

March 3, 2022

Address & Legal Description

1701 Fairford Drive

Lot 2, District Lot 115, Similkameen Division Yale
District, Plan KAP48734

Subject & Proposal

Zoning Amendment Bylaw 2022-12

The applicant is proposing to rezone and subdivide the subject property to build one duplex on each future lot (Figure 1).

Property Location



In order to proceed with the proposed development, the applicant is requesting to rezone the subject property from the R2 (Small Lot Residential) zone to the RD3 (Residential Infill) zone with a site specific provision that a maximum of two dwelling units shall be permitted on each lot.

Information:

You can find the staff report to Council and Zoning Amendment Bylaw 2022-12 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 p.m., Tuesday, March 15, 2022** in Council Chambers, Penticton City Hall, 171 Main St.

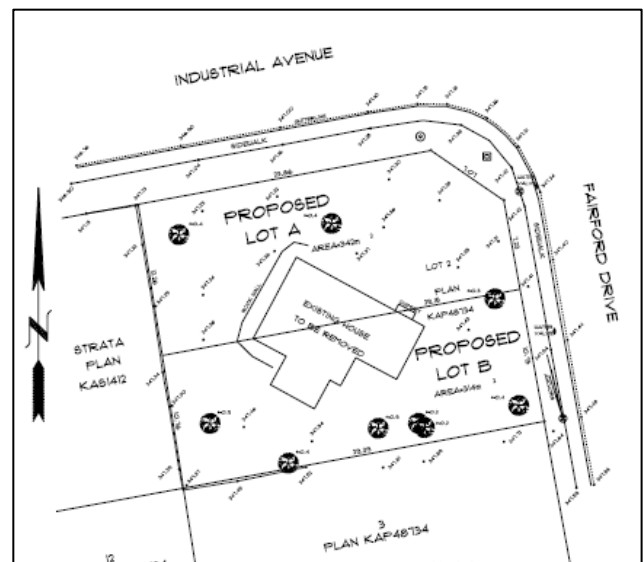


Figure 1: Subdivision Sketch Plan

In response to COVID-19, the Public Hearing is being held both in-person and electronically. All meetings and public hearings 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/publichearings for details and the Zoom link.
2. May participate at the Public Hearing via telephone. Please visit www.penticton.ca/publichearings for details and the telephone number.
3. Submit written comments by mail or email no later than 9:30 am, Tuesday, March 15, 2022 to:

Attention: Corporate Officer, City of Penticton

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

Email: publichearings@penticton.ca

Please ensure the following is included in your correspondence:

Subject: Zoning Amendment Bylaw 2022-12; 1701 Fairford Drive

4. May appear in person. (Masks are required.)

No letter, report or representation from the public will be received by Council after the conclusion of the March 15, 2022 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: March 1, 2022
To: Donny van Dyk, Chief Administrative Officer
From: Steven Collyer, Planner II
Address: 1701 Fairford Drive

File No: RMS/1701 Fairford Dr

Subject: Zoning Amendment Bylaw No. 2022-12
Development Permit PL2021-9191
Development Permit PL2021-9192

Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2022-12", a bylaw to rezone Lot 2 District Lot 115 Similkameen Division Yale District Plan KAP48734, located at 1701 Fairford Drive, from R2 (Small Lot Residential) zone to RD3 (Residential Infill) zone, 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. 2022-12" to the March 15, 2022 Public Hearing;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2022-12" and final subdivision registration of the two lots, approve "Development Permit PL2021-9191" and "Development Permit PL2021-9192" for Lot 2 District Lot 115 Similkameen Division Yale District Plan KAP48734, located at 1701 Fairford Drive, permits to approve the form and character of a duplex development on each future lot.

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 build one duplex on each future lot (Figure 1). In order to proceed with the proposed development, the applicant is requesting to rezone the subject property from the R2 (Small Lot Residential) zone to the RD3 (Residential Infill) zone. The applicant has also submitted two development permit applications for Council's consideration, in addition to the

rezoning request. The development permits will not be issued until the rezoning is adopted and the subdivision is registered with the Land Title Office.



Figure 1 - Rendering of proposed development

Background

The subject property is located at the corner of Fairford Drive and Industrial Avenue West (Figure 1). The property contains a single detached dwelling constructed in 1930, which is proposed to be demolished. Surrounding land uses include an eight-unit townhouse development across Fairford Drive to the east, a duplex facing Quebec Street to the west, and a single detached dwelling to the south. Ellis Creek runs along the north side of Industrial Avenue West. The property is located adjacent to a crosswalk and is within walking distance of commercial uses along the Main Street corridor. The future extension of the Lake-to-Lake active transportation route runs along Atkinson Street, one block east of the subject property.

The subject property is currently zoned R2 (Small Lot Residential) in the Zoning Bylaw and is designated 'Detached Residential' by the Official Community Plan (OCP).

Technical Review

This application was reviewed by the Technical Planning Committee (TPC), a group of internal staff who review planning applications. Staff note that the applicant is responsible for relocating an existing fire hydrant and existing electrical pole anchors to proceed with their design. Future subdivision requirements such as water and sanitary connections, and fees to be paid such as Development Cost Charges (DCC's) were identified to the applicant. Typical frontage upgrades and servicing requirements have been identified for the subsequent subdivision and building permit processes. These items have been communicated to the applicant.



Figure 2 - Property location map

Development Statistics

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

	RD3 Zone Requirement	Proposed Lot A (corner lot)	Proposed Lot B (standard lot)
Minimum Lot Width:			
Standard Lot:	9.1 m	n/a	10.75 m
Corner Lot:	10.5 m	12.3 m	n/a
Minimum Lot Area:	275 m ²	342 m ²	314 m ²
Maximum Lot Coverage:	55%	39.5%	43%
Maximum Density:	1.0 Floor Area Ratio (FAR)	0.75 FAR	0.81 FAR
Vehicle Parking:	1 per duplex unit 2 spaces per lot	2 parking spaces	2 parking spaces
Required Setbacks			
Front Yard (Fairford Dr):	4.5 m	6.0 m	6.25 m
Interior Side Yard (south):	1.2 m	1.3 m	1.5 m
Interior Side Yard (north):	1.2 m	n/a	1.3 m
Exterior Side Yard (Industrial Ave W):	3.0 m	3.0 m	n/a
Rear Yard (west):	6.0 m	6.0 m	6.25 m
Maximum Building Height	10.5 m	8 m	8 m
Other Information:	Section 10.6.3.2 states that duplex developments in the RD3 zone with rear lane access must have vehicular access from the rear lane. There is no rear lane behind the subject property, therefore parking is proposed from Fairford Dr.		

Analysis

The Official Community Plan (OCP) designation for the subject property is 'Detached Residential', which supports lower-density areas of single detached houses and/or duplexes in primarily residential neighbourhoods (Figure 3). Duplexes are one of the building types envisioned in this designation. The applicant is proposing to subdivide the 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 forms envisioned by the 'Detached Residential' OCP designation. Staff note that 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 and does not allow for additional density to be added in the future, staff have limited included a site-specific limitation of two dwelling units per property through the proposed zoning amendment.

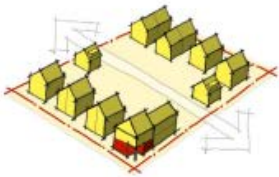
Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
	Lower-density areas of single detached houses and/or duplexes in primarily residential neighbourhoods including single-detached bareland stratas	• Single detached houses with secondary suites or carriage houses • Duplexes • Small-scale neighbourhood commercial building (e.g., corner store, coffee shop) • Manufactured homes	• Residential • Limited retail/service	• 1 or 2 units per lot • Generally up to 2 ½ storeys to reflect 30' maximum in Zoning Bylaw	• R1 • R2 • R3 • RD1 • RSM • C2
Site-Specific Detached Residential Policy Statement: 375 Smythe Drive: a maximum of 27 detached single-family houses are permitted on this site. Houses may include secondary suites but not carriage houses.					

Figure 3 - Excerpt from Land Use Designations table (OCP)

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

- OCP Policy 4.1.1.1 Focus new residential development in or adjacent to existing developed areas.
- OCP Policy 4.1.3.1 Encourage more intensive “infill” residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.
- OCP Policy 4.1.3.5 Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.
- OCP Policy 4.1.4.1 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 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 4.2.5.2 Encourage land use planning that results in neighbourhoods that can be easily serviced by transit.

Staff consider that the application proposes an appropriately-scaled development for the neighbourhood. Located at the corner of a major road (Industrial Ave), and with an 8-unit townhouse development across the street, the proposed rezoning would create a density transition towards the single detached homes further south on Fairford Drive. The two-storey building design is consistent with the primarily one and two-storey buildings in the surrounding area. The proposed rezoning and subdivision to allow duplex development is consistent with the increased density and building forms envisioned by the Detached Residential designation.

The applicant has not requested any variances from the Zoning Bylaw requirements for the proposed development.

Subdivision

Development Permits

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.

Alternate Recommendations

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2022-12".

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 (applicant)

Attachment F – Development Permit Analysis (applicant)

Attachment G – Draft Development Permit PL2021-9191 (Proposed Lot A)

Attachment H – Draft Development Permit PL2021-9192 (Proposed Lot B)

Attachment I – Zoning Amendment Bylaw No. 2022-12

Respectfully submitted,

Steven Collyer, RPP, MCIP

Planner II

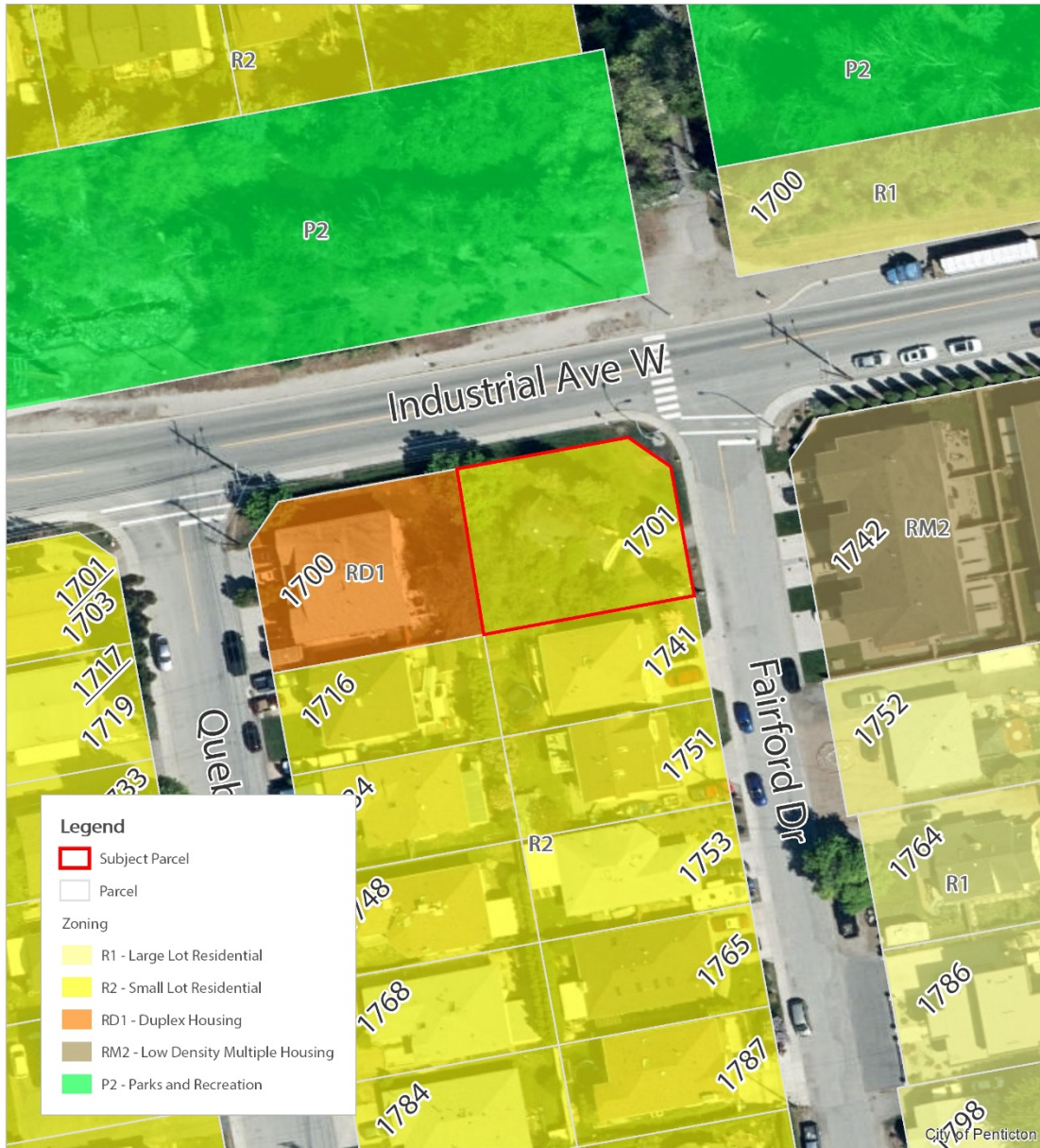
Concurrence

Director of Development Services <i>BL</i>	Chief Administrative Officer DyD
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1701 Fairford Drive

Zoning Map



Legend

- Subject Parcel
- Parcel

Zoning

- R1 - Large Lot Residential
- R2 - Small Lot Residential
- RD1 - Duplex Housing
- RM2 - Low Density Multiple Housing
- P2 - Parks and Recreation

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.



