



Public Notice

penticton.ca

March 24, 2022

Address & Legal Description:

909 Government Street

Lot 4, District Lot 249, Similkameen Division Yale
District, Plan 3392, Except Plan EPP89301

Subject & Proposal

Development Variance Permit PL2022-9273

The applicant is proposing to construct two side-by-side duplexes at 909 Government Street. To facilitate this development, the applicant is requesting the following variances to Zoning Bylaw 2021-01:

1. Section 10.9.2.9: to reduce the minimum rear yard from 6.0m to 3.0m; and
2. Section 10.9.2.3: to increase the maximum lot coverage from 40% to 42%.

Information:

You can find the staff report to Council and Development Variance Permit PL2022-9273 on the City's website at www.penticton.ca/publicnotice.

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

Council Consideration:

Council will consider the Development Variance Permit at its Regular Council Meeting scheduled for **1:00 pm, Tuesday, April 5, 2022** in Council Chambers at Penticton City Hall, 171 Main St.

All meetings will be live streamed via the City's website at: www.penticton.ca/city-hall/city-council/council-meetings. Select the 'Watch Live' button.



Public Comments:

Any person whose interest may be affected by the proposed Development Variance Permit, may submit a petition or written comments by mail or email no later than **9:30 am, Tuesday, April 5, 2022**, to:

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

Please ensure the following is included in your correspondence:

Subject: DVP PL2022-9273; 909 Government St.

No letter, report or representation from the public will be received by Council after the conclusion of the April 5, 2022 Council Meeting.

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Audrey Tanguay
Planning Manager

Date: April 5, 2022
To: Donny van Dyk, Chief Administrative Officer
From: Nicole Capewell, Planner II
Address: 909 Government Street

Subject: Development Variance Permit PL2022-9273
Development Permit PL2022-9272

File No: RMS/909 Government St

Staff Recommendation

THAT Council approve "Development Variance Permit PL2022-9273" for Lot 4 District Lot 249 Similkameen Division Yale District Plan 3392 Except Plan EPP89301, located at 909 Government Street, a permit to vary the following sections of Zoning Bylaw No. 2021-01:

1. Section 10.9.2.9: to reduce the minimum rear yard from 6.0m to 3.0m; and
2. Section 10.9.2.3: to increase the maximum lot coverage from 40% to 42%.

AND THAT Council, subject to approval of "Development Variance Permit PL2022-9273", approve "Development Permit PL2022-9272", for Lot 4 District Lot 249 Similkameen Division Yale District Plan 3392 Except Plan EPP89301, located at 909 Government Street, a permit to allow for the construction of two duplexes (total four dwelling units) on the subject property.

Strategic Priority Objective

Community Vitality: The City of Penticton, guided by the Official Community Plan, will promote the economic wellbeing and vitality of the community.

Proposal

The applicant is proposing to construct two side-by-side duplexes at 909 Government Street. To facilitate this development, the applicant is requesting two variances to the Zoning Bylaw:

1. Section 10.9.2.9: to reduce the minimum rear yard from 6.0m to 3.0m; and
2. Section 10.9.2.3: to increase the maximum lot coverage from 40% to 42%.



Figure 1 - Proposed Rendering of Development

The applicant also requires a Development Permit for the form and character of the development, which has been included for Council's consideration.

Background

The subject property was rezoned in 2018 from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) in conjunction with the property directly to the south, 931 Government Street, to facilitate a multifamily development on each property. Both properties had variances approved to allow for a reduced rear yard setback of 3.0m. The proposed development at 931 Government Street began construction in 2021, however the development at 909 Government Street did not. As a result, the previous Development Variance Permit and Development Permit associated with 909 Government Street expired, as these permits are only valid if works begin within two years of issuance.

The current applications before Council are to construct the same development as proposed in 2018. No changes have occurred to the plans. However, a second variance has been added to the application. As a result of the road dedication that was taken at the time of rezoning the lot is smaller in size and the building size puts the development slightly over the maximum lot coverage permitted.

The subject property is located in an area identified for increased density, located along the Government Street corridor that includes businesses such as IGA, the Canco gas station, Government Street Liquor Store & Wine Shoppe and the Penticton Dental Centre. Government Street also serves as a corridor for alternative modes of transportation, offering bike lanes and sidewalks on both sides of the street, as well as transit service. The surrounding neighbourhood contains a variety of zoning already in place including C1 (Commercial Transition), RM2 (Low Density Multiple Housing), and RM3 (Medium Density Multiple Housing).

Technical Review

This application was reviewed by the City's Technical Planning Committee. Vehicle access to the property was reviewed to ensure that the proposed driveways are located a minimum distance (10m) back from the Forestbrook Drive and Government Street intersection. Typical frontage upgrades and servicing requirements have been identified for the Building Permit stage of the project. A required road dedication and corner cut were taken at the time of rezoning in 2018, and are already completed. The development is required to conform to the BC Building Code. These items have been communicated to the applicant.

Development Statistics

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



Figure 2 - Property Location Map

	RM2 Zone Requirement	Provided on Plans
Minimum Lot Width*:	18 m	24.5 m
Minimum Lot Area*:	540 m ²	833.9 m ²
Maximum Lot Coverage:	40%	42% Variance Requested
Maximum Density:	0.8 Floor Area Ratio (FAR)	0.7 FAR
Vehicle Parking:	5 (1 per unit, plus 0.25/unit for visitor parking)	7 spaces provided onsite
Required Setbacks		
Front Yard (Government St):	3.0 m	3.0 m
Exterior Side Yard (north):	4.5 m	4.5 m
Interior Side Yard (south):	3.0 m	3.0 m
Rear Yard (west):	6.0 m	3.0m Variance Requested
Maximum Building Height	12 m Federal Airport Height maximum = 5.867 m	5.84 m (within Federal Airport Height)
Other Information:	*Lot width and lot area are only applicable at time of subdivision.	

Analysis

When considering a variance to a City bylaw, staff encourage Council to consider whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable. Staff have reviewed the requested variances and are recommending support for the following reasons:

- Section 10.9.2.9: to reduce the minimum rear yard from 6.0m to 3.0m
As noted within the original variance request from 2018, the following comments apply:
 - There are benefits that come with having a larger rear yard setback, including:
 - o Maintaining privacy for both properties and users of properties;
 - o Increased greenery and yard space;
 - o When a higher density is introduced, larger setbacks can assist in reducing the impact of a larger building close to neighbouring properties.
 - While there are benefits to larger setbacks, the proposed development is minimizing the impacts to the neighbours by:
 - o Limiting the height of the new buildings to only two storeys (5.84m);
 - o Limiting the number of windows facing towards the neighbouring property;
 - o Orienting the units towards Forestbrook Drive rather than Government Street, and using the rear yard for parking or a drive aisle;
 - o Landscaping the remaining 3.0m setback with trees and shrubs.
 - The approval of the variance would allow the applicant to create adequately sized units (~1,440 sq. ft.) each being , without having to add a 3rd storey onto the building. The reduced setback increases the allowable building envelope on the property.

4. The applicant has maintained a 3.0m setback, which allows for adequate screening and landscaping to take place and does not sacrifice any of the required 3.0m landscaping buffer between uses.

2. Section 10.9.2.3: to increase the maximum lot coverage from 40% to 42%

A new variance is being requested with the subject application, related to lot coverage. The need for an increased lot coverage is a direct result of the road dedication and corner cut taken at the previous developments time of rezoning (2018). As a result of the dedications, the property size has been reduced, thus reducing the lot coverage permitted.

Staff are supporting the variance for the following reasons:

1. The proposed development is limited in size, proposing 4 duplex units (3 beds, 2.5 baths) with attached garages.
2. Requiring the applicant to meet the lot coverage calculation would require them to redesign the development, which was previously approved by Council in 2018.
3. Redesigning the development to meet the lot coverage would likely result in a loss of deck space off of the southern part of the building. Decks are often the easiest places to remove in order to meet lot coverage. Having adequate outdoor living space is a desirable amenity to all developments.
4. The development is in keeping with the area, limited to 2 storeys in height and will suit to the development under construction at 931 Government Street.
5. Ultimately, staff consider that the additional 2% lot coverage (14m²) will likely not negatively impact the surrounding area, and rather, will provide desirable and livable dwelling units in a great area of the City.

Staff consider both requested variances to be reasonable in this instance. The proposed development is considerate in size and does not overpower the existing neighbourhood. As such, staff are recommending that Council approve the Development Variance Permit and direct staff to issue the permit.

Development Permit

The proposed development is considered within the Multifamily Residential Development Permit Area, which is established to enhance neighbourhoods undergoing densification and create sensitive transitions in scale and density by addressing issues such as privacy, landscape retention and neighbourliness. Staff have completed an analysis of how the proposed development conforms to the Development Permit Guidelines (Attachment 'D'). As shown within the analysis, there is alignment between the plans and the intent of the Development Permit Area. The applicant also provided an analysis with their submission, which is included as Attachment 'E'.

Staff also consider that the proposed development is aligned with the following OCP policies:

OCP Policy 4.1.1.1	Focus new residential development in or adjacent to existing developed areas.
OCP Goal 4.1.3	Ensure a range of housing types, sizes, tenures and forms exist throughout the city to provide housing options for all ages, household types, and incomes.
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.
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The proposed development has been designed with the OCP policies in mind and is a project aimed at achieving the desired density for this area of the City, while being courteous to the surrounding neighbours. As such, staff recommend that Council approve the Development Permit, subject to approval of the Development Variance Permit.

Alternate Recommendations

Council may consider that the requested variances are not warranted and that the applicant should redesign to meet the Zoning Bylaw. Staff are not recommending this option, as in staff’s opinion the plans conform well to the design guidelines and are considerate of the neighbourhood.

