

November 4, 2021

Subject Property:

2644 South Main Street

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

Application:

Rezone PL2020-8771

The applicant is proposing to rezone the property from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing).



They are proposing to construct a 6-unit cluster housing development. The plans show three (3) two-storey duplex buildings. This is a change from the proposal in 2020, which was for 8 townhouse units in two (2) three-storey buildings.

Information:

You can find the staff report to Council and Zoning Amendment Bylaw 2020-34 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:

A Public Hearing has been scheduled for **6:00 pm, Tuesday, November 16, 2021** at the Penticton Trade and Convention Centre, 273 Power St., Penticton, B.C.

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 participate at the Public Hearing via Zoom. Please visit www.penticton.ca for details and the Zoom link.
2. May participate at the Public Hearing via telephone. Please visit www.penticton.ca for details and the telephone number.
3. Submit written comments by mail or email no later than 9:30 am, Tuesday, November 16, 2021 to

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

4. May appear in person. (Adapted to comply with Provincial/Interior Health Orders.)

No letter, report or representation from the public will be received by Council after the conclusion of the November 16, 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: November 2, 2021
To: Donny van Dyk, Chief Administrative Officer
From: Steven Collyer, Planner II
Address: 2644 South Main Street

File No: RMS/2644 South Main Street

Subject: Zoning Amendment Bylaw No. 2020-34
Development Permit PL2021-9126

Staff Recommendation

THAT "Zoning Amendment Bylaw No. 2020-34", a bylaw to rezone Lot 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13211, located at 2644 South Main Street from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing), be forwarded to the November 16, 2021 Public Hearing;

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

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2020-34", approve "Development Permit PL2021-9126" for Lot 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13211, located at 2644 South Main Street, a permit to allow the construction of a 6-unit cluster housing development on the 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 rezone the property from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing) with the intent of constructing a 6-unit cluster housing development. The plans show three (3) duplex buildings. The proposed multifamily use is considered within the Multifamily Development Permit Area. The applicant has submitted a development permit application for Council's consideration in conjunction with their rezoning application.

Background

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

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

The applicants originally applied for rezoning in 2020. At that time, the proposed development was for 8 units split between two 3-storey buildings. The applicant had also requested a variance to the rear yard setback requirement to reduce it from 6.0m to 5.2m. A development permit was not applied for at the time.

A Public Hearing was held on September 1, 2020, and several letters were received noting concerns with density, height, and neighbourhood impact from the 8-unit, 3-storey proposal. After the Public Hearing, Council voted to keep Zoning Amendment Bylaw No. 2020-34 at first reading, which allowed the developer to revise their development plans.

The following changes have been made since Council last considered this proposal:

- Number of units reduced from 8 to 6.
- Building height reduced from 3 storeys (9.8m) to 2 storeys (7.42m).
- Variance request for 5.2m rear yard setback is no longer required.
- Design changes such as introducing a pitched roof and dormers, and generally a less modern design (Figure 2).



Figure 1 - Location Map

- The applicant submitted a Development Permit application for Council to consider the proposed form and character in conjunction with rezoning request.



Figure 2 - Rendering of current proposed development (left) and original concept (right)

Financial Implication

The City will be responsible for covering the surveying and registration costs associated with the proposed road dedication along South Main Street. The applicant will pay Development Cost Charges (DCC's) for each unit at the building permit stage.

Technical Review

This revised set of plans were reviewed by the City's Technical Planning Committee (TPC). The TPC identified a 0.8m road widening along South Main Street and have recommended that it be taken through the rezoning process. Clarification of information on the development plans was discussed at the meeting, and the applicant has revised the plans to meet these comments. Comments related to the future building permit application have been provided to the applicant to expedite that process in the future.

Development Statistics

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

	RM2 Zone Requirement	Provided on Plans
Minimum Lot Width:	18 m	18.28 m
Minimum Lot Area:	540 m ²	1,233 m ²
Maximum Lot Coverage:	40%	36%
Maximum Density:	0.8 Floor Area Ratio (FAR)	0.54 Floor Area Ratio (FAR)
Vehicle Parking:	1 space per unit 1 visitors space per 4 units Required: 7 parking spaces	1 space per unit 2 visitor spaces Total Provided: 8 parking spaces
Bicycle Parking:	0.5 Class I spaces per unit 0.1 Class II spaces per unit	Garages provided, no Class I required * 1 Class II bike rack provided
Required Setbacks Front Yard (South Main St):	3.0 m	3.0 m

Side Yard (north):	3.0 m	7.0 m
Side Yard (south):	3.0 m	3.0 m
Rear Yard (lane):	6.0 m	6.1 m
Maximum Building Height:	12 m	7.42 m
Amenity Space:	20m ² per unit, minimum 25% at ground level Total = 120 m ²	20m ² yards per unit, 100% at ground level Total = 192 m ²
Other Information:	* Section 6.4.3.5 of the Zoning Bylaw states that where multifamily developments are designed with each unit having its own garage, no Class I bicycle parking is required because the unit garage would provide secure bike storage	

Analysis

Rezoning

The OCP designation for the property is 'Ground Oriented Residential'. This land use designation supports cluster housing, fourplexes, higher-density rowhouses, townhouses and bareland strata developments. The proposed cluster housing development is a consistent use with the Ground Oriented Residential designation.

Staff consider that the proposed rezoning to the RM2 zone will allow for development that conforms to the following OCP Policies:

- Policy 4.1.1.1 Focus new residential development in or adjacent to existing developed areas.
 - The property is located in an existing developed area with municipal services.
- Policy 4.1.1.4 Ensure all new developments fully cover the cost of the required infrastructure and services they require, including roads, water, sewer, storm water, and provision of parks, schools, and emergency services.
 - The developer is responsible to cover development costs including any required infrastructure upgrades. The City covers the surveying and registration costs of the road dedication. The developer will pay DCC's at the building permit stage to help offset the increased demand on municipal infrastructure.
- Policy 4.1.3.1 Encourage more intensive "infill" residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.
 - There are other multifamily developments located along South Main Street. The property is located along an urban collector road with a bike route, bus route, and is close to schools and commercial areas. The submitted development permit application ensures the applicable Development Permit Area Guidelines in the OCP are met.
- Policy 4.1.3.4 Encourage developments that include one-bedroom and two-bedroom units in suitable neighbourhoods to enable people to downsize as they age and to provide entry-level housing for those people entering the housing market. At the same time, provide 3-bedroom units, or larger, to accommodate families.

- All 6 units are proposed to have 3-bedrooms and 2 full bathrooms. This provides an accommodation option for families.
- Policy 4.1.3.5 Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.
- The subject property is located on an urban collector road with a bus route. It is located within a ten minute walk to Princess Margaret Secondary School, Skaha Lake Middle School, and stores and restaurants along the Skaha Lake Road commercial corridor.
- Policy 4.1.4.1 Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
- The applicant has submitted a Development Permit application in conjunction with the rezoning request for Council’s consideration. Attachments ‘D’ and ‘E’ show how the proposed development meets the applicable OCP design guidelines. The applicant responded to concerns raised with the previous 8 unit, 3 storey proposal with the new submission, namely by reducing the number of units and reducing the building height.
- Policy 4.1.5.1 Recognize that some traditionally single-family neighbourhoods will see intensification as the city grows, but ensure that new forms of residential development are compatible with the neighbourhood in scale and design, and are appropriately located (e.g., greater density closer to collector roads, services and amenities).
- This section of South Main Street is designated by the OCP for more intensive residential development in the future (Attachment ‘B’). This proposal is the first redevelopment proposal on this side of the street, which currently consists of single family dwellings. Staff have worked with the applicant to implement the Development Permit Area guidelines and incorporate the public feedback received in 2020 into this resubmission.

Staff consider that the application proposes an appropriately scaled development in an area of the community that has been identified for increased density within the OCP.

Given that there is adequate policy through the OCP to support the development and that Council has previously given this bylaw first reading, staff recommend that Council forward “Zoning Amendment Bylaw No. 2020-34” to the November 16, 2021 Public Hearing to allow residents to review and comment on the resubmission.

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 of new multifamily developments by addressing issues such as privacy, landscape retention, and neighbourliness. The applicant has provided a letter of intent and development permit analysis with their submission (Attachment ‘D’). Staff have also completed a development permit analysis (Attachment ‘E’) that shows how the development conforms to the applicable design guidelines.

