

April 22, 2021

Subject Properties:

541 Papineau Street

Lot A, District Lot 202, Similkameen Division Yale
District, Plan EPP81816

547 Papineau Street

Lot B, District Lot 202, Similkameen Division Yale
District, Plan EPP81816

Application:

Development Variance Permit PL2021-8962



The applicant is proposing to construct a duplex on each property at 541 and 547 Papineau Street. In order to proceed with the development, the applicant is requesting the following two variances to the applicable Zoning Bylaw No. 2017-08 regulations.

1. To increase the maximum percentage of a cantilevered building face that can project 0.6 m into a required yard from 25% to 41%, and
2. To reduce the minimum interior side yard for a principal building from 1.5 m to 1.3 m.

Information:

You can find the staff report to Council and Development Variance Permit PL2021-8962 on the City's website at www.penticton.ca/publicnotice.

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

Council Consideration:

Council will consider the Development Variance Permit at its Regular Council Meeting scheduled for **1:00 pm, Tuesday, May 4, 2021** at Penticton City Hall, 171 Main St.

In response to COVID-19, Regular Council meetings will remain 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. Select the 'Watch Live' button.

Public Comments:

Any person whose interest may be affected by the proposed Development Variance Permit, may submit a petition or written comments by mail or email no later than **9:30 am, Tuesday, May 4, 2021**, to:

Attention: Corporate Officer, City of Penticton

171 Main Street, Penticton, B.C. V2A 5A9

Email: corpadmin@penticton.ca

No letter, report or representation from the public will be received by Council after the conclusion of the May 4, 2021 Council Meeting.

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: May 4, 2021
To: Donny van Dyk, Chief Administrative Officer
From: Nicole Capewell, Planner II
Address: 541 and 547 Papineau Street

Subject: Development Variance Permit PL2021-8962
Development Permit PL2021-8960
Development Permit PL2021-8961

File No: RMS/541 Papineau St

Staff Recommendation

THAT Council approve "Development Variance Permit PL2021-8962", for Lots A and B District Lot 202 Similkameen Division Yale District Plan EPP81816, located at 541 and 547 Papineau Street, a permit to vary the following sections of Zoning Bylaw No. 2017-08:

1. Table 4.1: to increase the maximum percentage of a cantilevered building face that can project 0.6 m into a required yard from 25% to 41%, and
2. Section 10.6.2.7.i: to reduce the minimum interior side yard for a principal building from 1.5 m to 1.3 m.

AND THAT Council direct staff to issue "Development Variance Permit PL2021-8962".

AND THAT Council, subject to approval of "Development Variance Permit PL2021-8962", approve "Development Permit PL2021-8960" and "Development Permit PL2021-8961", a permit to allow for the construction of a duplex on each property.

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 on each property at 541 and 547 Papineau Street. In order to proceed with the development, the applicant is requesting two variances to the applicable Zoning Bylaw No. 2017-08 regulations. The applicant is requesting the following variances:

1. To increase the maximum percentage of a cantilevered building face that can project 0.6m into a required yard from 25% to 41%, and

2. To reduce the minimum interior side yard for a principal building from 1.5 m to 1.3 m.

The proposed duplexes are considered within the Intensive Residential Development Permit Area by the City's Official Community Plan (OCP). As such, the applicant has also submitted a development permit application for each property; both are included for Council's consideration prior to the applicant obtaining building permits for the development.

Background

The subject properties are located on the west side of Papineau Street (Figure 1). The properties are vacant, after the previous single-family dwelling (located over the two properties) was demolished in 2018. The property is located just east of the downtown within a primarily residential neighbourhood. The property is within walking distance to the Penticton Creek walkway, and the downtown, with adequate pedestrian connections already in place.

The subject property is designated as 'Infill Residential' by the OCP and is zoned RD2 (Duplex Housing: Lane) in the Zoning Bylaw.

In 2017, a similar development application was received for the properties and proceeded through approvals to ultimately allow for the construction of one duplex on each of the two subject properties. In the previous application, the applicants had requested the following variances:

1. To reduce the minimum lot width of a RD2 lot from 9.1m to 8.95 m (required for subdivision).
2. To reduce the minimum lot area of a RD2 lot from 275 m² to 273 m² (required for subdivision).
3. To reduce the minimum interior side yards from 1.5m to 1.3 (required for construction).

These variances were approved by Council in 2017, and a Development Permit for each property was later approved by staff in 2018 after the subdivision was finalized.

The lot was successfully subdivided into two lots, now known as 541 and 547 Papineau Street. However, the variance that was required for construction of the duplexes regarding side yard setbacks has expired, as construction has not occurred within the two year timeframe since the permits were approved. As such, the new applicants are now applying for a similar variance application to construct a duplex on each of the lots. The applicants still require the interior side yard setback reduction, and have requested an additional variance to allow a higher percentage of the building face to cantilever into a required side yard. There are minor amendments made to the plans from the original approved Development Permit, and to accommodate these changes, two new Development Permits have been applied for and are included with the variances for Council's consideration.

Technical Review

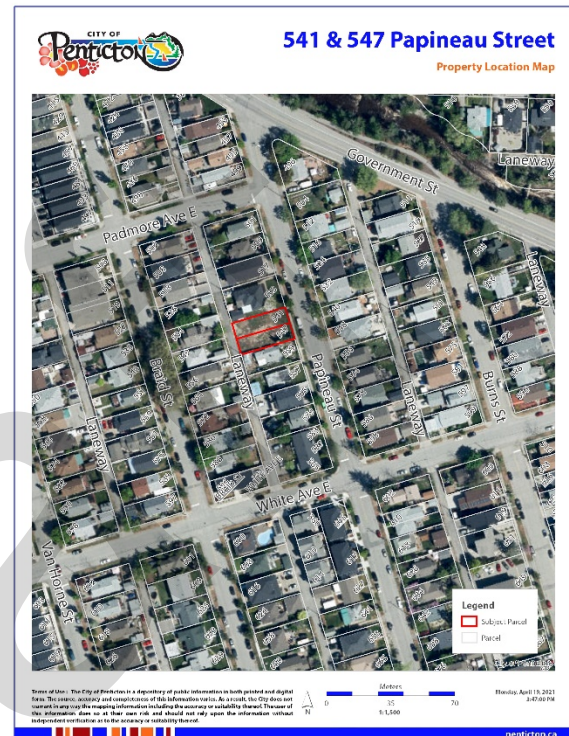


Figure 1 - Property location map

The application was reviewed by the City's Technical Planning Committee, a group of City staff from various departments who review development applications. Staff worked with the applicant to clarify the Zoning Bylaw regulations are met on the development plans, aside from the requested variances. Through the building permit, the applicants will be required to install boulevard trees in front of the development lots. Future building permit requirements were identified to the applicant, should Council support the requested variances.

Development Statistics

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

	Zone Requirement	541 Papineau Street	547 Papineau Street
Minimum Lot Width:	9.1 m	8.95 m – <i>previously approved (2017)</i>	8.95 m – <i>previously approved (2017)</i>
Minimum Lot Area:	275 m ²	273 m ² – <i>previously approved (2017)</i>	273 m ² – <i>previously approved (2017)</i>
Maximum Lot Coverage:	40%	40%	40%
Maximum Density:	0.95 Floor Area Ratio (FAR)	0.83 Floor Area Ratio (FAR)	0.83 Floor Area Ratio (FAR)
Vehicle Parking:	1 space per dwelling unit = 2 spaces required	2 parking spaces	2 parking spaces
Required Setbacks Front Yard (east):	4.5 m	4.5 m	4.5 m
Side Yard (north):	1.5 m	1.5 m	1.3 m (shared with 541 Papineau St) <i>previously approved (2017)</i> Variance requested
Side Yard (south):	1.5 m	1.3 m (shared with 547 Papineau St) <i>previously approved (2017)</i> Variance requested	1.5 m
Rear Yard (lane):	6.0 m	7.69 m	7.69 m
Maximum Building Height	10.5 m	8.1 m	8.1 m
Maximum Architectural Projection:	25% of building face up to 0.6m into required yard	41% of building face Variance requested	41% of building face Variance requested

Analysis

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 is requesting a variance to construct a duplex on each of the subject lots. Staff have reviewed the application and are supporting the variances based on the following:

1. *Table 4.1: to increase the maximum percentage of a cantilevered building face that can project 0.6m into a required yard from 25% to 41%.*

- The subject properties are narrow (8.95m), which limits the available building envelope for construction. In order to maximize living space, the proposed development includes architectural projections into several of the required yards.
- The front elevation, facing Papineau Street is proposing to project 41% of the total building face into the required front yard setback. As this projection is facing towards the public realm, and creating variation and interest to the front façade of both developments, staff feel this will have a positive impact on the development.
- The elevations that would benefit from this variance are the front facades, which do not face directly to a neighbouring property, and therefore are not imposing on the privacy of backyards or currently structures.

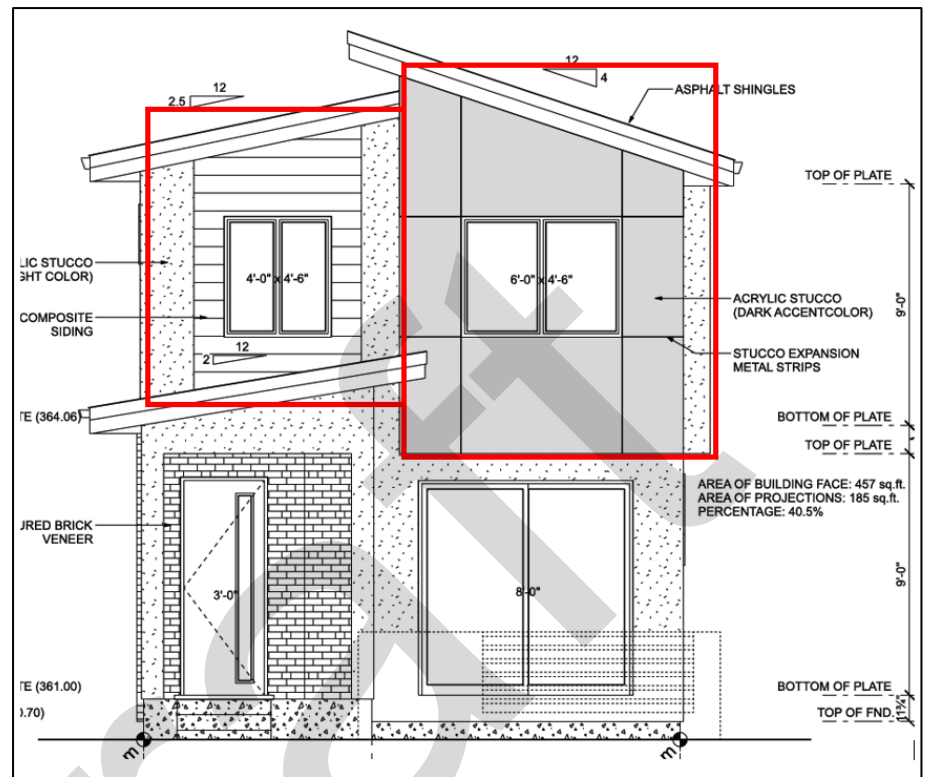


Figure 2 - Red outline showing approximate area of building face projection

2. *Section 10.6.2.7.i: to reduce the minimum interior side yard for a principal building from 1.5 m to 1.3 m.*

- This variance was previously approved by Council in 2017, as part of the original development application.
- The requested interior side yard reduction from 1.5m to 1.3m is proposed along the property line that is shared between the two duplexes, not the neighbouring properties. Since the variance is between the two lots, and the 1.5m setback is being maintained along property lines with neighbouring properties, staff consider the impact to neighbouring properties to be lessened.
- The reduced setback will allow for increased floor area, which improves the livability and functionality of each of the proposed duplex units.

