

November 4, 2021

**Subject Property:**

358 Douglas Avenue

Lot 20, District Lot 1, Group 7, Similkameen Division Yale  
(Formerly Yale Lytton) District Plan 932

**Application:**

**Rezone PL2020-8823**

The applicant is proposing to rezone and subdivide the subject property to create two duplex lots. The applicant intends to create one lot with a front-to-back duplex, and one lot with a side-by-side duplex.

In order to proceed, the applicant is requesting to rezone the subject property from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), with a site specific provision that a maximum of two dwelling units are permitted on each lot. This provision would not allow duplex suites in the future.

**Information:**

You can find the staff report to Council and Zoning Amendment Bylaw 2021-39 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 **6:15 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](http://www.penticton.ca/city-hall/city-council/council-meetings). Select the 'Watch Live' button.

**Subject Property**



## 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, Tuesday, November 16, 2021 to

Attention: Corporate Officer, City of Penticton

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

Email: [publichearings@penticton.ca](mailto: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:** Nicole Capewell, Planner II  
**Address:** 358 Douglas Avenue

File No: RMS/358 Douglas Ave

**Subject:** Zoning Amendment Bylaw No. 2021-39  
Development Permit PL2021-9134 (Proposed Lot 1)  
Development Permit PL2021-9135 (Proposed Lot 2)

## Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2021-39", a bylaw to rezone Lot 20 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 932, located at 358 Douglas Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), with the following site specific provision:

- A maximum of two dwelling units shall be permitted on each lot.

AND THAT Council forward "Zoning Amendment Bylaw No. 2021-39" to the November 16, 2021 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2021-39", the following conditions be met:

1. Registration of a 3.0m wide lane dedication covenant from 358 Douglas Avenue.

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2021-39" and final subdivision registration of the two lots, approve "Development Permit PL2021-9134" and "Development Permit PL2021-9135" for Lot 20 District Lot 1 Group 7 Similkameen Division Yale District (Formerly Yale Lytton) District Plan 932, located at 358 Douglas Avenue, a permit that allows for construction of a duplex on both newly formed lots.

## 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 and subdivide the subject property to create two duplex lots. The applicant intends to create one lot with a front-to-back duplex, and one lot with a side-by-side duplex (Figure 1). In order to proceed, the applicant is requesting to rezone the subject property from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), with a site specific provision that a maximum of two dwelling units are permitted on each lot. This provision would not allow duplex suites in the future, a use which is normally permitted in the RD2 zone. The applicant will be required to extend the laneway behind the subject property as part of the rezoning. The applicant has also submitted Development Permit applications for each of the proposed duplexes, for approval of the development's form and character, which are included for Council's consideration.



Figure 1 - Rendering of Proposed Development

## Background

The subject property is 1,040 m<sup>2</sup> (0.257 acres) in size and is located on the south side of Douglas Avenue near Argyle Street, in a residential neighbourhood (Figure 2). The property currently contains a single detached dwelling and a detached garage. The property is zoned R2 (Small Lot Residential) and is designated 'Detached Residential' by the Official Community Plan (OCP).

The Official Community Plan designates this block of Douglas Avenue as 'Detached Residential', which is described as lower density areas of single detached houses and/or duplexes in primarily residential neighbourhoods including single-detached bareland stratas. Building types that are supported by this designation include single detached houses with secondary suites or carriage houses, duplexes (without suites), small scale neighbourhood commercial, or manufactured homes.

## Technical Review

This application was reviewed by the Technical Planning Committee (TPC). As the applicant is requesting the RD2 (Duplex Housing: Lane) zone for a property not currently serviced with a laneway, the applicant is required to register a 3.0m lane dedication prior to adoption of the Zoning Amendment Bylaw. The applicants will be required to construct the laneway as part of the subdivision process. Typical frontage



Figure 2 - Property location map

upgrades and servicing requirements have been identified for the subsequent subdivision and building permit processes. These items have been communicated to the applicant.

## Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the zoning, subdivision, and development permit applications:

|                                | RD2 Zone Requirement                                          | Proposed Lot 1<br>Side by side duplex | Proposed Lot 2<br>Front to back duplex |
|--------------------------------|---------------------------------------------------------------|---------------------------------------|----------------------------------------|
| <b>Minimum Lot Width:</b>      | 9.1 m                                                         | 13.72 m                               | 10.0 m                                 |
| <b>Minimum Lot Area:</b>       | 275 m <sup>2</sup>                                            | 543 m <sup>2</sup>                    | 396 m <sup>2</sup>                     |
| <b>Maximum Lot Coverage:</b>   | 40%                                                           | 29.2%                                 | 32.9%                                  |
| <b>Maximum Density:</b>        | 0.95 Floor Area Ratio (FAR)                                   | 0.55 FAR                              | 0.608 FAR                              |
| <b>Vehicle Parking:</b>        | 1 per duplex unit<br>2 spaces per lot                         | 3 spaces provided                     | 2 spaces provided                      |
| <b>Required Setbacks</b>       |                                                               |                                       |                                        |
| Front Yard (Douglas Ave):      | 4.5 m                                                         | 6.1 m                                 | 6.25 m                                 |
| Side Yard (east):              | 1.5 m                                                         | 1.68 m                                | 1.83 m                                 |
| Side Yard (west):              | 1.5 m                                                         | 1.68 m                                | 1.53 m                                 |
| Rear Yard (lane):              | 6.0 m                                                         | 17.99 m                               | 11.43 m                                |
| <b>Maximum Building Height</b> | 10.5 m                                                        | 7.93 m                                | 7.91 m                                 |
| <b>Other Information:</b>      | All vehicle access is provided from the rear of the property. |                                       |                                        |

## Analysis

### *Support Zoning Amendment Bylaw*

The Official Community Plan (OCP) designation for the subject property is 'Detached Residential', which supports single detached houses with secondary suites or carriage houses, duplexes, small scale neighbourhood commercial, or manufactured homes (Figure 3). The applicant is proposing to subdivide a large property into two parcels, which will allow for a duplex to be constructed on each lot. The proposed development is a consistent building form with the 'Detached Residential' OCP designation.

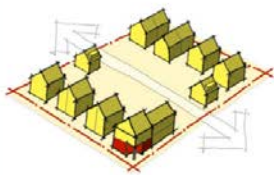
| Land Use                                                                            | Description                                                                                                                                      | Building Type(s)                                                                                                                                                                                                                                                 | Uses                                                                                               | Height / Density                                                                                                                                       | Zone(s)                                                                                                                        |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
|  | Lower-density areas of single detached houses and/or duplexes in primarily residential neighbourhoods including single-detached bareland stratas | <ul style="list-style-type: none"> <li>• Single detached houses with secondary suites or carriage houses</li> <li>• Duplexes</li> <li>• Small-scale neighbourhood commercial building (e.g., corner store, coffee shop)</li> <li>• Manufactured homes</li> </ul> | <ul style="list-style-type: none"> <li>• Residential</li> <li>• Limited retail/ service</li> </ul> | <ul style="list-style-type: none"> <li>• 1 or 2 units per lot</li> <li>• Generally up to 2 ½ storeys to reflect 30' maximum in Zoning Bylaw</li> </ul> | <ul style="list-style-type: none"> <li>• R1</li> <li>• R2</li> <li>• R3</li> <li>• RD1</li> <li>• RSM</li> <li>• C2</li> </ul> |

Figure 3 - OCP Future Land Use Designation

Staff consider that the proposed zoning amendment will allow for development that is supported through the following OCP Goals and Policies:

|                       |                                                                                                                                                                                                                                                                                                                                     |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OCP Policy<br>4.1.1.1 | Focus new residential development in or adjacent to existing developed areas.                                                                                                                                                                                                                                                       |
| OCP Policy<br>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<br>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<br>4.1.4.1 | Work with the development community – architects, designers and buildings – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.                                                                                                       |
| OCP Policy<br>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). |
| OCP Policy<br>4.2.5.2 | Encourage land use planning that results in neighbourhoods that can be easily serviced by transit.                                                                                                                                                                                                                                  |

In order to ensure that the Official Community Plan future land use designation is adhered to, staff have included a site-specific provision with the zoning amendment to limit the number of dwelling units on each lot to a maximum of two. The ‘Detached Residential’ land use designation does not include ‘duplexes with or without suites’ as a supported building type, and only supports 1-2 units per lot. In order to ensure the requested zoning does not conflict with the OCP designation, or additional density is added in the future, staff have limited the dwellings through the proposed zoning amendment. This will ensure that the proposed development does not introduce too much density to a predominantly single family neighbourhood.

## Subdivision

The applicant has applied for subdivision of the subject property, as shown in Figure 4, however, Council is not the approval authority for subdivisions. Should the rezoning ultimately be adopted, staff will work with the applicant on all subdivision requirements to be completed (by the applicant) in order to register the subdivision with the Land Title Office, and legally divide the subject property into two parcels.

## Development Permit

The proposed duplex developments are considered within the Intensive Residential Development Permit Area, which is established to manage form and character that strengthens livability, neighbourliness, and visual interest.

The proposed development has been designed with the OCP design guidelines in mind. The development proposes a density that is aligned with the OCP designation, and provides a design that meets all Zoning Bylaw regulations for setbacks, parking and is well within the allowable building heights.

Staff have completed a development permit analysis (Attachment 'D') that shows how the development conforms to the applicable design guidelines. The applicant has also provided an analysis (Attachment 'F') with their submission, which outlines the project and its conformance to the OCP design guidelines. As such, staff recommend that Council consider approving the Development Permits after considering adoption of the Zoning Amendment Bylaws, to be issued after completion of the subdivision of the property.

## Alternate Recommendations

Council may consider that the proposed rezoning is not suitable for this site. If this is the case, Council should deny the bylaw amendment. Staff are not recommending this option, as the proposal is well aligned with the OCP designation for the property, gently increasing density in a well serviced area of the City.

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2021-39".