1. THAT Council deny “Development Variance Permit PL2022-9273”.

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 and Development Permit Analysis (applicant)
- Attachment F – Draft Development Permit PL2022-9272
- Attachment G – Draft Development Variance Permit PL2022-9273

Respectfully submitted,

Nicole Capewell, RPP, MCIP
Planner II

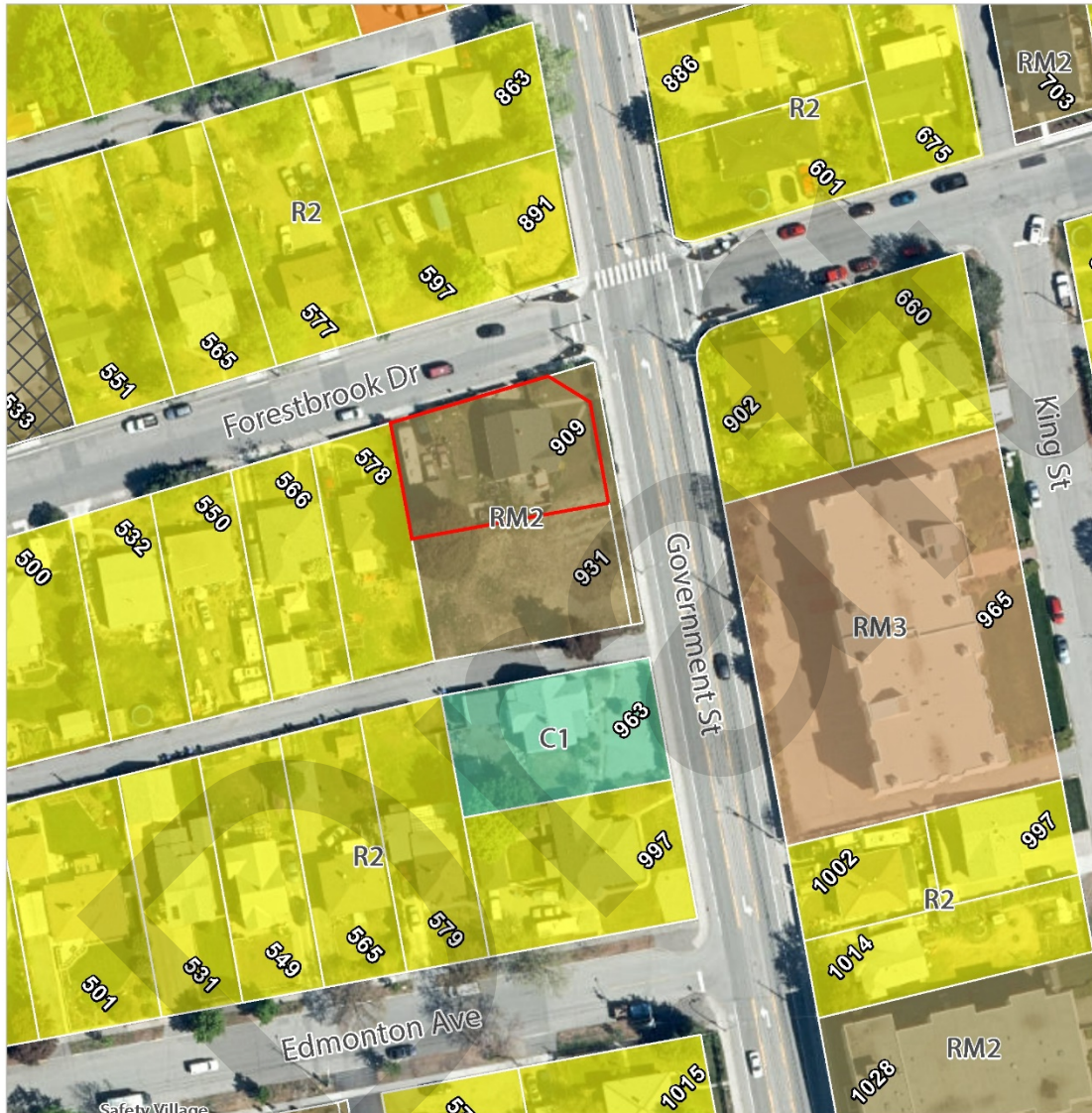
Concurrence

Director of Development Services <i>BL</i>	Chief Administrative Officer
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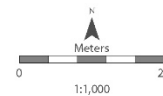
909 Government Street

Zoning Map



Legend

- | | | |
|---|---|--|
| Subject Parcel | Zoning Bylaw | RM2 - Low Density Multiple Housing |
| Site Specific Zoning | R2 - Small Lot Residential | RM3 - Medium Density Multiple Housing |
| | RD1 - Duplex Housing | C1 - Commercial Transition |



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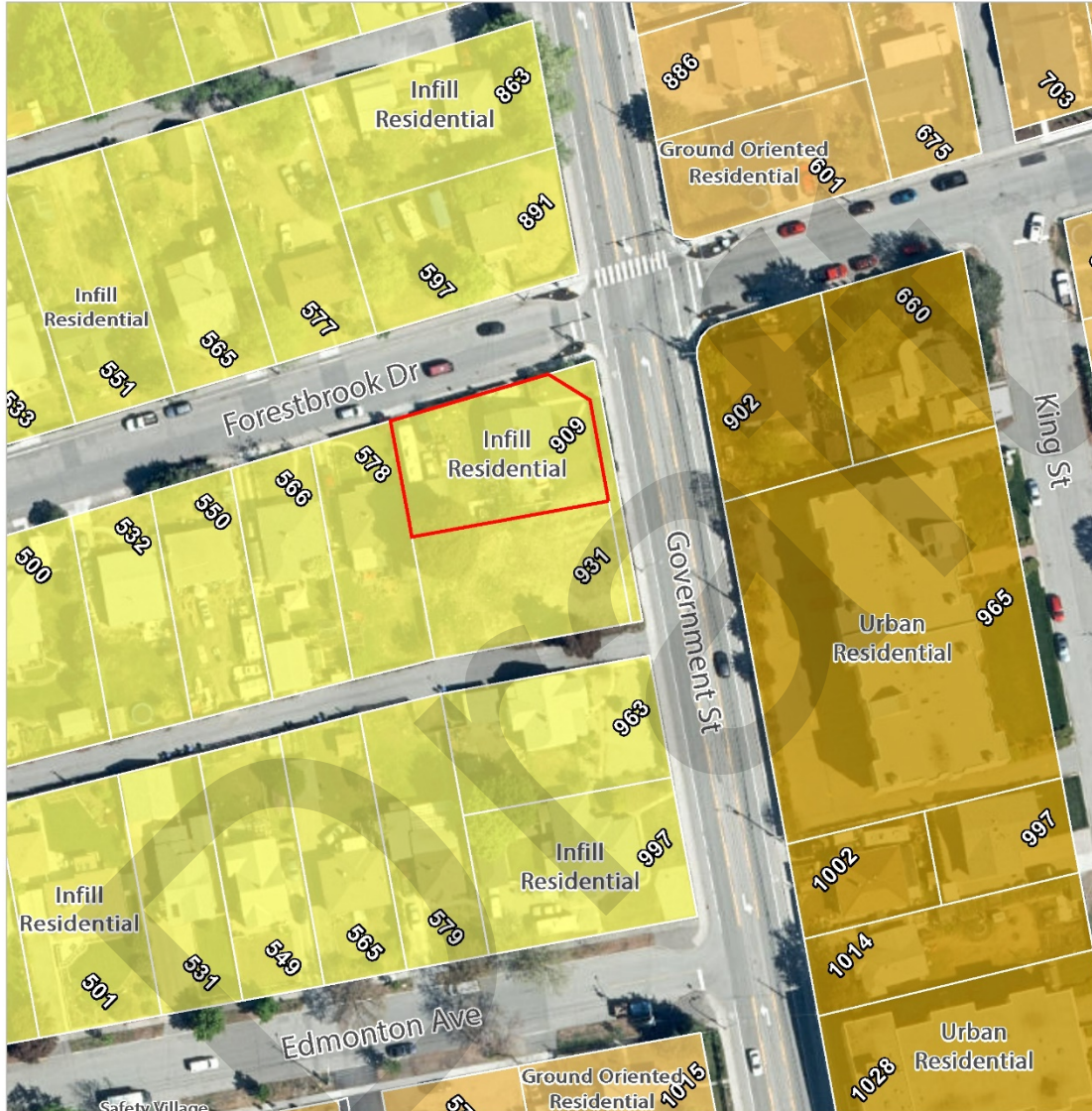
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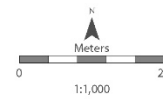
909 Government Street

Official Community Plan Map



Legend

- Subject Parcel
- Future Land Use
- Ground Oriented Residential
- Urban Residential
- Infill Residential



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Attachment C – Photos of Property



Looking towards subject property from Government Street



Looking towards subject property from Government Street (and neighbouring 931 Government Street – similar development underway)



Looking along western property line, where variance has been requested. Building will align with the new development underway on property seen behind garage.

Development Permit Analysis

The proposed development is located within the Multifamily Residential Development Permit Area. The following analysis demonstrates how the proposal is aligned with this development permit area.

Guideline G1 Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints, including built and natural elements (e.g., structures, slopes and drainage, significant landscape features, etc.).

- The proposed development considered the site. Originally both 909 and 931 Government Street were designed together. The development considers the neighbouring properties as well as the Federal Airport Height limitations.

Guideline G5 Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.

- The front yard setback proposed is at the minimum required along Government Street, and a doorway to the corner unit has been provided to create a connection between Government Street and the proposed development.

Guideline G13 Entry to ground-level residential units should be no more than 1.8m above the grade of adjacent public sidewalks and walkways.

- The proposed entrances will be roughly at the same elevation as the sidewalk and streets.

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

- Pedestrian connections have been designed to connect the parking areas, main entrances, garbage and recycling areas and both street frontages.

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 development has utilized the corner lot and created main entrances on both of the streets.

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

- The proposed development has entrances facing both Government Street and Forestbrook Dr to activate both streets.

Guideline G35 Tree planting

- The landscaping plan proposed includes all areas with trees and shrubs to be irrigated. While boulevard trees are not proposed, there are adequate trees and shrubs planted throughout the development, including along the front property along Government Street.



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: 909 Government Street Development Permit Re-Application

To City of Penticton Planning Department,

This letter is regarding the re-application for Development Permit for 909 Government Street. This project along with the neighbouring property at 931 Government was originally approved by council in November of 2018, but due to uncertainties in the market caused by COVID the project was put on hold. The original developer was able to begin construction at 931 Government before the Development Permit expired, but was not able to start the construction of 909 Government in time. Subsequently the property has been sold to another developer who wishes to build the project. No changes have been made to the originally approved plans, however as a condition of the original Development Permit the City took a road dedication and corner cut that now require an additional variance to the application for parcel coverage. The new developer is eager to start construction, if at all possible in the spring of 2022. The buildings at 931 Government are well along in the construction process and will be completed soon. The plans for the development is to stratify the lots for sale of the individual units.

As this project was already approved and will compliment the neighbouring development we are hoping to see the re-approval of the Development Permit along with the variances needed.

Thank you for considering our proposal.

