

January 20, 2021

**Subject Property:**

533 Forestbrook Drive

Lot 3, District Lots 202 and 249, Similkameen Division  
Yale District, Plan 3350

**Application:**

**Rezone PL2020-8880**

The applicant is proposing to construct a duplex building on the subject property and renovate the existing house to add a secondary suite. The proposed cluster housing development will result in four dwelling units on the property.



The applicant is proposing to rezone the subject property from R2 (Small Lot Residential) zone to RM2 (Low Density Multiple Housing) zone with a site-specific provision to allow a maximum of four (4) dwelling units on the property.

**Information:**

You can find the staff report to Council and Zoning Amendment Bylaw 2020-03 on the City's website at [www.penticton.ca/publicnotice](http://www.penticton.ca/publicnotice).

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

**Council Consideration:**

A Public Hearing has been scheduled for **6:30 pm, Monday, February 1, 2021** at Penticton City Hall, 171 Main St.

**In response to COVID-19, the Public Hearing will be closed to the public.** All meetings will be live streamed via the City's website at: [www.penticton.ca/city-hall/city-council/council-meetings](http://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 participate at the public hearing via Zoom. Please visit [www.penticton.ca](http://www.penticton.ca) for details and the Zoom link.
2. May participate at the public hearing via telephone. Please visit [www.penticton.ca](http://www.penticton.ca) for details and the telephone number.
3. Submit written comments by mail or email no later than 9:30 am, Monday, February 1, 2020 to

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

No letter, report or representation from the public will be received by Council after the conclusion of the February 1, 2021 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:** January 19, 2021  
**To:** Donny van Dyk, Chief Administrative Officer  
**From:** Steven Collyer, Planner II  
**Address:** 533 Forestbrook Drive  
**File No:** RMS/533 Forestbrook Dr  
**Subject:** Zoning Amendment Bylaw No. 2021-03 and Development Permit PL2020-8882

## Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2021-03", a bylaw to rezone Lot 3 District Lots 202 and 249 Similkameen Division Yale District Plan 3350, located at 533 Forestbrook Drive, from R2 (Small Lot Residential) zone to RM2 (Low Density Multiple Housing) zone, with the following site-specific provision:

- A maximum of four (4) dwelling units shall be permitted.

AND THAT Council forward "Zoning Amendment Bylaw No. 2021-03" to the February 1, 2021 Public Hearing.

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2021-03", approve "Development Permit PL2020-8882", to allow the construction of a 4 unit cluster housing development.

## 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 construct a duplex building on the subject property and renovate the existing house to add a secondary suite. The proposed cluster housing development will result in four dwelling units on the property. The applicant is proposing to rezone the subject property from R2 (Small Lot Residential) zone to RM2 (Low Density Multiple Housing) zone with a site-specific provision to allow a maximum of four (4) dwelling units on the property. A Development Permit application has also been submitted in order to approve the form and character of the proposed development.

## Background

The subject property is located on the north side of Forestbrook Drive, west of Government Street, in a primarily residential neighbourhood (Figure 1). The property contains a house, which is proposed to remain,

and a detached garage, which is proposed to be removed. The property is zoned R2 (Small Lot Residential) and is designated 'Infill Residential' in the Official Community Plan (OCP).

The primary housing form on the block is single detached dwellings. An eight (8) unit cluster housing townhouse development was completed in 2016 at 511 Forestbrook Drive, the adjacent property to the west. This development consists of four duplex units, and four duplex suites. Further to the west is Penticton High School and KVR Middle School. The property is within walking distance of the IGA on Government Street and the KVR trail.

This property is impacted by the federal airport zoning regulations for the Penticton Regional Airport approach surface. These federal regulations set a total height limitation of approximately 385m above sea level in affected areas, which has a greater impact on properties at higher elevations than those at lower elevations. On the subject property, the duplex roofline matches the maximum allowable building height under the federal airport zoning regulations. The applicant is aware of these federal regulations and the restriction on any equipment or structures exceeding this allowable height.



Figure 1 - Location Map

## Technical Review

This application was reviewed by the City's Technical Planning Committee. The committee required additional information to be added to the plans to confirm zoning regulations and OCP design guidelines were met, which the applicant completed. The federal airport zoning regulations were relayed to the applicant, and the Building Department advised that a height survey will be required during the construction phase to ensure the federal regulation is met. Additional requirements at the future building permit stage were relayed to the applicant in order to expedite future permit approvals.

## Development Statistics

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

|                              | RM2 Zone Requirement                                         | Provided on Plans                                                    |
|------------------------------|--------------------------------------------------------------|----------------------------------------------------------------------|
| <b>Minimum Lot Width:</b>    | 18 m                                                         | 18.3 m *                                                             |
| <b>Minimum Lot Area:</b>     | 540 m <sup>2</sup>                                           | 818 m <sup>2</sup> *                                                 |
| <b>Maximum Lot Coverage:</b> | 40%                                                          | 31.8%                                                                |
| <b>Maximum Density:</b>      | 0.8 Floor Area Ratio (FAR)                                   | 0.54 FAR                                                             |
| <b>Vehicle Parking:</b>      | 1 parking space per dwelling unit<br>Total: 4 parking spaces | 6 parking spaces provided<br>(off lane)                              |
| <b>Bicycle Parking</b>       | Class I: 2 spaces<br>Class II: 1 space                       | Class I: 4 secured spaces provided<br>Class II: 1 bike rack provided |
| <b>Required Setbacks</b>     |                                                              |                                                                      |

|                                |                                                                                                                                                                                                                                                                                                                                              |                                             |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| Front Yard (Forestbrook Dr):   | 3.0 m                                                                                                                                                                                                                                                                                                                                        | 9.1 m (house)                               |
| Side Yard (east):              | 3.0 m                                                                                                                                                                                                                                                                                                                                        | 2.78 m <sup>†</sup> (house), 3.0 m (duplex) |
| Side Yard (west):              | 3.0 m                                                                                                                                                                                                                                                                                                                                        | 2.96 m <sup>†</sup> (house), 3.0 m (duplex) |
| Rear Yard (lane):              | 6.0 m                                                                                                                                                                                                                                                                                                                                        | 6.0 m (duplex)                              |
| <b>Maximum Building Height</b> | 12 m                                                                                                                                                                                                                                                                                                                                         | 9.25 m (duplex)                             |
| <b>Other Information:</b>      | <p>* The minimum lot width and minimum lot area requirements do not apply to existing lots, only when a subdivision or lot line adjustment is proposed.</p> <p>† The existing house was built with a permit under the zoning regulations of the day. As no change is proposed to the footprint of the house, a variance is not required.</p> |                                             |

## Analysis

### *Rezoning*

The OCP designation for the property is 'Infill Residential'. The Infill Residential designation supports new housing types compatible with single detached houses in character and scale, providing 1 to 4 units per lot. The proposed four-unit cluster housing development is consistent with this OCP designation.