Given the above items, staff conclude that the variances requested are appropriate and are not anticipated to unreasonably affect the adjacent area. Further, staff consider that the proposed building face projection will provide variation and interest to the front façade, which could benefit the overall look of the development. As such, staff are recommending that Council support the variances requested and direct staff to issue the permit.

Development Permits

The proposed duplexes are considered within the Intensive Residential Development Permit Area in the OCP. This development permit area applies to lower-density residential neighbourhoods, primarily in areas serviced with lanes, close to neighbourhood-scale amenities (services, parks) and where gentle densification is most appropriate. The intent of this development permit area is to manage form and character that strengthens livability, neighbourliness, and visual interest.

Staff have reviewed the applicable design guidelines in the OCP in relation to this proposed development (Attachment 'D'). The proposed duplexes are considered to be in keeping with the OCP design guidelines and an appropriate development form at the periphery of the downtown.

Staff recommend that Council, subject to approval of the development variance permit, consider approval of "Development Permit PL2021-8960" for 541 Papineau Street, and "Development Permit PL2021-8961" for 547 Papineau Street.

Alternate recommendations

Council may consider the requested variances are unnecessary and that the applicants should build within the Zoning Bylaw regulations. If this is the case, Council should deny "Development Variance Permit PL2021-8962". If this decision is made, the applicants would need to redesign their proposal. Staff are not recommending this option.

1. THAT Council deny "Development Variance Permit PL2021-8962".

Attachments

Attachment A – Zoning Map
Attachment B – Official Community Plan Map
Attachment C – Photos of Property
Attachment D – Development Permit Analysis (staff)
Attachment E – Letter of Intent
Attachment F – Draft Development Variance Permit PL2021-8962
Attachment G – Draft Development Permit PL2021-8960 (541 Papineau St)
Attachment H – Draft Development Permit PL2021-8961 (547 Papineau St)

Respectfully submitted,

Nicole Capewell
Planner II

Concurrence

Planning Manager AT	Chief Administrative Officer
----------------------------	---------------------------------

Draft



541 & 547 Papineau Street

Zoning Map



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Monday, April 19, 2021
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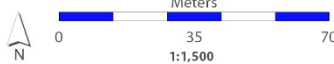


541 & 547 Papineau Street

Official Community Plan Map



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Attachment C – Photos of Property



Looking at vacant properties from Papineau Street

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 G5 Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The proposed front yard setback is minimal which improves connectivity between the building and the street, and connects with the pedestrian realm.
 - Landscaping and trees are proposed in the front yard to create interest from the public realm.
 - The applicant is requesting to increase the percentage of building face that can project into the front yard setback from 25% to 41%, which would assist in creating a connection between the public and private realms.
- Guideline G11 Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.*
- A pathway is proposed to connect the front street through to the rear lane, with access to each of the units, as well as the parking, waste collection areas, and the patio and outdoor recreation areas for all units.
- Guideline G21 Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).*
- Each duplex unit has its own entrance at the ground level. Each duplex has a front unit that faces towards the street, with access as well as patio areas that are facing the public spaces.
 - The rear duplex units have patio space located in the rear of the lots, which also assists in facing the public space of the laneway. Doing so can increase the 'eyes on the street' to the rear laneway.
- 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 applicants are proposing a variance to project a larger area of the building face into the required front yard than the Zoning Bylaw currently allows. This creates stepbacks on the upper floors, which provides visual interest on the structure.
- Guideline G35 Tree planting...*
- The landscape plan shows a number of new trees in the front yard and rear yard.
 - In addition, the applicant will pay for a City boulevard tree to be planted in the City right-of-way in front of each duplex, at the future building permit stage.



MARCH 31, 2021

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

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

Re: 541 & 547 Papineau Street Development Permit and Variance Application

To City of Penticton Planning Department,

This letter is regarding the proposed rezoning and development of the properties located at 541 & 547 Papineau Street. The properties were subdivided and rezoned previously by another developer who did not follow through with the approved Development Permit along with the granted variances. The Development Permit has since expired and now new developers would like to proceed with the project and are resubmitting the application.

As the properties have already been rezoned to RD2 this application for development requires only two variances: 1) to reduce the side yards between the two neighbouring properties from 1.5 m to 1.3 m; 2) to increase the allowed projections into the front yard from 25% to 40.5% to allow for more character and living space. As this application was previously approved and has no negative impact on the neighbouring properties we feel they are still reasonable requests. The variances will allow for the proposed duplexes to have the width necessary for a livable design.

Thank you for considering our proposal.

Best regards,

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

541 & 547 PAPINEAU STREET: DEVELOPMENT PERMIT ANALYSIS

PEDESTRIAN CONNECTIVITY

The location allows for easy walking or cycling to the nearby shopping, parks, and schools. City Bus stops are close by which allows for easy transit use.

PARKING

The required parking is provided from the lane and meets the City requirements for parking.

DESIGN FOR CLIMATE

The units are compact homes which will be easy to heat and cool.

ORIENTATION & MASSING

The buildings are compact so they do not impose on the neighboring homes or the street.

LANDSCAPING (ENHANCING THE URBAN FOREST)

A variety of shrubs and plants along with five new trees are included in the landscape plan which will add to the urban forest.

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 beside the buildings for the bins on non-collection days.

FENCES

6' high wood privacy fences will be placed along the side property lines, with the exception of the front yard where a 4' high metal fence will be constructed to match the neighbouring properties. No fence will be placed on the front or rear property lines.

We trust that this development and variance will be approved again as it was by the previous council.

Thank you for considering our proposal.

Best regards,



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



Development Variance Permit

Permit Number: DVP PL2021-8962

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: Lots A and B District Lot 202 Similkameen Division Yale District Plan EPP81816
 - Civic: 541 and 547 Papineau Street
 - PID: 030-540-895
030-540-909
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 one duplex on each of the properties, as shown in the plans attached in Schedule 'A':
 - a. Table 4.1: to increase the maximum percentage of a cantilevered building face that can project 0.6 m into a required yard from 25% to 41%; and
 - b. Section 10.6.2.7.i: to reduce the minimum interior side yard for a principal building from 1.5 m to 1.3 m.

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

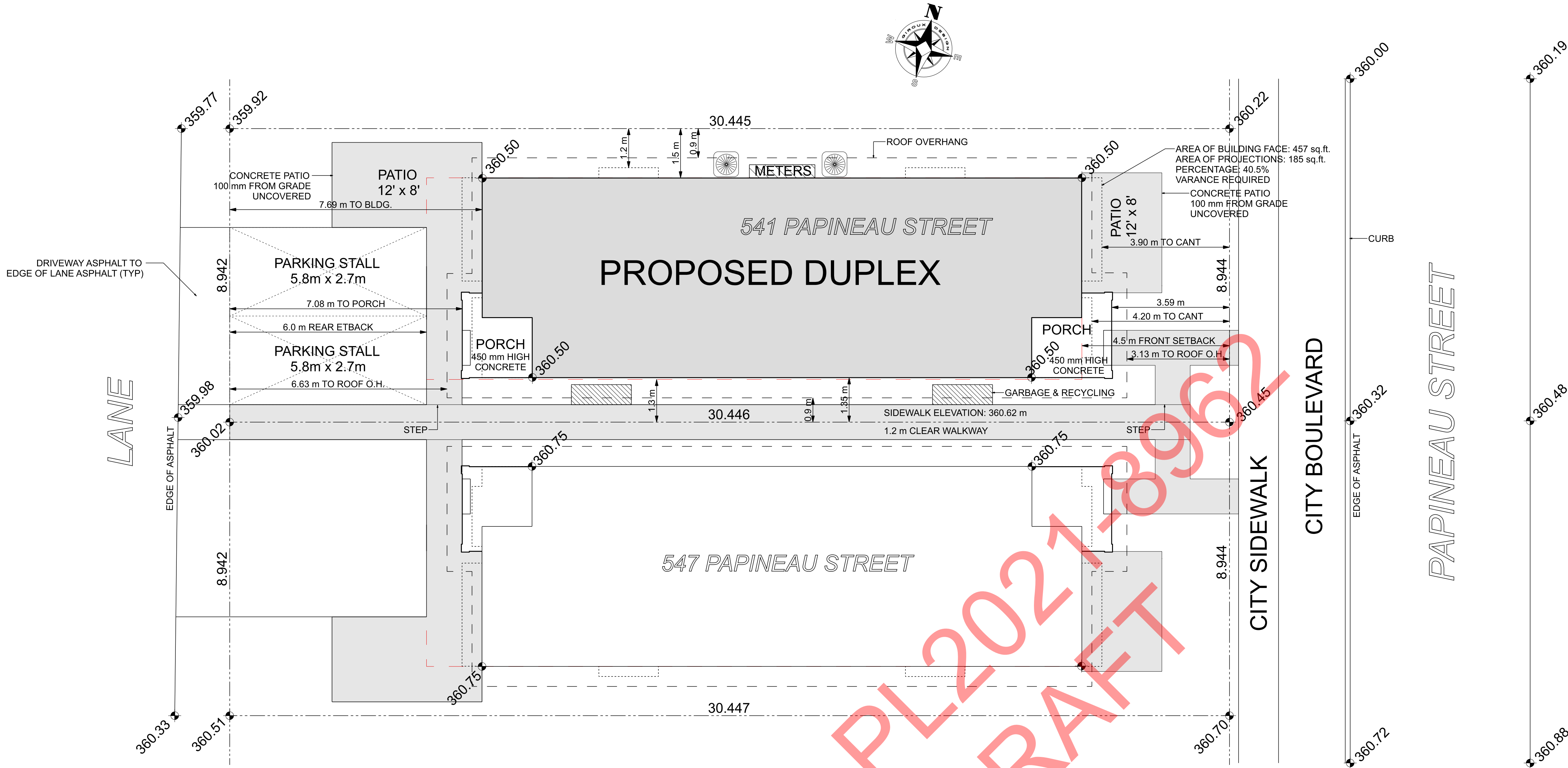
Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the 4th day of May, 2021.

Issued this ____ day of May, 2021.