Best regards,

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

909 GOVERNMENT STREET: DEVELOPMENT PERMIT ANALYSIS

PEDESTRIAN CONNECTIVITY

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

PARKING

Each duplex has an enclosed garage for secure parking, as additional parking in front of the garage doors. Bicycle spaces are provided at the centre of the property and in the enclosed garages. No variances are required for parking as the proposal exceeds the required number of spaces. Vehicular access to the property is provided from Forestbrook Drive. Landscape strips are located between the driveways of each unit.

DESIGN FOR CLIMATE

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

ORIENTATION & MASSING

Each unit has its own entry door and covered porch, the unit closest to Government Street has the entry door oriented towards Government St. to improve the street appeal. The entry doors of the other units face the common driveway with a covered porch for each door. The property falls into an unusually high area of Penticton that is adversely affected by the Airport Height restrictions. The maximum height of the buildings has been shown on the plans to stay below the height allowed. The buildings match the size and style of the neighbouring buildings at 931 Government as well as the character of the area.

LANDSCAPING (ENHANCING THE URBAN FOREST)

Note: Additional plants were added since the original submission. The proposed number of plants and trees exceed the minimum requirements set forth by the City of Penticton. Deciduous trees are planted along all property lines of varying sizes and colours. Planting beds are also distributed along the west north and east property lines, with a variety of ornamental grasses, flowers and shrubs. Each rear yard is private, separated with a 6' privacy and a ground level concrete or paving stone patio. All amenity space is provided at the ground level along the south side of the property. All planting beds and grassed areas are to be equipped with automatic irrigation systems on timers and with moisture sensors. The majority of the plants chosen are drought resistant plants to reduce the need for water. A door from each unit provides access into the back yard.

WASTE MANAGEMENT

Garbage and recycling collection is provided by individual roll out bins, with a concrete pad placed at the centre the development between the two building for storage. Space is provided in each garage for the bins on non-collection days. A 4' high wood fence screen will be placed on three sides of the concrete pad to keep the area tidy on collection day.

FENCES

6' high wood privacy fences will be placed along the west and south property lines, with the exception of the front yard and exterior side yard where a 4' high wood fence will be constructed. No fence will be placed on the north or east property lines. Each rear yard will also be separated by 6' high privacy fences. A 4' high fence and gate will be provided between the two buildings to screen the garbage and recycling.

We believe that this proposal will be an enhancement to the neighbourhood and add provide much needed family housing. As this development was recently approved we are hopeful for the same outcome.

Thank you for considering our proposal.

Best regards,



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

Draft



Development Permit

Permit Number: DP PL2022-9272

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 4 District Lot 249 Similkameen Division Yale District Plan 3392 Except Plan EPP89301
 - Civic: 909 Government Street
 - PID: 008-531-722
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of two duplex buildings (total 4 dwelling units) 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).

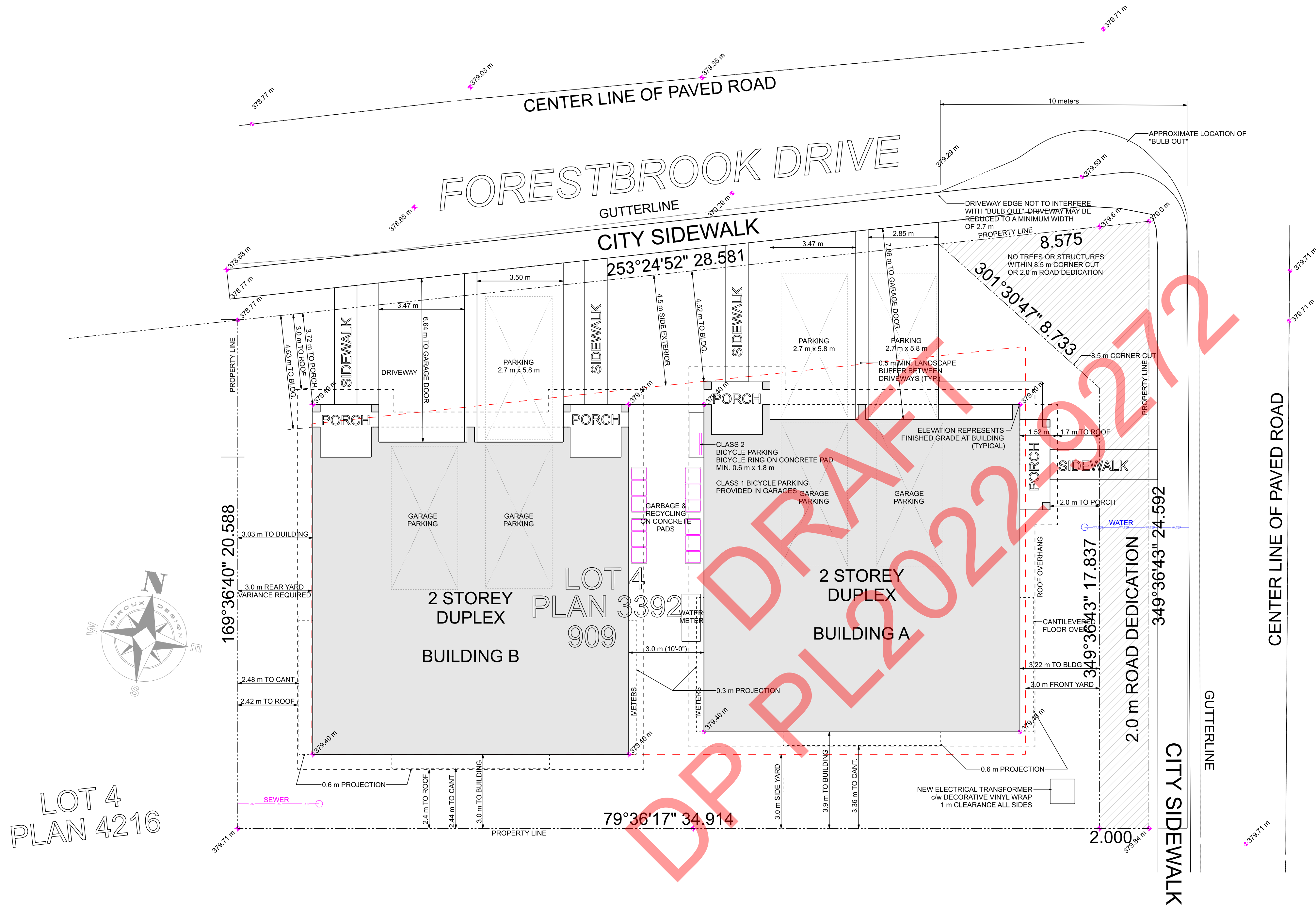
General Conditions

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 5th day of April, 2022.

Issued this ____ day of Month, Year.

Angela Collison
Corporate Officer



SITE PLAN

SCALE: 1:100

CIVIC ADDRESS: 909 GOVERNMENT STREET, PENTICTON, B.C.
LEGAL DESCRIPTION: LOTS 4, DL 5, GROUP 7, SDY(Y-L)D, PLAN 3392
PID: 008-531-722

SITE DRAINAGE AS PER GEOTECH DRAWINGS

MANDEVILLE LAND SURVEYING INC. PROFESSIONAL LAND SURVEYORS DWG, No. 18-041
FIELD SURVEY COMPLETED THIS 20th DAY OF FEBRUARY, 2018.
ELEVATIONS ARE GEODETIC (ORTHOMETRIC), DERIVED FROM PENTICTON MONUMENT #82H5345

ZONING COMPLIANCE TABLE (CURRENT ZONING RM2)			
REGULATION	REQUIRED	PROVIDED ON PLANS	VARIANCE REQUIRED
LOT AREA	540 m2	763.67 m2	N/A
MAXIMUM LOT COVERAGE	40%	42% (319.5 m2)	YES
MAXIMUM DENSITY	0.80 FAR	0.70 FAR (534.0 m2)	NO
MAXIMUM HEIGHT	12.0 m	5.84 m	NO
MINIMUM FRONT YARD (EAST)	3.0 m	3.0 m	NO
MINIMUM INTERIOR SIDE YARD (SOUTH)	3.0 m	3.0 m	NO
MINIMUM EXTERIOR SIDE YARD (NORTH)	4.5 m	4.5 m	NO
MINIMUM REAR YARD (WEST)	6.0 m	3.0 m	YES
PARKING SPACES (1 PER UNIT + 1 GUEST)	5	7	NO
AMENITY AREA (20 m2 PER UNIT)	80 m2	145 m2	NO

RAJ DHILLON 909 GOVERNMENT STREET PENTICTON, BC		DESIGN BY: AJG DRAWN BY: AJG/JMG	DATE: 3/02/22 REVISED:
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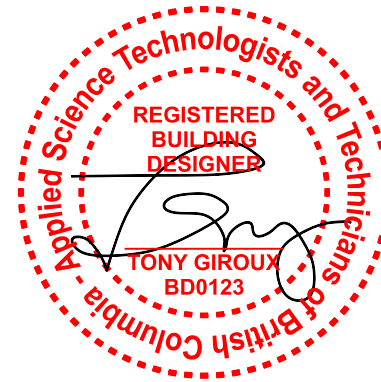
Custom Home and Building Design Since 1950.

Giroux Design Group Inc.
phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com

REGISTERED BUILDING DESIGNER

TONY GIROUX

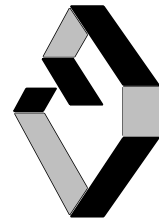
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THESE CONSTRUCTION DOCUMENTS
HAVE BEEN PREPARED IN
ACCORDANCE WITH THE
2018 BC BUILDING CODE.