The OCP allows for minor variances through a development permit, rather than a standalone development variance permit application. The applicant is proposing a reduced landscape buffer width along the north property line (Figure 3). Section 5.1.4 of the Official Community Plan allows variances to landscape buffers in cases where “the proposed building locations make establishment of a buffer difficult or impossible or where the trees will not thrive...in cases where the buffer is reduced, compensatory planting elsewhere on site or in the adjacent public realm is required.” In this instance, the north landscape buffer is reduced in

width on these plans from 3m to 1m, as a result of the driveway providing access into each unit garage. The south landscape buffer remains at the 3m required width. Staff are supporting the variance through the development permit because the landscape plan shows that the required number of trees and shrubs will be planted along the reduced buffer, at the ratios required by the Zoning Bylaw: 1 tree per 10m and 1 shrub per 1m. As a result, no additional plantings elsewhere on site or public realm are required. This reduced buffer allows vehicle access into the units and maintains some landscaping along this side of the property adjacent to the neighbouring single detached dwelling. Staff also note that the driveway itself increases the setback between the proposed buildings and the northern neighbour to provide more physical separation, an additional form of buffering.

The proposed development has been designed with the OCP policies in mind and with due consideration of impacts on neighbouring property owners. The changes to the development plans reflect the comments received through the previous Public Hearing in September 2020. As such, staff recommend that Council consider approving the Development Permit, subject to the adoption of the Zoning Amendment Bylaw.

Alternate Recommendation

Council may consider the proposed rezoning is not suitable for this property. If this is the case, Council should close and abandon the application. Staff are recommending against this option, as the proposed rezoning conforms to the future land use designation as set out in the OCP. Staff note that the public may be interested in reviewing the revised plans as the redesign may affect public comments on the proposal.

1. THAT Council close and abandon “Zoning Amendment Bylaw No. 2020-34”.

Attachments

- Attachment A – Zoning Map of Subject Property
- Attachment B – Official Community Plan Map of Subject Property
- Attachment C – Images of Subject Property
- Attachment D – Letter of Intent and Development Permit Analysis (applicant)
- Attachment E – Development Permit Analysis (staff)
- Attachment F – Zoning Amendment Bylaw No. 2020-34
- Attachment G – Draft Development Permit PL2021-9126

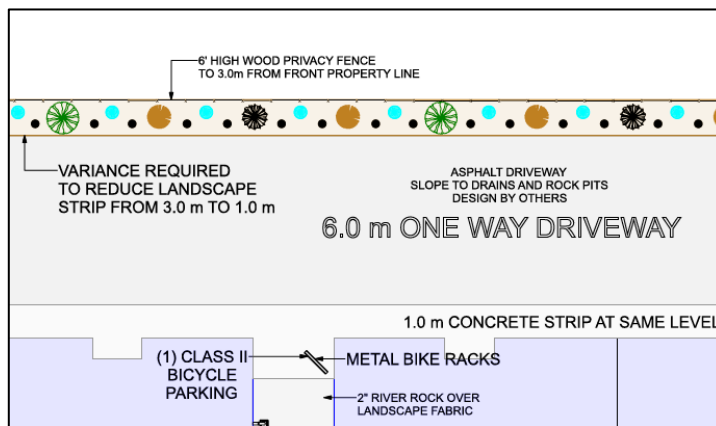


Figure 3 – Excerpt of plans showing reduced landscape buffer (north)

Respectfully submitted,

Steven Collyer, RPP, MCIP

Planner II

Concurrence

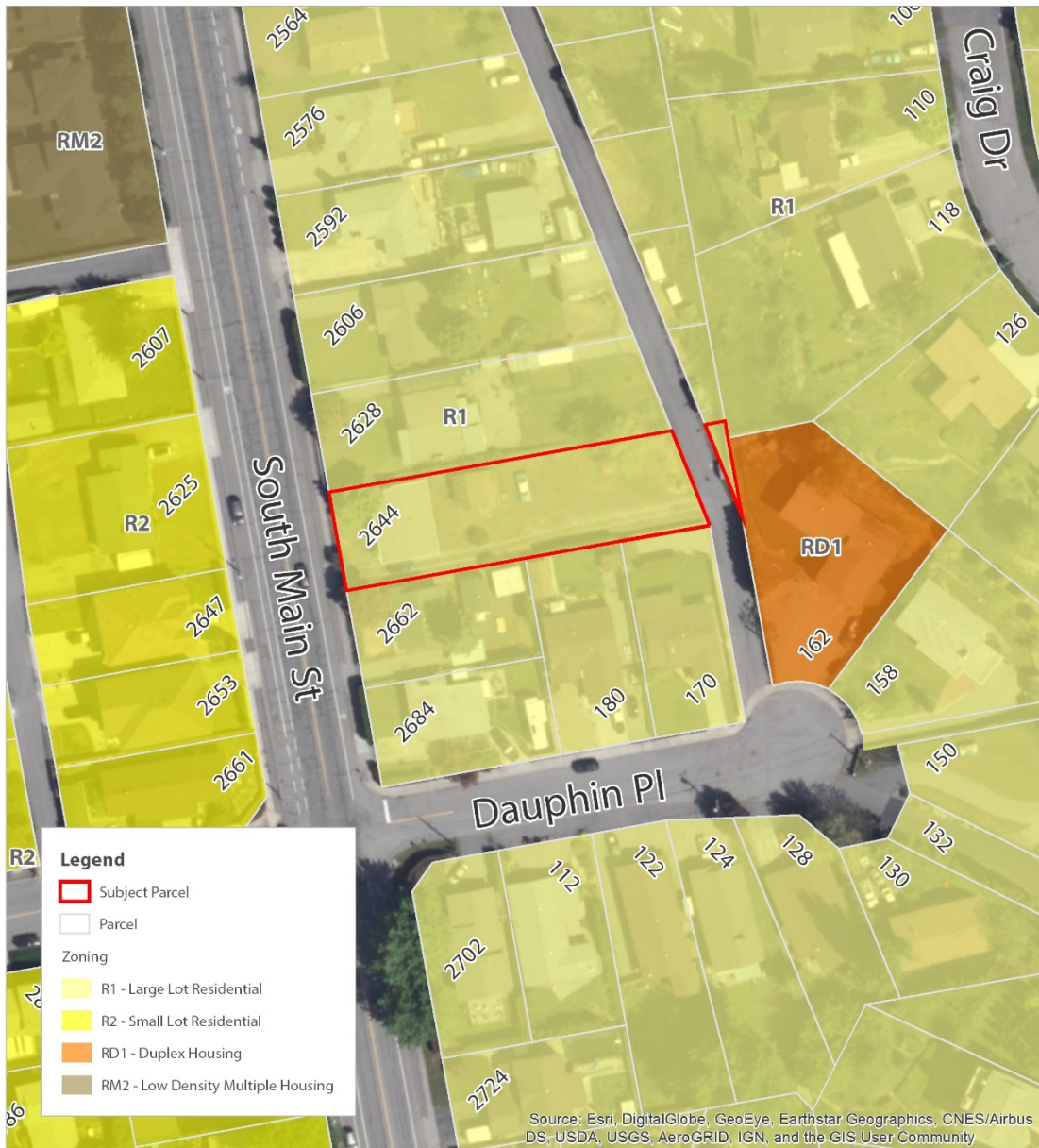
Director of Development Services <i>BL</i>	A/Chief Administrative Officer <i>LWB</i>
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Attachment A – Zoning Map of Subject Property

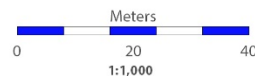


2644 South Main Street

Zoning Map



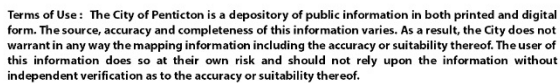
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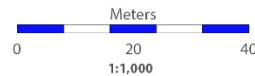
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Official Community Plan Map

