



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, May 3, 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 2022-16; 719 Alexander Ave.

4. May appear in person.

No letter, report or representation from the public will be received by Council after the conclusion of the May 3, 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: April 5, 2022
To: Donny van Dyk, Chief Administrative Officer
From: Steven Collyer, Planner II
Address: 719 Alexander Avenue

File No: RMS/719 Alexander Ave

Subject: Zoning Amendment Bylaw No. 2022-16
Development Permit PL2021-9205

Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2022-16", a bylaw to rezone That Part of Lot 2 Shown on Plan B5522; District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 1913, located at 719 Alexander Avenue, to from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane) with the following site-specific provision:

1. Two single detached dwellings shall be permitted.

AND THAT Council forward "Zoning Amendment Bylaw No. 2022-16" to the May 3, 2022 Public Hearing;

AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2022-16", require that a 1.9m road dedication along the Churchill Avenue frontage be registered with the Land Title Office;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2022-16", approve "Development Permit PL2021-9205" for That Part of Lot 2 Shown on Plan B5522; District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 1913, located at 719 Alexander Avenue, a permit to approve the form and character of the proposed 2-unit residential development 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 build one residential unit fronting Alexander Avenue and one residential unit fronting Churchill Avenue on the subject property (Figure 1). The applicant intends to stratify each home under separate ownership but with common interest in the shared property. In order to proceed with the proposed development, the applicant has requested to rezone the subject property from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane) to allow two strata dwelling units with a site-specific provision that allows the dwelling units to be built in separate buildings, as single detached dwellings. The proposed

development is considered within the Intensive Residential Development Permit Area outlined within the Official Community Plan (OCP). As such, the applicant has also applied for their Development Permit along with the rezoning application in order for Council to approve the form and character of the proposed development.



Figure 1 - Renderings of proposed buildings: Alexander Avenue frontage (left), and Churchill Avenue frontage (right).

Background

The subject property is a double-fronting lot between Alexander Avenue and Churchill Avenue, east of Power Street (Figure 2). The property contained a single detached dwelling which was recently demolished. Surrounding land uses are residential in nature, consisting primarily of single detached dwellings along Alexander Avenue and a mix of single detached dwellings and duplexes on Churchill Avenue.

The subject property is currently zoned R2 (Small Lot Residential) and is designated 'Infill Residential' by the OCP.

The applicant originally considered subdividing the property to create two separate lots. However, staff noted that there is no municipal sanitary main along Churchill Avenue in front of the property, resulting in substantial expense to the applicant if they proceeded to subdivide the property as they would be responsible to extend the municipal sanitary main approximately 29m (95 feet) to service a proposed lot off Churchill Avenue. Instead, the applicant is proceeding with keeping the lot as-is and developing a strata consisting of two single detached dwellings with a shared yard space in between. The strata arrangement will allow common interest in maintaining the yard and swimming pool between the two buildings. This arrangement is similar to a strata duplex, however each unit will be in its own building.



Figure 2 - Property location map

Technical Review

This proposed development was reviewed by the Technical Planning Committee, a group of City staff from various departments who review planning applications. The committee recommended that a 1.9m wide road dedication be registered on the Churchill Avenue frontage of the subject property (Figure 3) in order to achieve the desired right-of-way width on Churchill Avenue and enable future public sidewalk construction on the south side of the street. Additional items were addressed after the Committee reviewed the development proposal. Future comments related to the building permit requirements have been forwarded to the applicant in order to help expedite that future approvals process, should this proposed development ultimately be approved by Council.



Figure 3 - Proposed road dedication along Churchill Ave frontage (orange)

Development Statistics

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

	RD2 Zone Requirement	Provided on Plans
Minimum Lot Width*:	9.1 m	12.5m
Minimum Lot Area*:	275 m ²	679 m ²
Maximum Lot Coverage:	40%	39%
Maximum Density:	0.95 Floor Area Ratio (FAR)	0.77 FAR
Vehicle Parking:	1 parking space per unit Total: 2 parking spaces required	4 parking spaces per unit Total: 8 parking spaces provided
Required Setbacks		
Front Yard (Alexander Ave):	4.5 m	6.0 m
Front Yard** (Churchill Ave):	4.5 m	4.9 m
Interior Side Yard (east):	1.5 m	1.5 m
Interior Side Yard (west):	1.5 m	1.5 m
Maximum Building Height	10.5 m	10.2 m
Other Information:	*Lot width and lot area are only applicable at the time of subdivision. **This lot is a double fronting lot (meaning it has street frontage on both sides), therefore the front yard setback is measured on both sides.	

Financial Implication

The City is responsible for the surveying and registration costs associated with the recommended road dedication

Analysis

The Official Community Plan (OCP) designation for the subject property is 'Infill Residential', which supports lower-height residential areas with new housing types compatible with existing single detached houses in

character and scale but providing more units per lot (Figure 3). The applicant is proposing to build two single detached dwellings in separate buildings on the subject property, which is a compatible housing form with the surrounding neighbourhood while providing two dwelling units per lot. The proposed development is a consistent building form with the forms envisioned by the 'Infill Residential' OCP designation.

Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
Infill Residential 	Transitional lower-height residential areas with new housing types compatible with existing single detached houses in character and scale but providing more units per lot.	• Single detached houses with or without secondary suites and/or carriage houses • Duplexes with or without suites • Triplexes • Lower-density rowhouses • Small-scale neighbourhood commercial building (e.g., corner store, coffee shop).	• Residential • Limited retail/ service	• 1 to 4 units per single lot • Consolidation of lots possible for lower scale multifamily developments • Generally up to 2 ½ storeys	• R1 • R2 • R3 • RD1 • RD2 • RD3 • C2

Figure 4 - 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. The subject property is located within walking distance of Okanagan Lake, Lakawanna Park, the Community Centre, South Okanagan Events Centre, the downtown and other commercial uses. Building forms in this

neighbourhood are primarily single detached homes, however recent duplex developments have occurred close to the subject property. The development will allow for one single detached home from each street based on the development's design taking advantage of both street facades, with the courtyard-like yard located between the buildings. The proposed rezoning is consistent with the 'Infill Residential' OCP designation which envisions more units per lot in building forms compatible with single detached dwellings.

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

Given that there is adequate policy through the OCP to support the proposal, staff recommend Council give first reading to "Zoning Amendment Bylaw No. 2022-16", and forward the bylaw to the May 3, 2022 Public Hearing to gather comments and feedback from the public.

Development Permit

The proposed development is considered within the Intensive Residential Development Permit Area outlined by the OCP, 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 (Attachments 'E' and 'F'). The development proposes a building form and density that is aligned with the 'Infill Residential' OCP designation, and provides a design that meets all Zoning Bylaw regulations for setbacks, parking and building height. The street-facing facades are designed with interesting architectural features, facing Alexander Avenue and Churchill Avenue in a positive way. Both buildings are set close to the streets and provide a large, private courtyard and pool area in the middle of the property.

Staff have completed a development permit analysis that shows how the development conforms to the applicable design guidelines (Attachment 'D'). The applicant has also provided an analysis with their submission which outlines the project and its conformance to the OCP design guidelines (Attachment 'F'). As such, staff recommend that Council approve "Development Permit PL2021-9205", subject to adoption of the Zoning Amendment Bylaw.

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 policies by gently increasing density in a high-amenity area of the City with a site-specific provision to allow two dwelling units in separate buildings each with vehicle access onto the street, which is a development form consistent with the Infill Residential OCP designation.

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2022-16".

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 PL2021-9205
Attachment H – Zoning Amendment Bylaw No. 2022-16

Respectfully submitted,

Steven Collyer, RPP, MCIP
Planner II

Concurrence

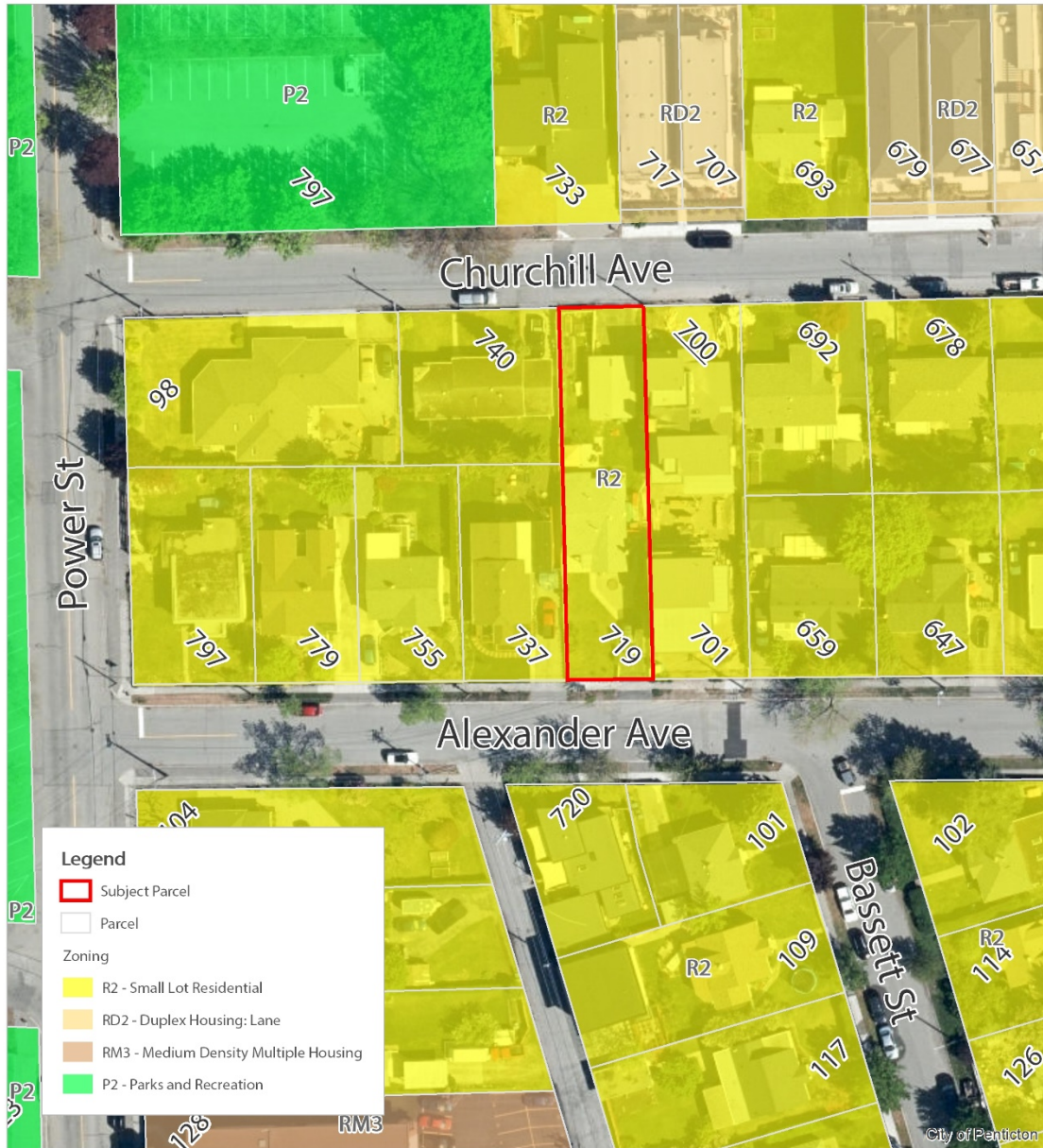
Director of Development Services <i>BL</i>	Chief Administrative Officer DyD
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Attachment A – Zoning Map

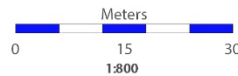


719 Alexander Ave

Zoning Map



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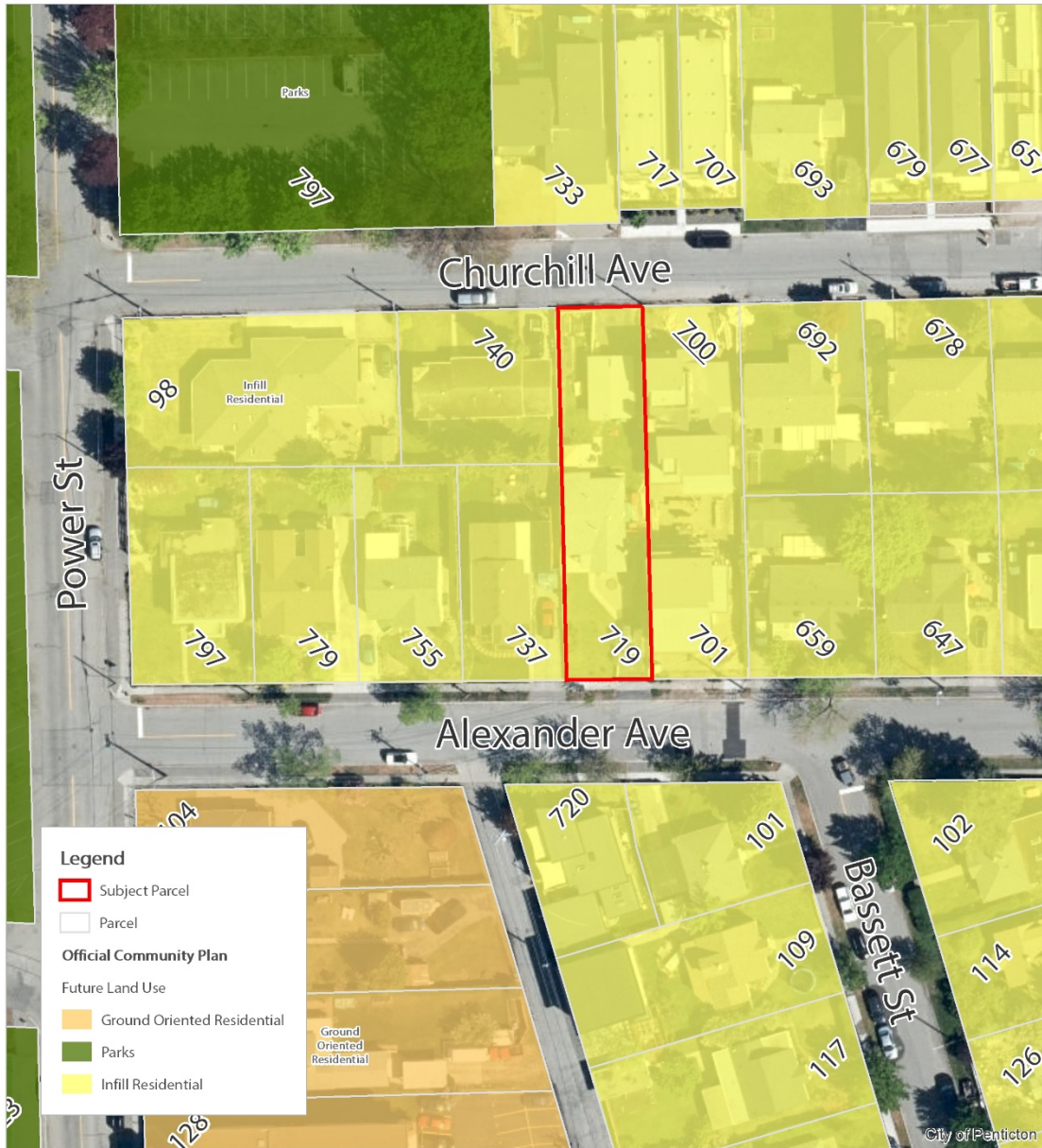
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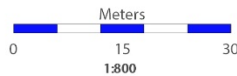