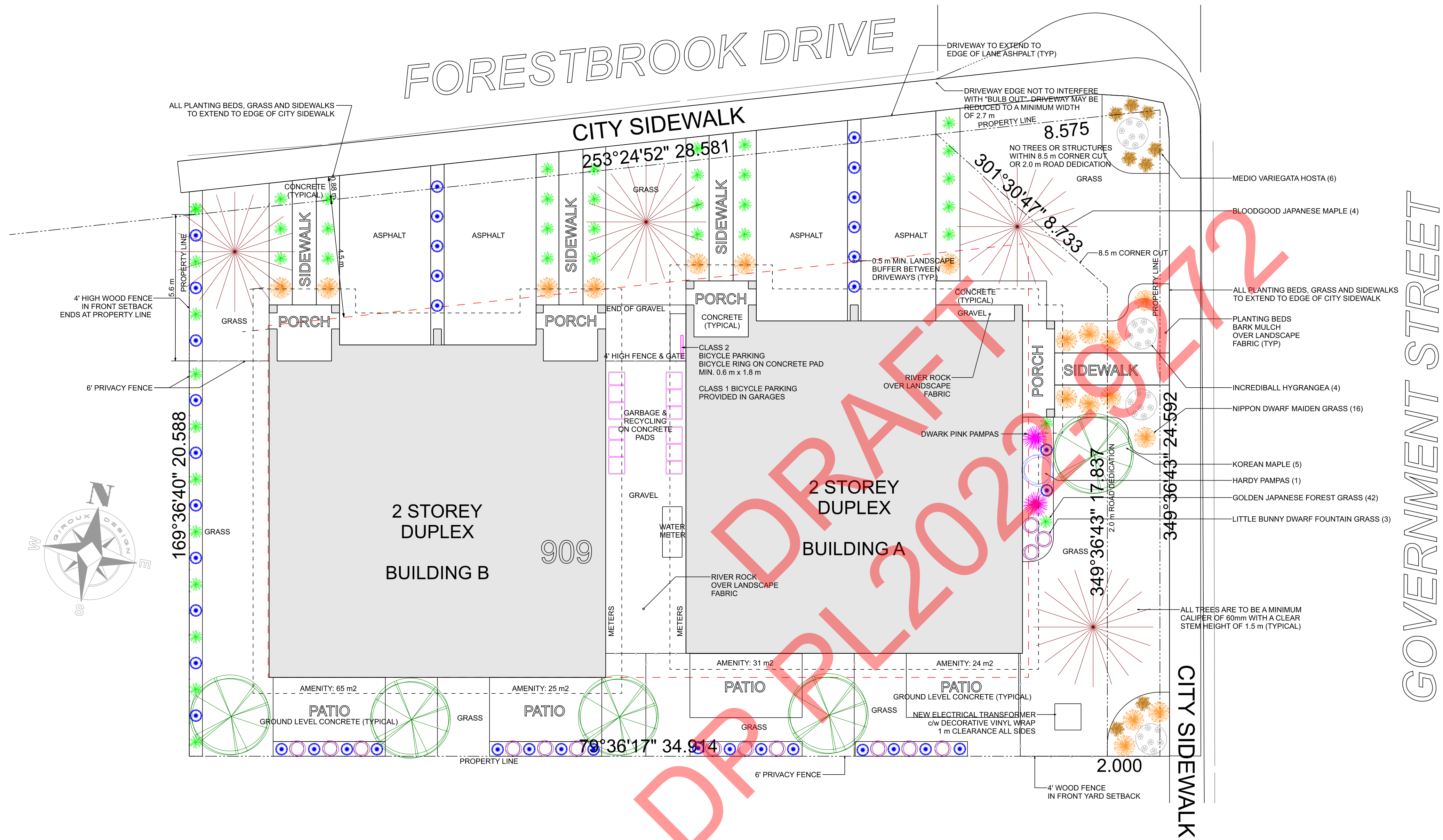
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IN THE FORM OF A LICENSE AGREEMENT.



PLAN NO. WP-5561
SHEET NO. DP1

Site Plan & Zoning Table



LANDSCAPE PLAN
SCALE: 1:100

LANDSCAPING SCHEDULE:

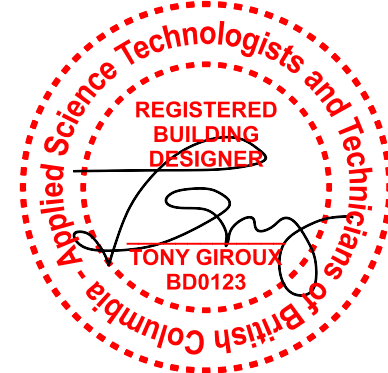
BULBOUS OAT GRASS - 39 qty
BLOODGOOD JAPANESE MAPLE - 4 qty
DWARF PINK PAMPAS - 2 qty
LITTLE BUNNY DWARF FOUNTAIN GRASS - 15 qty
GOLDEN JAPANESE FOREST GRASS - 40 qty
HARDY PAMPAS GRASS - 1 qty
KOREAN MAPLE - 5 qty
NIPPON DWARF MAIDEN GRASS - 18 qty
INCREDIBALL HYDRANGEA - 4 qty
MEDIO VARIEGATA HOSTA - 8 qty

GRASS - 3034 sq.ft.
CRUSHED GRAVEL - 451 sq.ft.
BARK MULCH - 780 sq.ft.
LANDSCAPE FABRIC - 1210 sq.ft.

SIDEWALKS & PATIOS - 914 sq.ft.
ASPHALT DRIVEWAY - 1081 sq.ft.

6" PRIVACY FENCE - 210 lin.ft.
4" WOOD FENCE - 29 lin.ft.

LANDSCAPING NOTES:
PLANTING BEDS TO BE BARK MULCH OVER LANDSCAPE FABRIC.
CRUSHED GRAVEL OVER LANDSCAPE FABRIC.
LANDSCAPED AREAS TO BE EQUIPPED WITH UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH MOISTURE SENSORS AND ON TIMERS.
ALL TREES ARE TO BE A MINIMUM CALIPER OF 60mm WITH A CLEAR STEM HEIGHT OF 1.5 m
SHRUBS SHALL BE A MINIMUM No.2 POT SHRUB
NO RETAINING WALLS OVER 1.2 m ARE PERMITTED WITHIN ANY SETBACK AREA
NO TREES OR STRUCTURES WITHIN 8.5 m CORNER CUT OR 2.0 m ROAD DEDICATION



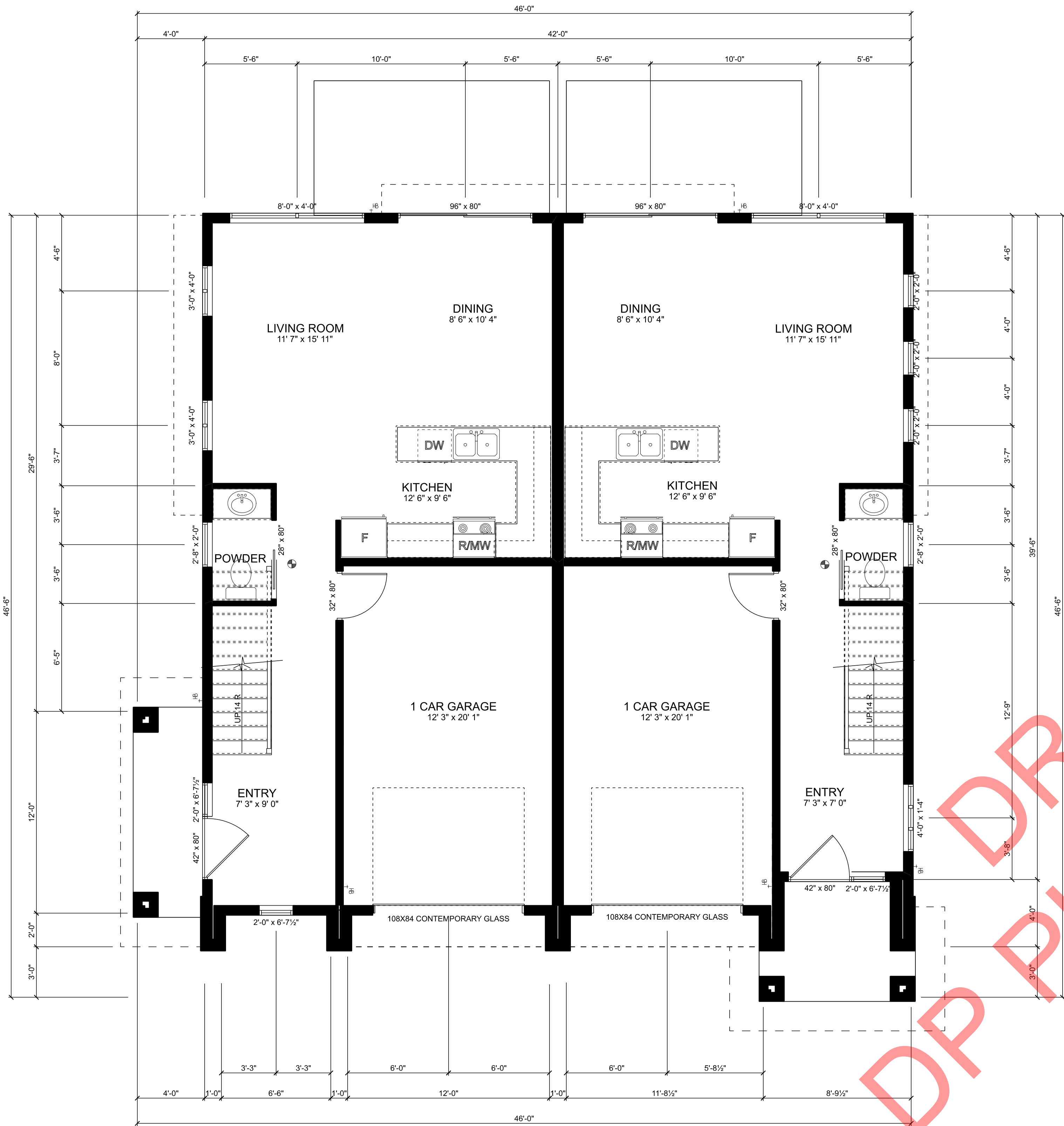
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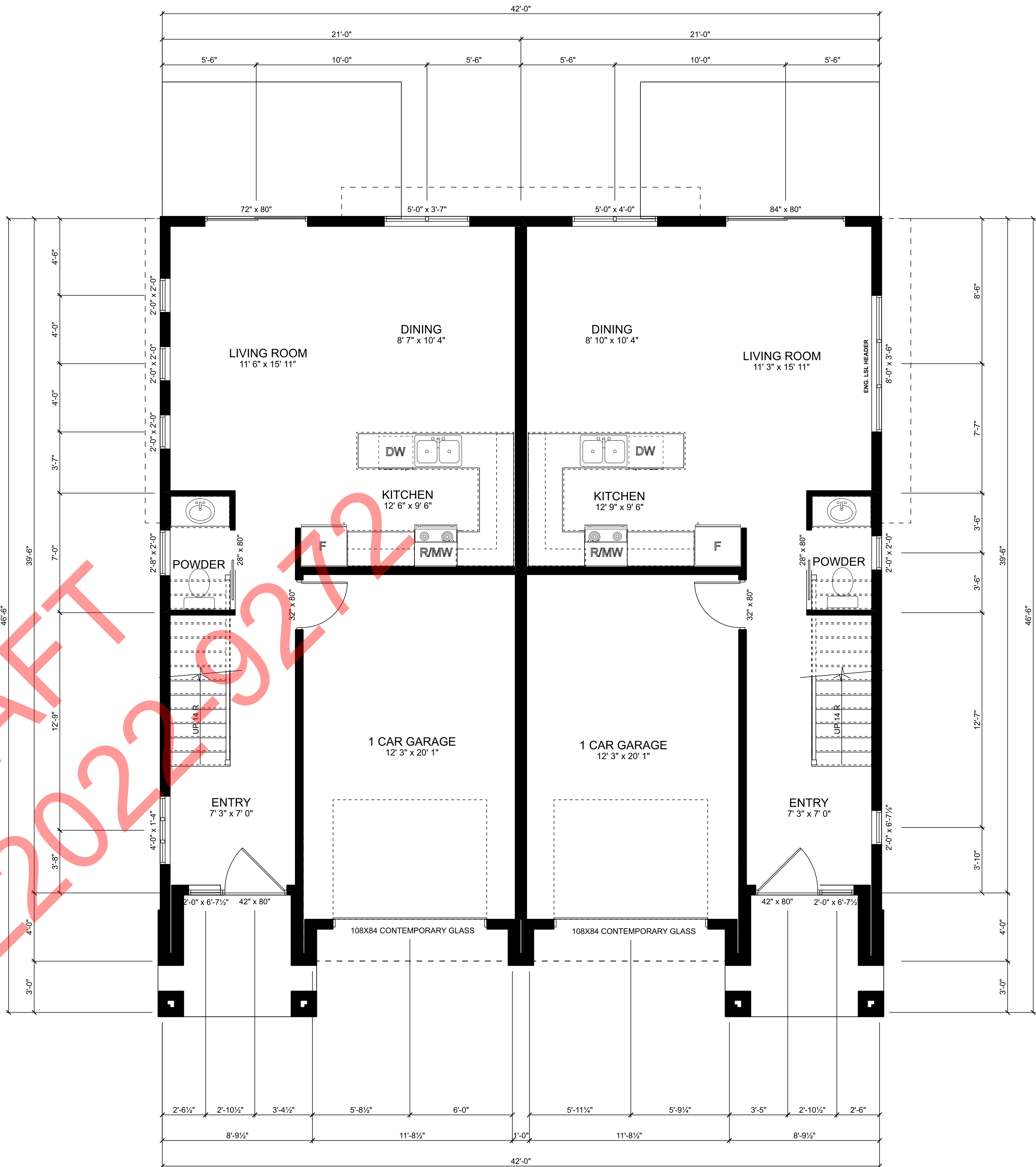
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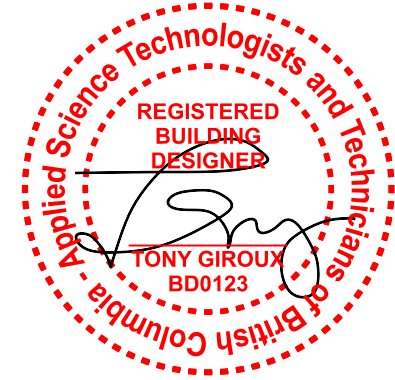
MAIN FLOOR PLAN A