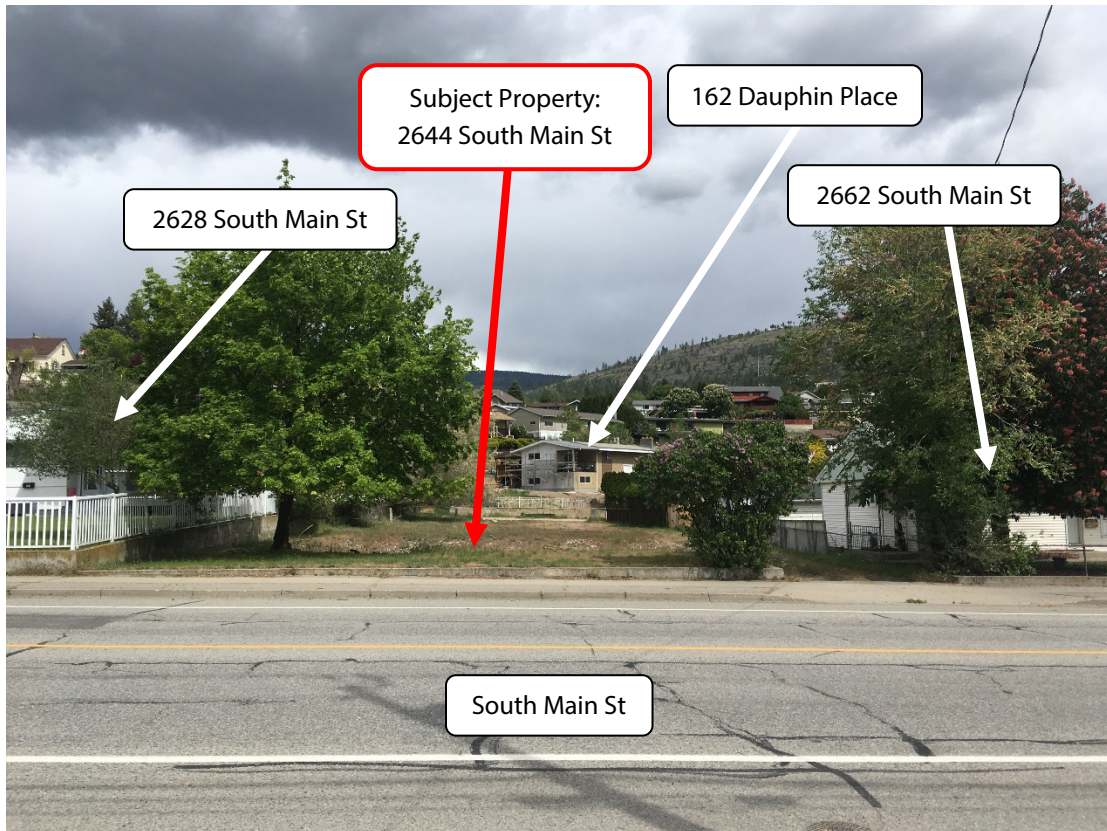


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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Attachment C – Images of Subject Property





August 30, 2021

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

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

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

To City of Penticton Planning Department,

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

The proposal is to rezone the property to RM2 (Low Density Multiple Housing) and build three duplexes for a total of six units. The two-storey duplexes will be modest in size with enclosed parking and will provide much needed family housing close to schools, parks and shopping. The proposal fits within the City of Penticton's Official Community Plan as the area is designated for Ground Oriented Residential development which includes RM2 zoning. This is a re-submission for development as the original application to build 8 units was denied by council (Mayor Vassilaki and Councillor Kimberley were absent for the vote which was split 3-2). The neighbours were opposed to the density of the project and the height, and the application was left open to allow for a redesign to no more than 6 units. Unfortunately we were not made aware of any opposition to the proposal until the afternoon of the council meeting at which time we were presented with a petition and letters from some of the neighbours. Having heard the concerns of the neighbours we have adjusted the proposal to a lower density and height. We believe the new proposal addresses the neighbours concerns in a fair way and is the minimum density for profitable development.

The property has lane access at the rear with the lane connecting to Dauphin Place to the South and South Main Street to the North. The proposed development requires no variances to the zoning bylaw, and we believe it meets the intent of providing modest densification to an area of town that has underutilized land with large lots currently devoted to older single family homes.

Thank you for considering our proposal.

Best regards,

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

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

2644 SOUTH MAIN STREET: DEVELOPMENT PERMIT ANALYSIS

PEDESTRIAN CONNECTIVITY

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

PARKING

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

DESIGN FOR CLIMATE

The building will meet the requirements of Step 3 of the BC Building Code. Trees to be planted along the north and south property lines are deciduous trees which will provide shade during the summer and sunlight during the winter as the leave fall. The trees are also placed to allow for maximum privacy between the development and neighbours. Each property has its own private rear yard to allow for outdoor living.

ORIENTATION & MASSING

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

LANDSCAPING (ENHANCING THE URBAN FOREST)

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

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

WASTE MANAGEMENT

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

FENCES

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

We believe that the rezoning and development of this property will be a first step towards making better use of the land available in the south side of Penticton, as there are many large lots close to schools and shopping, perfectly suited for multiple family development. We believe this development will provide much needed family housing in a very practical way and in a great location. As these properties start to be developed it will greatly increase the value of the properties, the greater value will be based on the number of units

Thank you for considering our proposal.

Best regards,



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

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.).*
- The applicant has designed the development with a 0.8m road dedication factored into the layout. In addition, the revised plans show a closer relation to the building heights on neighbouring properties, which are generally 1-2 storeys as opposed to the previously proposed 3 storeys.
- Guideline G3* Private and semi-private open spaces should be designed to optimize solar access.
- The yard amenity spaces for each unit face south, allowing solar access onto the amenity spaces and into the buildings themselves.
- Guideline G5* *Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The street-facing building is at the minimum 3.0m setback. Staff note that the front property line will be 0.8m back from where it currently is after the road dedication is complete.
- 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 development design provides visual overlook onto the driveway at the side of the property with windows and main entries facing this area, as well as towards the street and lane. This provides for 'eyes on the street', naturally providing added security to these areas.
- 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 are approximately 0.3m from grade.
- Guideline G16* *Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...*
- Each unit has its own garage space for one vehicle. Two outdoor visitor parking spaces are located adjacent to the rear lane. A 1m wide concrete strip along the driveway provides a visually different path for pedestrians to walk from the street to each unit entrance.
- 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 design features minor projections, gables, and other design elements to make the facades more visually appealing. Covered entrances are an attractive design feature and also provide weather protection.

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 west façade facing South Main St is designed with the main entry to the unit facing the street, with a covered patio and gables providing interesting architectural features. A new path connects this unit entry directly to the public sidewalk. Large windows also face towards the street in a positive way, rather than having this most visible unit facing the side driveway.

Guideline G26 Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.

- The development was reduced in height from three storeys to two storeys after comments were received through the public hearing in September 2020. This change helps maintain neighbour privacy by reducing the number of windows and angle of overlook onto neighbouring properties. In general, lower building heights lead to less potential for privacy impacts on adjacent properties. No upper level amenity spaces such as decks or balconies are part of this design, all amenity areas are at-grade lawns.

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, and main unit entries on the buildings face towards the side driveway. The unit adjacent to the street has a main entrance facing South Main Street in a positive way. This design provides visual overlook onto the public realm.

Guideline G35 Tree planting...

- The landscaping plan shows two trees planted along the front yard, and six trees along each side yard. Additional plantings are provided on the landscaping plan.

Guideline G38 Screening & Buffering...

- Landscape buffers are shown on the landscaping plan along both side property lines. The south landscape buffer meets the required tree and shrub planting ratios, as well as the required 3m width. The north landscape buffer also meets the tree and shrub ratios, however it is proposed at 1m rather than 3m due to the driveway providing access to each unit. Staff are recommending that the landscape buffer width along the north property line be reduced through the development permit, as allowed for by the OCP. Fences are proposed along each side property line, and combined with the landscape buffers 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.

- As shown on the plans, the garbage/recycling bins will be stored inside the garage of each unit, within a dedicated storage nook so as to not impede room for vehicles.

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 private yard space. These at-grade amenity spaces provide semi-private outdoor space for future residents.

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 amenity areas will be framed by the proposed buildings and are dedicated for each unit, with views onto them from the units.

The Corporation of the City of Penticton

Bylaw No. 2020-34

A Bylaw to Amend Zoning Bylaw 2017-08

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw ~~2017-08~~ 2021-01;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2020-34".

2. **Amendment:**

2.1 Zoning Bylaw No. ~~2017-08~~ 2021-01 is hereby amended as follows:

Rezone Lot 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13211, located at 2644 South Main Street from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing).