## 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 – Development Permit Analysis (applicant)
- Attachment G – Draft Development Permit PL2021-9134 (Proposed Lot 1)
- Attachment H – Draft Development Permit PL2021-9135 (Proposed Lot 2)
- Attachment I – Zoning Amendment Bylaw No. 2021-39

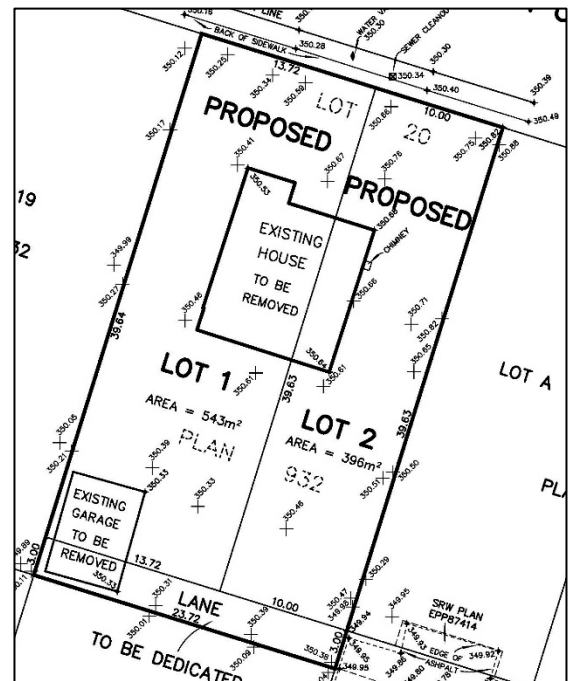


Figure 4 - Proposed Subdivision Sketch

Respectfully submitted,

Nicole Capewell  
Planner II

Concurrence

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| Director of<br>Development Services | A/Chief<br>Administrative Officer |
| <i>BL</i>                           | <i>LWB</i>                        |

# Attachment A – Zoning Map

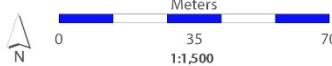


## 358 Douglas Avenue

Zoning Map



**Terms of Use:** The City of Penticton is a depository of public information in both printed and digital form. The source, accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user of this information does so at their own risk and should not rely upon the information without independent verification as to the accuracy or suitability thereof.



Wednesday, October 13, 2021  
9:18:53 AM

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# 358 Douglas Avenue

Official Community Plan Map



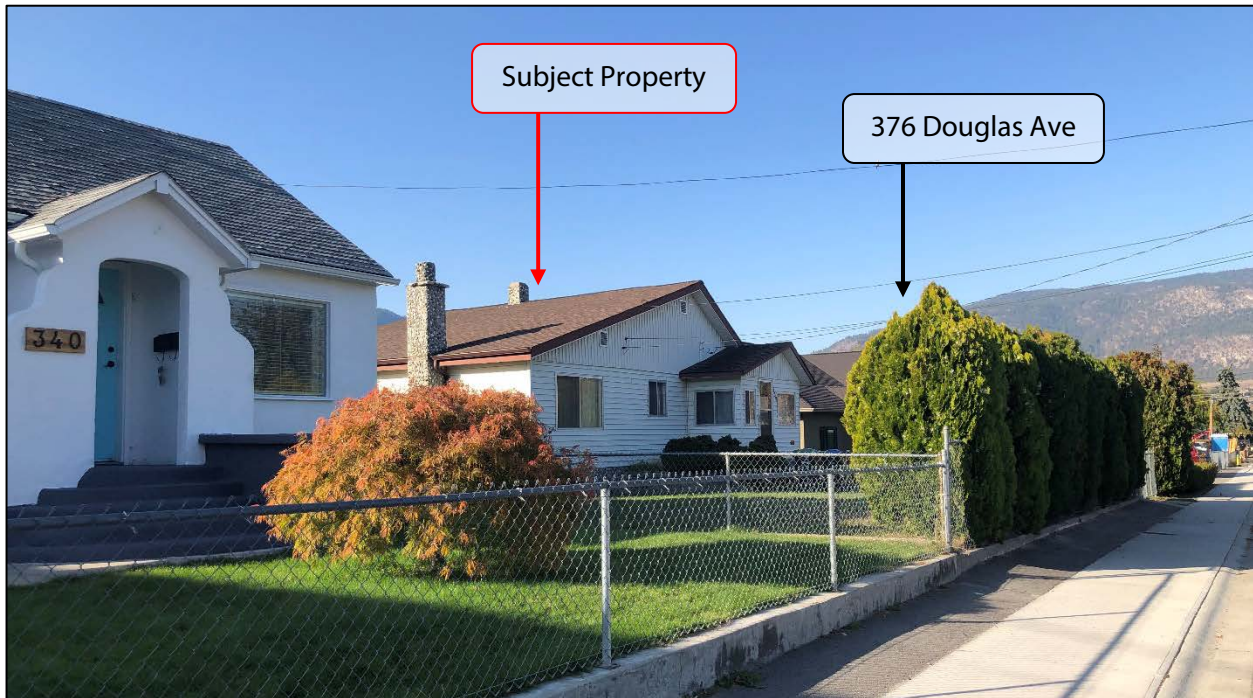
**Terms of Use:** The City of Penticton is a depository of public information in both printed and digital form. The source, accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user of this information does so at their own risk and should not rely upon the information without independent verification as to the accuracy or suitability thereof.



Wednesday, October 13, 2021  
9:19:21 AM

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Attachment C – Photos of Property



*Looking towards subject property from Douglas Avenue*



*Looking towards subject property from Douglas Avenue*



*Looking towards subject property at end of laneway*



*Looking into rear of subject property from laneway*

### **Development Permit Analysis**

The proposed development is located within the Intensive Residential Development Permit Area. The following analysis demonstrates how the proposal is aligned with the applicable design guidelines.

- Guideline G1 Applications shall include a comprehensive site plan – considering adjacent context for building and landscape architectural design and neighbourhood character analysis - to demonstrate that the development is sensitive to and integrated within its context and surrounding uses and neighbours.*
- The proposed development is for a development that is sensitive to and integrated into its context and surrounding uses and neighbours.
  - The development is limited in height and density to be able to fit within the single family neighbourhood, while gently increasing density.
- 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 similar to other homes on the street. While the proposed zone has a 4.5m front yard setback, the applicant has proposed setbacks of 6.1m and 6.25m, which are more similar to the existing single family homes in the area.
- 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 proposal includes a front-to-back and a side-by-side duplex. The front-to-back duplex proposes a dwelling unit that fronts the laneway at the rear of the properties. Having dwelling units that face towards the laneway helps to increase natural security of these often less travelled areas. This occurs with ‘eyes on the street’ from the dwelling unit overlooking the laneway.
- Guideline G11 Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.*
- Both proposed buildings have a front door onto the street. The front-to-back development has one front door facing the street and a pathway that provides access to the rear facing unit.
- Guideline G16 Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...*
- All of the parking for the proposed development is provided from a laneway to be constructed behind the subject property. This frees the street for uninterrupted pedestrian circulation and boulevard landscaping.
- 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).*
- The proposed development has 3 of the 4 dwelling units front doors facing towards the street.
- 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 development incorporates minor building step backs and visual variation. There are prominent entry ways at the street level that have interesting rooflines.
- Upper level balconies have not been provided in an effort to limit the impact on neighbouring properties. Rather, at-grade amenity space has been provided for each unit.

*Guideline G28 Entries should be visible and clearly identifiable from the fronting public street.*

- As previously noted, the proposed development has the front doors of 3 of the 4 dwelling units facing towards the street.

*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.*

- Each building has proposed windows overlooking the street on the lower and upper levels. This includes windows from the dining area, living room and bedrooms (upper floor).

*Guideline G33 Water Conservation and Plant Maintenance: Xeriscaping, Irrigation & Mulching*

- The proposed development includes a landscaping plan that provides adequate and appropriate designs.
- The plans indicate a fully automatic underground irrigation system, which helps to reduce overwatering and utilizes a drip system.

*Guideline G35 Tree planting...*

- The landscaping plan proposes several trees in accordance with Zoning Bylaw No. 2021-01 requirements for duplex developments.
- Trees and shrubs have been provided at the front and rear of the property, which ensures shade and protection from weather elements throughout the site.

*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 bin storage areas are located away from the street and not within public view.

*Guideline IR1 Building Siting*

- The proposed front yard setback is similar to other homes on the street. While the proposed zone has a 4.5m front yard setback, the applicant has proposed setbacks of 6.1m and 6.25m, which are more similar to the existing single family homes in the area.

*Guideline IR1 Intensive residential (infill) development should offer a diversity of housing to support objectives related to affordability and ageing in place.*

- The proposed developments would provide 3 bedroom, 2.5 bathroom units in each duplex on both proposed lots.



**Brentview Developments**

#137 232-437 Martin St.

Penticton, BC

Letter of Intent

**358 Douglas Ave.**

Brentview Developments is proposing to develop two modern new construction duplexes at the addresses of 358 Douglas Ave. With the low vacancy rate in Penticton, this development will be constructed with young families or retired couples in mind.

**Objective**

Brentview intends to build these two duplexes on 358 Douglas Ave to rejuvenate the neighbourhood. There are many older/run-down homes mixed with newly renovated residences, these duplexes will help bring the road back to life and help lower the vacancy rate.

**Landscaping**

The landscaping will be a mix of xeriscape and grassy areas in the front, complete with a paved walk way, medium size tree and similar landscaping touches as our development on 521 Westminster Ave W.

**Site Drainage**

Our Geotechnical Engineer - Brad Vandelft from Valley Geotechnical - will be handing our site drainage designs, as per the Schedule B included in our permit application.

**Architecture**

The design for the building will be modern, energy efficient home suited for young families or retiring couples. There will be a mixed design of wood tones & neutral grays to compliment the mountains.