719 Alexander Ave

Official Community Plan Map



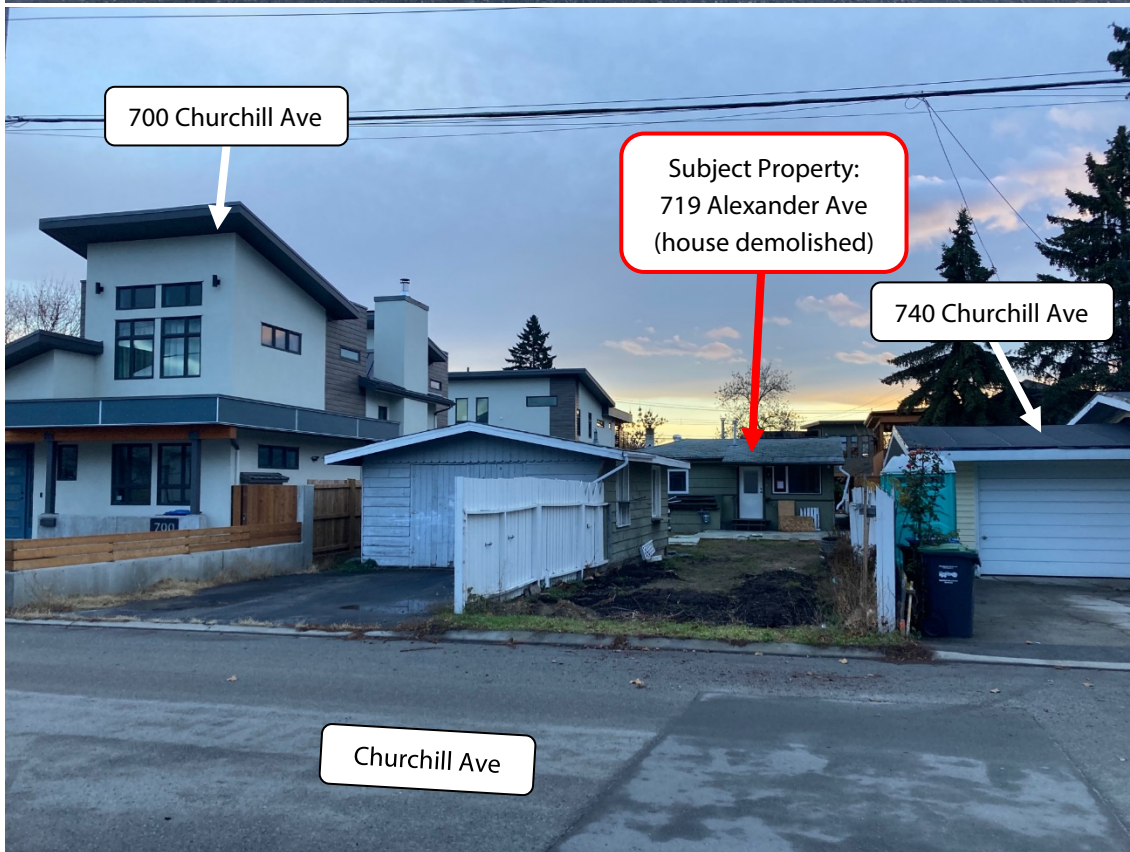
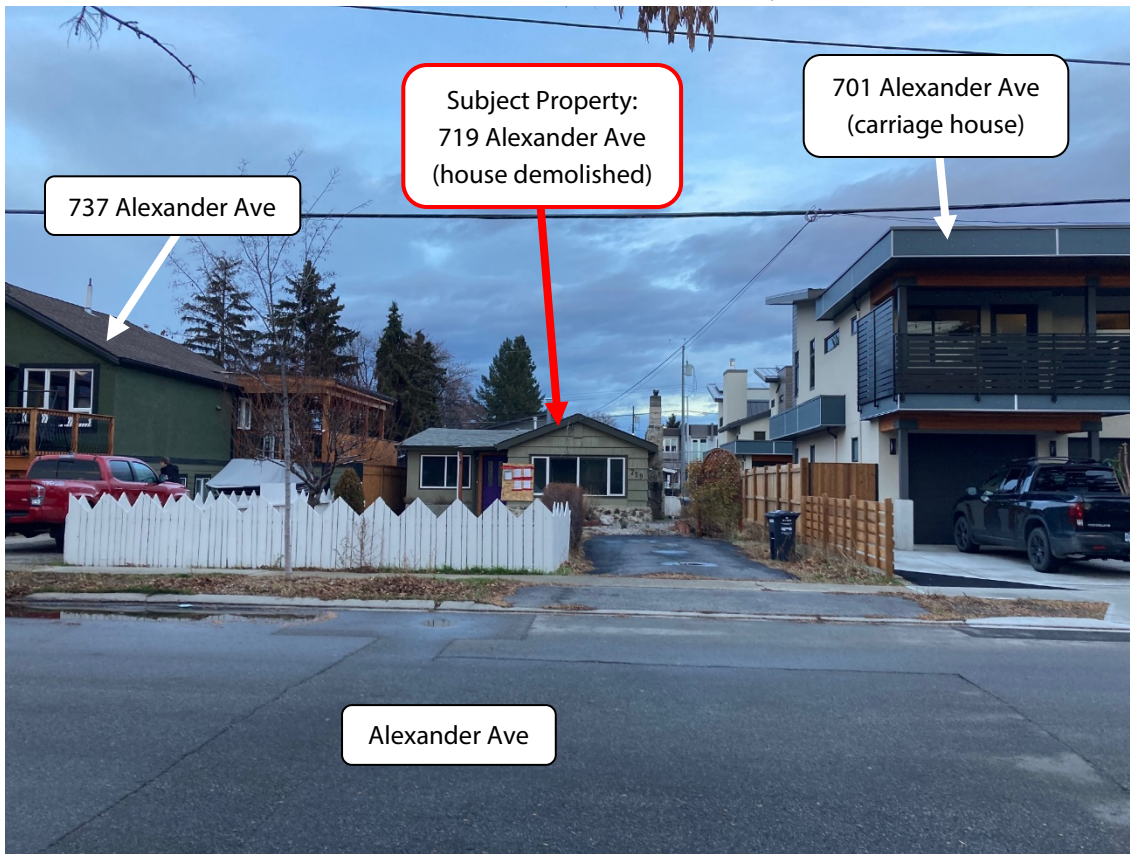
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Attachment C – Photos of Property



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.).*
- The development was designed with the recommended 1.9m road dedication along the Churchill Ave frontage in mind. The Churchill-facing building was set back slightly to account for this road dedication area, while still providing sufficient room for parking in front of the garage. The development was also informed based on the architectural style of new development in the surrounding area, including on the property immediately to the east (refer to Attachment 'C').
- Guideline G5 Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The two buildings are set close to each fronting street. This design provides strong street definition while providing enough room between the garage door and the sidewalks for vehicles to park. These setbacks (4.9m and 6m) are close to the setbacks of new construction in the surrounding neighbourhood, and meet the required setbacks as per the Zoning Bylaw.
- 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 along the west side of the property to connect each building to the street, and to provide level access to the rear yard.
- 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 building are approximately 0.5m above the grade of each fronting street, accessed by 1-2 steps.
- Guideline G16 Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...*
- A path is proposed along the west property line to provide pedestrian access to the rear yard. In addition, each unit fronts onto a public street with the main entrances located close to the public sidewalk on Alexander Ave, and the future public sidewalk on Churchill Ave.
- Guideline G23 Articulation of building mass should include horizontal (minor) setbacks and setbacks (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 building designs include covered entries that face the street as well as roof projections, minor cantilevers, and a stepped-back third floor. These features provide architectural interest and help break up the mass of the 3-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 1-2 steps above grade, leading to a covered porch over the entrances. The roof overhanging this area breaks up the building face and provides architectural interest.
- Guideline G26 Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.*
- The building designs show fewer, smaller windows on the sides facing the neighbouring properties. Decks on the second floor face towards the shared rear yard. A rooftop patio is proposed on each building which is setback from the edge of the building and provides some additional separation from 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 entries on each building face towards the street to provide visual overlook onto the public realm.
- Guideline G35 Tree planting...*
- The landscaping plan shows two new trees in the front yard of each building, contributing to a visually-appealing streetscape. In addition, two new boulevard trees are proposed on the Alexander Avenue frontage. The landscape plan shows other plantings in the front yards, rear yard, and along the sides of the property.
- Guideline G38 Screening & Buffering...*
- The plans show fencing along the side property lines, as well as pedestrian gates on the pathway to the courtyard. The fencing screens the courtyard from the neighbouring properties and acts as a privacy buffer in addition to landscaping along both sides of the property.
- Guideline G43 Address both fronting streets in a pedestrian-friendly way, preferably with pedestrian entrances and/or windows on both facades.*
- The main entrance to each building faces a public street and is easily accessed along the driveway. Multiple windows and architectural design features such as roof projections and cantilevers are incorporated into the design of both buildings.
- 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 in the garages of both buildings, screening them from adjacent properties.
- 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 buildings are setback 4.9m and 6m from the fronting streets. This design provides strong street connection with both Churchill Ave and Alexander Ave, while providing sufficient depth for a parking space off the street and a similar building setback as other homes in the immediate area.



City of Penticton, Property Development
Letter of Intent for Proposed Development
719 Alexander Ave, Penticton

It is our pleasure to submit this letter of Intent to pursue land use and related approvals for the redevelopment (Infill Project) of the PID 009-318-712.

Project Summary

The project will include two, three story residential dwellings facing back to back with a pool in the middle of the two dwellings for both residential occupants to access and enjoy. ***We are asking that this property be rezoned from a single family residential property to RD2 (Duplex Housing: Lane) to allow two dwelling units in separate buildings on this one lot.***

The dwellings have been designed to accommodate three levels with most of the third level being a rooftop patio which is recessed back, blending nicely into the surrounding neighborhood. Dwellings will be modern in style, similar in color and architecture to the new neighboring properties along Churchill Ave and Alexander Ave. This property will be an excellent addition to this amazing and beautiful, up and coming premium area. This large property works well as a two dwelling property as the property to the left is subdivided back to front with a single family on both sides, as well as the property to the right is a new construction build with a carriage home which also provides a very similar appearance to what we are proposing.

We will be communicating with neighboring property owners during the build and will be available to address any concerns that may arise.

Existing Site Conditions

Currently zoned as a single family residential property, accommodating an older home that was built in 1947. This older home is currently undergoing abatement and in the process for demolition.

Respectfully,
VLS Developments



City of Penticton, Property Development
Development Permit Analysis
719 Alexander Ave, Penticton
PID 009-318-712

- G.2 Dwellings will be modern in style and will be similar in color and architecture to the new neighboring properties along Churchill Ave and Alexander Ave. This property will be an excellent addition to this amazing, beautiful, up and coming premium area.
- G.6 The dwellings will have three levels with most of the third level being a rooftop patio which is recessed back, blending nicely into the surrounding neighborhood and not impeding on the privacy of the adjacent dwellings.
- G.7 This new development will have no unsecured outbuildings on the property, and has been design to have adequate lighting which will help with the reduction of crime in the area. Landscaping has also been taken into consideration with this design as there will be no tall shrubs lining the street which eliminates potential hiding areas for nuisance opportunities.
- G.8 This proposed project is designed as two, three story residential dwellings facing back to back with a pool in the middle of the two dwelling for both residential occupants to access and enjoy. This design provides a private, secure, comfortable space.
- G.14 Dwelling that is facing Churchill Ave will be using this street as its main access and on street parking. Dwelling that is facing Alexander Ave will be using this street as its main access and on street parking. This will alleviate multi vehicles accessing, and being situated on just one street – which allows for better traffic flow and less disruption to pedestrian traffic.
- G.15 Fencing at the front of both dwellings will be a lower, semi transparent design which will allow an esthetically clean view of the property but allowing the homeowners some privacy.
- G.16 Both dwellings are situated on the property to accommodate a larger driveway which will allow off street parking for all residents and guest vehicles.

VLS Developments | 1552 Waters Edge Lane, Kelowna BC | www.vlsdevelopments.com | 250-869-5260



- G.17 Driveways at each dwelling have been designed to incorporate a well lighted, safe, hard surface connection for pedestrians to access the residences.
- G.20 Both dwellings are designed to be energy efficient; well insulated and airtight, with high-efficiency heating and cooling equipment. Dwelling will be outfitted with low-flow accessories to lower water consumption and water-heating costs. Windows will also be energy efficient.
- G.28 Both dwellings will be visible and clearly identifiable from their fronting public streets. Each dwelling will be accessible from their own lane ways and be visually inviting through the beautiful architectural detailing at the front entry. Both dwellings will keep the same visual appearance allowing structures to flow esthetically.
- G.33 Landscape will be eco friendly, using low water consumption drought tolerant plant species, staying away from high consuming water plans and vegetation. Plants will be selected on their hardiness towards Penticton's desert climate.
- G.48 Dwellings are designed with sufficient lighting that will ensure safe vehicular access, parking and maneuvering but not impose as a nuisance on neighboring properties.

We will be communicating with neighboring property owners during the build and being available to address any concerns that may arise.

Respectfully,
VLS Developments

Development Permit

Permit Number: DP PL2021-9205

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: That Part of Lot 2 Shown on Plan B5522; District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 1913
 - Civic: 719 Alexander Avenue
 - PID: 009-318-712
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of two dwelling units on the subject property 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

719 ALEXANDER AVE - 2 DWELLING PROPOSAL

PENTICTON, BC

RESIDENTIAL DEVELOPMENT

PROJECT INFO:

CIVIC ADDRESS: 719 ALEXANDER AVE, PENTICTON, BC

PID: 009-318-712

LEGAL DESCRIPTION: PLAN KAP1913, LOT 2

CURRENT ZONING: R2 SMALL LOT RESIDENTIAL

PROPOSED ZONING: RD2 - DUPLEX HOUSING

PROPOSED: 2 SINGLE DETACHED HOUSES

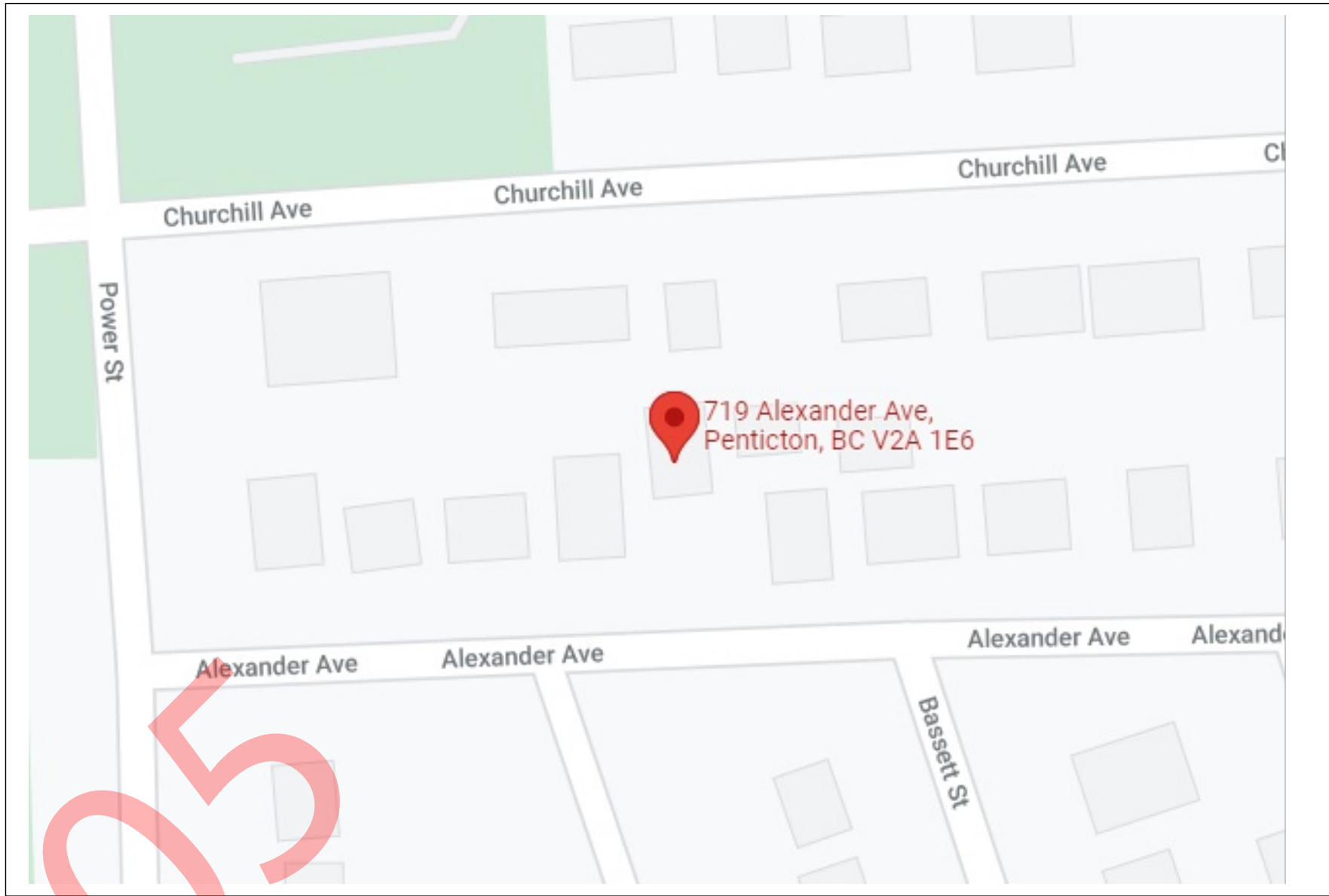
LOT AREA: 680.02 SQ.M / 7,319.64 SQ.FT.