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1701 Fairford Drive

Official Community Plan Map



Legend

 Subject Parcel

 Parcel

Official Community Plan

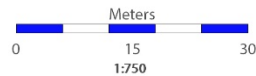
Future Land Use

 Detached Residential

 Ground Oriented Residential

 Parks

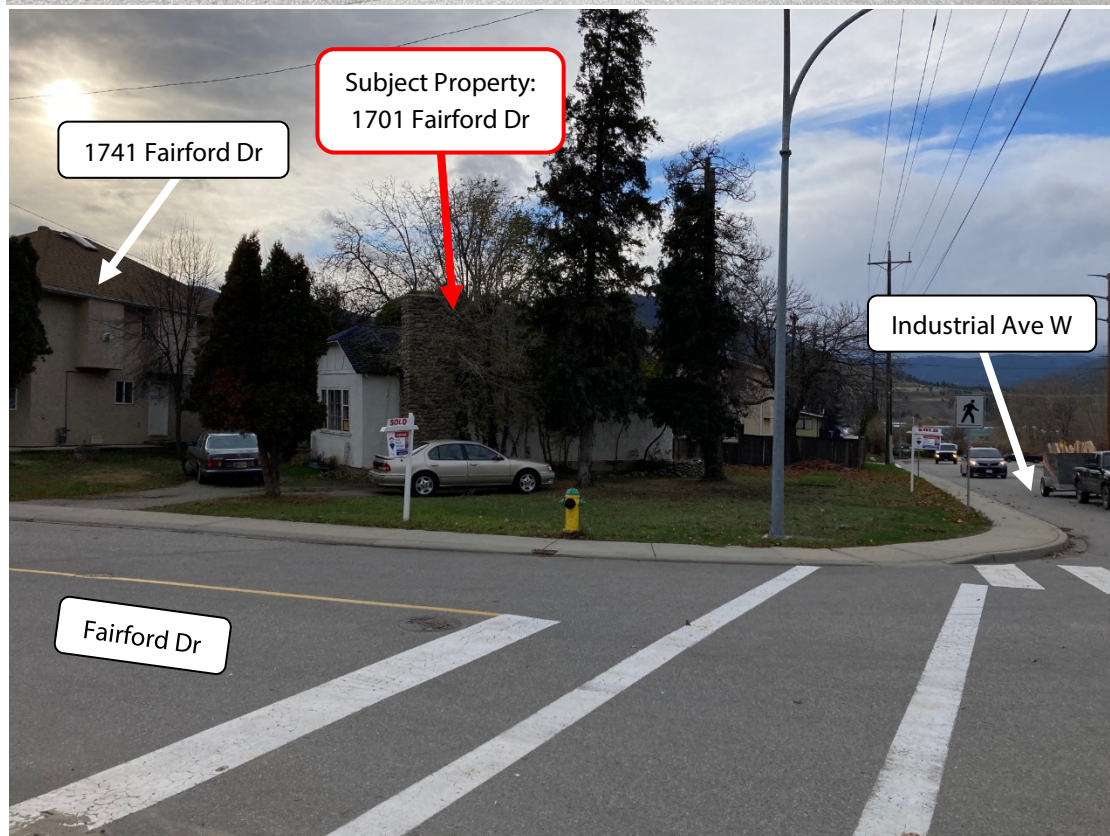
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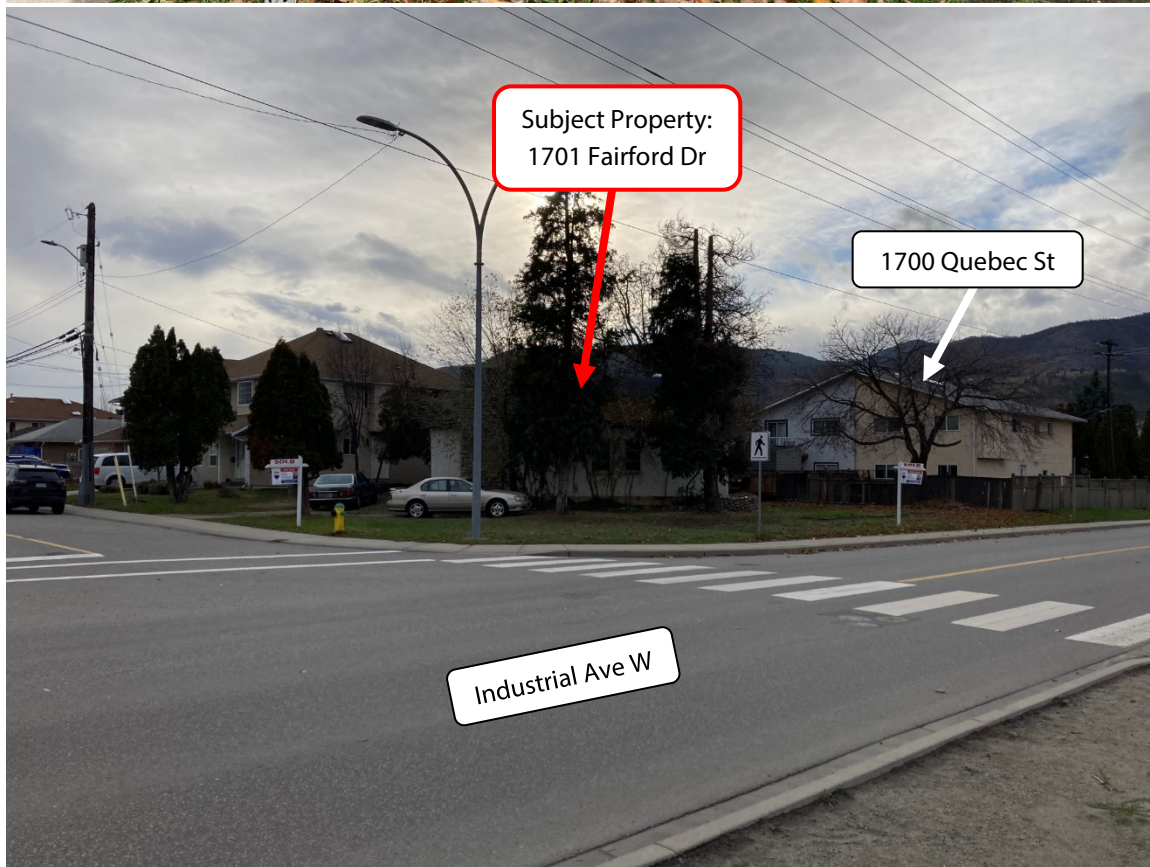


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Attachment C – Photos of Property





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* *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.).*
- There are electrical pole anchors and a fire hydrant along the Fairford Dr frontage that impact the development as designed. The applicant will be responsible for relocated this city infrastructure, at their expense.
- Guideline G5* *Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The proposed duplexes are designed at a 6m front yard setback, which exceeds the minimum requirement of 4.5m in the RD3 zone but provides sufficient room for off-street parking. The proposed setback is similar to those of other homes on this side of the street, which on average have a 7m front yard setback.
- Guideline G11* *Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.*
- A barrier-free pedestrian walkway is provided to each proposed unit from Fairford Dr, with a direct sidewalk link on the proposed corner lot to the sidewalk on Industrial Ave W. These paths connect the unit entries to the parking spaces and the garbage/recycle cart storage 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 in the duplex are approximately 0.5m above the grade of the street.
- Guideline G16* *Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...*
- The parking area for the proposed development is accessed from Fairford Dr as there is no rear lane behind this property. One sidewalk on each proposed lot connects the rear unit to the parking area and the street, which minimizes conflict between vehicles and pedestrians on the site.
- Guideline G23* *Articulation of building mass should include horizontal (minor) setbacks and stepbacks (along upper storeys) to provide visual interest and enrich the pedestrian experience. Balconies and/or cantilever upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.*
- The proposed duplex design includes covered porches facing the street as well as roof projections and minor cantilevers. These features provide interesting architectural features which help break up the mass of the 2-storey building faces.
- 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 entries to the units are about 3-4 steps above grade, leading to a covered porch amenity area. The roof overhanging this area breaks up the building face and provides an improved transition between the street, semi-private covered porch, and the interior space of the dwelling unit.

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

- Windows facing the neighbouring property to the south are smaller than those facing east and west towards the street and rear yard. This design choice, and by not having any outdoor 2nd floor amenity spaces, assists with maintaining privacy of neighbouring properties.

Guideline G29 Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas.

- Large windows, main unit entries and covered porches on the duplex buildings face towards the street to provide visual overlook onto the public realm.

Guideline G35 Tree planting...

- The landscaping plan shows one tree in the front yard of each proposed lot. One tree per property is also proposed in the rear yard. The applicant is responsible for planting two boulevard trees along the Industrial Ave W frontage. These trees are in addition to other plantings as shown on the landscaping plan.

Guideline G38 Screening & Buffering...

- Fences ranging from 1.2m to 1.8m in height are proposed along each side property line which will assist with screening the property and maintaining privacy between neighbours to the west and to the south.

Guideline G43 Address both fronting streets in a pedestrian-friendly way, preferably with pedestrian entrances and/or windows on both facades.

- The plans show a sidewalk connection directly onto Industrial Ave W.

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 carts will be stored at the rear of the properties, screened from adjacent properties and public view by fencing.

Guideline IR1 Building Siting: Front and rear yard setbacks should relate to those of existing neighbouring buildings. The primary building's front setback should be no greater than 6.0m so that homes engage with the street.

- The proposed duplexes are 6m from the front property line. The roof projects 0.6m towards the street. This design provides strong street connection with Fairford Dr while providing sufficient depth for a parking space off the street and a similar building setback as other homes along this side of Fairford Dr.



February 10, 2022

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

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

Re: 1701 Fairford Drive Subdivision, Rezoning & Development Permit Application

To City of Penticton Planning Department,

This letter is regarding the proposed rezoning and development of the property located at 1701 Fairford Drive. The property is currently zoned R2 (Small-Lot Residential) and currently houses an older single-family home which is suited for demolition.

The proposal is to subdivide and rezone the property to RD3 (Residential Infill) and build two duplexes for a total of four units. The two-storey duplexes will be modest in size with all parking from Fairford Drive 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 Detached Residential development which allows for duplex zoning for a maximum of two units per lot.

The property currently fronts Fairford Drive and Industrial Ave. 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 a mix of single-family homes, duplexes and townhouses as well as commercial.

Thank you for considering our proposal.

Best regards,

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

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

Attachment F – Development Permit Analysis (applicant)

1701 FAIRFORD DRIVE: 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 nearby, allowing easy access to transit.

PARKING

Each duplex has two parking spots accessed from Fairford Drive. No variances are required for parking as the required number of spaces are met.

DESIGN FOR CLIMATE

The building will meet the requirements of Step 3 of the BC Energy Code. Trees to be planted on the east and west property lines are deciduous trees which will provide shade during the summer and sunlight during the winter as the leaves fall. The trees in the rear yard will provide privacy between the neighbouring property and the development. Each property has its own private rear yard to allow for outdoor living.

ORIENTATION & MASSING

Each unit has its own entry door, the entry door of the units closest to Fairford Drive face the street with a covered porch to improve street appeal. The entry doors of the other units face the rear yards with a covered porch for each door. The duplexes are two storey buildings which fits in the neighbourhood which is made up of two storey duplexes, houses and town houses. A 6' high privacy fence is to be installed along neighbouring property lines as well as between the two duplexes. At 8 meters tall the building is under the maximum height allowance. The style of the building is Modern style which will fit nicely in this neighbourhood.

LANDSCAPING (ENHANCING THE URBAN FOREST)

The landscaping plan for the development includes one tree at the front of each property along Fairford Drive and one additional tree in each of the rear yards of the development for a total of four trees. At the entrance and along the front face of each duplex there is a planting bed with plantings and additional planter beds with plantings along Fairford Drive creating a pleasing aesthetic and curb appeal for the development and a pleasant environment for occupants. To provide a clean easily maintained space along the interior side yards where heat pumps are located and bins will be stored, river rock is used for landscaping. Large grass areas are planned along Industrial Avenue and the rear yards creating pleasant common areas and private yards.

WASTE MANAGEMENT

Garbage and recycling containers are placed at the sides of the front two units, and in the rear yards for the rear units and will be moved to the curb on collection day.

FENCES

6' high wood privacy fences will be placed between the subdivided properties and along the west and south neighbouring property lines. The front yards will have fences between the neighbouring property to the south and between each duplex, these fences will be 4' (1.2 m) high. The property line adjacent to Industrial Avenue does not have a fence.

We believe that the subdivision, rezoning and development of this property is good use of the land and will provide much needed family housing for the city.

Thank you for considering our proposal.

Best regards,



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

Development Permit

Permit Number: DP PL2021-9191

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 A (Legal to be updated after subdivision)
 - Civic: Proposed Lot A of 1701 Fairford Drive (Civic to be updated after subdivision)
 - PID: Proposed Lot A (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 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 _____, 2022.

Issued this ____ day of _____, 2022.

Angela Collison
Corporate Officer



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PLAN
KAS1412

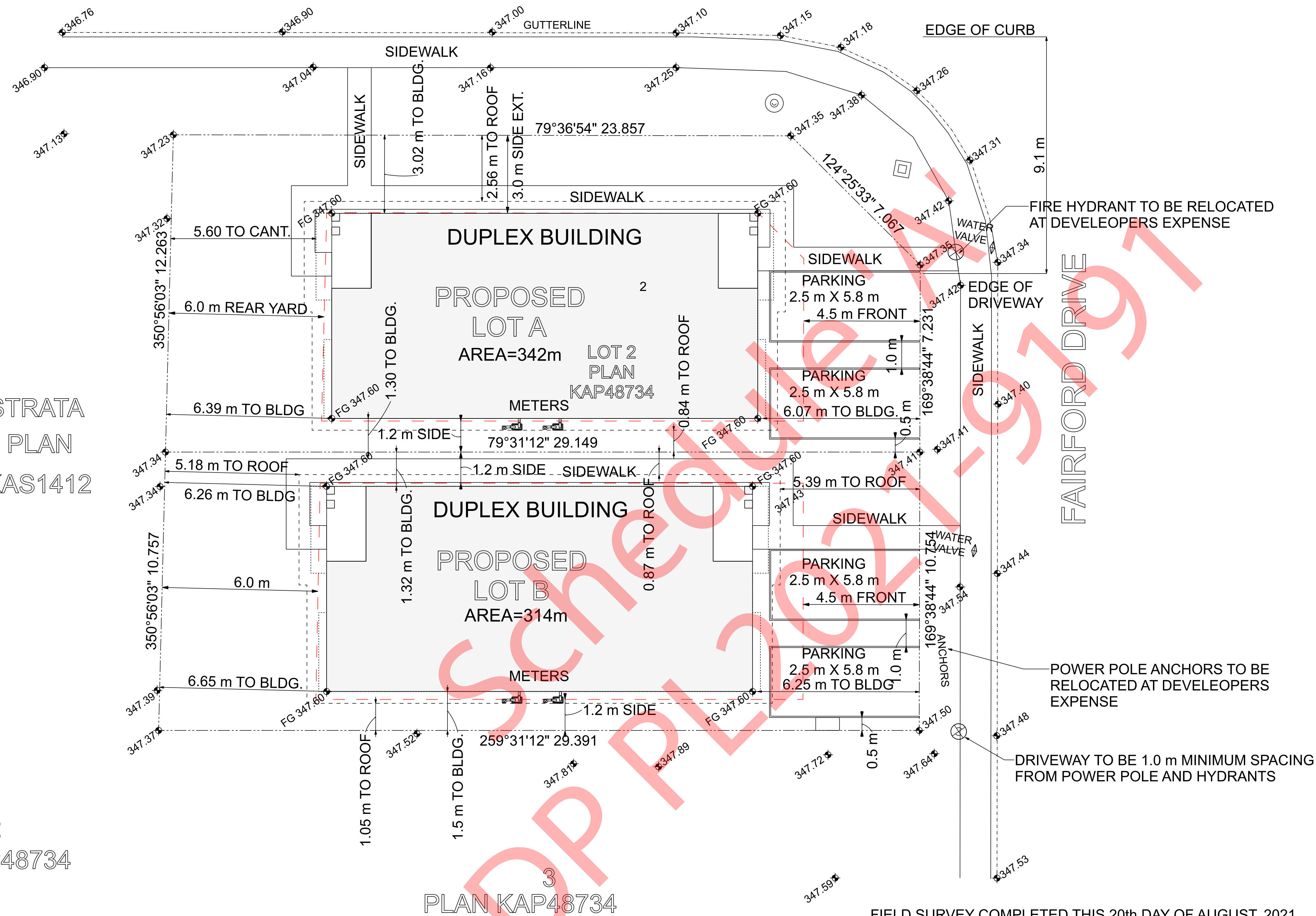
12
PLAN KAP48734

SITE PLAN

SCALE: 1:100
CIVIC ADDRESS: 1701 FAIRFORD DRIVE, PENTICTON, BC
LEGAL DESCRIPTION: PROPOSED SUBDIVISION OF LOT 2, DL 115, SDYD, PLAN KAP48734
PID: 018-039-219

CURRENT ZONING:
PROPOSED ZONING:

INDUSTRIAL AVENUE



FIELD SURVEY COMPLETED THIS 20th DAY OF AUGUST, 2021
ELEVATIONS ARE GEODETIC (ORTHOMETRIC HTv2.0)
DERIVED FROM PENTICTON MONUMENT #4326

MANDEVILLE LAND SURVEYING INC.
PROFESSIONAL B.C. AND CANADA LAND SURVEYORS
FILE: 21-251

LOT A ZONING COMPLIANCE TABLE (PROPOSED ZONING RD3)			
REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	DR	DR	NO
ZONING	R2	RD3	NO
MINIMUM LOT WIDTH	10.5	12.26 m	NO
LOT AREA	275 m2	342 m2	NO
MAXIMUM LOT COVERAGE	55%	39% (136.4 m2)	NO
MAXIMUM DENSITY	1.0 FAR	0.71 FAR (241 m2)	NO
MAXIMUM HEIGHT	10.5 m	8.0 m	NO
MINIMUM FRONT YARD (EAST)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD	1.2 m	1.2 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	3.0 m	NO
MINIMUM REAR YARD (WEST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	2	2	NO