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

READ A FIRST time this	18	day of	August, 2020
A PUBLIC HEARING was held this	1	day of	September, 2020
A SECOND PUBLIC HEARING was held		day of	, 2021
READ A SECOND time this		day of	, 2021
READ A THIRD time this		day of	, 2021
ADOPTED this		day of	, 2021

Notice of intention to proceed with this bylaw was published on the 21 day of August, 2020 and the 25 day of August, 2020 and on the ___ day of ___, 2021 and the ___ day of ___, 2021 in the Penticton newspaper, pursuant to Section 94 of the *Community Charter*.

John Vassilaki, Mayor

Angie Collison, Corporate Officer

Rezone
2644 South Main St.

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



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2020-34

Date: _____

Corporate Officer: _____

Development Permit

Permit Number: DP PL2021-9126

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13211
 - Civic: 2644 South Main Street
 - PID: 010-196-218
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a six-unit cluster housing development as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 489 of the *Local Government Act*, the following provisions of the City of Penticton Zoning Bylaw No. 2021-01 are varied by this permit:
 - a. Table 5.1: to reduce the landscape buffer width along the north property line from 3m to 1m.
5. 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.
6. The holder of this permit shall be eligible for a refund of the security described under Condition 5 only if:
 - a. The permit has lapsed as described under Condition 9, 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.

7. 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

8. 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'.
9. 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.
10. **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.**
11. 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.
12. 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



Site Plan & Zoning Compliance



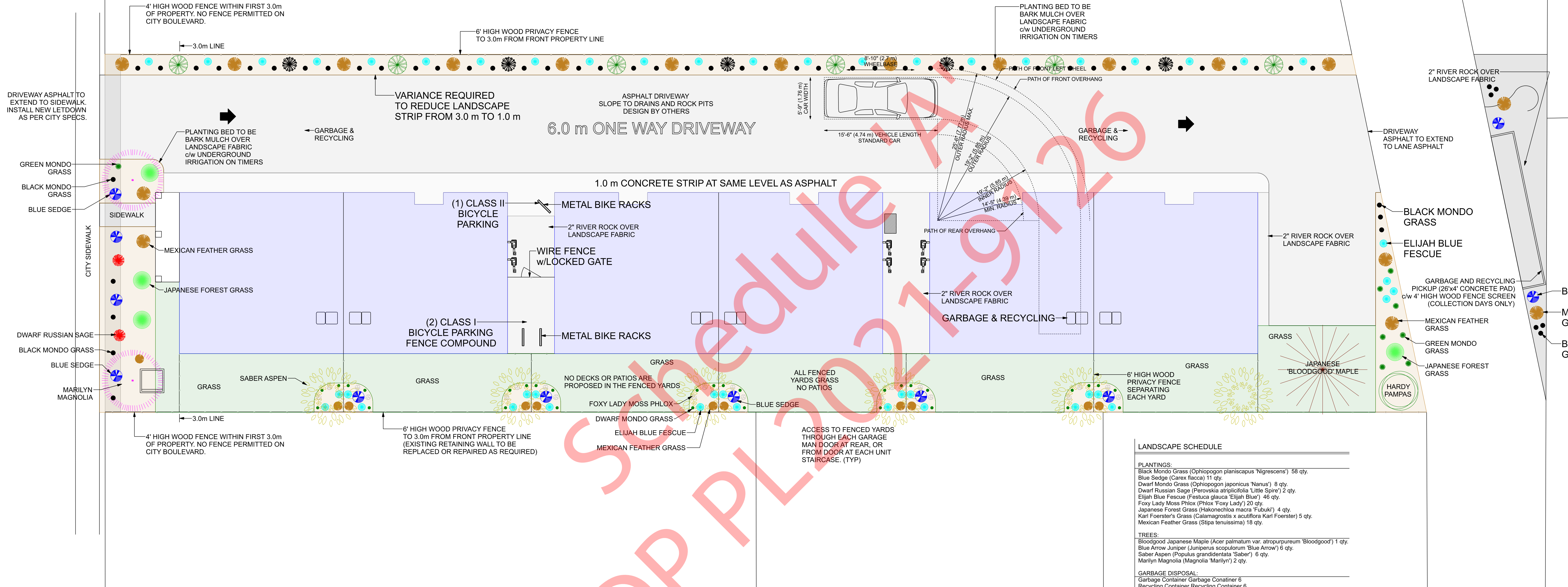
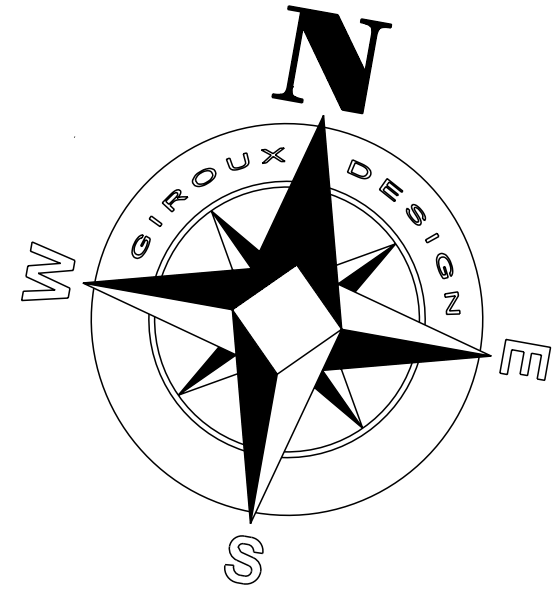
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GURDIAL CHAHAL
2644 SOUTH MAIN
PENTICTON, BC
DESIGN BY: AJG



LANDSCAPE PLAN

SCALE: 1:100

CIVIC ADDRESS: 2644 SOUTH MAIN STREET, PENTICTON, B.C.

LEGAL DESCRIPTION: SITE PLAN OF LOT 7, DL 251, SDYD, PLAN 6116 except PLAN M13211

PID: 010-196-218

GURDIAL CHAHAL
2644 SOUTH MAIN STREET
PENTICTON, BC
DESIGN BY: AIG
DATE: 9/28/21
DRAWN BY: AIG
REVISED:

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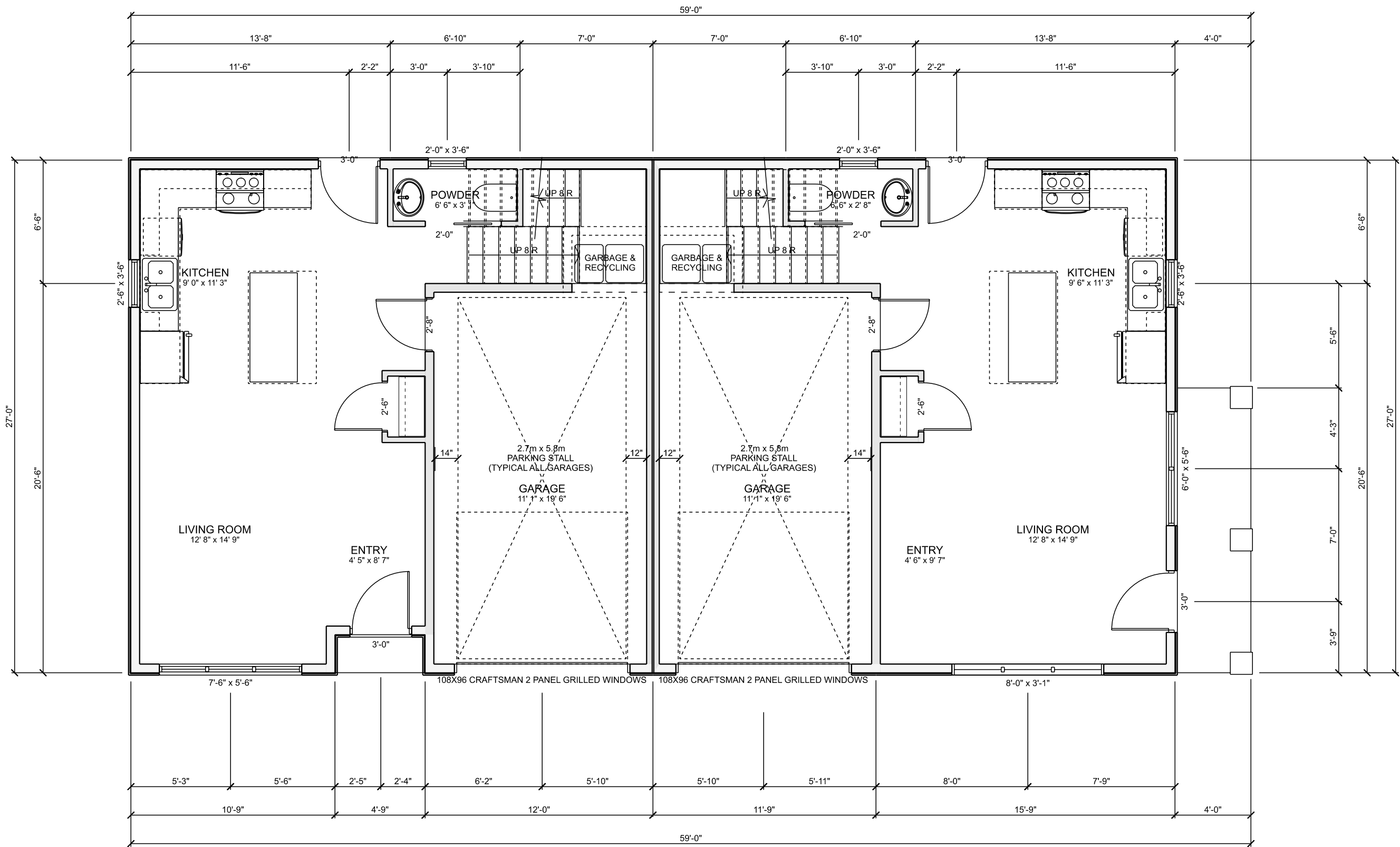
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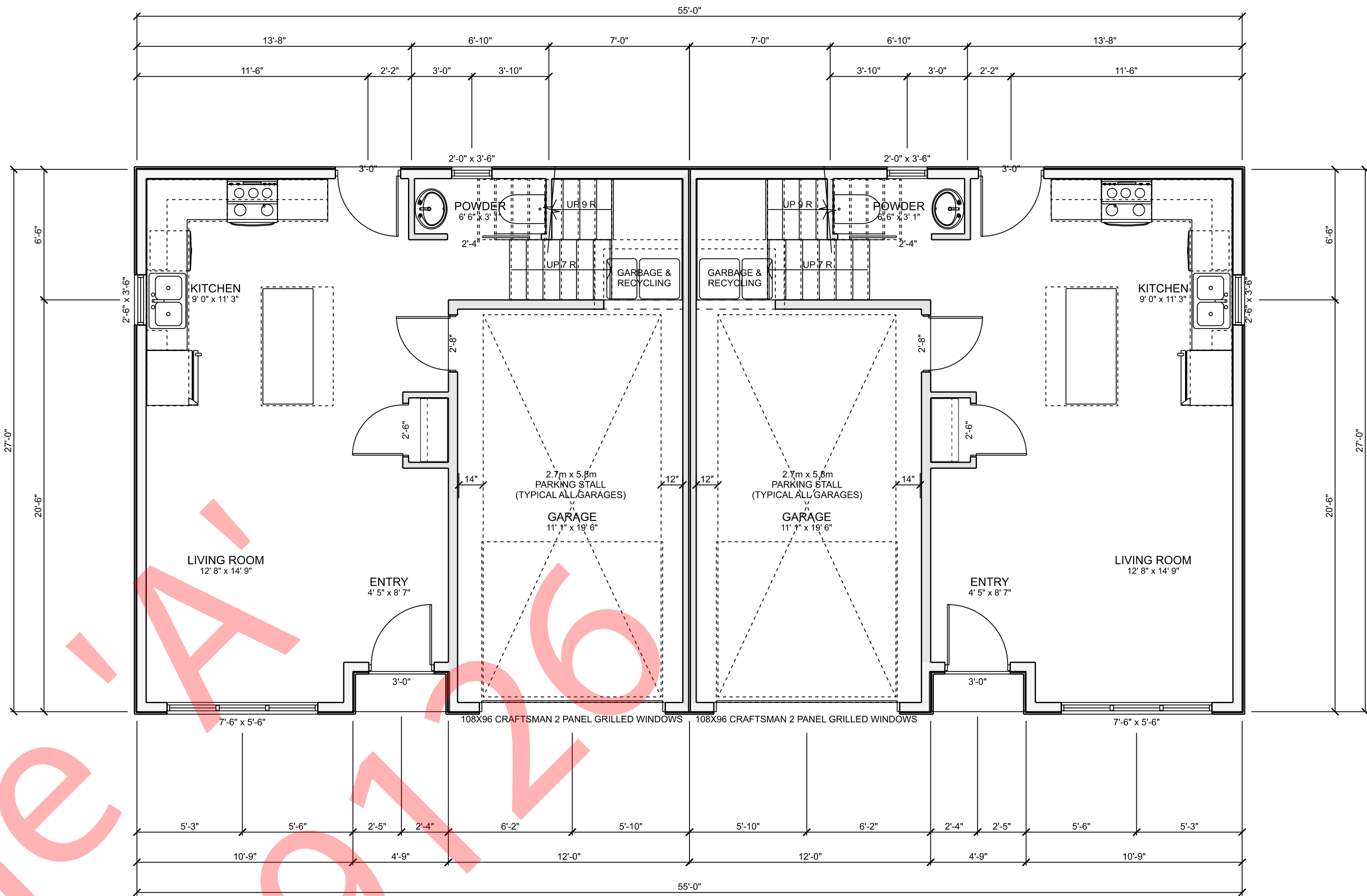
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SLAB
SHEET NO.
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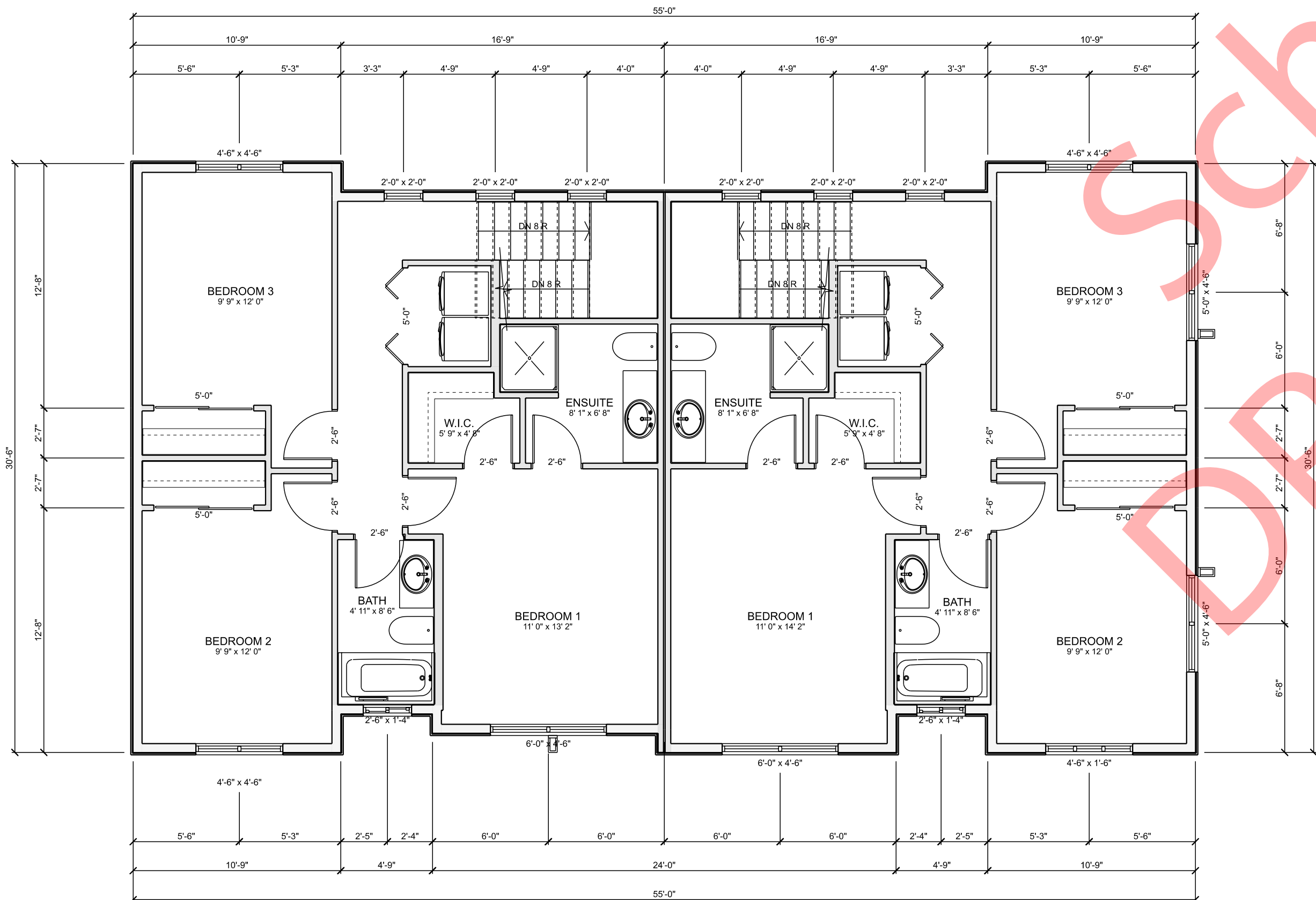
Landscape Plan