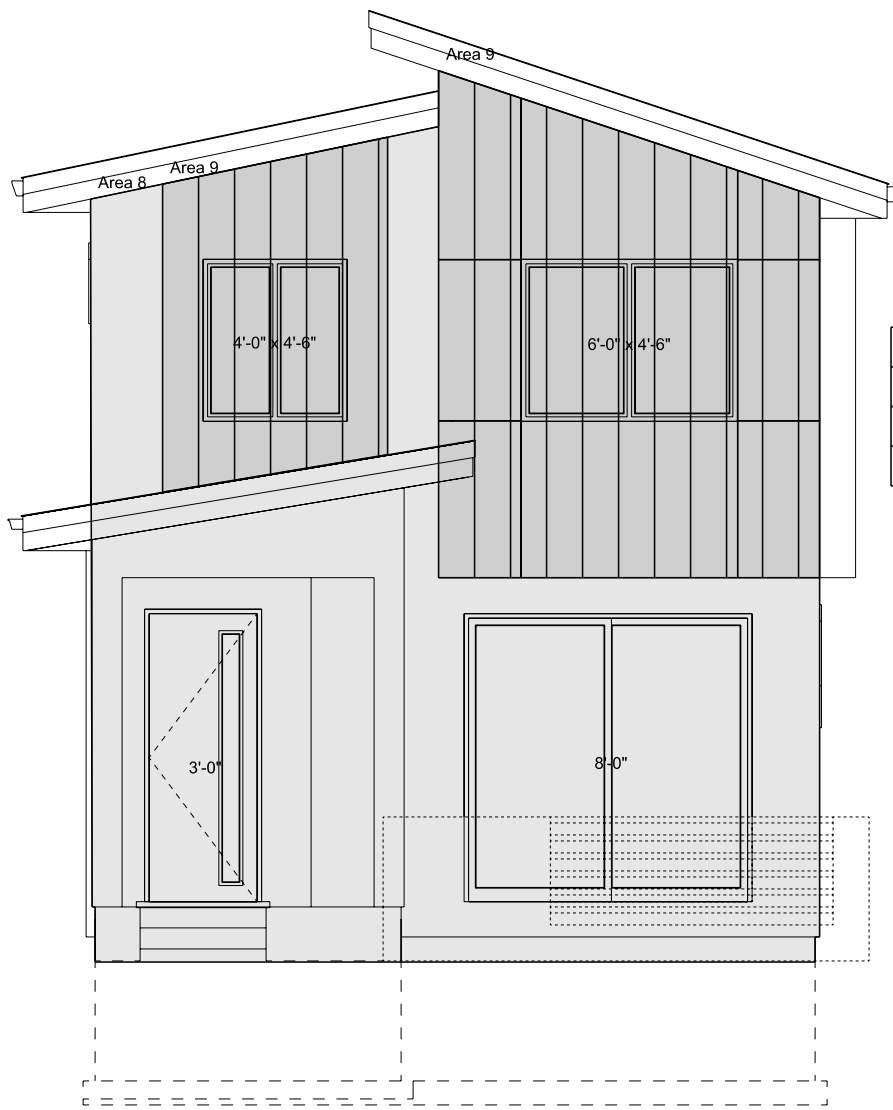
Angela Collison
Corporate Officer

DVP PL2021-8962
DRAFT



SITE PLAN

SCALE: 1:75
CIVIC ADDRESS: 541 & 547 PAPINEAU STREET, PENTICTON, BC
LEGAL DESCRIPTION: LOTS A & B, DL 202, SDYD, PLAN EPP81816
PID: 030-540-895 & 009-560-092
ZONING: RD2-DUPLEX HOUSING LANE
OCP: INFILL RESIDENTIAL



PROJECTIONS
SCALE: 3/16" = 1'-0"

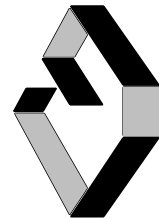
AREA SCHEDULE		
NAME	COLOR	AREA
BUILDING FACE		457.3 sq. ft.
ARCHITECTURAL PROJECTIONS		184.7 sq. ft.

AREA OF BUILDING FACE: 457 sq.ft.
AREA OF PROJECTIONS: 185 sq.ft.
PERCENTAGE: 40.5%

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PARCEL A ZONING COMPLIANCE TABLE (CURRENT ZONING RD2)			
REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	IR	IR	N/A
MINIMUM LOT WIDTH	9.1	8.95 m	N/A
LOT AREA	272.3 m2	272.3 m2	N/A
MAXIMUM LOT COVERAGE	40%	40% (109 m2)	NO
MAXIMUM DENSITY	0.95 FAR	0.83 FAR (227 m2)	NO
MAXIMUM HEIGHT	10.5 m	7.2 m	NO
MINIMUM FRONT YARD (EAST)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD (NORTH)	1.5 m	1.5 m	NO
MINIMUM INTERIOR SIDE YARD (SOUTH)	1.5 m	1.3 m	YES
MINIMUM REAR YARD (WEST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	2	2	NO
PROJECTION INTO FRONT YARDS	25% MAX	40.5%	YES

GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.



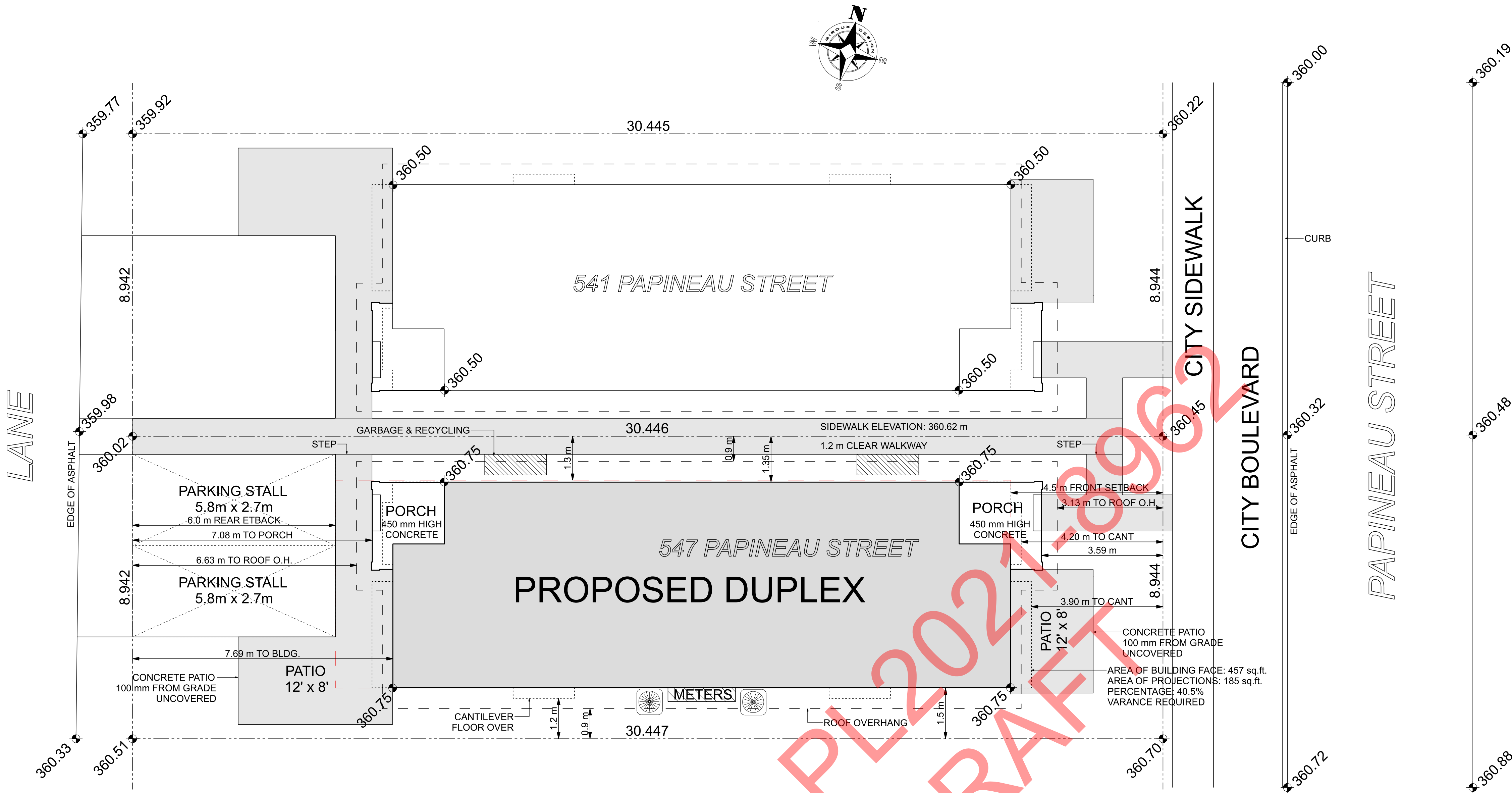
PLAN NO.
WP-5510

SLAB
SHEET NO.
A1

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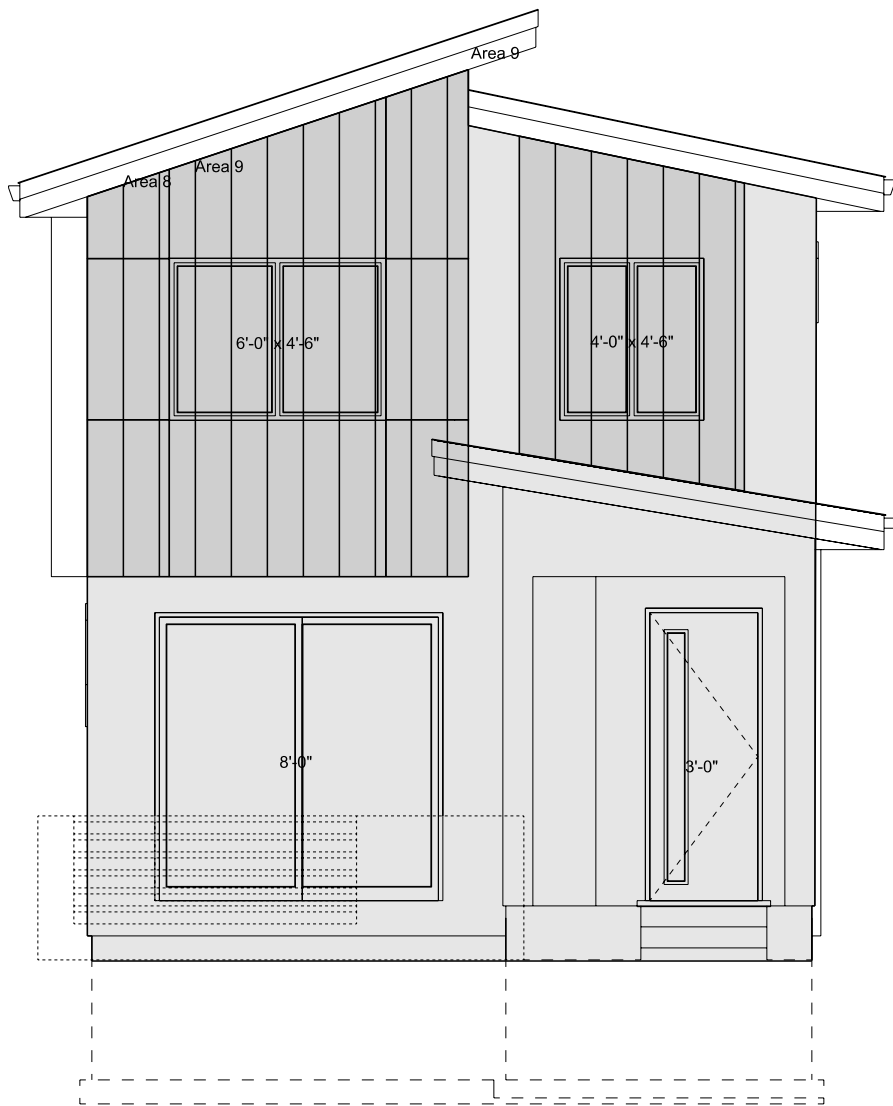
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inspect all dimensions and details in these
drawings and assume responsibility for the same.

DEVELOPMENT PERMIT APPLICATION
KARVVEER KHATRA
541 PAPINEAU STREET
PENTICTON, BC
DESIGN BY: DATE: 4/08/21
DRAWN BY: REVISED:



SITE PLAN

SCALE: 1:75
CIVIC ADDRESS: 547 PAPINEAU STREET, PENTICTON, BC
LEGAL DESCRIPTION: LOT B, DL 202, SDYD, PLAN EPP81816
PID: 030-540-909
ZONING: RD2-DUPLEX HOUSING LANE
OCP: INFILL RESIDENTIAL



PROJECTIONS
SCALE: 3/16" = 1'-0"

AREA SCHEDULE		
NAME	COLOR	AREA
BUILDING FACE		457.3 sq. ft.
ARCHITECTURAL PROJECTIONS		184.7 sq. ft.