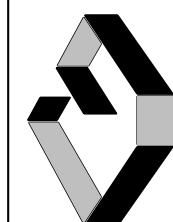
LOT B ZONING COMPLIANCE TABLE (PROPOSED ZONING RD3)			
REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	DR	DR	NO
ZONING	R2	RD3	NO
MINIMUM LOT WIDTH	9.1	12.26 m	NO
LOT AREA	275 m2	315 m2	NO
MAXIMUM LOT COVERAGE	55%	43% (136.4 m2)	NO
MAXIMUM DENSITY	1.0 FAR	0.77 FAR (241 m2)	NO
MAXIMUM HEIGHT	10.5 m	8.0 m	NO
MINIMUM FRONT YARD (EAST)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD	1.2 m	1.2 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	N/A	NO
MINIMUM REAR YARD (WEST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	2	2	NO

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	DRAWN BY:	REVISED:

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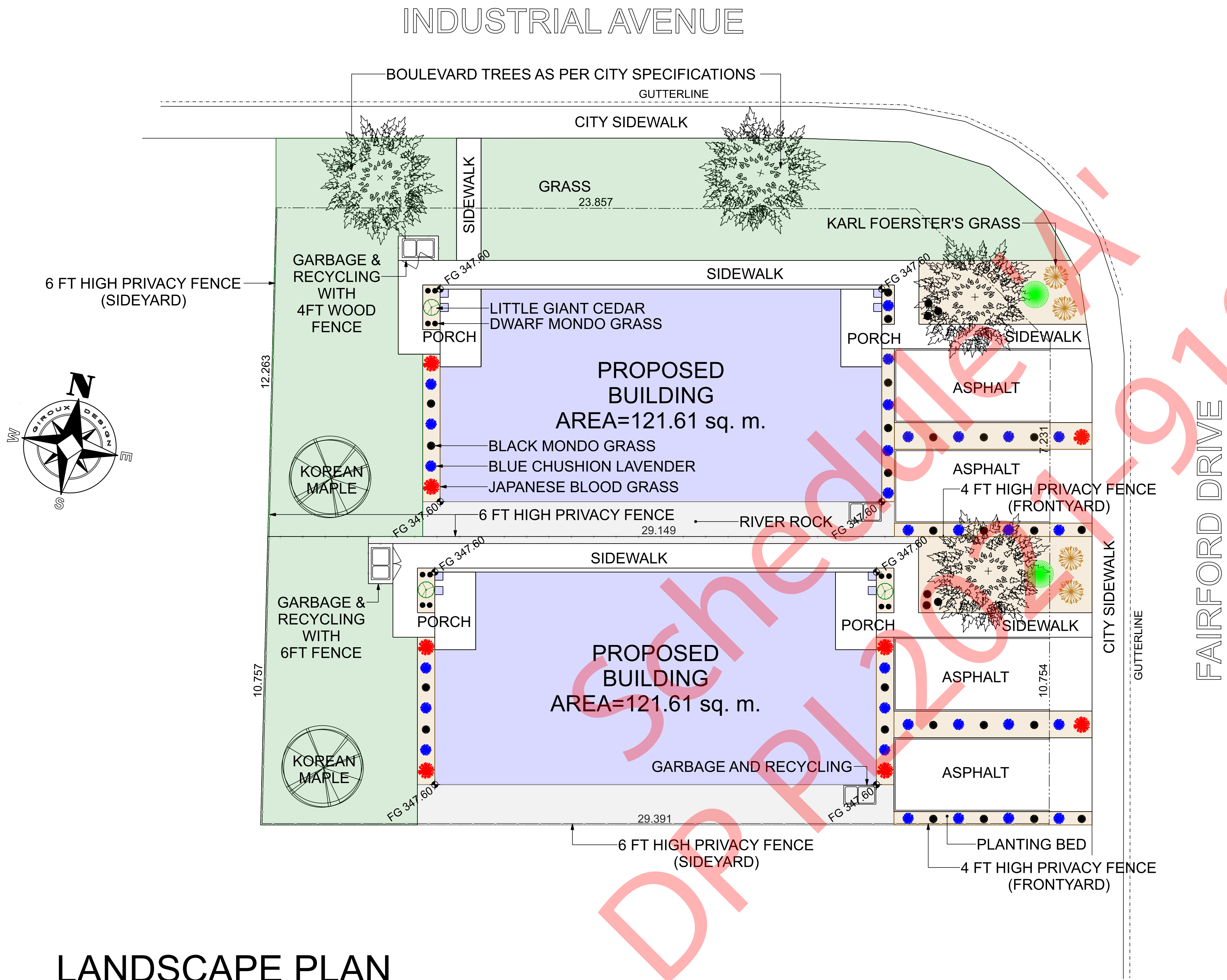


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SLAB
SHEET NO.
A1

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Site Plan

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LANDSCAPE PLAN
SCALE: 1:100
CIVIC ADDRESS: 1701 FAIRFORD DRIVE, PENTICTON, BC

LANDSCAPE SCHEDULE

- PLANTINGS:
- Black Mondo Grass (Ophiopogon planiscapus 'Nigrescens') 31 qty.
Blue Cushion Lavender (Lavandula angustifolia 'Blue Cushion') 30 qty.
Dwarf Mondo Grass (Ophiopogon japonicus 'Nanus') 12 qty.
Japanese Blood Grass (Imperata cylindrica 'Red Baron') 8 qty.
Japanese Forest Grass (Hakonechloa macro) 2 qty.
Karl Foerster's Grass (Calamagrostis x acutiflora Karl Foerster) 4 qty.
Little Giant Cedar (Thuja occidentalis 'Little Giant') 2 qty.
- TREES:
- Korean Maple (Acer pseudosieboldianum) 2 qty.
Crimson Sentry Norway Maple (Acer platanoides 'Crimson Sentry') 2 qty.
Boulevard trees as per City Specifications (Arbores ut per civitatem speciem.) 2 qty.
- GARBAGE DISPOSAL:
- Garbage Container Garbage Conatiner 4
Recycling Container Recycling Container 4
- GROUND COVER/HARD SURFACES:
- Property Area (7076 sq.ft.)
Asphalt (865 sq.ft.)
Grass (2,495 sq.ft.)
Planting Beds-Bark Mulch (827 sq.ft.)
River Rock-2" Rainbow (659 sq.ft.)
Landscape Fabric (1485 sq.ft.)
Sidewalks (673 sq.ft.)
- FENCING:
- 4' High Wood Fence (35 lin.ft.)
6' High 'Good Neighbour' Privacy Fence (313 lin.ft.)
- LANDSCAPE NOTES:
- SHRUBS SHALL BE A MIN OF No.2 POT SHRUBS
- ALL TREES ARE TO BE A MINIMUM CALIPER OF 60mm WITH A CLEAR STEM HEIGHT OF 1.5 m
- NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION
- NO RETAINING WALLS OVER 1.2 m IN HEIGHT ARE PERMITTED WITHIN ANY SETBACK AREA
- LANDSCAPED AREAS TO BE EQUIPPED WITH UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH MOISTURE SENSORS & TIMERS.
- LANDSCAPING AND IRRIGATION TO EXTEND TO EDGE OF CITY SIDEWALKS, CURBS, ASPHALT. (INCLUSIVE OF LANDSCAPING ON CITY BOULEVARD)
- DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

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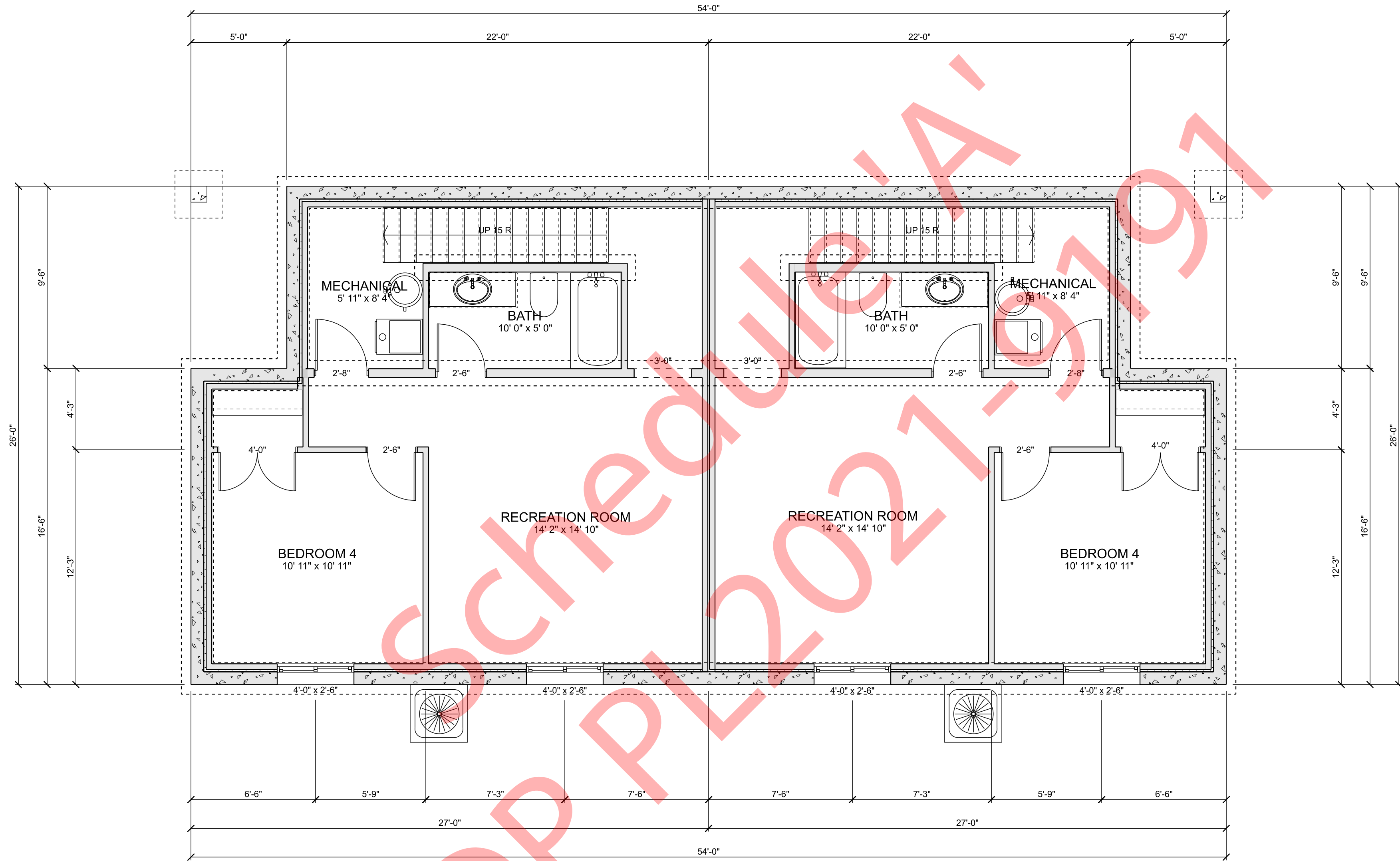
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Landscape Plan



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
BASEMENT FLOOR LIVING AREA: 1309 sq ft.

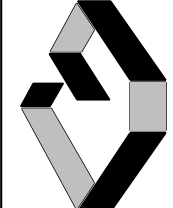
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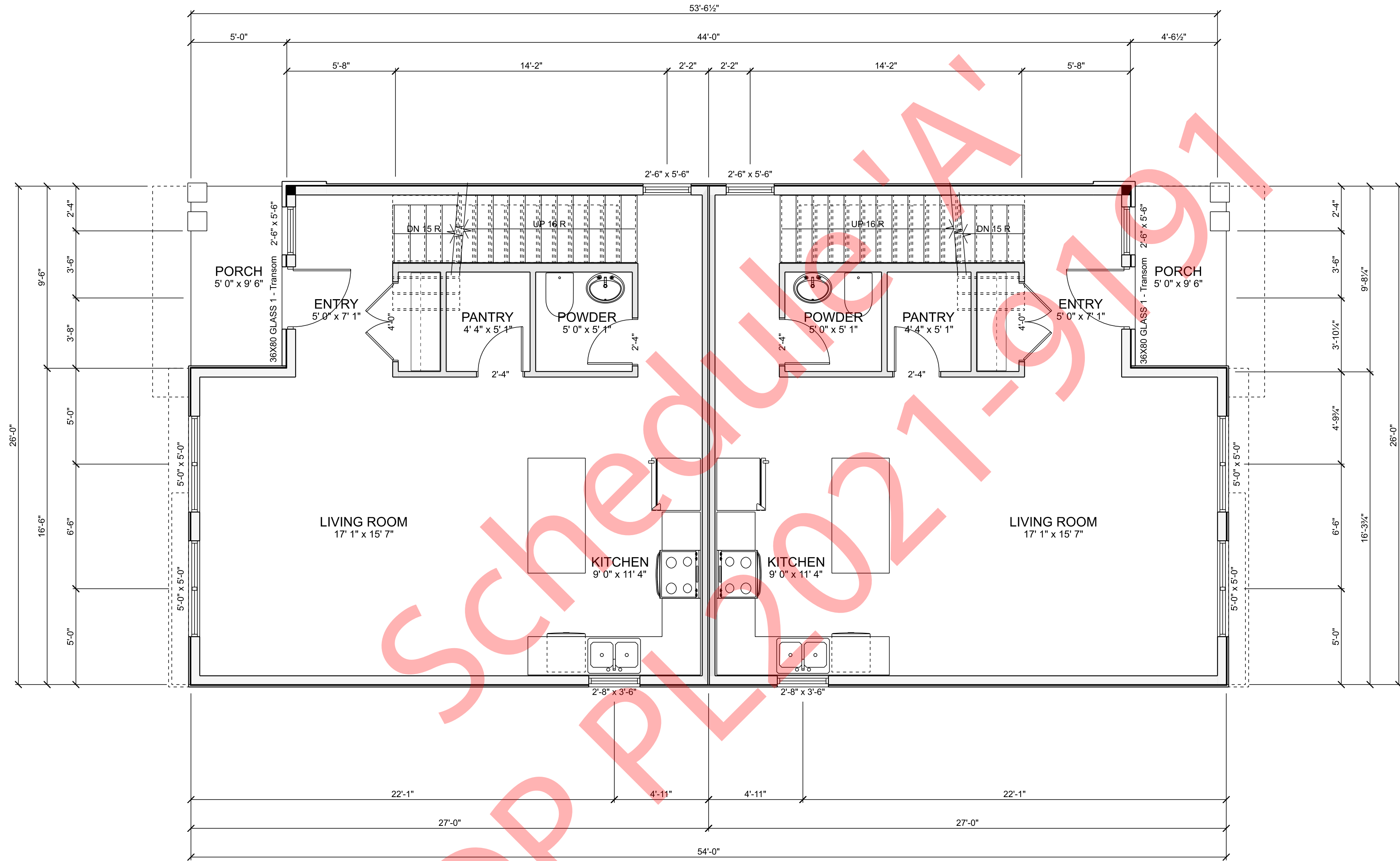
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Basement Floor Plan



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
MAIN FLOOR LIVING AREA: 1309.0 sq ft.