Staff consider that the proposed rezoning will allow for development that is supported by the following OCP 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 4.1.3.6 Require amenity areas in all multifamily and mixed-use projects through regulations in the Zoning Bylaw.
- OCP 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.
- OCP 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 close to collector roads, services and amenities).
- OCP Policy 4.1.5.3 Use Multifamily and Intensive Residential Development Permit Area Guidelines to direct, through the City's approval processes, the character and feel of residential neighbourhoods, as well as guide water and energy conservation.

|                    |                                                                                                                         |
|--------------------|-------------------------------------------------------------------------------------------------------------------------|
| OCP Policy 4.2.2.5 | Require that vehicle access to parking in residential areas is from the laneway in neighbourhoods where laneways exist. |
| OCP Policy 4.2.7.8 | Ensure new residential developments provide an appropriate amount of parking for residents and their guests.            |

Staff consider that the application proposes an appropriately-scaled development in an area of the community that has been identified for a moderate increase in density by the OCP. The proposed rezoning to RM2 with a site-specific provision is consistent with the Infill Residential designation, which outlines a maximum of four (4) dwelling units on a single lot.

The OCP policies encourage infill development in areas close to services, parks, and shops to encourage walkability and active transportation. Staff note this property is within walking distance of two schools, Kiwanis Park, the KVR trail, and shops and services along Government Street.

The proposed development will create a transition in density along this block of Forestbrook Drive. An eight-unit development was completed on the adjacent property to the west in 2016. The neighbouring property to the east contains a single detached dwelling. The proposal for four dwelling units on the subject property will transition the density between the existing uses on either side of the subject property; from 8 units, to 4 units, to 1 unit (Figure 2). By renovating the existing house on the property, and adding a secondary suite, the impact on form and character from the street is minimized. The applicant has not requested any variances from the Zoning Bylaw provisions for the proposed development.



*Figure 2 - Subject property (red) and adjacent densities.*

Given that there is adequate policy through the OCP to support the proposal, staff recommend Council give first reading to “Zoning Amendment Bylaw No. 2021-03”, and forward the bylaw to the February 1, 2021 Public Hearing to obtain comments and feedback from the public.

#### *Development Permit*

The proposed development is included in the Multifamily Residential Development Permit Area, which is established in the OCP to enhance neighbourhoods and create sensitive transitions in scale and density by addressing issues such as privacy, landscape retention, and neighbourliness. Staff have completed a development permit analysis (Attachment ‘D’) that shows how the development conforms to the applicable design guidelines. The applicant also provided a development permit analysis with their submission (Attachment ‘E’).

The proposed development has been designed with the OCP policies in mind and with due consideration of impacts on neighbouring property owners. The development will create a transition in density between the

neighbouring properties on either side. As such, staff recommend that Council consider approving the Development Permit, subject to the adoption of the Zoning Amendment Bylaw.

### Alternate Recommendations

Council may consider the proposed rezoning is not consistent with the OCP or not appropriate for this 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 development is consistent with the OCP policies, the Infill Residential designation, and is a similar scale to multifamily developments in the surrounding area.

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2021-03".

### 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 and Development Permit Analysis (applicant)  
Attachment F – Zoning Amendment Bylaw No. 2021-03  
Attachment G –Draft Development Permit PL2020-8882

Respectfully submitted,

Steven Collyer, RPP, MCIP  
Planner II

Concurrence

|                           |                                                   |
|---------------------------|---------------------------------------------------|
| Director<br><br><i>BL</i> | Chief Administrative<br>Officer<br><br><b>DyD</b> |
|---------------------------|---------------------------------------------------|

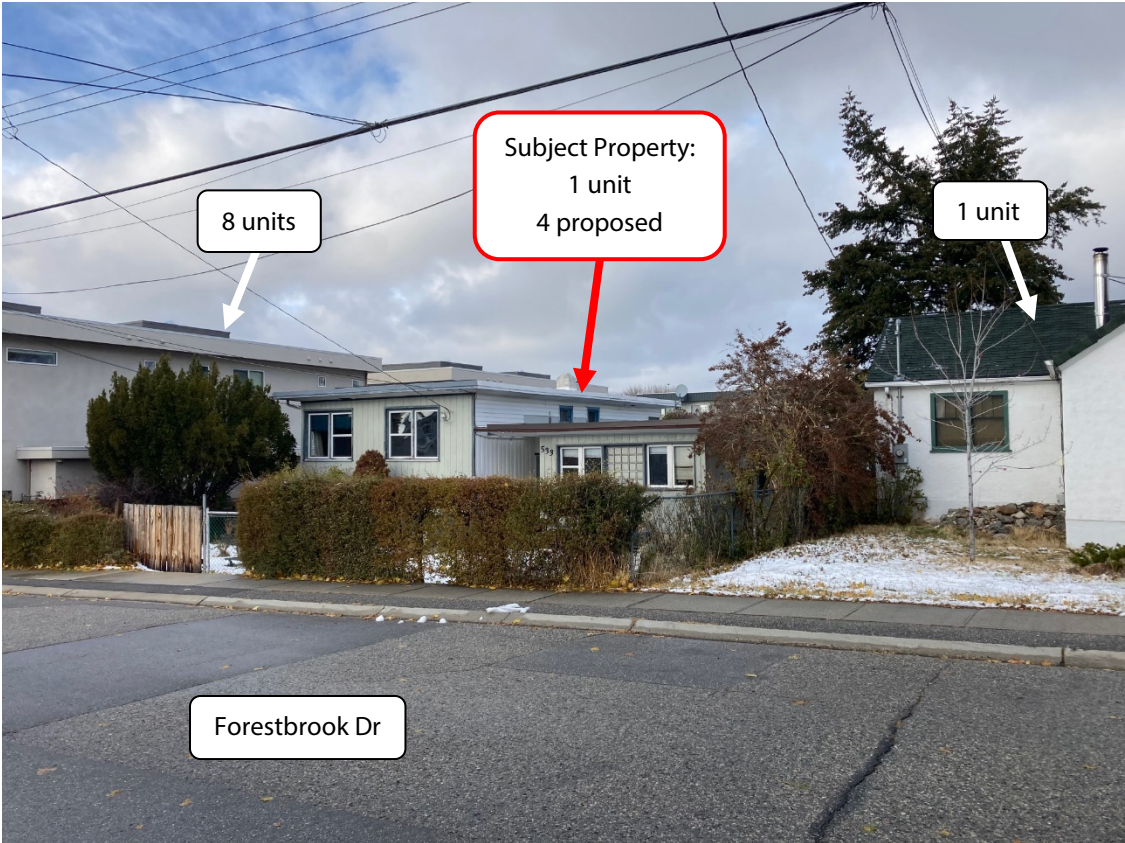
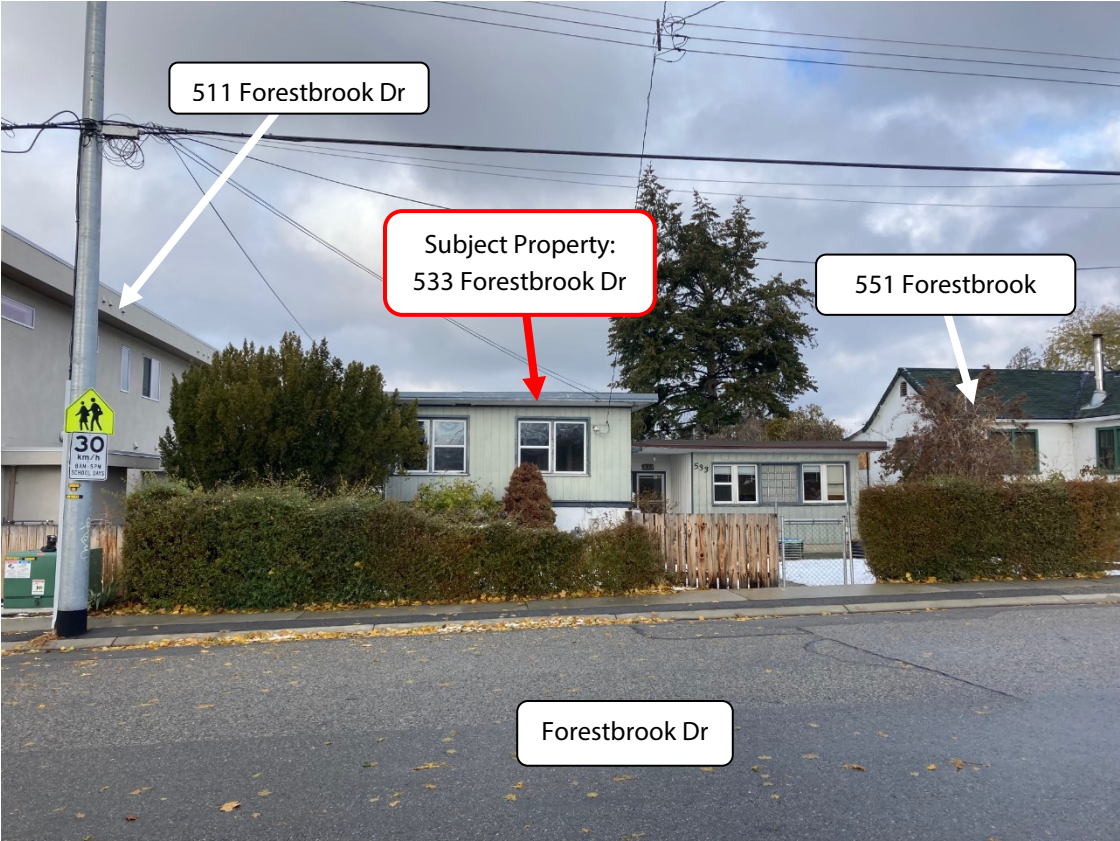
# Attachment A – Zoning Map of Subject Property



