

August 20, 2020

Subject Property:

2644 South Main Street

Lot 7, District Lot 251, Similkameen Division Yale
District Plan 6116, Except Plan M13211

Application:

Rezone PL2020-8771

Development Variance Permit PL2020-8803

The applicant is proposing to rezone the property from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing) with the intent of constructing an 8-unit townhouse development. As a result of a recommended 0.8m road right-of-way widening along South Main Street, the applicant has submitted a Development Variance Permit application to request a variance to Zoning Bylaw 2017-08, Section 10.8.2.9, to reduce the rear yard setback from 6.0m to 5.2m.



Information:

You can find the staff report to Council, Zoning Amendment Bylaw 2020-34, and Development Variance Permit PL2020-8803 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 **6:30 pm, Tuesday, September 1, 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, September 1, 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 a.m., Tuesday, September 1, 2020 to

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

For more information on Public Hearings during Covid-19, please go to www.penticton.ca/publichearings.

No letter, report or representation from the public will be received by Council after the conclusion of the September 1, 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: August 18, 2020
To: Donny van Dyk, Chief Administrative Officer
From: Steven Collyer, Planner 1
Address: 2644 South Main Street

Subject: Zoning Amendment Bylaw No. 2020-34
Development Variance Permit PL2020-8803

File No: RMS/2644 South Main Street

Staff Recommendation

THAT "Zoning Amendment Bylaw No. 2020-34", a bylaw to rezone Lot 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13211, located at 2644 South Main Street from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing), be given first reading and be forwarded to the September 1, 2020 Public Hearing at 6:30 p.m.;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2020-34", a road dedication of 0.8m along the South Main Street frontage be registered with the Land Title Office;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2020-34", consider "Development Variance Permit PL2020-8803" for 2644 South Main Street, a permit to vary Zoning Bylaw Section 10.8.2.9 to reduce the rear yard setback from 6.0m to 5.2m.

Strategic Priority Objective

Community Vitality: The City of Penticton, guided by the Official Community Plan, will promote the economic wellbeing and vitality of the community.

Proposal

The applicant is proposing to rezone the property from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing) with the intent of constructing an 8-unit townhouse development. As a result of a recommended 0.8m road right-of-way widening along South Main Street, the applicant has submitted a Development Variance Permit application to request a reduction in the minimum rear yard setback from 6.0m to 5.2m. The proposed multifamily use is considered within the Multifamily Development Permit Area. A Development Permit will be required prior to development on the site, however a Development Permit has not been applied for at this time.

Background

The subject property is located on the east side of South Main Street, near Dauphin Place (Figure 1). The lands are currently vacant after a single detached dwelling was demolished in 2019. The subject property is zoned R1 (Large Lot Residential) and is designated 'Ground Oriented Residential' by the Official Community Plan (OCP).

Surrounding land uses are residential in nature, primarily consisting of single detached dwellings. A rear lane serves this property, and separates a small 32m² triangle-shaped area of the lot across the lane from the majority of the property (total area: 1,233 m²), creating what is referred to as a 'hooked lot'. The rear yard setback on the subject property is measured from the lot line adjacent to the lane.

Should the rezoning and development variance permit applications be approved, a development permit application will be required to approve the form and character of the proposed development. The development permit will be staff-issuable, as it was not applied for at this time. The current owners do not have plans to develop the property themselves, and have chosen to leave the final design up to the future developer. If approved, the development variance permit will be valid for 2 years after which time a new application will be required if construction has not begun within this timeframe.



Figure 1 - Location Map

Financial Implication

The City will cover the surveying and registration costs associated with the proposed road dedication.

Technical Review

This application was reviewed by the City's Technical Planning Committee (TPC). The TPC identified a 0.8m road widening along South Main Street and have recommended that it be taken through the rezoning process. Development Cost Charges (DCC's) will be taken at the building permit stage at a current rate of \$5,548.00 per multifamily unit, to assist with offsetting the increased demands on municipal infrastructure from the new development. Clarification of information on the development plans and additional landscaping were discussed at the meeting, and the applicant has revised the plans to meet these comments. Comments related to the future Development Permit and Building Permit applications have been provided to the applicant to expedite those processes in the future.

Development Statistics

The following table outlines the proposed development meets the applicable Zoning Bylaw regulations. As the Development Permit has not yet been applied for, there may be some changes to the plans in the future. Should any additional variances be required, another development variance application will come before Council for consideration.

	RM2 Zone Requirement	Provided on Plans
Minimum Lot Width:	18 m	18.28 m
Minimum Lot Area:	540 m ²	1,233 m ²
Maximum Lot Coverage:	40%	32%
Maximum Density:	0.8 Floor Area Ratio (FAR)	0.755 Floor Area Ratio (FAR)
Vehicle Parking:	1 space per unit 1 visitors space per 4 units Required: 10 parking spaces	1 space per unit 2 visitor spaces Total Provided: 10 parking spaces
Required Setbacks		
Front Yard (South Main St):	3.0 m	3.0 m
Side Yard (north):	3.0 m	3.0 m
Side Yard (south):	3.0 m	7.0 m
Rear Yard (lane):	6.0 m	5.2 m – Variance Requested
Maximum Building Height:	12 m	9.8 m
Amenity Space:	20m ² per unit, minimum 25% at ground level Total = 160m ²	20m ² yards per unit, 100% at ground level Total = 160m ²

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 townhouse 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.
 - The property is located in an existing developed area with municipal services.
- 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.
 - The developer is responsible to cover development costs including any infrastructure upgrades, if required. The City covers the surveying and registration costs of the road widening. The developer will pay DCC's at the building permit stage to help offset the increased demand on municipal infrastructure.
- 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.