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Main Floor Plan

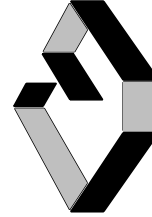
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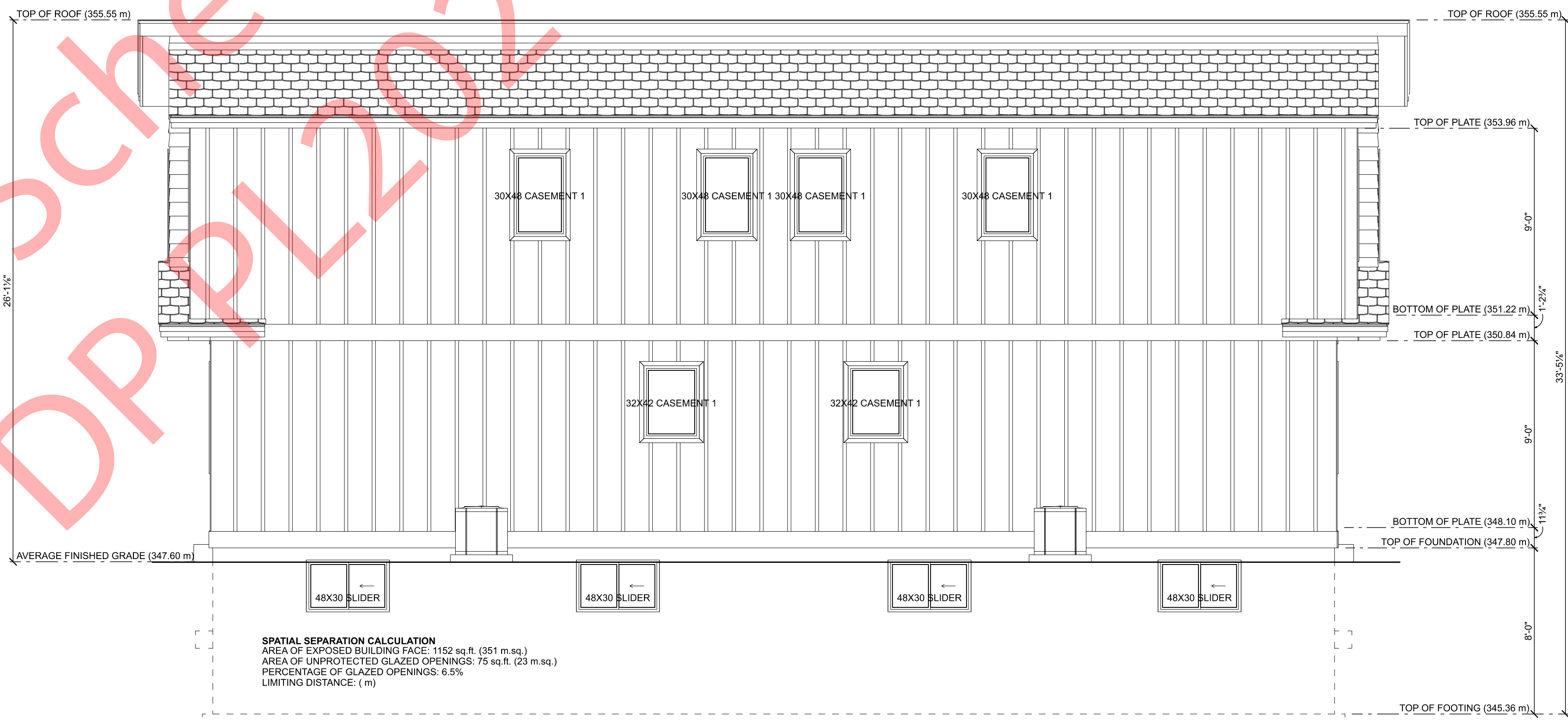
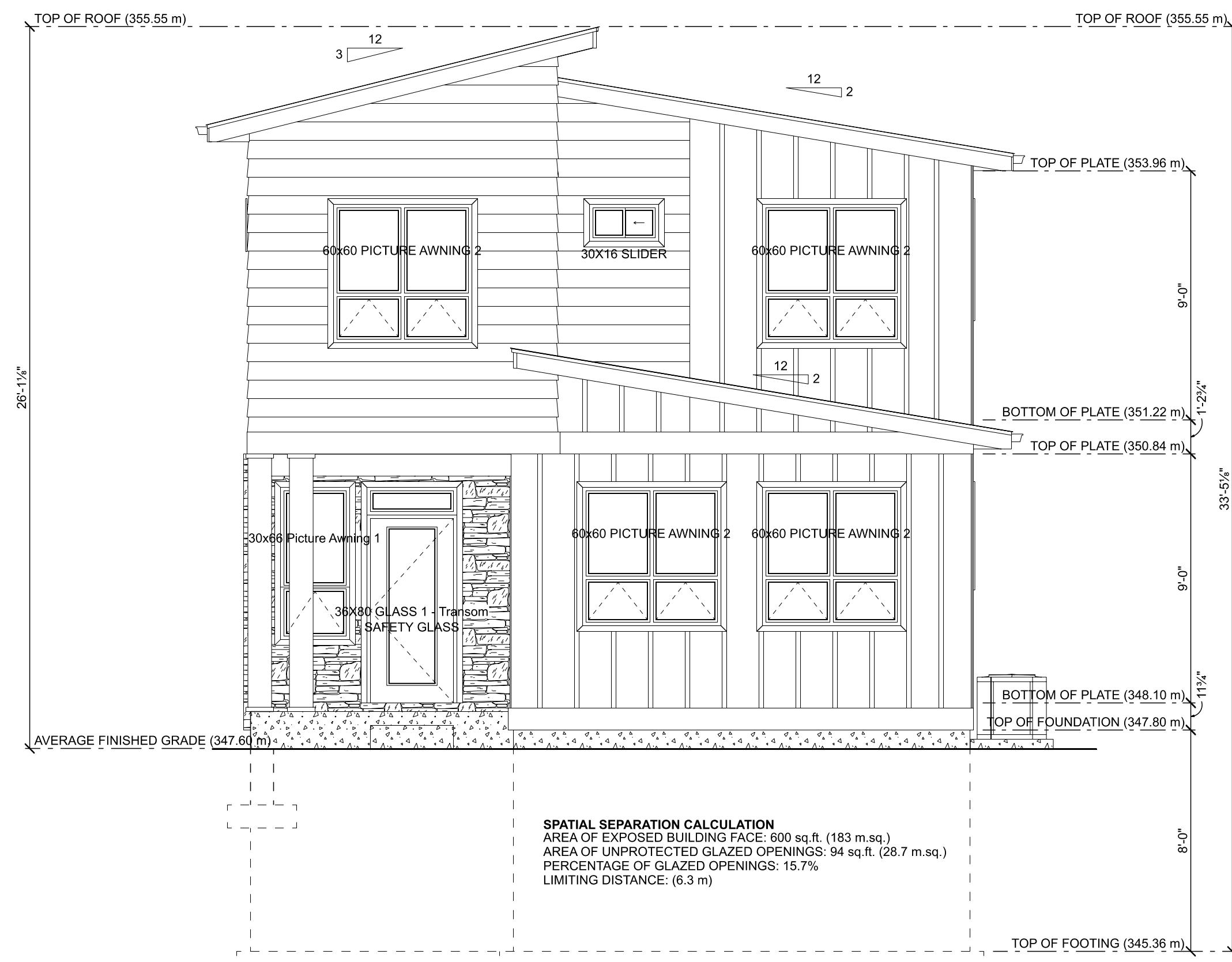
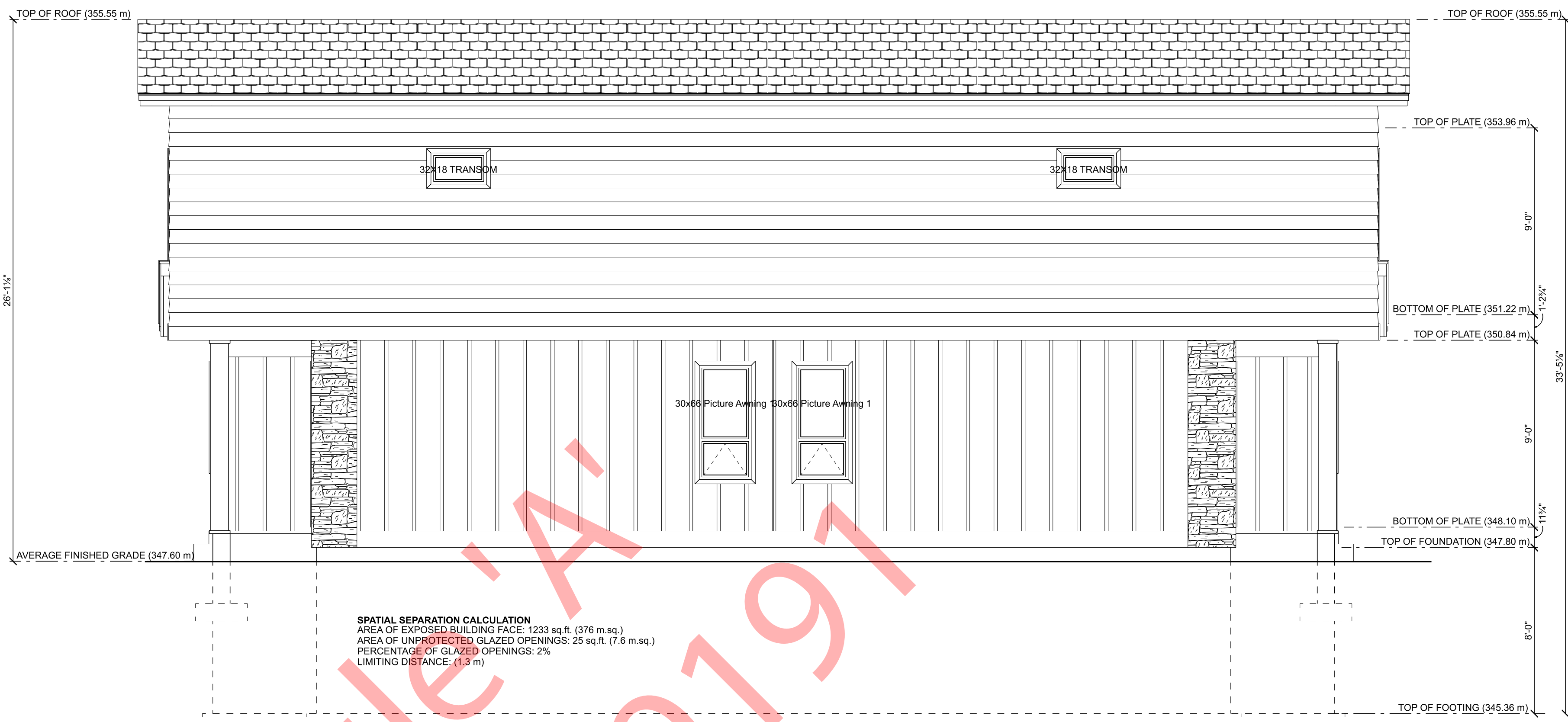
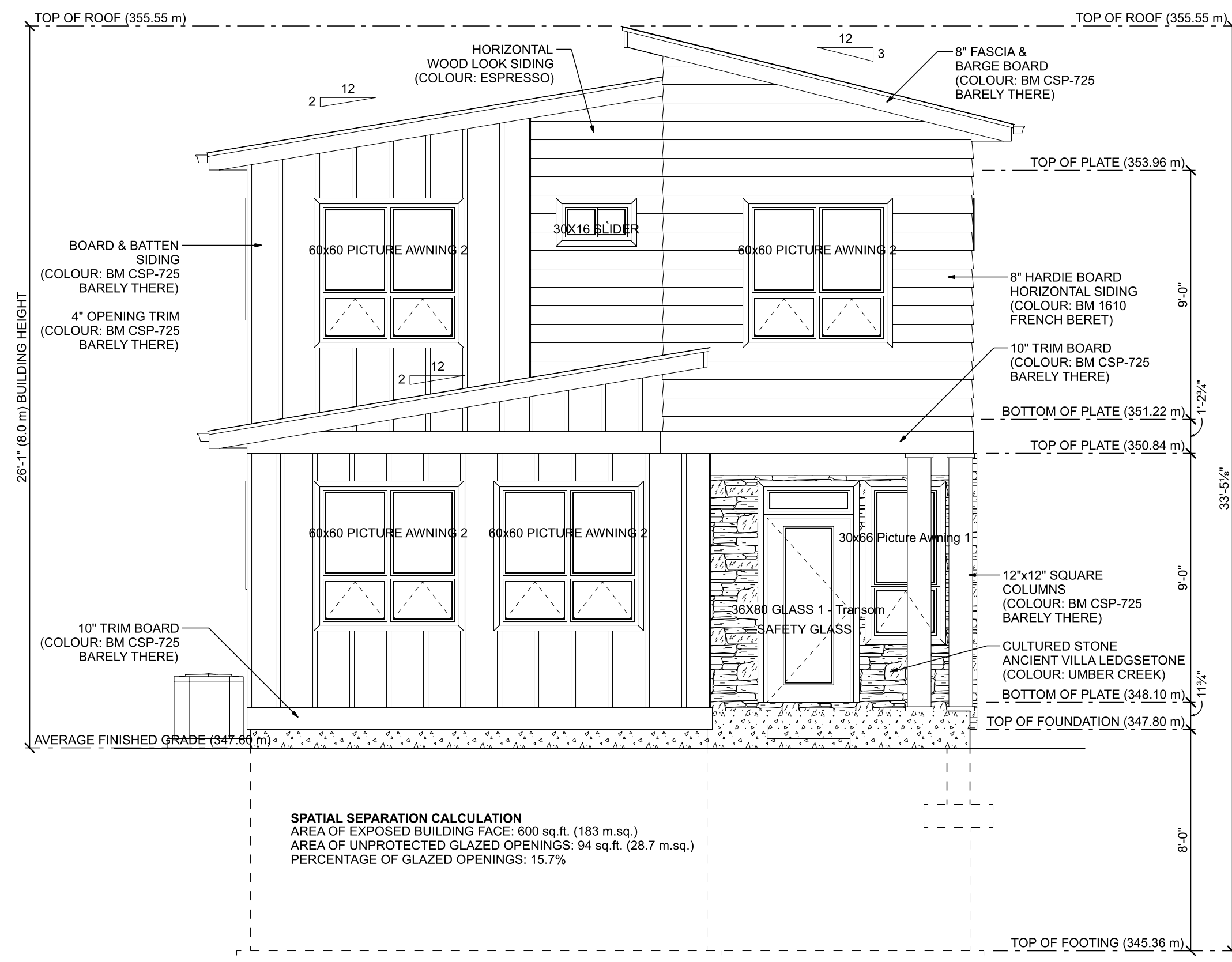