CONTACT:

DESIGN: Saba Wolfe
INARTIFEX DESIGN LTD.
778.403.1055
saba@inartifex.com

DEVELOPER: Jamela Van Steinburg
VLS DEVELOPMENTS
250.869.5260
jamela@vlsdevelopments.com

LANDSCAPE ARCHITECT: Fiona Barton
MBCSLA, CSLA, President, Landscape Architect
OUTLAND DESIGN
250.868.9270
fiona@outlanddesign.ca



VICINITY MAP

DATA SUMMARY:

	PERMITTED	PROPOSED
MIN. SITE AREA:	275 SQ.M.	680.02 SQ.M.
MAX. SITE COVERAGE:	40%	40%
MIN. FRONT YARD:	4.5m	6.0m
SIDE YARD EAST:	1.5m	1.5m
SIDE YARD WEST:	1.5m	1.5m
MIN. REAR YARD:	6.0m	6.0m
BUILDING HEIGHT:	10.5m	10.22m
DENSITY:	0.95 FAR	0.77 FAR
PROPOSED UNITS:	2 DWELLINGS	
OFF-STREET PARKING:	2 SPACES IN GARAGES, 2 SPACES ON DRIVEWAYS	
PRIVATE AMENITY SPACE:	BLDG 1 452 SQ.FT/42.0 SQ.M + BLDG 2 452 SQ.FT/42.0 SQ.M +	

FLOOR AREA:	GROSS AREA	NET AREA
BLDG 1	3,291 SQ.FT. (305.74 SQ.M)	2,836 SQ.FT. (263.47 SQ.M)
BLDG 2	3,291 SQ.FT. (305.74 SQ.M)	2,836 SQ.FT. (263.47 SQ.M)

LIST OF DRAWINGS:

A1	COVER PAGE
A2	PERSPECTIVES
A3	SITE PLAN
A4	MAIN & UPPER FLOOR PLANS - BLDG 1&2
A5	THIRD FLOOR PLANS - BLDG 1&2
A6	ROOF PLAN - BLDG 1&2
A7	SOUTH & EAST ELEVATIONS - BLDG 1
A8	NORTH & WEST ELEVATIONS - BLDG 1
A9	NORTH & WEST ELEVATIONS - BLDG 2
A10	SOUTH & EAST ELEVATIONS - BLDG 2
A11	SOUTH & EAST COLORED RENDERINGS - BLDG 1
A12	NORTH & WEST COLORED RENDERINGS - BLDG 1
A13	NORTH & WEST COLORED RENDERINGS - BLDG 2
A14	SOUTH & EAST COLORED RENDERINGS - BLDG 2
A15	SITE COLORED RENDERINGS - BLDG 1&2
A16	ACCESSORY BUILDINGS PLANS
A17	SITE SECTIONS



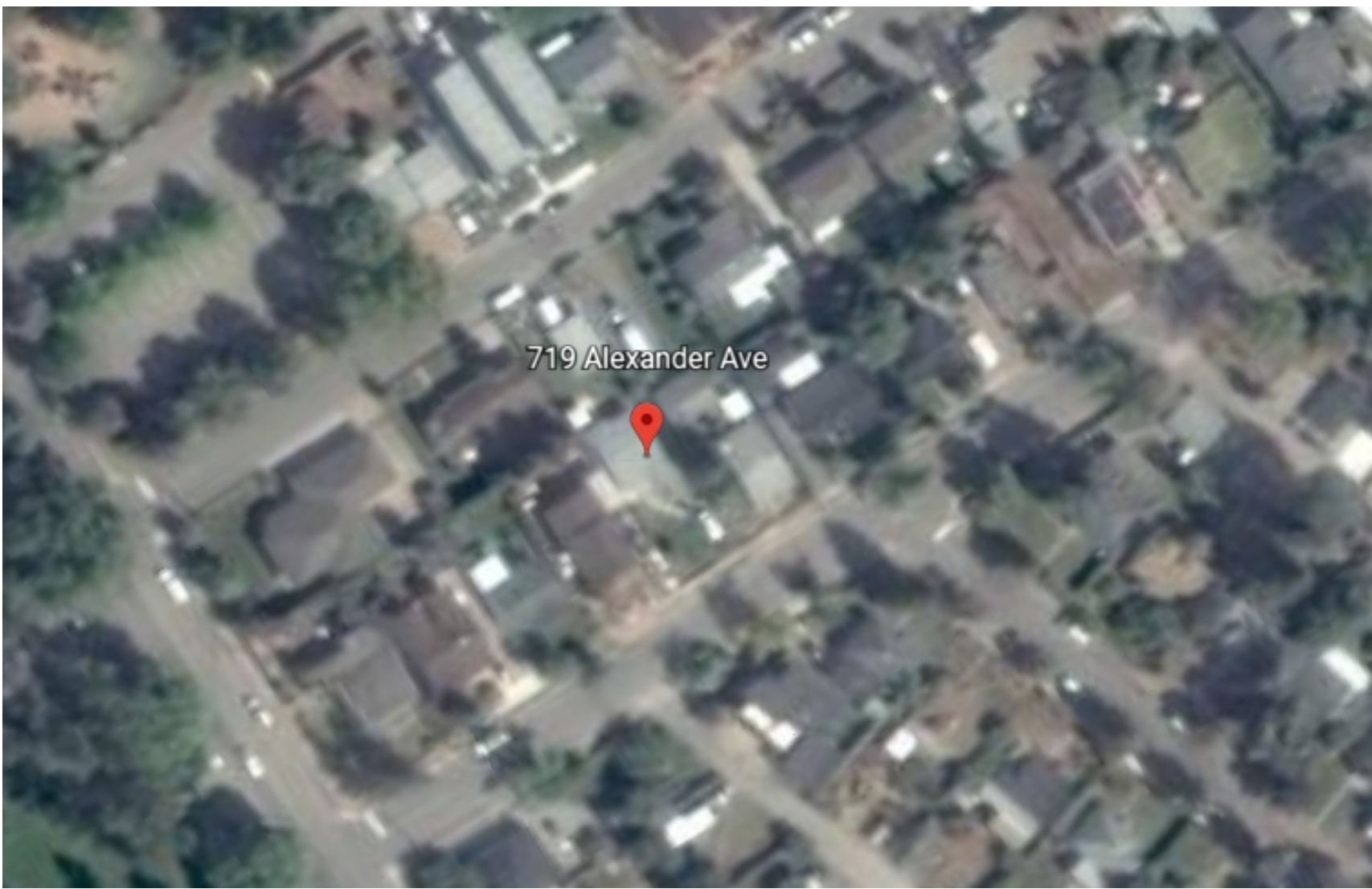
STREETVIEW SOUTH (ALEXANDER AVE)



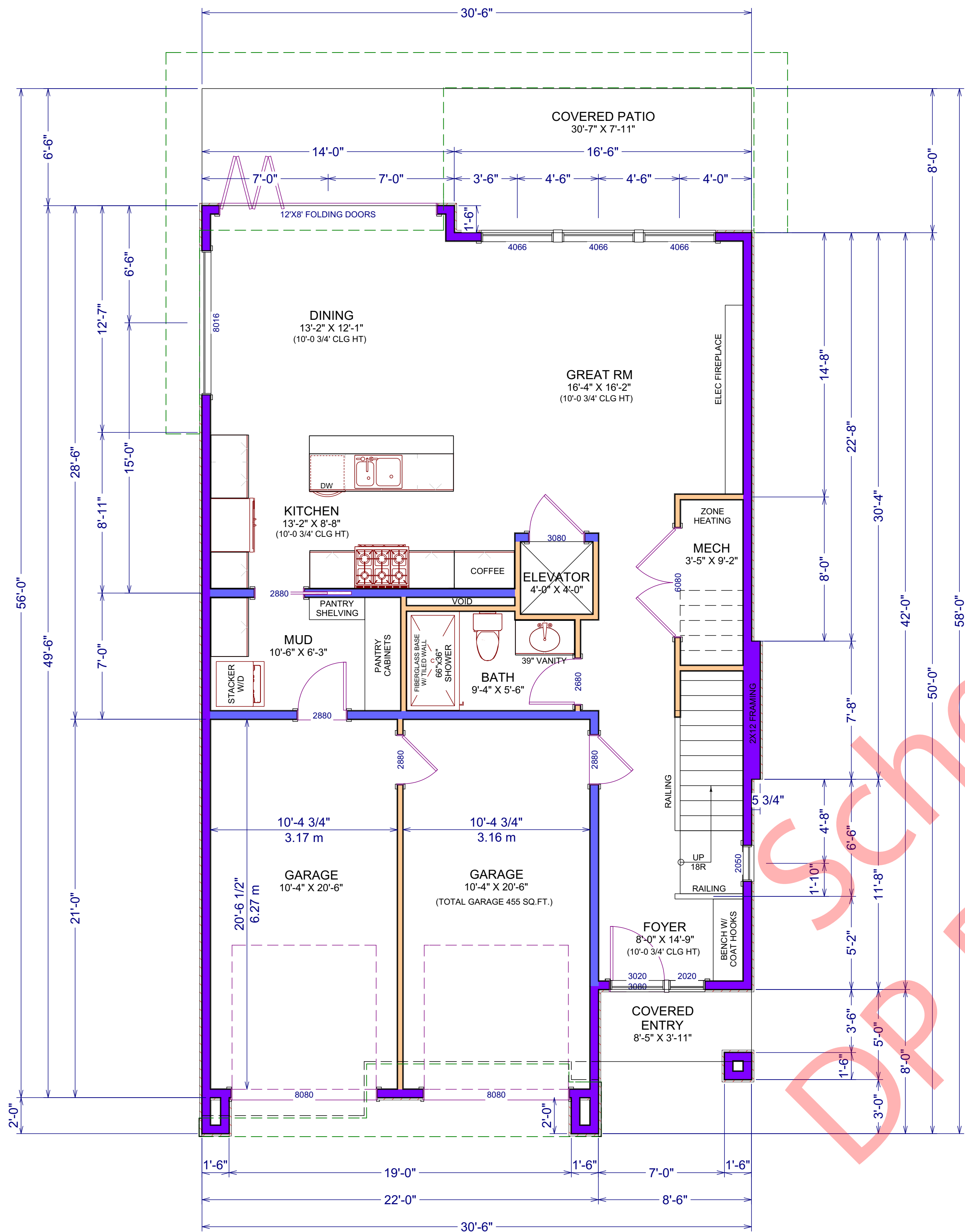
STREETVIEW SOUTHEAST



STREETVIEW NORTH (CHURCHILL AVE)