- There are other multifamily developments located along South Main Street. Prior to any site development, the City requires a Development Permit to be issued. This ensures the Development Permit Area Guidelines in the OCP are met.

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.

- All 8-units are proposed to have 3-bedrooms. This provides an accommodation option for 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.

- The subject property is located on an urban collector road with a bus route. It is located within a ten minute walk to Princess Margaret Secondary School, Skaha Lake Middle School, and stores and restaurants along the Skaha Lake Road commercial corridor.

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.

- Staff will continue to work with the developer to ensure the final design of the development meets the Development Permit Area guidelines, should the rezoning and development variance permit applications be approved.

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).

- This section of South Main Street is designated for more intensive residential development in the future (Attachment 'B'). This proposal is the first redevelopment proposal on this side of the block, which currently consists of single family dwellings. Staff recognize this proposal is the first infill development proposal on this side of the block and will work to implement the Development Permit Area guidelines and incorporate public feedback on the proposal into final approval of the form and character.

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 that Council give First Reading of "Zoning Amendment Bylaw No. 2020-34" and forward it to the September 1, 2020 Public Hearing.

Development Variance Permit

When considering a variance to a City bylaw, staff encourages Council to consider if approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable.

The applicant has submitted a variance request to reduce the rear yard setback from 6.0m to 5.2m, to account for the 0.8m road widening taken from the front. Staff have reviewed the variance request and are recommending approval based on the following reasons:

1. The requested reduction in the rear yard setback matches the road widening proposed to be taken.

The applicant had designed the proposed development to meet the Zoning Bylaw required setbacks, as outlined in the Letter of Intent (Attachment 'D'). Through staff's review of the application, a 0.8m road widening was identified. In order to meet the adjusted front yard setback, the applicant has chosen to shift the proposed buildings 0.8m towards the rear of the property. Overall this shift is anticipated to have a lower impact on neighbouring properties as the new front yard setback is more closely related to the front setbacks of existing homes along this block.

2. The hooked lot means the rear lot line is measured from the western side of the lane, and not the furthest lot line from the street.

Due to the lane dividing the parcel into two pieces, the setbacks are determined separately on each piece. The larger parcel, where the proposed building has been designed, measures its rear setback from the western side of the lane (Figure 2). The diagonal angle of the lane means the nearest portion of the building is within the required 6.0m setback.

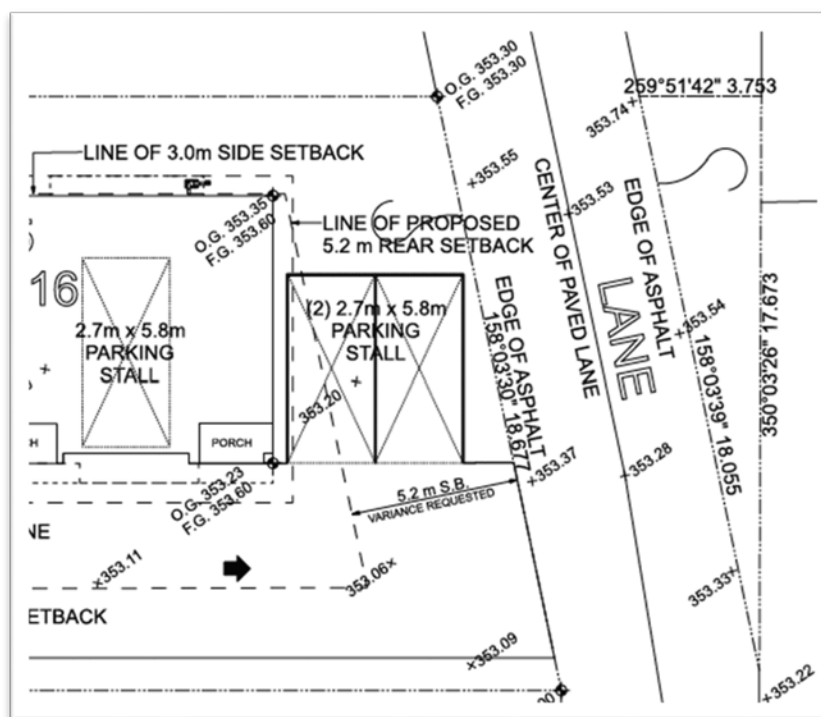


Figure 2 - Excerpt from development plans showing building setback to lane.

3. Reducing the rear yard setback allows enough room for visitor parking.

The plans show two visitor parking spaces located between the building and the rear lane. Even with a reduced building setback, the plans demonstrate that there is still enough room to provide both of

the required visitor parking spaces. Approval of the variance would not make the property deficient in its parking requirements.

Staff consider that the request to reduce the rear yard setback from 6.0m to 5.2m is reasonable in this instance. As such, staff are recommending that Council consider the Development Variance Permit after First Reading of the Zoning Amendment Bylaw, in order to receive public input on the requested variance.

Alternate Recommendations

Council may consider the proposed rezoning is not suitable for this property. If this is the case, Council should deny the application. Staff are recommending against this option, as the proposed rezoning conforms to the future land use designation as set out in the OCP. If Council denies the zoning amendment bylaw, the associated development variance permit will not proceed to further consideration.