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PENTICTON, BC

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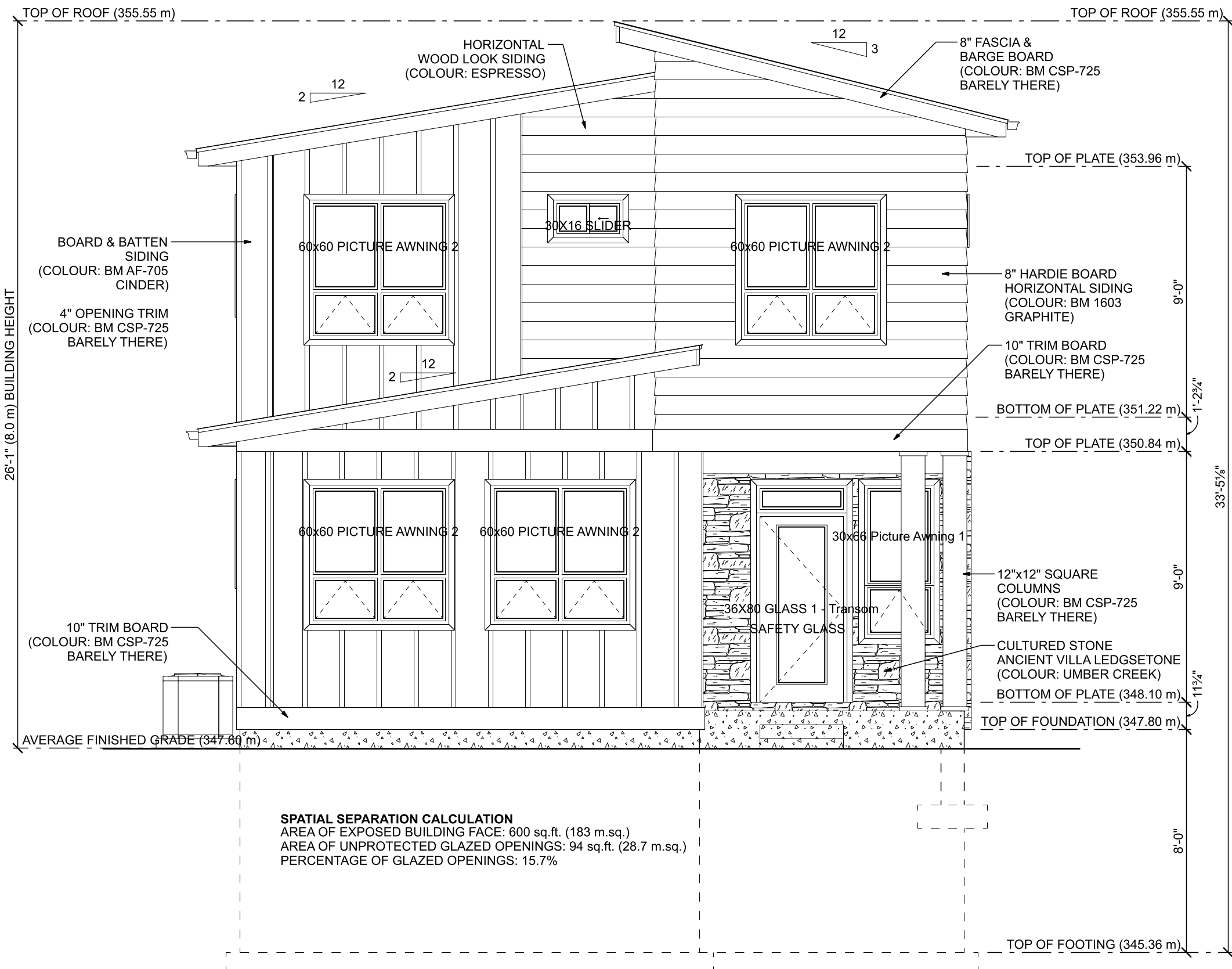
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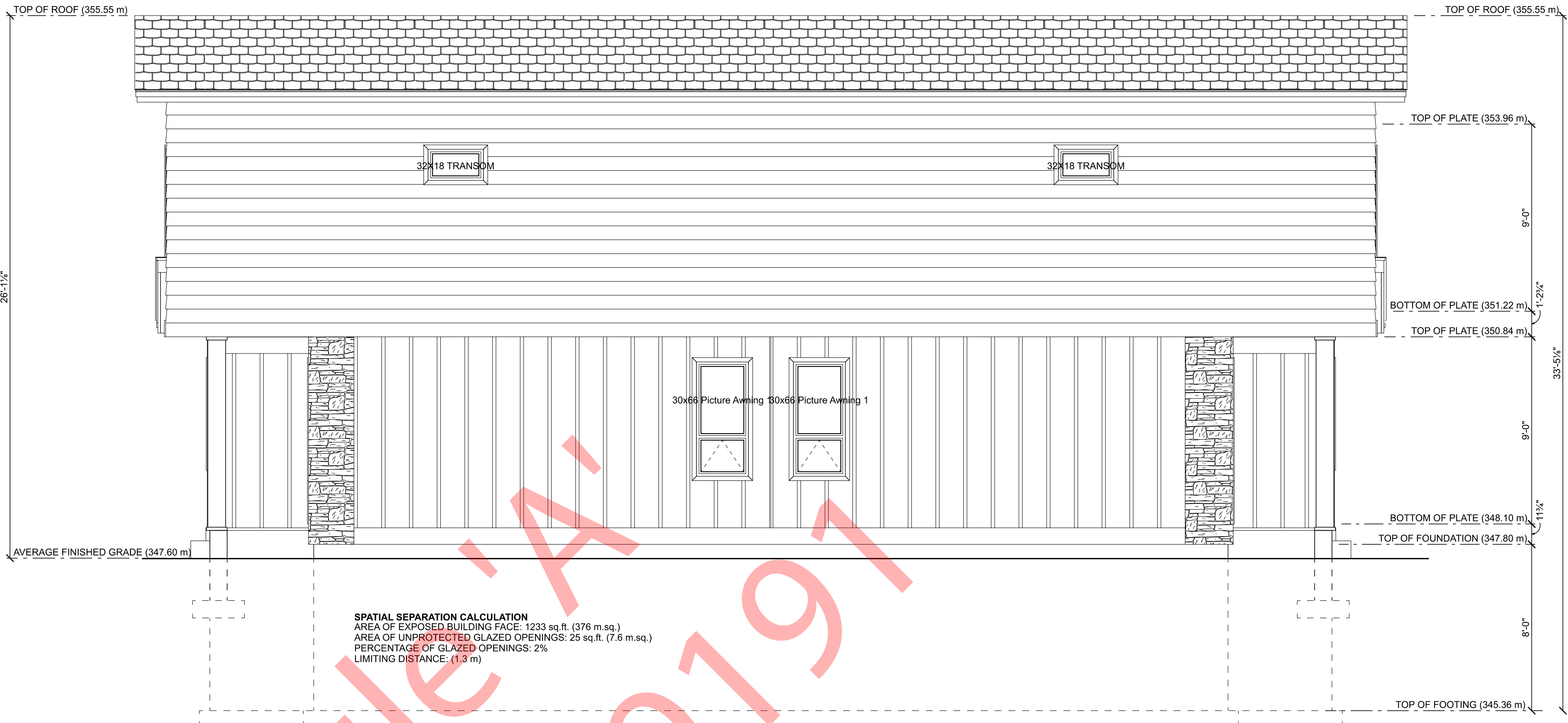
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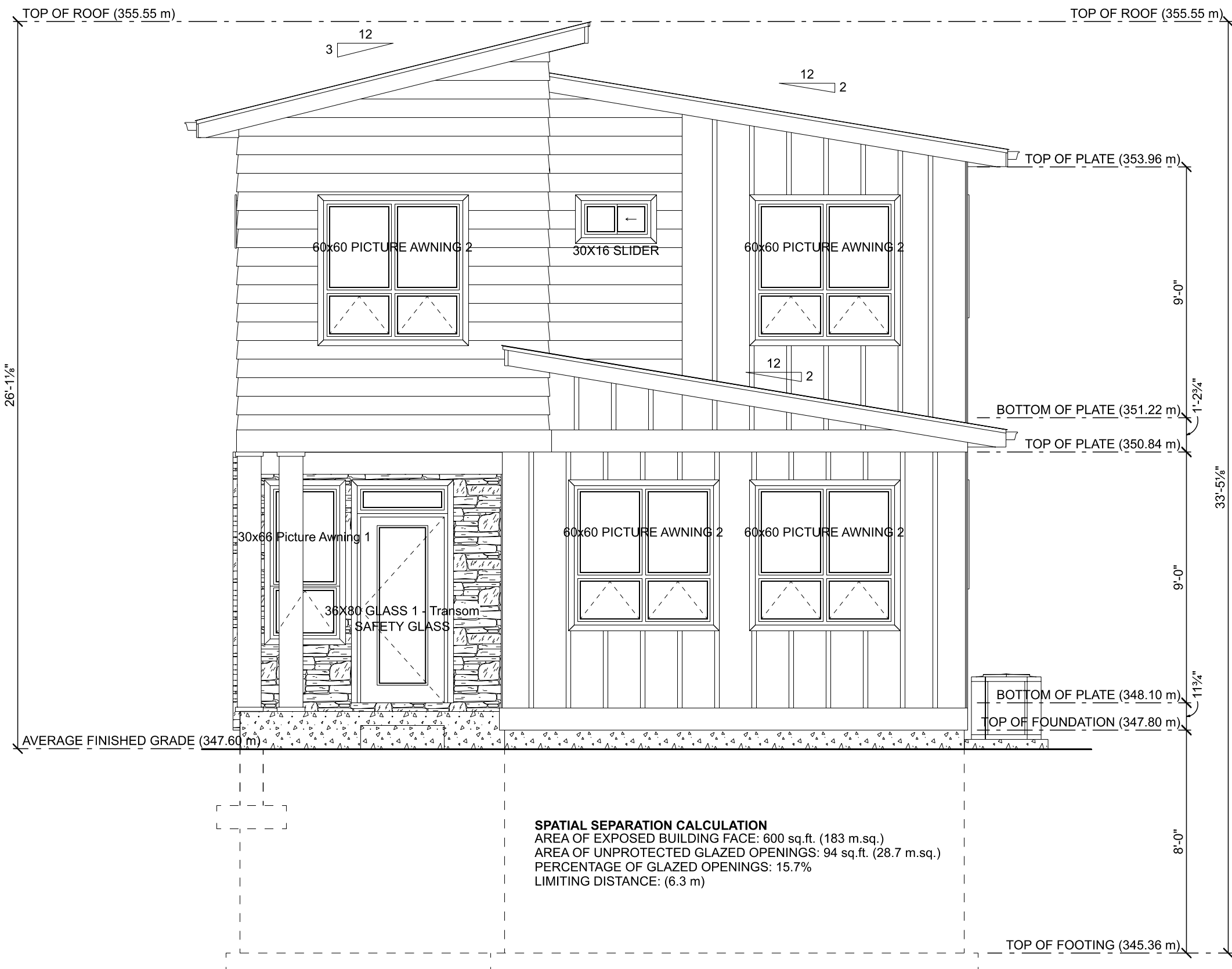
Exterior Elevations (Lot A)



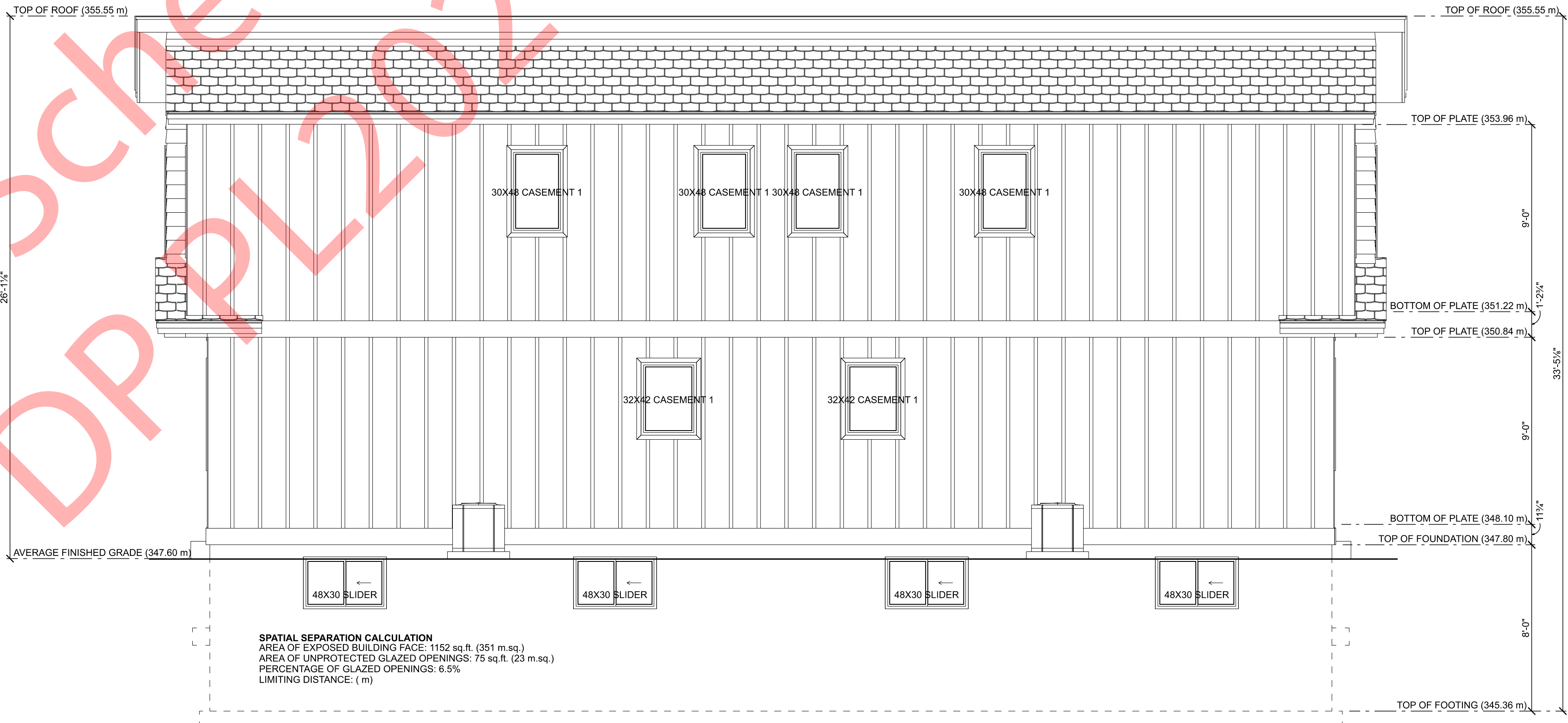
FRONT ELEVATION (FACING FAIRFORD DR.)
SCALE: 1/4" = 1'-0"



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



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



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

MATT BRISCOE
1701 FAIRFORD AVE
PENTICTON, BC

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Exterior Elevations (Lot B)

Development Permit

Permit Number: DP PL2021-9192

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 B (Legal to be updated after subdivision)
 - Civic: Proposed Lot B of 1701 Fairford Drive (Civic to be updated after subdivision)
 - PID: Proposed Lot B (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 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 _____, 2022.

Issued this ____ day of _____, 2022.

Angela Collison
Corporate Officer



SITE PLAN

CURRENT ZONING:
PROPOSED ZONING:

MANDEVILLE LAND SURVEYING INC.
PROFESSIONAL B.C. AND CANADA LAND SURVEYORS
FILE: 21-251

LOT A ZONING COMPLIANCE TABLE (PROPOSED ZONING RD3)			
REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	DR	DR	NO
ZONING	R2	RD3	NO
MINIMUM LOT WIDTH	10.5	12.26 m	NO
LOT AREA	275 m2	342 m2	NO
MAXIMUM LOT COVERAGE	55%	39% (136.4 m2)	NO
MAXIMUM DENSITY	1.0 FAR	0.71 FAR (241 m2)	NO
MAXIMUM HEIGHT	10.5 m	8.0 m	NO
MINIMUM FRONT YARD (EAST)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD	1.2 m	1.2 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	3.0 m	NO
MINIMUM REAR YARD (WEST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	2	2	NO

LOT B ZONING COMPLIANCE TABLE (PROPOSED ZONING RD3)			
REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	DR	DR	NO
ZONING	R2	RD3	NO
MINIMUM LOT WIDTH	9.1	12.26 m	NO
LOT AREA	275 m2	315 m2	NO
MAXIMUM LOT COVERAGE	55%	43% (136.4 m2)	NO
MAXIMUM DENSITY	1.0 FAR	0.77 FAR (241 m2)	NO
MAXIMUM HEIGHT	10.5 m	8.0 m	NO
MINIMUM FRONT YARD (EAST)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD	1.2 m	1.2 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	N/A	NO
MINIMUM REAR YARD (WEST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	2	2	NO

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Site Plan

[illegible]

SCALE: 1:100
CIVIC ADDRESS: 1701 FAIRFORD DRIVE, PENTICTON, BC

PLANTINGS:

Black Mondo Grass (*Ophiopogon planiscapus* 'Nigrescens') 31 qty.
Blue Cushion Lavender (*Lavandula angustifolia* 'Blue Cushion') 30 qty.
Dwarf Mondo Grass (*Ophiopogon japonicus* 'Nanus') 12 qty.
Japanese Blood Grass (*Imperata cylindrica* 'Red Baron') 8 qty.
Japanese Forest Grass (*Hakonechloa macra*) 2 qty.
Karl Foerster's Grass (*Calamagrostis x acutiflora* Karl Foerster) 2 qty.
Little Giant Cedar (*Thuja occidentalis* 'Little Giant') 2 qty.

TREES:

Korean Maple (*Acer pseudosieboldianum*) 2 qty.
Crimson Sentry Norway Maple (*Acer platanoides* 'Crimson Sentry') 2 qty.
Boulevard trees as per City Specifications (*Arbores ut per civitatem speciem.*) 2 qty.

GARBAGE DISPOSAL:

Garbage Container Garbage Container 4
Recycling Container Recycling Container 4

GROUND COVER/HARD SURFACES:

Property Area (7076 sq.ft.)
Asphalt (865 sq.ft.)
Grass (2,495 sq.ft.)
Planting Beds-Bark Mulch (827 sq.ft.)
River Rock-2" Rainbow (659 sq.ft.)
Landscape Fabric (1485 sq.ft.)
Sidewalks (673 sq.ft.)