# Attachment B – Official Community Plan 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 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 elevations on the property, in order to confirm the allowable height under the federal airport zoning regulations. The applicant has indicated the house has been assessed and that the future secondary suite could be installed meeting the requirements of the BC Building Code.
- Guideline G3*     Private and semi-private open spaces should be designed to optimize solar access.
- The duplex maintains a courtyard-like area between the two buildings to preserve solar access into the semi-private open spaces 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 existing front yard setback to the house is not changing as part this development.
- Guideline G7*     *All designs shall consider Crime Prevention Through Environmental Design (CPTED) principles and balance the reduction of crime and nuisance opportunities with other objectives to maximize the enjoyment of the built environment.*
- The duplex design provides visual overlook onto the lane and parking area at the rear of the property with 2<sup>nd</sup> level balconies.
- Guideline G11*     *Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.*
- A barrier-free pedestrian walkway is provided on each side of the property to provide access between the parking area off the lane, leading past the duplex and to the house and suite at the front of the property. These walkways connect around the front of the house and connect directly to the public sidewalk on Forestbrook Dr.
- Guideline G13*     *Entry to ground-level residential units should be no more than 1.8m above the grade of adjacent public sidewalks and walkways.*
- Entrances to each unit in the duplex, and to the house, are less than 1.8m above the grade of the street and lane. The entrance to the house is not proposed to change through this development.
- Guideline G16*     *Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...*
- The parking area for the proposed development is accessed from the rear lane while the primary pedestrian entrance is at the front, accessed from Forestbrook Dr. Two sidewalks are provided to connect the rear parking area to each unit and the street, which reduces conflict between vehicles and pedestrians on the site.

- Guideline 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 cantilever upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.*
- The proposed duplex design includes minor architectural projections towards the lane and at either side of the building. In addition, the duplex design features balconies on the second floor and a variety of façade materials to create visual interest. As part of the development, the façade of the existing house will be updated to be consistent with the new duplex, improving its visual appeal from the street.
- 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.*
- As shown on the development plans, the house facing the street features a front-facing entry and porch. Updated façade materials and maintenance of existing landscaping will provide a friendly face towards the street.
- Guideline G26     Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.*
- Windows facing towards neighbouring properties on the east and west facades of the duplex are smaller than those facing north, towards the lane, and south, towards the yard spaces. This design choice, and providing upper level balconies facing the lane rather than neighbours, assist with maintaining privacy between properties.
- Guideline G29     Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas.*
- Large windows, main unit entries, and balconies on the duplex building face towards the rear lane and provide visual overlook onto the public realm. The house will retain an existing street-facing patio at the main entrance, as shown on the plans.
- Guideline G35     Tree planting...*
- The landscaping plan shows four trees along each side of the property, and two trees on the lane side between the driveways and parking spaces. Two existing trees at the front of the property are proposed to remain. These trees are in addition to substantial plantings, as shown on the landscaping plan.
- Guideline G38     Screening & Buffering...*
- Landscape buffers are shown on the landscaping plan along both side property lines. The applicant has demonstrated they meet the Zoning Bylaw requirement for landscape buffers by providing 4 trees along each side within the landscape buffer area. Fences are proposed along each side property line, and combined with the landscape buffer this will assist with screening the property and maintaining privacy between neighbours.
- Guideline 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.*
- The garbage/recycling bins will be stored at the sides of the duplex building, and screened from public view. The storage areas are not in direct view from the lane.

- 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.*
- Each unit will have a yard space in the area between the two buildings. These at-grade amenity spaces provide semi-private outdoor space for future residents. The property is located close to Kiwanis Park on Edmonton Ave and the recreation amenities at KVR Middle School and Penticton Secondary School, as well as the KVR, for residents to access outdoor spaces.

- 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.*
- The courtyard-like amenity areas will be framed by the existing house and new duplex building, with views onto this space from units in both buildings.



DECEMBER 8, 2020

Giroux Design Group Inc.  
23216 Garnet Valley Rd.  
Summerland, BC V0H 1Z3

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

Re: 533 Forestbrook Drive Rezoning & Development Permit Application

To City of Penticton Planning Department,

This letter is regarding the proposed rezoning and development of the property located at 533 Forestbrook Drive. The property is currently zoned R2 (Small Lot Residential) and is currently a two-storey single family dwelling.

The proposal is to rezone the property to RM2 (Low Density Multiple Housing) keep the existing house at the front of the property and add a one-bedroom secondary suite to the basement. And to build one three storey duplex at the rear of the property. The proposal fits within the City of Penticton's Official Community Plan as the area is designated for Infill Residential development which includes RM2 zoning and allows for up to four dwelling units.