SCALE: 1/4" = 1'-0"
TOTAL MAIN FLOOR LIVING AREA: 1175 sq.ft.
TOTAL GARAGE AREA: 558 sq.ft.



MAIN FLOOR PLAN B

SCALE: 1/4" = 1'-0"
TOTAL MAIN FLOOR LIVING AREA: 1154 sq.ft.
TOTAL GARAGE AREA: 558 sq.ft.



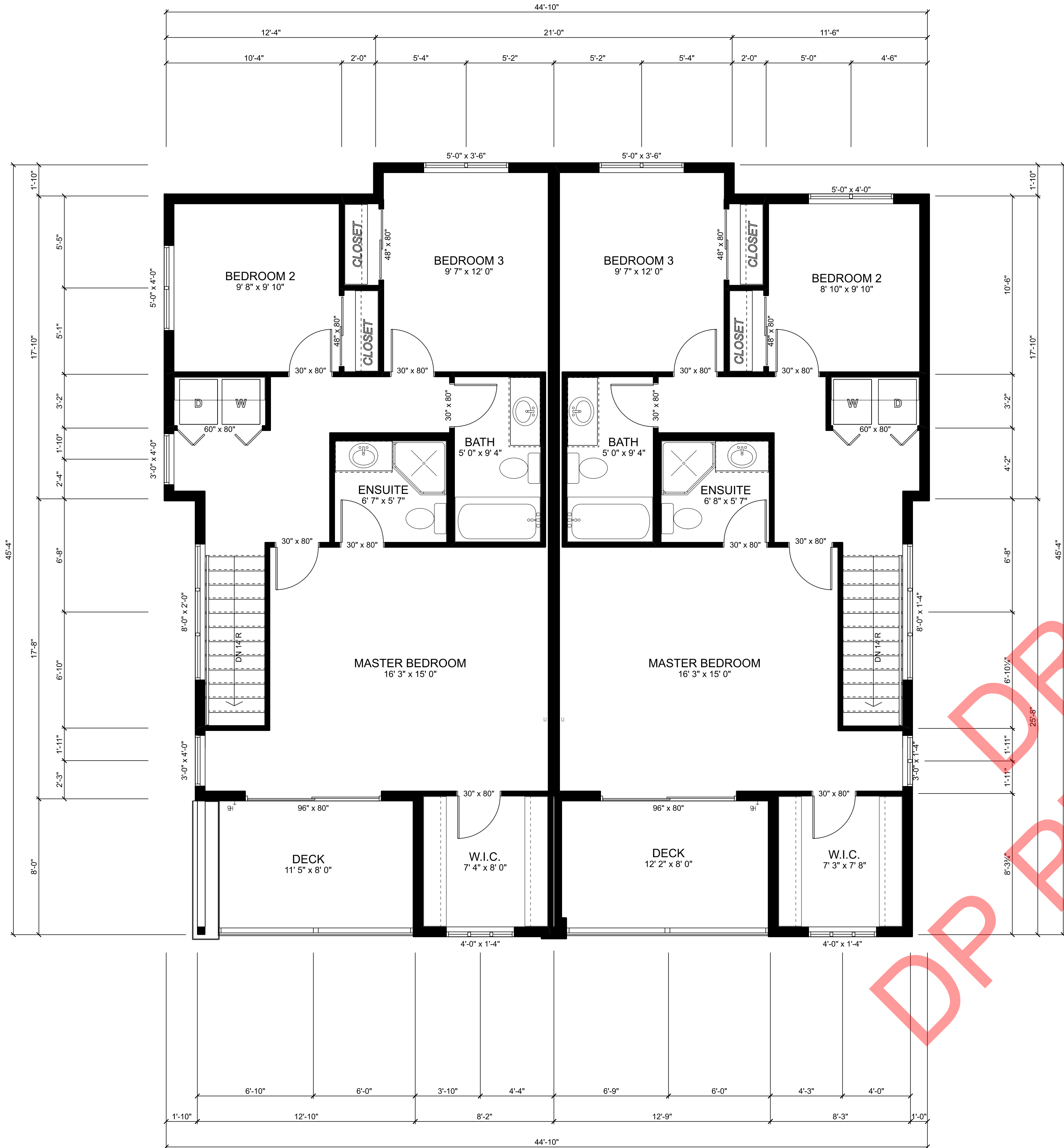
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**PLEASE READ CAREFULLY
BEFORE BEGINNING PROJECT:**

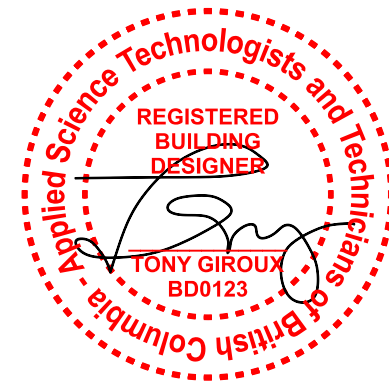
- ALL FRAMING MATERIAL OTHER THAN STUDS SHALL BE NO. 1 & 2 S.P.F.
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH & STUDS SHALL CONFORM TO THE LATEST EDITION OF THE BRITISH COLUMBIA BUILDING CODE AND LOCAL CODES, BYLAWS AND REGULATIONS WHERE THESE TAKE PRECEDENCE
- ALL WORK MUST BE DONE ACCORDING TO THE ACCEPTED PRACTICE OF THE DAY THIS IS APPLICABLE TO THE GENERAL CONTRACTOR AND ALL SUB-TRADES. THE INTENT IS TO CONSTRUCT A SOUND, ADEQUATE BUILDING
- ALL MATERIALS SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KIND UNLESS OTHERWISE SPECIFIED
- ANYTHING NOT COVERED IN THE PLANS WILL BE OPEN FOR NEGOTIATION BETWEEN THE CONTRACTOR AND THE OWNER
- WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR.
- THE CONTRACTOR OR BUILDER ON THE JOB MUST CHECK ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION.
- ALL SITE DIMENSIONS AND MEASUREMENTS ARE TO BE GOVERNED AND APPROVED BY MUNICIPAL AUTHORITIES BEFORE STARTING CONSTRUCTION.



SECOND FLOOR PLAN A
SCALE: 1/4" = 1'-0"
TOTAL SECOND FLOOR LIVING AREA: 1714 sq.ft.



SECOND FLOOR PLAN B
SCALE: 1/4" = 1'-0"
TOTAL SECOND FLOOR LIVING AREA: 1710 sq.ft.