Thank you for your consideration,

Daniella Iannone

*On behalf of Rod Ferguson*

Rod Ferguson  
C: 250-490-1119  
E: [rod@brentview.ca](mailto:rod@brentview.ca)

Daniella Iannone  
C: 250-809-7921  
E: [admin@brentview.ca](mailto:admin@brentview.ca)



## **DOUGLAS DEVELOPMENT ANALYSIS**

G12. Where feasible, indicate pedestrian ways with continuity of paving treatments/paving materials.

**There will be designated entrances per unit from the sidewalk, as well as paving stones from the garage to the back entry of each unit.**

G14. The outdoor space of a residential unit should be raised no more than 1.2m (3.9 ft.) above adjacent public sidewalks and a "front stair" pedestrian connection shall be provided (see Figure 5-2).

**Each of units' amenity space will be constructed at grade. The building entrances will have a few designated stairs to the entry door.**

G16. Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space:

- Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping (see Figure 5-4).

**As per the site plan for Lot 2, there will be a garage with access from the laneway per unit to provide safe & protected parking for the homeowners. For Lot 1, there will be designated parking at the rear of the property, accessible via laneway.**

G20. Designs should respond to Penticton's setting and climate through use of:

- energy-efficient building design

**Each residential dwelling is proposed to be built at a Step 3 with the intention to achieve Step 3 or higher.**

IR1. Building siting

- Front and rear yard setbacks should relate to those of existing neighbouring buildings. (see Figure 5-13).

**Building will sit on the property according to the RD2 Zoning Bylaw. No variances will be required for this development.**



## Development Permit

Permit Number: DP PL2021-9134

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: Proposed Lot 1 (Legal to be updated after subdivision)
  - Civic: Proposed Lot 1 of 358 Douglas Ave (Civic to be updated after subdivision)
  - PID: Proposed Lot 1 (PID to be updated after subdivision)
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a front-to-back 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 \$\_\_\_\_\_ 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 \_\_\_\_\_, 2021.

Issued this \_\_\_\_ day of \_\_\_\_\_, 2021.

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Angela Collison  
Corporate Officer

|                                                                                                                                                                                                                      |               |  |                     |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--|---------------------|----------|
|  <b>AZTECH</b> DRAFTING SERVICES<br>496 Van Horne St. Penticton, B.C.<br>Phone: 250-492-3344 e-mail: service@aztechdrafting.com | DRAWN BY: MBW |  | DATE: OCT 13/21     |          |
|                                                                                                                                                                                                                      | DESIGN BY:    |  | PROJECT No.: 201918 |          |
|                                                                                                                                                                                                                      | CHK'D BY:     |  | FILE No.:           |          |
|                                                                                                                                                                                                                      | SCALE: 1"=15' |  | SHEET No.: 1 OF 6   |          |
|                                                                                                                                                                                                                      |               |  |                     | REV<br>4 |

| PLANTING LEGEND                                                                   |          |                                |
|-----------------------------------------------------------------------------------|----------|--------------------------------|
| SYMBOL                                                                            | QUANTITY | DESCRIPTION                    |
|  | 9        | Bunch Grass                    |
|  | 28       | Low Lying Grass                |
|  | 6        | Small Ornamental Shrub         |
|  | 4        | Tree as per Zoning Bylaw 5.3.1 |
|  |          | Mulch Planting Beds            |
|  |          | Concrete                       |
|  |          | Pavement                       |
|  |          | Compacted Crusher Fines        |
|  |          | Grass                          |

NOTE: Install fully automated underground irrigation system on timers as per supplier spec.

DOUGLAS AVENUE

GUTTER LINE

SIDEWALK

32.81' [10.000]

45.00' [13.716]

LOT 1

LAWN

SIDEWALK

LOT 2

LAWN

SIDEWALK

PROPOSED DWELLING UNIT 1

ENTRY

PROPOSED DWELLING UNIT 1

ENTRY

PROPOSED DWELLING UNIT 2

ENTRY

PROPOSED DWELLING UNIT 2

ENTRY

REM LOT 21  
PLAN 932

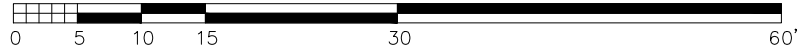
130.00' [39.624]

5' HIGH WOOD  
PRIVACY FENCE (TYP)

5' HIGH WOOD  
PRIVACY FENCE (TYP)

130.00' [39.624]

LOT 19  
PLAN 932



LANE

32.81' [9.999]

PROPOSED LANE

45.00' [13.716]

1

TRASH  
RECYCLE

2

1

TRASH  
RECYCLE

2

3  
VISITOR

1

2

3

LOT 26  
PLAN 932

LOT 25  
PLAN  
932

ISSUED FOR DEVELOPMENT PERMIT



**AZTECH** DRAFTING  
SERVICES

496 Van Horne St. Penticton, B.C.  
Phone: 250-492-3344 e-mail: service@aztechdrafting.com

LANDSCAPE PLAN

PROPOSED DUPLEX DEVELOPMENT

358 DOUGLAS AVENUE  
PENTICTON BC

DRAWN BY: MBW

DATE: OCT 13/21

DESIGN BY:

PROJECT No.: 201918

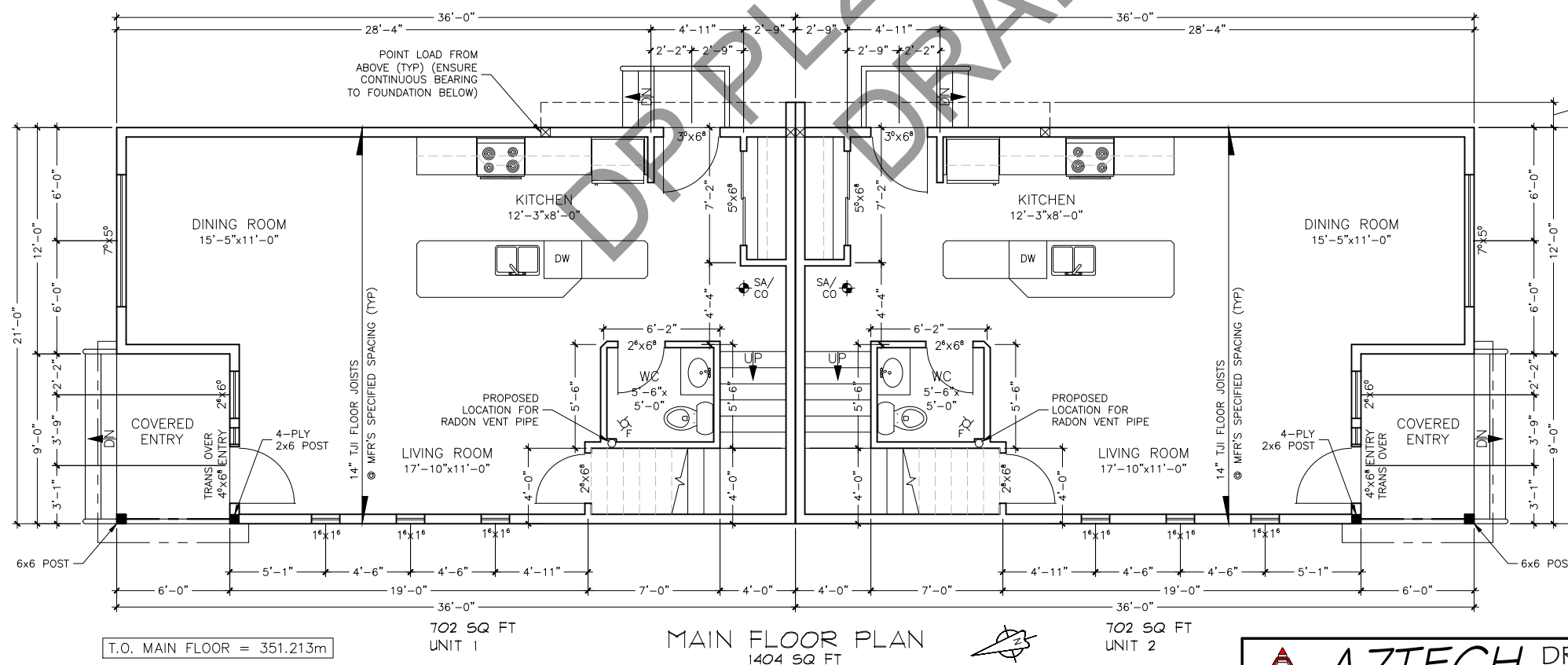
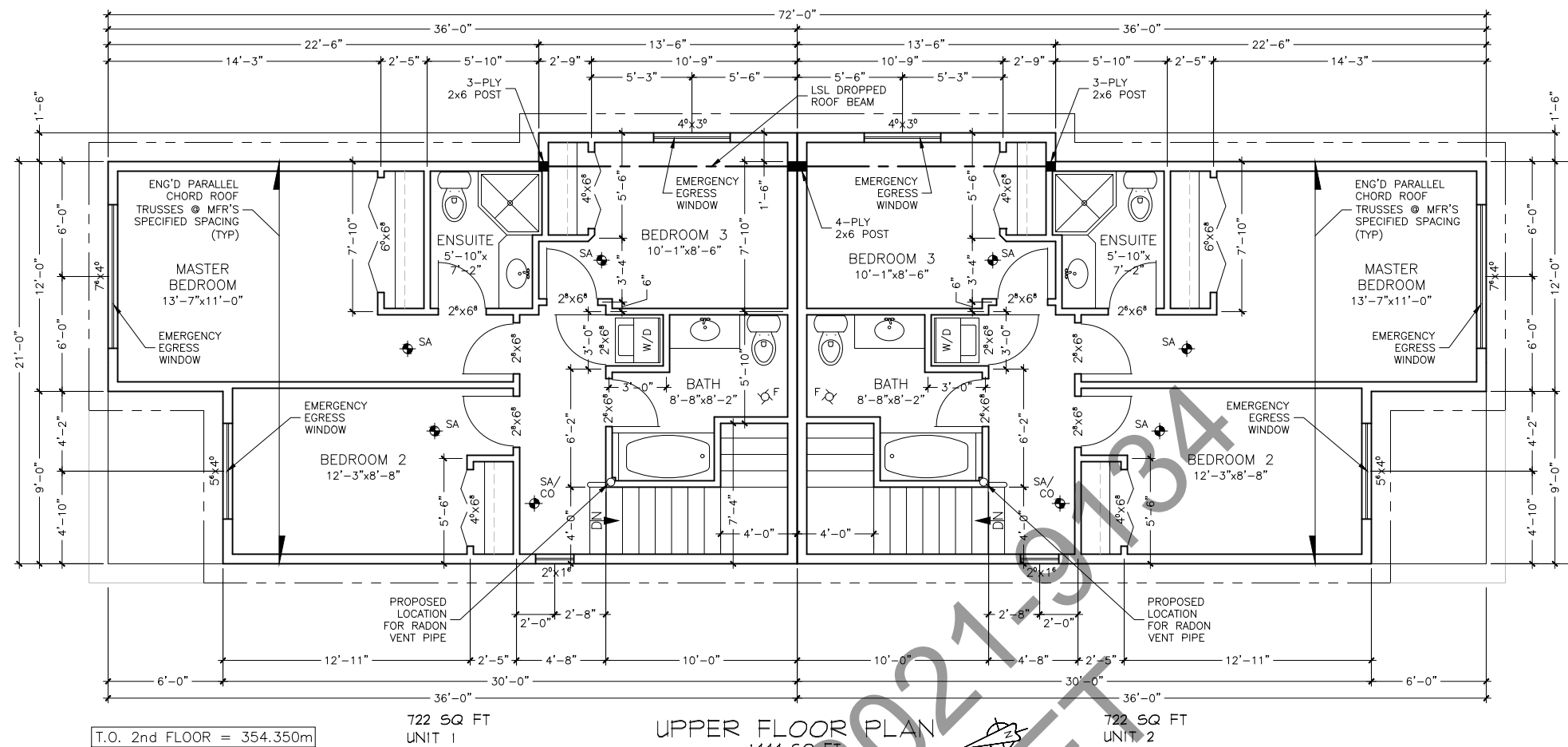
CHK'D BY:

FILE No.:

SCALE: 1"=15'

SHEET No.: 2 OF 6

REV  
4



ISSUED FOR DEVELOPMENT PERMIT

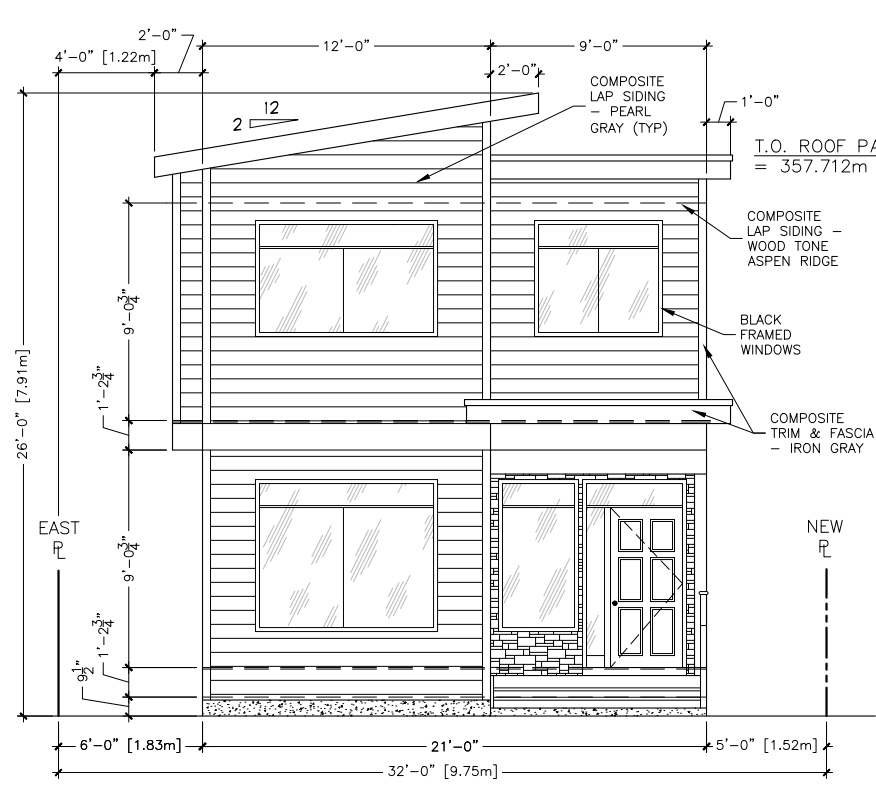
FLOOR PLANS - LOT 1  
PROPOSED DUPLEX DEVELOPMENT

358 DOUGLAS AVENUE  
PENTICTON BC

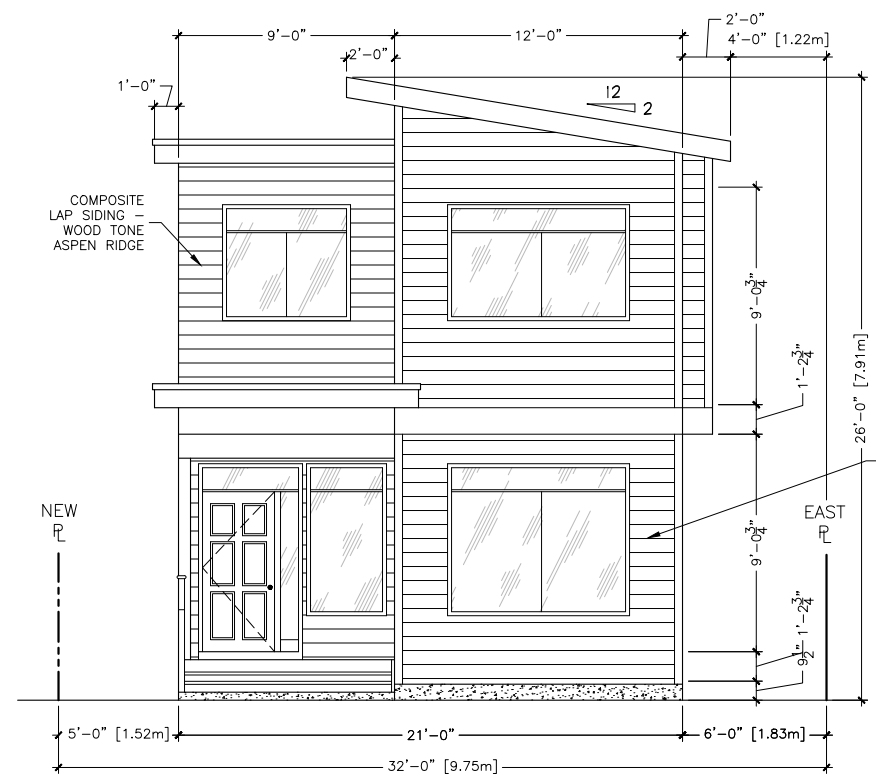
**AZTECH** DRAFTING SERVICES  
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Phone: 250-492-3344 e-mail: service@aztechdrafting.com

|                |                     |
|----------------|---------------------|
| DRAWN BY: MBW  | DATE: OCT 13/21     |
| DESIGN BY:     | PROJECT No.: 201918 |
| CHK'D BY:      | FILE No.:           |
| SCALE: 1/8"=1' | SHEET No.: 3 OF 6   |