AREA OF BUILDING FACE: 457 sq.ft.
AREA OF PROJECTIONS: 185 sq.ft.
PERCENTAGE: 40.5%

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PARCEL A ZONING COMPLIANCE TABLE (CURRENT ZONING RD2)			
REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	IR	IR	N/A
MINIMUM LOT WIDTH	9.1	8.95 m	N/A
LOT AREA	272.3 m2	272.3 m2	N/A
MAXIMUM LOT COVERAGE	40%	40% (109 m2)	NO
MAXIMUM DENSITY	0.95 FAR	0.83 FAR (227 m2)	NO
MAXIMUM HEIGHT	10.5 m	7.2 m	NO
MINIMUM FRONT YARD (EAST)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD (SOUTH)	1.5 m	1.5 m	NO
MINIMUM INTERIOR SIDE YARD (NORTH)	1.5 m	1.3 m	YES
MINIMUM REAR YARD (WEST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	2	2	NO
PROJECTION INTO FRONT YARDS	25% MAX	40.5%	YES

Site Plan & Calculations

DEVELOPMENT PERMIT APPLICATION
KARVVEER KHATRA
541 PAPINEAU STREET
PENTICTON, BC

DESIGN BY: DATE: 4/08/21
DRAWN BY: REVISED:

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GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.
Giroux Design Group Inc.
phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com

PLAN NO.
WP-5510
SLAB
SHEET NO.
A1

Development Permit

Permit Number: DP PL2021-8960

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 A District Lot 202 Similkameen Division Yale District Plan EPP81816
 - Civic: 541 Papineau Street
 - PID: 030-540-895
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a duplex 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 \$(Landscaping Quote) 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).

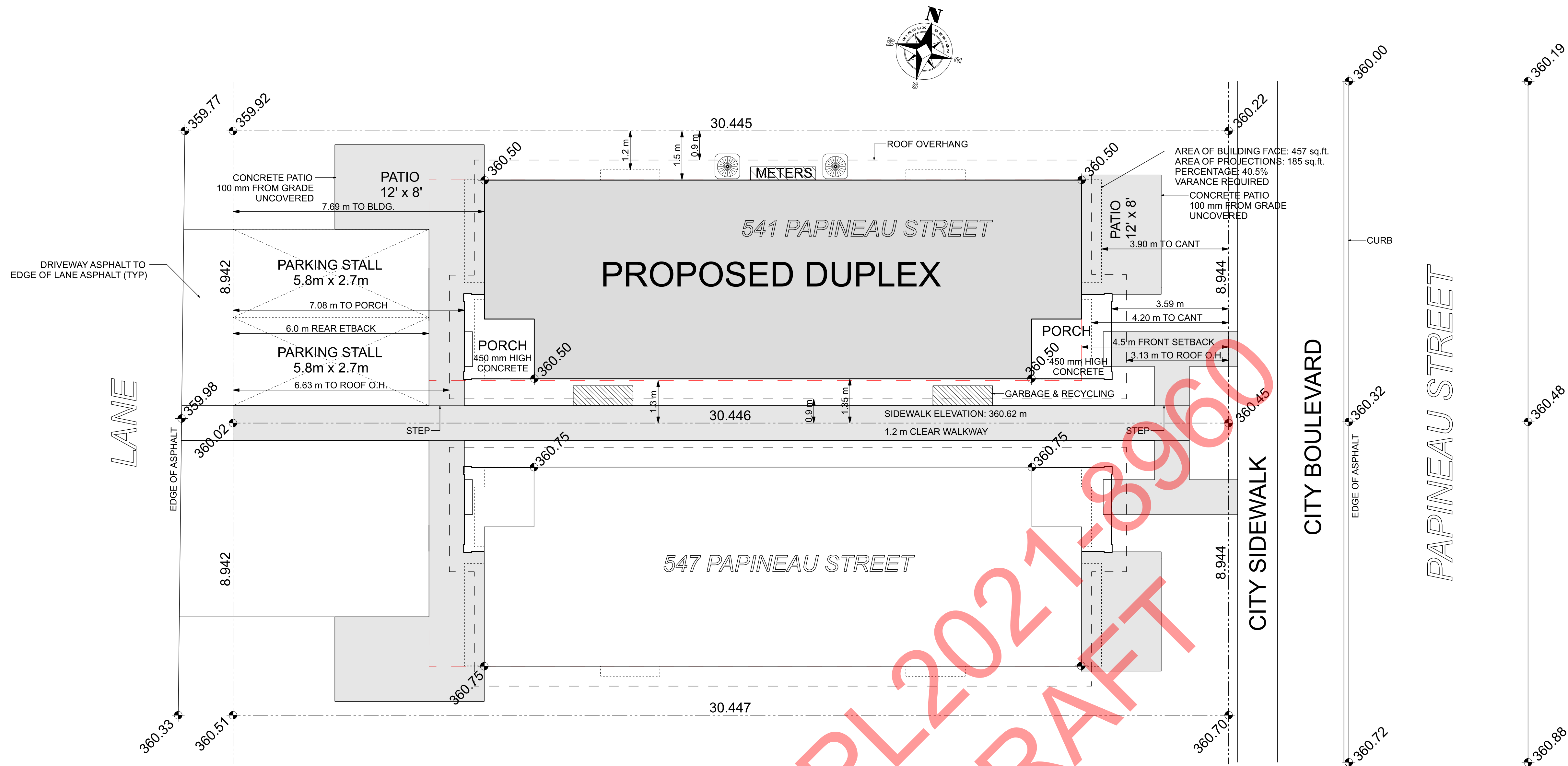
General Conditions

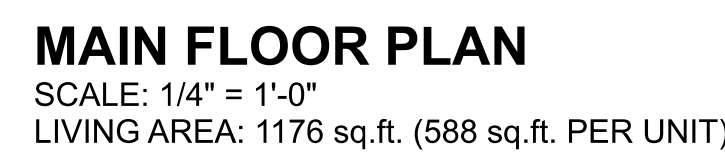
7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
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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 _____, 2021.

Issued this ____ day of _____, 2021.

Angela Collison
Corporate Officer





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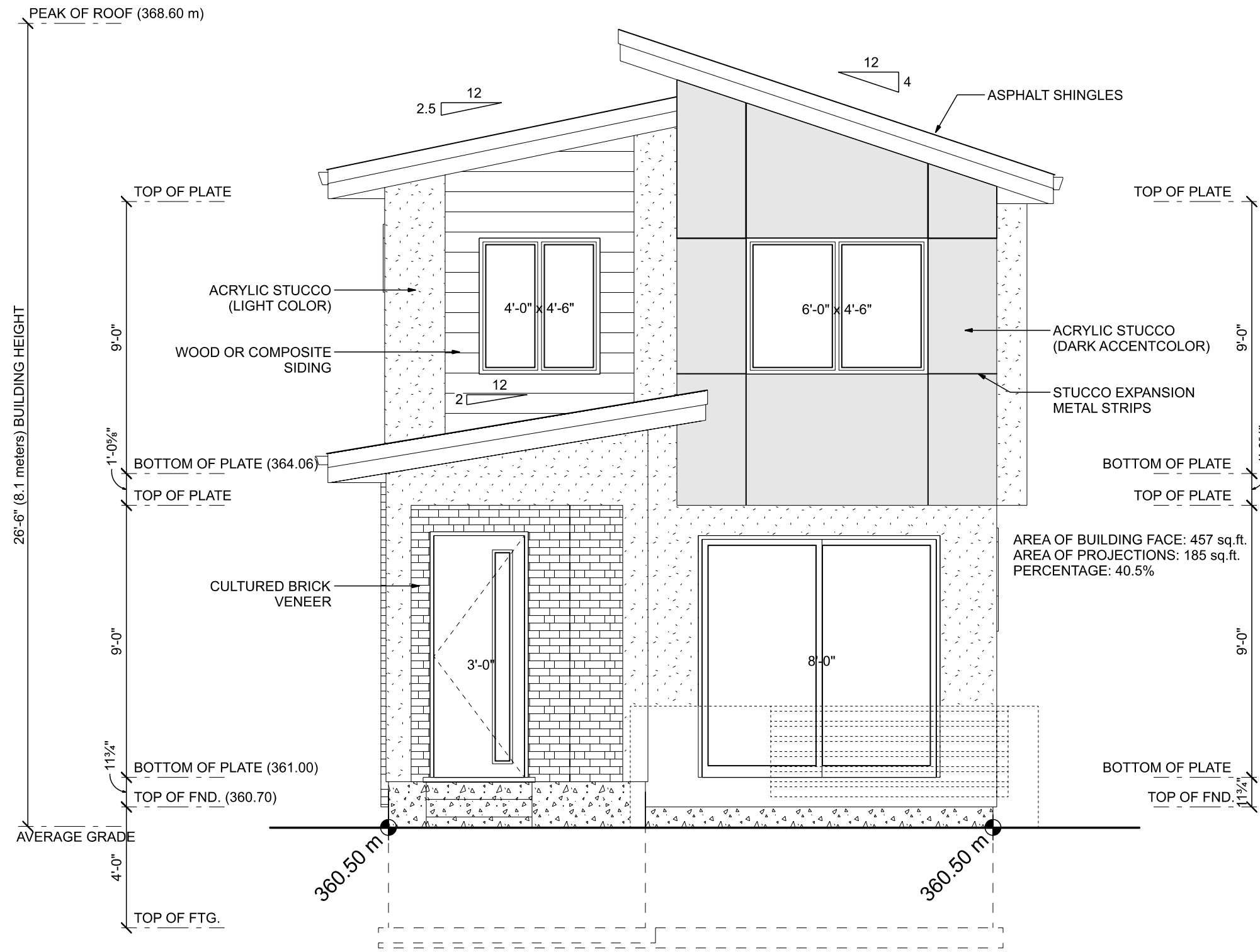
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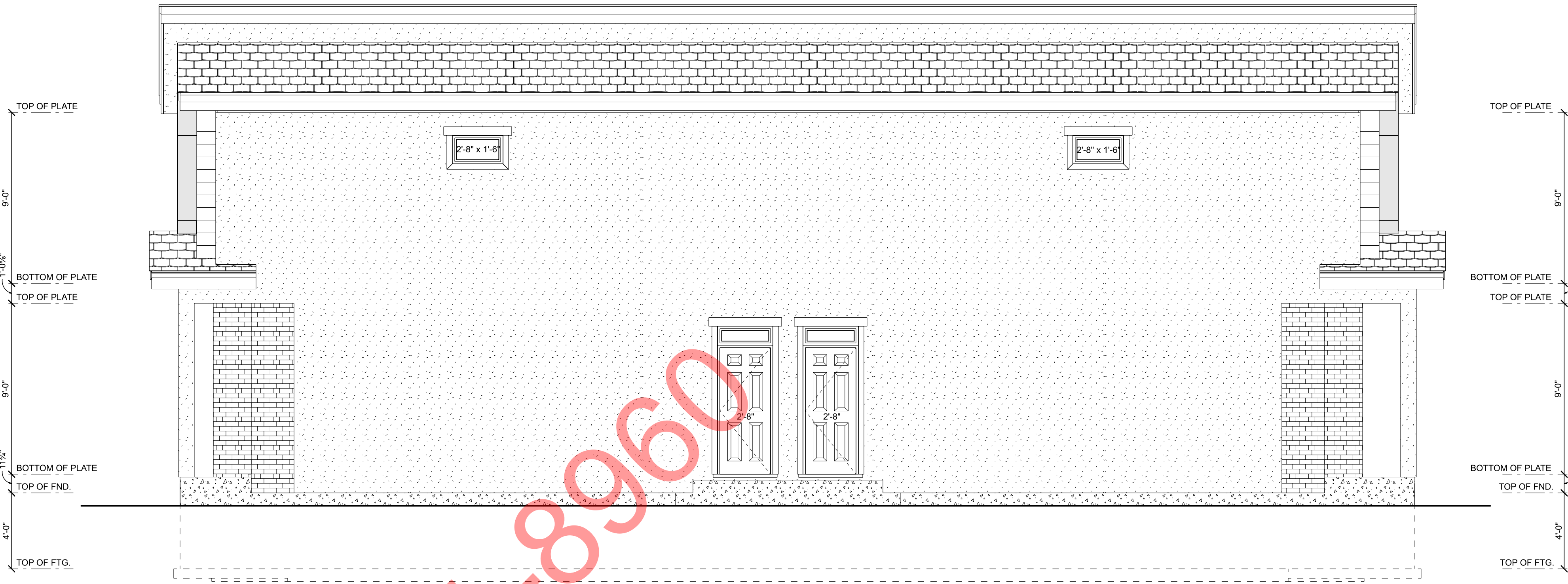
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SHEET NO. A2

