

August 20, 2020

Subject Property:

425 Douglas Avenue

Lot 2, District Lot 1, Group 7, Similkameen Division Yale
(Formerly Yale-Lytton) District, Plan 6549

Application:

Rezone PL2020-8746

The applicant is proposing to subdivide the subject property to create two lots. In order to provide a broader range of future development options, the applicant has proposed to rezone the lands from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

Subject Property



Information:

You can find the staff report to Council and Zoning Amendment Bylaw 2020-33 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, 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

Date: August 18, 2020
To: Donny van Dyk, Chief Administrative Officer
From: Steven Collyer, Planner 1
Address: 425 Douglas Avenue

File No: RMS/425 Douglas Ave

Subject: Zoning Amendment Bylaw No. 2020-33

Staff Recommendation

THAT "Zoning Amendment Bylaw No. 2020-33", a bylaw to rezone Lot 2 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 6549, located at 425 Douglas Avenue, from R2 (Small Lot Residential) zone to RD2 (Duplex Housing: Lane) zone, be given first reading and be forwarded to the September 1, 2020 Public Hearing at 6:00 p.m.

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 subdivide the subject property to create two lots. In order to provide a broader range of future development options, the applicant has proposed to rezone the lands from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane). A rezoning is required prior to proceeding with subdivision to allow for the proposed lot widths.



Figure 1 - Preliminary Rendering

Background

The subject property is located on the north side of Douglas Avenue, near Moosejaw Street, in a primarily residential neighbourhood (Figure 2). The property currently contains a single detached dwelling and detached garage. The property is zoned R2 (Small Lot Residential) and is designated 'Detached Residential' by the Official Community Plan (OCP). The majority of properties in the area are zoned R2, with five properties along this block of Douglas Avenue zoned RD2 (Duplex Housing: Lane) (Attachment 'A').

The subject property is one of the larger lots on this block of Douglas Avenue. The property currently has a width of 21 m, while adjacent lots on either side have lot widths of 15 m. Across Douglas Avenue to the south, lot widths are approximately 24 m and two of those lots contain duplexes – 424 and 478 Douglas Avenue (Attachment A).

The applicant has submitted a rezoning application at this time with the intent of facilitating a subdivision of the property into two lots. In the future, should the rezoning and subdivision be completed, a Development Permit application will be required for proposed development on each lot to ensure new duplexes meet the City's Development Permit Area guidelines. Any future subdivision and development permit applications will be reviewed by staff, who are the delegated approval authority. Development permits are valid for 2 years after issuance, therefore the applicant has chosen to wait to obtain development permits until after the lot has been subdivided.

Financial Implication

This application does not pose any financial implications to the municipality. The Owner(s) are responsible for any costs related to future development on the subject property.

Technical Review

This application was reviewed by the Technical Planning Committee (TPC). The TPC discussed the proposed subdivision and provided the applicant with the requirements of a future subdivision application, including the applicant's responsibility to provide addition water and sewer connections to the new lot. Development Cost Charges will be paid at the subdivision stage to help offset the new demand on municipal services from the additional residential lot. The current rate is \$13,262.00 per new single family zoned and duplex zoned lot. Staff asked the applicant to provide custom building plans for the two proposed lots to demonstrate what future development may look like on each lot and to show that the lots are large enough to accommodate duplex development with all requirements met; including requirements for parking, density, and lot coverage (Attachment 'E'). The TPC will review any future development permit applications, if submitted.



Figure 2 - Property Location Map

Development Statistics

The following table outlines how the proposed development meets the applicable Zoning Bylaw regulations:

	RD2 Zone Requirement	Provided on Plans (per lot)
Minimum Lot Width:	9.1m	10.68 m
Minimum Lot Area:	275 m ²	445 m ²
Maximum Lot Coverage:	40%	33.8%
Maximum Density:	0.95 Floor Area Ratio (FAR)	0.46 Floor Area Ratio (FAR)
Vehicle Parking:	1 parking space per dwelling unit Total: 2 spaces per lot	2 parking spaces per dwelling unit Total: 4 spaces
Required Setbacks (principal building)		
Front Yard (Douglas Ave):	4.5 m	6.6 m
Side Yard (west):	1.5 m	2.29 m
Side Yard (east):	1.5 m	2.29 m
Rear Yard (lane):	6.0 m	Approx. 18 m
Required Setbacks (accessory building)		
Front Yard (Douglas Ave):	4.5 m	Location in the rear yard
Side Yard (west):	1.2 m	1.68 m
Side Yard (east):	1.2 m	1.68 m
Rear Yard (lane):	1.5 m	6.0 m
Maximum Building Height:	10.5 m (principal building) 4.5 m (accessory building)	7 m (principal building) 3.15 m (accessory building)
Maximum Floor Area of Accessory Buildings:	75 m ²	49 m ²

Analysis

Rezoning

The OCP designation for the property is 'Detached Residential'. This land use designation supports lower-density neighbourhoods with properties having 1 to 2 dwelling units. Common housing forms in the Detached Residential designation include single detached dwellings, with or without a secondary suite or a carriage house, and duplexes as long as there is a maximum of 2 primary dwelling units on-site. The proposed rezoning to facilitate the construction of one duplex on each proposed lot results in a housing form consistent with the uses envisioned in the Detached Residential land use 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 owner will pay Development Cost Charges (DCC's) for the new lot at the subdivision stage. DCC's assist with offsetting the additional demands on municipal services from new development. The developer is responsible to cover development costs including any infrastructure upgrades.
- 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 currently four (4) duplexes on this block of Douglas Avenue. The proposed development would be similar to this existing character of newer development on this block, which consists of older single family homes and newer duplexes. The OCP requires that a Development Permit be issued prior to any intensive residential development, which includes duplexes. This ensures the Development Permit Area Guidelines 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.
- Each duplex unit has 3 bedrooms, as shown on the plans submitted (Attachment 'E'). The proposed lots are large enough to accommodate 3 bedroom duplex units, providing a housing option large enough 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.
- The subject property is located close to two transit routes along Duncan Avenue and Moosejaw Street. It is located near the Safeway Plaza on Main Street with several amenities, shops and services.
- 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 applicable Development Permit Area guidelines, should the rezoning be adopted and the subdivision completed.
- 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).
- Douglas Avenue is primarily single detached dwellings with four duplexes on this block. As shown in the building plans submitted, the proposed lots

are large enough to accommodate a duplex on each lot. The buildings are 2-storeys tall which is consistent with the other buildings on this street which are 1- to 2-storeys. Single storey detached garages with lane access are consistent with many other properties in this neighbourhood, which have similar detached garages. Staff 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 1 to 2 dwellings units per lot within the OCP. The applicant has demonstrated that duplex development can be accommodated on the proposed lots without the need for any variances to the Zoning Bylaw regulations.

Given that there is adequate policy through the OCP to support the rezoning and future development, staff recommend Council give first Reading to "Zoning Amendment Bylaw No. 2020-33" and forward it to the September 1, 2020 Public Hearing.

Alternate Recommendations

Council may consider the proposed rezoning to facilitate future subdivision and duplex development is not appropriate on the subject property. If this is the case, Council should deny first reading of the Zoning Amendment Bylaw. Staff are recommending against this option, as the proposed rezoning is consistent with the OCP.

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2020-33".

Attachments

Attachment A – Zoning Map

Attachment B – Official Community Plan Map

Attachment C – Letter of Intent

Attachment D – Proposed Subdivision Plan

Attachment E – Preliminary Development Plans

Attachment F – Zoning Amendment Bylaw No. 2020-33

Respectfully submitted,

Steven Collyer, RPP, MCIP
Planner 1

Concurrence

Deputy DS Director <i>KK</i>	Chief Administrative Officer DvD
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Attachment A – Zoning Map

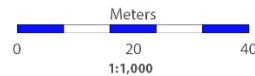


425 Douglas Avenue

Zoning Map



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April-06-20
9:29:12 AM

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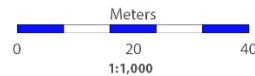


425 Douglas Avenue

Official Community Plan Map



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April-06-20
9:30:10 AM

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Hello,

We are applying to subdivide, and up-zone, in a redevelopment neighbourhood with large lots.

