

June 9, 2022

Address & Legal Description

435 Green Avenue West

Lot 3 District Lots 189 and 372 Similkameen Division Yale
District Plan 6750 Except Plan H14743

Subject & Proposal

Official Community Plan Amendment Bylaw 2022-22
Zoning Amendment Bylaw 2022-23

The applicant is proposing to build an 84-unit strata townhouse development on the subject property. The proposal consists of 44 two-bedroom units and 40 three-bedroom units split into ten buildings. Eight buildings around the perimeter of the development are two storeys high, and two buildings in the centre of the development are three storeys in height with garages provided on the ground level.



In order to facilitate the development the applicants have applied to:

1. Amend 'Map 1: Future Land Use' of Official Community Plan Bylaw No. 2019-08, by changing the future land use designation from 'Detached Residential' to 'Ground Oriented Residential', and
2. Rezone the property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

Information:

You can find the staff report to Council, Official Community Plan Amendment Bylaw 2022-22 and Zoning Amendment Bylaw 2022-23 on the City's website at www.penticton.ca/publicnotice.

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

Council Consideration:

A Public Hearing has been scheduled for **6:00 pm, Monday, June 20, 2022** in Council Chambers, Penticton City Hall, 171 Main St.

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, Monday, June 20, 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: 435 Green Ave. W.

4. May appear in person.

No letter, report or representation from the public will be received by Council after the conclusion of the June 20, 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: May 3, 2022
To: Donny van Dyk, Chief Administrative Officer
From: Steven Collyer, Planner II
Address: 435 Green Avenue West

File No: RMS/435 Green Ave W

Subject: Official Community Plan Amendment Bylaw No. 2022-22
Zoning Amendment Bylaw No. 2022-23
Development Permit PL2022-9275

Staff Recommendation

THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2022-22", a bylaw that amends Map 1: Future Land Use of Official Community Plan Bylaw No. 2019-08, by changing the future land use designation for Lot 3 District Lots 379 and 182 Similkameen Division Yale District Plan 6750 Except Plan H14743, located at 435 Green Ave West, from 'Detached Residential' to 'Ground Oriented Residential';

AND THAT Council, prior to adoption of "Official Community Plan Amendment Bylaw No. 2022-22" and in accordance with Section 475 of the *Local Government Act*, consider whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67;
5. The provincial or federal government and their agencies.

AND THAT Council, following the Community Engagement for OCP Amendments Procedure, direct staff to commence public engagement for Official Community Plan Amendment Bylaw No. 2022-22 to change the future land use designation change from "Detached Residential" to "Ground Oriented Residential", in support of an 84-unit townhouse development at 435 Green Avenue West;

AND THAT Council give first reading to "Zoning Amendment Bylaw No. 2022-23", a bylaw to rezone Lot 3 District Lots 379 and 182 Similkameen Division Yale District Plan 6750 Except Plan H14743, located at 435 Green Ave West, from the 'R2 (Small Lot Residential)' zone to the 'RM2 (Low Density Multiple Housing)' zone;

AND THAT Council, following the public engagement period, forward "Official Community Plan Amendment Bylaw No. 2022-22" and "Zoning Amendment Bylaw No. 2022-23" to the June 20, 2022 Public Hearing;

AND THAT Council, prior to adoption of “Zoning Amendment Bylaw No. 2022-23” require a 47.6m² road dedication at the south west corner of the property along Green Avenue West to be registered with the Land Title Office;

AND THAT Council, subject to adoption of “Official Community Plan Amendment Bylaw No. 2022-22” and “Zoning Amendment Bylaw No. 2022-23”, approve “Development Permit PL2022-9275”, a permit to approve the form and character of the proposed multifamily development consisting of 84 townhouse units.

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 an 84-unit strata townhouse development on the subject property. The proposal consists of 44 two-bedroom units and 40 three-bedroom units split into ten buildings (Figure 1). Eight buildings around the perimeter of the development are two storeys high, and two buildings in the centre of the development are three storeys in height with garages provided on the ground level. The plans show several shared amenity areas throughout the development and environmental restoration with substantial plantings along the west and north property lines. 134 parking spaces are proposed in total, which exceeds the minimum 105 parking spaces required by the Zoning Bylaw. The applicant has submitted a Letter of Intent which outlines their proposal in more detail (Attachment ‘E’).



Figure 1 - Renderings of proposed three-storey townhomes (left) and two-storey townhomes (right)

In order to facilitate the proposed development, the following planning applications are required:

Application Required	Description	Approval Authority
Official Community Plan Amendment Bylaw	To change the future land use designation on the subject property from ‘Detached Residential’ to ‘Ground Oriented Residential’.	Council
Zoning Amendment Bylaw	To change the zoning on the subject property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).	Council
Development Permit	To approve the form and character of the proposed 84-unit multifamily residential development.	Council

Riparian and Environmental Development Permit	To approve development occurring within Riparian and Environmental Assessment areas, subject to the requirements of a Qualified Environmental Professional (QEP) report and submissions to the Province	Staff/Province
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This report considers the OCP amendment, Zoning Bylaw amendment, and form and character Development Permit applications as a complete development package requiring Council's approval. Should the OCP amendment, rezoning, and development permit be approved, a Riparian and Environmental Development Permit will be required prior to any building permits being issued or works occurring on the property. Staff will work directly with the proponent and their environmental professional to review and issue the riparian and environmental development permit, as delegated through Development Procedures and Delegation Bylaw 2010-92. The riparian and environmental assessment report has been received.

Background

The subject property is 1.46 hectares (3.62 acres) in size and is located on the north side of Green Avenue West near the Channel Parkway (Highway 97) (Figure 2). The subject property is located in a primarily residential neighbourhood with building forms generally 1-2 storeys in height. The subject property is approximately 200 m west of the Peachtree Square Plaza, which contains a number of stores and services, including Walmart, Sportchek, Bulk Barn, and others. To the west is the Okanagan Channel and the Channel multi-use trail. There is a wetland located on provincially-owned land between the subject property and the Channel Parkway. A fragment of the Oxbows exists on crown land to the north of the subject property.

The existing single detached dwelling on the subject property was constructed in the early 1990's. The house consists of two bedrooms and three bathrooms, all on a single level. There is also a carriage house on the property, and several storage buildings. An addition onto the home was completed in 2009, which required Council approval of a Development Variance Permit as the addition is 1.5m from the rear property line, where 6m was required under the zoning regulations.

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

In 2020, a different developer proposed an apartment development on the subject property, consisting of 130 units split between one four storey building and one six storey building. That application was seeking the 'Urban Residential' OCP designation and RM3 (Medium Density Multiple Housing) zone. After the public engagement process and statutory public hearing, Council voted to close and abandon the OCP amendment and rezoning applications for that proposal as a result of concerns from the public over density



Figure 2 - Property location map

and building height. This current townhouse proposal is from a different developer than the previous apartment proposal.

Financial Implication

The City is responsible for the associated legal fees with registering the recommended road dedication along Green Avenue West, which is in the City's interest as it will provide room for a public sidewalk. The applicant will be required to pay Development Cost Charges (DCCs) at the time of building permit issuance for the proposed development. DCC rates are currently \$6,671.50 per multifamily residential unit as per the Development Cost Charges Bylaw No. 2007-79, totaling \$560,406.00 overall. DCCs are intended to help offset the added demand on municipal services from new development.

Technical Review

The application package was reviewed by the City's Technical Planning Committee (TPC). The committee is made up of City staff in various departments who review development applications. The recommendation from the TPC is that Council require a 47.6m² road dedication along Green Avenue West, at the southwest corner of the property, in order to facilitate the construction of a future sidewalk across the entire frontage of the subject property (Figure 3).



Figure 3 - Location of proposed road dedication.

Should the OCP and Zoning Amendment Bylaws be successful, the applicant will be required to cover the costs of installing a public sidewalk along the Green Avenue West frontage. The committee noted that this would complete an existing sidewalk gap in this area, at no cost to the City. The applicant is also responsible for the following requirements as part of the future building permit process:

- Reconstruction of one half width of Green Ave W along the frontage of the subject property (including sidewalk installation),
- Planting boulevard trees every 8-12 m along the Green Ave W frontage of the subject property, and
- Additional on-site works, such as requirements to upgrade the water, sanitary, and electrical services to the subject property

Riparian and Environmental Assessment

Staff identified that the property is located within the Environmental Development Permit area as outlined by the OCP (Attachment 'C'). Prior to bringing the application package to Council for consideration, staff required the applicant to submit an Environmental Assessment Report prepared by a Qualified Environmental Professional (QEP). The property is within the Environmental Assessment category of the Environmental Development Permit Area, which applies to areas with potential environmental value, yet allows development to occur subject to a QEP review and recommendations.

In this case, the QEP has recommended environmental restoration along the west and north sides of the property. The future staff-issuable environmental development permit will require QEP monitoring through

the construction stage and bonding with the City for the restoration and proposed landscaping. Some trees will be removed while three mature trees will be retained, as noted on the plans. Substantial new plantings, including over 100 trees and over 700 shrubs, will be provided on the subject property to compensate for the trees being removed as a result of the proposed development.

Traffic Impact Assessment

Prior to bringing the application package to Council for consideration, staff required the applicant to submit a Traffic Impact Assessment (TIA) prepared by a Qualified Traffic Engineer. The applicant submitted the report, which concluded that the existing street network can accommodate the vehicle movements associated with the proposed development. The report recommends that the developer construct frontage improvements which enable the future three-lane cross section on Green Avenue West including a public sidewalk along the frontage of the property.

Development Statistics

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

	RM2 Zone Requirement	Provided on Plans
Minimum Lot Width:	18 m *	123 m
Minimum Lot Area:	540 m ² *	14,650 m ²
Maximum Lot Coverage:	40%	28%
Maximum Density:	0.8 FAR	0.6 FAR
Vehicle Parking: 1 parking space per dwelling unit 0.25 visitor parking spaces per dwelling unit Total requirement Accessible parking spaces Maximum 25% small car parking spaces	84 spaces 21 spaces 105 spaces 3 spaces Max. 33 small car spaces	113 spaces 21 spaces 134 spaces 4 spaces 30 small car spaces provided
Parking Area Landscaping: 2 m ² per parking space (134 spaces)	268 m ²	458 m ²
Bicycle Parking: Class I: 0.5 spaces per dwelling unit ** Class II: 0.1 spaces per dwelling unit	34 spaces ** 9 spaces	0 spaces (cash-in-lieu to be paid at \$500 per space) 12 spaces
Required Setbacks Front Yard (Green Ave W): Side Yard (east): Side Yard (west): Rear Yard (north):	3.0 m 1.5 m *** 1.5 m *** 6.0 m	3.0 m 3.6 m 9.5 m 12.2 m
Maximum Building Height:	12 m	7.7 m (two storey buildings) 10.5 m (three storey buildings)
Minimum Amenity Space: 20 m ² per dwelling unit (84 units)	1,680 m ²	2,149 m ²

Minimum Landscaping Buffer Width: East property line: South property line:	3.0 m 3.0 m	3.0 m 3.0m
Other Information:	* Lot area and lot width requirements only apply through subdivision **16 units have Class I bike parking in garages. 68 units have no Class I bike parking and the developer will be provided through cash-in-lieu as per Section 6.1.2.2 *** Interior side yard setbacks in the RM2 zone are reduced to 1.5m when the buildings are two storeys and less than 8m in height	

Analysis

Official Community Plan Amendment

Recognizing that the Official Community Plan (OCP) is a “living document”, applications to amend the OCP are to be expected from time to time. While the OCP guides land use decisions up to 2045, it is likely that over that timeframe changing trends or unexpected events will require the City to consider amendments to the plan. Proposals to amend the OCP that respect the overall vision and values of the OCP, but also allow for innovation and adaption as new opportunities arise, are considered by City Council with the following considerations:

1. Alignment with broad OCP visions and goals
2. Provision of demonstrable social, economic and environmental benefits to the community
3. Assessment of cost and other implications for infrastructure – parks, roads, utilities, water, sanitary and storm sewer, public facilities
4. Suitability to context – form, character and design
5. All proposed amendments will be accompanied by meaningful public engagement, in addition to the required notification, and a formal Public Hearing.

The goals of the OCP is to manage growth wisely, maintain natural environments, create livable communities, and reduce the City’s lifecycle burden when extending municipal infrastructure (Figure 4).

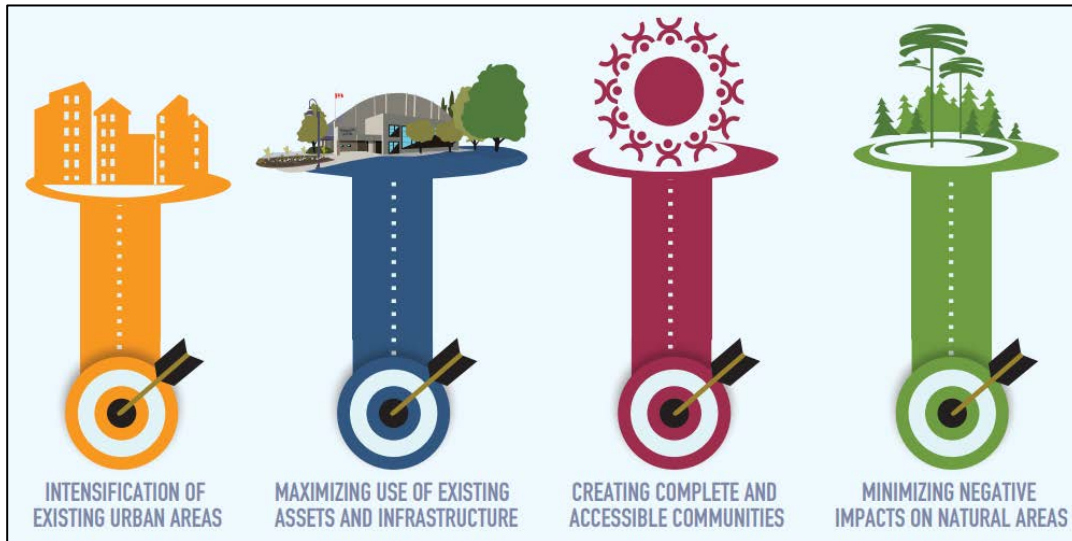


Figure 4 - Growth Plan Goals from the OCP

The OCP outlines the expected population growth in Penticton and resulting need for additional homes. The OCP envisions an average annual growth rate of 0.65% up to 2045, however this may not occur as a steady increase. For example, 2021 census data revealed the City's population grew 9.3% between 2016 and 2021, which averages out to 1.86% each year, almost three times the average annual growth rate anticipated by the OCP.

The OCP requires consideration of infrastructure costs when reviewing OCP amendment applications. In this case, the developer is responsible for all costs associated with servicing the development. These include any necessary road, water, and sanitary upgrades. The Technical Planning Committee required the applicant to submit a Traffic Impact Assessment and an Environmental Assessment Report prepared by professional consultants prior to Council considering the proposed development. The traffic engineer determined that the proposed development would not drastically affect existing service levels on area streets and intersections, as such the City is responsible to consider the recommendations as part of implementing the new Transportation Master Plan. The adjacent environmental features around the subject property will be protected in the long term and development must occur in keeping with the recommendations and requirements of a Qualified Environmental Professional, including the restoration plan put forward.

While the property is currently designated 'Detached Residential' by the OCP, the surrounding neighbourhood on the north side of Green Avenue West is designated 'Ground Oriented Residential' (Figure 5), which is the same OCP designation being requested for the subject property. Although the area to the east currently consists primarily of single detached dwellings today, the OCP anticipates that additional density will occur in this area over the next 25 years. This neighbourhood is located close to several amenities, making it an appropriate location to add gradual density. The subject property is within walking distance to Skaha Lake Rd and Peachtree Square Plaza. To the west, the Channel multi-use trail provides recreational opportunities for hiking and biking, with connections north towards downtown and Okanagan Lake and south towards Skaha Lake. The OCP encourages new development in high-amenity areas, where shops, services, and amenities are within walking distance to reduce car dependency, which is the case for this development.



Figure 5 - Map showing future land use designations in the immediate area. Light yellow: Detached Residential. Orange: Ground Oriented Residential.

Staff are recommending first reading of the OCP amendment bylaw, to be followed by public engagement, because this property recently underwent a full public engagement period in 2021. That development did not proceed, however this proposal reviewed in detail and considered the feedback from the community and Council when designing the current townhouse development. The public engagement period will still provide valuable feedback on this new and different proposal.

Given the review above, staff consider the proposed OCP amendment is generally consistent with the goals and policies of the OCP. A full OCP policy review is included in Attachment 'F'. Staff are recommending that Council give first reading to "Official Community Plan Amendment No. 2022-22" and forward it to the June 20, 2022 Public Hearing while staff carry out the Community Engagement for OCP Amendments Procedure.

Zoning Bylaw Amendment

The applicant is proposing to rezone the subject property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing). Staff have reviewed the applicable OCP policies in terms of the proposed development (Attachment 'F'). In keeping with the growth management plan targets, the OCP policies guide new residential development into built-up areas of the city, close to shops, services, and other amenities. Developments that encourage walkability are promoted. The OCP supports appropriate densification which makes the most efficient use of existing municipal infrastructure. The OCP recognizes that while the City grows in built-up urban areas, neighbourhood fit is important and the design guidelines must be utilized for projects with more density to create complete, livable communities.

The subject property's location is considered suitable for increased density due to its large size (1.6ha) and its location within walking distance of the Channel multi-use trail, transit, shops, services and groceries at Peachtree Square Plaza, Princess Margaret Secondary School and Skaha Middle School.

Staff are recommending that Council give first reading to "Zoning Amendment Bylaw No. 2022-23" and forward it to the June 20, 2022 Public Hearing.

Development Permit

The proposed development is considered within the Multifamily Residential Development Permit Area, which is established to enhance neighbourhoods and create sensitive transitions in scale and density by addressing issues such as privacy, landscape retention, and neighbourliness.