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2020-34".

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 – Letter of Intent
Attachment E – Proposed Renderings
Attachment F – Draft Development Variance Permit PL2020-8803
Attachment G – Zoning Amendment Bylaw No. 2020-34

Respectfully submitted,

Steven Collyer, RPP, MCIP

Planner 1

Concurrence

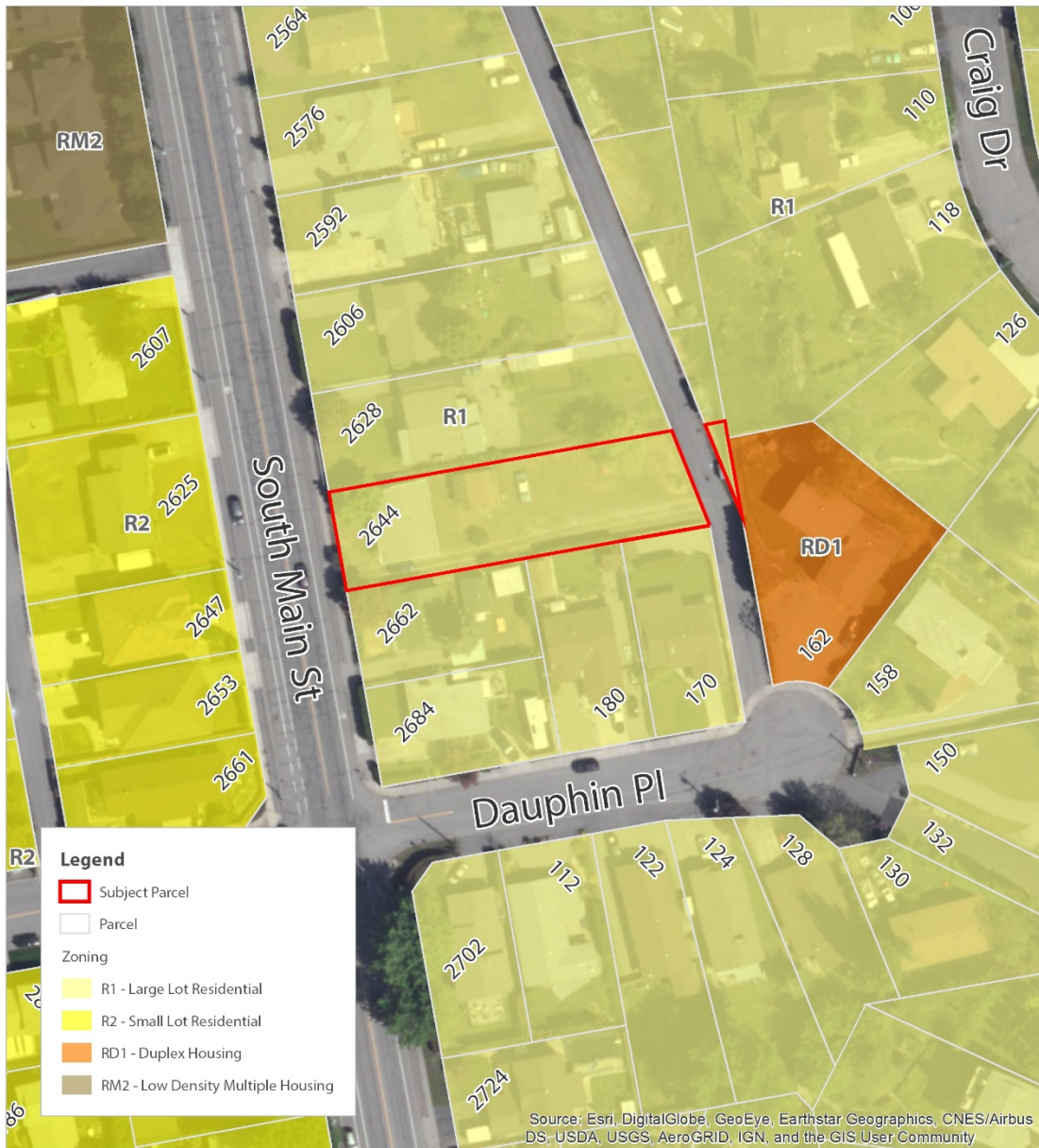
Deputy DS Director <i>KK</i>	Chief Administrative Officer DyD
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Attachment A – Zoning Map of Subject Property