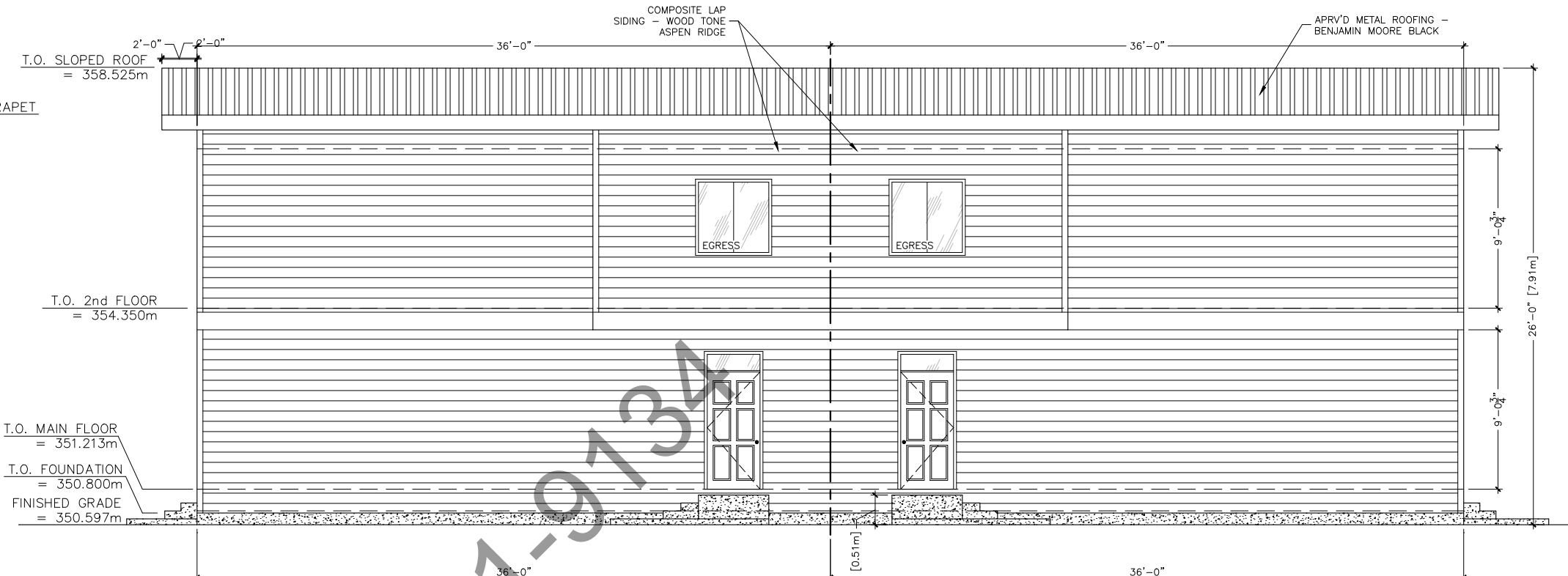
REV  
4



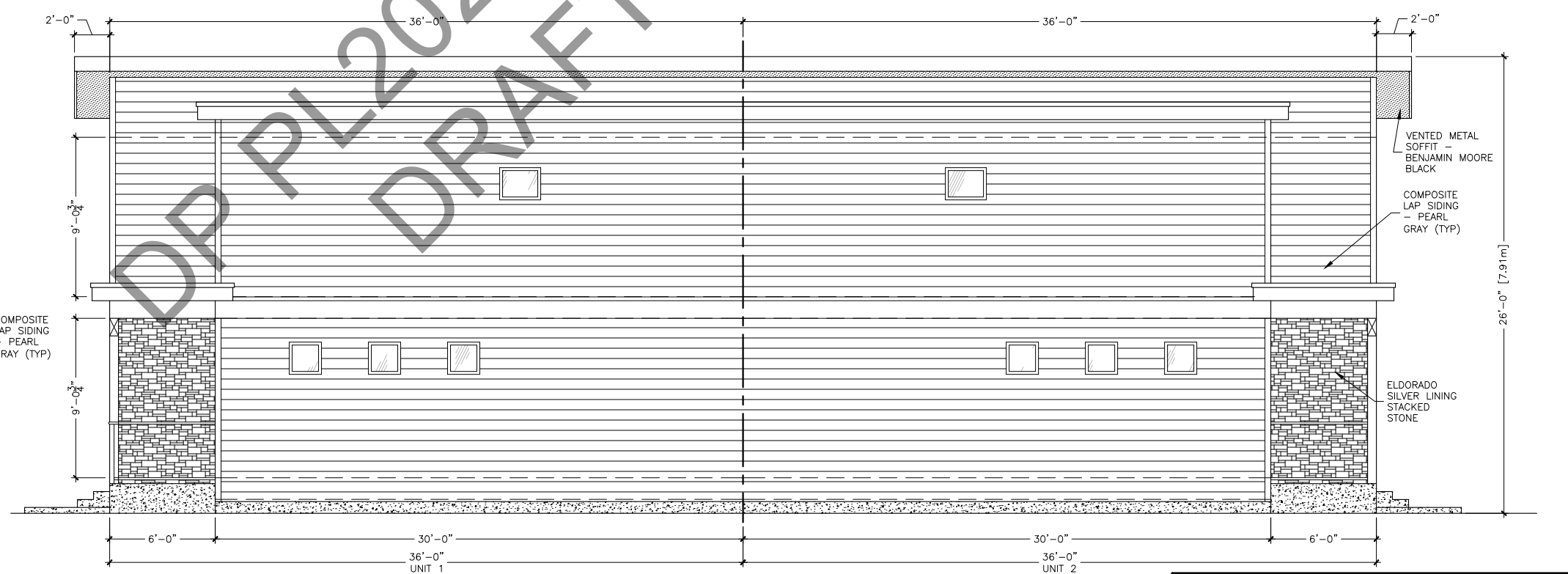
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

SPATIAL SEPARATION  
TOTAL BUILDING FACE = 1616 sq. ft.  
TOTAL UNPROTECTED OPENINGS = 56 sq. ft. (3.5%)

SPATIAL SEPARATION  
TOTAL BUILDING FACE = 1343 sq. ft.  
TOTAL UNPROTECTED OPENINGS = 23 sq. ft. (1.7%)  
LIMITING DISTANCE = 1.53 m

ISSUED FOR DEVELOPMENT PERMIT

**AZTECH** DRAFTING SERVICES  
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| ELEVATIONS - LOT 1                 |                     |      |       |
|------------------------------------|---------------------|------|-------|
| PROPOSED DUPLEX DEVELOPMENT        |                     |      |       |
| 358 DOUGLAS AVENUE<br>PENTICTON BC |                     |      |       |
| DRAWN BY: MBW                      | DATE: OCT 13/21     |      |       |
| DESIGN BY:                         | PROJECT No.: 201918 |      |       |
| CHK'D BY:                          | FILE No.:           |      |       |
| SCALE: 1/8"=1'                     | SHEET No.: 4        | OF 6 | REV 4 |

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ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE NOTED.

DO NOT SCALE.

GENERAL CONTRACTOR AND/OR SUBTRADEES TO VERIFY ALL DIMENSIONS AND CONDITIONS AS SHOWN ON DRAWINGS WITH ACTUAL EXISTING CONDITIONS. ANY DISCREPANCIES TO BE REPORTED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND/OR INSTALLATION.

IF IN DOUBT, ASK.

BRENTVIEW DEVELOPMENT  
AVERY PL. PENTICTON, BC  
INFO@BRENTVIEW.CA

NOTES:

JAMES HARDIE  
PANEL, TRIM, FASCIA  
IRON GRAY

ALLURA WOODTONE  
LAP SIDING  
ASPEN RIDGE

JAMES HARDIE  
LAP SIDING  
PEARL GRAY

BENJAMIN MOORE  
BLACK  
SOFFITT, FLASHING,  
ROOFING

ELDORADO  
SILVER LINING  
STACKED STONE  
ENTRIES

[illegible]

PROJECT

**358 DOUGLAS AVE.  
PENTICTON, BC**

ADDRESS

358 DOUGLAS AVE.  
PENTICTON, BC

|             |
|-------------|
| SHEET TITLE |
|-------------|

COLOURED  
ELEVATIONS





## Development Permit

Permit Number: DP PL2021-9135

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: Proposed Lot 2 (Legal to be updated after subdivision)
  - Civic: Proposed Lot 2 of 358 Douglas Ave (Civic to be updated after subdivision)
  - PID: Proposed Lot 2 (PID to be updated after subdivision)
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a side-by-side 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 \$\_\_\_\_\_ 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 \_\_\_\_\_, 2021.

Issued this \_\_\_\_ day of \_\_\_\_\_, 2021.

---

Angela Collison  
Corporate Officer

FOLIO: 01119-000  
PID: 011-895-969  
PLAN: KAP932  
PARCEL CLASS: Subdivision  
Folio Lot Size: .257 ACRES  
LOT 20 DISTRICT LOT 1 GROUP 7 S.D.Y.D. PLAN 932

Current Zoning: R2 Small Lot Residential  
Has Site Specific Zoning: No  
OCP: N/A  
Development Permit: N/A

PROPOSED SUBDIVISION:  
LOT 1

PARCEL AREA = 4265 SQ. FT. [369.23m<sup>2</sup>]  
 PROPOSED GROSS BUILDING FOOTPRINT =  
 1404 SQ. FT. [130.44m<sup>2</sup>]  
 PROPOSED PARCEL COVERAGE = 32.9%  
 MAX PARCEL COVERED ALLOWED - 40%

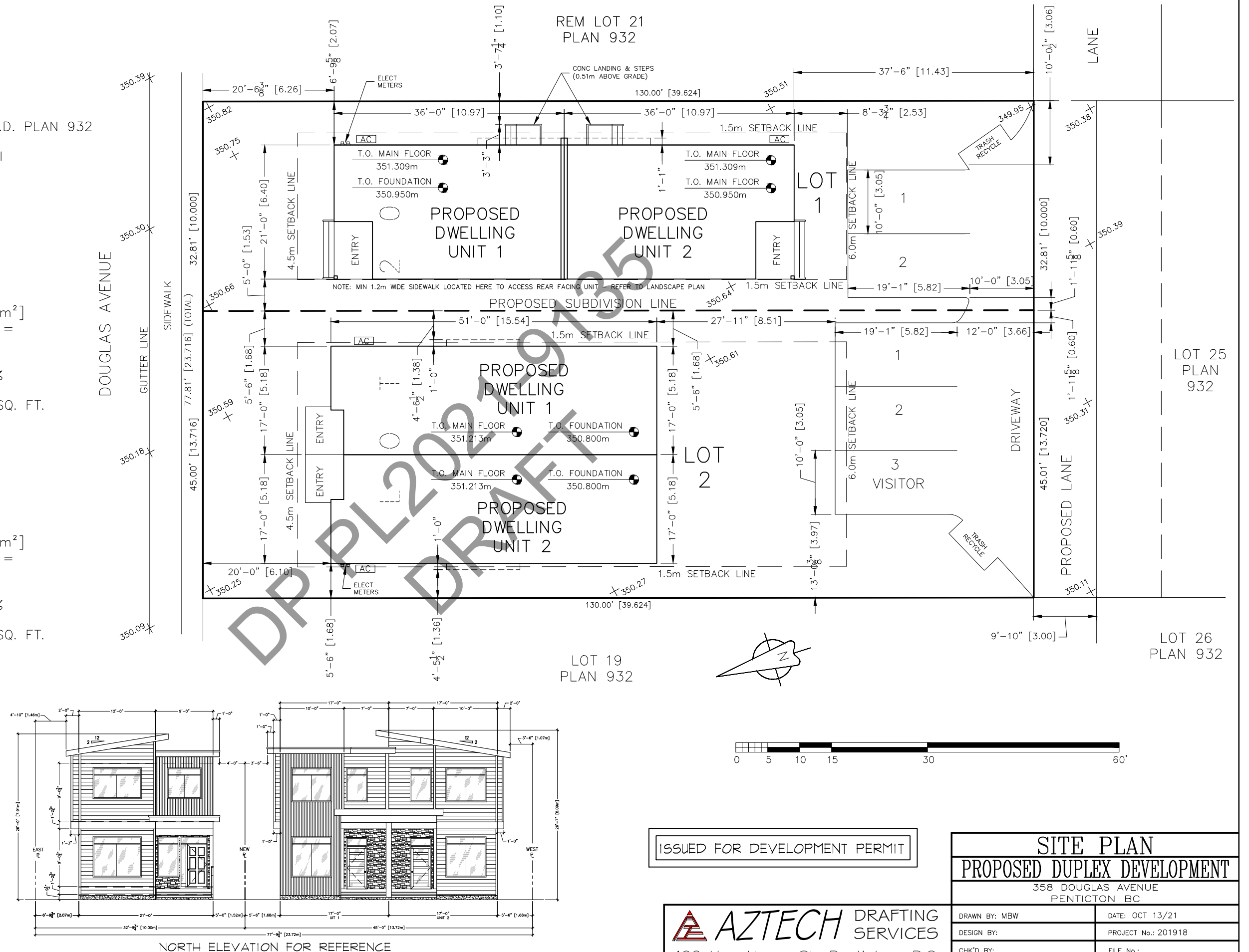
TOTAL FINISHED FLOOR AREA = 2848 SQ. FT.  
PROPOSED FAR = 0.67  
ALLOWABLE FAR = 1.0