The proposed 84-unit townhouse development has been designed with the OCP design guidelines in mind. The units along Green Avenue West face the street in a positive way and provide direct sidewalk connections to main entries. The townhouse buildings around the perimeter of the property are limited to two storeys in height which helps to maintain the privacy of adjacent neighbours to the south and east. Landscaping will assist with buffering the development from residential properties to the south and to the east. These landscape buffers are required by the Zoning Bylaw and will be secured through a landscaping deposit taken at the future building permit stage. The proposed landscaping in the parking area (458m²) far exceeds the minimum requirement in the Zoning Bylaw (268m²). This assists with breaking up the parking lot and improving stormwater infiltration.

The applicant provided a development permit analysis with their submission which describes the project and its conformance with the applicable OCP design guidelines (Attachment 'G'). Staff have also completed a development permit analysis (Attachment 'H') that shows how the development conforms to the applicable design guidelines. As such, staff recommend that Council consider approving the Development Permit subject to adoption of the OCP and Zoning Amendment Bylaws.

Public Engagement Plan

Staff will follow the *Community Engagement for OCP Amendments Procedure* to ensure adequate and meaningful consultation with the community. The community engagement will be led by City staff from May into June.

The following list summarizes the main methods that will be used to raise awareness about the application and the opportunities for residents to provide feedback through the community engagement period:

1. Project page on www.shapeyourcitypenticton.ca - central location to share information and gather feedback, including an email blast to the Shape Your City Penticton database advising of the engagement beginning,
2. Notices mailed to neighbours within a 100m buffer of the properties,
3. Notice signs posted on the subject properties,
4. Consultation with targeted agencies and stakeholder groups including:
 - o Penticton Indian Band
 - o RDOS
 - o School District #67
 - o Interior Health

- o Friends of the Oxbows
- 5. Media release and newspaper advertisements announcing the engagement process,
- 6. Information sessions (one online, one in-person) that allow for sharing of information and discussion on the proposed development.

Staff will be proceeding with community engagement prior to the statutory Public Hearing. A summary of the engagement results will be presented to Council prior to the Public Hearing.

Alternate Recommendations

Council may consider the proposed development to be unsuitable at this location or not in keeping with the goals and policies of the Official Community Plan. If this is the case, Council should deny first reading of the Official Community Plan amendment and Zoning Bylaw amendment. Staff recommend against this option as many of the concerns raised with the previous proposal have been addressed in this new application package, the proposed development has been designed with neighbourhood context in mind, and is in a location considered suitable for increased density for many reasons as outlined in the staff report.

1. THAT Council deny first reading of "Official Community Plan Amendment Bylaw No. 2022-22" and "Zoning Amendment Bylaw No. 2022-23".

Attachments

Attachment A – Zoning Map
 Attachment B – Official Community Plan Map
 Attachment C – Environmental Development Permit Area Map
 Attachment D – Photos of Subject Property
 Attachment E – Letter of Intent (applicant)
 Attachment F – OCP Policy Review (staff)
 Attachment G – Development Permit Analysis (applicant)
 Attachment H – Development Permit Analysis (staff)
 Attachment I – Draft Development Permit PL2022-9275
 Attachment J – Official Community Plan Amendment Bylaw No. 2022-22
 Attachment K – Zoning Amendment Bylaw No. 2022-23

Respectfully submitted,

Steven Collyer, RPP, MCIP
 Planner II

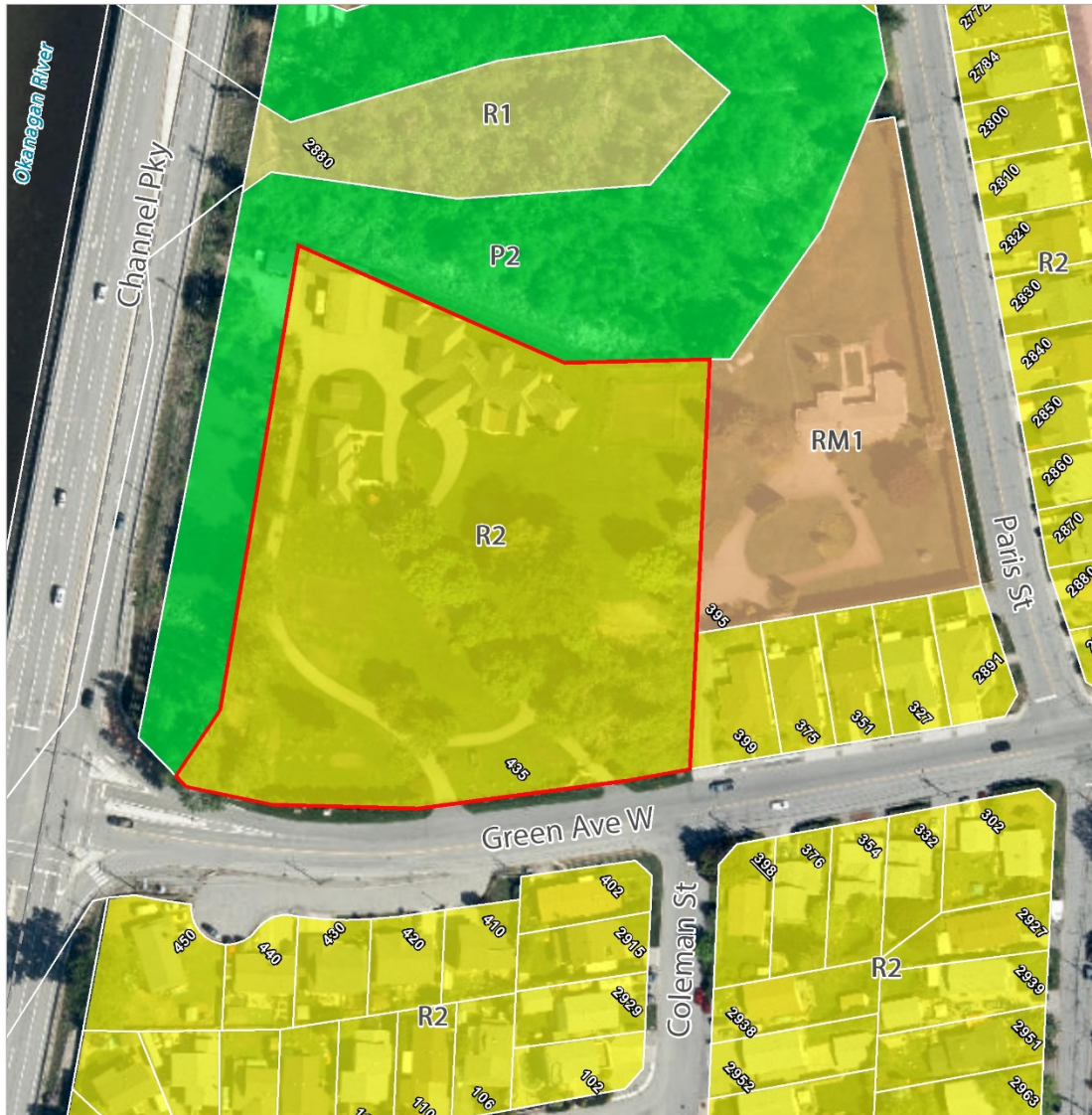
Director of Development Services	Acting Chief Administrative Officer
<i>BL</i>	KD

Attachment A – Zoning Map



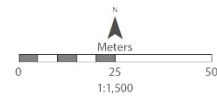
435 Green Avenue West

Zoning Map



Legend

- Subject Parcel
- No Zoning - No Zoning
- R1 - Large Lot Residential
- R2 - Small Lot Residential
- RM1 - Bareland Strata Housing
- RM2 - Low Density Multiple Housing
- C4 - General Commercial
- P2 - Parks and Recreation



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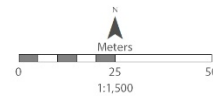
435 Green Avenue West

Official Community Plan Map



Legend

- Subject Parcel
- Detached Residential
- Natural and Conservation Areas
- Ground Oriented Residential
- Commercial



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Attachment D – Photos of Subject Property







Attachment E - Letter of Intent (applicant)

April 4, 2022



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

900, 110 - 12 Avenue SW
Calgary, AB T2R 0G7
T: 403.670.7000
s2architecture.com

Attention: Steven Collyer
Planner II

Re: 435 Green Avenue – S2 Project #221215
Letter of intent: Application for Development Permit

Dear Steven:

This development permit application proposes the construction of an eighty-four unit townhome development.

435 Green Avenue is a 3.66-acre parcel that currently has a large single-family home with several sheds and outbuildings. The site is bounded by natural parkland to the north, Green Avenue to the south, Channel Parkway to the west, and single-family lots to the east.

The proposed application is for the construction of eight, two storey townhome buildings consisting of two six-plex units, two eight-plex unit and four ten-plex units. Additionally, there are two three storey eight-plex units with parking garages on the ground entry level

There will be a total of 84 two-three-bedroom units. Two storey units will range from 1010sq.ft to 1117sq.ft. in size and three storey units will range from 1397sq.ft to 1530sq.ft. (including garage at ground level).

Good Neighbours - Density, massing, active streets and parking

The developer recognizes the impact that a new development such as this could have on its neighbours and is proposing a density that is below the permitted FAR of 0.8. Additionally, to mitigate any concerns about overshadowing of neighbouring properties the building height will be limited to two stories around the site perimeter and steps up to a maximum of three stories in the centre of the development.

Townhomes fronting Green Avenue will provide active frontages that engage with the public sidewalk being constructed as part of this development and will connect pedestrians to the community.

To alleviate any concerns about overflow street parking within adjacent communities this development will provide considerably more on-site parking than the bylaw requires.

Where possible, existing mature trees will be maintained.

PRINCIPALS

David Symons *Architect, AAA, AIBC, SAA, OAA, MRAIC, Licensed California, Texas*
Linus Murphy *Architect, AAA, AIBC, SAA, OAA, LEED® AP*
Brian Corkum *Architect, AAA, AIBC, SAA, OAA, LEED® AP*
Genevieve Giguere *Architect, AAA, AIBC, MRAIC*
Peter Streith *Architect, AAA, AIBC, OAA, NWTAA, FRAIC*
Robert Lange *Architect, AAA, AIBC, MRAIC, LEED® AP*
Robert Spaetgens *Retired Architect, Principal Emeritus*

ASSOCIATE PRINCIPALS

Ken Shaman *Architect, AAA*
Jason Curtis *Architect, AAA, LEED® AP*
Madeleine Schmidts *Interior Designer, NCIDQ*
Shaad Oosman *CPA, CMA*

ASSOCIATES

Jason Dolha *Manager, Production & Technical Services*
Jane Kratochvil *HR & Office Manager*
Stephen Jabs *Manager, Information Technology*
Steven Mott *Manager, Production & Technical Services*
Chad Zyla *Architect, AAA*
Michelle Rowles *Architect, AAA*
Melissa Chabot *Interior Designer, NCIDQ, LEED® AP ID+C*
Natalie Weiss *Interior Designer, NCIDQ, LEED® AP*
Simon Ho *Architect, AIBC*

S2 ARCHITECTURE

CALGARY | EDMONTON | VANCOUVER

Community Consultation

Porchlight Developments have conducted preliminary discussions with the community and have shared the drawings that make up the Development Application. They have indicated that responses have been positive regarding the massing, planning and character of the proposed development.

The Developer - Porchlight Developments

Porchlight Developments are an experienced developer of affordable housing, market rental housing, seniors supportive living, and condominium apartments and townhomes across Western Canada. They are committed to inclusive, affordable, and loved communities. With the increase in average house prices across Canada, housing has become unobtainable for many trying to own their own home and affordability is an issue that has impacted most municipalities in British Columbia. **Porchlight Developments** recognize this challenge and have developed a specific product that meets these needs by significantly reducing the average house price making it more affordable to purchase.

OCP Amendment

The current OCP designation of 435 Green Avenue is Detached Residential which is restricted to single detached housing, duplexes, home occupations and small neighborhood commercial buildings and a height of 10.5m. An amendment to the OCP to change the designation of the subject parcel to Ground Oriented Residential will allow for a medium-density residential area with multi-family developments where each unit has an exterior door in a bare-land strata.

A Ground Oriented Residential designation is well suited for this property as the parcel is located next to a major intersection with existing infrastructure in place, and along a major commercial corridor with access to commercial services and shopping amenities and transit.

Rezoning Application

In conjunction with the OCP amendment, **Porchlight Developments** have proposed to rezone the subject parcel from R2 - Small Lot Residential to RM2 – Low Density Multiple Housing. The purpose of RM2 zoning is to provide a zoning for low density multiple housing, accommodating a townhome development up to three (3) storeys above grade on urban services.

Providing residential land uses next to commercial and retail provides an increased local customer base and promotes walking and biking. The site has convenient walking, cycling and vehicle access to daily necessities like grocery, shopping, schools, parks, and employment areas. The proximity of the site to Peachtree Square, Princess Margaret Secondary School, and Skaha Lake Middle School make it an ideal location for a rental community. The mixture of land uses and transportation options in the neighborhood support the development of a pedestrian oriented site and presents an opportunity to capitalize on existing infrastructure.

Zoning Analysis

RM2 – Low Density Multiple Housing	Required	Proposed
Max Lot Coverage (building footprint)	40%	32.78%
Density	Max. 0.8 FAR	0.6 FAR
Height	Max. 12m	12 m
Front yard setback	Min. 3.0m	3 m
Rear yard setback	Min. 6.0m	6 m
Side yard setback, interior	Min. 3.0m	3 m
Amenity space – 20m ² per DU	20 m ²	+/-23.83m ²
Parking – 1 stall per DU	84	113 (16 in Garages, 14 tandem spaces in front of garages and 83 outdoor)
Visitor parking – 0.25 stalls per DU	21	21
Bike parking – Class I	42	16+34 cash-in-lieu
Bike parking – Class II	9	12 (6x2)

Riparian Area Regulations

Due to the subject parcel's proximity to existing oxbows, a QEP is required to conduct a detailed riparian area assessment. Ecora Environmental has been engaged to complete the assessment and the required reporting for the province. A 15m SPEA has been established for the west oxbow and we are offering an enhanced buffer on the north oxbow.

Should you have any questions or concerns, please do not hesitate to call me directly at 403-670-7003.

Yours truly,
S2 Architecture

A handwritten signature in blue ink, appearing to read "Jason Curtis".

Jason Curtis
Associate Principal

JCC

Attachment F - OCP Policy Review (staff)

OCP Policy Analysis

OCP Reference	Policy	Staff Comments
Policy 4.1.1.1	Focus new residential development in or adjacent to existing developed areas	The subject property is located next to a developed, residential subdivision, with access to full municipal services.
Policy 4.1.1.2	Avoid development in environmentally-sensitive areas, geological hazard and flood hazard areas, on steep slopes, in agricultural areas and in areas not readily served by transit.	The applicant has engaged a Qualified Environmental Professional who assessed the development and has proposed requirements to meet through the development stage.
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.	The subject property is located within walking distance (200m) of Peachtree Square Plaza which contains a number of shops and services. The property fronts an urban collector road with easy access to the Channel Parkway (Highway 97). The proposed housing type is considered a compatible scale with the surrounding residential built forms. The development conforms to the applicable OCP design guidelines.
Policy 4.1.3.4	Encourage developments that include one-bedroom and two-bedroom units in suitable neighbourhoods to enable people to downsize as they age and to provide entry-level housing for those people entering the housing market. At the same time, provide 3-bedroom units, or larger, to accommodate families.	The strata townhouse units are split into two bedroom and three bedroom configurations. These units would be suitable for a range of occupants, including first time buyers, families, and people wishing to downsize.
Policy 4.1.3.5	Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.	The subject property is located within walking distance of commercial areas, schools, transit, and active transportation trails.

OCP Reference	Policy	Staff Comments
Policy 4.1.3.6	Require amenity areas in all multifamily and mixed-use projects through regulations in the Zoning Bylaw.	The development provides individual unit amenity areas with patios and decks, as well as shared amenity lawns for use by all residents.
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).	The townhouse units around the perimeter of the property are two storeys tall, which reduces potential privacy impacts on surrounding neighbours. The proposal provides increased residential density along an urban collector major road (Green Avenue West)
Policy 4.1.5.4	Ensure that all new neighbourhood developments and redevelopments of existing large sites, including bareland stratas, are fully integrated into the surrounding community through publically-accessible roads, sidewalks, trails and public park lands.	The developer will be required to construct a public sidewalk across the frontage of the property. This will complete a sidewalk gap and improve public access to the nearby Channel multi-use trail.
Policy 4.1.6.1	Ensure all residential neighbourhoods in Penticton provide a range of appropriately-scaled housing types and tenures, employment opportunities such as home-based businesses, transportation options like walking and cycling, social supports such as childcare facilities, and access to green space and parks.	The proposed units will be stratified, with each unit being offered for sale rather than for rent. The proposal provides two and three bedroom units, some of which have garages. The plans include shared amenity green space for all residents.
Policy 4.2.1.7	Promote walking, cycling and transit use through strategic land use planning that facilitates denser, attractive, mixed-use communities that are rich in amenities.	The proposal provides increased density in a built-form considered compatible with surrounding uses and in a location within close proximity to commercial areas, schools, transit, and trails.