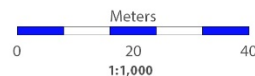


2644 South Main Street

Zoning Map



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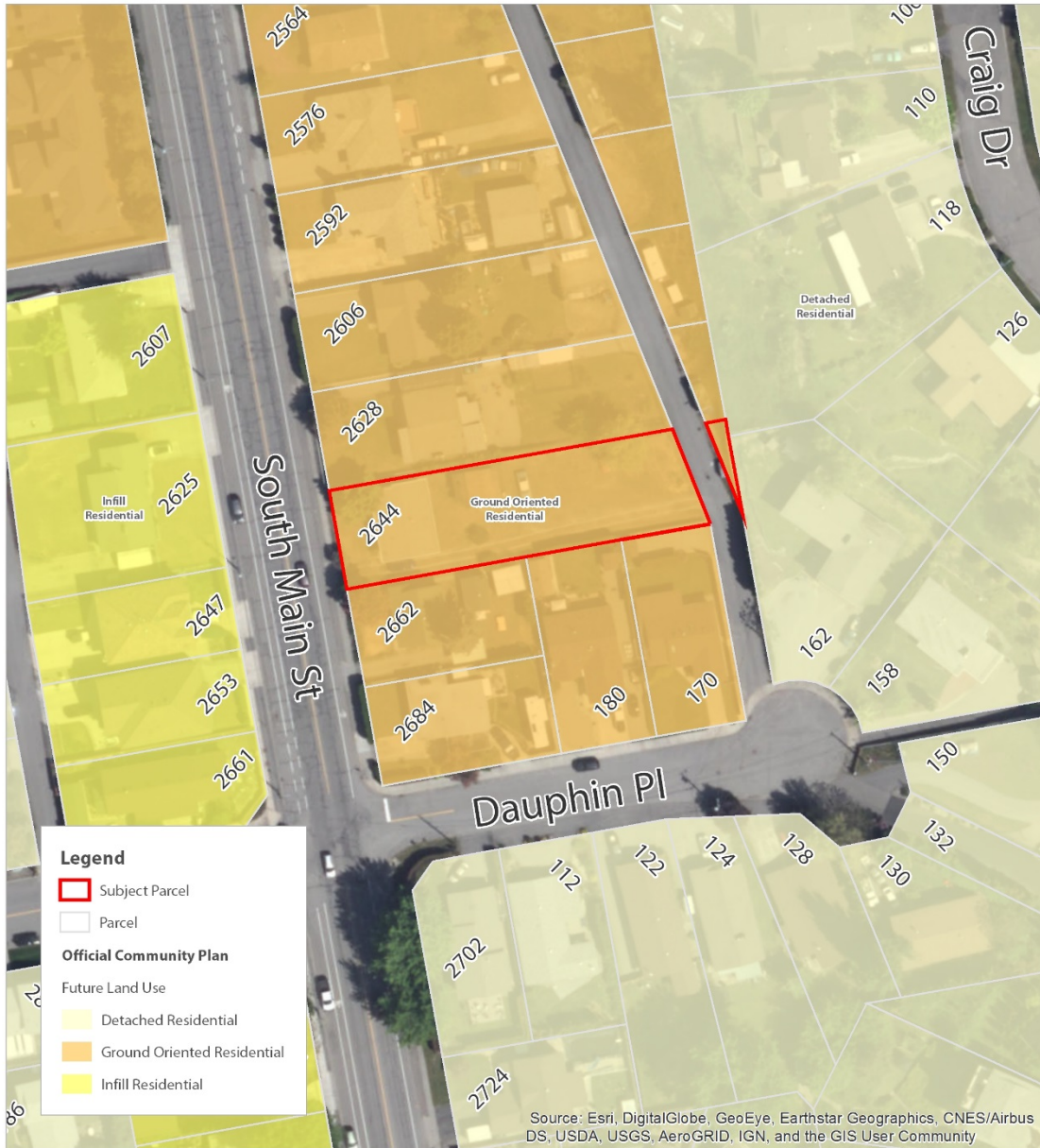
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pentticton.ca

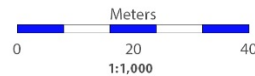


2644 South Main Street

Official Community Plan Map



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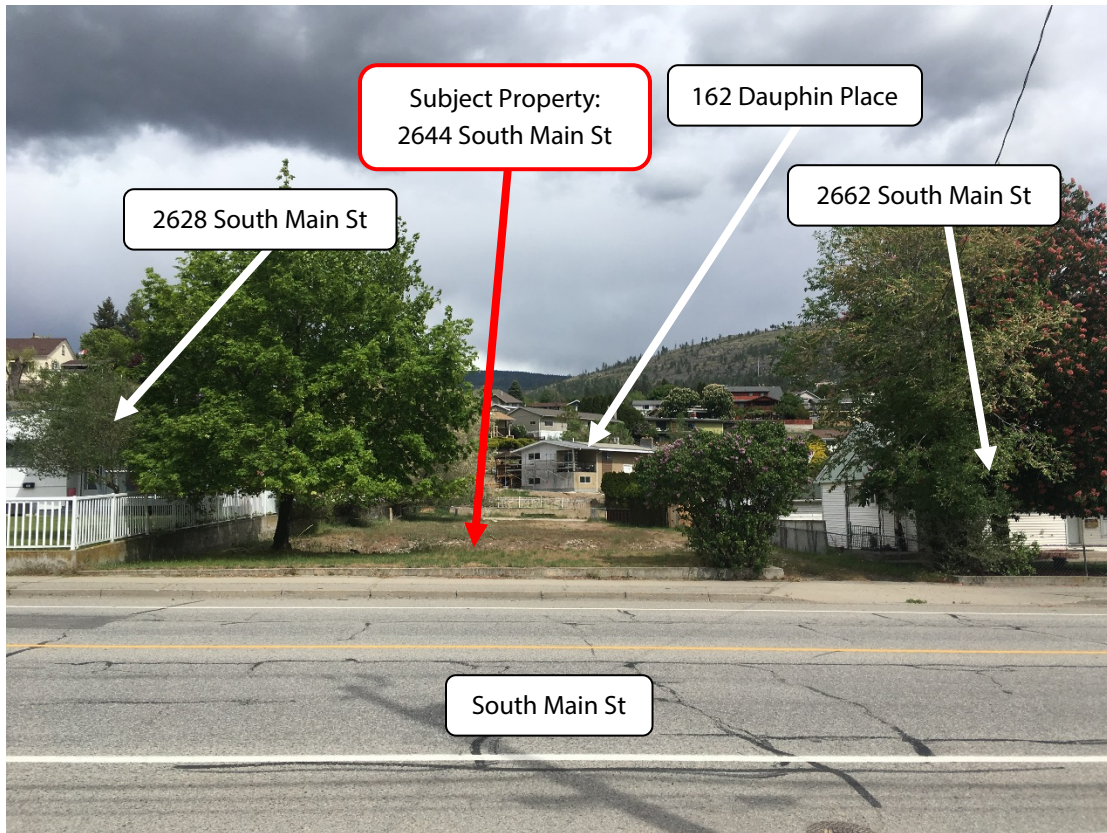