We have a 70' x 136' lot with lane, with a 1954 one level house, approximately 1050 square feet. It is currently a rental. Based on the house's age, there will be some hazardous materials on site. The plan is to remove the house, create the subdivision, and let a developer/end user decide on options for the two lots.

This is an area of densification and gentrification. The trend is to replace older small homes with a denser land use. This proposal replaces one old house with four new dwelling units.

Current zoning is R2. This allows for a house + suite, or a house + carriage house. Part of our proposal is to subdivide, and to up-zone to RD2. This would allow for the same uses as above, but also allows for a duplex option.

Apologies. We are proposing this at a time, due to the Covid-19 pandemic, that City Hall allows no public access. This means we don't have access to all the subdivisions already created, or proposed, in the area. After meeting with the Planning Dept to discuss this proposal prior to making application, our understanding is that it generally meets the City's land use policies.

On our block, between Argyle and Moosejaw, travelling east to west, here's a look at recent redevelopments:

Subdivide at 340 Douglas.

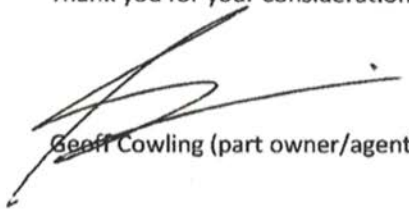
New carriage houses at 367 + 369 Douglas.

New full duplexes at 379 + 385 Douglas.

New carriage house at 443 Douglas.

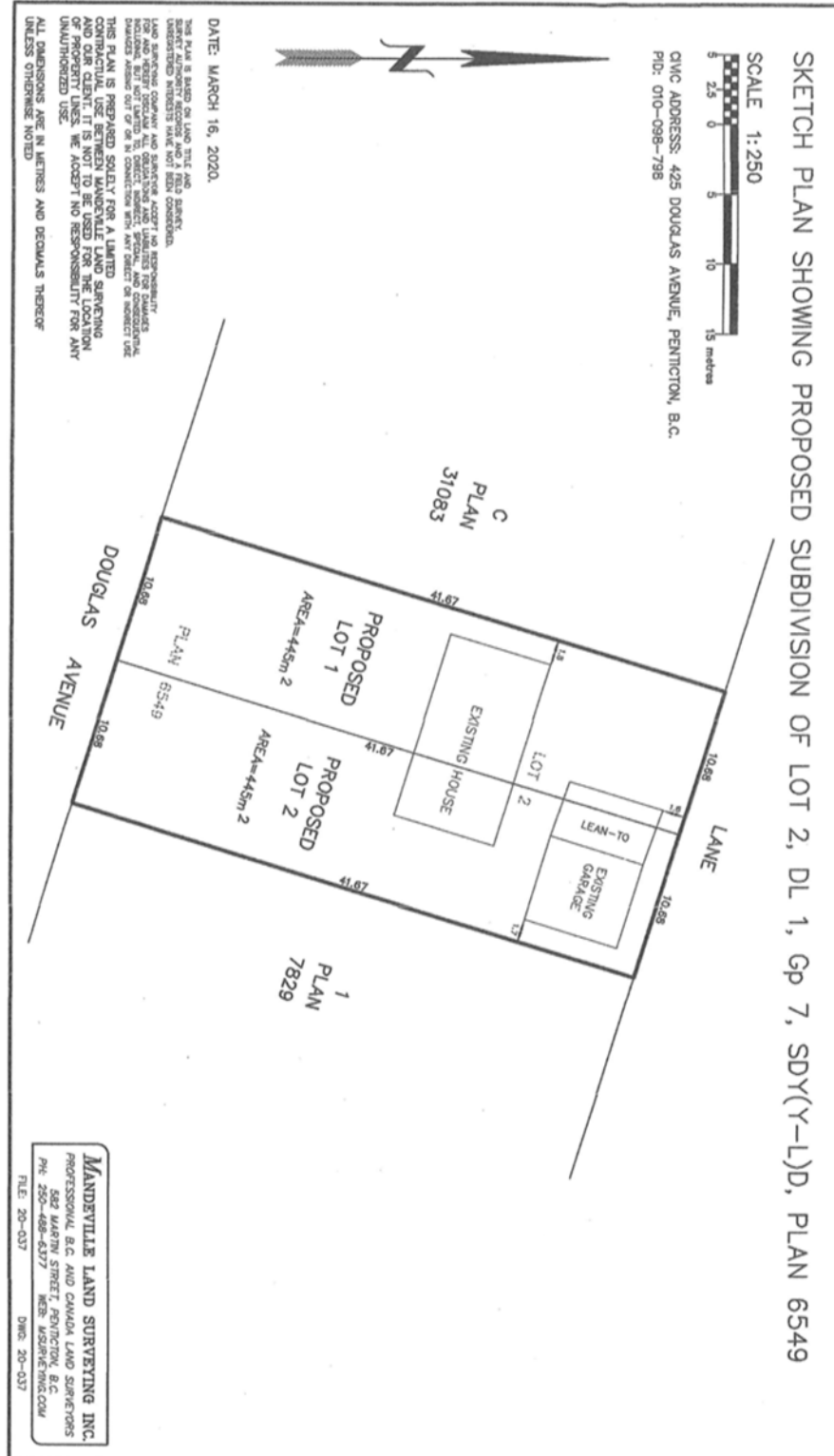
Full duplexes at 424 + 478 Douglas.