OCP Reference	Policy	Staff Comments
Policy 4.2.2.2	Address gaps in the pedestrian network by providing sidewalks on at least one side of the street in residential neighbourhood, and commercial and mixed-use areas, using excess street rights-of-way where possible or through land acquisition if necessary. Where possible, provide sidewalks by requiring their construction or upgrades from developers.	The developer will be required to install a sidewalk across the frontage of the property. A road dedication is recommended from the southwest corner of the property to facilitate the sidewalk construction.
Policy 4.2.5.2	Encourage land use planning that results in neighbourhoods that can be easily serviced by transit.	The property is within walking distance (200m) of the transit exchange at Peachtree Square Plaza.
Policy 4.2.7.8	Ensure new residential developments provide an appropriate amount of parking for residents and their guests.	The development provides more than the minimum 84 required parking spaces for units and 21 visitor parking spaces, a minimum requirement of 115 based on the Zoning Bylaw. A total of 134 parking spaces are provided
Policy 4.4.2.1	Identify environmentally sensitive areas and riparian areas, and protect them through application of the Environmental and Riparian Development Permit Guidelines.	Environmentally-sensitive areas exist at the west and north sides of the property. A Qualified Environmental Professional has assessed the proposal and required restoration and additional plantings in these areas.
Policy 4.6.6.1	Ensure new developments and renovations integrate with existing neighbourhood character through the Downtown, Intensive Residential, and Multifamily Development Permit Area Guidelines.	Both the applicant and staff have prepared an analysis of how the proposed development meets the applicable development permit area guidelines (Attachments G & H).

Attachment G - Development Permit Analysis (applicant)

Development Permit Analysis

Penticton Townhomes - 435 Green Avenue W, Penticton BC

Site Planning

Designing in Context

G1. Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints,

Riparian setbacks, views and existing tree locations were main considerations in laying out the site. A traffic impact assessment and an Environmental Assessment was carried out and the recommendations were taken into consideration and incorporated into the design.

G2. Applications shall include a comprehensive site plan – considering adjacent context for building and landscape architectural design and neighbourhood character analysis – to demonstrate that the development is sensitive to and integrated within its context and surrounding uses and neighbours.

The developer recognizes the impact that a new development such as this could have on its neighbours and is proposing a density that is below the permitted FAR of 0.8. Additionally, to mitigate any concerns about overshadowing of neighbouring properties the building height will be limited to two stories around the site perimeter and steps up to a maximum of three stories in the centre of the development.

Prioritizing Pedestrians

G9. Pedestrian connectivity to adjacent properties is encouraged.

Pedestrian connectivity within the property connecting residential buildings and open public amenity/ park areas is provided. Townhomes fronting Green Avenue will provide active frontages that engage with the public sidewalk being constructed as part of this development and will connect pedestrians to the community.

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

Continuity of paving material is provided in the landscape design.

G13. Entry to ground-level residential units should be no more than 1.8m (6.0 ft.) above the grade of adjacent public sidewalks and walkways

Entry to ground level units are designed to be between +/-300-1500mm above the grade of adjacent public sidewalks.

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

Outdoor space for the residential units are provided between 150-1300mm above adjacent public sidewalks.

G15. Fencing facing an active public realm should be lowered and transparent or semi-transparent.

Existing fencing along Green Avenue W will be removed, and an active frontage created.

Cars and Parking

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

The site has been designed with outdoor surface parking areas that incorporate sidewalks to provide safe, accessible and comfortable pedestrian connections to individual unit entrances.

G19. All multifamily developments should accommodate sustainable modes of transportation through:

The development would provide 14 (7x2) class 02 bike parking stalls and 16 units will have class 01 bike parking spaces inside the private garages. The developer will pay the city \$17000 as a cash-in-lieu payment in place of the 34 class 01 stalls not provided in the project.

Architecture

Design for Our Climate

G20. Designs should respond to Penticton's setting and climate.

The use of high efficiency heat pumps, energy efficient windows and shared walls between residential units in the project would reduce the heating and cooling energy usage.

The larger windows proposed would provide natural lighting and views throughout the unit.

The trees proposed surrounding the buildings and private amenity spaces have been selected as deciduous trees that will provide shade and comfort in the summer but also allow for solar gain during the winter months.

The soft landscape surrounding the buildings will minimize the heat island effect from hard paved areas and garage driveway areas.

Friendly Faces, Friendly Neighbours (Orientation & Massing)

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).

Buildings are oriented to face a street, lane or public amenity area wherever possible and all residential units have front door access from a public space.

G23. Articulation of building mass should include horizontal (minor) setbacks and stepbacks

Horizontal and vertical setbacks and different materials / colours are used in each residential unit to create visual interest and enrich the pedestrian experience.

The project includes two storey 6, 8 and 10 plex townhome blocks as well as three storey 8 plex drive under townhomes. The diversity of building types would further enhance the pedestrian experience.

G24. Street-facing units should utilize a layering of elements –

Units are provided with street / sidewalk facing entries, entrance steps, porches and landscape buffers to create transition between public and private areas.

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

The orientation of the buildings on site ensures maximum privacy is achieved for each unit. None of the units are facing each other without a minimum buffer of +17m and privacy screens are provided between private open spaces.

Eyes on the Street

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

Unit entrance doors and entrance stairs are clearly visible from the fronting public street or sidewalk.

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

Porches, balconies, patios and main windows are oriented to create views towards the public parks, parking areas and open spaces.

Landscape Architecture

Design with Nature

G32. Stream and Riparian Protection

There is a large Riparian area on the west side of the property, which is not only being protected, but also being enhanced based on the recommendations of the environmental consultant.

There is also a large area along the north side where the existing dwelling is currently located that will be remediated and enhanced in order to provide further protection to the adjacent Oxbow.

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

The irrigation system for the site will be designed as a low water consumption system with drip irrigation for all plant beds and bubblers for trees as per the bylaw requirements.

The majority of the landscape has been designed with masses of shrubs and grasses and there are minimal areas of sod that will need to be watered through the design, which will also reduce the water consumption.

Enhance the Urban Forest

G34. Tree retention

The Site design incorporates strategies for retaining 3 of the largest trees on the central portion of the site. As well all the existing trees along the Western property line will be protected as part of the 15m setback for the riparian area.

The entire frontage of the site has been planted with trees that lie inside of the property lines and are no further than 10m apart.

We are providing 111 new trees on the site.

Functional Use of Landscapes

G36. Habitat: designs should provide for and/or enhance habitat value (e.g., birds, pollinators, etc.) through the use of selected plant material (food & nutrients) and/or structural/grading improvements (e.g., hibernacula, pools, etc.).

The existing trees along the western edge are being retained and protected as part of the existing habitat. We are also enhancing the riparian setback with plant species native to the area and providing a variety of flowering shrubs along the site to complement the habitat and encourage the presence of pollinators, birds and butterflies.

G38. Screening & Buffering

- Where appropriate (and in consideration of FireSmart principles and native ecosystems), screen walls and/ or landscape buffers (e.g., berms, shrub beds, hedges and/or trees) should be used to manage transitions and/or conflict between incompatible uses (e.g., industrial uses and/or parking);

The selection of the trees along the frontage complement the existing character of the neighbourhood and provide visual variety in colour and textures

These trees reduce the visual impact of the buildings along the street side.

Trees and shrub masses have also been provided along the East property line to minimize the visual impact of the development for the adjacent residential.

We have provided planting at the ends of the driving isles and surrounding garbage enclosures.

G39. Defining the Public- and Private Realms

There are steps along the pathways leading from the public sidewalk towards the private residences that separate the private and public realm.

G40. Energy

- Landscape designs should support shading strategies (passive cooling) with deciduous plantings that allow increased solar gain in winter months;
- Landscape designs should accommodate windbreaks (perpendicular to the direction of winter prevailing winds) to reduce heat loss in winter

The trees proposed surrounding the buildings and private amenity spaces have been selected as deciduous trees that will provide shade and comfort in the summer but also allow for solar gain during the winter months.

The West and North Property lines have been heavily treed to provide protection from winds.

Materials Selection – Softscapes & Hardscapes

G41. Softscapes

- Plant materials (size) and planting densities should be designed to meet and exceed the British Columbia Landscape and Nursery Association (BCLNA) Standards;
- Landscape designs should consider opportunities for seasonal interest (e.g., colourful foliage and/or flowering at various times of the year).
- Structural diversity in plant palette composition – including combinations of groundcovers, shrubs of various heights and trees – is encouraged.
- Landscape design shall consider aesthetic qualities, plant suitability and soil volumes to ensure “right plant, right place” and to maximize growth to maturity of plants and trees.
- Plant selection should emphasize local/native plants and/or similarly hardy/well-adapted plants to Penticton’s desert climate.
- Invasive species are prohibited.
- Synthetic turf is prohibited.

Plant material selection has been proposed to match the BCLNA standards and has been sourced as being available and hardy within the region's local nurseries.

The mix of species will provide a variety of colours, textures, and blooms though the year and it includes native grasses, flowering and non-flowering shrubs and all as evergreen shrubs.

Special Considerations

Lighting

G48. Lighting shall be provided for all building entrances, walkways, driveways, parking areas and loading areas and should be sufficient to provide clear orientation, personal safety and site security, including allowing for overlook from adjacent buildings.

A combination of pole mounted area lights and bollard site lights are used to illuminate the area providing pedestrian scaled lighting while ensuring vehicular access and parking areas are sufficiently lit for safe maneuvering. The pole mounted area lights are concentrated on the middle of the site where the parking and drive isles are located, and bollard lights are used to illuminate the sidewalks.

G50. Avoid lighting that illuminates streams, wetlands, lakes and other natural areas.

The area lights are only used in the middle areas of the site to significantly reduce illumination of the natural areas. Please refer E1.1 Site Lighting Layout plan for details.

G51. Avoid negative light impacts on neighbours.

The area lights are only used in the middle areas of the site eliminating negative light impacts on neighbours. Please refer E1.1 Site Lighting Layout plan for details.

Utilities, Mechanical Services and Servicing

G55. Where this is unachievable, units may be located at the edge of the front yard and must be incorporated into landscaped areas and screened from the street.

Transformers are located away from the street and will not be visible from Green Avenue West.

G56. Units shall not obstruct private views onto public space that might otherwise provide safety through passive surveillance.

Transformers are strategically located not to obstruct private views.

G57. Units shall not be installed in in riparian setbacks (SPEA) and Environmental Protection areas

Transformers are located outside of the Riparian and environmental protection areas.

Waste Management

G59. Garbage and recycling bins should be contained within screened enclosures that are coordinated with the overall design.

A Molok waste management system is being used in this project to compliment the overall design of the project.

G60. Clear access to refuse/recycling areas must be provided.

Two central locations are proposed to give easy access to all users.

Fences

G61. Fencing located along a street edge should be low and/or not create a solid barrier (i.e. it should be visually transparent).

Existing fencing along Green Avenue will be removed from the site. No fencing is proposed along the street.

G62. Fencing along the street edge should be supplemented with low profile landscape plantings.

Existing fencing along Green Avenue will be removed from the site. No fencing is proposed along the street.

G63. All plans should show intended fencing

All site plans show existing and proposed fencing.

Applied to Environmental Assessment Areas

E11. Development shall be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided (e.g., when native trees block the only possible access route, where they pose an imminent danger or where leaving them would sterilize the lot), mitigation should include restoration and replanting with equivalent native trees, consistent with applicable Federal and Provincial legislation.

The development includes restoration of the Riparian setback areas and recommendations made by the environmental consultant will be followed. Minimum number of trees are proposed to be removed due to the development and a total of 111 trees and 721 shrubs are provided in the landscape design.

E12. Plan development to avoid destruction of Critical Habitat for Endangered and Threatened Species under the Federal Species at Risk Act, unless Federal permits are issued to allow this.

The development includes restoration of the Riparian setback areas and recommendations made by the environmental consultant will be followed. Please refer the environmental assessment report for more details.

Attachment H - Development Permit Analysis (staff)

Development Permit Analysis

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

- Guideline G1* *Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints, including built and natural elements (e.g., structures, slopes and drainage, significant landscape features, etc.).*
- The environmentally-sensitive areas to the west and north of the subject property were assessed prior to this proposed development coming to Council for consideration. A Qualified Environmental Professional (QEP) has reviewed the proposed development, and required a 15m setback from the wetland to the west of the subject property in order to protect the ecology of this riparian area. Further, the applicant is proposing an enhanced setback along the north property lines to discourage trespassing and disturbance in these environmentally-sensitive areas.
- Guideline G3* Private and semi-private open spaces should be designed to optimize solar access.
- The 2- and 3-storey building heights limit shade impacts and the windows on all faces provide solar access into each building and onto each amenity space. Each unit has a private, outdoor amenity space in the form of a deck or patio.
- Guideline G4* *Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development.*
- The buildings are 2 to 3 storeys in height which is a similar scale as surrounding homes and preserves views towards the mountains west of the development.
- Guideline G5* *Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The proposed front yard setbacks for the buildings closest to Green Ave W is minimal at around 3m (10 feet) which improves connectivity between the building and the street.
 - The design includes sidewalk connections to eight units directly onto the Green Ave W future sidewalk, improving connections with the street.
- Guideline G7* *All designs shall consider Crime Prevention Through Environmental Design (CPTED) principles and balance the reduction of crime and nuisance opportunities with other objectives to maximize the enjoyment of the built environment.*
- The applicants have submitted a photometric (lighting) plan of the site showing the parking area, pathways, and common amenity spaces will be appropriately lit to improve the safety of future residents going to and from the development in the dark. Sixteen units have secure garages. The orientation and location of patios and balconies allows for visual overlook onto the street, the internal parking lot, and the connecting pathways.

- 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 main entries to each unit range between 0.2m and 1.8m above grade, reinforcing the ground oriented nature of the development.
- Guideline G16 Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...*
- Separated pedestrian pathways are provided throughout the site to connect each unit entry to the parking area, amenity areas, and the street. This separates people from the parking area and minimizes potential conflicts.
- Guideline G17 On-site parking location and design should minimize visual impact and provide safe connections for pedestrians...*
- The on-site parking is located along a looping driveway with two entrances onto Green Ave W. The majority of the parking is located to the interior of the site and not in public view. Pathways are provided which are separated from the driveway to minimize conflicts between pedestrians and vehicles.
- Guideline G19 All multifamily developments should accommodate sustainable modes of transportation...*
- The property is located near a bus stop on Green Ave W and near a transit exchange at Peachtree Square Plaza, where multiple bus routes converge. Bike racks are provided in different locations on the site and the sixteen units with garages will have a secure location to store their bicycles. The developer will be required to construct a public sidewalk along the frontage of the subject property which will fill in an existing sidewalk gap and improve walkability in the neighbourhood and connections to the Channel multi-use trail.
- 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 townhouse units each have their own exterior entry within 1.8m of grade. This is a ground-oriented housing type, with several units facing towards the public realm along Green Ave W.
- 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..*
- The building designs include minor projections, steps, and porches to create a transition from the public realm to private realm.

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

- Three buildings are located close to Green Ave W. These buildings have been designed with sidewalk connections to the main entries directly onto the public sidewalk. This provides the streetscape and connects the development to the public realm. The applicant will be responsible for addressing signage which indicates how the interior units are accessed, through the driveway and pathways provided.

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, patios, and main unit entries of eight units face Green Ave W and provide for visual overlook onto the public realm. The other building designs provide for casual overlook onto the parking area and shared amenity spaces within the site.

Guideline G35 Tree planting...

- The landscape plan shows trees planted every 8-12m along the frontage of Green Avenue West and along the eastern property line next to neighbouring homes. In the parking lot the applicants are proposing to plant trees in landscaped areas which will break up the hard surfacing in this area, as shown on the landscape plan. Additional trees will be planted along the west side of the property, near the protected riparian area, and along the north side of the property near the Oxbow to offset the loss of a grove of trees currently existing at the SE corner of the property.

Guideline G36 Habitat: designs should provide for and/or enhance habitat value (e.g., birds, pollinators, etc.) through the use of selected plant material (food & nutrients) and/or structural/grading improvements (e.g. hibernacula, pools, etc.).

- The plans show substantial restoration along the west side of the property to buffer the adjacent wetland. This restoration will be supervised by a Qualified Environmental Professional to ensure it improve the habitat value for different species.

Guideline G48 Lighting shall be provided for all building entrances, walkways, driveways, parking areas and loading areas and should be sufficient to provide clear orientation, personal safety and site security, including allowing for overlook from adjacent buildings.

- The applicants have provided a lighting plan that shows appropriate lighting around the parking area through the use of high lamp posts. Along the walkways, including those on the east side near existing residences and the west side near the wetland area, the lighting will be provided through low bollards to limit light pollution while still providing safe passage from the parking area to all units.