PROPOSED BUILDING HEIGHT  $\approx$  8.00m  
MAX HEIGHT ALLOWED = 10.5m

LOT 2  
ZONING RD2  
PARCEL AREA = 5850 SQ. FT. [543.48m<sup>2</sup>]  
PROPOSED GROSS BUILDING FOOTPRINT =  
1706 SQ. FT. [160.72m<sup>2</sup>]  
PROPOSED PARCEL COVERAGE = 29.2%  
MAX PARCEL COVERED ALLOWED - 40%

TOTAL FINISHED FLOOR AREA = 3238 SQ. FT.  
PROPOSED FAR = 0.55  
ALLOWABLE FAR = 1.0

PROPOSED BUILDING HEIGHT  $\approx$  8.00m  
MAX HEIGHT ALLOWED = 10.5m



ISSUED FOR DEVELOPMENT PERMIT

|                                    |                     |
|------------------------------------|---------------------|
| SITE PLAN                          |                     |
| PROPOSED DUPLEX DEVELOPMENT        |                     |
| 358 DOUGLAS AVENUE<br>PENTICTON BC |                     |
| DRAWN BY: MBW                      | DATE: OCT 13/21     |
| DESIGN BY:                         | PROJECT No.: 201918 |
| CHK'D BY:                          | FILE No.:           |
| SCALE: 1"=15'                      | SHEET No.: 1 OF 6   |
|                                    | REV<br>4            |

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Phone: 250-492-3344 e-mail: [service@aztechdrafting.com](mailto:service@aztechdrafting.com)

| PLANTING LEGEND                                                                   |          |                                |
|-----------------------------------------------------------------------------------|----------|--------------------------------|
| SYMBOL                                                                            | QUANTITY | DESCRIPTION                    |
|  | 9        | Bunch Grass                    |
|  | 28       | Low Lying Grass                |
|  | 6        | Small Ornamental Shrub         |
|  | 4        | Tree as per Zoning Bylaw 5.3.1 |
|  |          | Mulch Planting Beds            |
|  |          | Concrete                       |
|  |          | Pavement                       |
|  |          | Compacted Crusher Fines        |
|  |          | Grass                          |

NOTE: Install fully automated underground irrigation system on timers as per supplier spec.

DOUGLAS AVENUE

GUTTER LINE

SIDEWALK

32.81' [10.000]

45.00' [13.716]

LOT 1

LAWN

SIDEWALK

LOT 2

LAWN

SIDEWALK

PROPOSED DWELLING UNIT 1

ENTRY

PROPOSED DWELLING UNIT 1

ENTRY

PROPOSED DWELLING UNIT 2

ENTRY

PROPOSED DWELLING UNIT 2

ENTRY

REM LOT 21  
PLAN 932

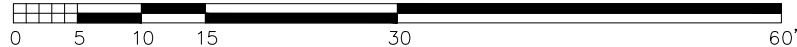
130.00' [39.624]

5' HIGH WOOD  
PRIVACY FENCE (TYP)

5' HIGH WOOD  
PRIVACY FENCE (TYP)

130.00' [39.624]

LOT 19  
PLAN 932



LANE

32.81' [9.999]

PROPOSED LANE

45.00' [13.716]

1

LAWN

TRASH  
RECYCLE

2

1

1

2

3

VISITOR

1

2

3

TRASH  
RECYCLE

1

2

3

TRASH  
RECYCLE

1

2

3

TRASH  
RECYCLE

1

2

3

LOT 25  
PLAN 932

LOT 26  
PLAN 932

ISSUED FOR DEVELOPMENT PERMIT



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**LANDSCAPE PLAN**

**PROPOSED DUPLEX DEVELOPMENT**

358 DOUGLAS AVENUE  
PENTICTON BC

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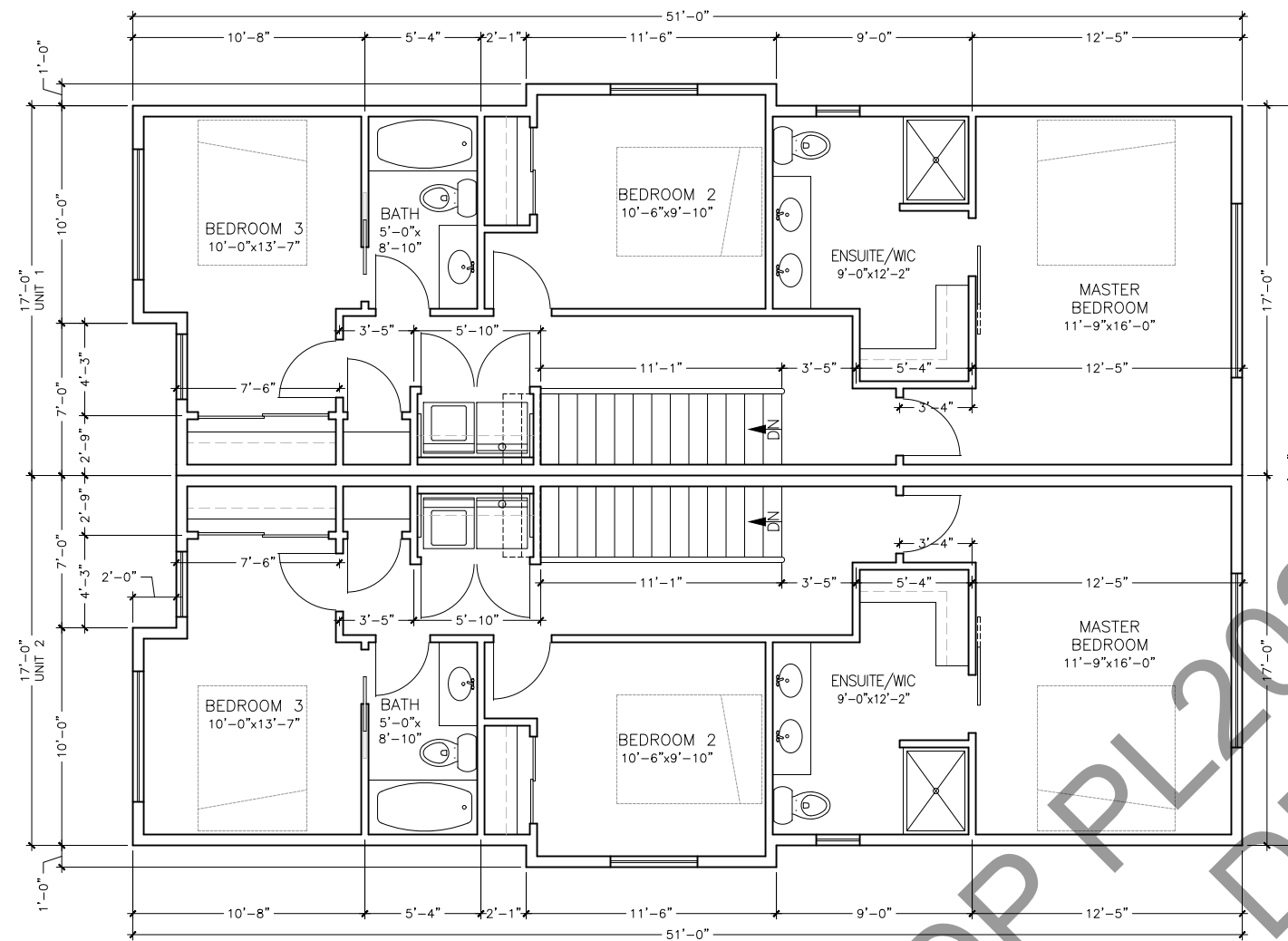
CHK'D BY:

FILE No.:

SCALE: 1"=15'

