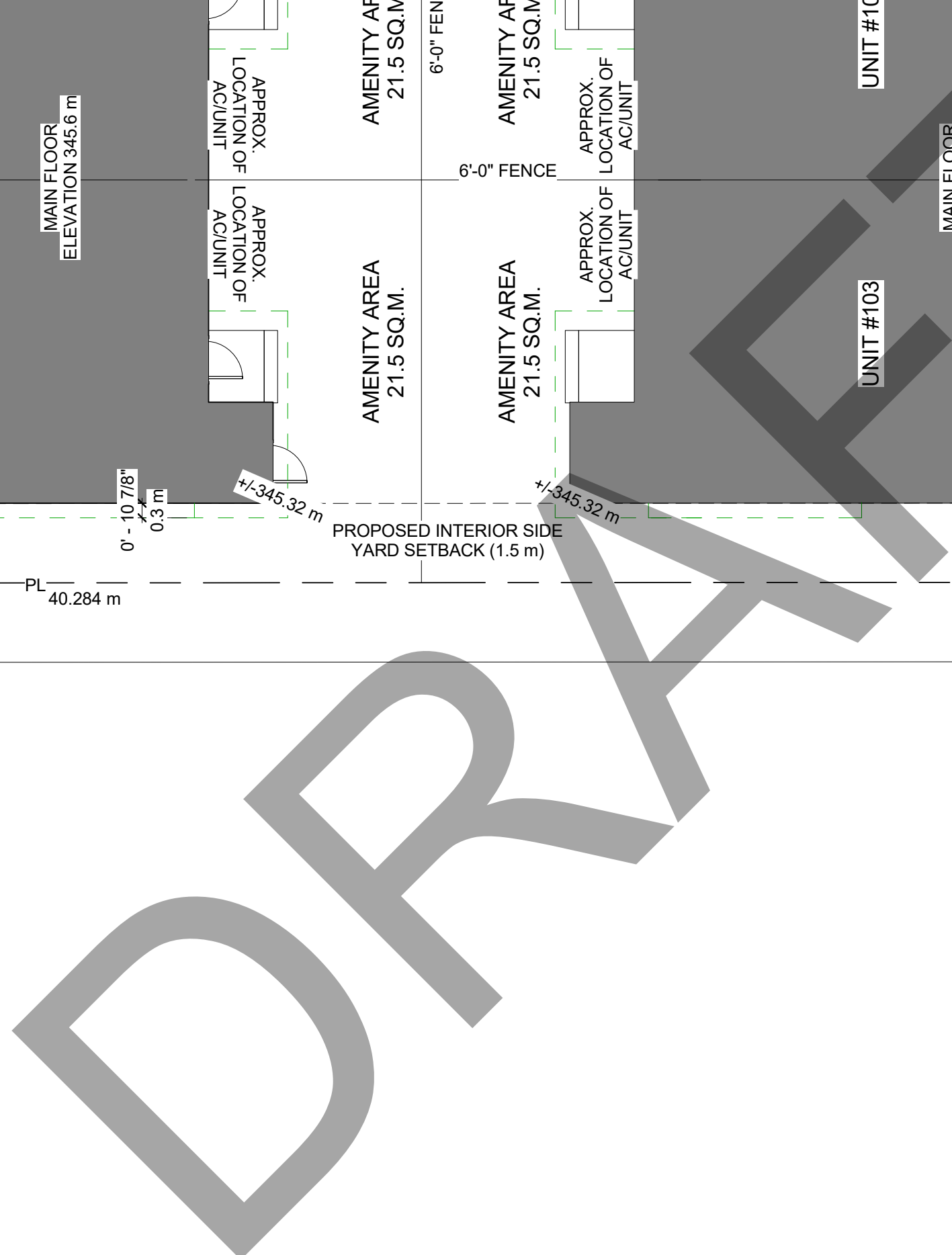
NOT FOR
CONSTRUCTION

BRUNSWICK/LAKEVIEW DEVELOPMENT

Unit #101 & 102, 175 Brunswick Street, Penticton BC

Project number	19-013
Date	2019-11-26
Drawn by	H.S.