<i>Guidelines G50/G51</i>	<i>Avoid lighting that illuminates streams, wetlands, lakes and other natural areas. Avoid negative light impacts on neighbours.</i> • The lighting plan submitted shows minimal light pollution near the adjacent wetland and Oxbow.
<i>Guideline G54</i>	<i>Mechanical/utility cabinets and transformer pads (units) shall be located at the rear of the property, behind the building.</i> • All mechanical and utility cabinets are located within the interior of the site, behind the front facades of the street-facing buildings and not within view from Green Ave W.
<i>Guideline G58/G59</i>	<i>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. Garbage and recycling bins should be contained within screened structure that are coordinated with the overall design.</i> • The garbage/recycling bins are located near the back of the site, away from the street and not within public view. The design is for Molok bins which provide a more attractive waste/recycling solution than traditional bins.
<i>Guideline MF1</i>	<i>All multifamily development should incorporate community amenity spaces that provide opportunity for recreation and play and address the needs of all age groups likely to reside within the development.</i> • The proposed development includes three common amenity areas on-site with a total area of 1,334m². These spaces include grassed and paved surfaces suitable for a range of recreational and amenity uses, including a sport court and a shaded sitting area. The property is within walking distance of the Channel multi-use trail, and within walking distance to the parks and recreation facilities on the high school and middle school properties further east on Green Ave.
<i>Guideline MF2</i>	<i>In an effort to promote community and social sustainability, multifamily developments should exhibit a preference for courtyard forms with views into them from ground-oriented ground floor units.</i> • Three common amenity areas are part of this development with a total area of 1,334m². One of those common amenity areas is in a courtyard form located near the middle of the development. The amenity areas all have views onto them from adjacent units.
<i>Guideline MF3</i>	<i>Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest, and incorporate safe play areas in interior courtyards.</i> • All three common amenity areas provide grassed lawns. The courtyard includes a shaded sitting area and another amenity space at the northwest corner utilizes existing

pavement repurposed as a sports court. These spaces provide options for future residents to safely play on the site

Development Permit

Permit Number: DP PL2022-9275

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 3 District Lots 189 and 372 Similkameen Division Yale District Plan 6750 Except Plan H14743
 - Civic: 435 Green Avenue West
 - PID: 010-123-636
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of an 84-unit townhouse development 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

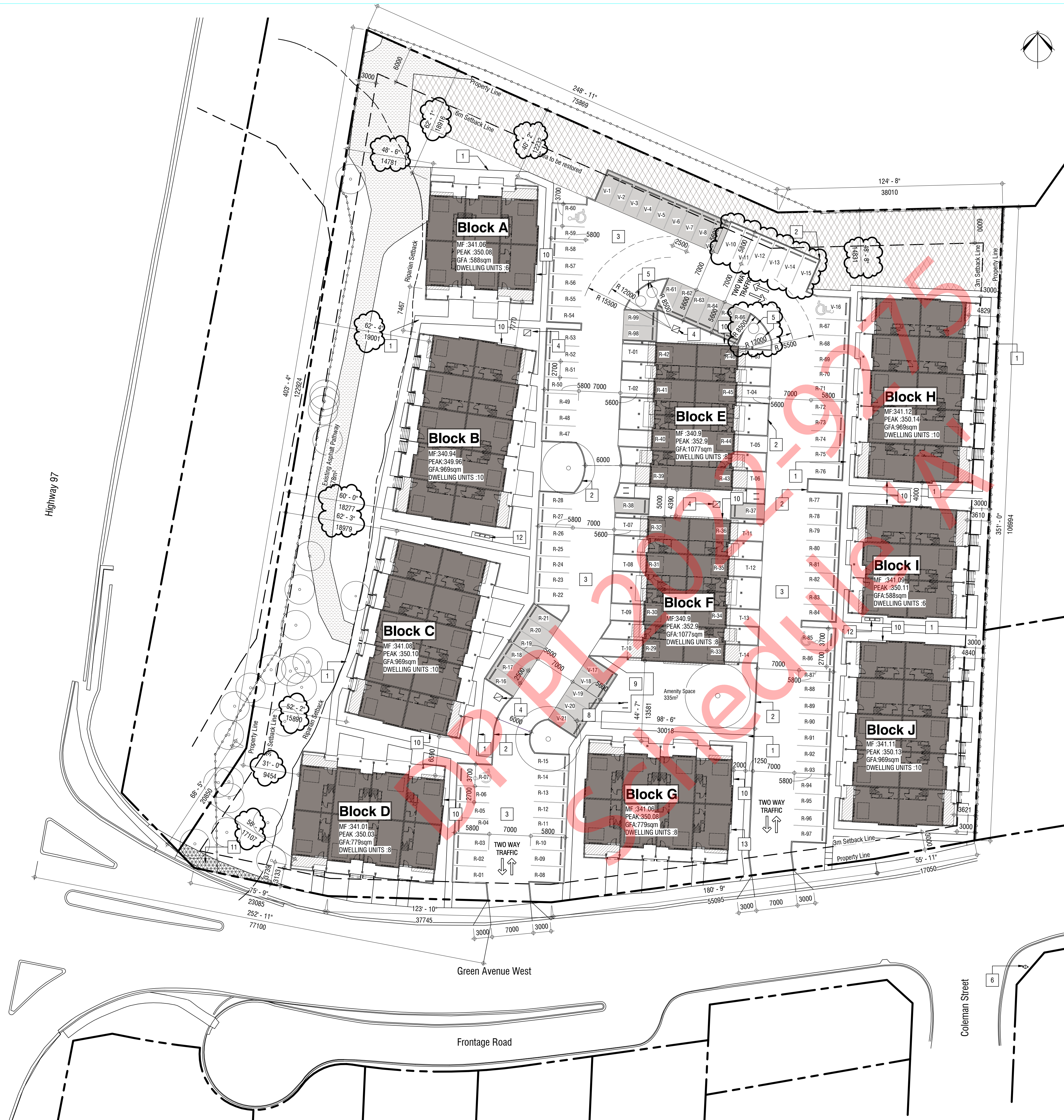
7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not 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

1 DP - Site Plan
SCALE: 1 : 350



Site Plan - Symbol Legend

- INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING
- INDICATES EXTENT AND LOCATION SMALL CAR PARKING STALLS
- INDICATES EXTENT AND LOCATION OF EXISTING ASPHALT PATHWAY TO REMAIN
- INDICATES EXTENT OF AREA TO BE RESTORED
- INDICATES EXTENT OF ROAD DEDICATION AREA
- INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
- INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)
- INDICATES LINE OF EXISTING FENCE TO REMAIN
- INDICATES LINE OF PROPOSED FENCE
- INDICATES LOCATION OF PROPOSED FIRE HYDRANT
- INDICATES LOCATION OF EXISTING FIRE HYDRANT
- INDICATES LOCATION OF PROPOSED TRANSFORMER / PEDESTAL
- INDICATES LOCATION OF PROPOSED CONCRETE WHEEL STOP
- INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE
- INDICATES PARKING LINE PAINTED ON ASPHALT
- INDICATES LOCATION OF PROPOSED GUARD BOLLARD
- INDICATES LOCATION OF BIKE RACK

02 DP - Site Plan - Symbol Legend

SCALE: 1 : 200

Site Plan - General Notes

- REFER TO SITE SERVICING PLAN FOR SPECIFIC RELATED REQUIREMENTS
- REFER ALSO TO THE LANDSCAPE PLAN
- ALL EXISTING FENCING TO REMAIN UNLESS OTHERWISE INDICATED
- ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED
- REFER CIVIL DRAWINGS FOR SITE GRADING INFORMATION
- AREAS AROUND AND WITHIN THE DRIP LINE OF EXISTING TREES BEING RETAINED AT SHF ARE TO BE REMOVED
- UTILITIES AND TRANSFORMERS WILL BE SCREENED OR WRAPPED WITH DECORATIVE VINYL.

02 DP - Site Plan - General Notes

SCALE: 1 : 1

Site Plan - Code Legend

- 1250mm CONCRETE SIDEWALK
- MONOLITHIC CONCRETE CURB
- HEAVY DUTY ASPHALT TO CARRY 25000KG LIVE LOAD
- NEW TRANSFORMER ON CONCRETE PAD - REFER TO ELECTRICAL DRAWINGS
- WASTE AND RECYCLING COLLECTION BINS - MOLOK 1700MM
- FIRE HYDRANT LOCATION - REFER TO CIVIL DRAWINGS
- STANDARD SU-09 TRUCK SWEEP PATH
- FIXED BICYCLE RACK - REFER TO LANDSCAPE DRAWINGS
- SITTING AREA - REFER TO LANDSCAPE DRAWINGS
- PROPOSED UTILITY METER LOCATION
- PROPOSED ROAD DEDICATION AREA
- PROPOSED CANADA POST MAILBOX LOCATION
- WATER METER LOCATION

02 DP - Site Plan - Code Legend

SCALE: 1 : 1



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SITE PLAN

PENTICTON TOWNHOMES

435 GREEN AVENUE W, PENTICTON, B.C.

PORCHLIGHT INVESTMENTS

22/215



NOT FOR CONSTRUCTION

This drawing supersedes previous issues. Do not scale these drawings.

Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

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REVISION	DATE
1 OCP AND LAND USE REZONE-REVISION	2022-02-04
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

SCALE As Indicated
DATE 3/28/2022 9:03:26 AM
DRAWN BY Author
CHECKED BY Checker

DRAWING NO.

DP 1.0



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PROJECT INFORMATION

PENTICTON TOWNHOMES
435 GREEN AVENUE W, PENTICTON, B.C.
PORCHLIGHT INVESTMENTS

221215

NOT FOR
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3	TPC RESPONSE 2022-03-28

SCALE
DATE 4/5/2022 3:20:24 PM
DRAWN BY Author
CHECKED BY Checker

DRAWING NO.

DP 0.1

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Vicinity Map



Municipal Address

435 GREEN AVENUE W
PENTICTON, B.C.

Legal Address

LOT 3 DISTRICT LOTS 189 AND 372 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 6750 EXCEPT PLAN H14743

Site Summary

PARCEL AREA :14770 sqm 1.477ha 3.65 acres

By-Law Zoning

CURRENT : R2- SMALL LOT RESIDENTIAL
PROPOSED : RM-2 LOW DENSITY MULTIPLE HOUSING
PERMITTED USE : TOWNHOUSE

By-Law Setback

MINIMUM SETBACK AREAS
FRONT: 3.0m
REAR:
• 6.0m
SIDE:
• 3.0m
NOTE:
15m RIPARIAN SETBACK ALONG WEST PROPERTY LINE

Proposed Development

TOWNHOUSE (PERMITTED USE)
BUILDING CLASSIFICATION AS PER BC BUILDING CODE:
TOWNHOUSE BUILDING 'A' TO 'J': PART 9

Building Height

MAXIMUM BUILDING HEIGHT
• PRINCIPAL BUILDING 12.0m
• ACCESSORY BUILDING OR STRUCTURE 4.5m
PROPOSED: 12m MAX

Floor Area Ratio

MAXIMUM PERMITTED F.A.R.	PROPOSED F.A.R.
0.8	0.6

Motor Vehicle Parking Requirements

RESIDENTIAL - UNIT PARKING				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
RESIDENT PARKING	84	1	84	99
RESIDENTIAL - VISITOR PARKING				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
VISITOR PARKING	84	0.25	21	21

Area Summary

NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; MECHANICAL PENTHOUSES; AND ABOVE GRADE PARKING AREAS ARE NOT INCLUDED.

Building A GFA	
Name	Area
Building A Level 1	281 m²
Building A Level 2	307 m²
Total GFA	588 m²
Building B GFA	
Name	Area
Building B Level 1	472 m²
Building B Level 2	498 m²
Total GFA	969 m²
Building C GFA	
Name	Area
Building C Level 1	472 m²
Building C Level 2	498 m²
Total GFA	969 m²
Building D GFA	
Name	Area
Building D Level 1	377 m²
Building D Level 2	402 m²
Total GFA	779 m²
Building E GFA	
Name	Area
Building E Level 1	337 m²
Building E Level 2	341 m²
Building E Level 3	400 m²
Total GFA	1077 m²
Building F GFA	
Name	Area
Building F Level 1	337 m²
Building F Level 2	341 m²
Building F Level 3	400 m²
Total GFA	1077 m²
Building G GFA	
Name	Area
Building G Level 1	377 m²
Building G Level 2	402 m²
Total GFA	779 m²
Building H GFA	
Name	Area
Building H Level 1	472 m²
Building H Level 2	498 m²
Total GFA	969 m²
Building I GFA	
Name	Area
Building I Level 1	281 m²
Building I Level 2	307 m²
Total GFA	588 m²
Building J GFA	
Name	Area
Building J Level 1	472 m²
Building J Level 2	498 m²
Total GFA	969 m²

Dwelling Unit Count

UNIT SUMMARY			
UNIT NAME	UNIT TYPE	UNIT AREA	QUANTITY
TYPE 01	03 BEDROOM + 2.5 BATH	1117 SQFT	16
TYPE 02	02 BEDROOM + 1.5 BATH	1010 SQFT	16
TYPE 03	02 BEDROOM +DEN+ 1.5 BATH	1024 SQFT	20
TYPE 04	03 BEDROOM + 1.5 BATH	1031 SQFT	16
TYPE 01A	03 BEDROOM + 2.5 BATH	1530 SQFT	4
TYPE 02A	02 BEDROOM + 1.5 BATH	1397 SQFT	4
TYPE 03A	02 BEDROOM + 1.5 BATH	1416 SQFT	4
TYPE 04A	03 BEDROOM + 1.5 BATH	1444 SQFT	4
TOTAL			84

Waste & Recycling Requirements

2 MOLOK CLASSIC CONTAINERS (5m³ / 6.53yd³) EACH PROVIDED FOR WASTE AND RECYCLING COLLECTION (4 IN TOTAL)

CALCULATIONS:
(84 UNITS / 10) x 3 yd³ = 25.2 yd³ TOTAL WASTE & RECYCLING PRODUCED
4 MOLOK CLASSIC CONTAINERS (5m³ / 6.53yd³) PROVIDED AT SITE

Amenity Areas

PRIVATE AMENITY SPACE	
BUILDING A	86m²
BUILDING B	140m²
BUILDING C	140m²
BUILDING D	114m²
BUILDING E	138m²
BUILDING F	138m²
BUILDING G	114m²
BUILDING H	140m²
BUILDING I	86m²
BUILDING J	140m²
TOTAL	1236m²
PUBLIC AMENITY SPACE	
PARK AREA	335m²
EXISTING ASPHALT PATHWAY	578m²
TOTAL AMENITY AREA PROVIDED	2149m²
REQUIRED AMENITY AREA	20m²X84 UNITS=1680m²

Bicycle Parking Requirements

RESIDENTIAL - CLASS 1 PARKING				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
RESIDENT PARKING	68	.5	34	-

RESIDENTIAL - CLASS 2 PARKING				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
VISITOR PARKING	84	0.1	9	12

16 OUT OF 84 TOWNHOUSES HAVE INDOOR GARAGES AND BIKE PARKING IS NOT REQUIRED.

THE REMAINING 68 UNITS WILL REQUIRE 34 CLASS 1 BIKE PARKING STALLS.
THE DEVELOPER WILL PAY THE CITY THE APPLICABLE CASH-IN-LIEU AMOUNT OF \$17000 FOR THE 34 CLASS 1 STALLS NOT PROVIDED ON SITE.

THE 12 CLASS 2 STALLS ARE PROVIDED ON SITE.

Lot Coverage

SITE AREA	14770m²
LOT COVERAGE (84 UNITS)	32.69%
SOFT LANDSCAPE AREA	4448.12m²
HARDSCAPE AREA	1767.88m²
PARKING AND ROADWAY AREAS	3726.37m²
LANDSCAPE AREA PROVIDED	4448.12m²
PARKING LOT LANDSCAPE AREA	30.12%
REQUIRED AREA	210m²



1 Overall Plan
Scale: 1:500



2 landscape areas
Scale: 1:1000

Site Information	
Address:	435 Green Avenue W Pentiction, B.C.
City of Pentiction Zoning:	RM-2 Low Density Multiple Housing
Site Area	14,770.00 sq m
Lot Coverage (84 Units)	32.69%
soft landscape areas	4,448.12 sq m
hardscape areas	1,767.88 sq m
parking and roadway areas	3,726.37 sq m
Bicycle parking spaces required	provided
8.4 spaces required (0.1 per dwelling unit)	12 spaces (6 bicycle racks)

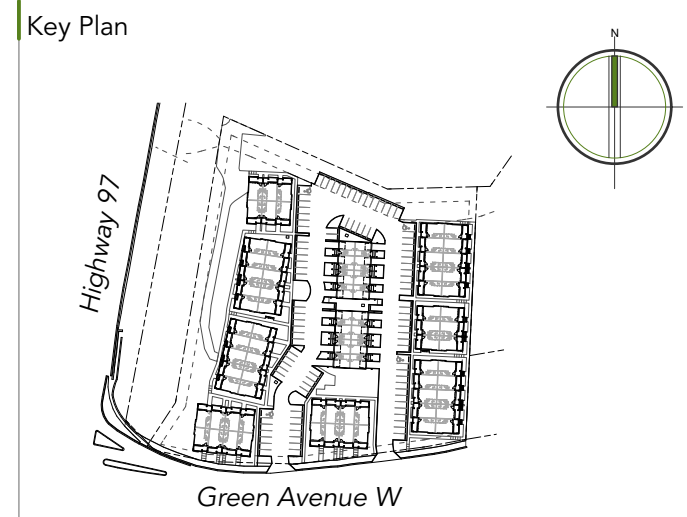
Landscape Statistics	
Landscape area provided	4,448.12 sq m
including riparian areas	30.12 % of site
Parking lot landscape area	458.36 sq m
105 stalls = 210 sq.m. required	
Trees	required provided
min 1 tree per 10 lm of required buffer	50.2 112
Deciduous Trees	84.00
75mm cal	48
50mm cal	36
Coniferous Trees	28.00
3m height	28.00
Shrubs	required provided
min 1 shrub per 1 lm of required buffer	502 721
Deciduous	623.00
Coniferous	98.00

Plant List		
Qty	Common Name	Botanical Name
Ornamental Grasses and Groundcovers		
98	Avalanche Reed Grass	Calamagrostis x acutiflora 'Avalanche'
109	Prairie Fire Red Switch Grass	Panicum virgatum 'Prairie Fire'
Shrubs		
Coniferous		
68	Dwarf Mugo Pine	Pinus mugo 'pumilio'
30	Russian Sage	Perovskia atriplicifolia
Deciduous		
74	Amber Jubilee Ninebark	Physocarpus opulifolius 'Jefam'
19	Arctic Fire Red Twig Dogwood	Cornus sericea 'Farrow'
80	Compact Winged Burning Bush	Euonymus alatus 'Compactus'
39	Double play candy corn spirea	Spiraea japonica 'candy corn'
10	Dwarf Korean Lilac	Syringa meyeri 'Palibin'
127	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'
16	Mottled Dogwood	Cornus alba 'Gouchaultii'
30	Oso Easy Paprika Rose	Rosa sp 'Oso Paprika'
42	Purple Emperor Coneflower	Echinacea purpurea 'Purple Emperor'
Trees		
Coniferous		
19	Columnar Spruce	Picea pungens 'Fastigiata'
5	Interior Douglas Fir	Pseudotsuga menziesii
4	Yellow Ponderosa Pine	Pinus ponderosa
Deciduous		
16	Big River Flowering Crab	Malus 'Big River'
11	Bowhall Maple	Acer rubrum 'bowhall'
14	Crimson spire oak	Quercus robur 'crimschmidt'
10	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'
5	Lone Star Linden	Tilia cordata
8	Tower Poplar	Populus x canadensis 'Tower'
7	Trembling Aspen	Populus tremuloides

legend

trees	
	columnar spruce min 2.5 m height
	douglas fir min 2.5m height
	yellow ponderosa pine min 2.5m height
	bowhall maple min 60 mm cal
	crimson spire oak min 60 mm cal
	lonestar linden min 60 mm cal
	trembling aspen min 60 mm cal
	big river flowering crab min 60 mm cal
	japanese tree lilac min 60 mm cal
	tower poplar min 60 mm cal
	existing trees to remain
groundcovers	
	avalanche reed grass
	prairie fire red switch grass
	wood mulch
	sod
	concrete paving
	accent colour concrete
shrubs	
	dwarf mugo pine
	russian sage
	amber jubilee ninebark
	red twig dogwood
	compact burning bush
	dwarf korean lilac
	candy corn spirea
	little devil ninebark
	mottled dogwood
	oso easy paprika rose
	purple emperor coneflower

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- Irrigation Notes**
1. All landscape areas shall be watered by an automatic underground, low water use, irrigation system as per municipal standards.
- Contractor is responsible for coordination with other trades and subconsultants regarding the specifics of the system, including location of power and water sources.
- If possible, connect to existing irrigation system.
- Ensure power and water meters are properly installed and operating prior to utilization of the system.