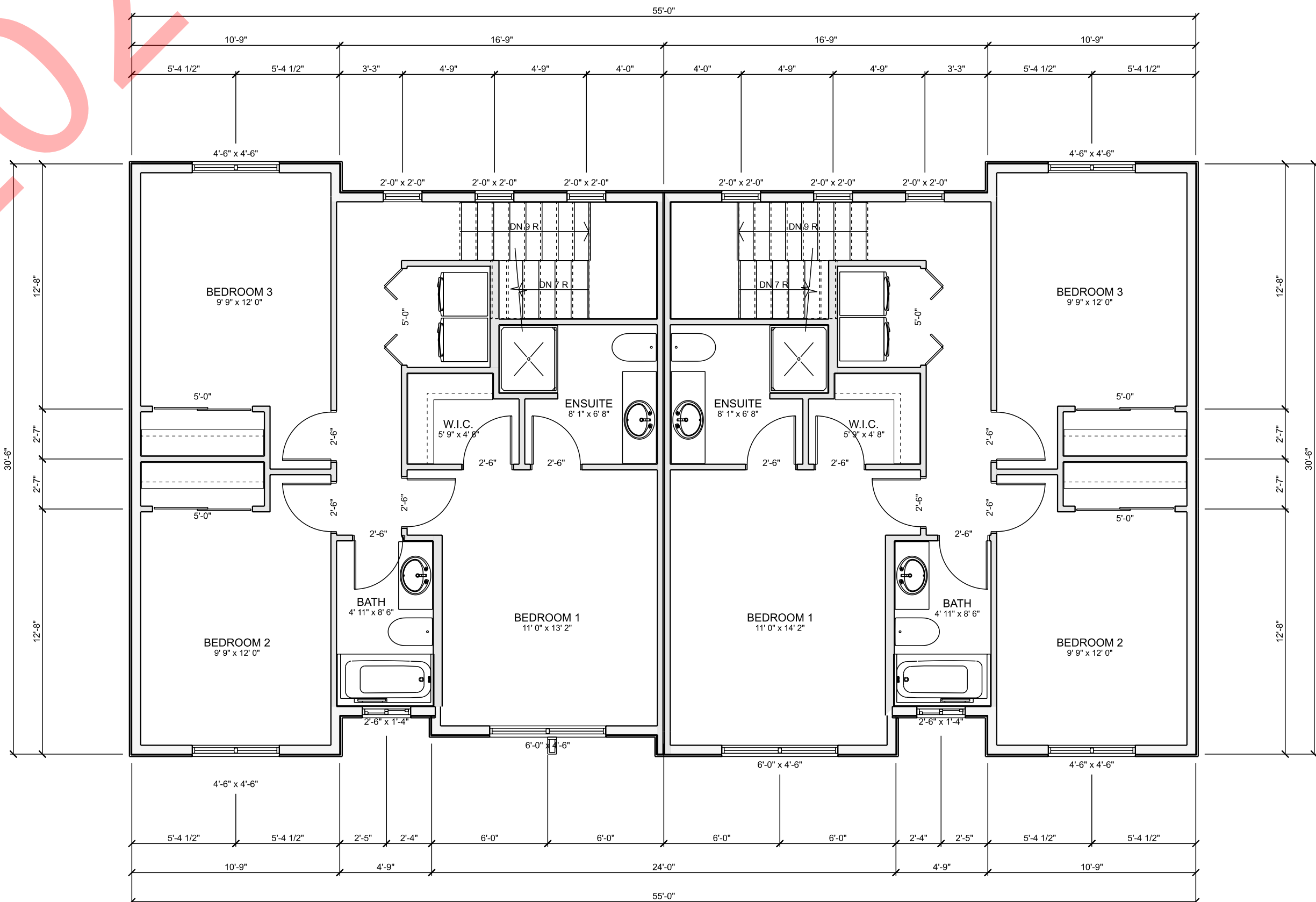
BUILDING A-MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"
MAIN FLOOR LIVING AREA: 0.0 sq ft.
GARAGE AREA: 0.0 sq ft.



BUILDING A-MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"
MAIN FLOOR LIVING AREA: 906.6 sq ft.
GARAGE AREA: 478.8 sq ft.



BUILDING A-SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
SECOND FLOOR LIVING AREA: 0.0 sq ft.



BUILDING A-SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
SECOND FLOOR LIVING AREA: 1485.5 sq ft.

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Floor Plans

GIRDIAL CHAHAL

2644 SOUTH MAIN STREET
PENTICTON, BC

DESIGN BY: AIG
DRAWN BY: AIG

DATE: 9/28/21
REVISED:

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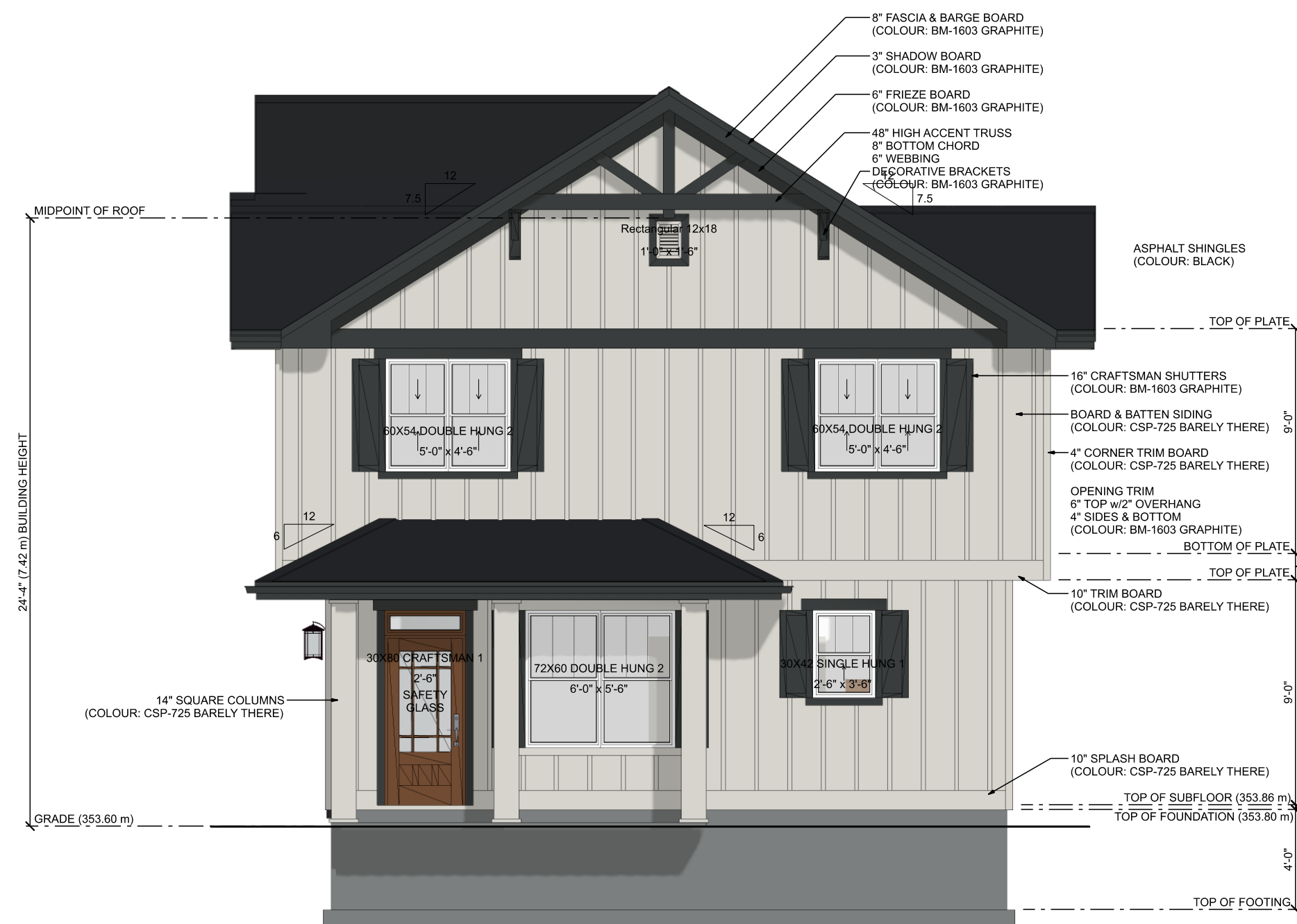
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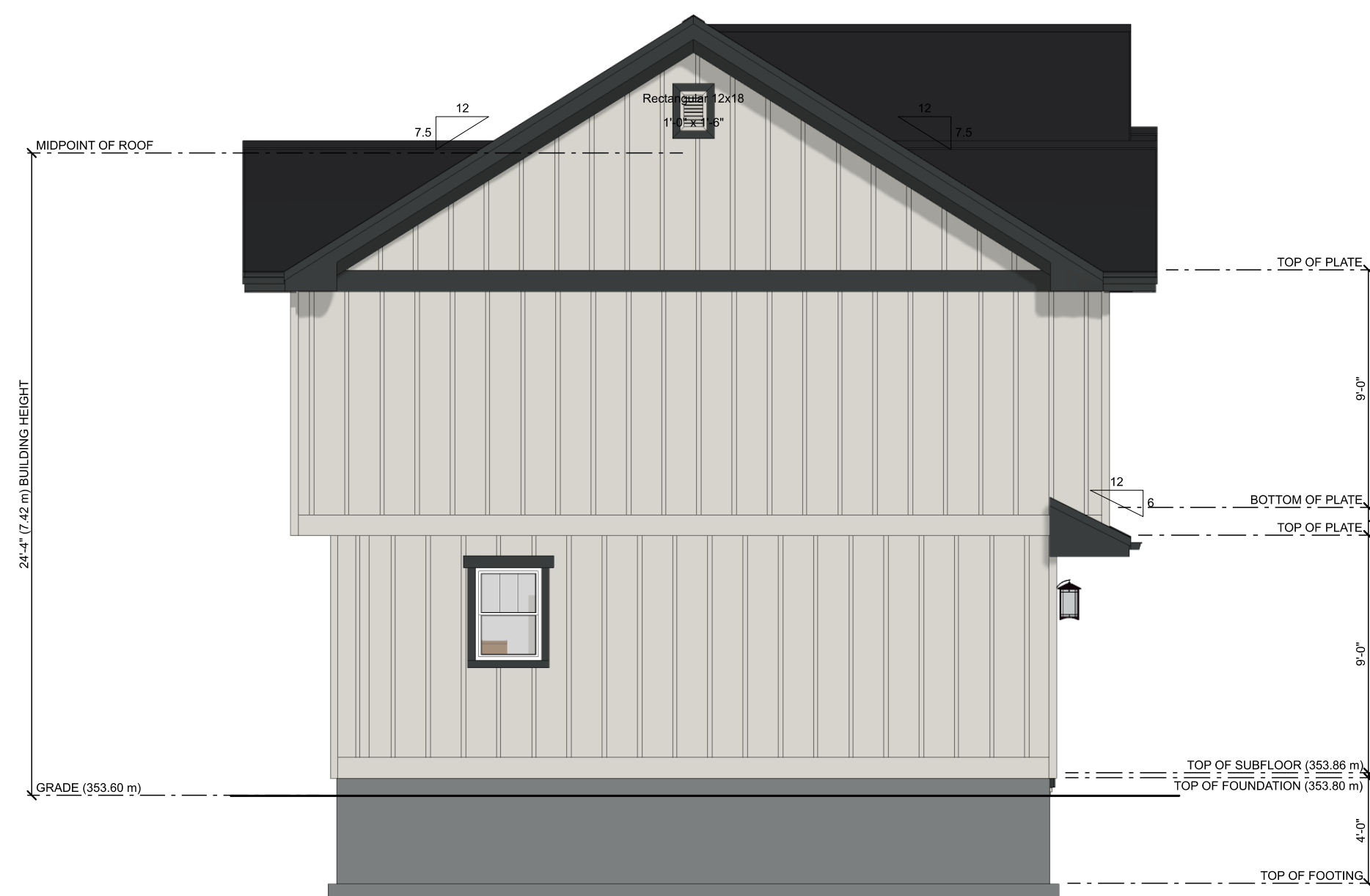
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WEST ELEVATION (FACING SOUTH MAIN ST.)
SCALE: 3/16" = 1'-0"



NORTH FACING ELEVATION
SCALE: 3/16" = 1'-0"



EAST FACING ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH FACING ELEVATION
SCALE: 3/16" = 1'-0"

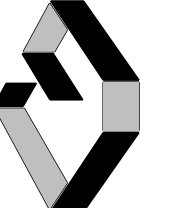
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Colour Exterior Elevations

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	DRAWN BY: AJG	REVISED:

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GURDIAL CHAHAL

2644 SOUTH MAIN STREET
PENTICTON, BC

DESIGN BY: AJG	DATE: 9/28/21
DRAWN BY: AJG	REVISED:

DRAWN BY: J20	REVISED:
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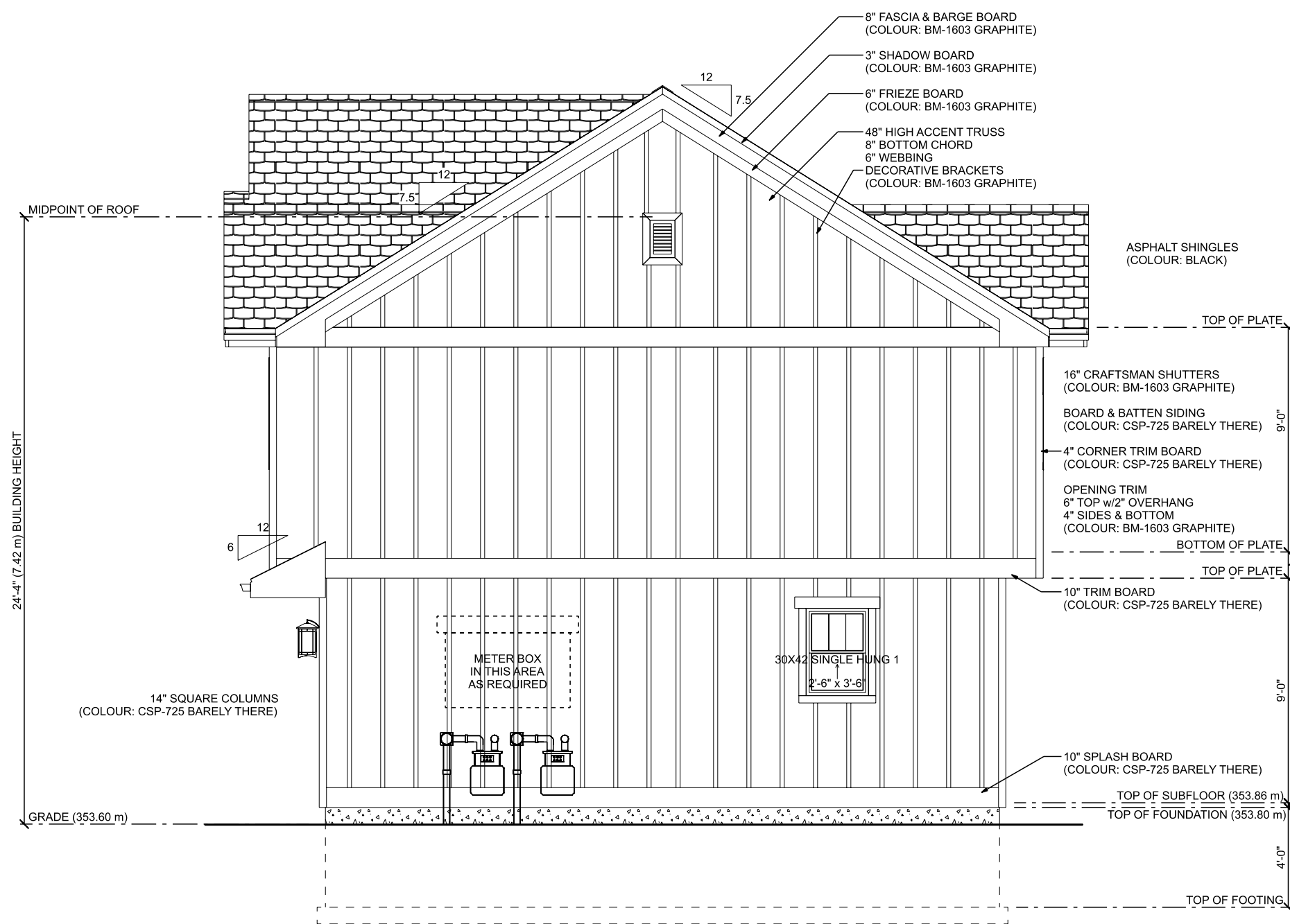
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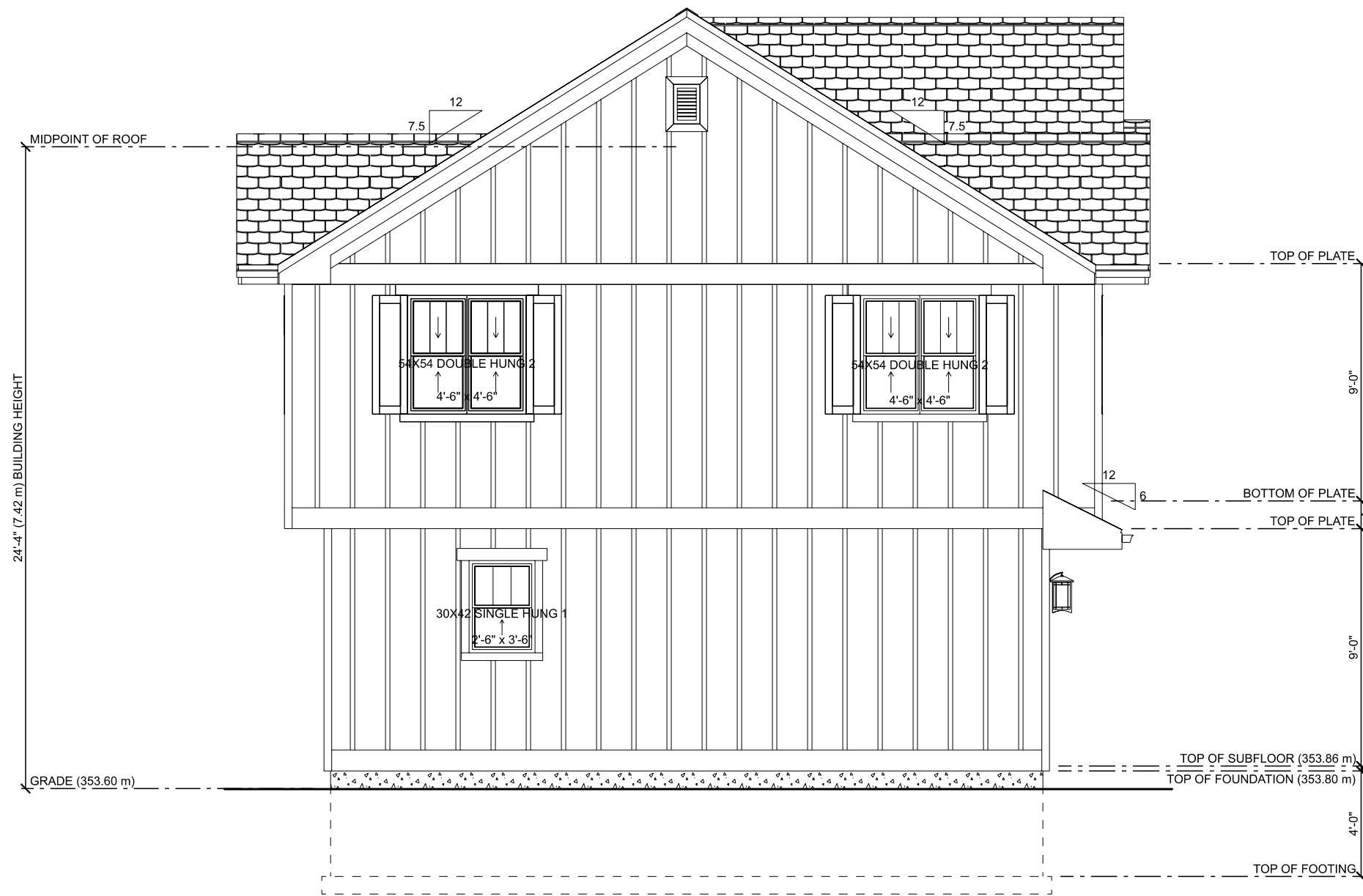
Building B-Exterior Elevations



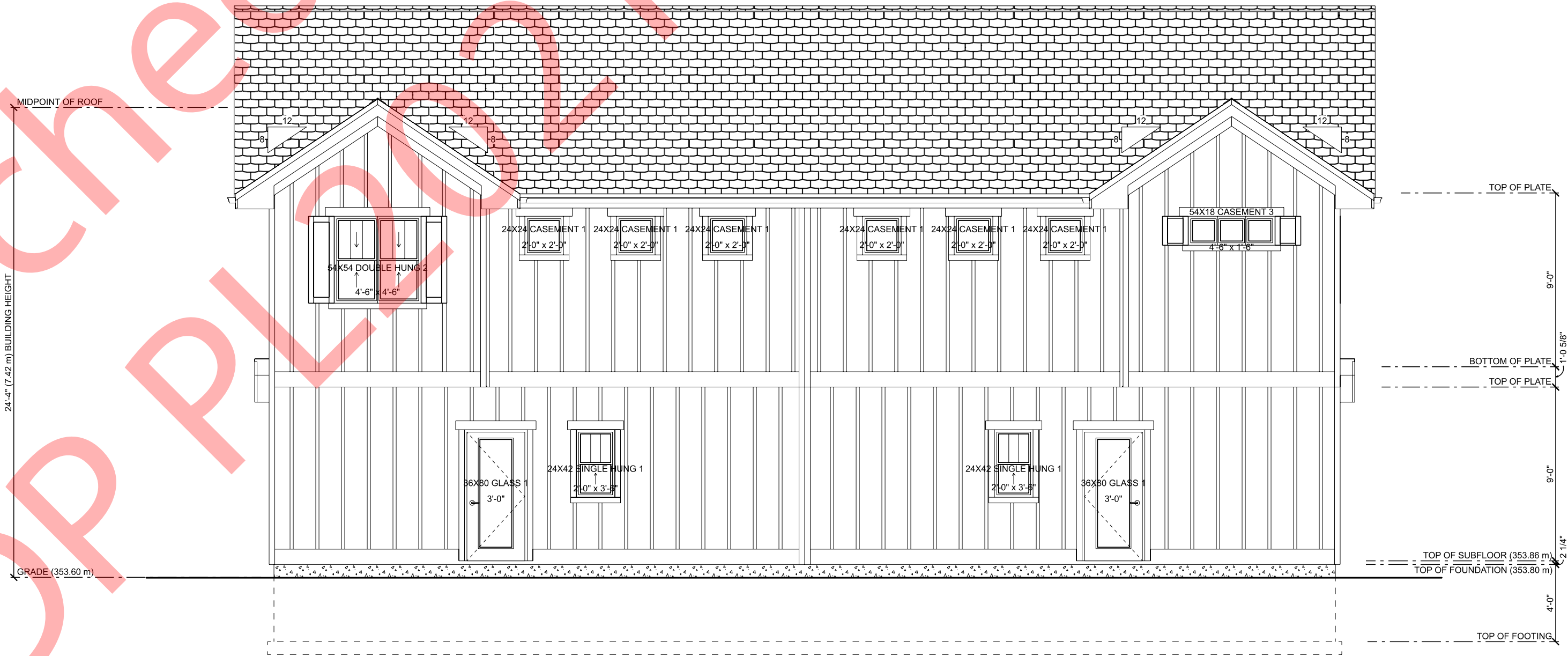
BUILDING C-WEST ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING C-NORTH ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING C-EAST ELEVATION
SCALE: 3/16" = 1'-0"



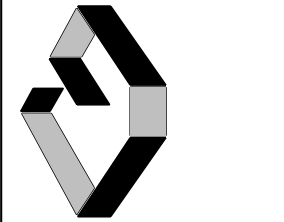
BUILDING C-SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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