Scale	1/8" = 1'-0"
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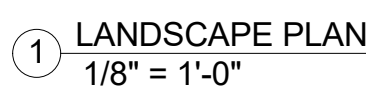
Page 4 of 9

NOT FOR
CONSTRUCTION

BRUNSWICK/LAKEVIEW DEVELOPMENT

Project number	19-013
Date	2019-11-26
Drawn by	H.S.

Scale $1/8" = 1'-0"$



ITEM NO.	DESCRIPTION:	QUANTITY
01	KARL FORESTER	76
02	<i>TREE</i>	4
03	GOLD JAPANESE FOREST GRASS	16

1. ALL LANDSCAPED AREAS TO HAVE UNDERGROUND IRRIGATION C/W WATER SENSORS AND TIMER.

3. LANDSCAPE FABRIC UNDER RIVER ROCK

4. Trees in front shall be either a deciduous tree with a minimum caliper of 60mm and a clear stem height of 1.5m or a coniferous tree with a minimum height of 2.5m.

1. ALL ROOF DRAINAGE TO BE DIRECTED TO ON-SITE APPROVED HOLDING TANK.
2. ALL ON-SITE RUN-OFF AND SURFACE DRAINAGE TO BE CONTROLLED ON-SITE. APPROVED ABSORBENT LANDSCAPING MATERIAL TO BE USED TO AVOID RUN-OFF.
3. STORM WATER CALCULATIONS TO BE COMPLETED BY ENGINEER AS REQUIRED.
4. ROCK PIT AND/OR HOLDING TANK SIZES TO BE PROVIDED BY ENGINEER AS REQUIRED.
5. PROVIDE DRAINAGE AWAY FROM THE BUILDING FOUNDATION.
6. MIN. SLOPE AWAY FROM BUILDING FOR AT LEAST 5'-0": 5% (APPROX. 3/4" PER 12")

IF ROOF OVERHANG PROJECTS WITHIN 1.2 m OF PROPERTY LINE PROTECT SOFFIT (NON-VENTING SOFFIT) AS PER 9.10.15.5.(10) OF THE NATIONAL BUILDING REGULATIONS 2011. ELEVATIONS TO BE VERIFIED ON-SITE BY PEOPLE PLUS.

NOT FOR
CONSTRUCTION

BRUNSWICK/LAKEVIEW
DEVELOPMENT

Project number	19-013
Date	2019-11-26
Drawn by	H.S.

Scale	1/4" = 1'-0"
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NOT FOR
CONSTRUCTION