4	TPC response	22.03.15
3	development permit	22.02.10
2	zoning review and coordination	22.02.03
1	review and coordination	21.12.17
Issued for:		Date, (yy.mm.dd)

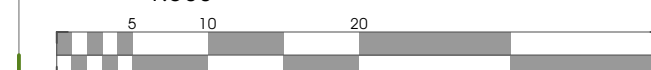
Project No. 01-018
Project Title.
Pentiction Townhomes

435 Green Avenue W
Pentiction, B.C.

Drawing Title:
Overall Plan

Drawn by: cmp
Checked by: jj / cmp

Scale: 1:500





1 Overall Landscape Plan
Scale: 1:300



General Notes

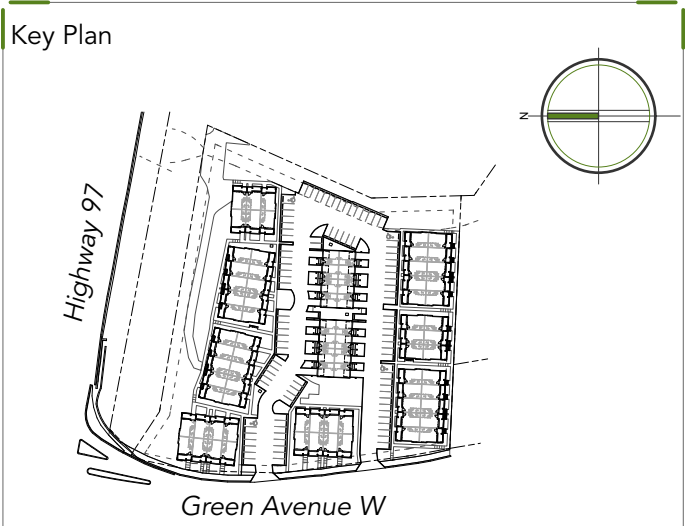
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- legend**
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 - douglas fir
min 2.5m height
 - yellow ponderosa pine
min 2.5m height
 - bowhall maple
min 60 mm cal
 - crimson spire oak
min 60 mm cal
 - lonestar linden
min 60 mm cal
 - trembling aspen
min 60 mm cal
 - big river flowering crab
min 60 mm cal
 - japanese tree lilac
min 60 mm cal
 - tower poplar
min 60 mm cal
 - existing trees
to remain
- groundcovers**
- avalanche reed grass
 - prairie fire red switch grass
 - wood mulch
 - sod
 - concrete paving
accent colour concrete
- shrubs**
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3	development permit	22.02.10
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Issued for:		Date: (yy.mm.dd)

Project No. 01-018
Project Title.
Penticton Townhomes
435 Green Avenue W
Penticton, B.C.

Drawing Title:
Overall Landscape Plan

Drawn by: cmp
Checked by: jj / cmp
Scale: 1:300
Drawing No. **L-1**
Scale bar: 1 5 10 20



Green Avenue W

restoration area legend

- trees
- black cottonwood #1 / plug
 - willow #1 / plug
- shrubs
- arctic fire dogwood #2 pot
 - snowberry #2 pot
 - wood's rose #2 pot
- groundcovers
- bluebunch wheatgrass
 - idaho fescue

Restoration Area Plant List

Qty	Common Name	Botanical Name
Grasses and Groundcovers		
	Bluebunch Wheatgrass	Pseudoroegneria spicata
	Idaho Fescue	Festuca idahoensis
Shrubs		
85	Arctic Fire Red Twig Dogwood	Cornus sericea 'Farrow'
47	Snowberry	Symphoricarpos albus
54	Wood's Rose	Rosa woodsii
Trees		
Deciduous		
10	Black Cottonwood	Populus balsamifera
3	Willow	Salix sp.

Restoration Plan Notes

- This restoration plans follows the recomendations made by the environmental consultant. Refer to environmental report restoration plan for further details.
- The exact location and number of individual plants will be determined through a field fit approach under the guidance of the Environmental Monitor.
- All disturbed soils must be restored with native Grade A grass seed free of invasive species to minimize establishment of invasive plant species, erosion, and to restore the area to early successional conditions.
- Grass seed mixes must be approved by the EM before purchase and use.
Restoration grass mixes cannot include species considered invasive within B.C. and grass seed mixes should be suitable for the environmental conditions.
All seed mixes will be submitted to a certified seed testing laboratory for germination and purity analysis. Seed analysis certificates are to be provided prior to purchase.
Grass seed should be broadcast and hand-raked into the soil and hydroseeded on steep slopes or large areas.

Restoration area preliminary estimate of probable costs

No	Item	Qty	Unit	Unit Cost	Comments	Total
1.0 Softscape and Plant Material						
1.2	Trees	13	each	\$400	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 5,200
1.4	Shrubs	186	each	\$40	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 7,440
1.7	Seed Mix	550	sq.m.	\$8	Hydroseed including colour tachifire, 150mm of topsoil and grading	\$ 4,399
Estimated Total Cost						\$ 17,039

Notes.

- This is a preliminary opinion of probable costs based on development permit design plans, not a guaranteed cost figure.
- Contractors are responsible for accurate quantity calculations and field measurements.
- Cost estimate does not include; haulage, maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging.
- All costs include supply and installation unless otherwise noted.
- All costs are exclusive of GST.



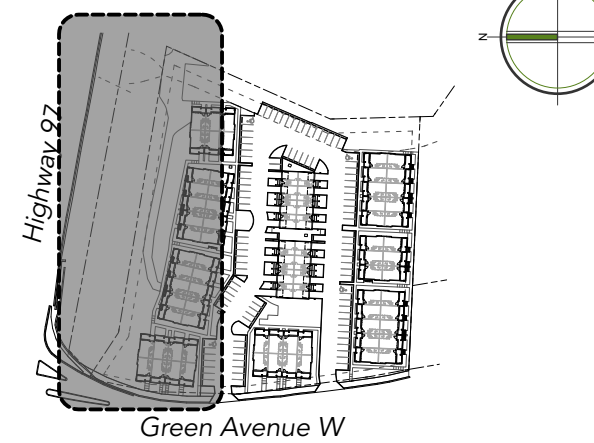
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Key Plan



4	TPC response	22.03.15
3	development permit	22.02.10
2	zoning review and coordination	22.02.03
1	review and coordination	21.12.17
Issued for:		Date, (yy.mm.dd)

Project No. 01-018

Project Title.

Penticton Townhomes

435 Green Avenue W
Penticton, B.C.

Drawing Title:

Restoration Plan

Drawn by:

cmp

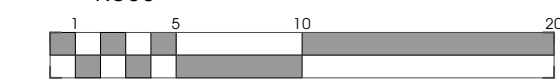
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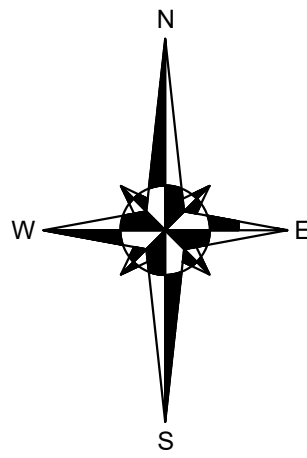
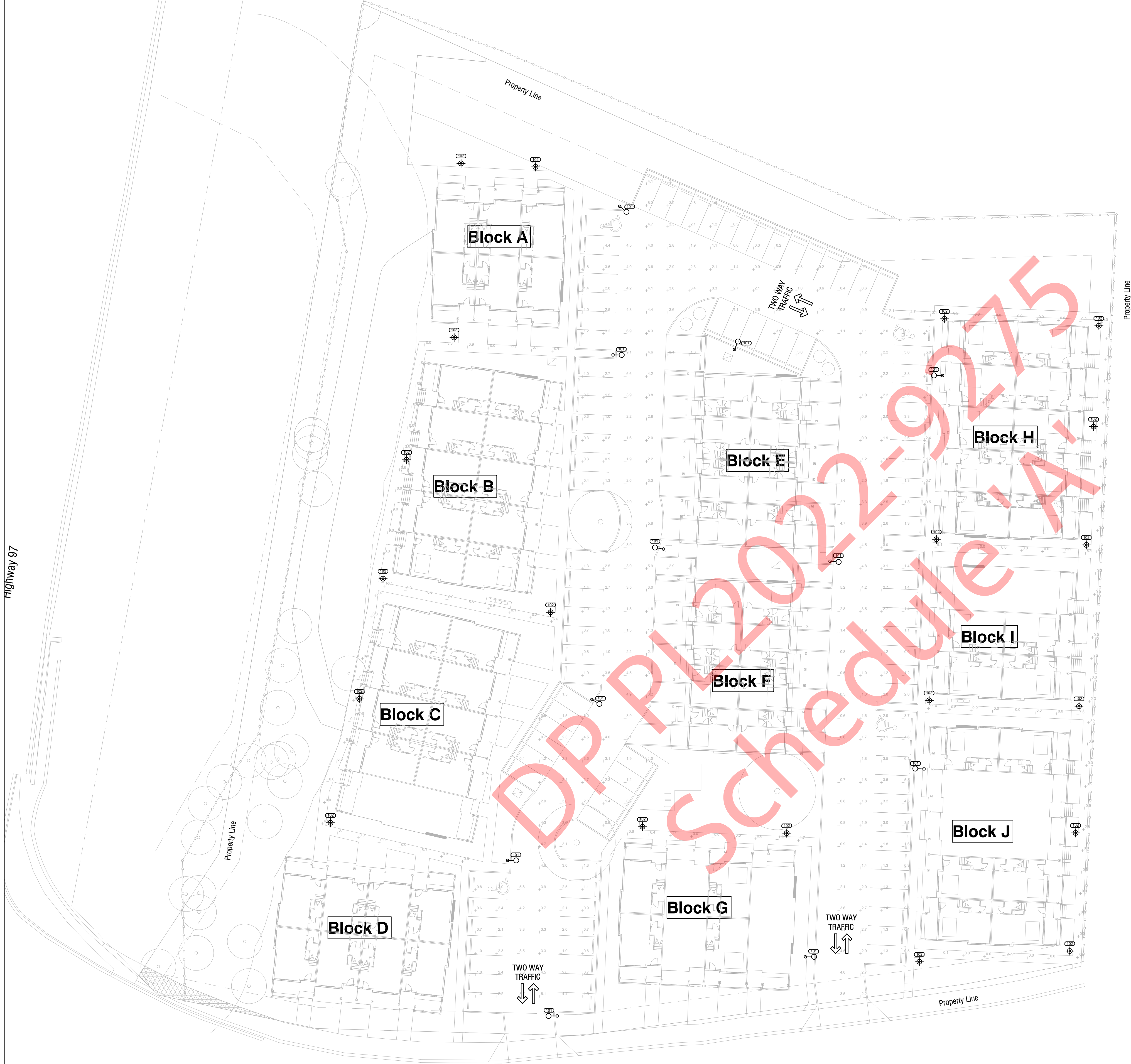
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Checked by:

jj / cmp

Scale: 1:300





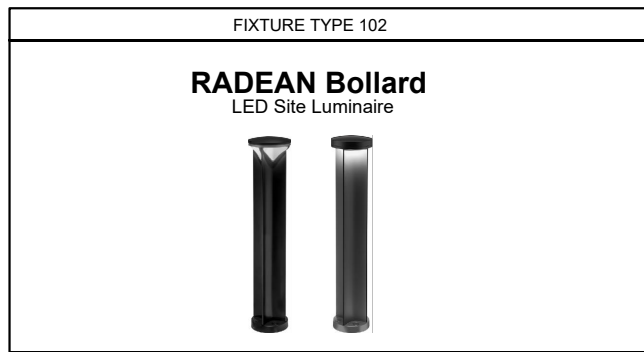
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Calgary, AB, Canada T2H 0G7
T 403.670.7000
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SITE PLAN - SITE LIGHTING LAYOUT

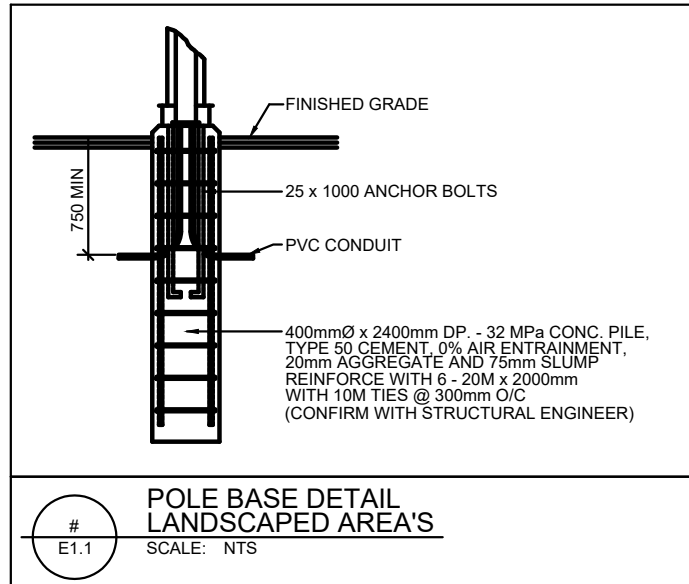
PENTICTON TOWNHOMES

435 Green Avenue W, Penticton BC, Penticton, B.C.
PORCHLIGHT INVESTMENTS

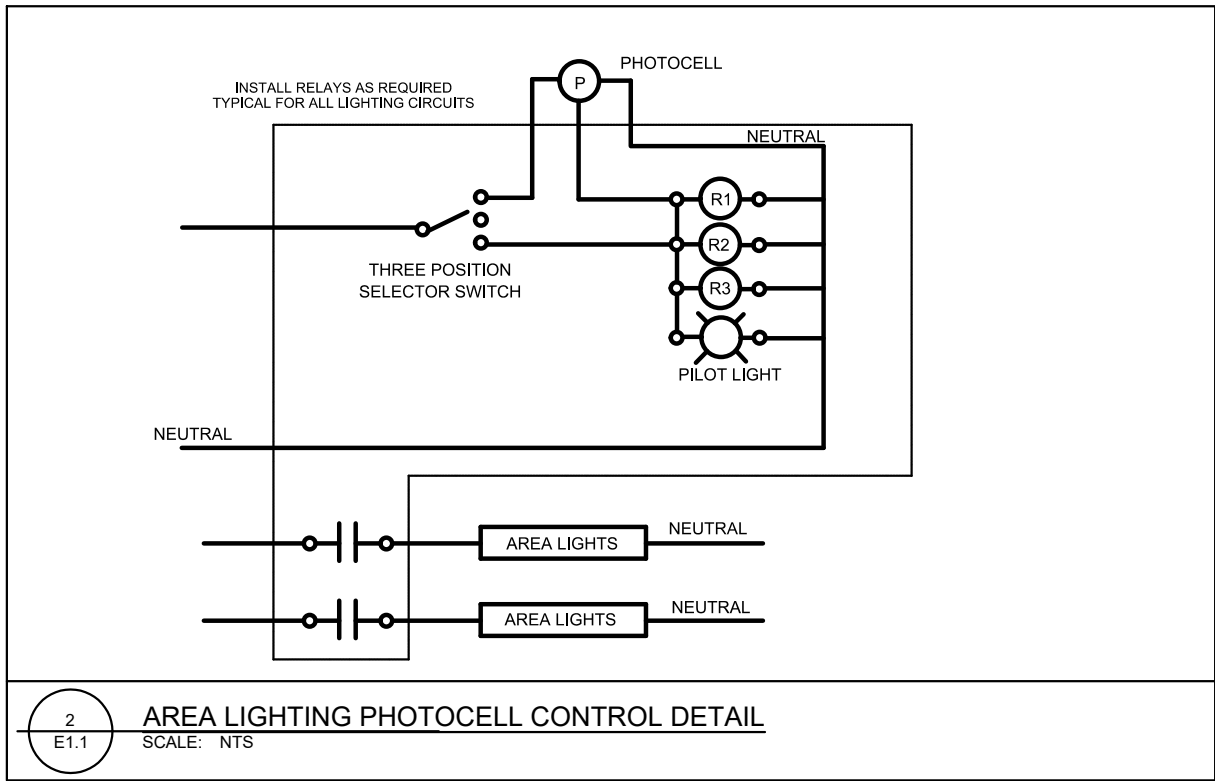
221215



SITE LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	AREA LIGHT
	BOLLARD LIGHT



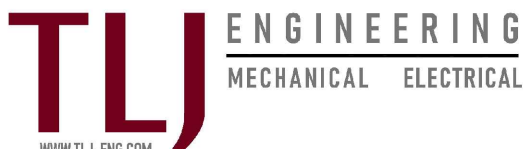
POLE BASE DETAIL
LANDSCAPED AREA'S
SCALE: NTS



1
E1.1
SITE PLAN
SITE LIGHTING LAYOUT
SCALE: 1:300

Green Avenue West

EXTERIOR LIGHTING SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	MANUFACTURERS CATALOGUE NUMBER	LAMP	LUMENS	QUANTITY	TOTAL WATTS	MOUNTING	REMARKS
AL	POLE MOUNTED AREA LIGHT	LITHONIA	RSX1 LED P3 30K R3 INVOLT SPA DBLXD	109W LED	12763	10	1090	POLE	TO BE MOUNTED ON 16' POLE
BL	BOLLARD LIGHT	LITHONIA	RADEAN LED P3 30K R3 INVOLT SPA DBLXD	13W LED	1088	20	260	BOLLARD	



TLJ PROJECT # 2021-089

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REVISION	DATE
SITE LIGHTING ISSUED FOR DP	2021/12/20
SITE LIGHTING ISSUED FOR DP	2022/01/31
SITE LIGHTING ISSUED FOR DP	2022/03/11

SCALE As indicated
DATE 03/11/2022
DRAWN BY Author ZRK
CHECKED BY Checker JPKJV

DRAWING NO.