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Attachment C – Images of Subject Property





July 9, 2020

Giroux Design Group Inc.
214-18006 Bentley Rd.
Summerland, BC V0H 1Z3

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

Re: 2644 South Main St. Rezoning & Development Permit Application

To City of Penticton Planning Department,

This letter is regarding the proposed rezoning of the property located at 2644 South Main Street. The property is currently zoned R1 (Large Lot Residential) and the original single family dwelling and auxiliary structures have been demolished.

The proposal is to rezone the property to RM2 (Low Density Multiple Housing) to allow for future development of townhouse units on the property. The accompanying plans show townhouses that are modest in size with enclosed parking and will provide much needed family housing close to schools, parks and shopping. The proposal fits within the City of Penticton's Official Community Plan as the area is designated for Ground Oriented Residential development which includes RM2 zoning.

The property has lane access at the rear with the lane connecting to Dauphin Place to the South and South Main Street to the North. The proposed development initially was designed to require no variances to the zoning bylaw, however the City has requested a 0.8 m road dedication which makes one variance to the rear setback necessary. The reduction in the rear setback will correspond to the dedication (0.8 m), which in fact will only be required for a small portion of the north east corner of the building. We believe the development meets the intent of providing modest densification to an area of town that has underutilized land with large lots currently devoted to older single family homes.

At this time the owner is only applying for rezoning, a development permit application will be submitted at a future date when the development is ready to proceed. Thank you for considering our proposal.

Best regards,

A handwritten signature in black ink, appearing to read 'Tony', is written over a horizontal line.

Tony Giroux **ASTTBC.RBD**
Owner/Registered Building Designer
Giroux Design Group Inc.

2644 SOUTH MAIN STREET: DEVELOPMENT PERMIT ANALYSIS

PEDESTRIAN CONNECTIVITY

The development is on a major road with pedestrian sidewalks and bicycle lanes on the street. The location allows for easy walking or cycling to the nearby shopping, parks and schools. City Bus stops are also located in close proximity to allow easy transit use.

PARKING

Each townhouse has an enclosed garage for secure parking, as well there are two guest parking stalls provided at the east end of the lot. Class I & II Bicycle spaces are provided at the centre of the property between the two buildings. No variances are required for parking as the required number of spaces are met. Vehicular access to the property is provided by a one-way common driveway that will enter from South Main Street and exit to the lane. The rear lane has access to Dauphin Place to the south and South Main Street to the north, so the traffic should not be at all overwhelming to the lane. The access provided from South Main Street will allow reduce the lane traffic and we feel is essential to the development as it allows for a narrower drive aisle and more space for landscaping between the properties to the south.

DESIGN FOR CLIMATE

The buildings are placed on the property so that the majority of the windows are facing south, this is the optimum direction for windows to face as they allow for maximum sunlight in the winter months, and minimal sunlight in the warmer summer season. Trees to be planted along the north and south property lines are deciduous trees which will provide shade during the summer and sunlight during the winter as the leave fall. The trees are also placed to allow for maximum privacy between the development and neighbours. Each property has it's own private rear yard to allow for outdoor living.

ORIENTATION & MASSING

Each unit has it's own entry door, the entry door of the unit closest to South Main Street faces the street with it's own enlarged covered porch to improve street appeal. The entry doors of the other units face the common driveway with a covered porch for each door. The proposed development is larger than the neighbouring houses, but this is to be expected as it is the first of many townhouses that will be built as the older homes are replaced. The building is placed closer to the north property to allow for extra buffer space between it and the rear yards of the properties on Dauphin Place to the south. This is in consideration that these properties to the south will most likely remain single family dwellings, whereas the property to the north is designated for future multi-family development. To keep the privacy to the property to the north, the size and number of the windows facing north have been kept to a minimum, as well a 6' high privacy fence is to be installed along with a row of trees. The building is designed with flat roofs to reduce the height impact of the building, and the height of the building is well under the maximum height allowed in the zoning bylaw. The front porch facing South main street helps reduce the height impact of the building, the variety of exterior finishes and the cantilevered portions of the building add character and help break up the building faces. The two buildings are separated by 8' at the middle of the property which also helps break up the building mass.