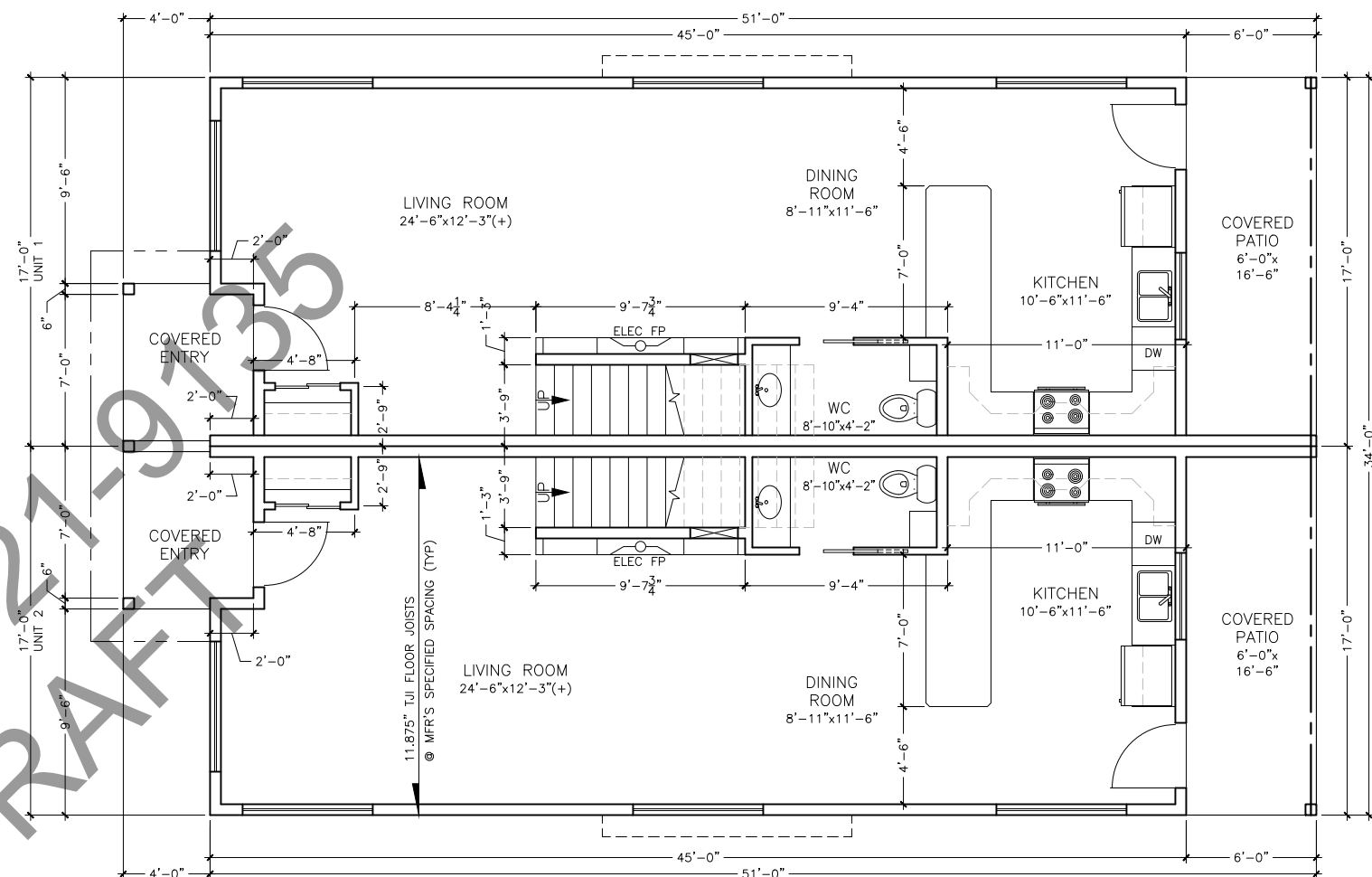
SHEET No.: 2 OF 6

REV  
4



UPPER FLOOR PLAN  
 UNIT 1 - 865 SQ FT  
 UNIT 2 - 865 SQ FT  
 TOTAL CONDITIONED SPACE - 1730 SQ FT

T.O. 2nd FLOOR = 354.392m



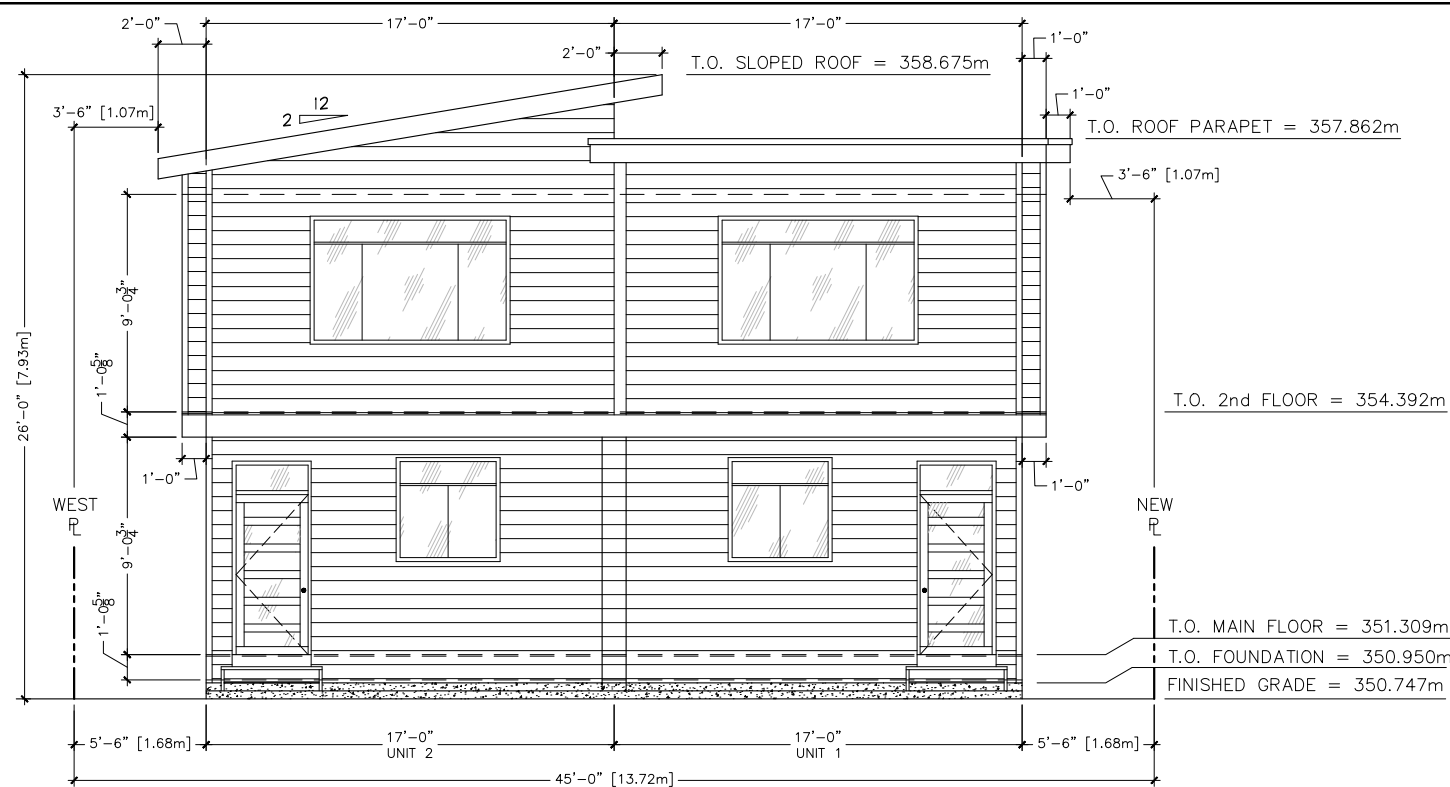
MAIN FLOOR PLAN  
 UNIT 1 - 754 SQ FT  
 UNIT 2 - 754 SQ FT  
 TOTAL CONDITIONED SPACE - 1508 SQ FT

T.O. MAIN FLOOR = 351.309m

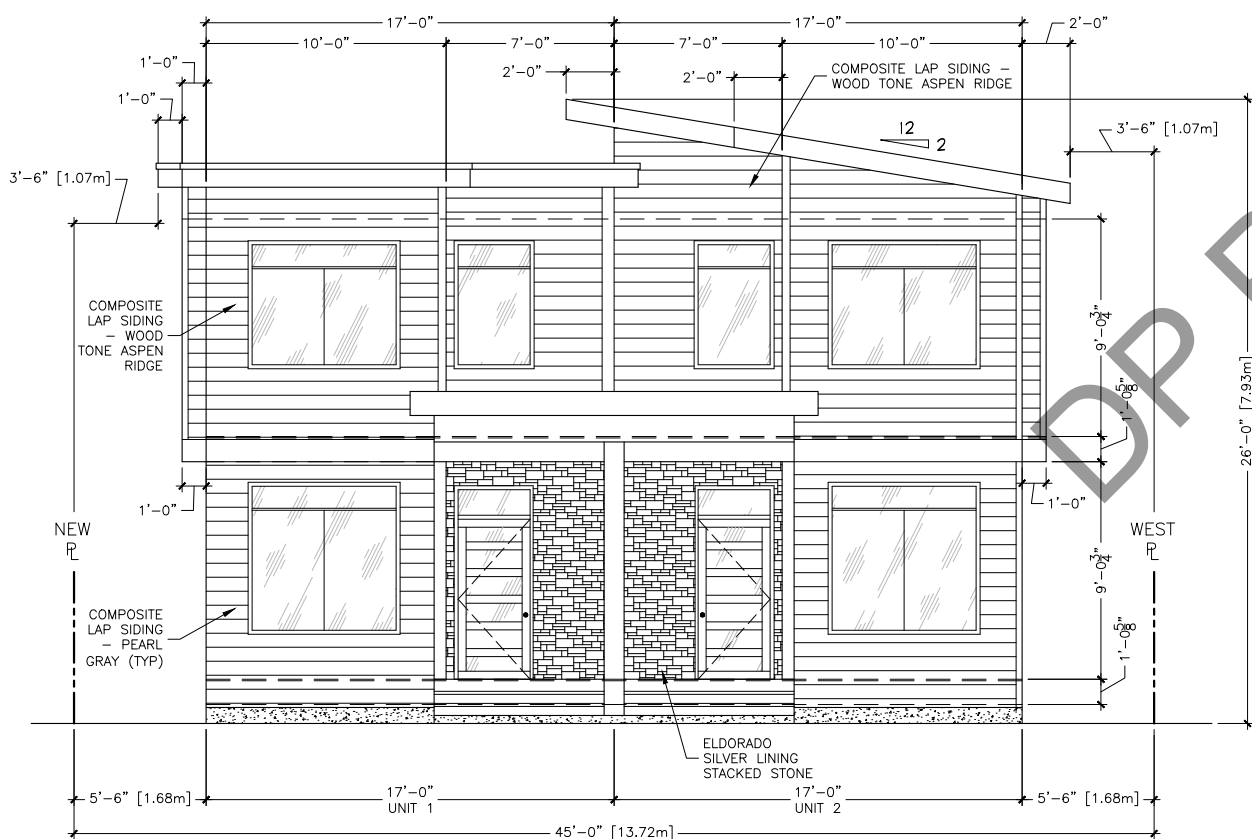
ISSUED FOR DEVELOPMENT PERMIT

| FLOOR PLANS - LOT 2                |                     |
|------------------------------------|---------------------|
| PROPOSED DUPLEX DEVELOPMENT        |                     |
| 358 DOUGLAS AVENUE<br>PENTICTON BC |                     |
| DRAWN BY: MBW                      | DATE: OCT 13/21     |
| DESIGN BY:                         | PROJECT No.: 201918 |
| CHK'D BY:                          | FILE No.:           |
| SCALE: 1/8"=1'                     | SHEET No.: 5 OF 6   |
|                                    | REV 4               |