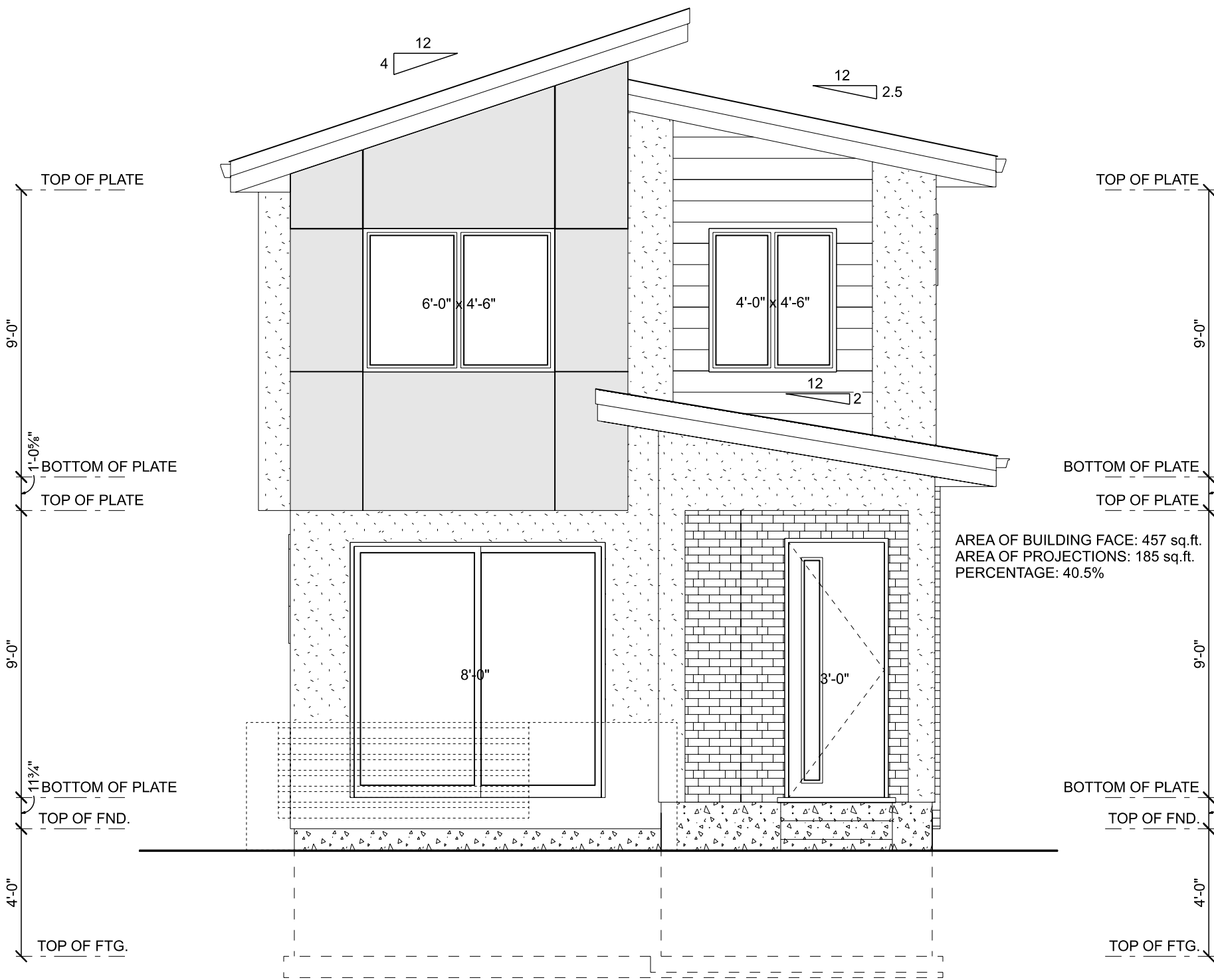
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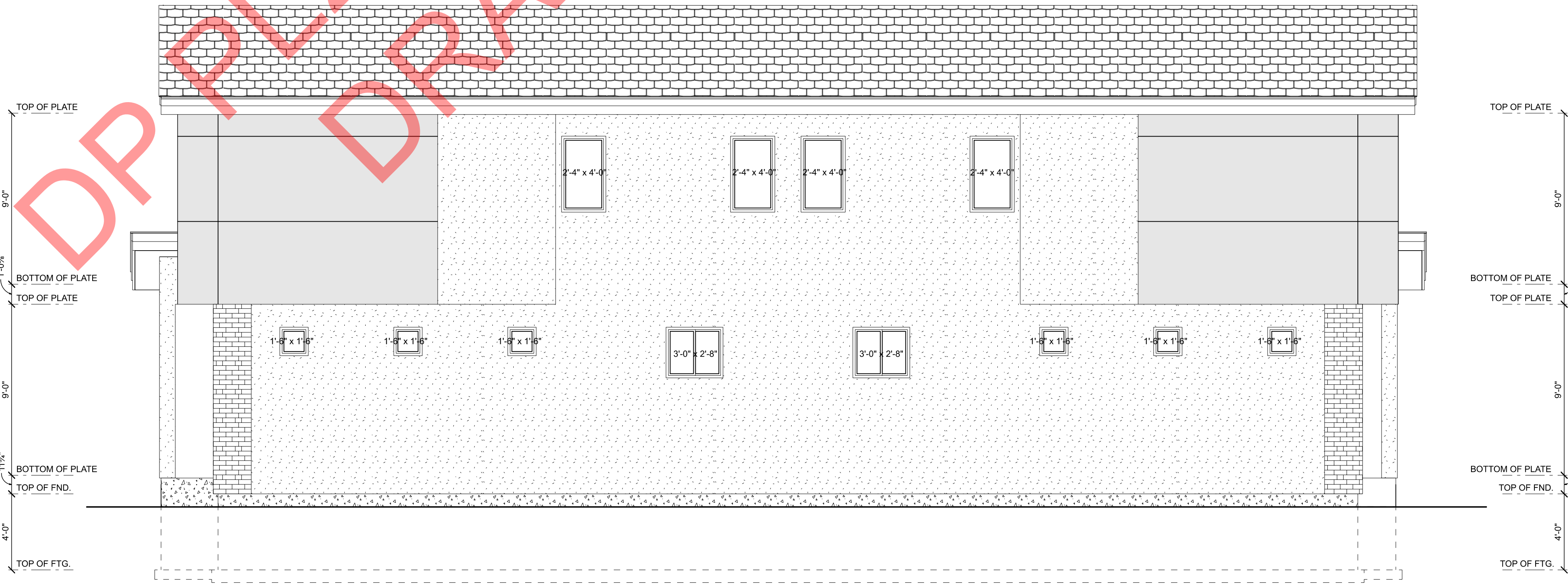
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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Exterior Elevations

DEVELOPMENT PERMIT APPLICATION
KARVEER KHATRA
541 PAPINEAU STREET
PENTICTON, BC

DESIGN BY:
DRAWN BY:
DATE: 4/08/21
REVISED:

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DP PL2021-8960

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PLAN NO. WP-5510
SLAB
SHEET NO. A4

DESIGN BY:	DATE: 4/08/22
DRAWN BY:	REVISED:

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SCALE: 3/16" = 1'-0"
CIVIC ADDRESS: 541 PAPINEAU STREET, PENTICTON, BC

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SHRUBS & SMALL PLANTINGS
CALGARY BOXWOOD: 9 qty.
GOLDEN JAPANESE FOREST GRASS: 14 qty.
RED HEAD FOUNTAIN GRASS: 4 qty.

LARGE SHRUBS & TREES
COLUMNAR IRISH YEW: 6 qty.
KOREAN MAPLE: 2 qty.
CITY BOULEVARD TREE: 1 qty.

LANDSCAPE MATERIALS
RIVER ROCK: 449 sq.ft.
ASPHALT: 337 sq.ft.
SIDEWALKS & PATIOS: 547 sq.ft.
PLANTING BEDS: 349 sq.ft.
LANDSCAPE FABRIC: 800 sq.ft.

FENCING
4' HIGH WOOD FENCE: 16 lin.ft.
6' HIGH WOOD PRIVACY FENCE: 84 lin.ft.

LANDSCAPE NOTES:

SHRUBS SHALL BE A MIN OF No.2 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
WITHIN 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.

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WP-5510
SLAB
SHEET NO.
A5

KARNVEER KHATRA
541 PAPINEAU STREET
PENTICTON, BC

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Landscape Plan

Development Permit

Permit Number: DP PL2021-8961

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 B District Lot 202 Similkameen Division Yale District Plan EPP81816
 - Civic: 547 Papineau Street
 - PID: 030-540-909
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a duplex 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 \$(Landscaping Quote) 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).

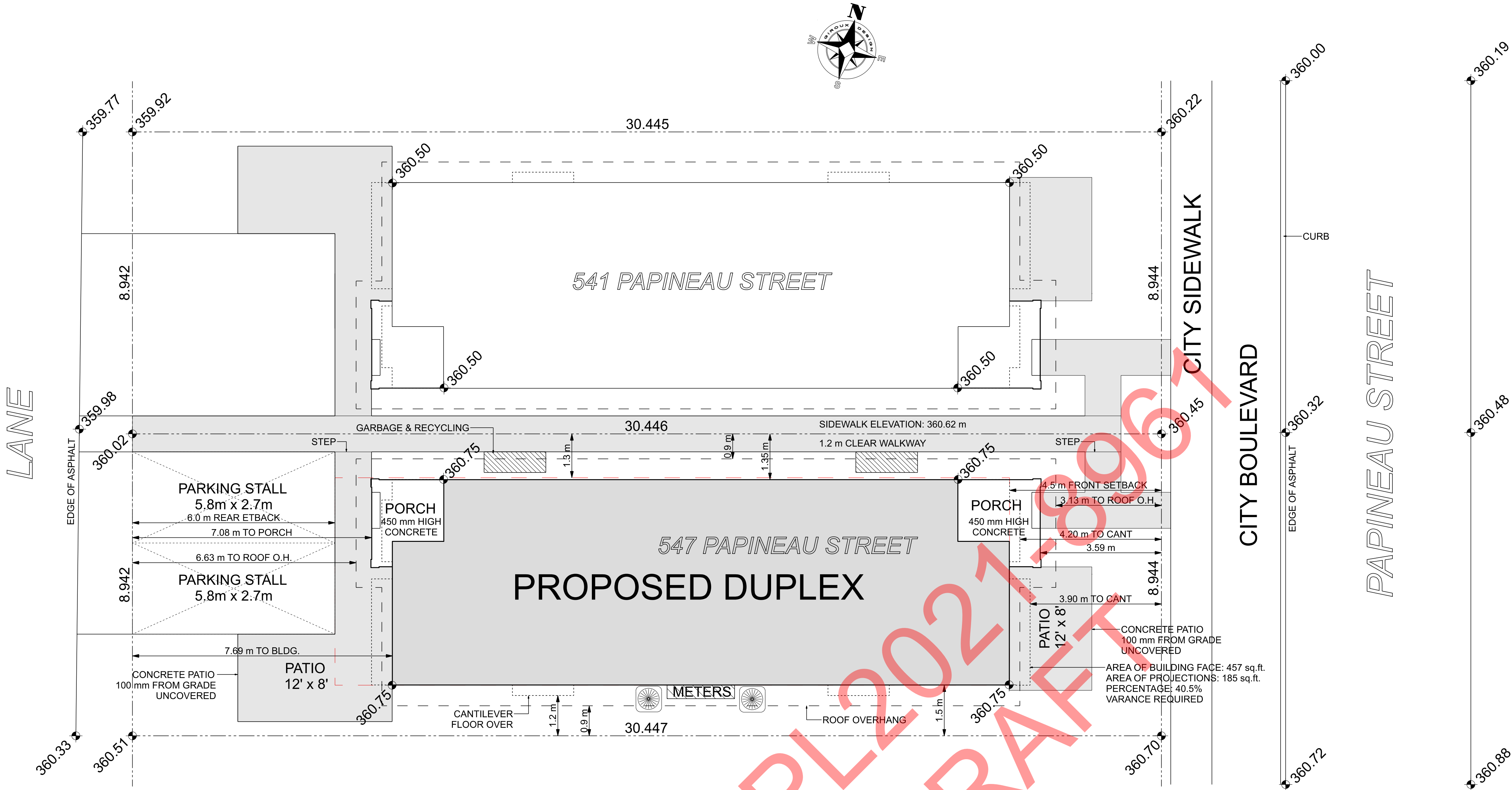
General Conditions

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'.
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Authorized by City Council, the ____ day of _____, 2021.