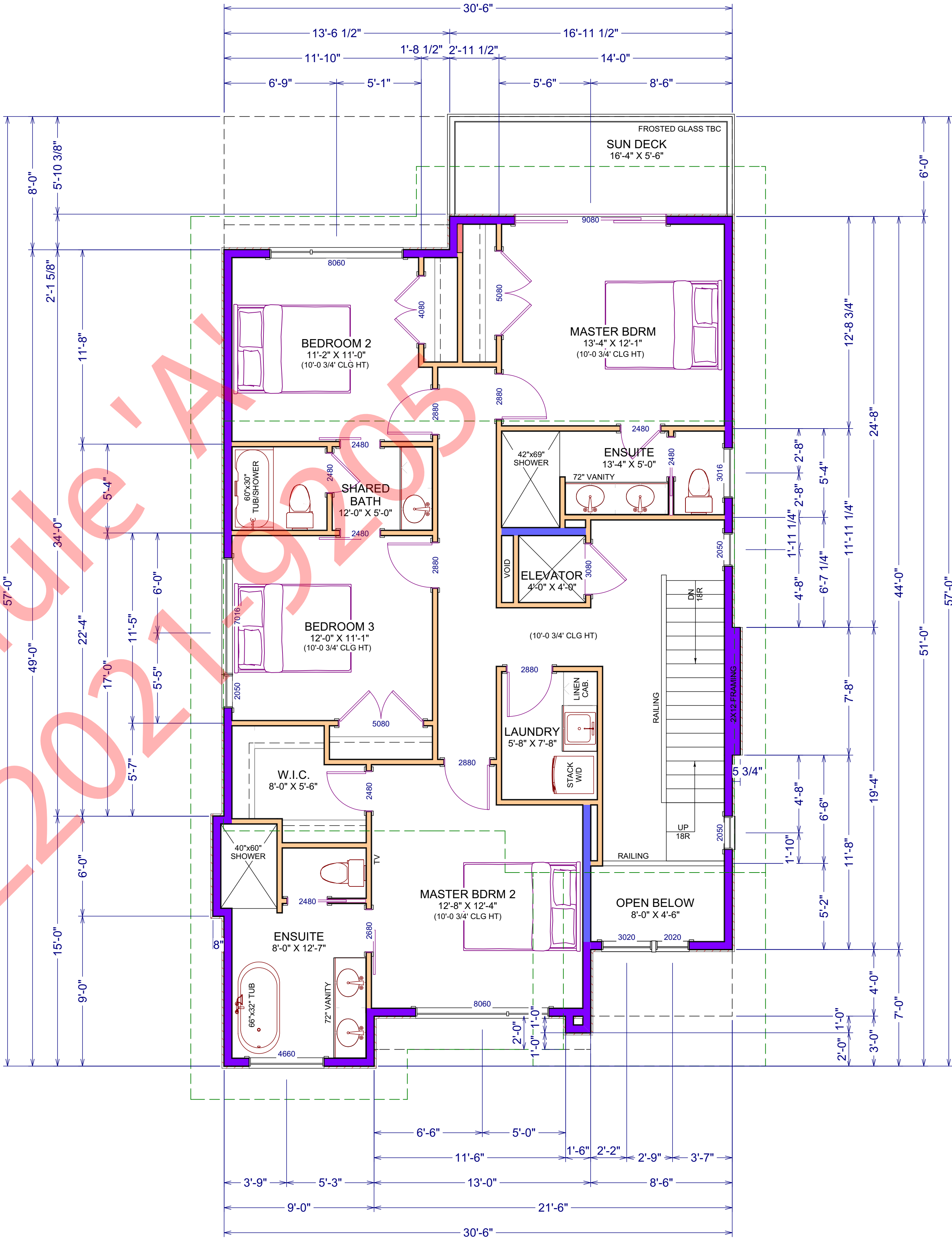


OVERVIEW



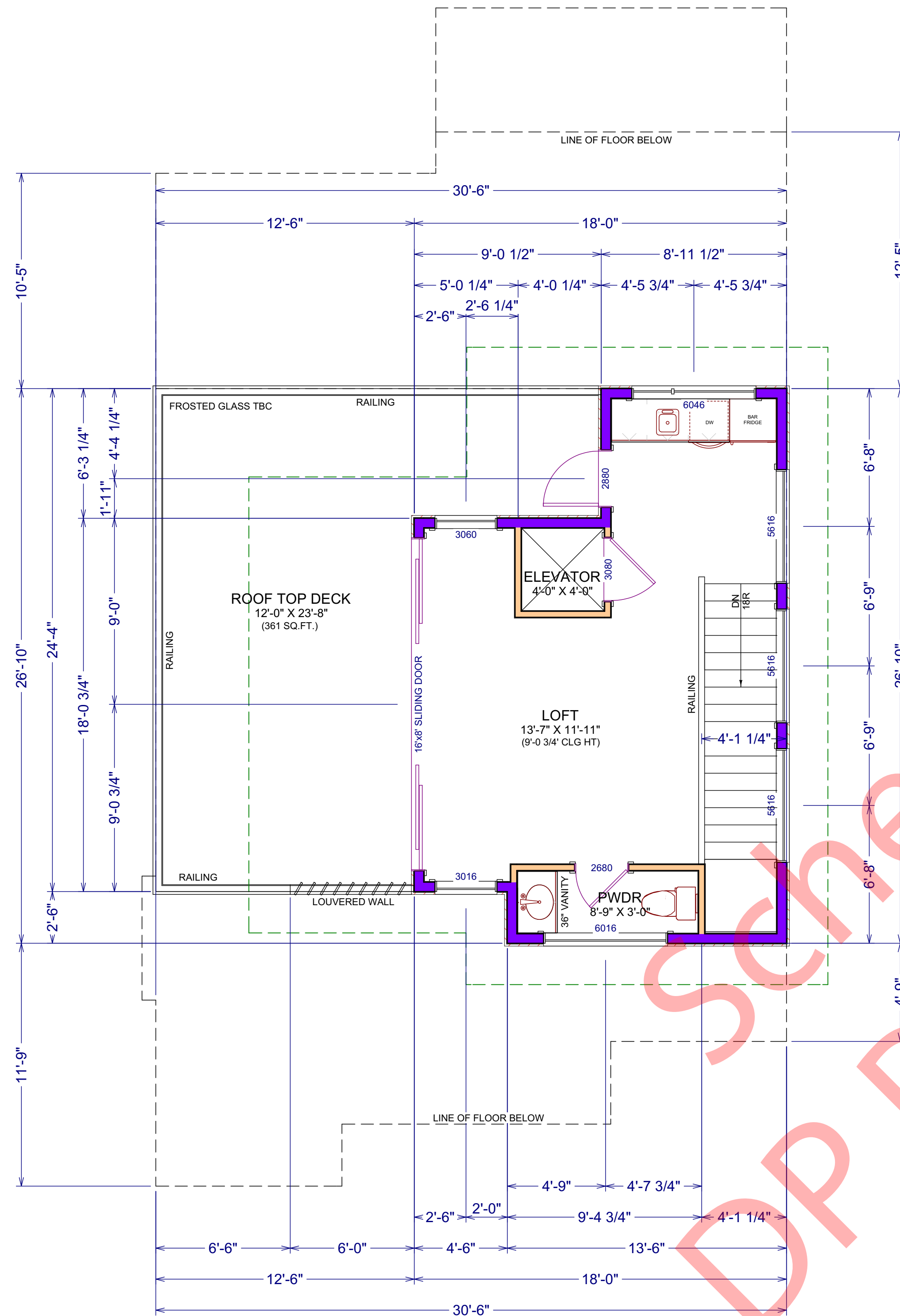
MAIN FLOOR: TYPICAL BLDG 1&2

GROSS AREA: 1,438 SQ.FT.
NET AREA: 983 SQ.FT.



UPPER FLOOR: TYPICAL BLDG 1&2

GROSS AREA: 1,438 SQ.FT.
NET AREA: 1,438 SQ.FT.

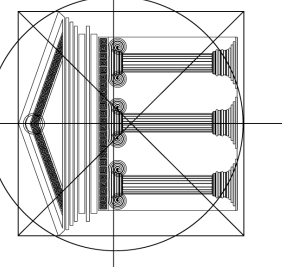
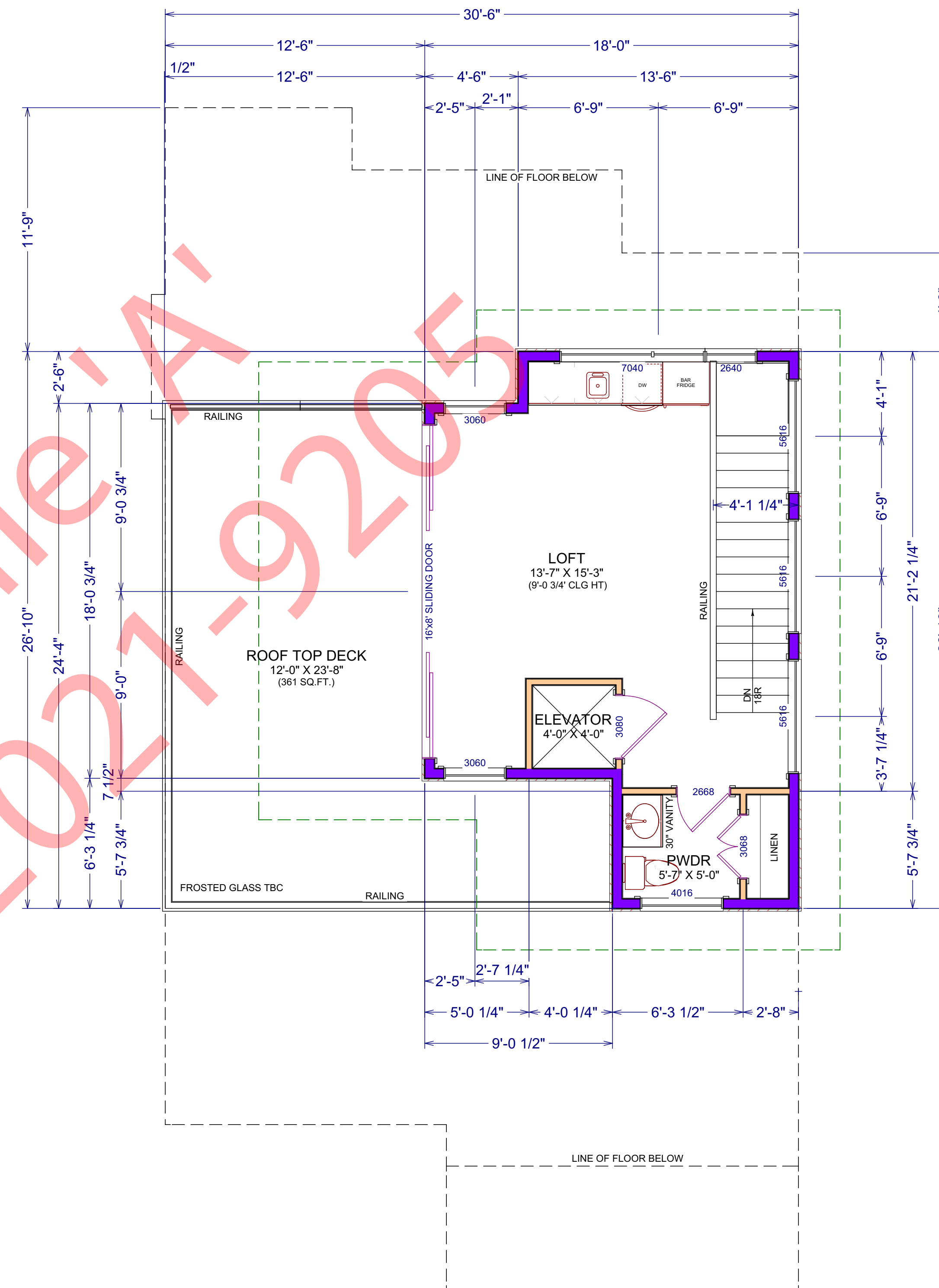


THIRD FLOOR: BLDG 1

GROSS AREA: 415 SQ.FT.
NET AREA: 415 SQ.FT.

THIRD FLOOR: BLDG 2

GROSS AREA: 415 SQ.FT.
NET AREA: 415 SQ.FT.



Proposed
Project For:

719
ALEXANDER AVE
PENTICTON, BC

LOT 2
PLAN KAP1913

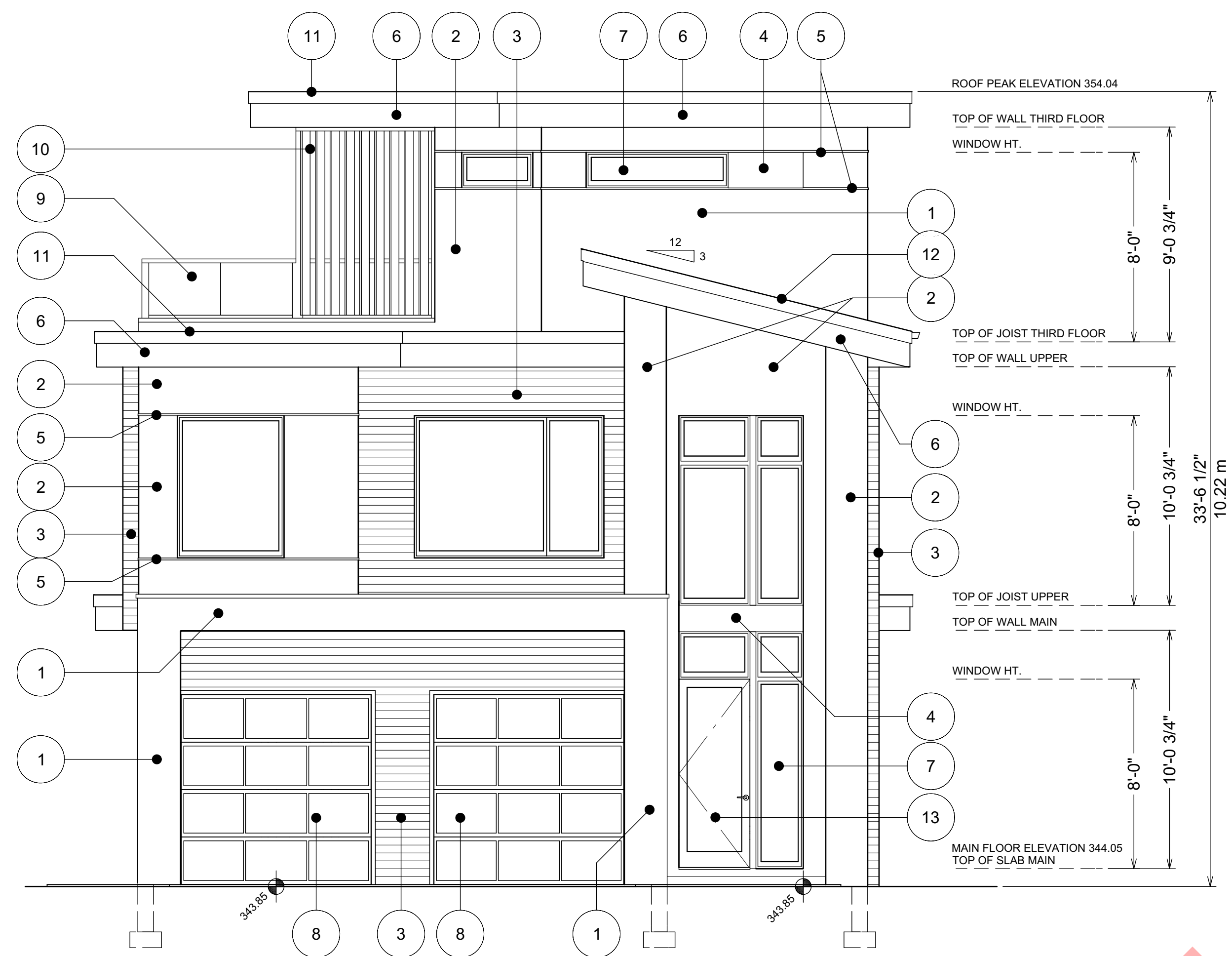
Sheet Title:
THIRD FLOOR
PLANS -
BLDG 1 & 2

DATE:
2021-11-01

REV 2: 2022-2-28
REV 1: 2022-2-24

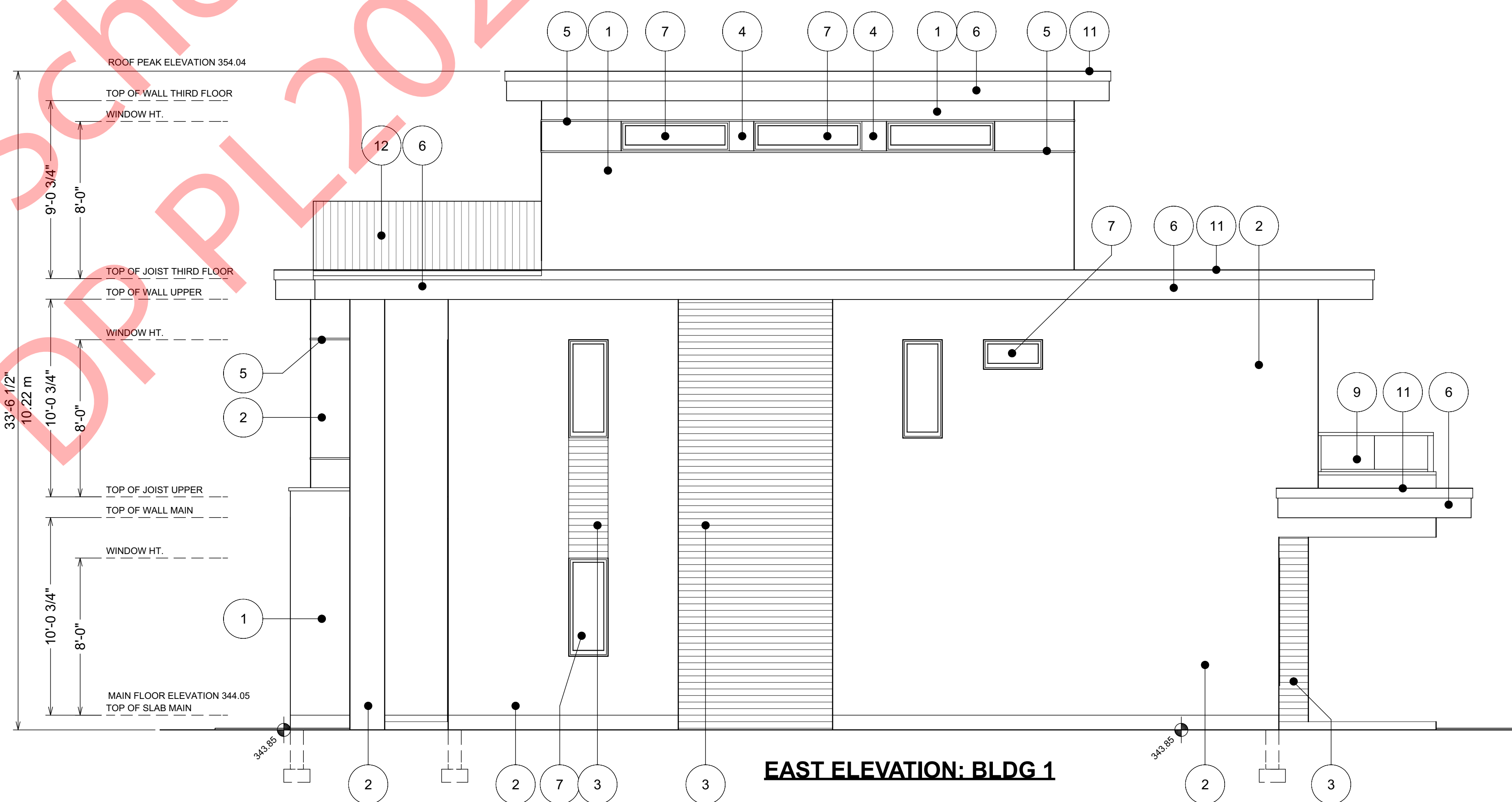
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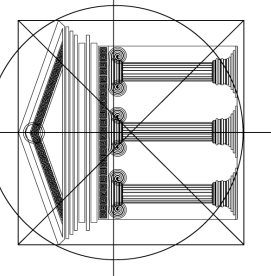


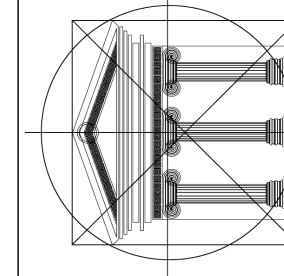
**ALEXANDER AVE -
SOUTH ELEVATION: BLDG 1**