Thank you for your consideration.

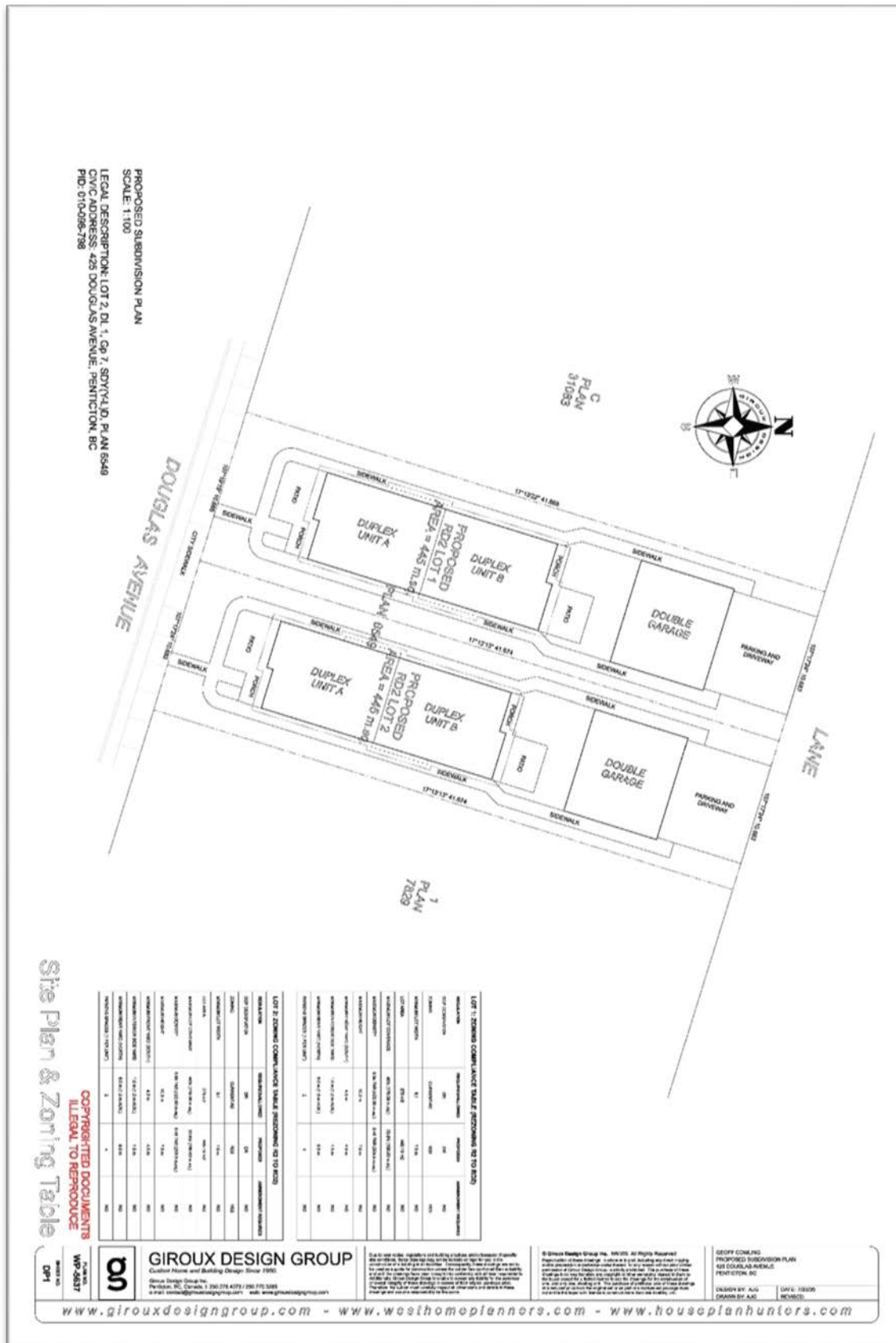


Geoff Cowling (part owner/agent).

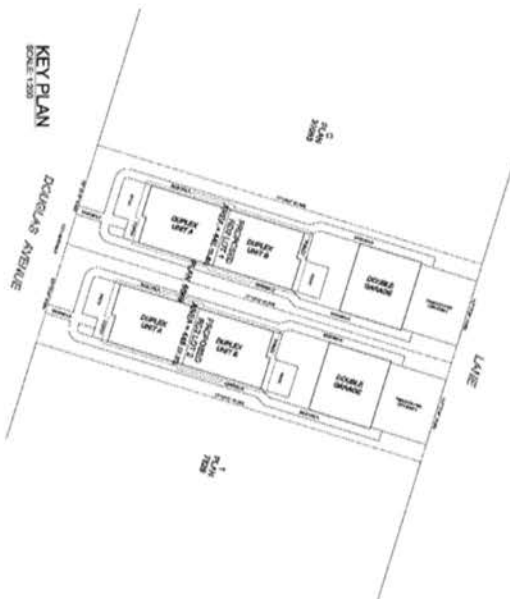
Attachment D – Proposed Subdivision Plan



Attachment E – Preliminary Development Plans



LEGAL DESCRIPTION: SECTION 16A SHOWING PROPOSED SUBDIVISION OF LOT 2, D.A. 1, DO 7, SOUTHWALD, PLAIN 6549
CIVIC ADDRESS: 429 DOUGLAS AVENUE, PENNINGTON, NJ
PFD: 07966-7799



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There is one further implication of the finding that the correlation between measures of specific and general intelligence is weaker in the elderly than in the young. It is that the correlation of a building is of intelligence. Consequently, those people who are best at doing the tasks for which the general ability test is designed, are also better at doing the tasks for which the specific ability test is designed. This may be due to the fact that the tasks for which the specific ability test is designed are more similar to the tasks for which the general ability test is designed. This may also be due to the fact that the tasks for which the specific ability test is designed are more similar to the tasks for which the general ability test is designed.

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PENTICTON, BC

DESIGN BY: AJO DATE: 1/23/95

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Main Floor Plan

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GROUP CONJUG
PROPOSED SUBDIVISION PLAN
485 DOUGLAS AVENUE
PENTICTON, BC

DESIGN BY: AGJ DATE: 2008
DRAWN BY: AGJ REVISION:

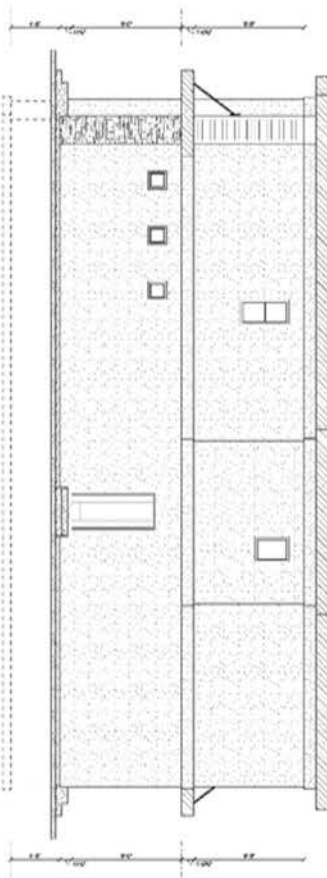
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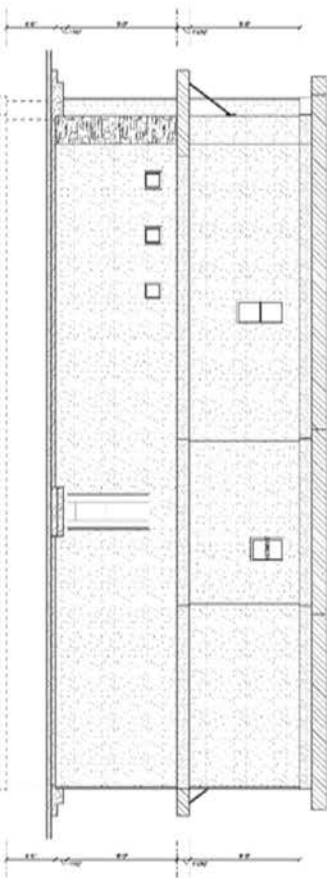
FRONT & REAR ELEVATIONS (LOT 1 FACING ROAD AND LANE)
SCALE 1/8" = 1'-0"



FRONT & REAR ELEVATIONS (LOT 2 FACING ROAD AND LANE)
SCALE 1/8" = 1'-0"



RIGHT & LEFT ELEVATIONS (LOT 1)
SCALE 1/8" = 1'-0"



RIGHT & LEFT ELEVATIONS (LOT 2)
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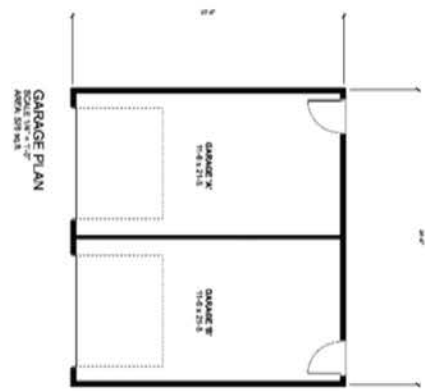
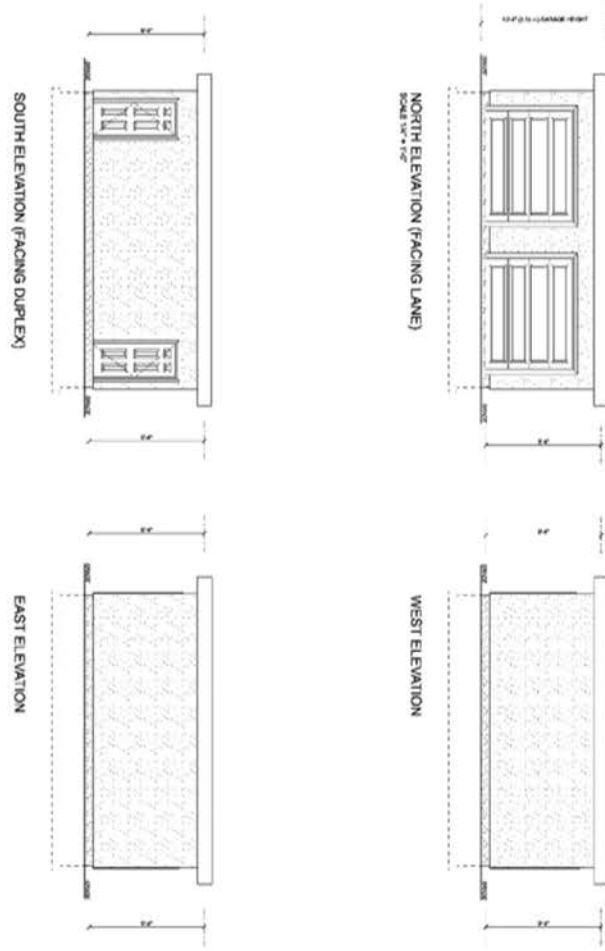


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Rezone
425 Douglas Avenue

From R2 (Small Lot Residential)
To RD2 (Duplex Housing: Lane)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2020-33

Date: _____

Corporate Officer: _____