LANDSCAPING (ENHANCING THE URBAN FOREST)

The proposed number of plants and trees exceed the minimum requirements set forth by the City of Penticton. Deciduous trees are planted along the north and south property lines, as well as there are trees planted on the street and lane sides of the property. Planting beds are also distributed along all four

property lines, with a variety of ornamental grasses, flowers and shrubs. The drive aisle width is kept to a minimum to allow for a 1.0m planting strip along the south property line, wide enough to allow for trees and plants. Each rear yard is private, separated with a 6' privacy fence and each yard includes it's own planting bed. The rear north east corner of the property has a common grass area which provides additional amenity space. All amenity space is provided at the ground level along the north side of the property. All planting beds and grassed areas are to be equipped with automatic irrigation systems on timers and with moisture sensors. The majority of the plants chosen are drought resistant plants to reduce the need for water. There are two doors from each unit into the back yard, one from the living area stairs, the other from the garage.

WASTE MANAGEMENT

Garbage and recycling will be collection is provided by individual roll out bins, with a concrete pad placed on the east side of the lane where the development has an additional piece of land. Space is provided in each garage for the bins on non-collection days. A 4' high wood fence screen will be placed on three sides of the concrete pad to keep the area tidy on collection day.

FENCES

6' high wood privacy fences will be placed along the north, south and east property lines, with the exception of the front yard where a 4' high wood fence will be constructed. No fence will be placed on the as property line where the drive aisle meets the lane. There is no fence proposed on the west property line as there is a planting bed proposed there. Each rear yard will also be separated by 6' high privacy fences. The Class II bicycle parking and small boat (kayak and canoe) storage will also be enclosed by a 6' high fence with a locked gate.

We believe that the rezoning of this property will be a first step towards making better use of the land available in the south side of Penticton, as there are many large lots close to schools and shopping, perfectly suited for multiple family development. We believe this development will provide much needed family housing in a very practical way and in a great location.

Thank you for considering our proposal.

Best regards,



Tony Giroux [ASTTBC.RBD](#)

Owner/Registered Building Designer
Giroux Design Group Inc.

Attachment E – Proposed Renderings







Development Variance Permit

Permit Number: DVP PL2020-8803

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 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13211
 - Civic: 2644 South Main Street
 - PID: 010-196-218
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 an 8-unit townhouse development, as shown in the plans attached in Schedule 'A':
 - a. Section 10.8.2.9: to reduce the minimum rear yard setback from 6.0m to 5.2m.

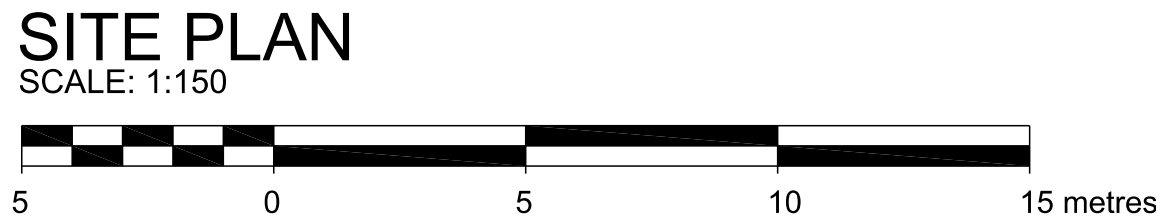
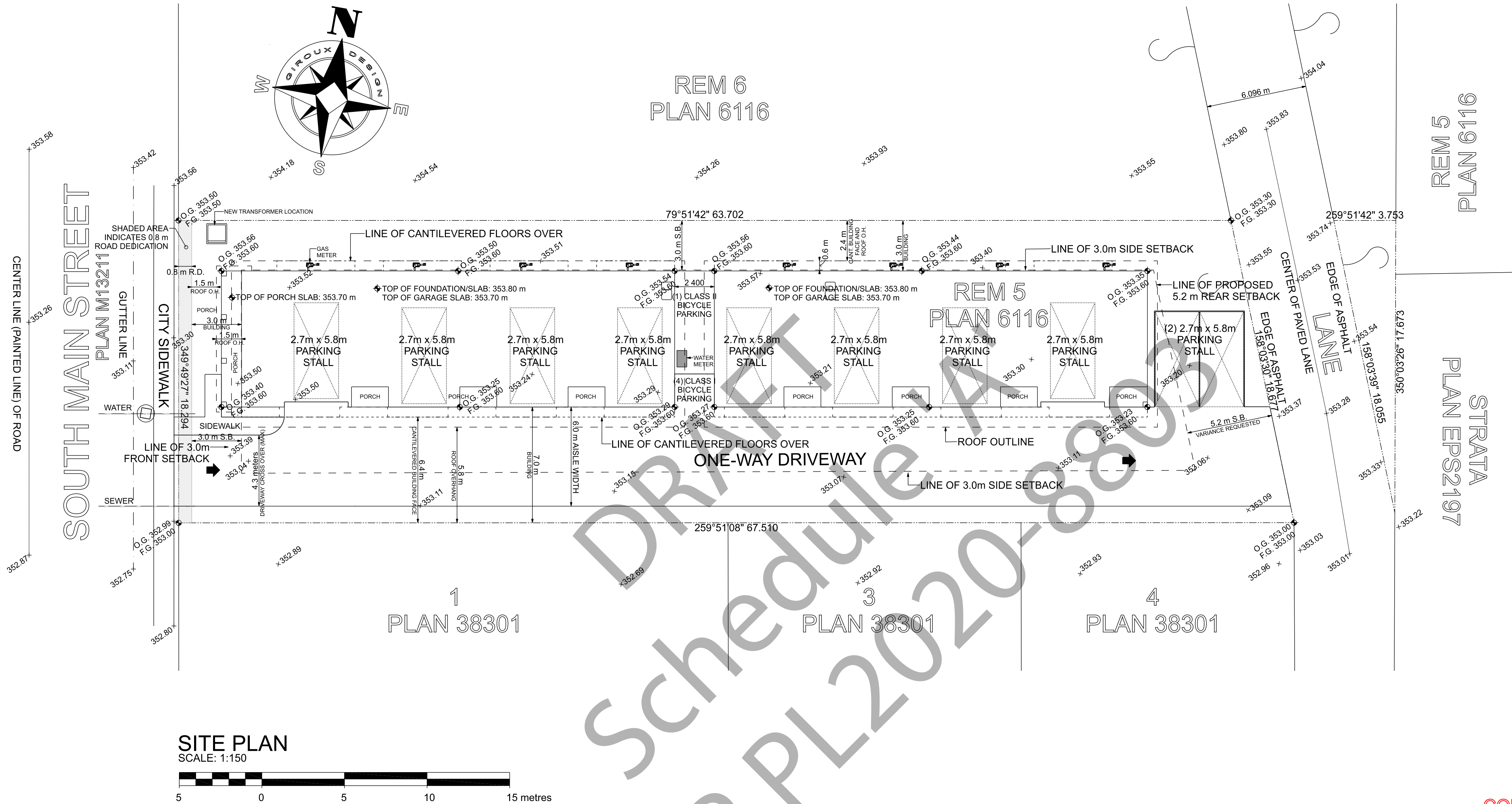
General Conditions