FENCING:

4' High Wood Fence (35 lin.ft.)
6' High 'Good Neighbour' Privacy Fence (313 lin.ft.)

LANDSCAPE NOTES:

SHRUBS SHALL BE A MIN OF No.2 POT SHRUBS

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

NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION

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

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

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

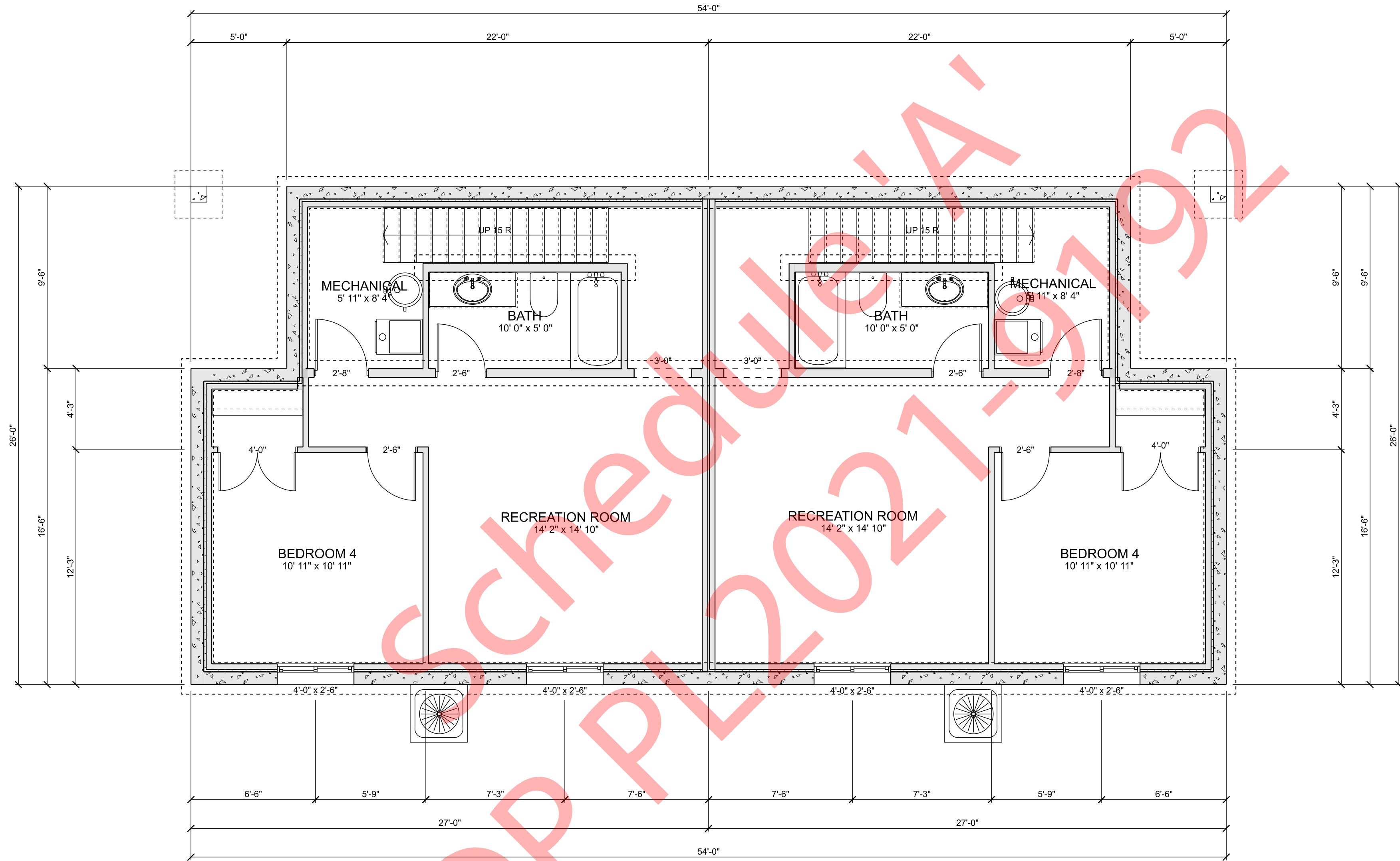
DRIVEWAY ASPHALT TO EXTEND TO STREET AND LAKE ASPHALT.

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Landscape Plan



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
BASEMENT FLOOR LIVING AREA: 1309 sq ft.

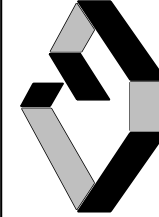
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PENTICTON, BC

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DRAWN BY:

DATE: 1/31/22
REVISED:

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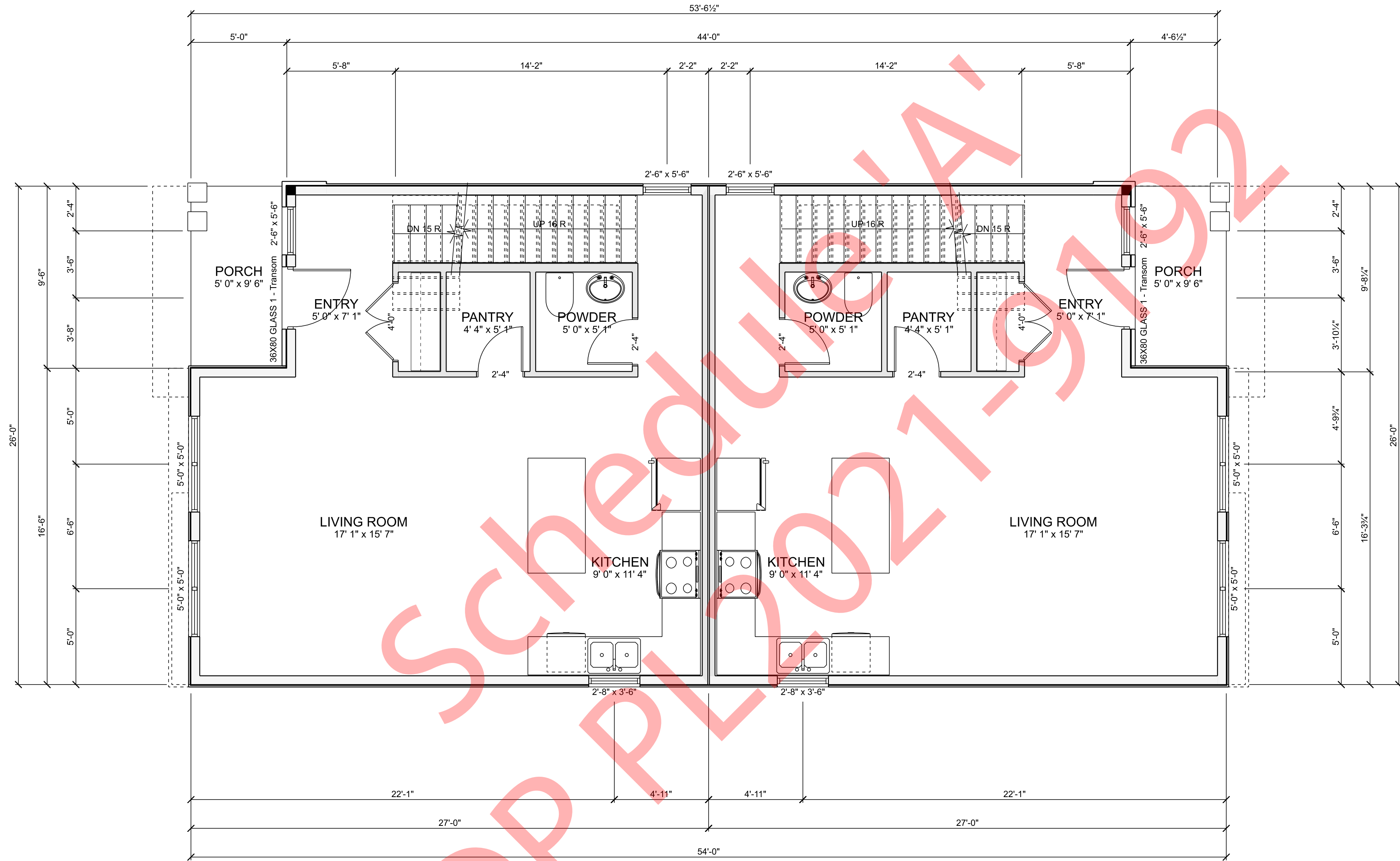
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Basement Floor Plan



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
MAIN FLOOR LIVING AREA: 1309.0 sq ft.

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Main Floor Plan

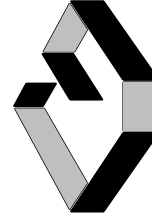
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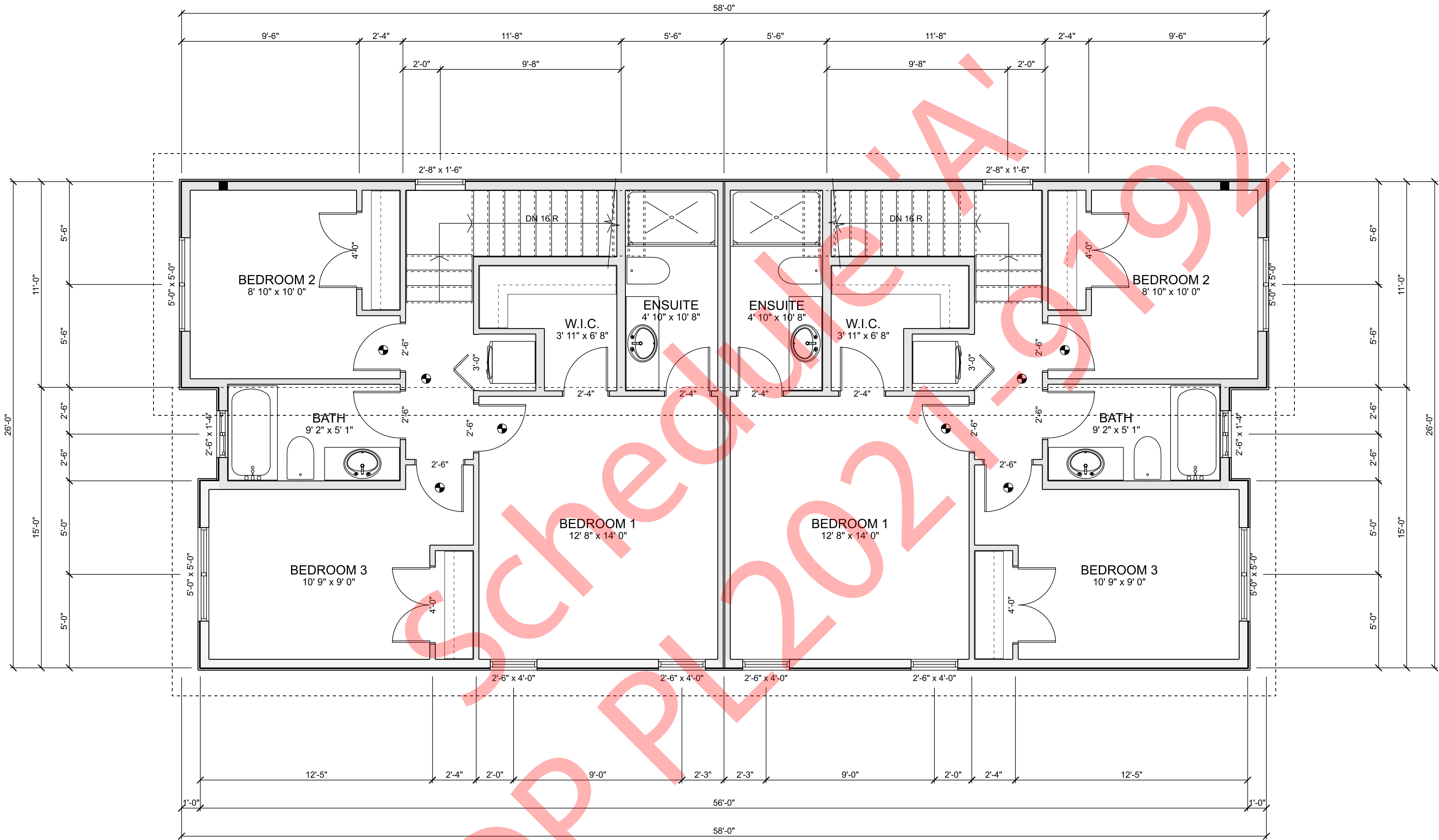
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Custom Home and Building Design Since 1950.

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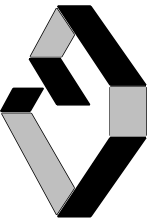
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
SECOND FLOOR LIVING AREA: 1468.0 sq ft.