E1.1

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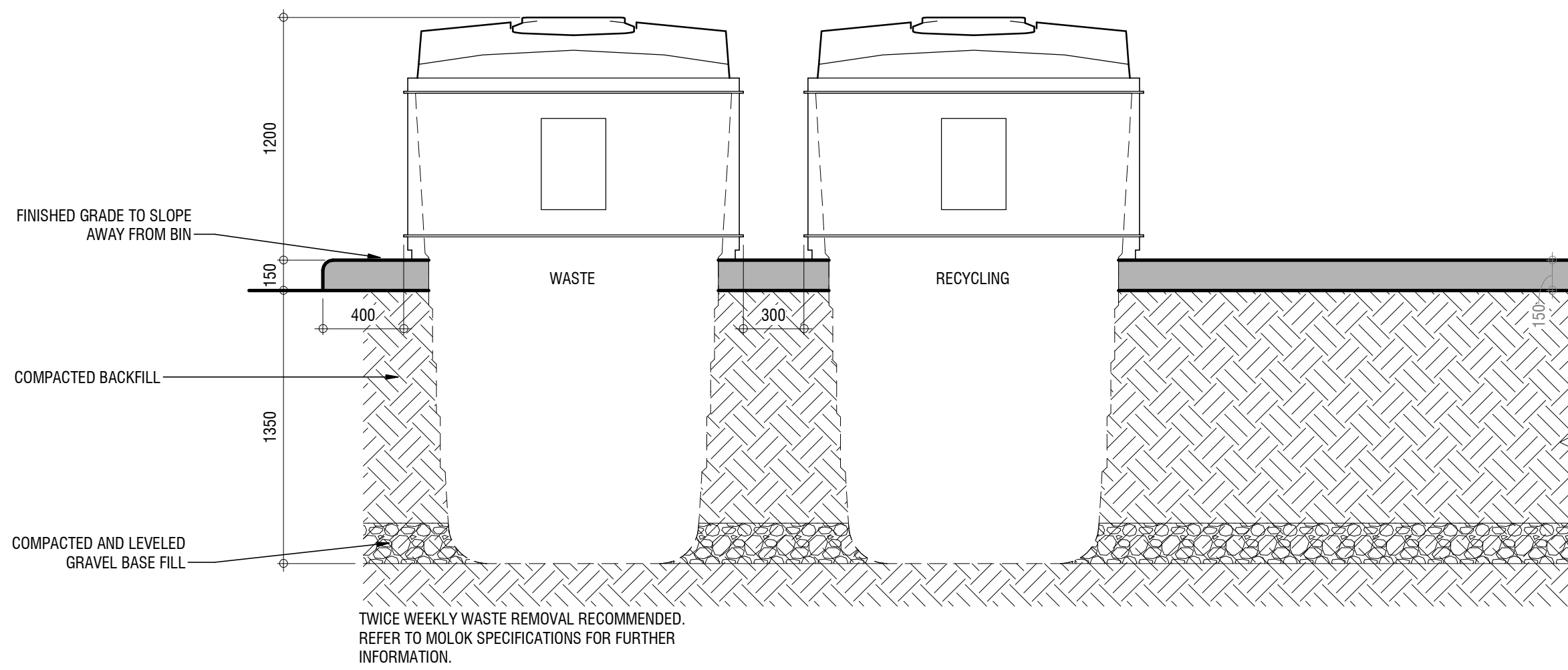
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REVISION	DATE
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

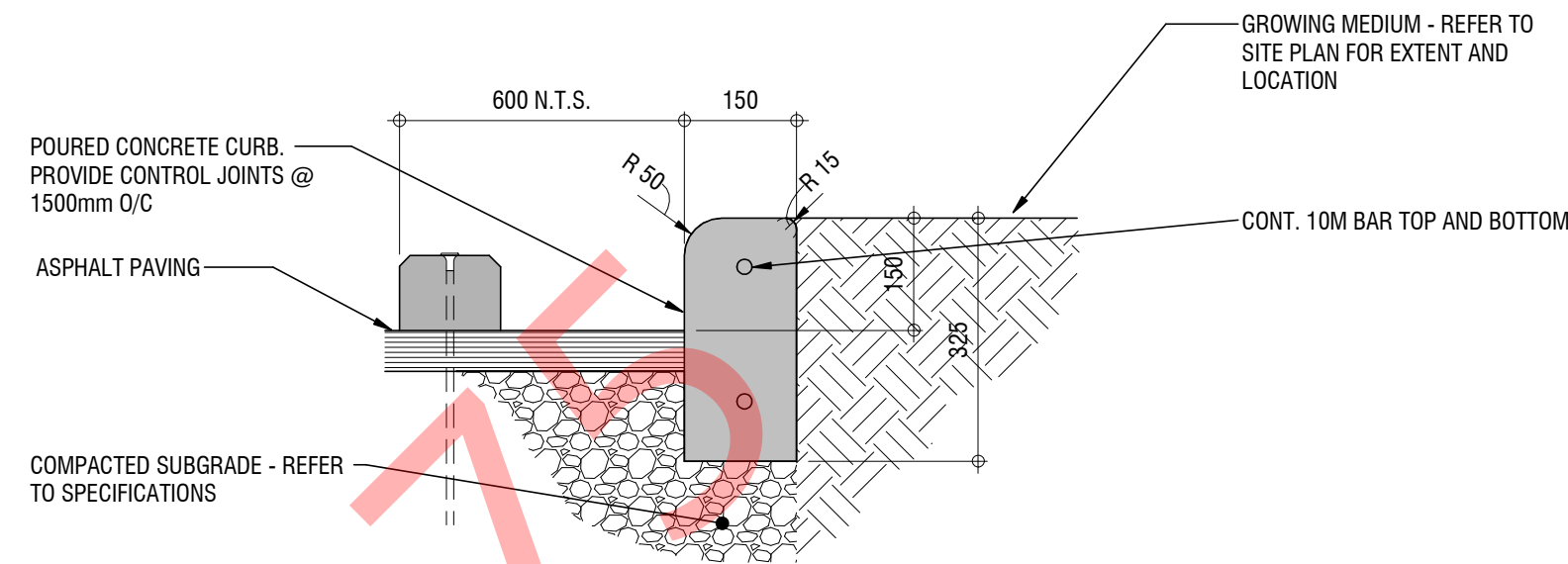
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DATE 3/28/2022 9:03:21 AM
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DRAWING NO.

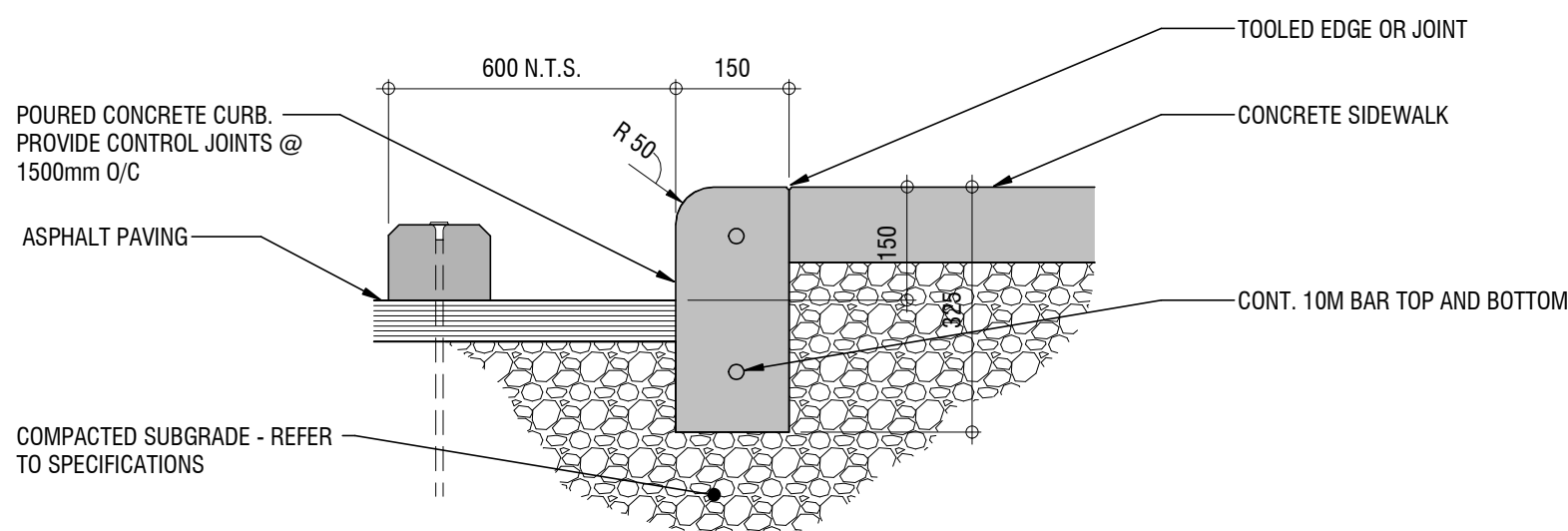
DP 0.5



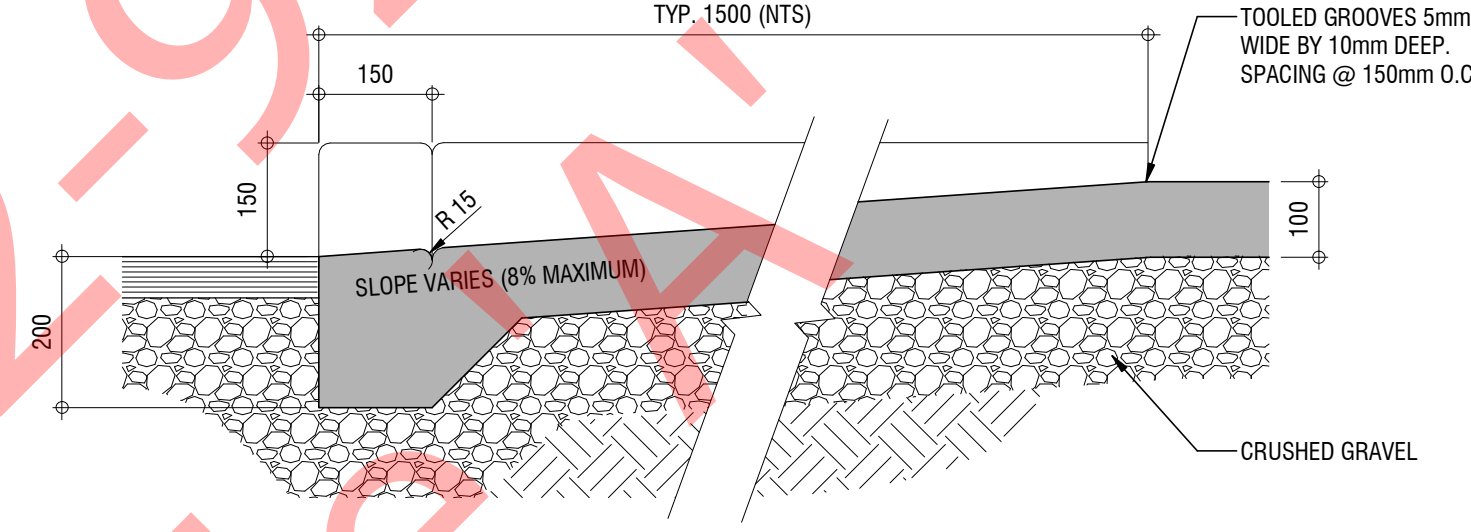
1 Site Detail - Typical Molok Bin
DP 0.5 SCALE: 1 : 25



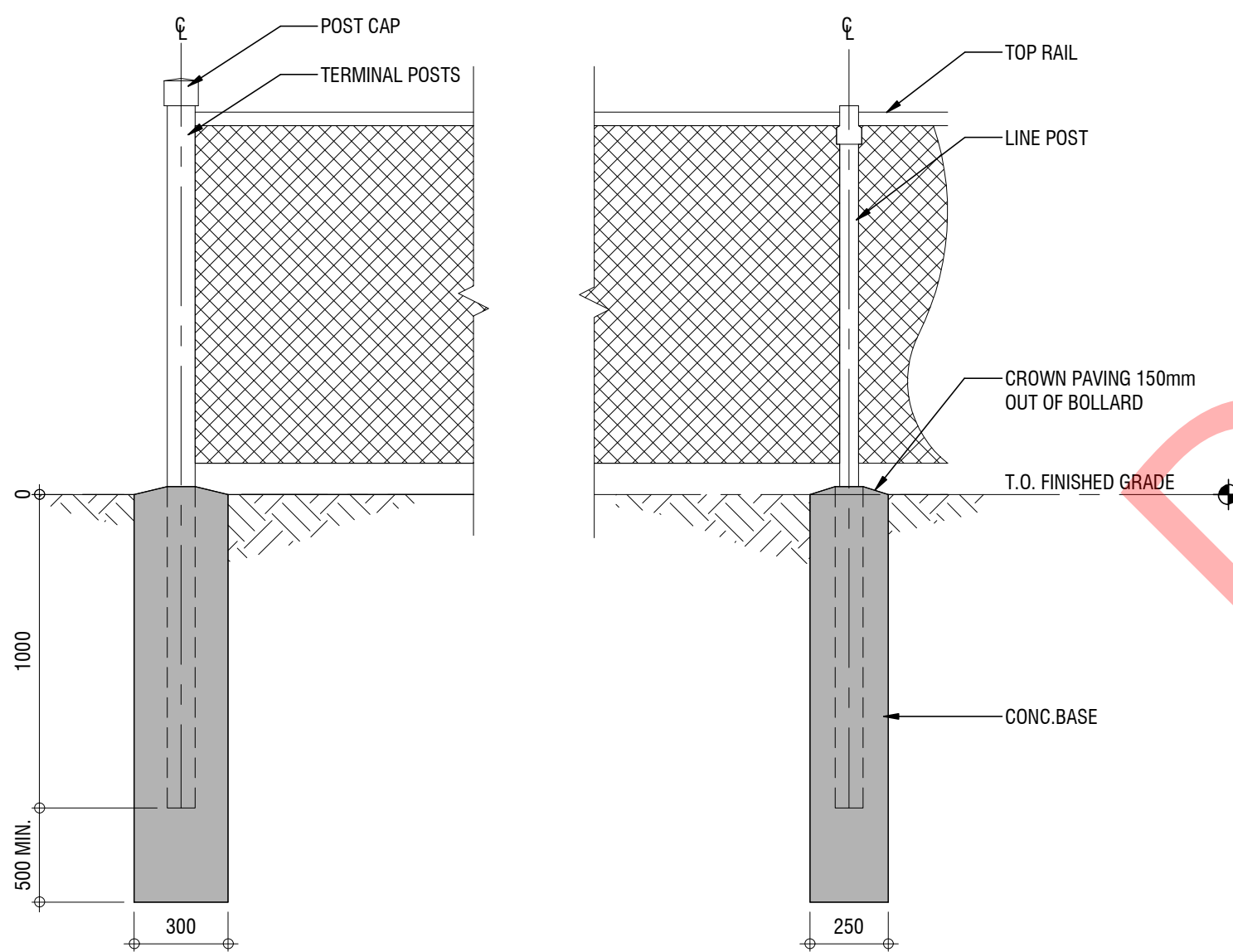
2 Site Detail - Typical Curb
DP 0.5 SCALE: 1 : 10