The property has lane access at the rear with a garage and exterior parking accessed from there. The proposed development requires no variances to the zoning. We believe it meets the intent of the OCP for the area of town. The project makes good use of a large lot close to schools, shopping and transit and bridges the townhouses on the property to the west and the single family home on the property to the east. Thank you for considering our proposal.

Best regards,

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

### **533 FORESTBROOK DRIVE: DEVELOPMENT PERMIT ANALYSIS**

#### **PEDESTRIAN CONNECTIVITY**

The development is close to major roads with pedestrian sidewalks and trails nearby. The location allows for easy walking or cycling to the nearby shopping, parks, and the schools on the same road. City Bus stops are close by which allows for easy transit use.

#### **PARKING**

Each duplex unit has an enclosed single car garage for secure parking, with another tandem exterior parking stall in front of the garage doors, giving each unit two parking spots. The house has two exterior parking spots at the rear of the property, one for the house and one for the suite, giving a total of six parking stalls. Ample street parking is available on Forestbrook in front of the house as well for further visitors. One Class I Bicycle space is provided in each rear fenced yard for a total of four spaces. One Class II Bicycle space with rack is provided to the east of the duplex building. No variances are required for parking as the required number of spaces are exceeded.

#### **DESIGN FOR CLIMATE**

The east and west facing sides of the building are designed with windows to allow light into the units, with deciduous trees planted along these building faces to provide shade in the summer months and sun in the winter months.

#### **ORIENTATION & MASSING**

The two-storey house at the front of the property flows into the three storey duplex at the rear of the property. The style of the original house is mid-century modern with a flat roof. The new duplex will also have a flat roof and the existing building will be renovated to match the exterior of the new building.

#### **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 to the north and south of the new duplex, the original established trees and shrubs in the front yard of the house will be pruned and preserved. The trees chosen are deciduous and will provide shade in the summer and sun in the winter.

#### **WASTE MANAGEMENT**

Garbage and recycling will be collection is provided by individual roll out bins that can be placed in the parking spots along the alley during collection. Space is provided in each garage for the bins on non-collection days.

#### **FENCES**

6' high wood privacy fences will be placed along the west and east property lines, with the exception of the first 3.0 m from the front property line where a 4' high wood fence will be

constructed as per the City Fence Bylaw. An existing metal fence on the front property line will be maintained, no fence will be placed on the rear property line.

We believe that this development will fit nicely into the existing neighborhood and provide more family housing close to the nearby schools.

Thank you for considering our proposal.

Best regards,

A handwritten signature in black ink, appearing to read 'Tony', with a stylized flourish at the end.

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



533 Forestbrook Dr

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

Add Section 10.8.4.5 to Zoning Bylaw 2017-08, to permit a maximum of four (4) dwelling units.



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2021-03

Date: \_\_\_\_\_

Corporate Officer: \_\_\_\_\_

## Development Permit

Permit Number: DP PL2020-8882

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 Lots 202 and 249 Similkameen Division Yale District Plan 3350
  - Civic: 533 Forestbrook Drive
  - PID: 010-861-114
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a four-unit cluster housing development 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).

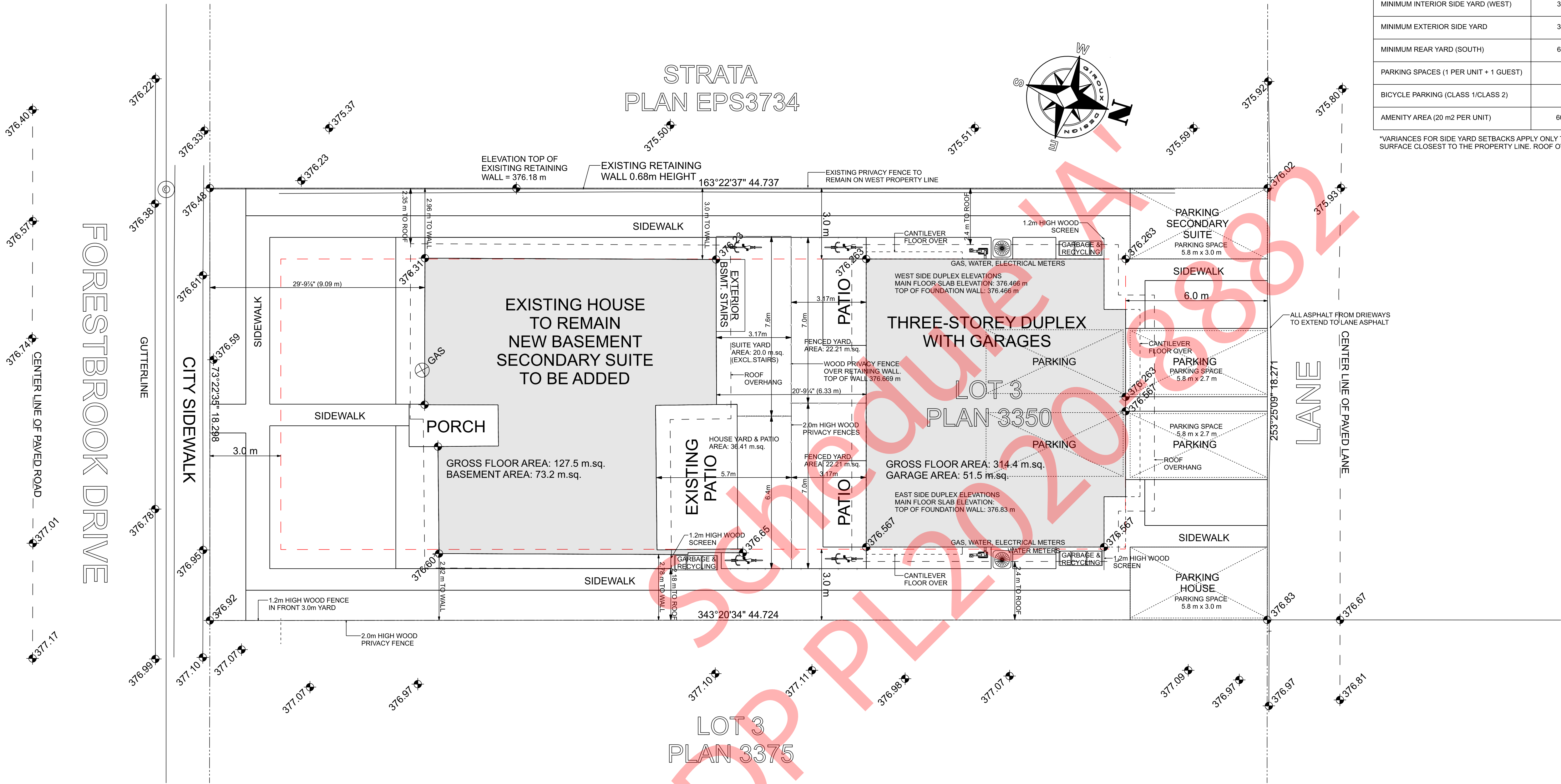
## General Conditions

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



**SITE PLAN**  
SCALE: 1:100

CIVIC ADDRESS: 533 FORESTBROOK DRIVE, PENTICTON, BC  
LEGAL DESCRIPTION: LOT 3, DL's 202 AND 249, SDYD, PLAN 3350  
PID: 010-861-114