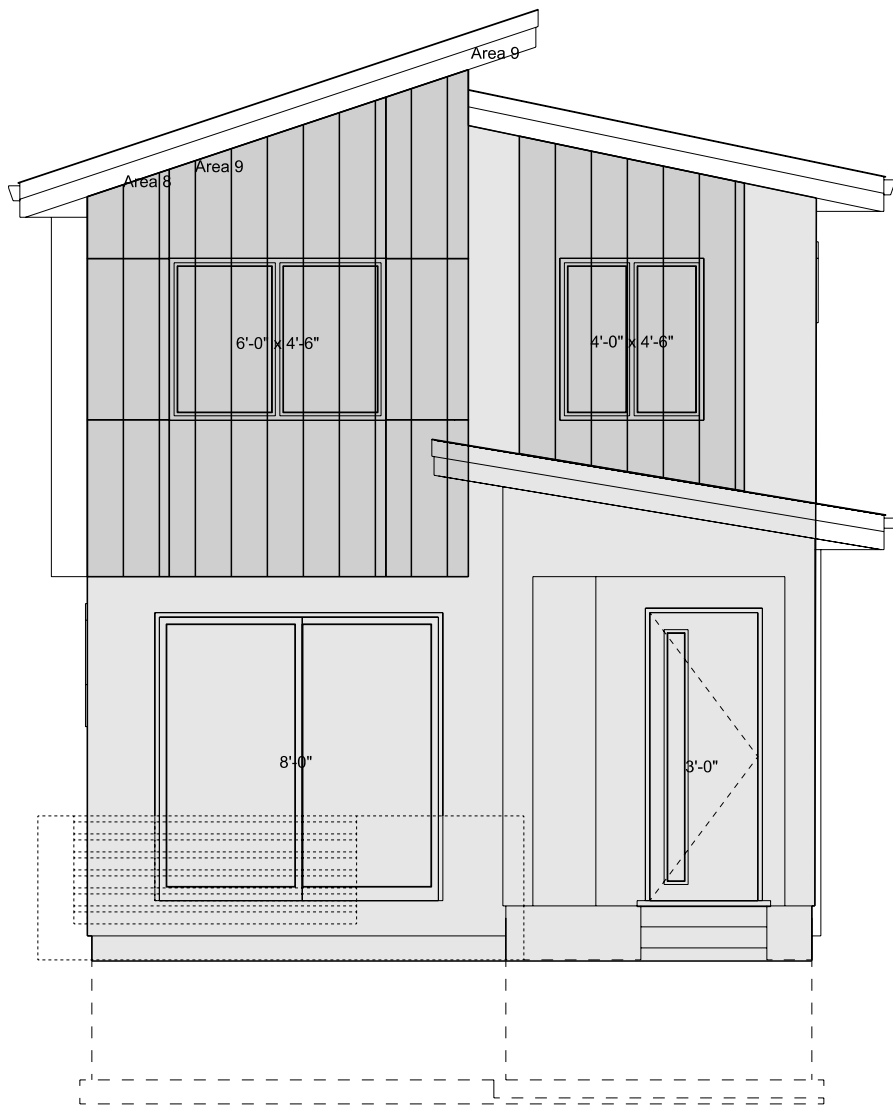
Issued this ____ day of _____, 2021.

Angela Collison
Corporate Officer



SITE PLAN

SCALE: 1:75
CIVIC ADDRESS: 547 PAPINEAU STREET, PENTICTON, BC
LEGAL DESCRIPTION: LOT B, DL 202, SDYD, PLAN EPP81816
PID: 030-540-909
ZONING: RD2-DUPLEX HOUSING LANE
OCP: INFILL RESIDENTIAL



PROJECTIONS
SCALE: 3/16" = 1'-0"

AREA SCHEDULE		
NAME	COLOR	AREA
BUILDING FACE		457.3 sq. ft.
ARCHITECTURAL PROJECTIONS		184.7 sq. ft.

AREA OF BUILDING FACE: 457 sq.ft.
AREA OF PROJECTIONS: 185 sq.ft.
PERCENTAGE: 40.5%

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PARCEL A ZONING COMPLIANCE TABLE (CURRENT ZONING RD2)			
REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	IR	IR	N/A
MINIMUM LOT WIDTH	9.1	8.95 m	N/A
LOT AREA	272.3 m2	272.3 m2	N/A
MAXIMUM LOT COVERAGE	40%	40% (109 m2)	NO
MAXIMUM DENSITY	0.95 FAR	0.83 FAR (227 m2)	NO
MAXIMUM HEIGHT	10.5 m	7.2 m	NO
MINIMUM FRONT YARD (EAST)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD (SOUTH)	1.5 m	1.5 m	NO
MINIMUM INTERIOR SIDE YARD (NORTH)	1.5 m	1.3 m	YES
MINIMUM REAR YARD (WEST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	2	2	NO
PROJECTION INTO FRONT YARDS	25% MAX	40.5%	YES

Site Plan & Calculations

DEVELOPMENT PERMIT APPLICATION
KARVVEER KHATRA
541 PAPINEAU STREET
PENTICTON, BC

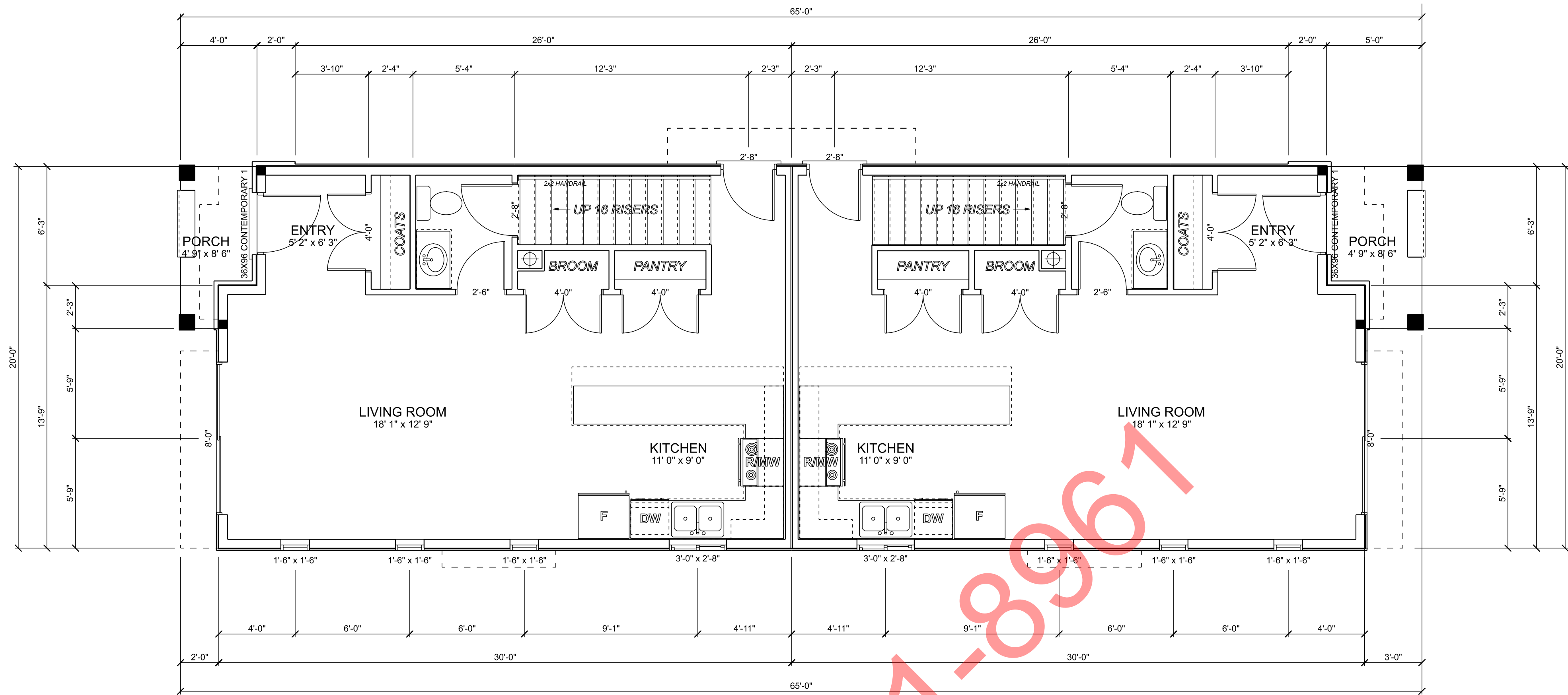
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DRAWN BY: REVISED:

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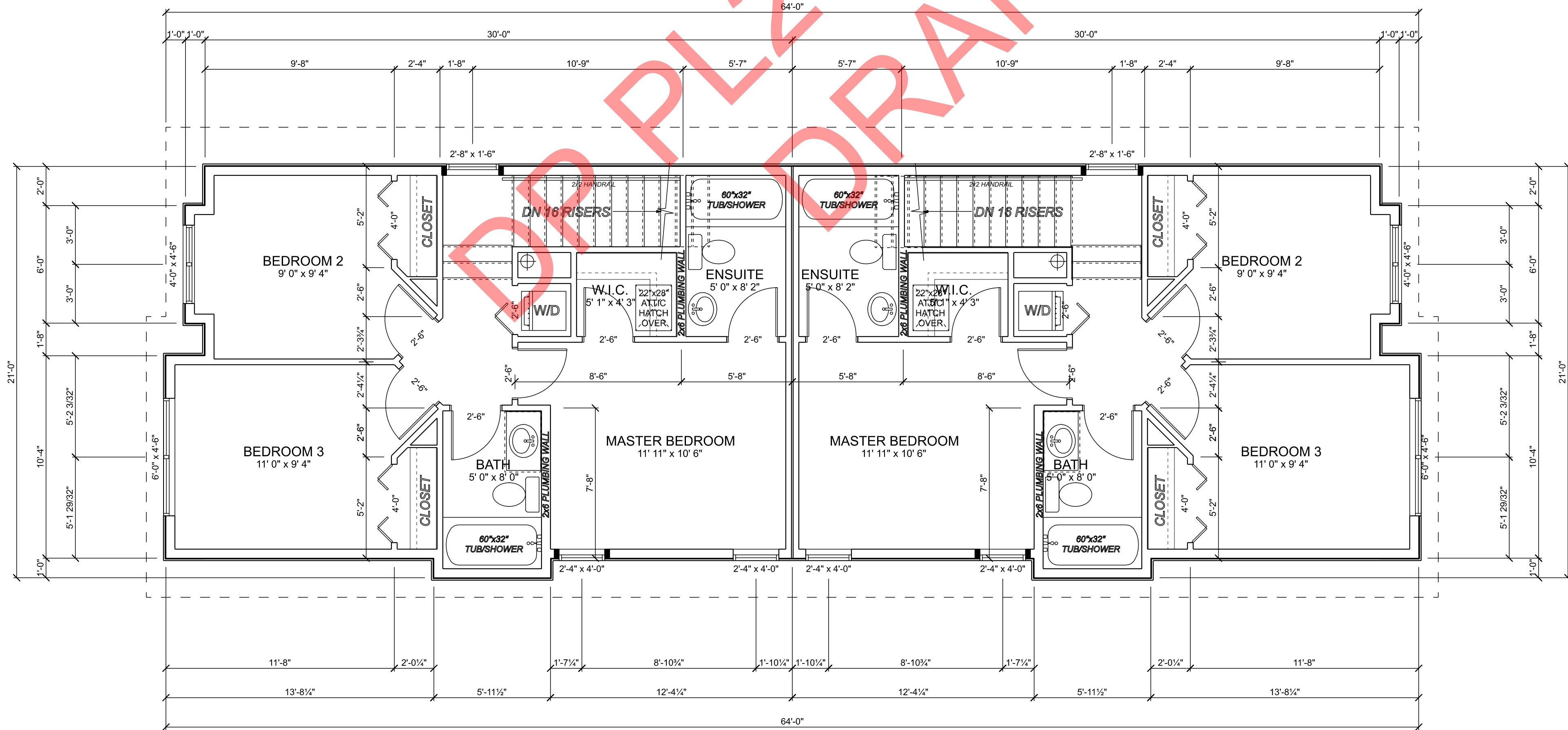
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PLAN NO.
WP-5510
SLAB
SHEET NO.
A1