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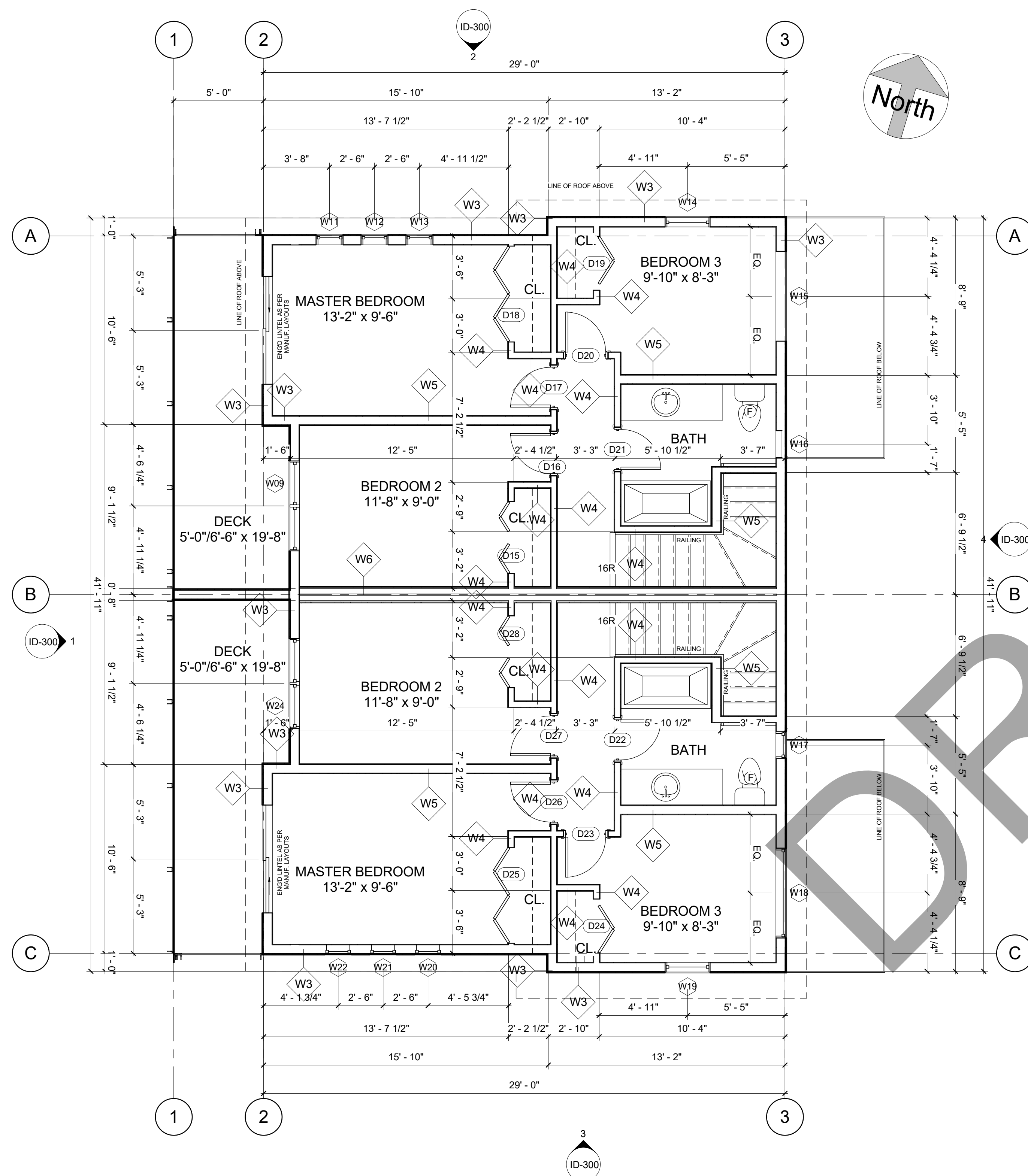
BRUNSWICK/LAKEVIEW DEVELOPMENT

SECOND FLOOR PLANS

Project number	19-013
Date	2019-11-26
Drawn by	H.S.