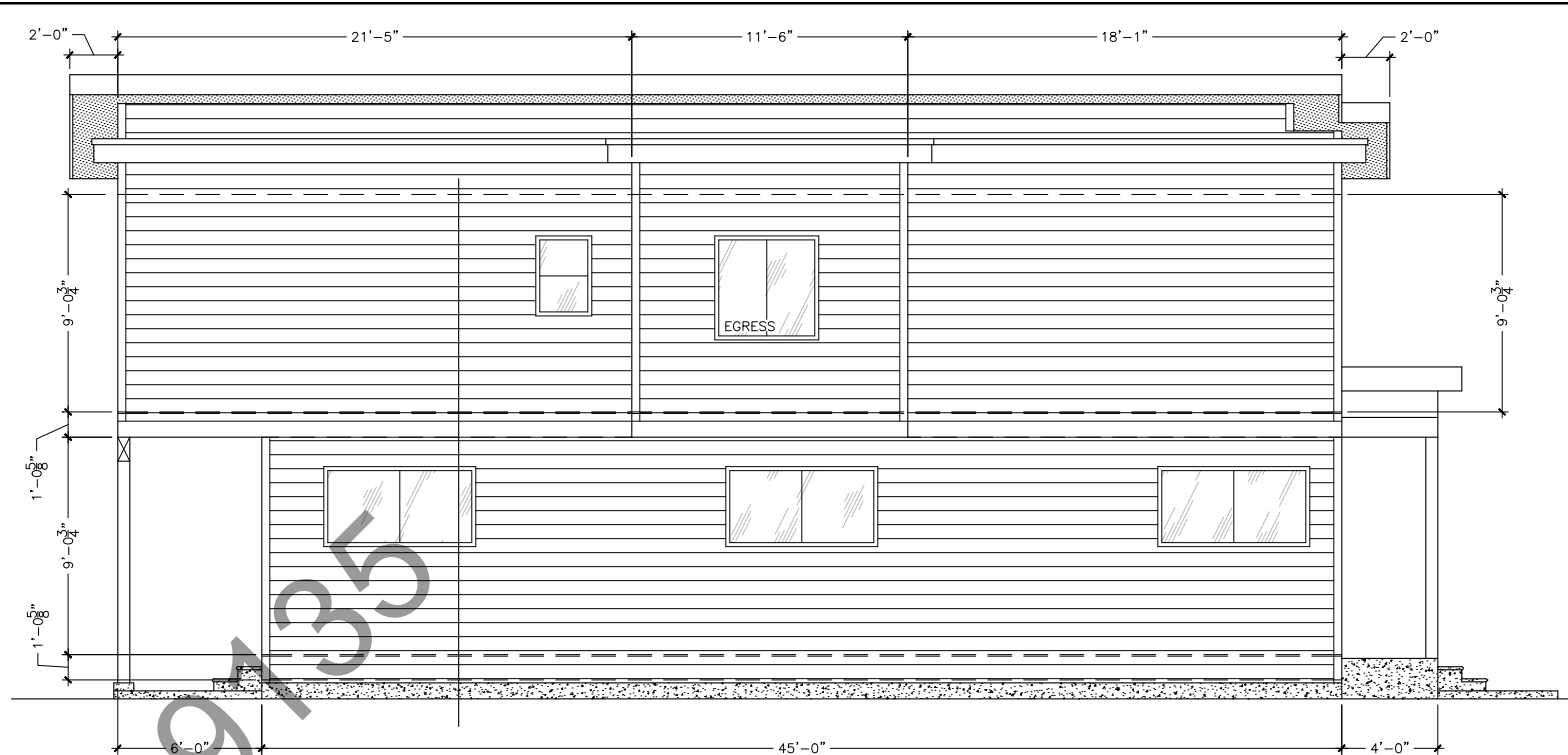
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 Phone: 250-492-3344 e-mail: service@aztechdrafting.com



SOUTH ELEVATION

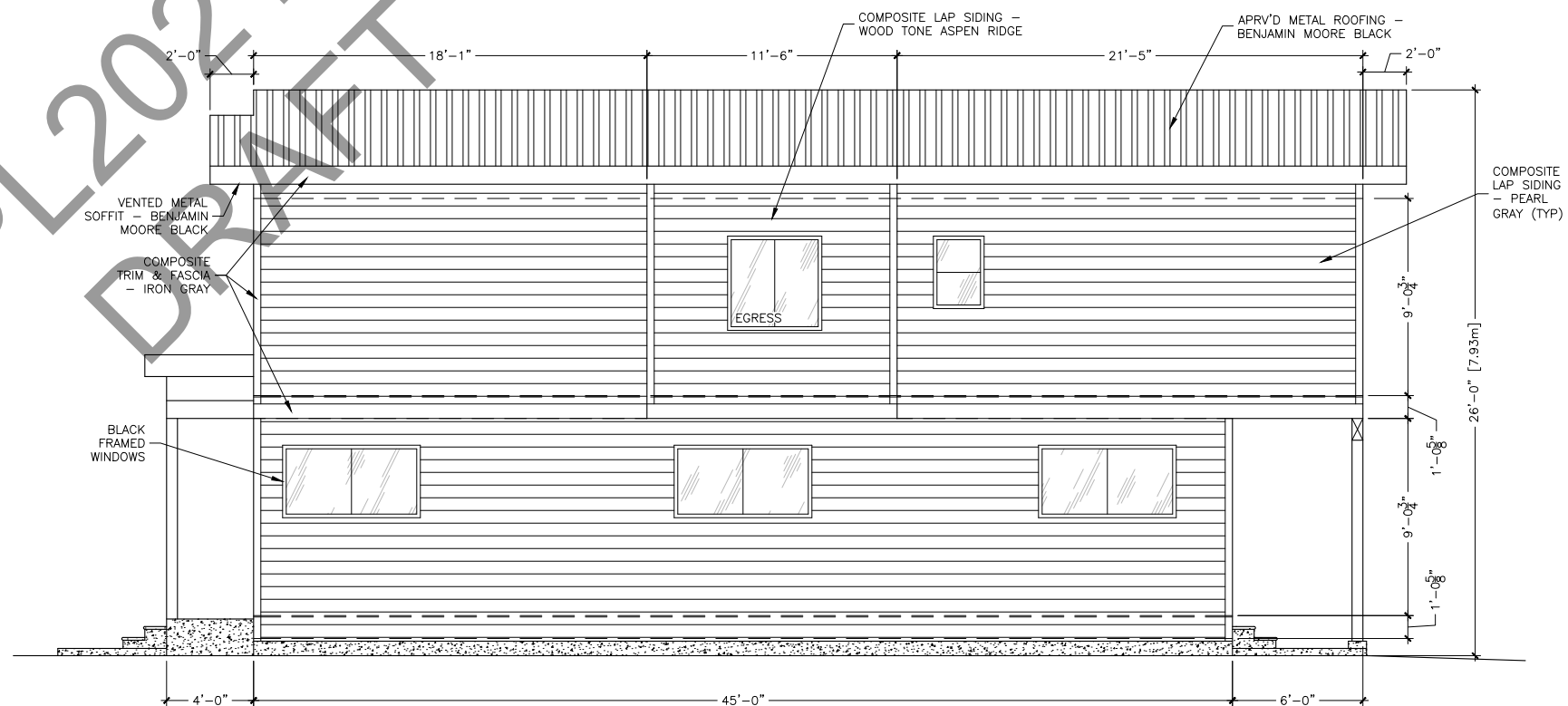


NORTH ELEVATION



EAST ELEVATION

SPATIAL SEPARATION  
TOTAL BUILDING FACE = 1048 sq. ft.  
TOTAL UNPROTECTED OPENINGS = 60 sq. ft. (5.7%)  
LIMITING DISTANCE = 1.68 m



WEST ELEVATION

SPATIAL SEPARATION  
TOTAL BUILDING FACE = 1048 sq. ft.  
TOTAL UNPROTECTED OPENINGS = 60 sq. ft. (5.7%)  
LIMITING DISTANCE = 1.68 m

| ELEVATIONS - LOT 2                 |                     |      |       |
|------------------------------------|---------------------|------|-------|
| PROPOSED DUPLEX DEVELOPMENT        |                     |      |       |
| 358 DOUGLAS AVENUE<br>PENTICTON BC |                     |      |       |
| DRAWN BY: MBW                      | DATE: OCT 13/21     |      |       |
| DESIGN BY:                         | PROJECT No.: 201918 |      |       |
| CHK'D BY:                          | FILE No.:           |      |       |
| SCALE: 1/8"=1'                     | SHEET No.: 6        | OF 6 | REV 4 |

ISSUED FOR DEVELOPMENT PERMIT

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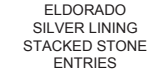
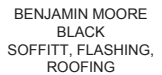
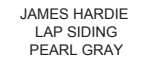
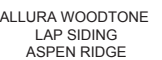
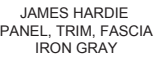
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IF IN DOUBT, ASK.

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AVERY PL. PENTICTON, BC  
INFO@BRENTVIEW.CA

NOTES:

PROJEC

ADDRESS

358 DOUGLAS AVE.  
PENTICTON, BC

SHEET T

COLOURED  
ELEVATIONS



## Rezone 358 Douglas Ave

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

With the following site specific provision:

A maximum of two dwelling units shall  
be permitted on each lot.



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2021-39

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

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