CURRENT ZONING: R2  
PROPOSED ZONING: RM2  
OCP: INFILL RESIDENTIAL  
MAXIMUM AIRPORT HEIGHT: 385.267 m

MANDEVILLE LAND SURVEYING INC. PROFESSIONAL LAND SURVEYORS DWG. 20-160  
FIELD SURVEY COMPLETED THIS 31st DAY OF AUGUST, 2020.  
ELEVATIONS ARE GEODETIC (ORTHOMETRIC HTV2.0) DERIVED  
FROM PENTICTON MONUMENT #82H5345

| ZONING COMPLIANCE TABLE (CURRENT ZONING R1-PROPOSED RM2) |           |                           |                   |
|----------------------------------------------------------|-----------|---------------------------|-------------------|
| REGULATION                                               | REQUIRED  | PROVIDED ON PLANS         | VARIANCE REQUIRED |
| LOT AREA                                                 | 390 m2    | 817.88 m2 (8803.6 sq ft.) | NO                |
| MINIMUM LOT WIDTH                                        | 18.0 m    | 18.3 m                    | NO                |
| MAXIMUM LOT COVERAGE                                     | 40%       | 31.8% (260.42 m2)         | NO                |
| MAXIMUM DENSITY                                          | 0.80 FAR  | 0.54 FAR (441.88 m2)      | NO                |
| MAXIMUM HEIGHT                                           | 12 m      | 9.247 m                   | NO                |
| AIRPORT HEIGHT RESTRICTION                               | 385.267 m | 385.267 m                 | NO                |
| MINIMUM FRONT YARD (NORTH)                               | 3.0 m     | 9.09 m                    | NO                |
| MINIMUM INTERIOR SIDE YARD (EAST)                        | 3.0 m     | 2.78 m*                   | YES               |
| MINIMUM INTERIOR SIDE YARD (WEST)                        | 3.0 m     | 2.96 m*                   | YES               |
| MINIMUM EXTERIOR SIDE YARD                               | 3.0 m     | N/A                       | NO                |
| MINIMUM REAR YARD (SOUTH)                                | 6.0 m     | 6.0 m                     | NO                |
| PARKING SPACES (1 PER UNIT + 1 GUEST)                    | 5         | 6                         | NO                |
| BICYCLE PARKING (CLASS 1/CLASS 2)                        | 2/1       | 4/1                       | NO                |
| AMENITY AREA (20 m2 PER UNIT)                            | 60 m2     | 187 m2                    | NO                |

\*VARIANCES FOR SIDE YARD SETBACKS APPLY ONLY TO THE EXISTING HOUSE AND ARE TAKEN FROM THE OUTSIDE OF THE WALL SURFACE CLOSEST TO THE PROPERTY LINE. ROOF OVERHANGS EXTEND FURTHER INTO THE SIDE YARDS UP TO 0.8 m

|                                                          |               |                |
|----------------------------------------------------------|---------------|----------------|
| SURINDER SINGH<br>533 FORESTBROOK DRIVE<br>PENTICTON, BC |               | DATE: 12/08/20 |
| DESIGN BY: AJG                                           | DRAWN BY: AJG | REVISED:       |

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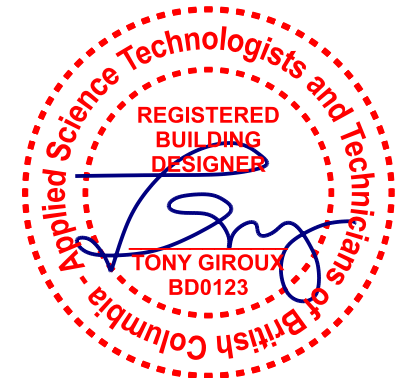
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TONY GIROUX  
B00123

PLAN NO.  
WP-5644

SLAB

SHEET NO.  
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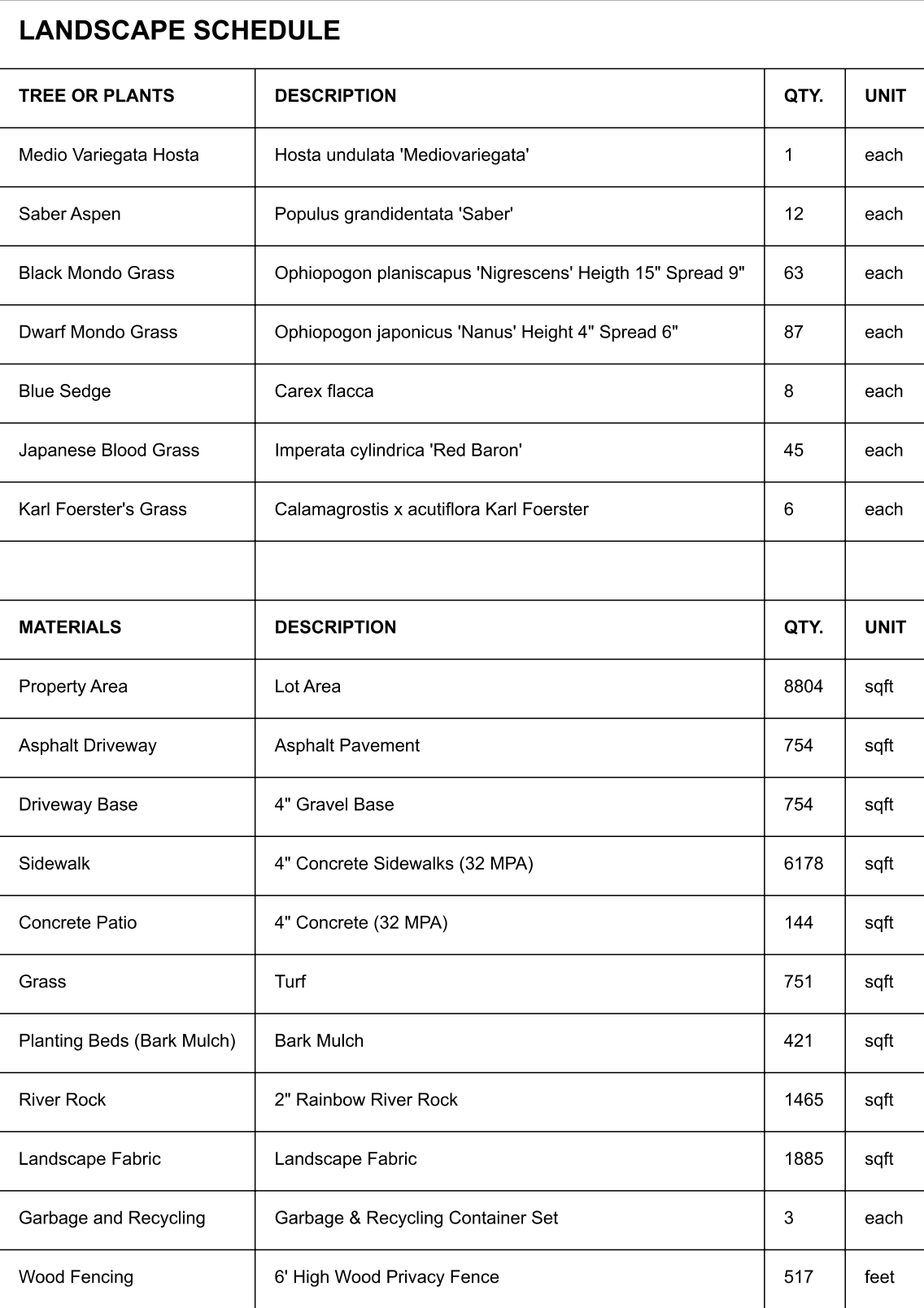
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Site Plan