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RAJ DHILLON
909 GOVERNMENT STREET
PENTICTON, BC

DESIGN BY: AJG
DRAWN BY: AJG/JMG
DATE: 3/02/22
REVISED:

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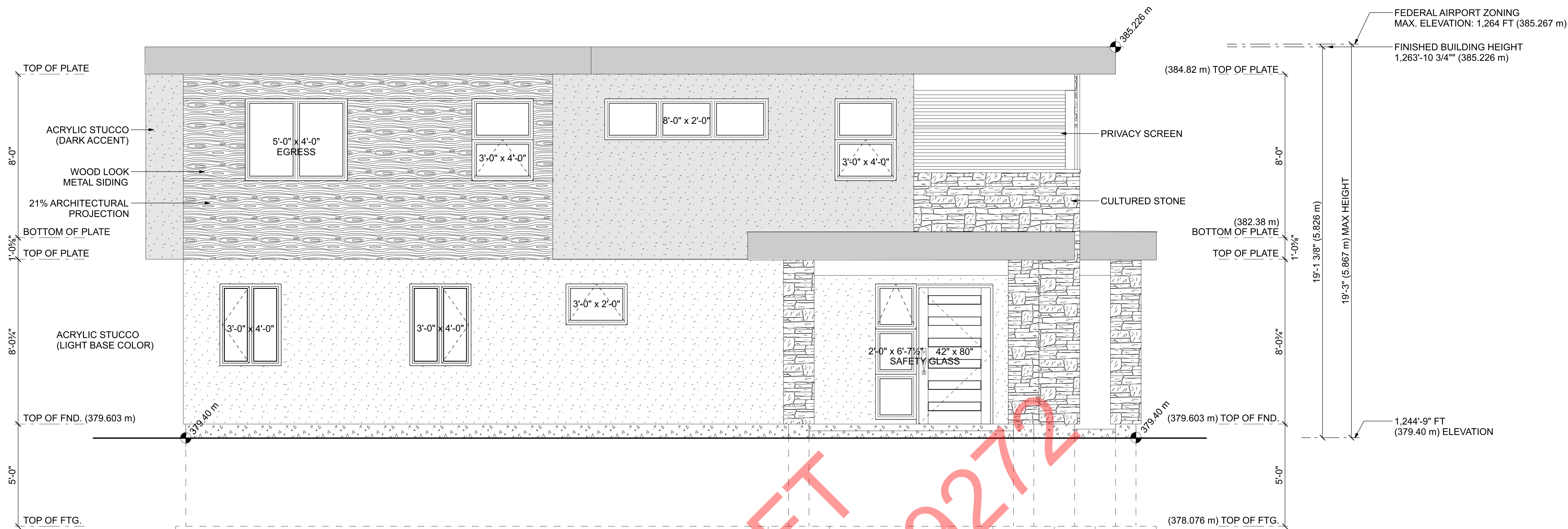
**PLAN NO.
WP-5561**

SLAB

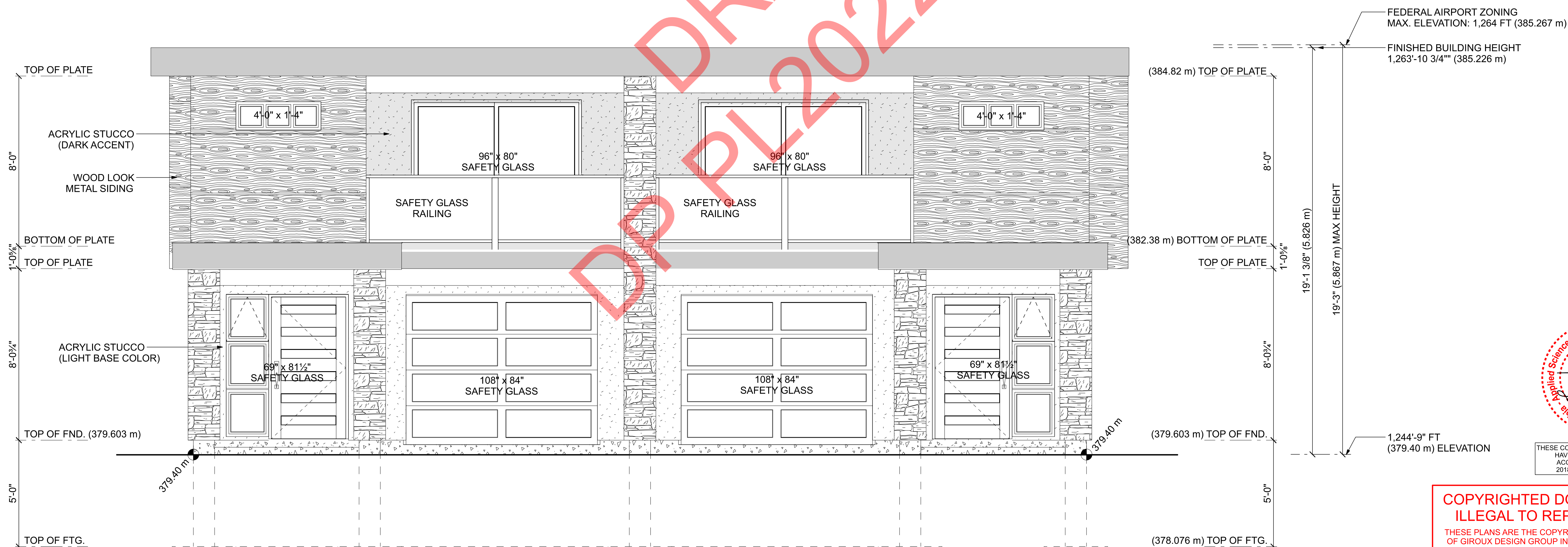
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DP4**

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Second Floor Plans

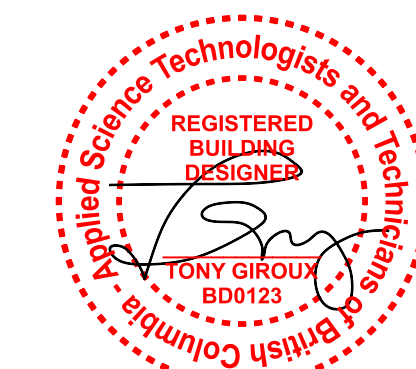


FRONT ELEVATION A SHOWING AIRPORT HEIGHT RESTRICTION
SCALE: 3/8" = 1'-0"



FRONT ELEVATION B SHOWING AIRPORT HEIGHT RESTRICTION
SCALE: 3/8" = 1'-0"

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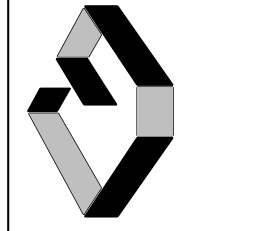
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DRAWN BY: AJG/JMG
DATE: 3/02/22
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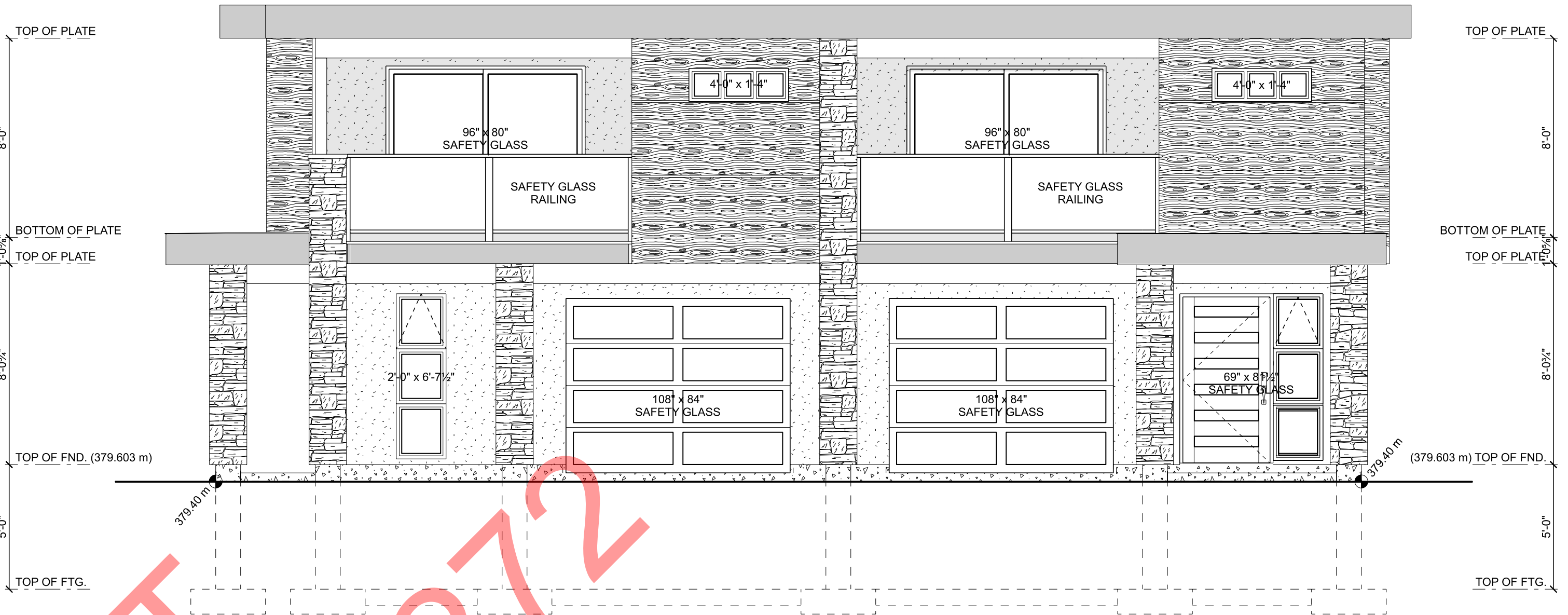
PLAN NO.
WP-5561
SLAB
SHEET NO.
DP5

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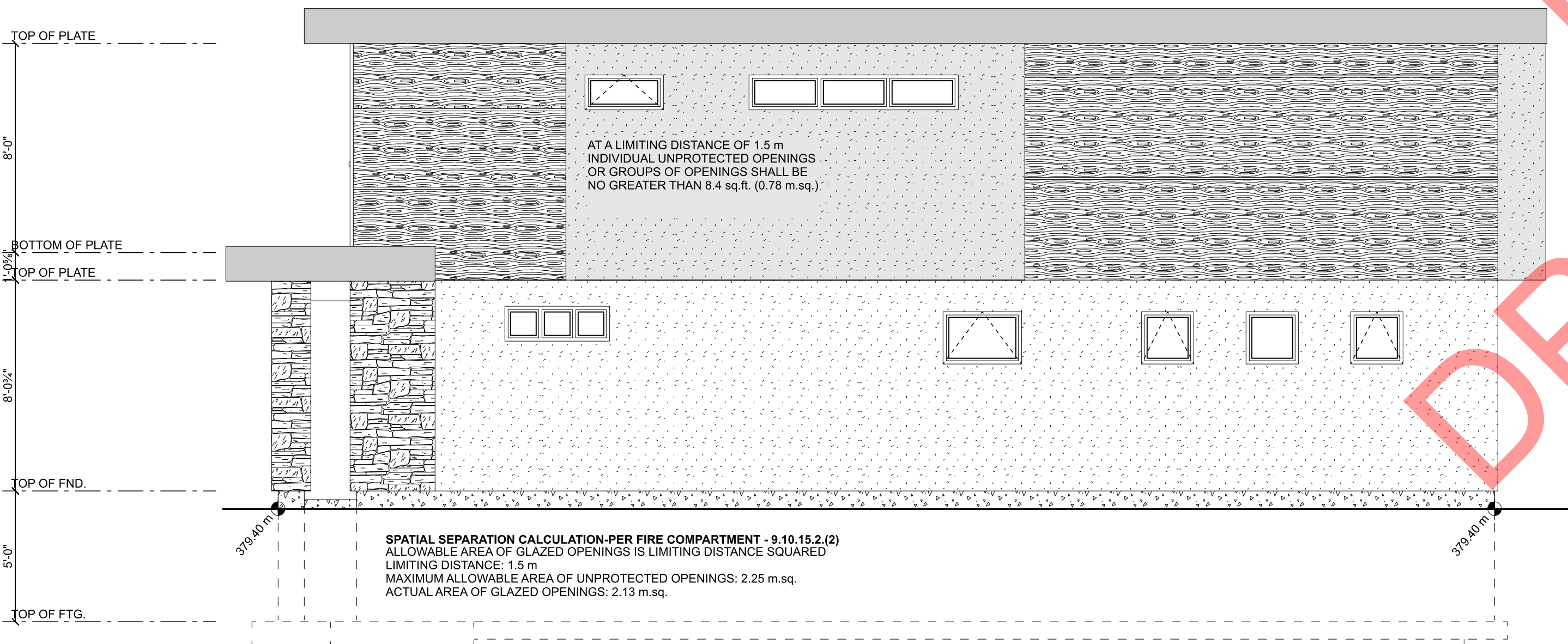
Building Height Restriction