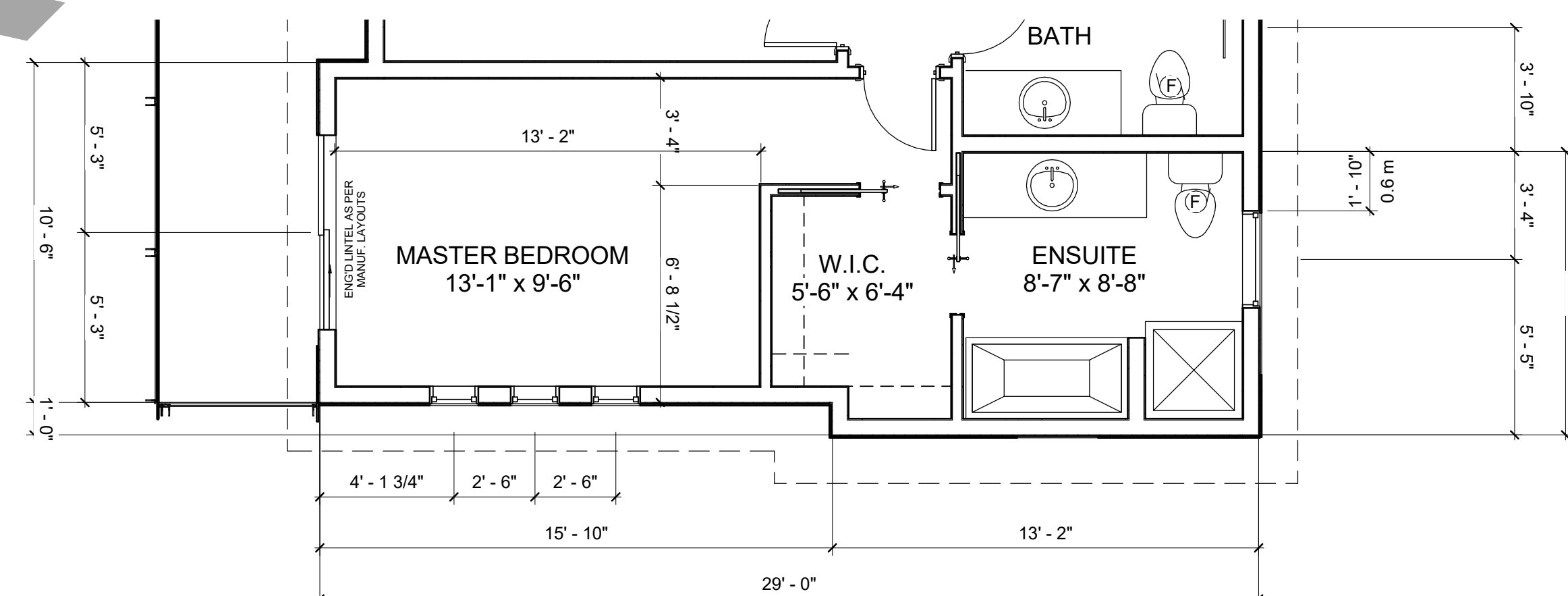
ID-201

Scale	1/4" = 1'-0"
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1 SECOND FLOOR PLAN
1/4" = 1'-0"

SECOND FLOOR AREA (EXCLUDING STAIRS): 1,059 SQ.FT. (98.4 SQ.M.)
SECOND FLOOR AREA (INCLUDING STAIRS): 1,156 SQ.FT. (107.4 SQ.M.)