SCALE: 1:96

CURRENT ZONING: R2  
PROPOSED ZONING: RM2  
OCP: INFILL RESIDENTIAL  
MAXIMUM AIRPORT HEIGHT: 385.267 m



LANDSCAPE NOTES:

SHRUBS SHALL BE A MIN OF 2.0 POT SHRUBS

ALL TREES ARE TO BE A MINIMUM CALIPER OF 60mm WITH A CLEAR STEM HEIGHT OF 1.5 m

NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION

NO RETAINING WALLS OVER 1.2 m IN HEIGHT ARE PERMITTED WITH ANY SETBACK AREA

LANDSCAPED AREAS TO BE EQUIPPED WITH UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH MOISTURE SENSORS & TIMERS.

LANDSCAPING AND IRRIGATION TO EXTEND TO EDGE OF CITY SIDEWALKS, CURBS, ASPHALT. (INCLUSIVE OF LANDSCAPING ON CITY BOULEVARD)

DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

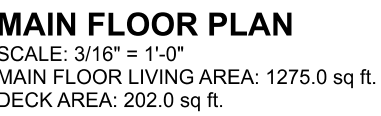
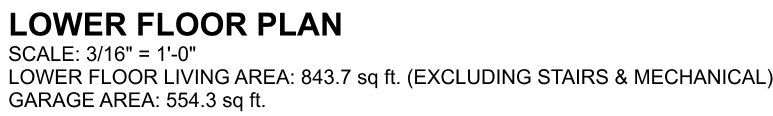
| LANDSCAPE SCHEDULE         |                                                          |      |      |
|----------------------------|----------------------------------------------------------|------|------|
| Tree or Plants             | Description                                              | Qty. | Unit |
| Medio Variegata Hosta      | Hosta undulata 'Mediovariegata'                          | 1    | each |
| Saber Aspen                | Populus grandidentata 'Saber'                            | 12   | each |
| Black Mondo Grass          | Ophiopogon planiscapus 'Nigrescens' Height 15" Spread 9" | 63   | each |
| Dwarf Mondo Grass          | Ophiopogon japonicus 'Nanus' Height 4" Spread 6"         | 87   | each |
| Blue Sedge                 | Carex flacca                                             | 8    | each |
| Japanese Blood Grass       | Imperata cylindrica 'Red Baron'                          | 45   | each |
| Karl Foerster's Grass      | Calamagrostis x acutiflora Karl Foerster                 | 6    | each |
|                            |                                                          |      |      |
| MATERIALS                  | Description                                              | Qty. | Unit |
| Property Area              | Lot Area                                                 | 8804 | sqft |
| Asphalt Driveway           | Asphalt Pavement                                         | 754  | sqft |
| Driveway Base              | 4" Gravel Base                                           | 754  | sqft |
| Sidewalk                   | 4" Concrete Sidewalks (32 MPA)                           | 6178 | sqft |
| Concrete Patio             | 4" Concrete (32 MPA)                                     | 144  | sqft |
| Grass                      | Turf                                                     | 751  | sqft |
| Planting Beds (Bark Mulch) | Bark Mulch                                               | 421  | sqft |
| River Rock                 | 2" Rainbow River Rock                                    | 1465 | sqft |
| Landscape Fabric           | Landscape Fabric                                         | 1885 | sqft |
| Garbage and Recycling      | Garbage & Recycling Container Set                        | 3    | each |
| Wood Fencing               | 6' High Wood Privacy Fence                               | 517  | feet |

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SHEET NO.  
**A3**



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# Duplex Floor Plans

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SURINDER SINGH  
533 FORESTBROOK DRIVE

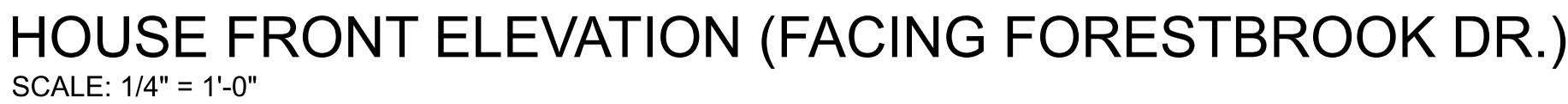
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| DRAWN BY: AJG  | REVISED:       |

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**SPATIAL SEPARATION CALCULATION (FACE B)**  
 AREA OF EXPOSED BUILDING FACE: 259.1 sq.ft. (24.07 m.sq.)  
 AREA OF UNPROTECTED GLAZED OPENINGS: 40.7 sq.ft. (3.78 m.sq.)  
 PERCENTAGE OF GLAZED OPENINGS: 15.7%  
 LIMITING DISTANCE: 10'-10" (3.3 m)

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# House Exterior Elevations

|                                                                                              |                                                     |
|----------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <p><b>SURINDER SINGH</b></p> <p><b>533 FORESTBROOK DRIVE</b></p> <p><b>PENTICTON, BC</b></p> |                                                     |
| <p><b>DESIGN BY: AJG</b></p> <p><b>DRAWN BY: AJG</b></p>                                     | <p><b>DATE: 12/08/20</b></p> <p><b>REVISED:</b></p> |

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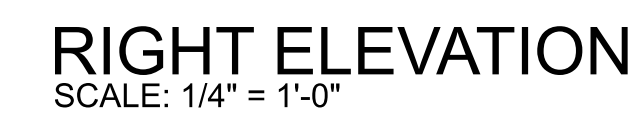
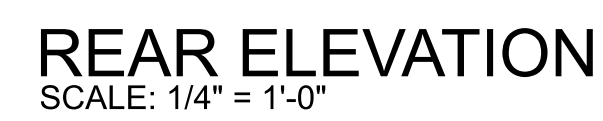