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



CIVIC ADDRESS: 2644 SOUTH MAIN STREET, PENTICTON, B.C.
LEGAL DESCRIPTION: SITE PLAN OF LOT 7, DL 251, SDYD, PLAN 6116 except PLAN M13211
PID: 010-196-218

FIELD SURVEY COMPLETED APRIL 5, 2019 BY MANDEVILLE LAND SURVEYING INC. (PROFESSIONAL B.C. AND CANADA LAND SURVEYORS).
ELEVATIONS ARE GEODETIC, DERIVED FROM PENTICTON MONUMENT #83H6733.
FILE: 19-053 DWG: 19-053

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ZONING COMPLIANCE TABLE (CURRENT ZONING R1-PROPOSED RM2)			
REGULATION	REQUIRED	PROVIDED ON PLANS	VARIANCE REQUIRED
LOT AREA	390 m2	1233 m2	N/A
MINIMUM LOT WIDTH	18.0 m	18.29 m	N/A
MAXIMUM LOT COVERAGE	40%	31.9% (471.8 m2)	NO
MAXIMUM DENSITY	0.80 FAR	0.77 (946.3 m2)	NO
MAXIMUM HEIGHT	12 m	9.8 m	NO
MINIMUM FRONT YARD (NORTH)	3.0 m	3.0 m	NO
MINIMUM INTERIOR SIDE YARD (EAST & WEST)	3.0 m	3.0 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	N/A	NO
MINIMUM REAR YARD (SOUTH)	6.0 m	5.2 m	YES
PARKING SPACES (1 PER UNIT + 2 GUEST)	10	10	NO
AMENITY AREA (20 m2 PER UNIT)	160 m2	169 m2	NO

GIROUX DESIGN GROUP

Custom Home and Building Design Since 1960.

phone: 250.276.4373 / 250.770.3285
e-mail: contact@girouxdesigngroup.com

web: www.girouxdesigngroup.com



PLAN NO.
WP-5598

SHEET NO.
A1

Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used for any other purpose than that for which they were prepared, and until the drawings have been brought into conformity with all local requirements. Additionally, Giroux Design Group is unable to accept any liability for the accuracy of the drawings. Therefore, the builder must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.