MATERIAL LEGEND:
1. STUCCO IN BLUE COLOR
2. STUCCO IN CREAM COLOR
3. WOOD LOOK SIDING IN WOODTONE
4. SMART TRIM PANEL IN BLACK
5. STUCCO REVEAL IN BLACK
6. SMOOTH SMART TRIM FASCIA IN BLACK
7. VINYL WINDOW IN BLACK
8. GARAGE DOOR IN BLACK & GLASS
9. FROSTED GLASS RAILING
10. LOUVERED WALL IN WOODTONE
11. TORCH ON ROOFING
12. METAL ROOFING IN BLACK
13. EXTERIOR DOOR IN BLACK



EAST ELEVATION: BLDG 1





Proposed
Project For:

719
ALEXANDER AVE
PENTICTON, BC

LOT 2
PLAN KAP1913

Sheet Title:
NORTH &
WEST
ELEVATIONS -
BLDG 1

DATE:
2021-11-01

REV 2: 2022-2-28
REV 1: 2022-2-24

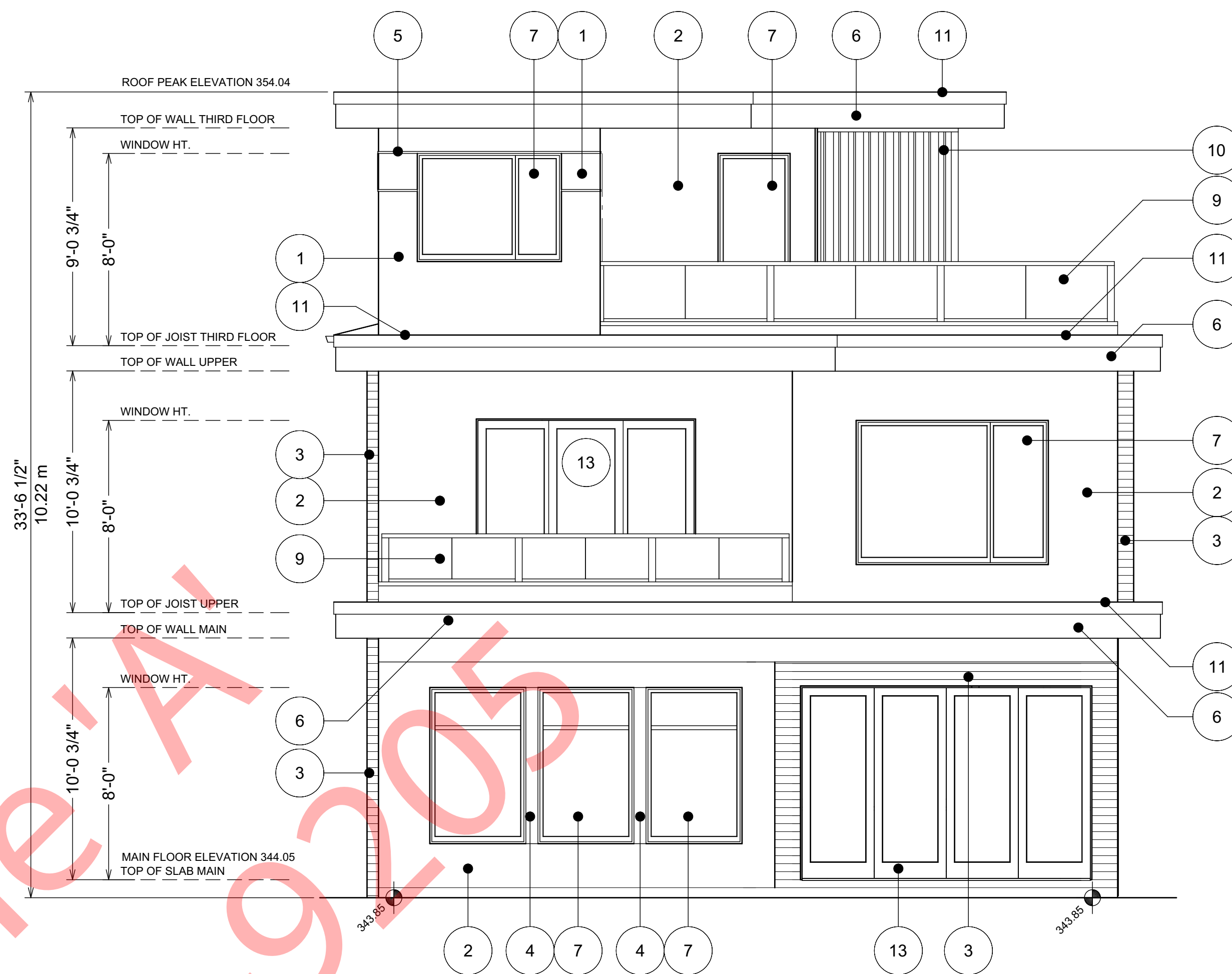
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(UNLESS OTHERWISE NOTED)

SHEET NO.:

A8
Page 8 of 17

MATERIAL LEGEND:

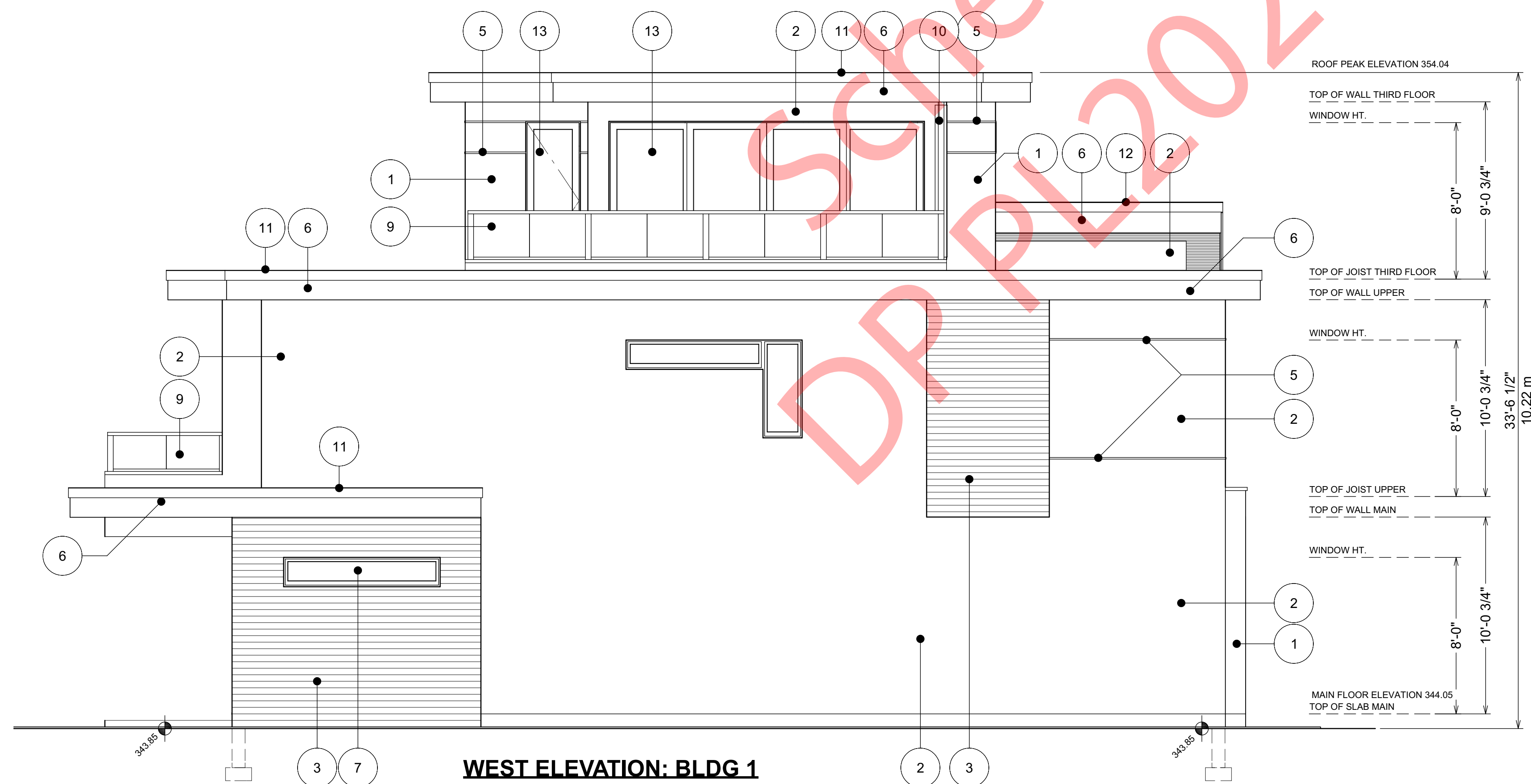
1. STUCCO IN BLUE COLOR
2. STUCCO IN CREAM COLOR
3. WOOD LOOK SIDING IN WOODTONE
4. SMART TRIM PANEL IN BLACK
5. STUCCO REVEAL IN BLACK
6. SMOOTH SMART TRIM FASCIA IN BLACK
7. VINYL WINDOW IN BLACK
8. GARAGE DOOR IN BLACK & GLASS
9. FROSTED GLASS RAILING
10. LOUVERED WALL IN WOODTONE
11. TORCH ON ROOFING
12. METAL ROOFING IN BLACK
13. EXTERIOR DOOR IN BLACK



NORTH ELEVATION: BLDG 1

MATERIAL LEGEND:

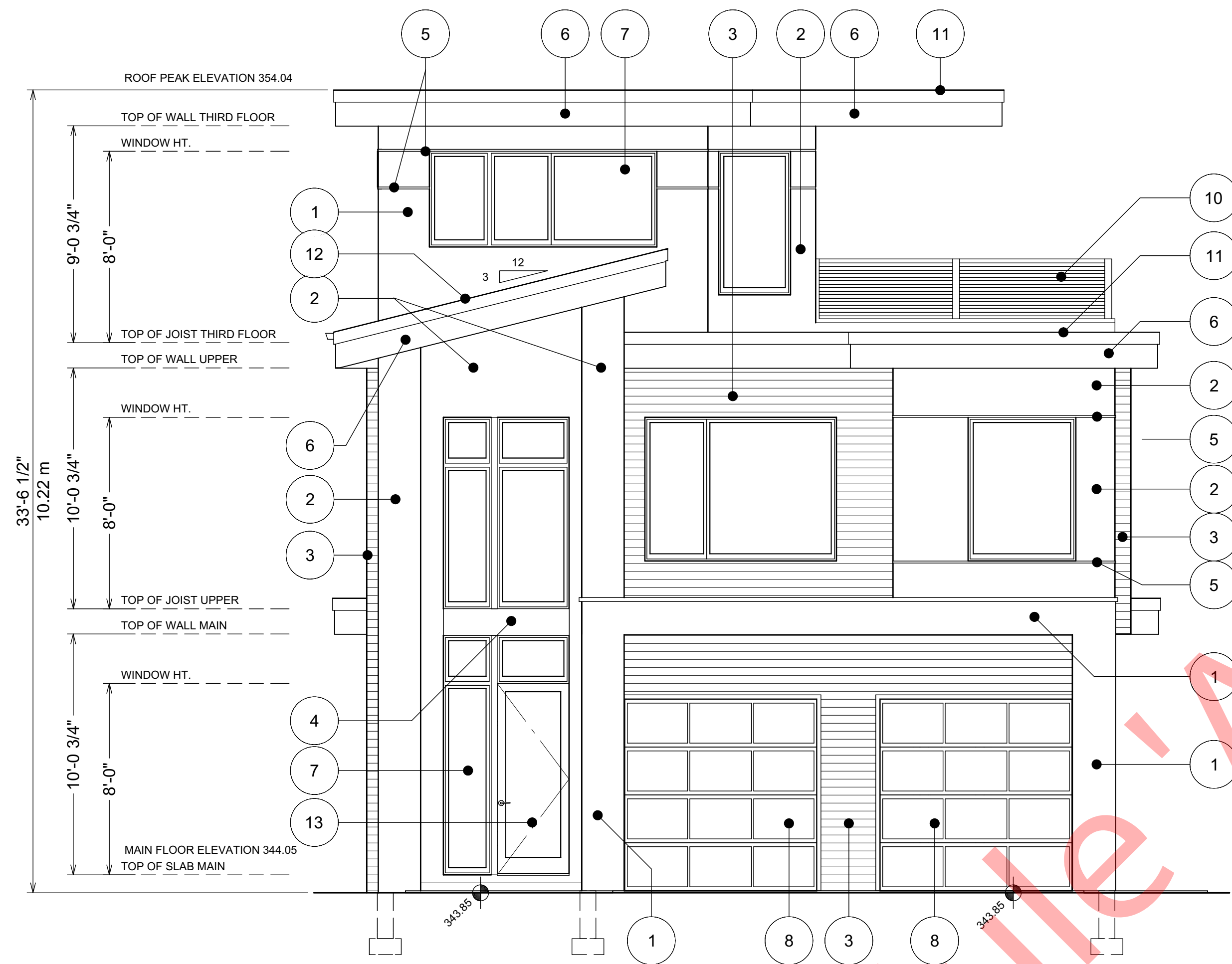
1. STUCCO IN BLUE COLOR
2. STUCCO IN CREAM COLOR
3. WOOD LOOK SIDING IN WOODTONE
4. SMART TRIM PANEL IN BLACK
5. STUCCO REVEAL IN BLACK
6. SMOOTH SMART TRIM FASCIA IN BLACK
7. VINYL WINDOW IN BLACK
8. GARAGE DOOR IN BLACK & GLASS
9. FROSTED GLASS RAILING
10. LOUVERED WALL IN WOODTONE
11. TORCH ON ROOFING
12. METAL ROOFING IN BLACK
13. EXTERIOR DOOR IN BLACK



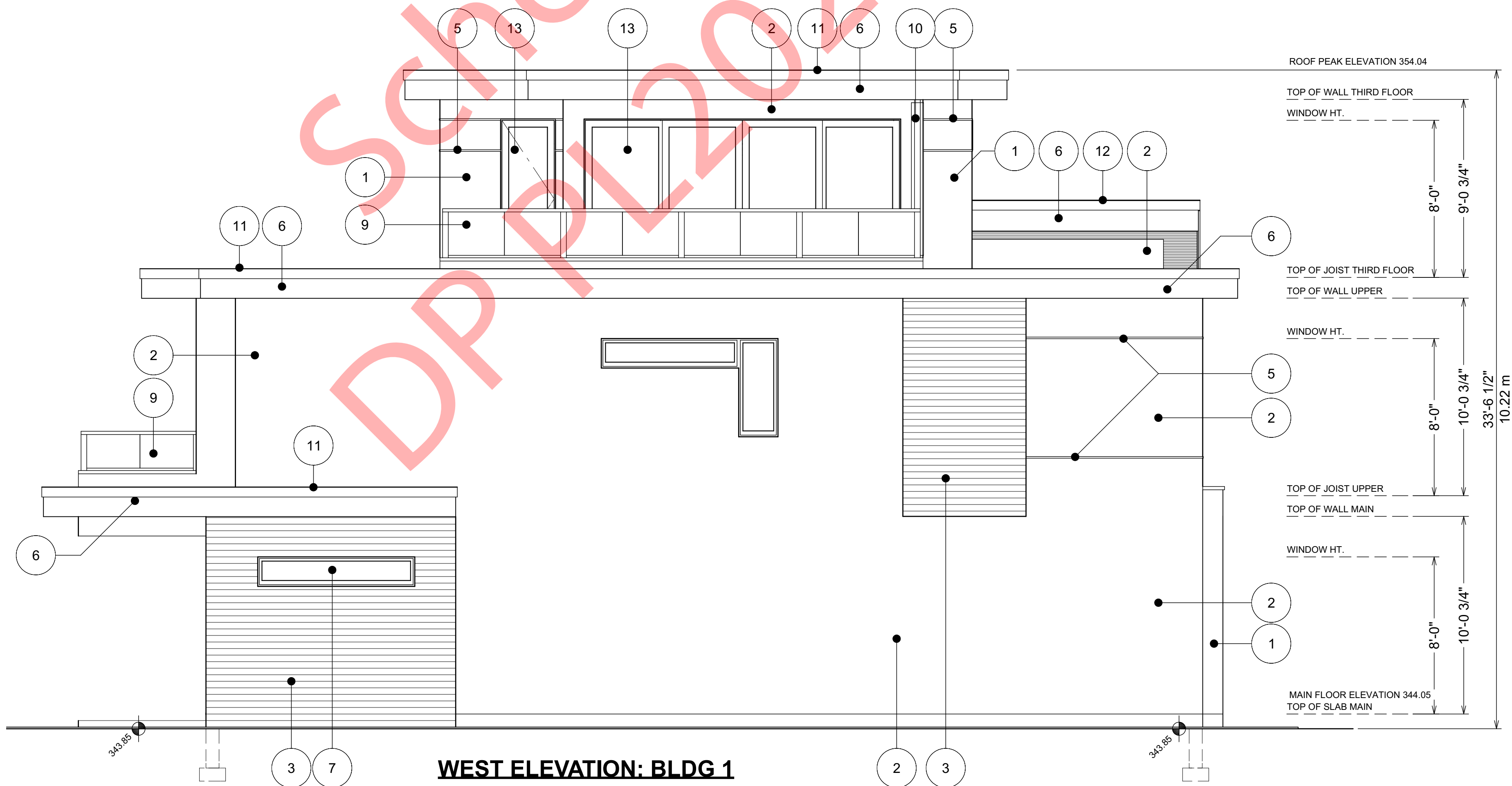
WEST ELEVATION: BLDG 1

MATERIAL LEGEND:

1. STUCCO IN GREY COLOR
2. STUCCO IN CREAM COLOR
3. WOOD LOOK SIDING IN WOODTONE
4. SMART TRIM PANEL IN BLACK
5. STUCCO REVEAL IN BLACK
6. SMOOTH SMART TRIM FASCIA IN BLACK
7. VINYL WINDOW IN BLACK
8. GARAGE DOOR IN BLACK & GLASS
9. FROSTED GLASS RAILING
10. WOOD SLAT RAILING IN WOODTONE
11. TORCH ON ROOFING
12. METAL ROOFING IN BLACK
13. EXTERIOR DOOR IN BLACK



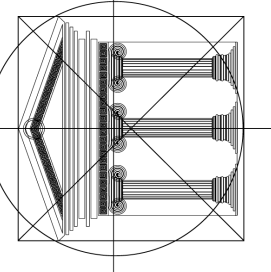
**CHURCHILL AVE -
NORTH ELEVATION: BLDG 2**



WEST ELEVATION: BLDG 1

MATERIAL LEGEND:

1. STUCCO IN BLUE COLOR
2. STUCCO IN CREAM COLOR
3. WOOD LOOK SIDING IN WOODTONE
4. SMART TRIM PANEL IN BLACK
5. STUCCO REVEAL IN BLACK
6. SMOOTH SMART TRIM FASCIA IN BLACK
7. VINYL WINDOW IN BLACK
8. GARAGE DOOR IN BLACK & GLASS
9. FROSTED GLASS RAILING
10. LOUVERED WALL IN WOODTONE
11. TORCH ON ROOFING
12. METAL ROOFING IN BLACK
13. EXTERIOR DOOR IN BLACK



Proposed
Project For:

719
ALEXANDER AVE
PENTICTON, BC

LOT 2
PLAN KAP1913

Sheet Title:
NORTH &
WEST
ELEVATIONS -
BLDG 2

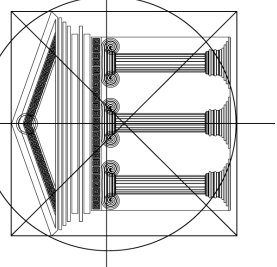
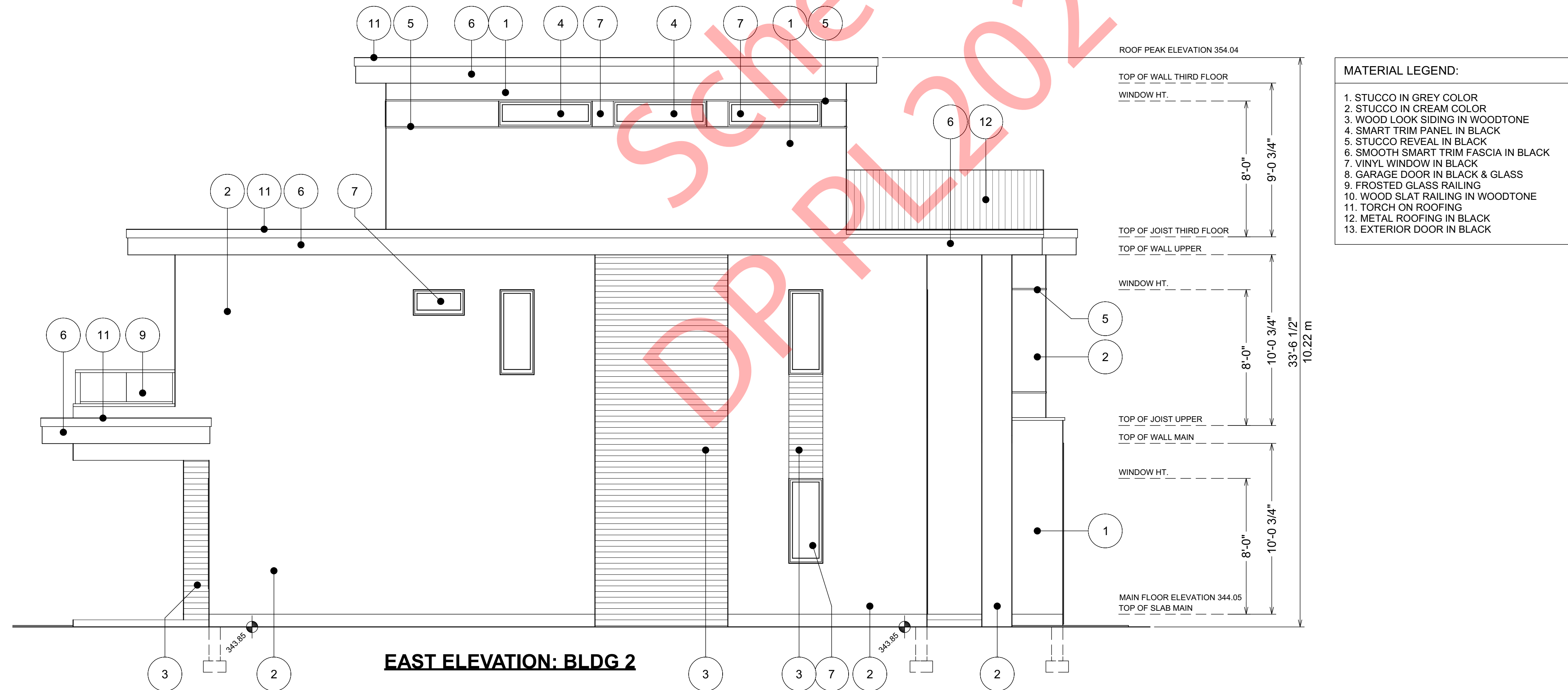
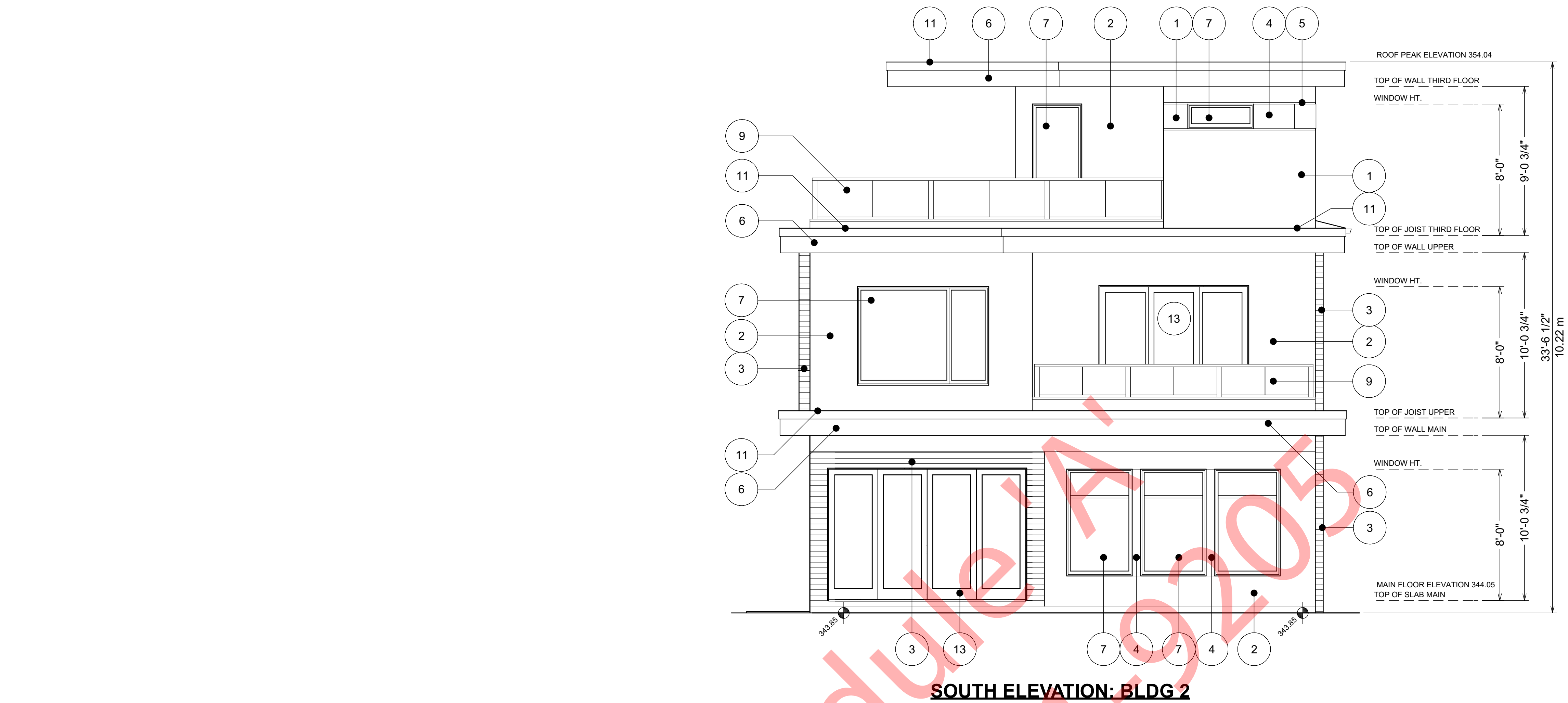
DATE:
2021-11-01

REV 2: 2022-2-28
REV 1: 2022-2-24

SCALE: 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

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Page 9 of 17



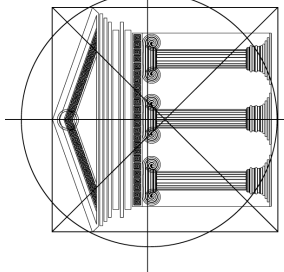


ALEXANDER AVE -
SOUTH ELEVATION COLORED RENDERING -
BUILDING 1



EAST ELEVATION COLORED RENDERING -
BUILDING 1

FINISH NOTES:
RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.



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Proposed
Project For:

719
ALEXANDER AVE
PENTICTON, BC

LOT 2
PLAN KAP1913

Sheet Title:
SOUTH & EAST
COLORED
RENDERINGS -
BLDG 1

DATE:
2021-11-01

REV 2: 2022-2-28
REV 1: 2022-2-24

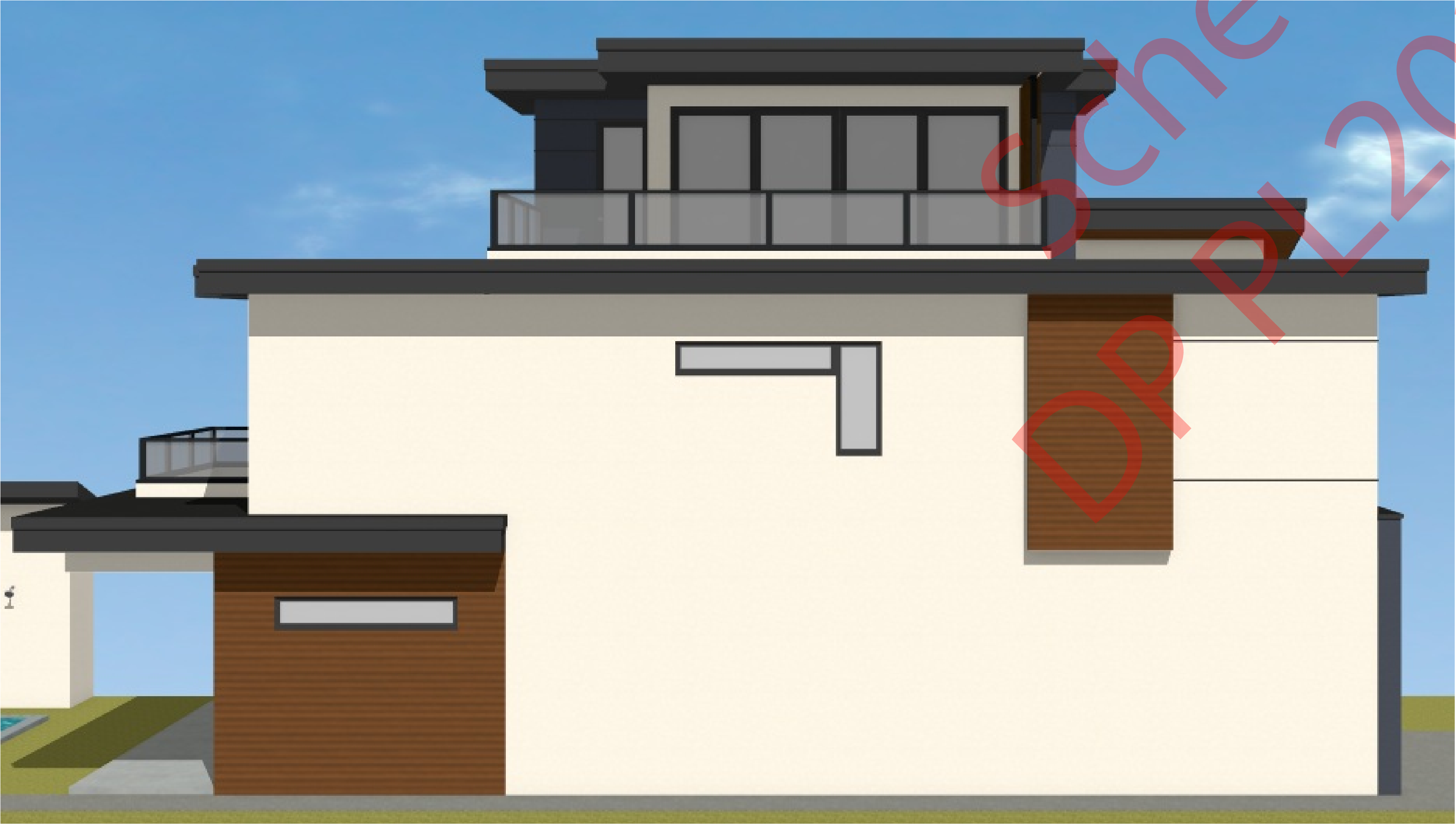
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(UNLESS OTHERWISE NOTED)

SHEET NO.:

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NORTH ELEVATION COLORED RENDERING -
BUILDING 1



WEST ELEVATION COLORED RENDERING -
BUILDING 1

FINISH NOTES:
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CHURCHILL AVE -
NORTH ELEVATION COLORED RENDERING -
BUILDING 2