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Second Floor Plan



PLAN NO.
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SHEET NO.
A6

PLAN NO.
WP-5726

SHEET NO.
A6

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PENTICTON, BC

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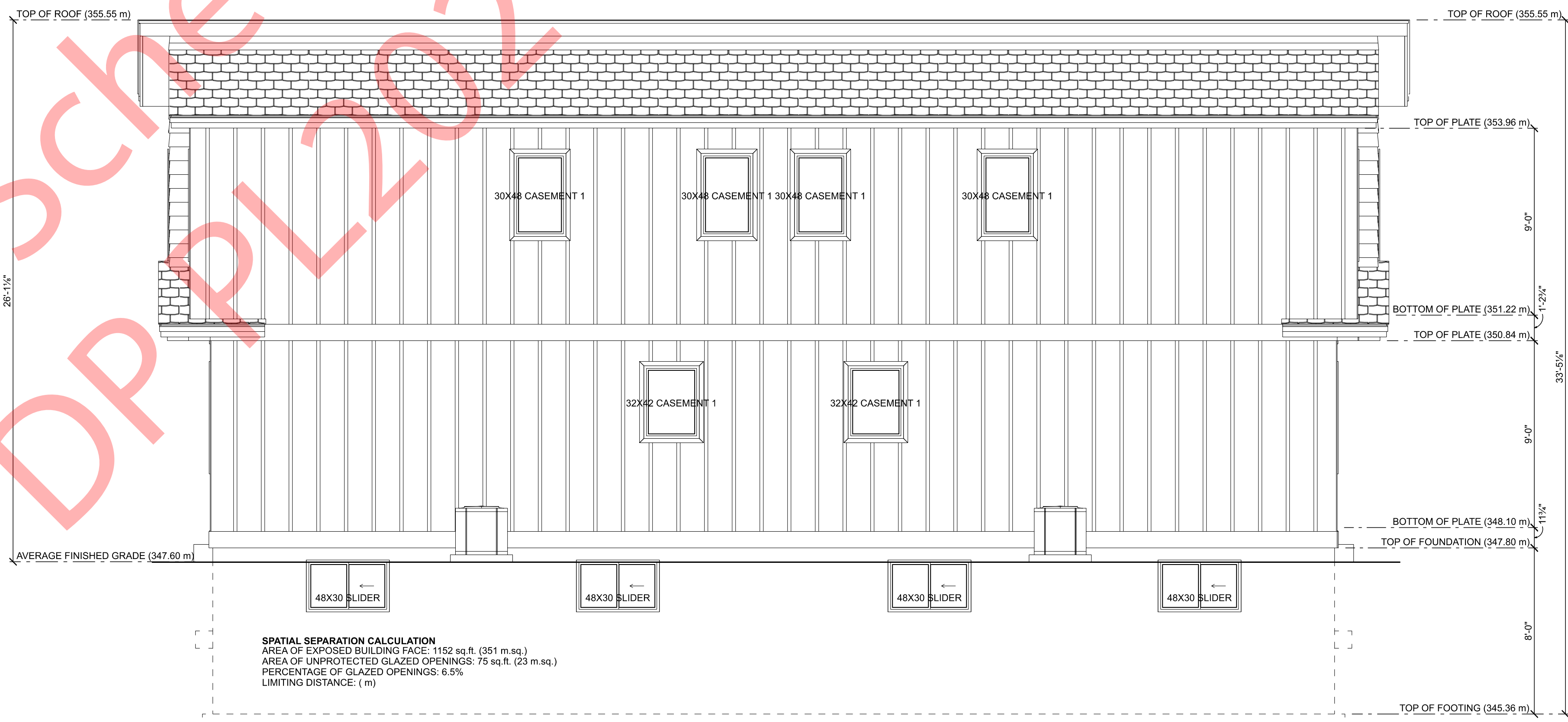
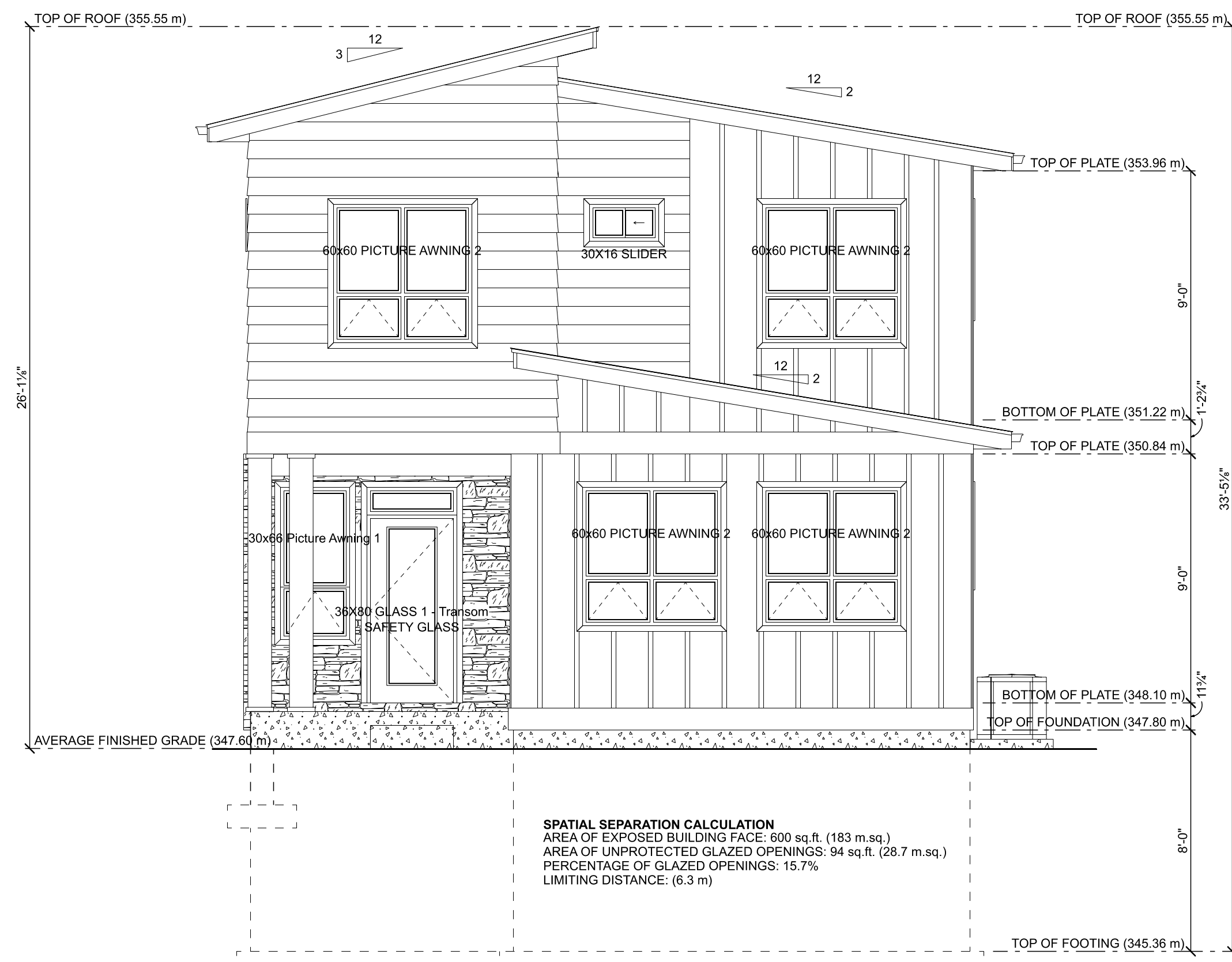
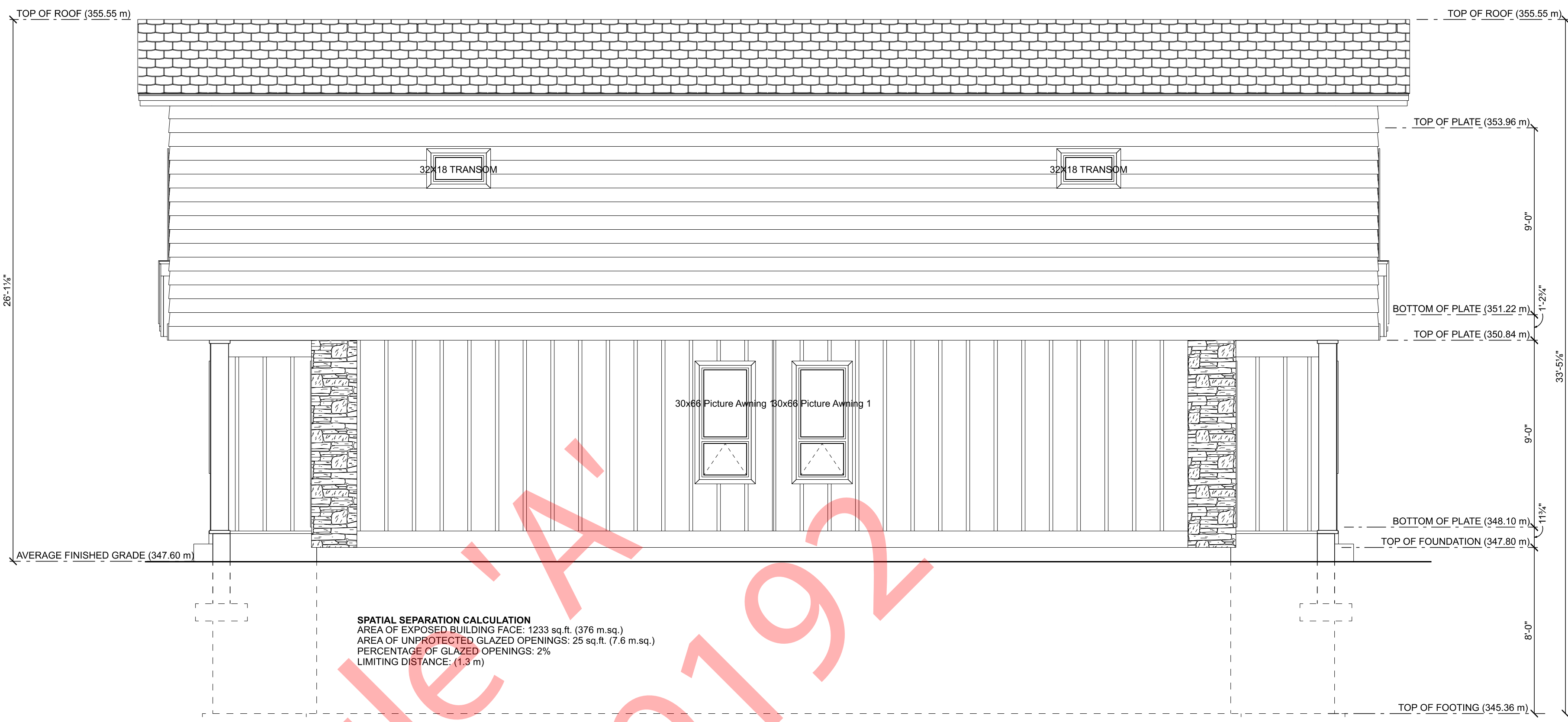
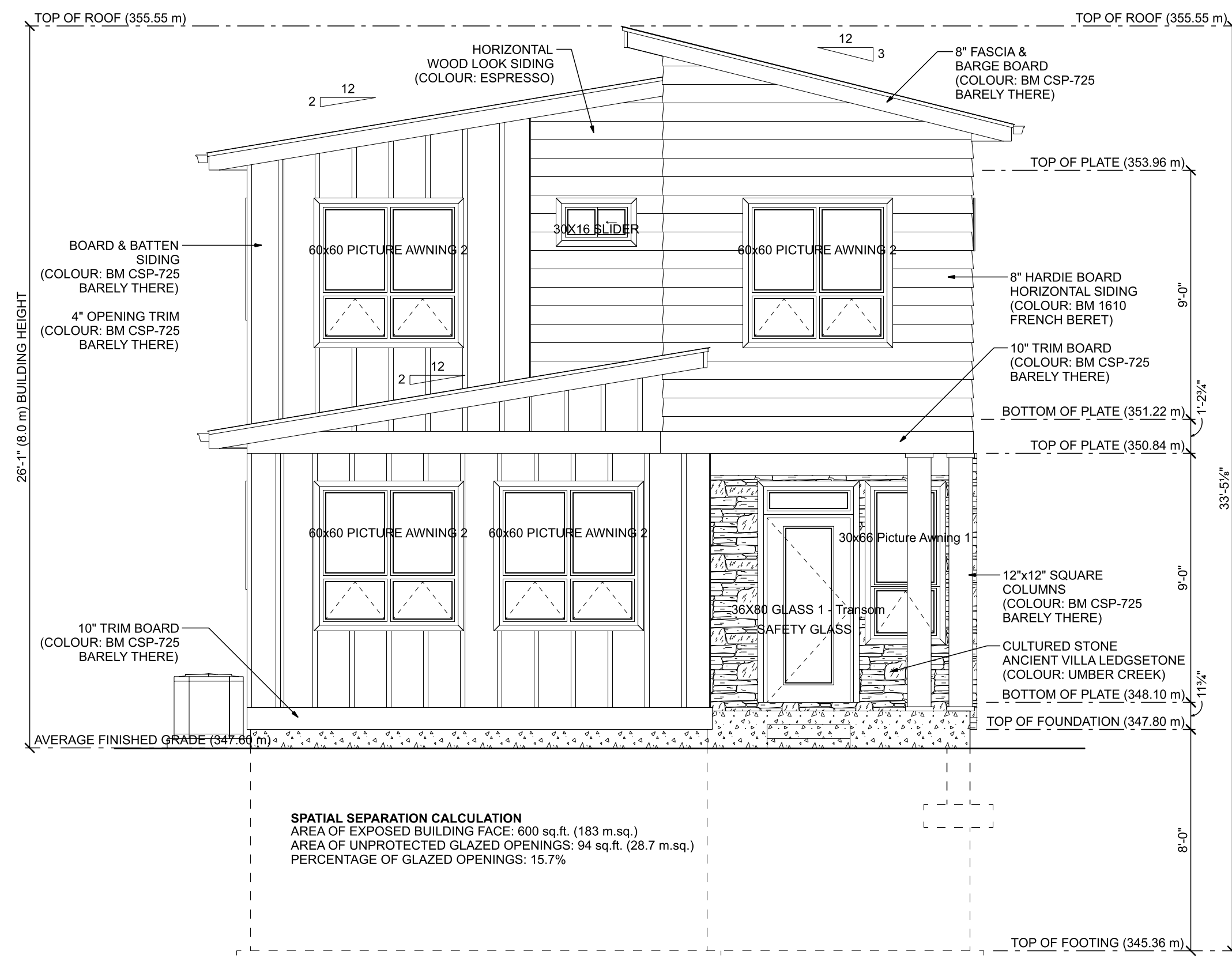
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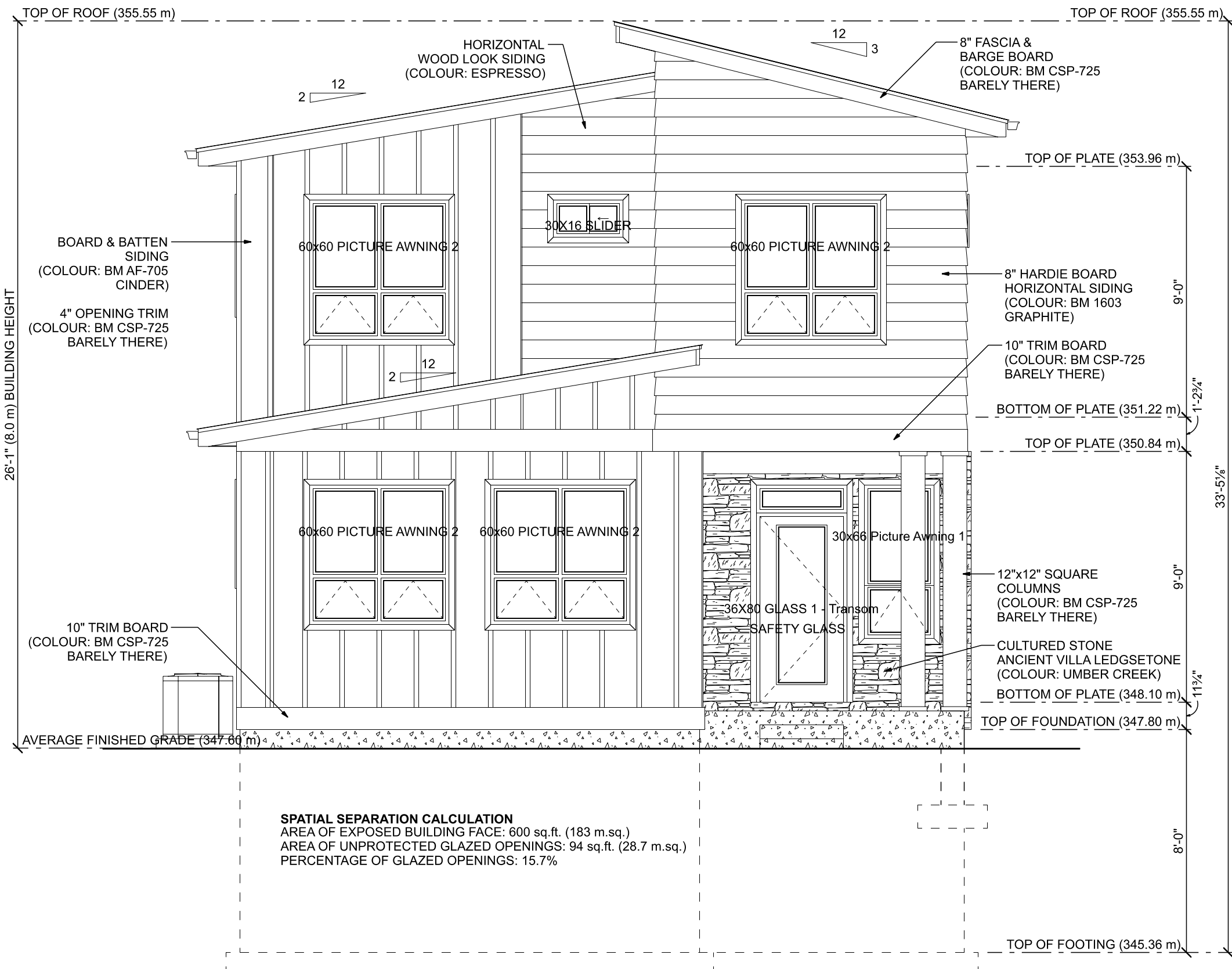
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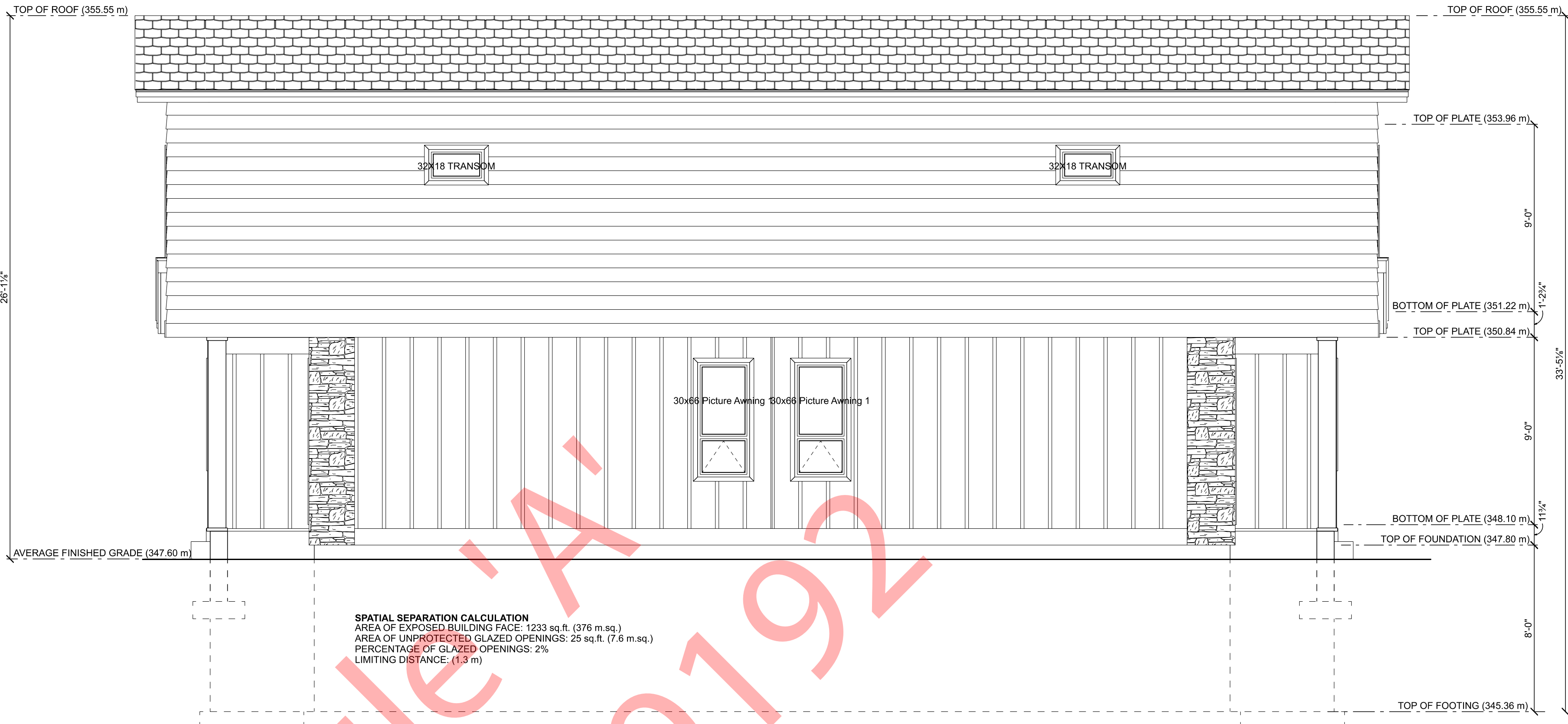
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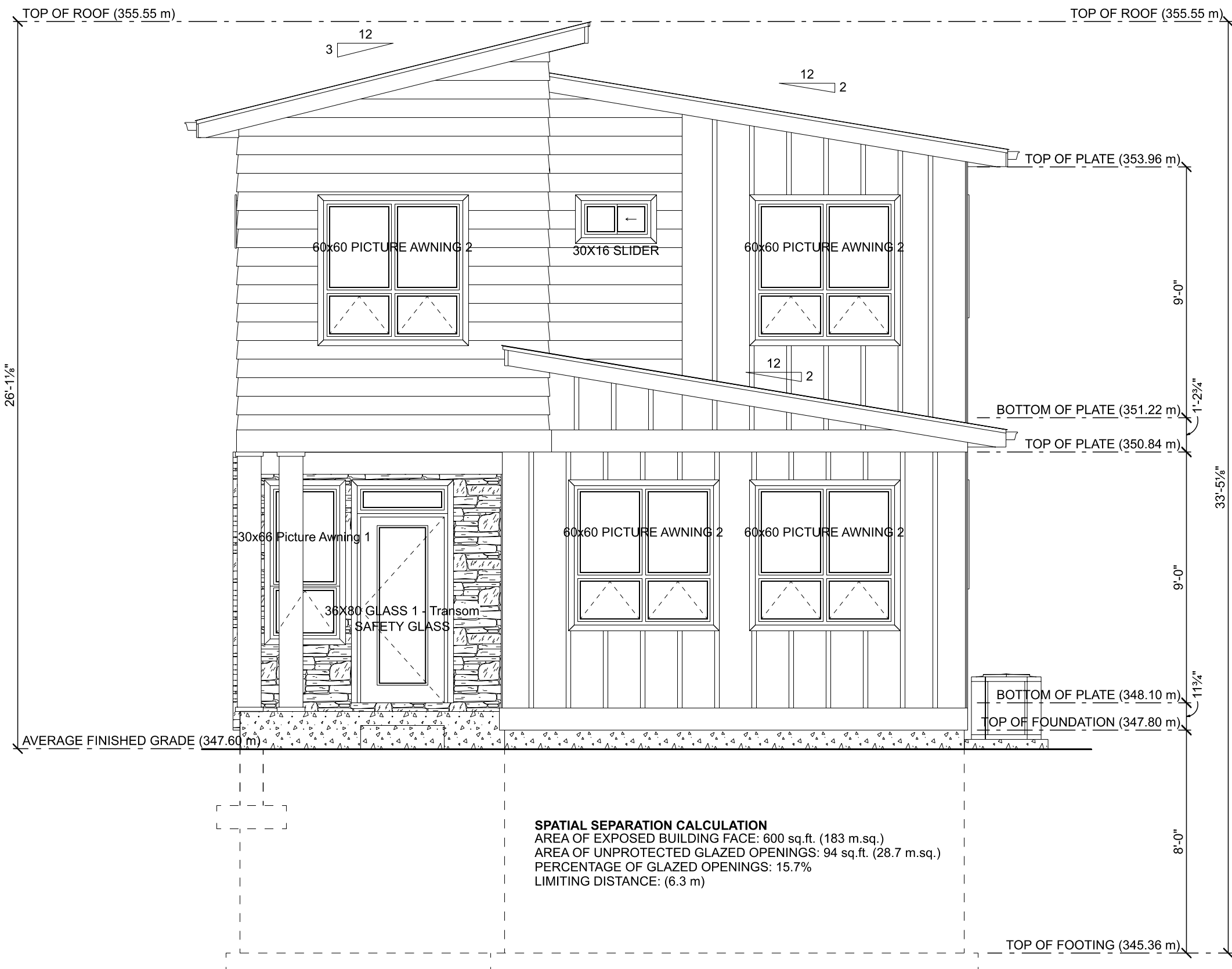
Exterior Elevations (Lot A)