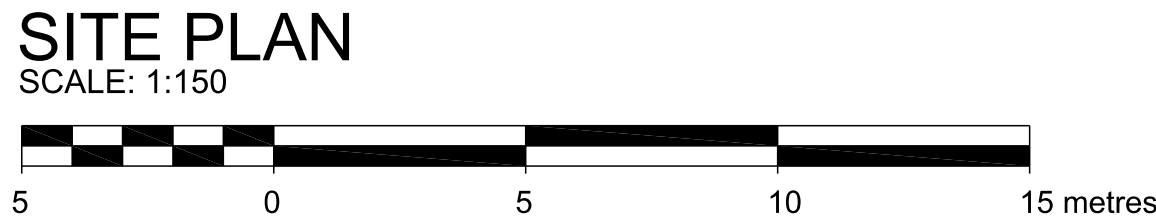
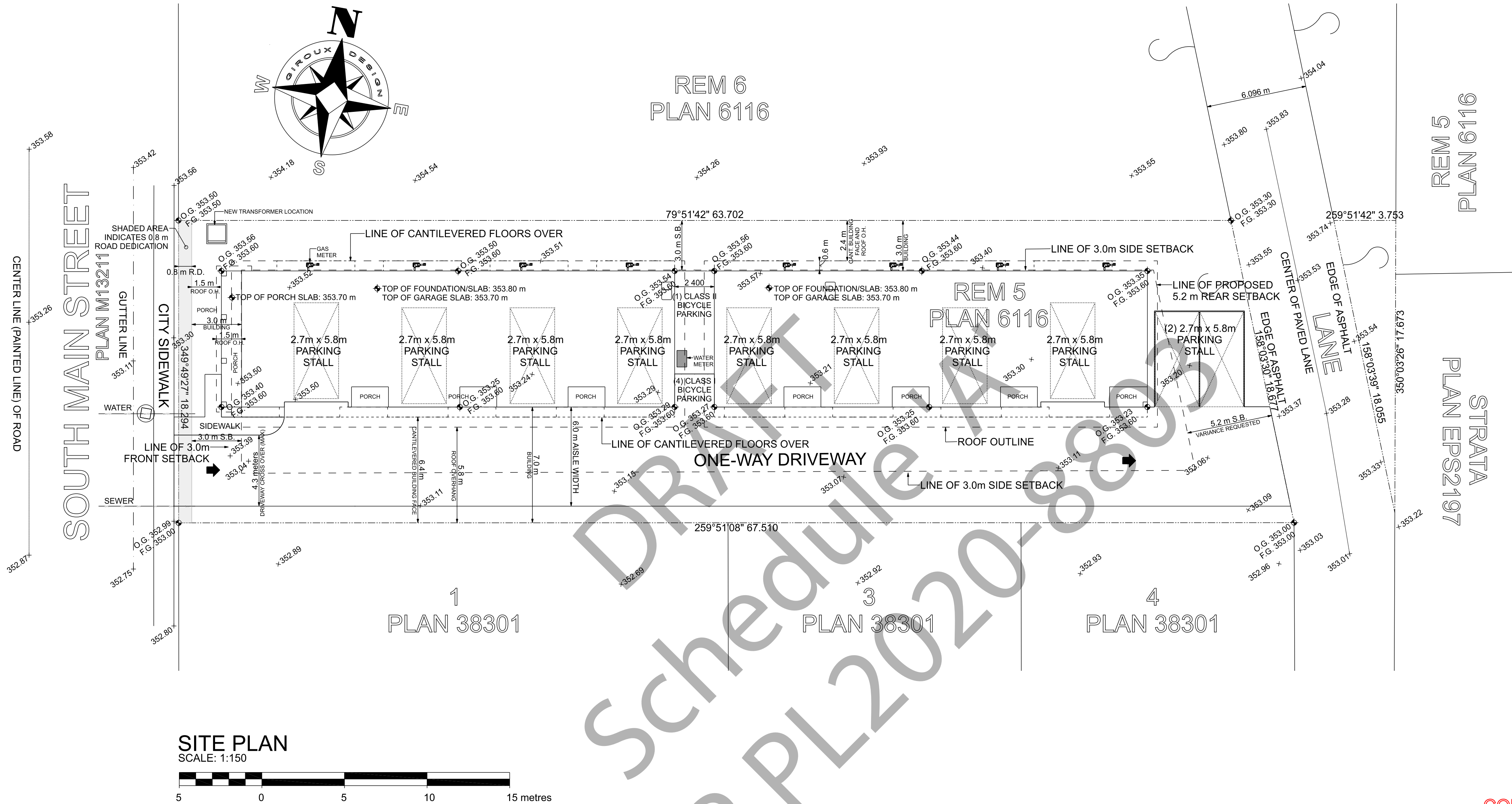
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ERIC & DULCINA KUTSCHERA
2644 SOUTH MAIN STREET
PENTICTON, BC

DESIGN BY: AJG
DRAWN BY: AJG

DATE: 7/09/20

REVISED:



CIVIC ADDRESS: 2644 SOUTH MAIN STREET, PENTICTON, B.C.
LEGAL DESCRIPTION: SITE PLAN OF LOT 7, DL 251, SDYD, PLAN 6116 except PLAN M13211
PID: 010-196-218

FIELD SURVEY COMPLETED APRIL 5, 2019 BY MANDEVILLE LAND SURVEYING INC. (PROFESSIONAL B.C. AND CANADA LAND SURVEYORS).
ELEVATIONS ARE GEODETIC, DERIVED FROM PENTICTON MONUMENT #83H6733.
FILE: 19-053 DWG: 19-053

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ZONING COMPLIANCE TABLE (CURRENT ZONING R1-PROPOSED RM2)			
REGULATION	REQUIRED	PROVIDED ON PLANS	VARIANCE REQUIRED
LOT AREA	390 m2	1233 m2	N/A
MINIMUM LOT WIDTH	18.0 m	18.29 m	N/A
MAXIMUM LOT COVERAGE	40%	31.9% (471.8 m2)	NO
MAXIMUM DENSITY	0.80 FAR	0.77 (946.3 m2)	NO
MAXIMUM HEIGHT	12 m	9.8 m	NO
MINIMUM FRONT YARD (NORTH)	3.0 m	3.0 m	NO
MINIMUM INTERIOR SIDE YARD (EAST & WEST)	3.0 m	3.0 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	N/A	NO
MINIMUM REAR YARD (SOUTH)	6.0 m	5.2 m	YES
PARKING SPACES (1 PER UNIT + 2 GUEST)	10	10	NO
AMENITY AREA (20 m2 PER UNIT)	160 m2	169 m2	NO

GIROUX DESIGN GROUP
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PLAN NO.
WP-5598

SHEET NO.
A1

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ERIC & DULCINA KUTSCHERA
2644 SOUTH MAIN STREET
PENTICTON, BC

DESIGN BY: AJG
DRAWN BY: AJG

DATE: 7/09/20
REVISED:

Bylaw No. 2020-34

Rezone
2644 South Main St.

From R1 (Large Lot Residential) To
RM2 (Low Density Multiple Housing)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2020-34

Date: _____

Corporate Officer: _____