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
LIVING AREA: 1176 sq.ft. (588 sq.ft. PER UNIT)



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
SECOND FLOOR LIVING AREA: 1266 sq.ft. (633 sq.ft. PER UNIT)

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DEVELOPMENT PERMIT APPLICATION

KARVVEER KHATRA

541 PAPINEAU STREET

PENTICTON, BC

DESIGN BY:

DRAWN BY:

DATE: 4/08/21

REVISED:

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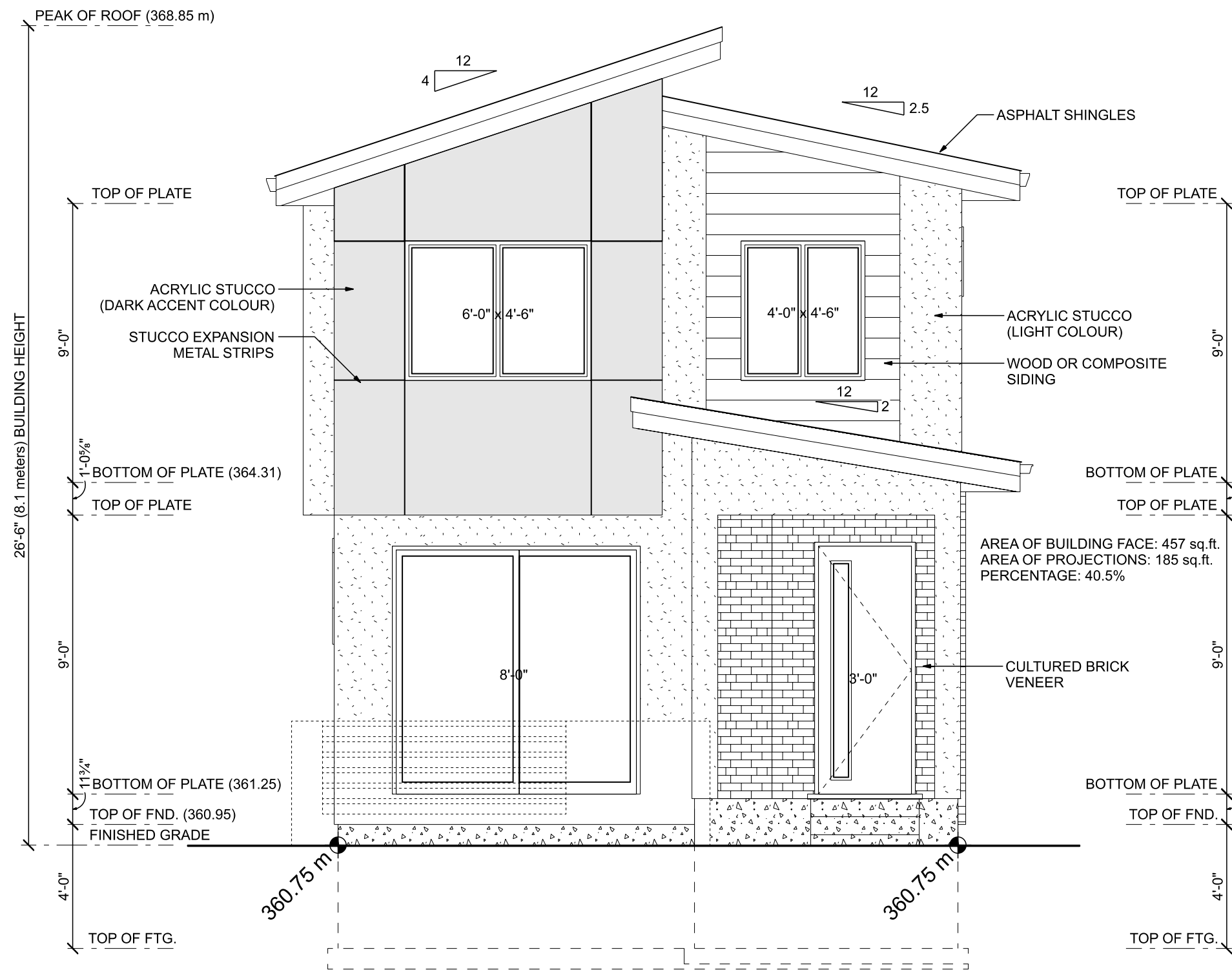
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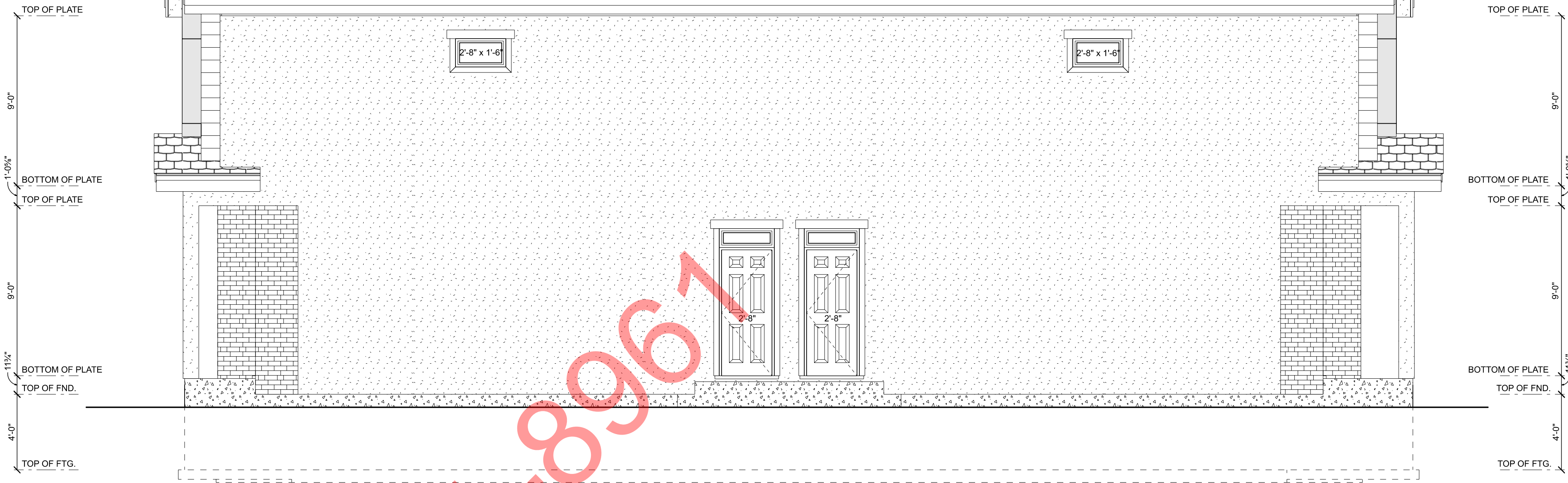
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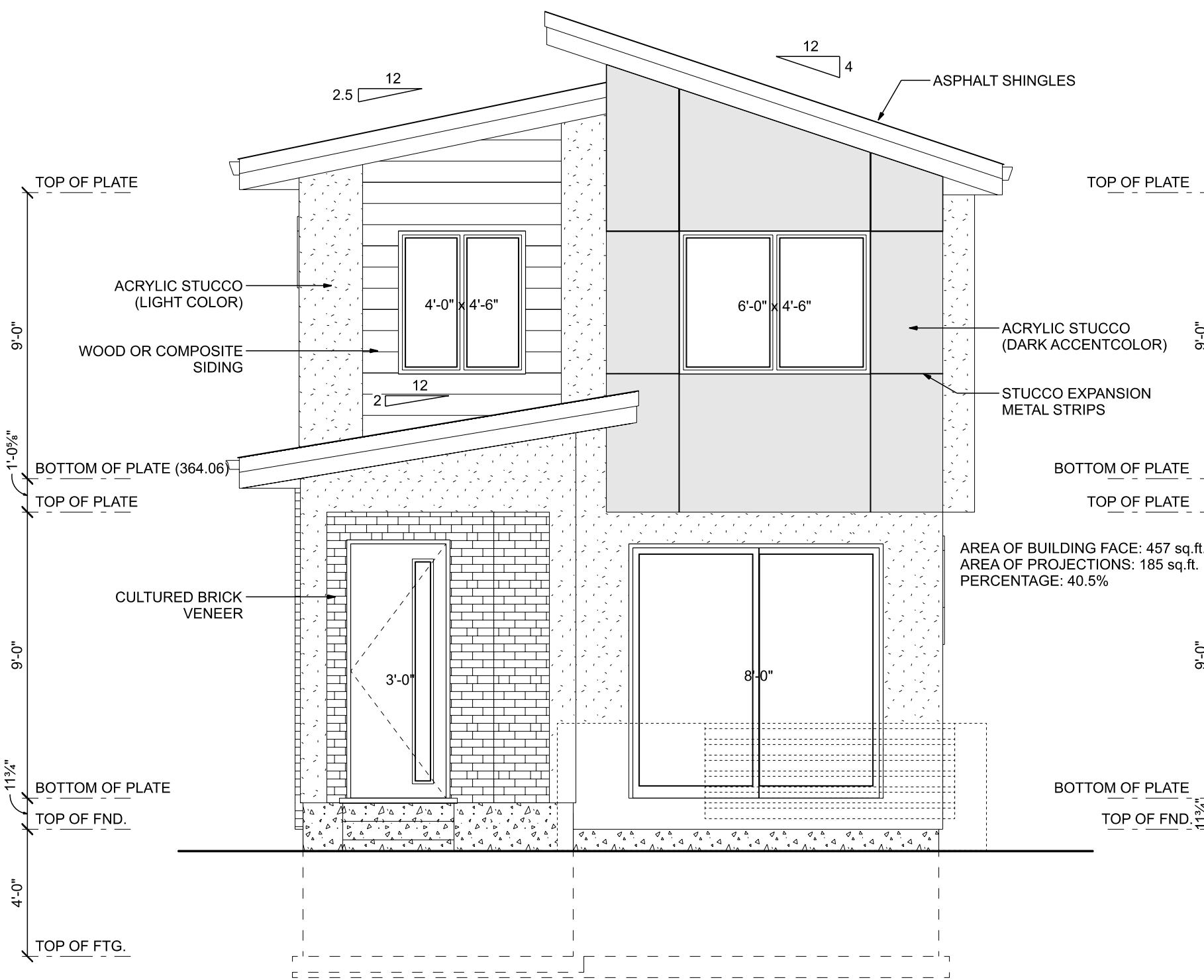
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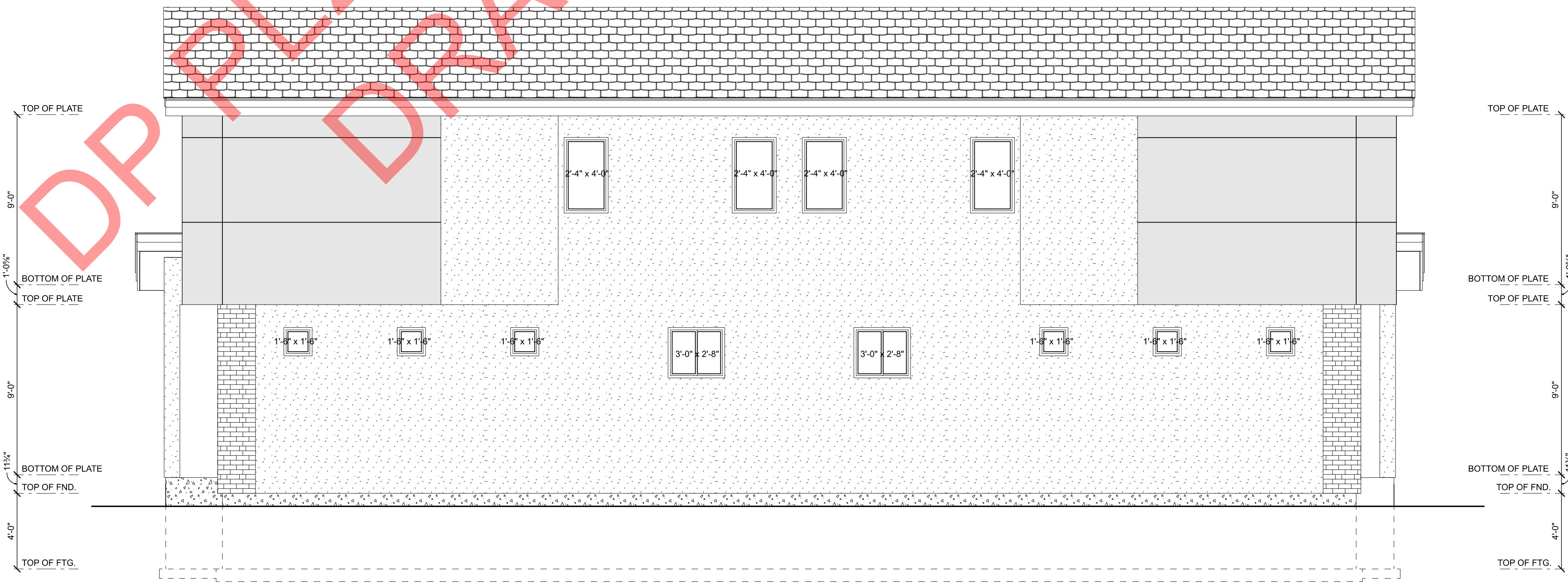
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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Exterior Elevations