3 Site Detail - Typical Sidewalk Curb
DP 0.5 SCALE: 1 : 10



4 Site Detail - Typical Dropped Curb
DP 0.5 SCALE: 1 : 10



5 Site Detail - Typical Chain Link Fence - To Match Existing
DP 0.5 SCALE: 1 : 20



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BLOCK A - FLOOR PLANS

PENTICTON TOWNHOMES - BLOCK A

435 Green Avenue W, Penticton BC, PENTICTON, B.C.

PORCHLIGHT INVESTMENTS

22/215



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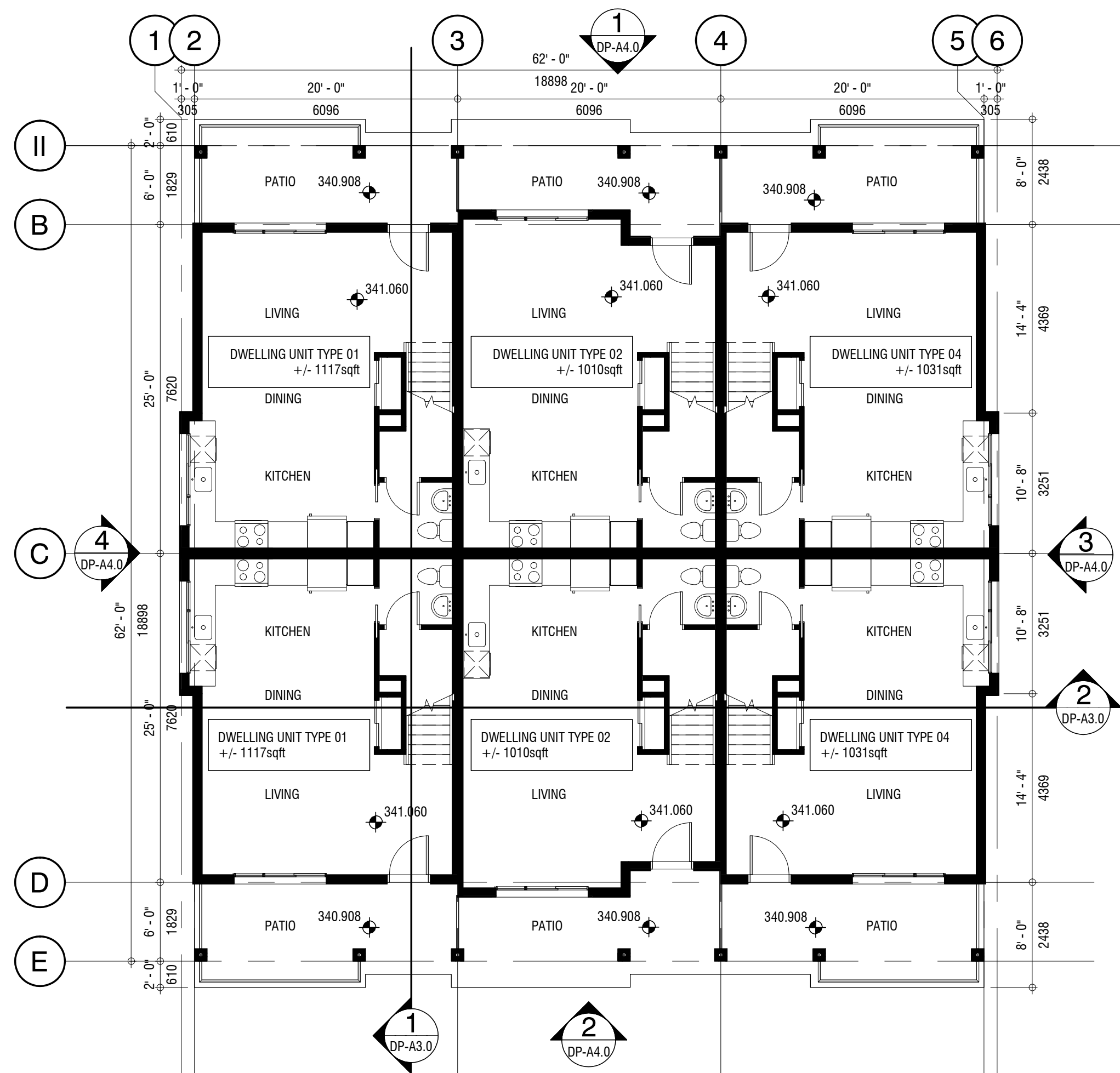
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REVISION	DATE
1 OCP AND LAND USE REZONE- REVISION	2022-02-04
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

SCALE 1/8" = 1'-0"
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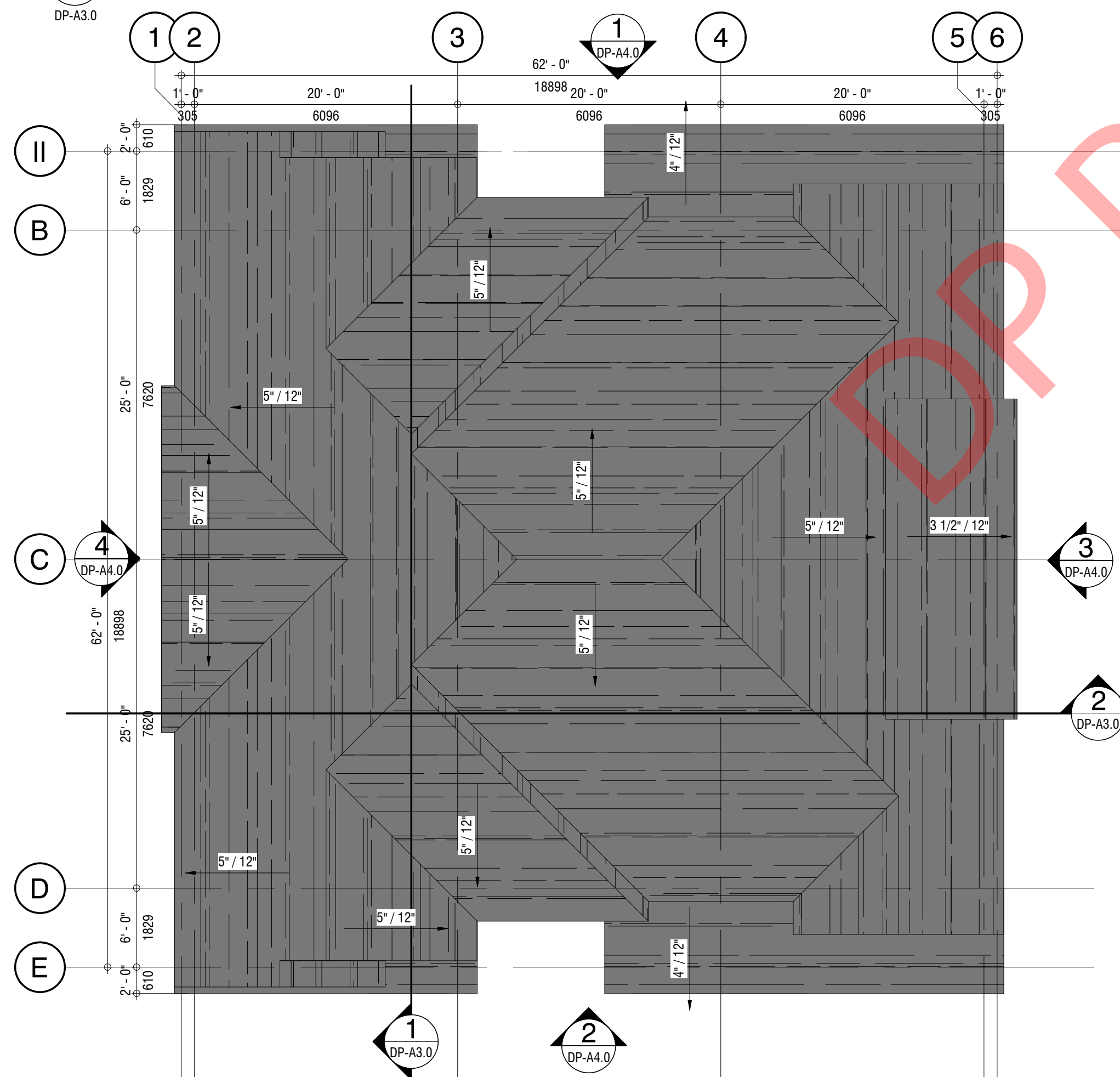
DRAWING NO.

DP-A2.0



1 Level 1 - Floor Plan

DP-A2.0
DP-A3.0
SCALE: 1/8" = 1'-0"



3 Roof Plan

DP-A2.0
DP-A3.0
SCALE: 1/8" = 1'-0"



2 Level 2 - Floor Plan

DP-A2.0
DP-A3.0
SCALE: 1/8" = 1'-0"



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BLOCK B - FLOOR PLANS

PENTICTON TOWNHOMES - BLOCK B

435 Green Avenue W, Penticton BC, PENTICTON, B.C.
PORCHLIGHT INVESTMENTS

22/215



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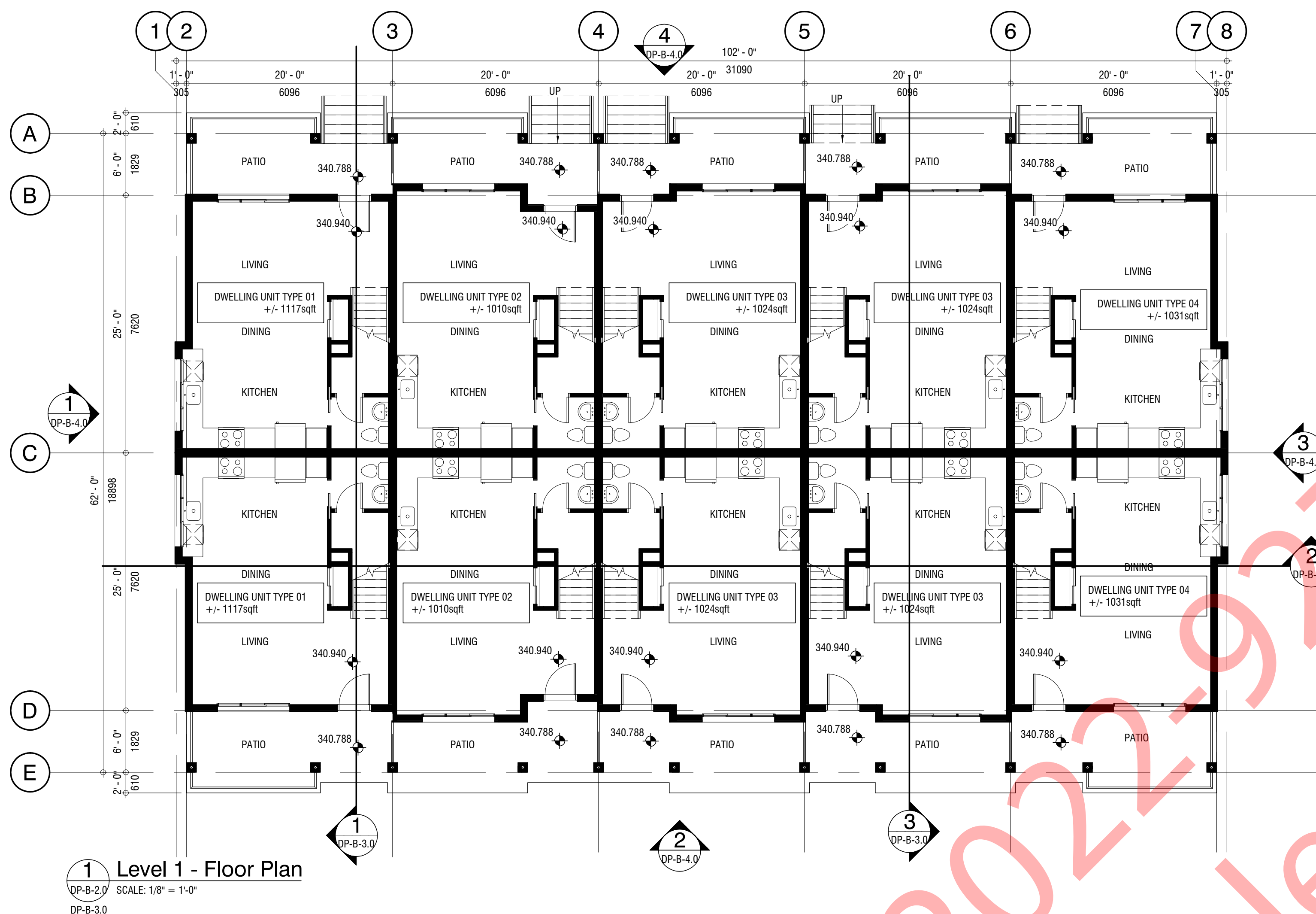
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REVISION	DATE
1 OCP AND LAND USE REZONE- REVISION	2022-02-04
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

SCALE 1/8" = 1'-0"
DATE 3/28/2022 10:20:01 AM
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CHECKED BY Checker

DRAWING NO.

DP-B-2.0



1 Level 1 - Floor Plan
DP-B-2.0 SCALE: 1/8" = 1'-0"
DP-B-3.0



2 Level 2 - Floor Plan
DP-B-2.0 SCALE: 1/8" = 1'-0"
DP-B-3.0

ROOF PLAN

PENTICTON TOWNHOMES - BLOCK B

435 Green Avenue W, Penticton BC, PENTICTON, B.C.
PORCHLIGHT INVESTMENTS

221215



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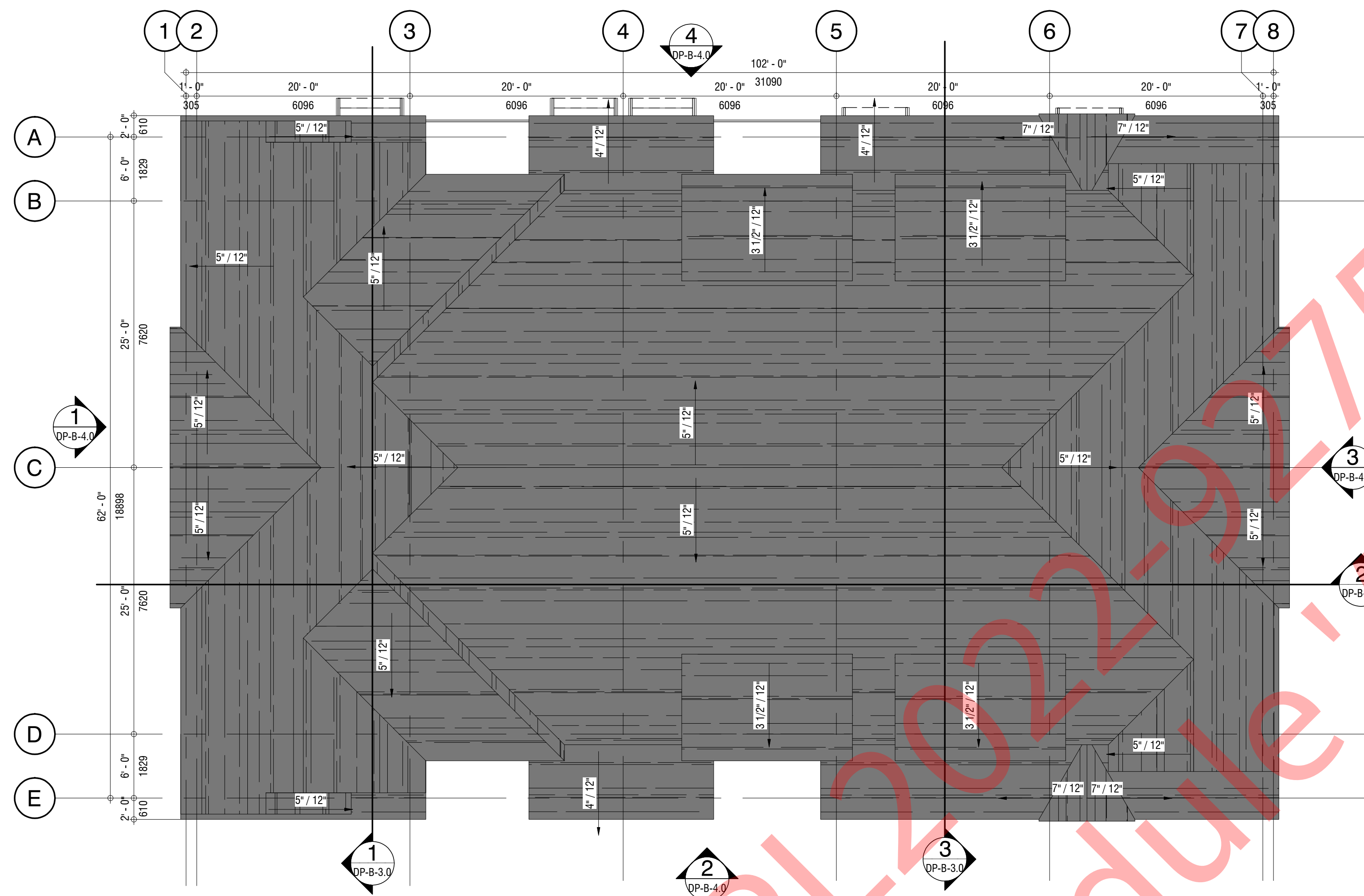
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REVISION	DATE
1 OCP AND LAND USE REZONE- REVISION	2022-02-04
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

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DATE 3/28/2022 10:20:02 AM
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DRAWING NO.