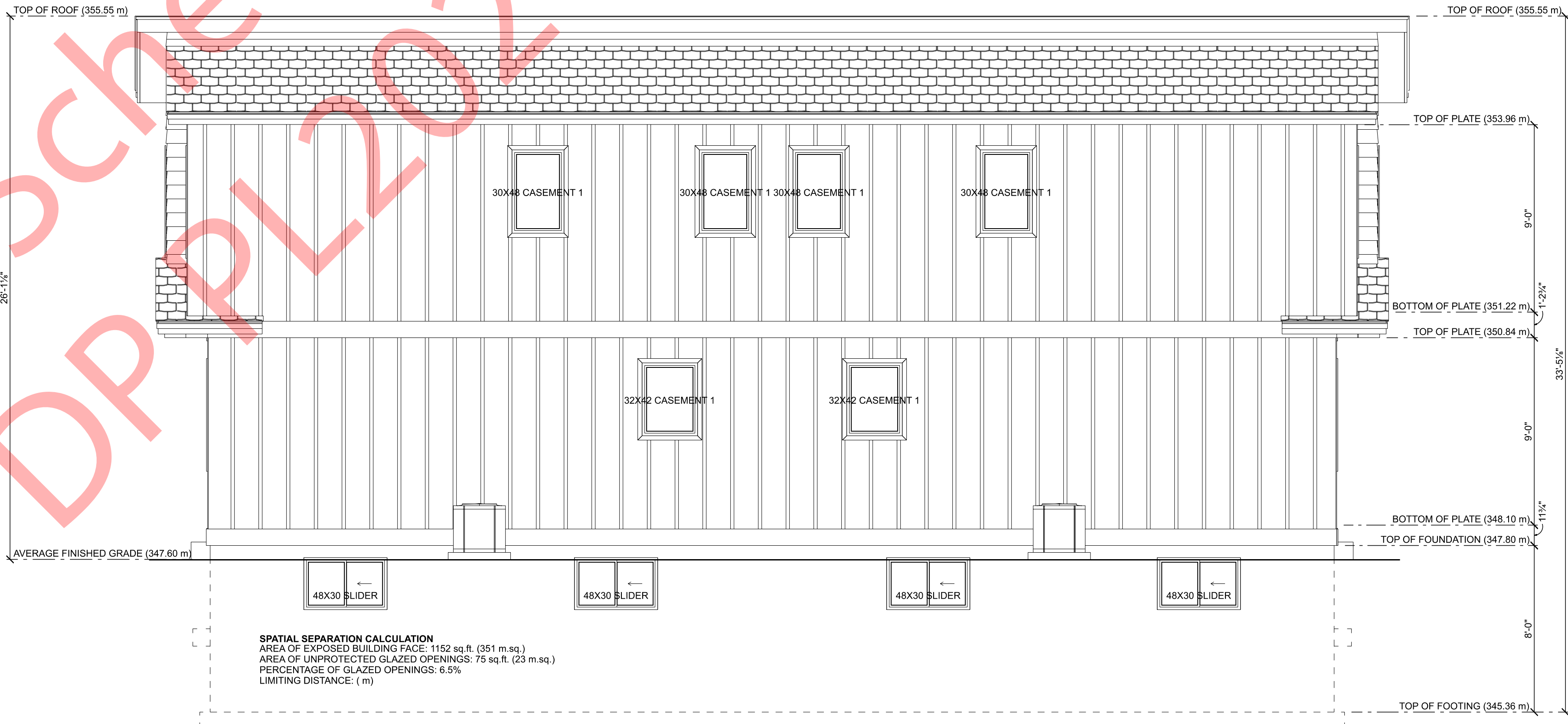
FRONT ELEVATION (FACING FAIRFORD DR.)
SCALE: 1/4" = 1'-0"



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



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

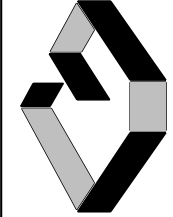


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

MATT BRISCOE	DATE: 1/31/22
1701 FAIRFORD AVE PENTICTON, BC	DESIGN BY:
	DRAWN BY:
	REVIEWED:

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Exterior Elevations (Lot B)

The Corporation of the City of Penticton

Bylaw No. 2022-12

A Bylaw to Amend Zoning Bylaw 2021-01

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 No. 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. 2022-12".

2. **Amendment:**

Zoning Bylaw No. 2021-01 is hereby amended as follows:

- 2.1 Rezone Lot 2 District Lot 115 Similkameen Division Yale District Plan KAP48734, located at 1701 Fairford Drive, from R2 (Small Lot Residential) to RD3 (Residential Infill).
- 2.2 Add the following heading 10.6.4 SITE SPECIFIC PROVISIONS and add:
.1 "In the case of Lot 2 District Lot 115 Similkameen Division Yale District Plan KAP48734, located at 1701 Fairford Drive, a maximum of two dwelling units shall be permitted on each lot."
- 2.3 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	1 day of	March, 2022
A PUBLIC HEARING was held this	15 day of	March, 2022
READ A SECOND time this	day of	, 2022
READ A THIRD time this	day of	, 2022
RECEIVED the approval of the	day of	, 2022
Ministry of Transportation on the		
ADOPTED this	day of	, 2022

Notice of intention to proceed with this bylaw was published on the 8 day of March, 2022 and the 9 day of March, 2022 in the Penticton newspaper, pursuant to Section 94 of the *Community Charter*.

John Vassilaki, Mayor

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 2022

for Minister of Transportation & Infrastructure

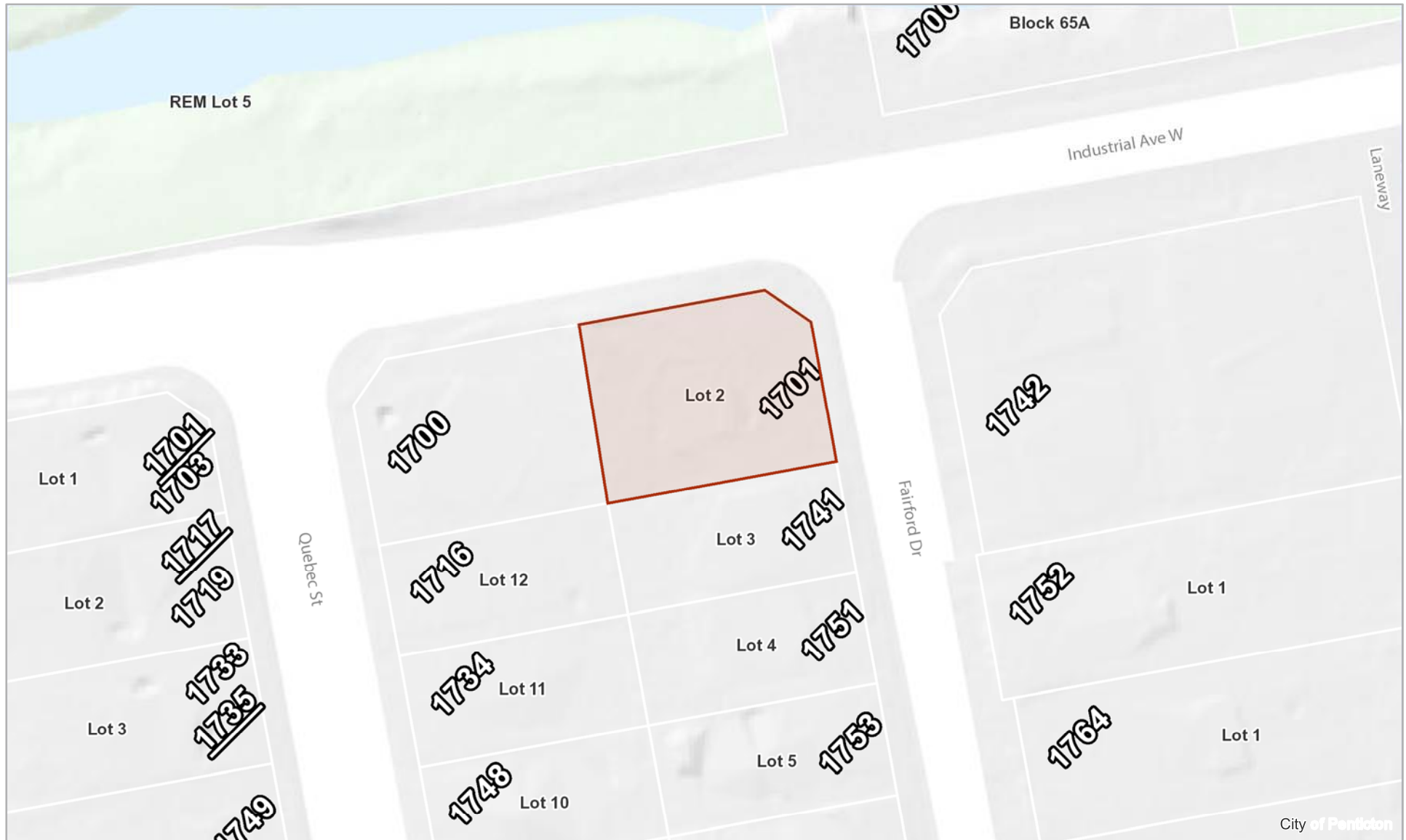
Angie Collison, Corporate Officer



Schedule A: Zoning Amendment Bylaw 2022-12

Date:

Corporate Officer:

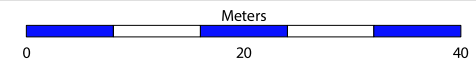


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1:696

February 24, 2022 8:43:36 AM



Coordinate System: NAD 1983 CSRS UTM Zone 11N

penticton.ca