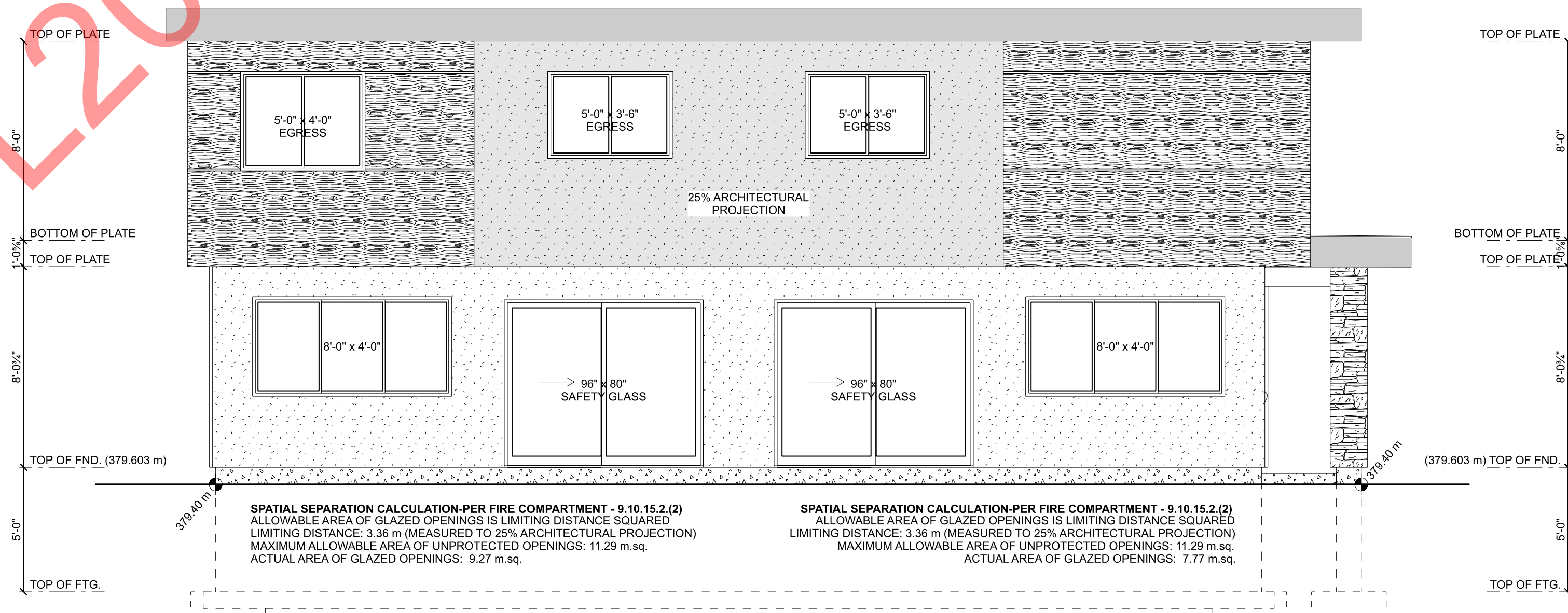
FRONT ELEVATION (FACING EAST TO GOVERNMENT STREET)
SCALE: 1/4" = 1'-0"



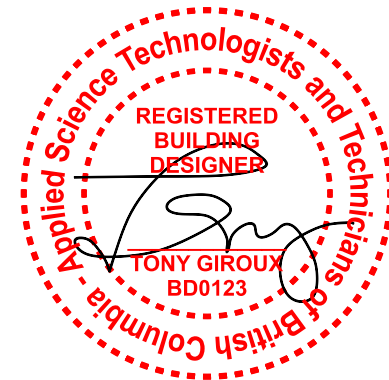
RIGHT ELEVATION (FACING NORTH TO FORESTBROOK AVE)
SCALE: 1/4" = 1'-0"



REAR ELEVATION (FACING WEST TO BUILDING B))
SCALE: 1/4" = 1'-0"



LEFT ELEVATION (FACING SOUTH)
SCALE: 1/4" = 1'-0"



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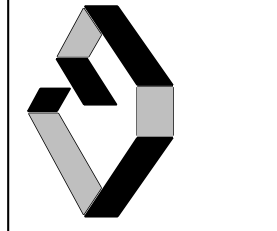
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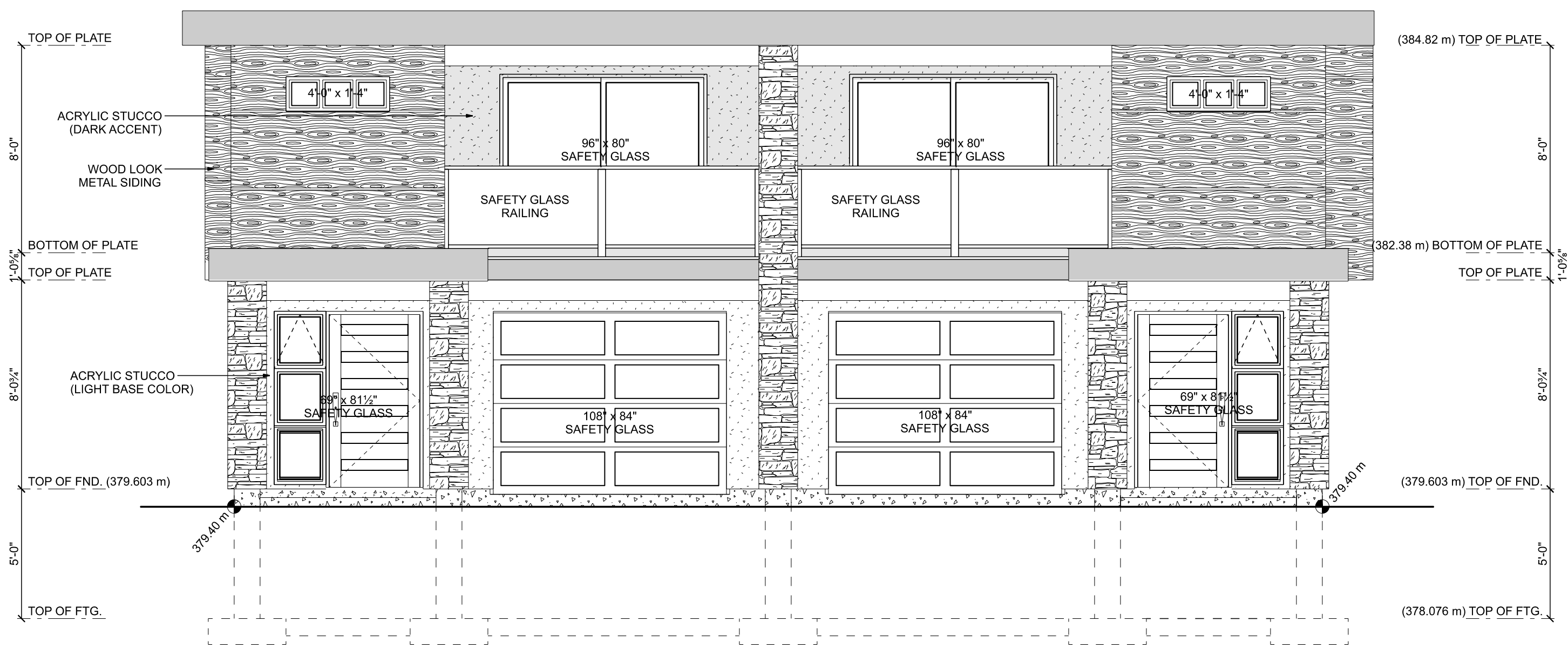
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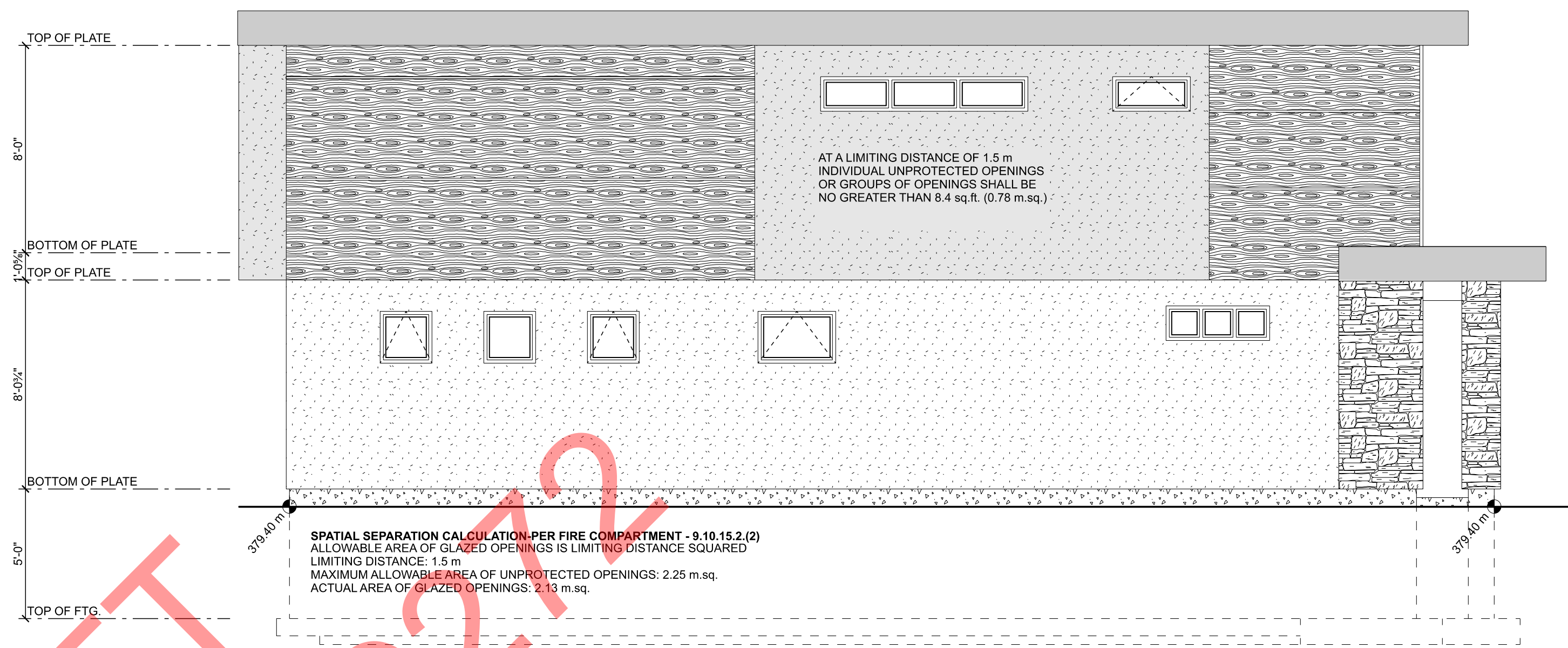
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SLAB
SHEET NO.
DP6