DEVELOPMENT PERMIT APPLICATION

KARVVEER KHATRA

541 PAPINEAU STREET

PENTICTON, BC

DESIGN BY: DATE: 4/08/21

DRAWN BY: REVISED:

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SLAB

SHEET NO.

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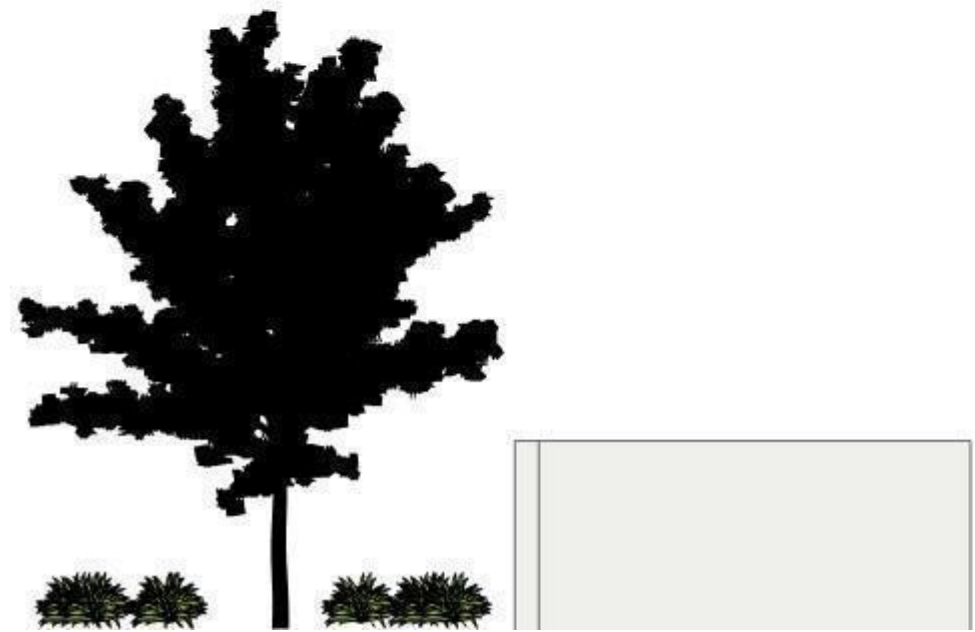
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ELEVATION FACING PAPINEAU STREET



ELEVATION FACING LANE



ELEVATION FACING SOUTH



ELEVATION FACING NORTH
SCALE: 1/4" = 1'-0"

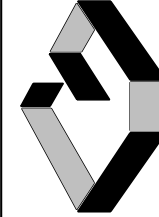
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Color Exterior Elevations

DEVELOPMENT PERMIT APPLICATION	
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541 PAPINEAU STREET	
PENTICTON, BC	
DESIGN BY:	DATE: 4/08/21
DRAWN BY:	REVISED:

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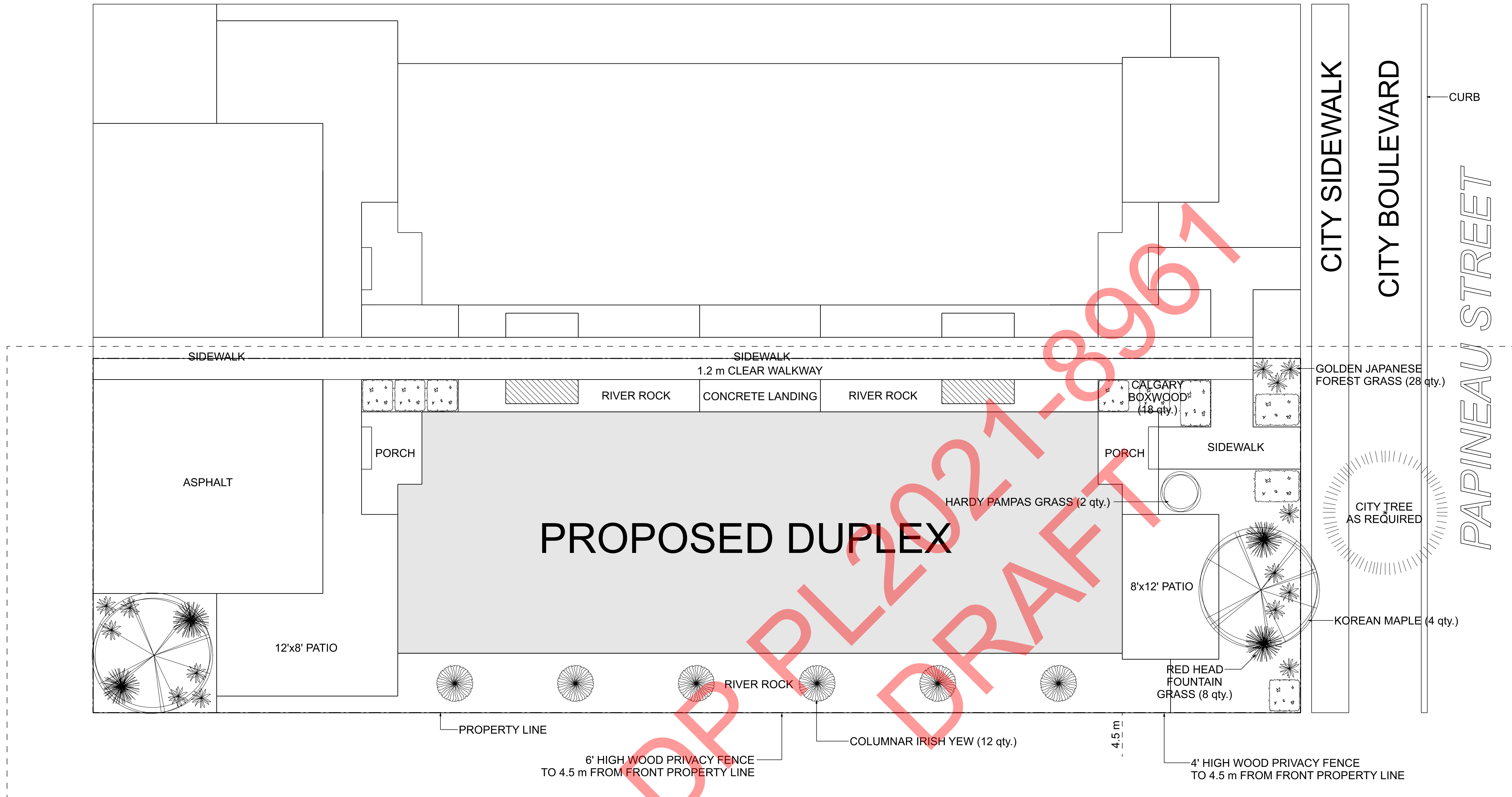
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PLAN NO.
WP-5510
SLAB
SHEET NO.
A4

LANE



LANDSCAPE PLAN

SCALE: 3/16" = 1'-0"
CIVIC ADDRESS: 547 PAPINEAU STREET, PENTICTON, BC

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LANDSCAPE SCHEDULE

SHRUBS & SMALL PLANTINGS
CALGARY BOXWOOD: 9 qty.
GOLDEN JAPANESE FOREST GRASS: 14 qty.
RED HEAD FOUNTAIN GRASS: 4 qty.

LARGE SHRUBS & TREES
COLUMNAR IRISH YEW: 6 qty.
KOREAN MAPLE: 2 qty.
CITY BOULEVARD TREE AS REQUIRED: 1 qty.

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RIVER ROCK: 449 sq.ft.
ASPHALT: 337 sq.ft.
SIDEWALKS & PATIOS: 547 sq.ft.
PLANTING BEDS: 349 sq.ft.
LANDSCAPE FABRIC: 800 sq.ft.

FENCING
4' HIGH WOOD FENCE: 16 lin.ft.
6' HIGH WOOD PRIVACY FENCE: 84 lin.ft.

LANDSCAPE NOTES:

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

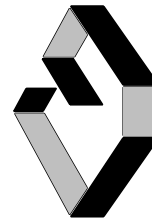
LANDSCAPING AND IRRIGATION TO EXTEND TO EDGE OF CITY SIDEWALKS, CURBS, ASPHALT. (INCLUSIVE OF LANDSCAPING ON CITY BOULEVARD)

DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

DEVELOPMENT PERMIT APPLICATION	
KARVVEER KHATRA	
541 PAPINEAU STREET	
PENTICTON, BC	
DESIGN BY:	DATE: 4/08/21
DRAWN BY:	REVISED:

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PLAN NO.
WP-5510

SHEET NO.
A5