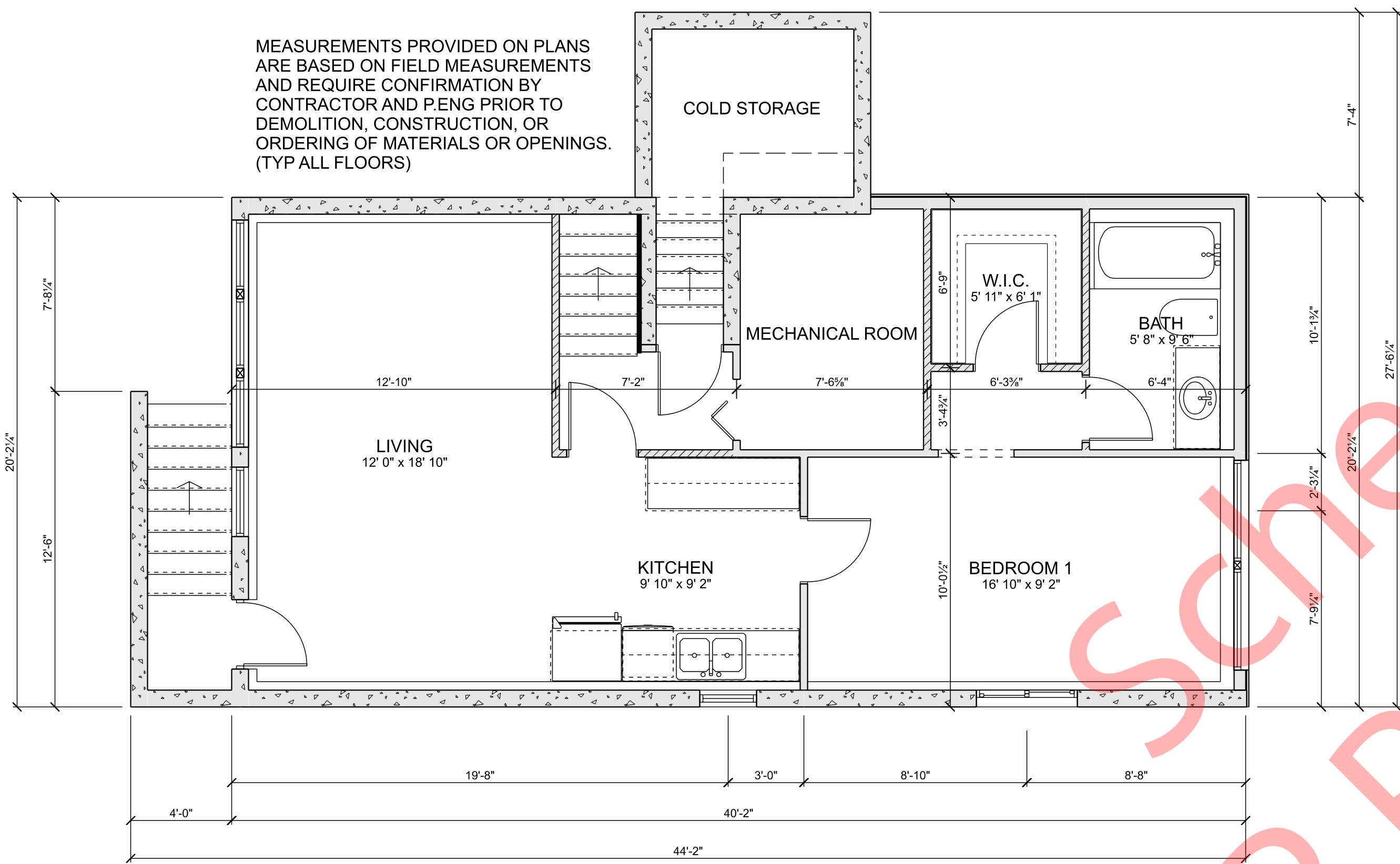
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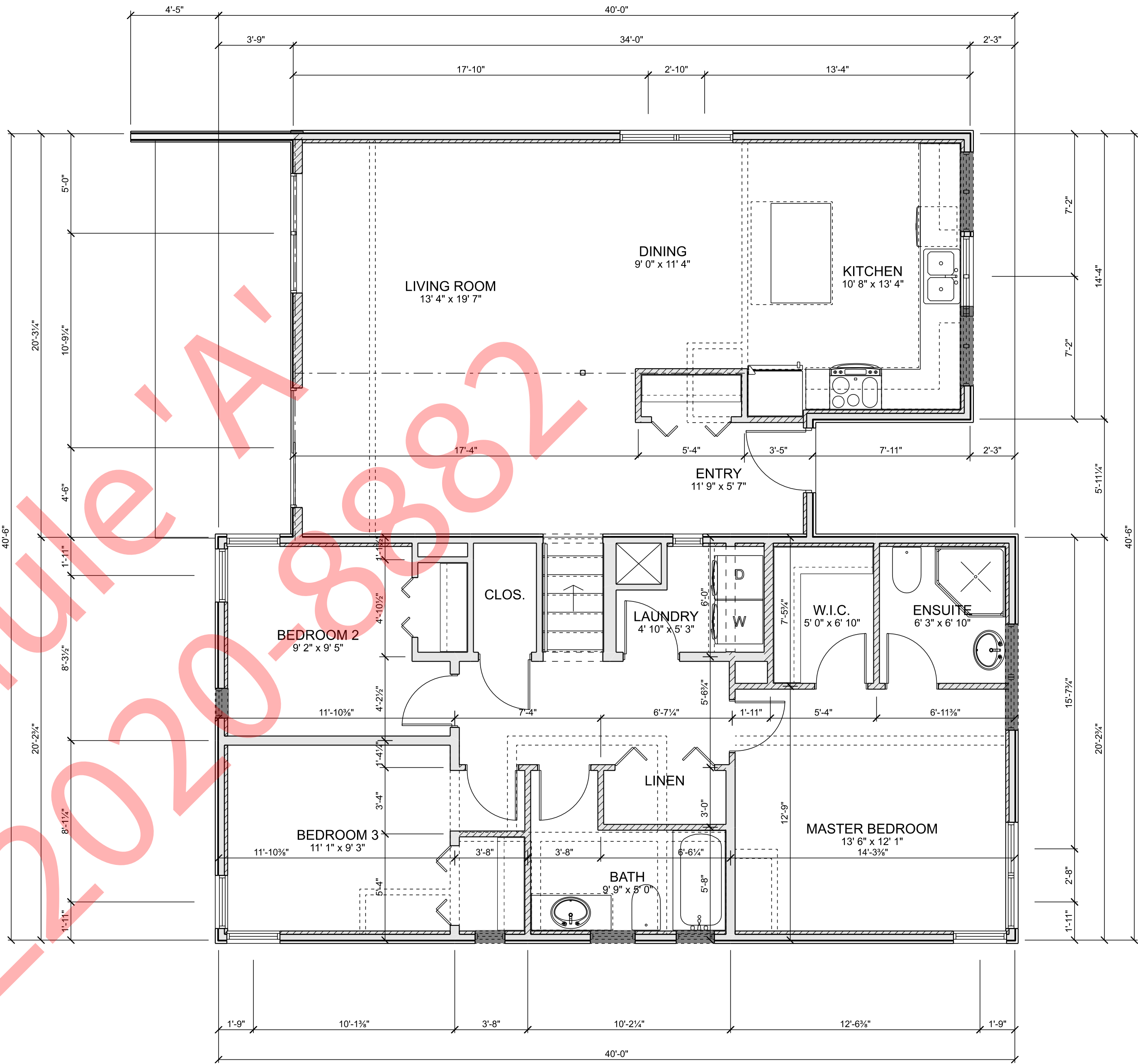
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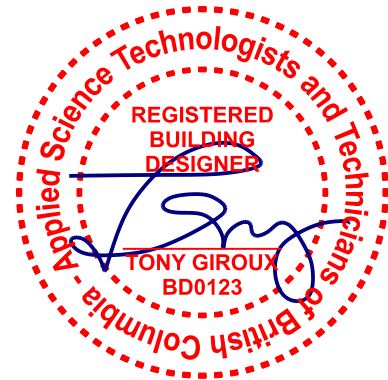




**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
BASEMENT FLOOR AREA: 813.4 sq ft.  
GROSS FLOOR AREA: 2265 sq.ft.  
SECONDARY SUITE AREA: 594 sq.ft. (55.2 m.sq.) 26%



**MAIN & SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
MAIN FLOOR LIVING AREA: 642.2 sq ft.  
SECOND FLOOR LIVING AREA: 809.2 sq ft.