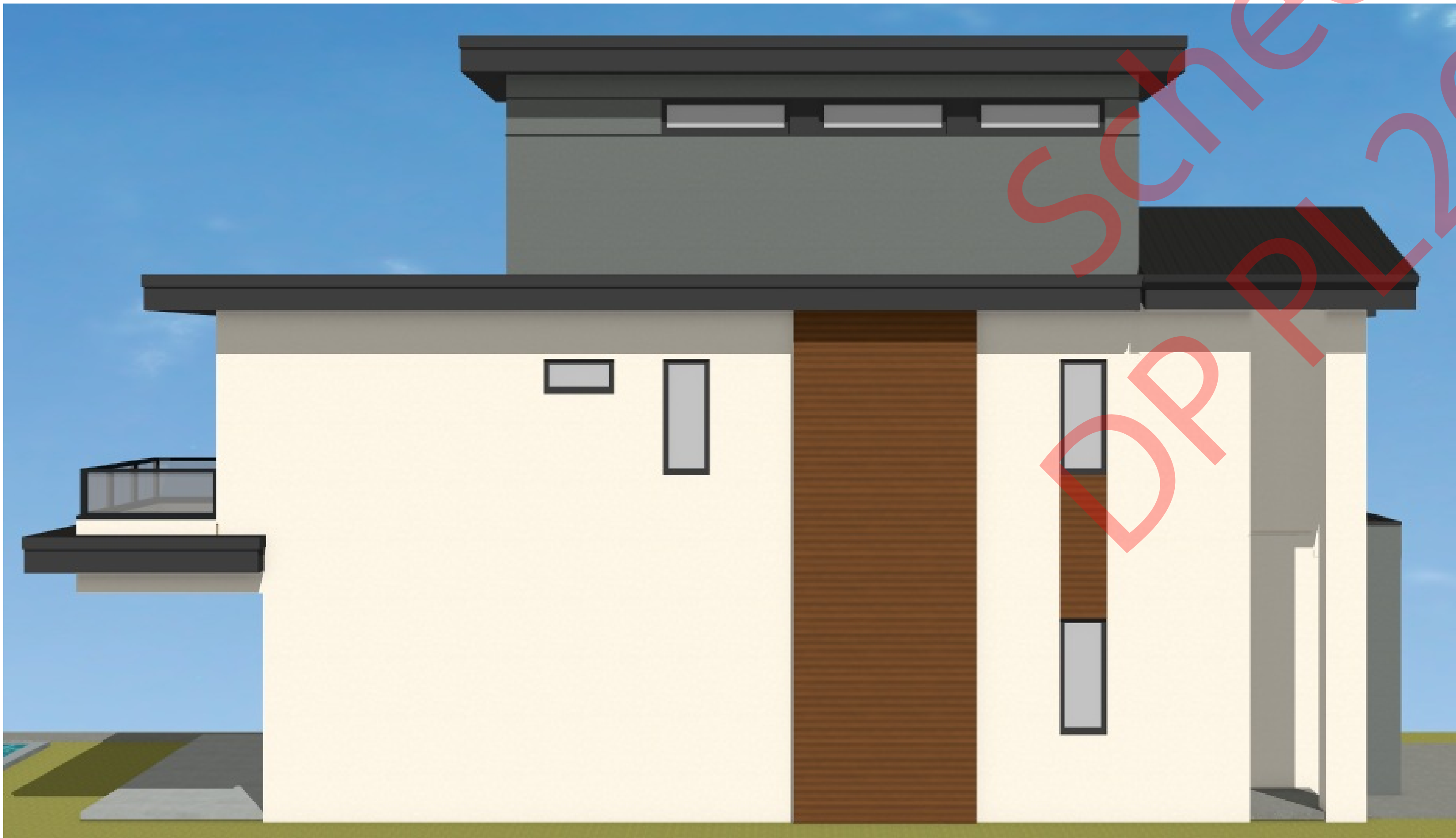


WEST ELEVATION COLORED RENDERING -
BUILDING 2

FINISH NOTES:
RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY
NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.



SOUTH ELEVATION COLORED RENDERING -
BUILDING 2



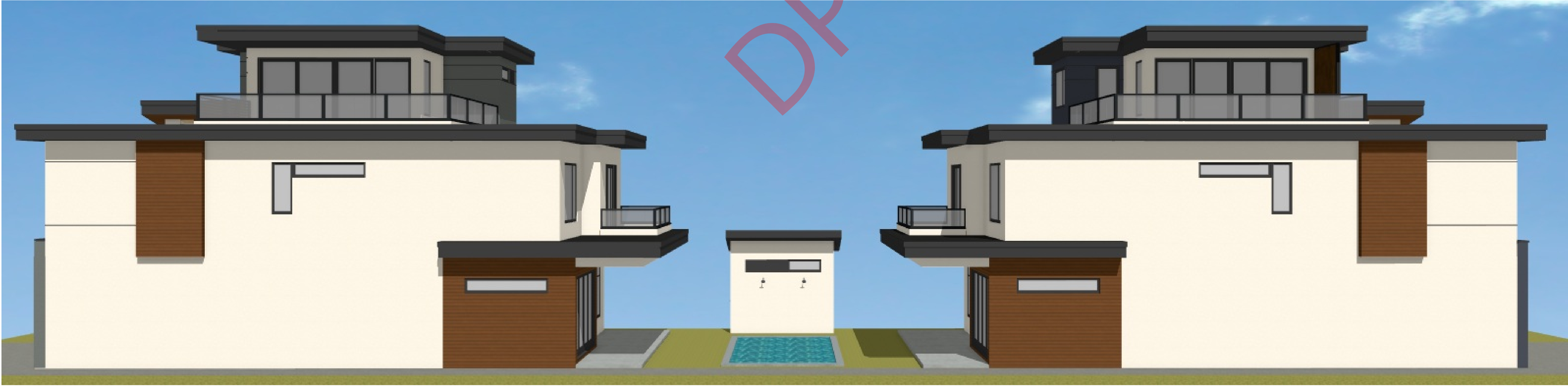
EAST ELEVATION COLORED RENDERING -
BUILDING 2

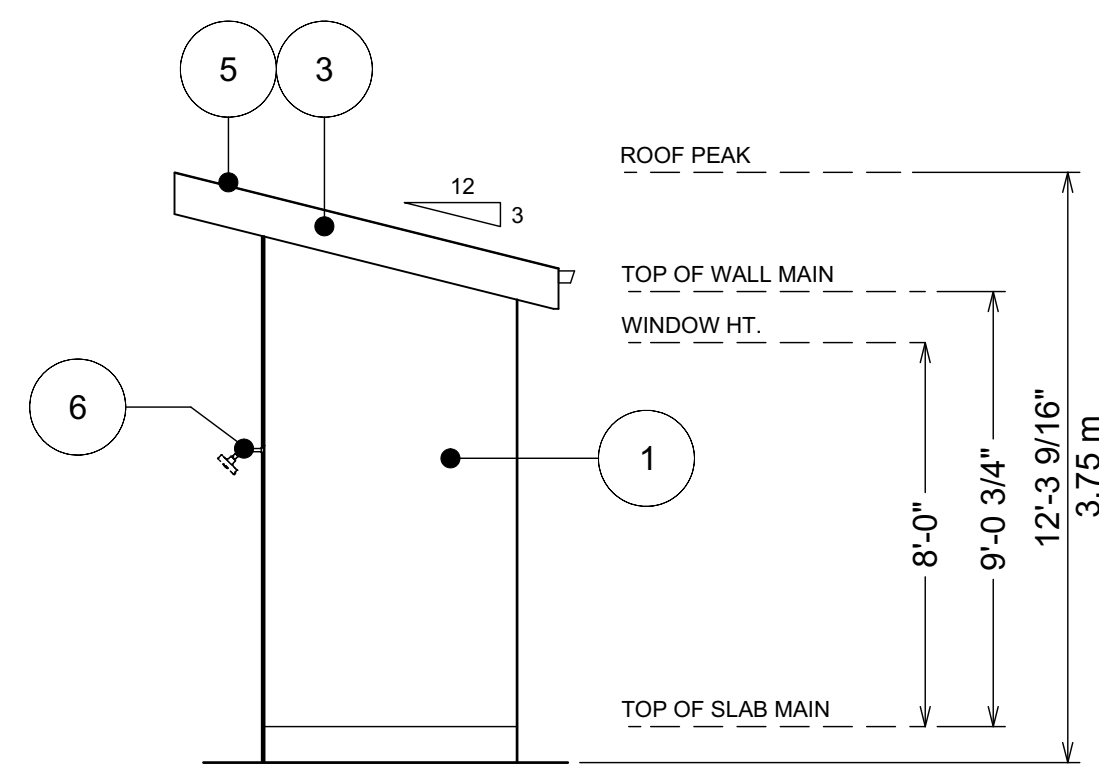
FINISH NOTES:
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SITE COLORED RENDERINGS -
BUILDING 1 & 2

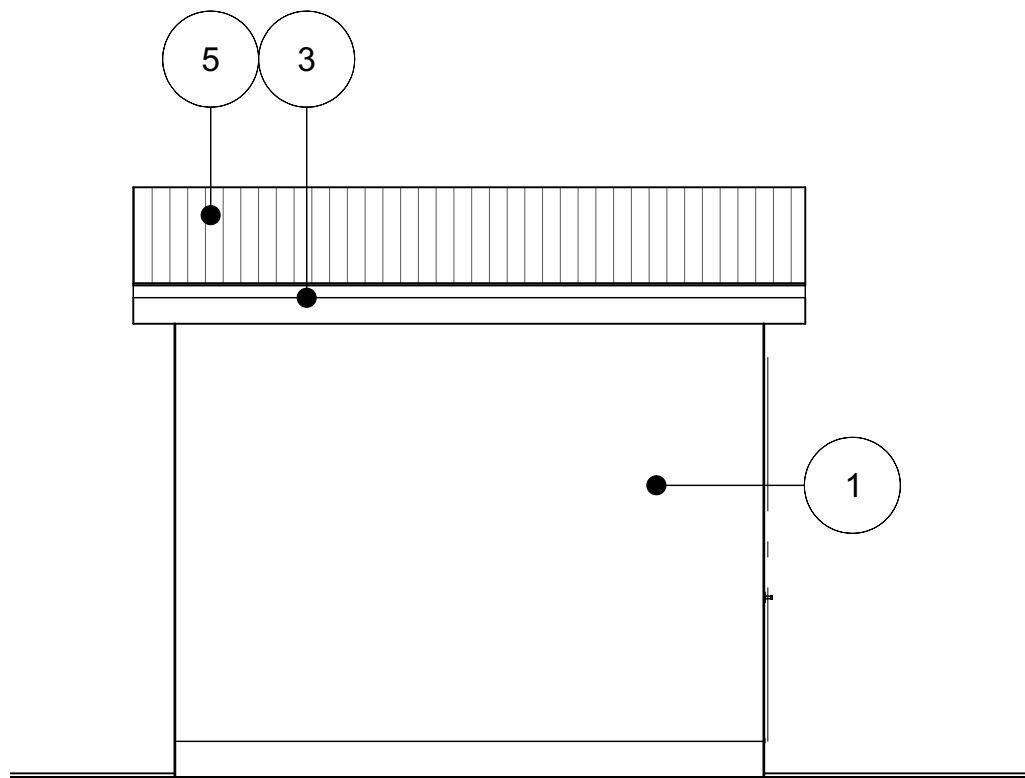
FINISH NOTES:
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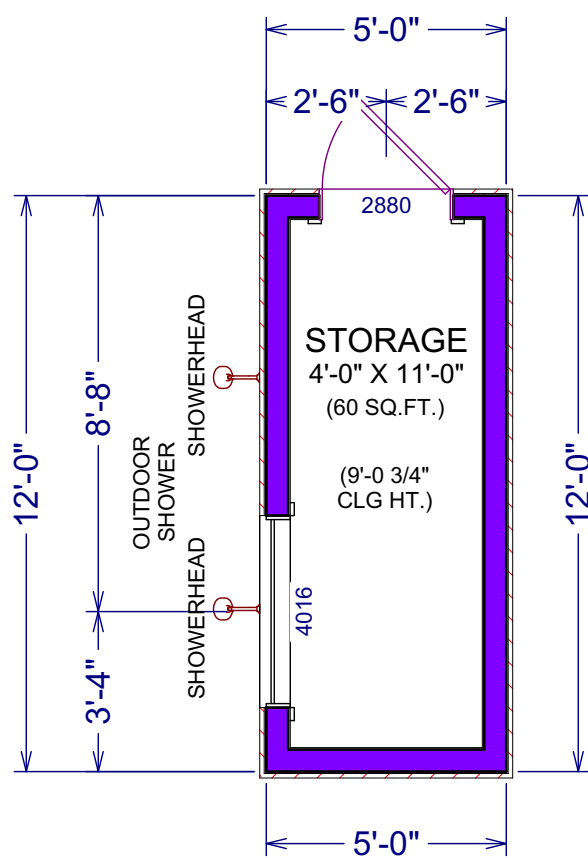
**SOUTH ELEVATION:
ACCESSORY BLDG**

MATERIAL LEGEND:
1. STUCCO IN CREAM COLOR
2. SMART TRIM PANEL IN BLACK
3. SMOOTH SMART TRIM FASCIA IN BLACK
4. VINYL WINDOW IN BLACK
5. METAL ROOFING IN BLACK
6. OUTDOOR SHOWER HEAD
7. EXTERIOR DOOR IN BLACK



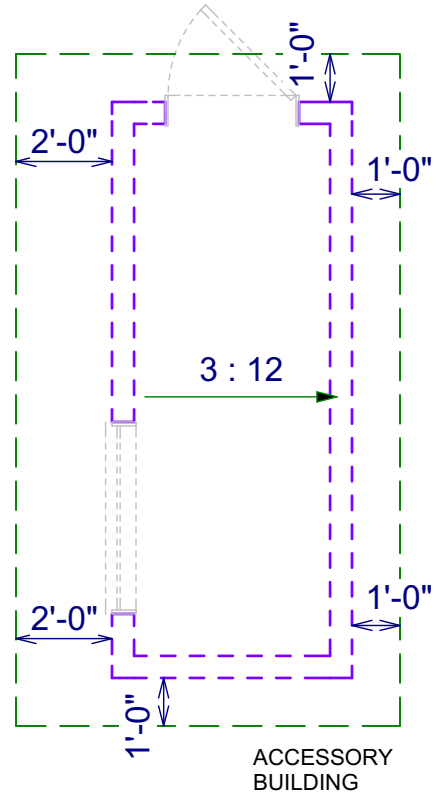
**EAST ELEVATION:
ACCESSORY BLDG**

MATERIAL LEGEND:
1. STUCCO IN CREAM COLOR
2. SMART TRIM PANEL IN BLACK
3. SMOOTH SMART TRIM FASCIA IN BLACK
4. VINYL WINDOW IN BLACK
5. METAL ROOFING IN BLACK
6. OUTDOOR SHOWER HEAD
7. EXTERIOR DOOR IN BLACK



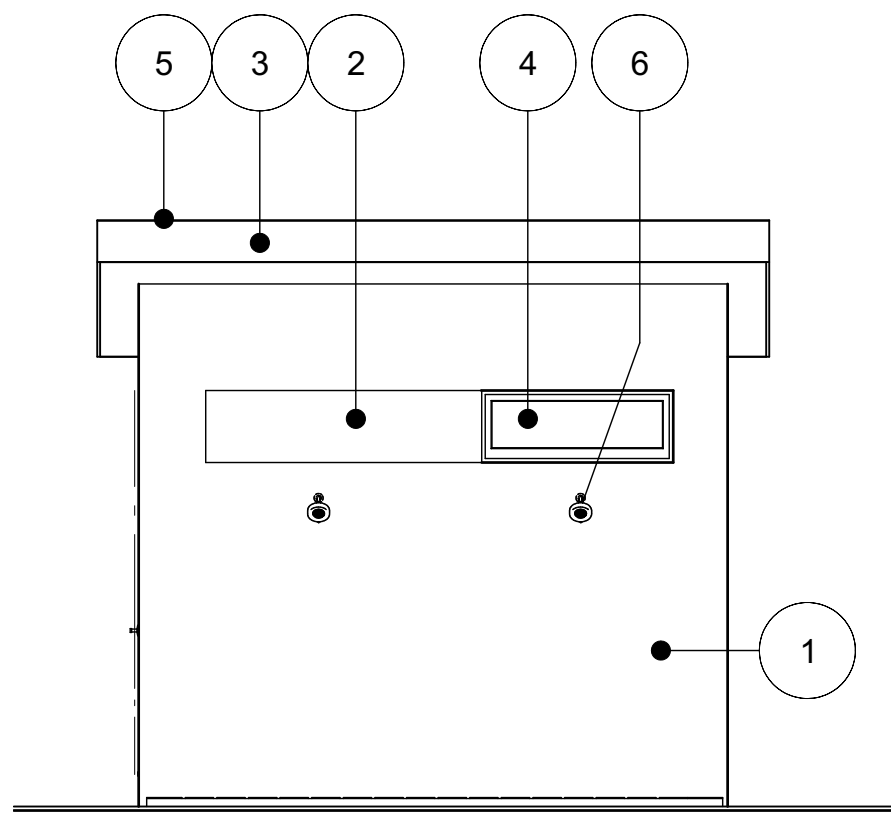
ACCESSORY BLDG:

GROSS AREA: 60 SQ.FT.
NET AREA: 60 SQ.FT.