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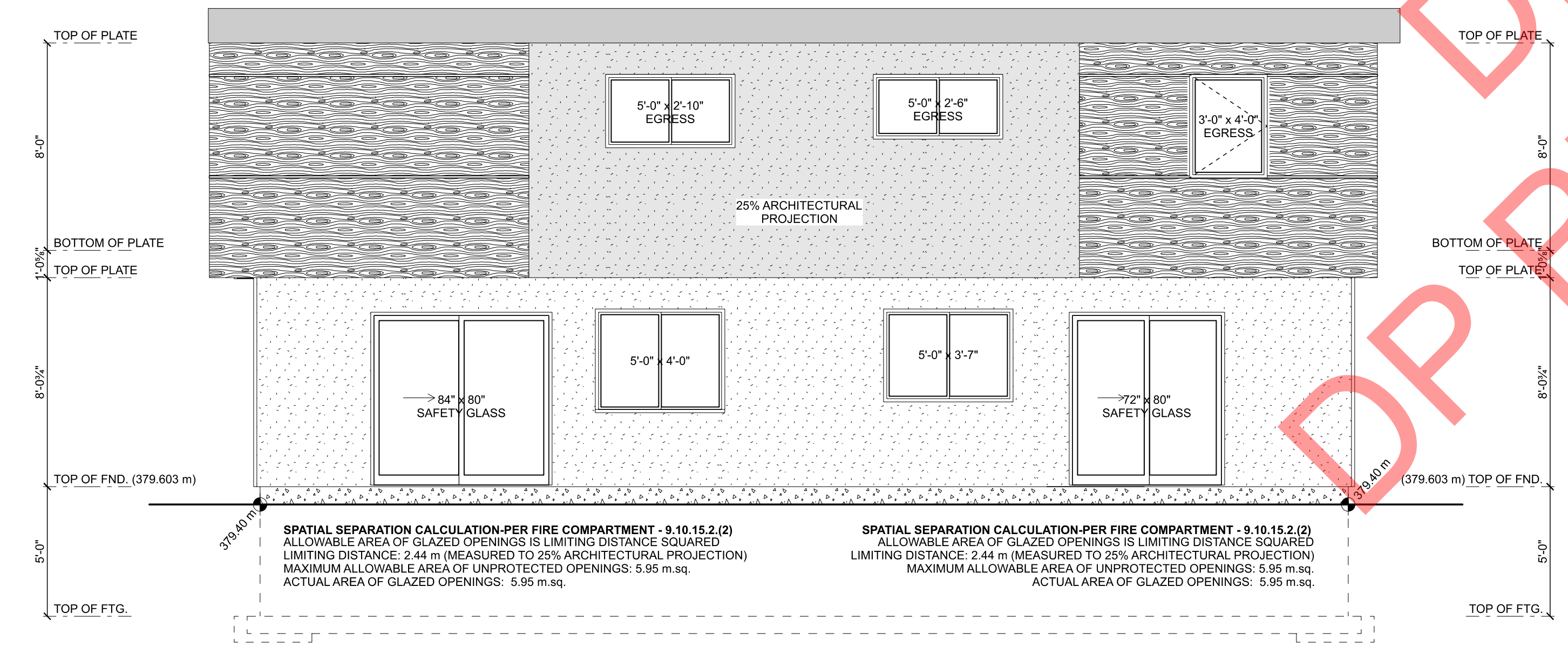
Exterior Elevations-Building A



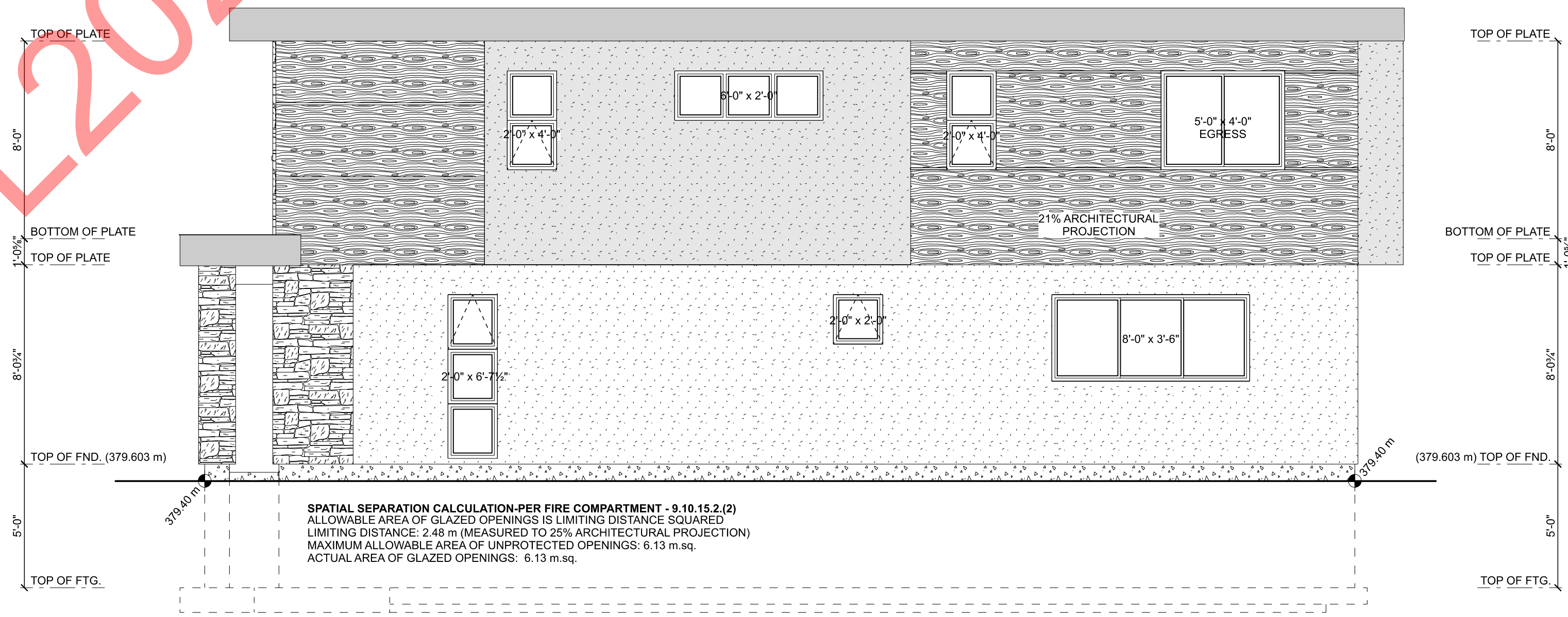
FRONT ELEVATION (FACING NORTH TO FORESTBROOK DRIVE)
SCALE: 1/4" = 1'-0"



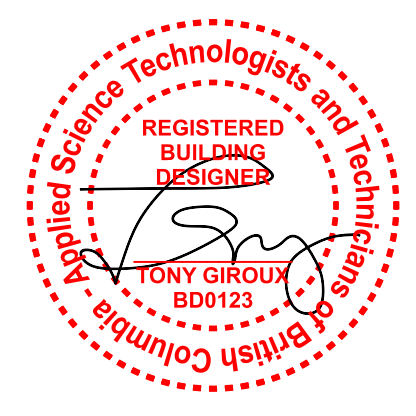
LEFT ELEVATION (FACING EAST)
SCALE: 1/4" = 1'-0"



REAR ELEVATION (FACING SOUTH)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (FACING WEST)
SCALE: 1/4" = 1'-0"



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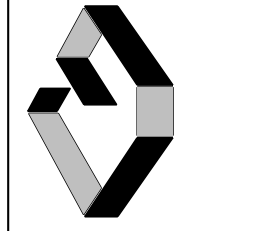
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PENTICTON, BC
DESIGN BY: AJG DATE: 3/02/22
DRAWN BY: AJG/JMG REVISED:

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DP7

Exterior Elevations-Building B

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Development Variance Permit

Permit Number: DVP PL2022-9273

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 4 District Lot 249 Similkameen Division Yale District Plan 3392 Except Plan EPP89301
 - Civic: 909 Government Street
 - PID: 008-531-722
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2021-01 to allow for the construction of two duplex buildings (total 4 dwelling units), as shown in the plans attached in Schedule 'A':
 - a. Section 10.9.2.9: to reduce the minimum rear yard from 6.0m to 3.0m; and
 - b. Section 10.9.2.3: to increase the maximum lot coverage from 40% to 42%.

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the 5th day of April, 2022.

Issued this ____ day of _____, 2022.

Angela Collison
Corporate Officer

DRAFT
DVP PL2022-9273