3 SECOND FLOOR PLAN - OPTION 2
1/4" = 1'-0"



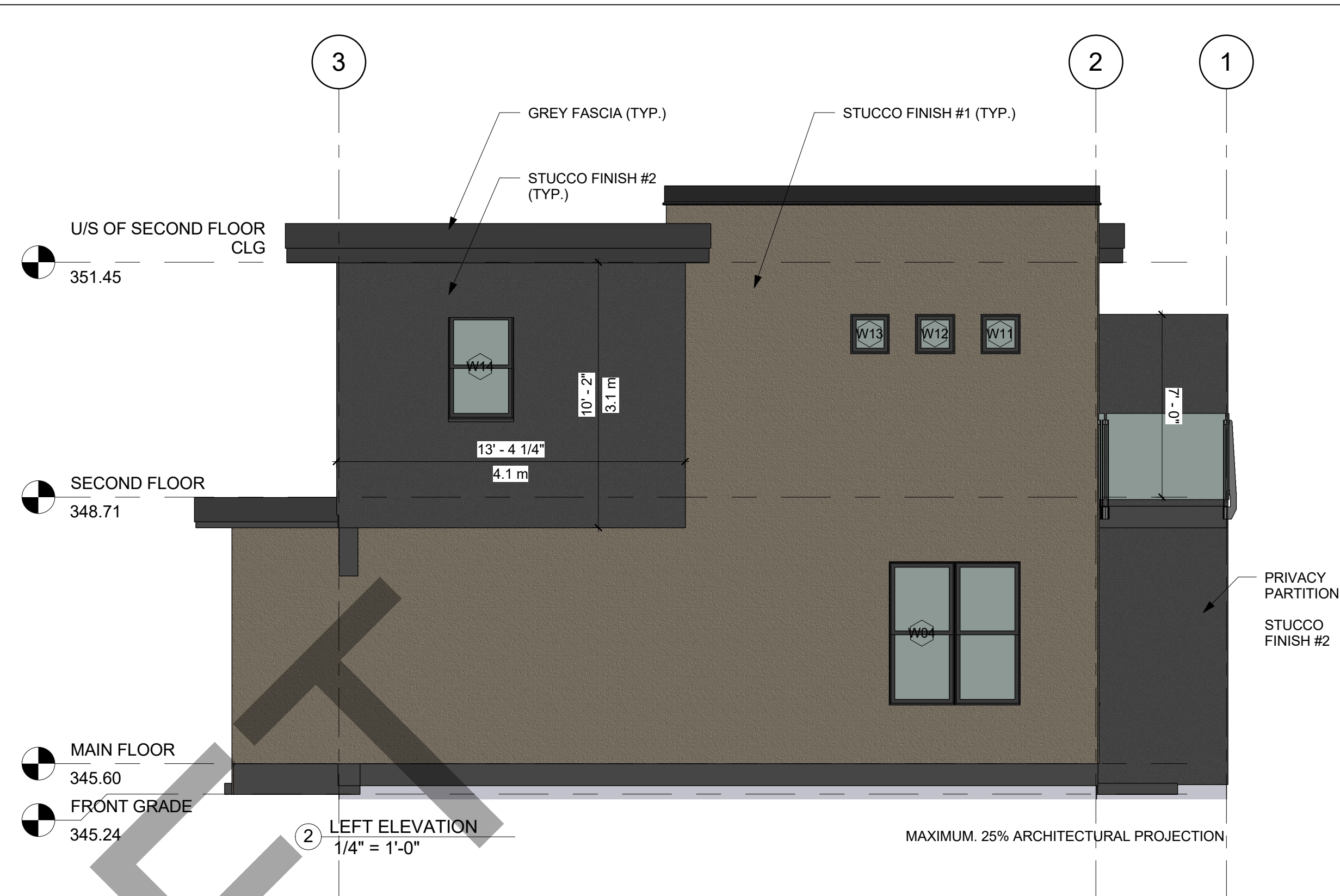
NOT FOR
CONSTRUCTION

BRUNSWICK/LAKEVIEW DEVELOPMENT

Unit #101 & 102, 175 Brunswick Street, Penticton BC

Project number	19-013
Date	2019-11-26
Drawn by	H.S.

Scale	1/4" = 1'-0"
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2. WHERE DOWNSPOUTS ARE PROVIDED AND NOT CONNECTED TO SEWER, EXTENSIONS ARE REQ'D TO CARRY RAINWATER AWAY FROM THE BUILDING

The Corporation of the City of Penticton

Bylaw No. 2020-18

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. 2020-18".

2. **Amendment:**

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

Rezone Lot 8 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 368, located at 175 Brunswick Street, from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

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

READ A FIRST time this	2	day of	June, 2020
A PUBLIC HEARING was held this	16	day of	June, 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

Notice of intention to proceed with this bylaw was published on the 4 day of June, 2020 and the 9 day of June, 2020 in the Penticton Herald newspaper, pursuant to Section 94 of the *Community Charter*.

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

This aerial map shows a residential area with several lots. Lot 8 is highlighted in red. The surrounding lots are labeled with numbers: Lot 6, Lot 7, Lot 9, and Lot 10. The lot numbers 154, 161, 163, 168, 175, 184, 187, 188, 189, 400, 401, and 408 are visible. The streets Jackson St and Brunswick St are also shown.

Rezone from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing)

Zoning Amendment Bylaw No. 2020-18

Corporate Officer: _____