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| PENTICTON, BC         |                |
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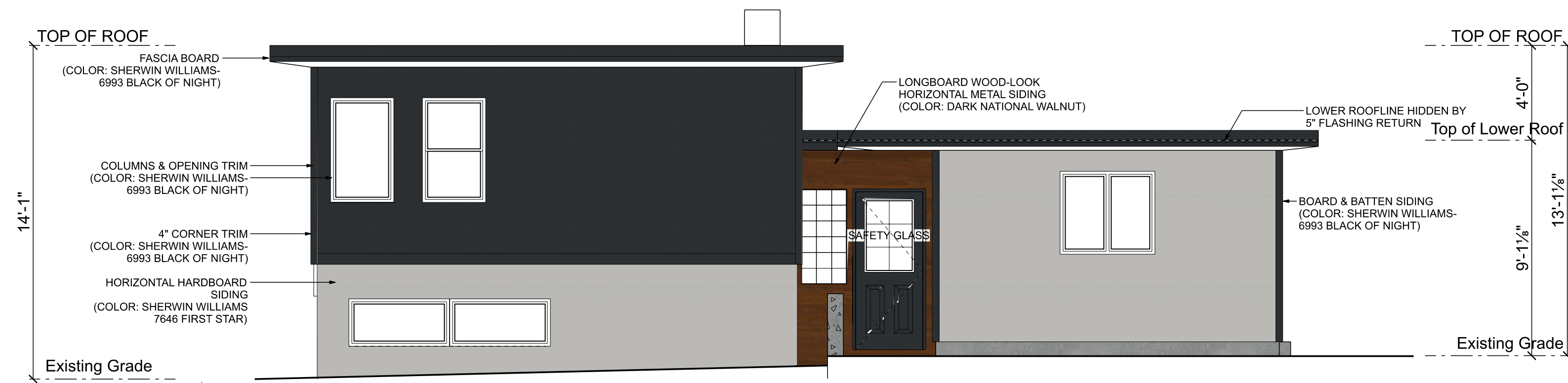
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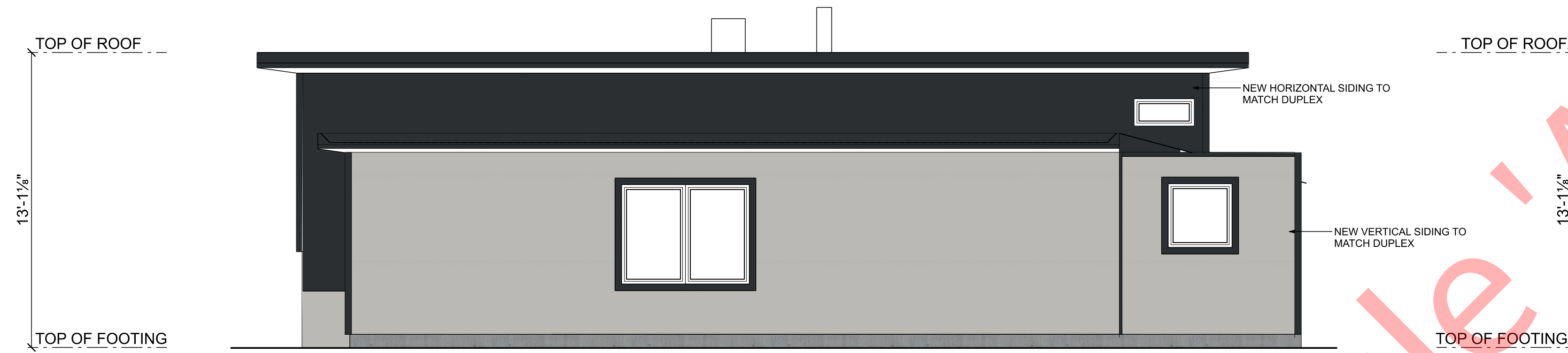
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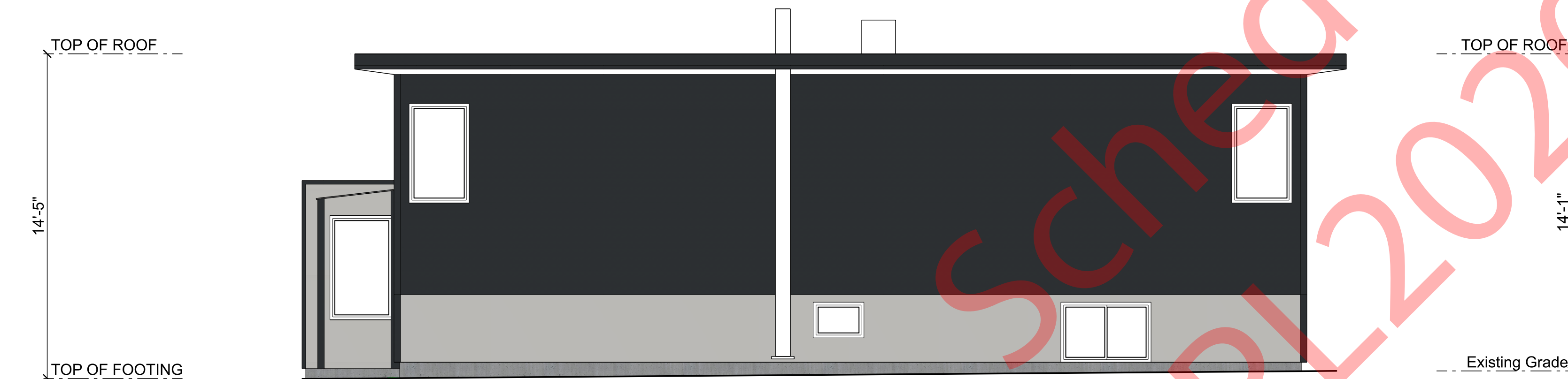
House Floor Plans



HOUSE: FRONT COLOUR ELEVATION  
SCALE: 1/4" = 1'-0"



HOUSE: RIGHT COLOUR ELEVATION  
SCALE: 1/4" = 1'-0"



HOUSE: LEFT COLOUR ELEVATION  
SCALE: 1/4" = 1'-0"



HOUSE: REAR COLOUR ELEVATION  
SCALE: 1/4" = 1'-0"

|                |  |                       |  |
|----------------|--|-----------------------|--|
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