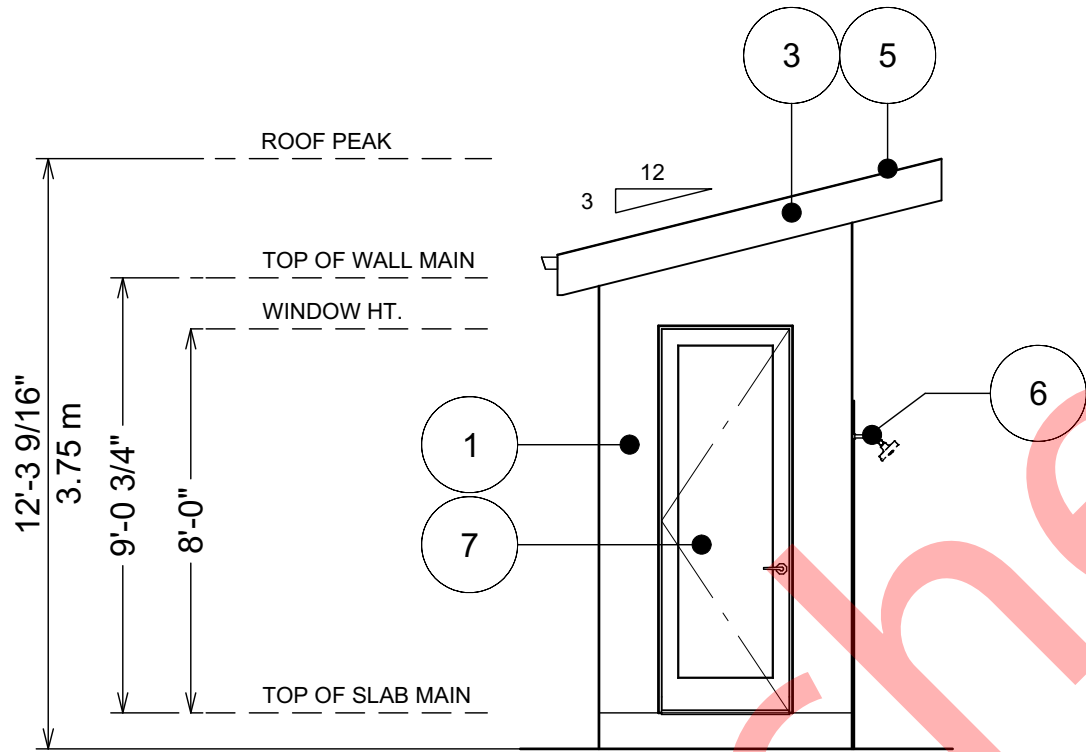
**ROOF PLAN :
ACCESSORY BLDG**

ROOF TRUSS SYSTEM AS
PER MANUFACTURER



**WEST ELEVATION:
ACCESSORY BLDG**

MATERIAL LEGEND:
1. STUCCO IN CREAM COLOR
2. SMART TRIM PANEL IN BLACK
3. SMOOTH SMART TRIM FASCIA IN BLACK
4. VINYL WINDOW IN BLACK
5. METAL ROOFING IN BLACK
6. OUTDOOR SHOWER HEAD
7. EXTERIOR DOOR IN BLACK



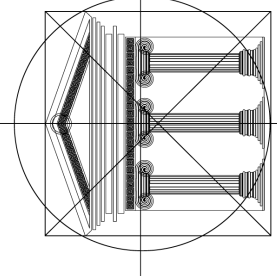
**SOUTH ELEVATION:
ACCESSORY BLDG**

MATERIAL LEGEND:
1. STUCCO IN CREAM COLOR
2. SMART TRIM PANEL IN BLACK
3. SMOOTH SMART TRIM FASCIA IN BLACK
4. VINYL WINDOW IN BLACK
5. METAL ROOFING IN BLACK
6. OUTDOOR SHOWER HEAD
7. EXTERIOR DOOR IN BLACK



**COLORS RENDERING -
ACCESSORY BLDG**

FINISH NOTES:
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DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS.
RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.



Proposed
Project For:

719
ALEXANDER AVE
PENTICTON, BC

LOT 2
PLAN KAP1913

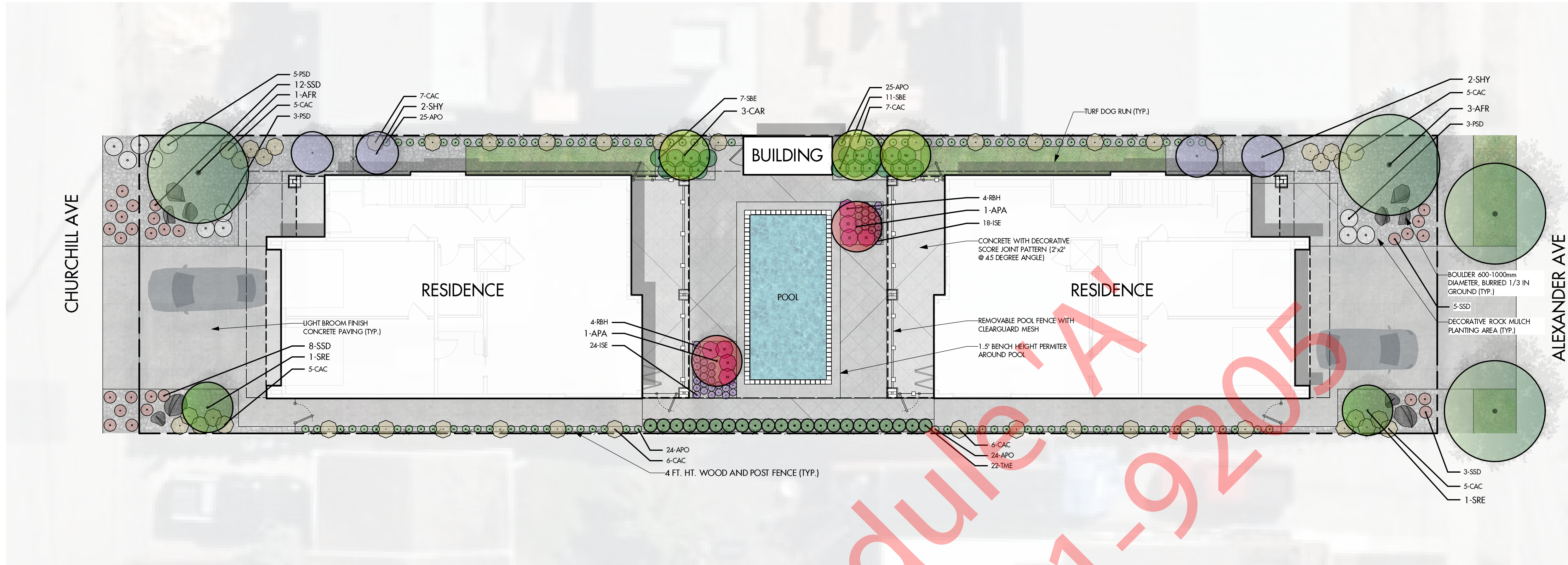
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ACCESSORY
BUILDING
PLAN

DATE:
2021-11-01
REV 2: 2022-2-28
REV 1: 2022-2-24

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(UNLESS OTHERWISE NOTED)

SHEET NO.:

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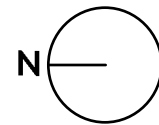


PLANT LIST - OFFSITE				
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES				
AFR	ACER X FREMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2	6cm CAL.
SHRUBS				
PSD	PHILADELPHUS 'SNOW DWARF'	SNOW DWARF MOCKORANGE	2	#02 CONT./ 0.75M O.C. SPACING
PERENNIALS & ORNAMENTAL GRASSES				
SSD	SEDUM SPURIUM 'DRAGON'S BLOOD'	DRAGON'S BLOOD STONECROP	12	#01 CONT./ 0.75M O.C. SPACING

PLANT LIST - ONSITE				
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES				
AFR	ACER X FREMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2	6cm CAL.
APA	ACER PALMATUM 'INABA SHIDARE'	INABASHIDARE CUTLEAF JAPANESE MAPLE	2	4cm CAL.
CAR	CARAGANA ARBORSCEENS	SIBERIAN PEA-TREE	3	4cm CAL.
SHY	SYRINGA HYACINTHIFLORA 'SMNSHBL'	DOUBLE BLUE LILAC TREE	4	4cm CAL.
SRE	SYRINGA RETICULATA	JAPANESE LILAC	2	6cm CAL.
SHRUBS				
PSD	PHILADELPHUS 'SNOW DWARF'	SNOW DWARF MOCKORANGE	9	#02 CONT./ 0.75M O.C. SPACING
RBH	RHODODENDRON 'BLACK HAT'	BLACK HAT RHODODENDRON	8	#02 CONT./ 0.75M O.C. SPACING
SBE	SPIRAEA BETULIFOLIA	BIRCHLEAF SPIREA	18	#02 CONT./ 0.75M O.C. SPACING
TME	TAXUS X MEDIA 'STONEHENGE'	STONEHENGE YEW	22	#02 CONT./ 0.6M O.C. SPACING
PERENNIALS & ORNAMENTAL GRASSES				
APO	AEGOPODIUM PODOGRARIA 'VAREIGATUM'	BISHOP'S WEED	98	#01 CONT./ 0.3M O.C. SPACING
CAC	CALAMAGROSITS ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	47	#01 CONT./ 0.75M O.C. SPACING
ISE	IRIS SETOSA	BRISTLE-POINTED IRIS	42	#01 CONT./ 0.3M O.C. SPACING
SSD	SEDUM SPURIUM 'DRAGON'S BLOOD'	DRAGON'S BLOOD STONECROP	16	#01 CONT./ 0.75M O.C. SPACING

LEGEND	
	DECIDUOUS TREE PLANTING
	DECORATIVE SHRUB, PERENNIAL, & ORNAMENTAL GRASS PLANTINGS
	SYNTHETIC TURF DOG RUN
	CONCRETE PAVING
	CONCRETE PAVING WITH DECORATIVE SAWCUTS
	PLANTING AREA WITH DECORATIVE ROCK MULCH
	ACCESS GATE
	REMOVABLE POOL FENCE WITH CLEARGUARD MESH
	4 FT. HT. WOOD AND POST FENCE
	BOULDER 600-1000mm DIAMETER, BURIED 1/3 IN GROUND

NOTES	
1.	PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CSLA STANDARDS.
2.	ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3.	TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm ROCK MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4.	TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5.	SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



PROJECT TITLE
719 ALEXANDER AVENUE

Pertinence BC
DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION		
1	21.12.07	Review
2	22.03.08	Review
3		
4		
5		

PROJECT NO.	21-215
DESIGN BY	JP
DRAWN BY	NG/TR
CHECKED BY	FB
DATE	MAR 08, 2021
SCALE	1:75
PAGE SIZE	24x36"

SEAL



DRAWING NUMBER

L1/1

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The Corporation of the City of Penticton

Bylaw No. 2022-16

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. 2022-16".

2. **Amendment:**

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

2.1 Rezone That Part of Lot 2 Shown on Plan B5522, District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 1913, located at 719 Alexander Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

2.2 Add the following to 10.5.4 SITE SPECIFIC PROVISIONS:
.8 "In the case of That Part of Lot 2 Shown on Plan B5522, District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 1913, located at 719 Alexander Avenue, a maximum of two single detached dwelling units shall be permitted."

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

READ A FIRST time this	5	day of	April, 2022
A PUBLIC HEARING was held this	3	day of	May, 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 22 day of April, 2022 and the 27 day of April, 2022 in the Penticton newspaper, pursuant to Section 94 of the *Community Charter*.

John Vassilaki, Mayor

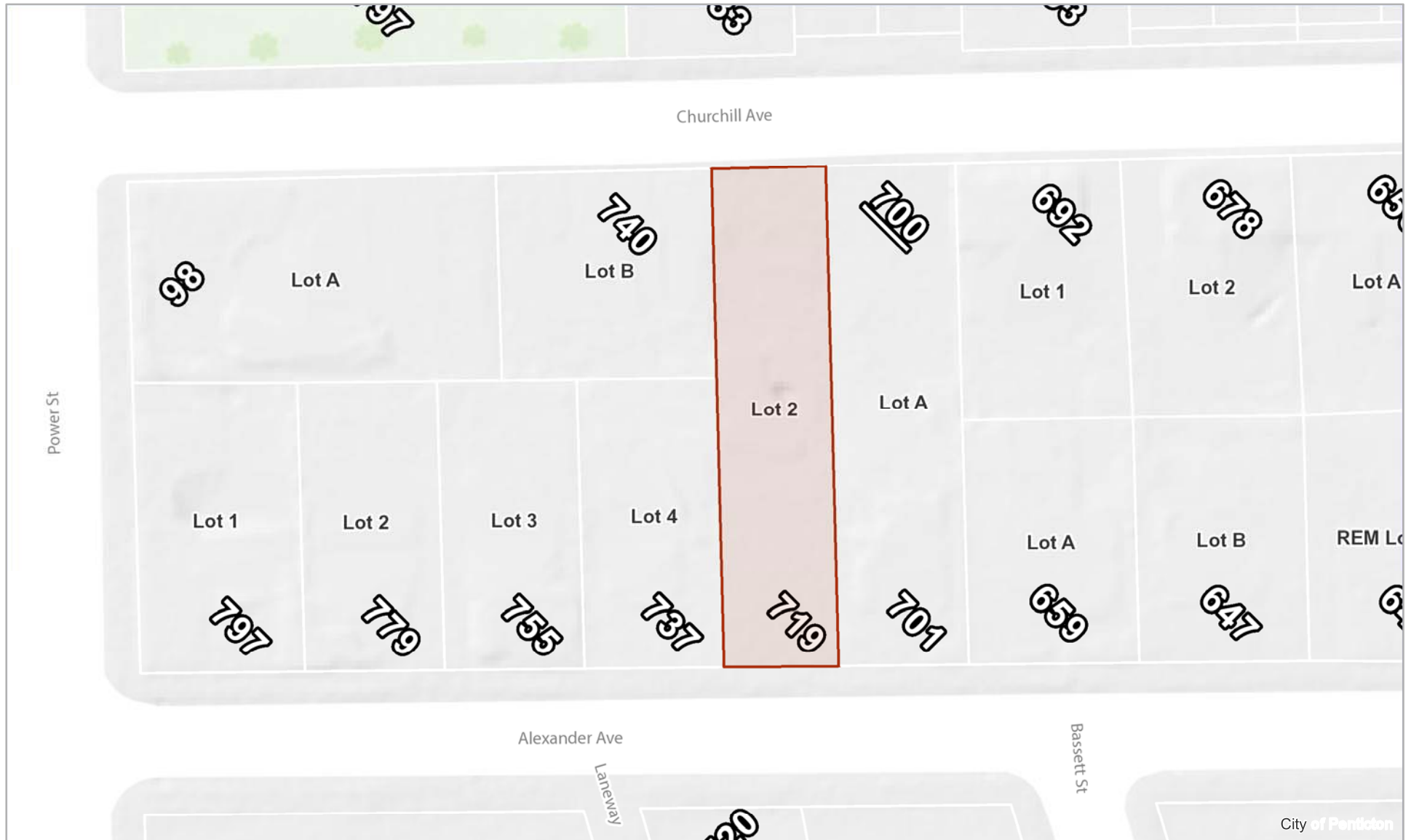
Angie Collison, Corporate Officer



Schedule A: Zoning Amendment Bylaw 2022-16

Date:

Corporate Officer:

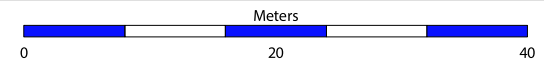


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1:600

March 29, 2022 2:18:07 PM



Coordinate System: NAD 1983 CSRS UTM Zone 11N

penticton.ca