DP-B-2.1



1 Roof Plan
DP-B-2.1 SCALE: 1/8" = 1'-0"



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BLOCK C - FLOOR PLANS

PENTICTON TOWNHOMES - BLOCK C

435 Green Avenue W, Penticton BC, PENTICTON, B.C.
PORCHLIGHT INVESTMENTS

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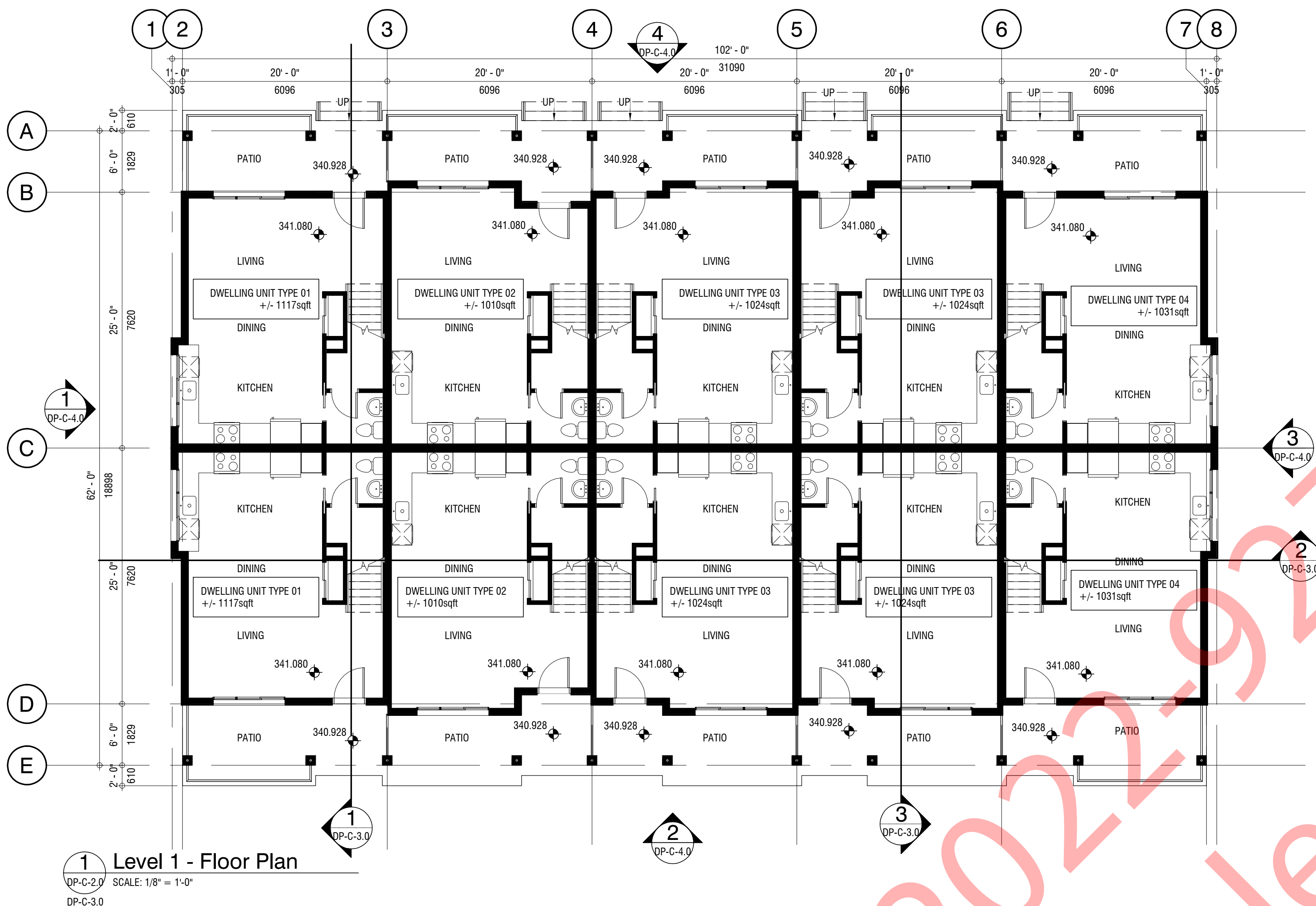
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REVISION	DATE
1 OCP AND LAND USE REZONE- REVISION	2022-02-04
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

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DP-C-2.0



ROOF PLAN

PENTICTON TOWNHOMES - BLOCK C

435 Green Avenue W, Penticton BC, PENTICTON, B.C.
PORCHLIGHT INVESTMENTS

22/215



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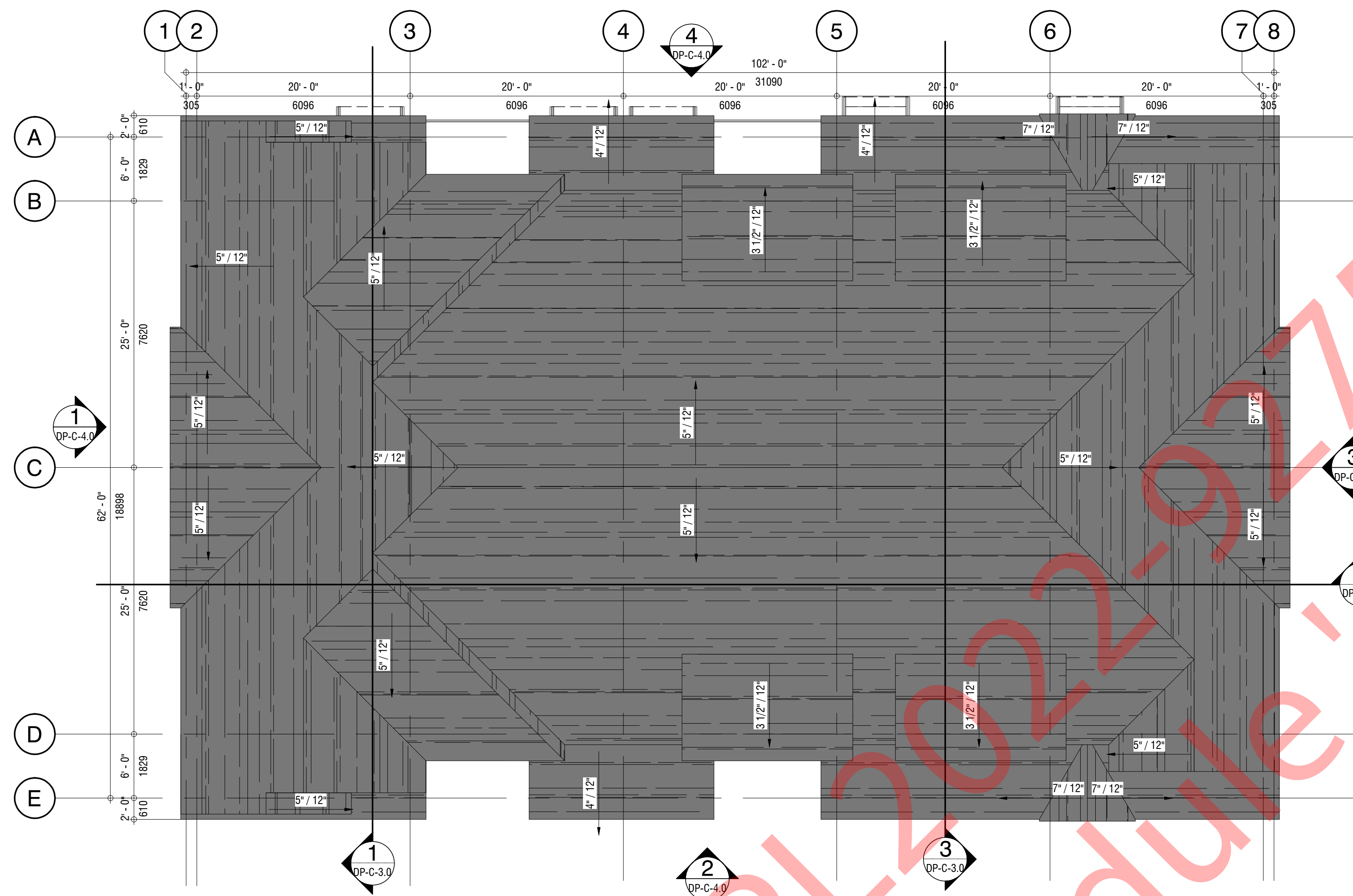
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1 OCP AND LAND USE REZONE- REVISION	2022-02-04
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

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DP-C-2.1



1 Roof Plan
DP-C-2.1 SCALE: 1/8" = 1'-0"



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BLOCK D - FLOOR PLANS

PENTICTON TOWNHOMES - BLOCK D

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PORCHLIGHT INVESTMENTS

22/2/15



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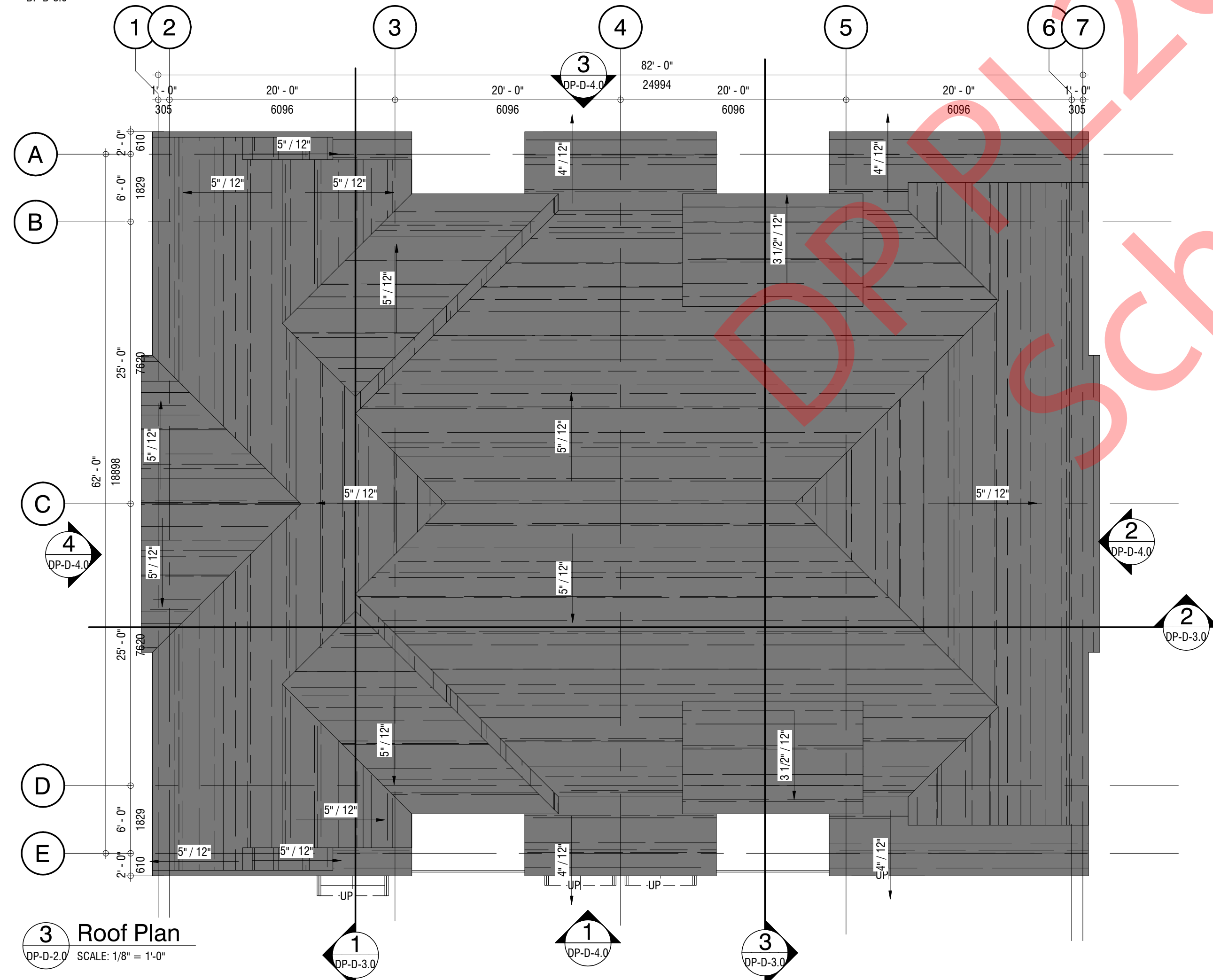
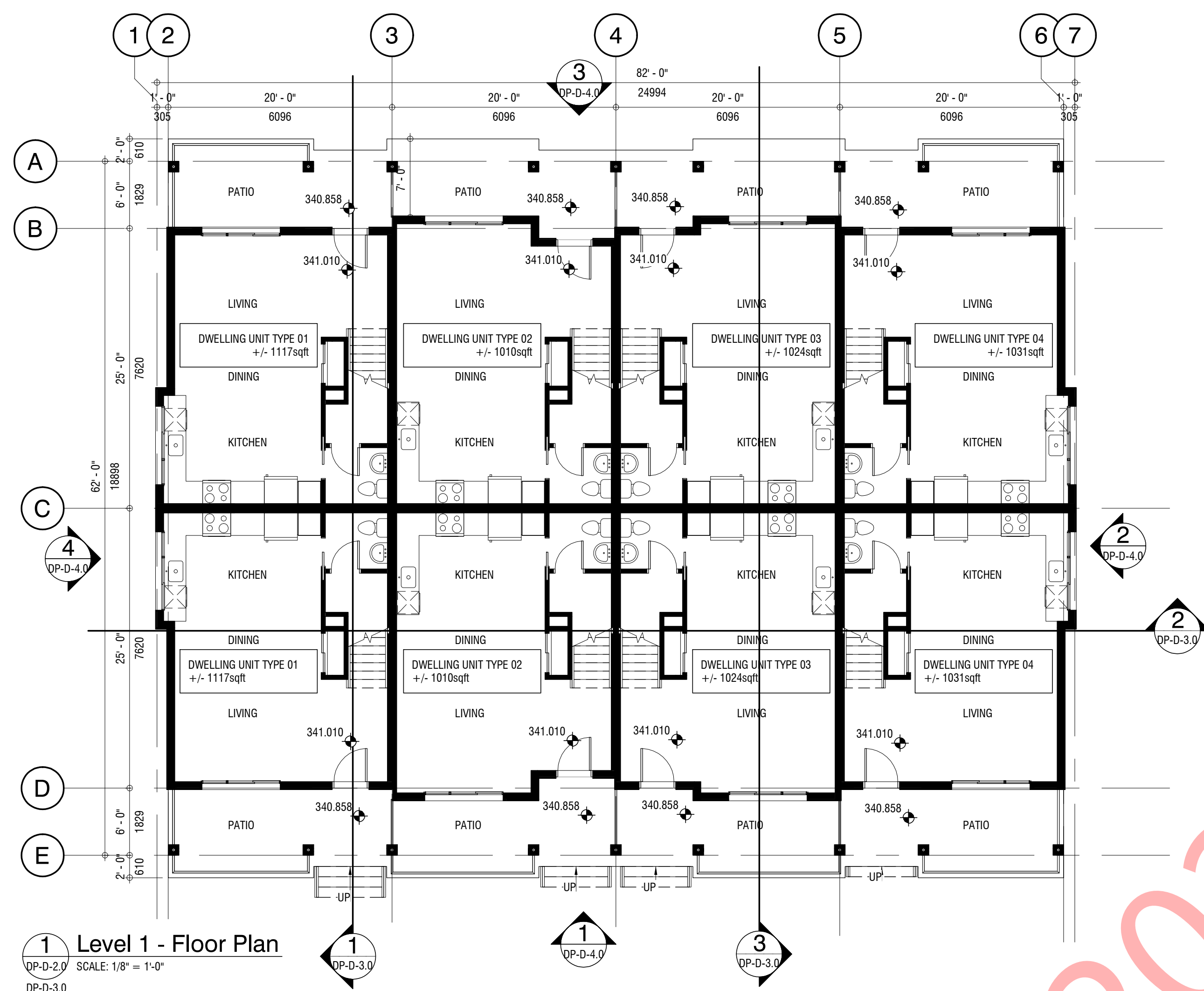
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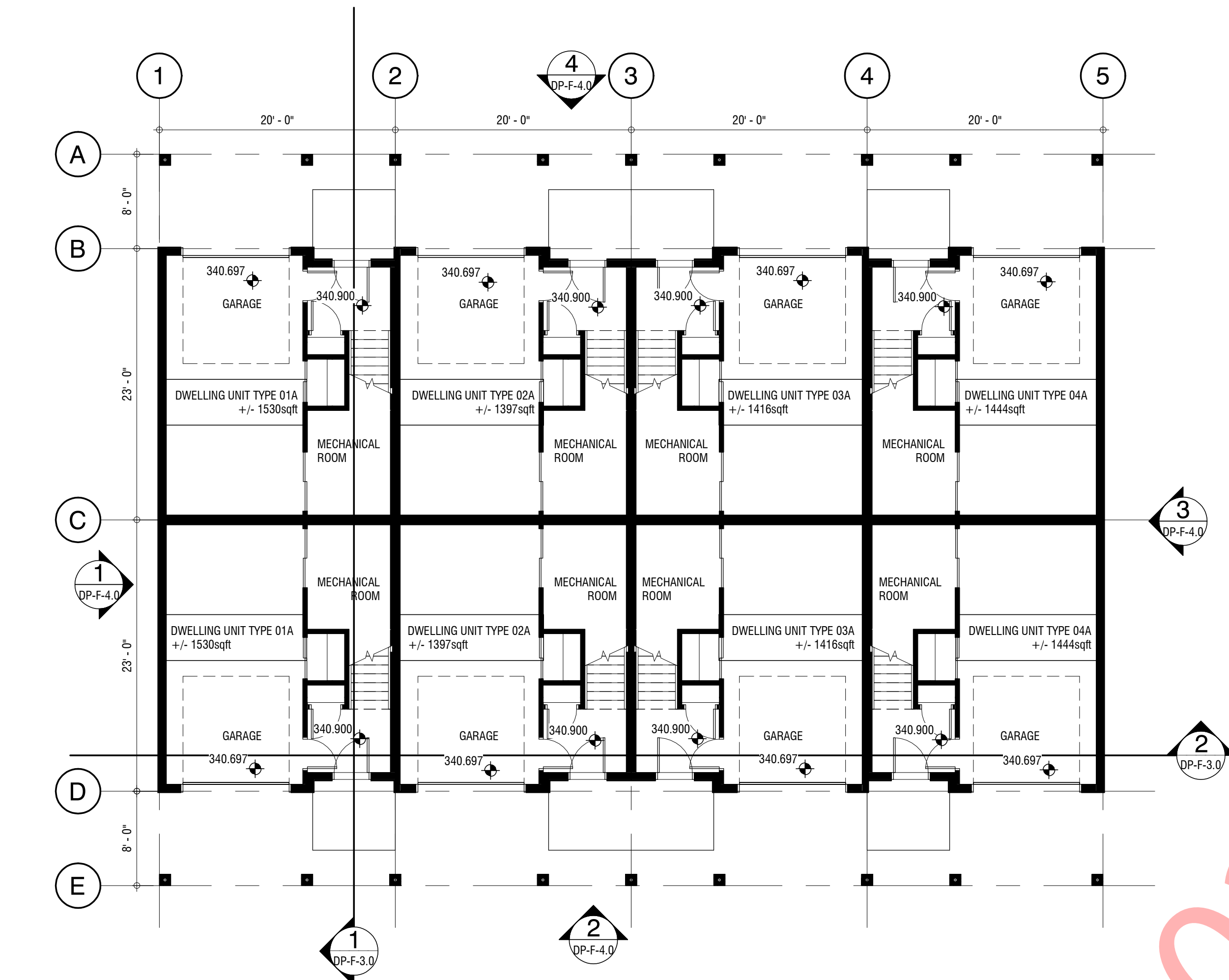


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3 TPC RESPONSE	2022-03-28

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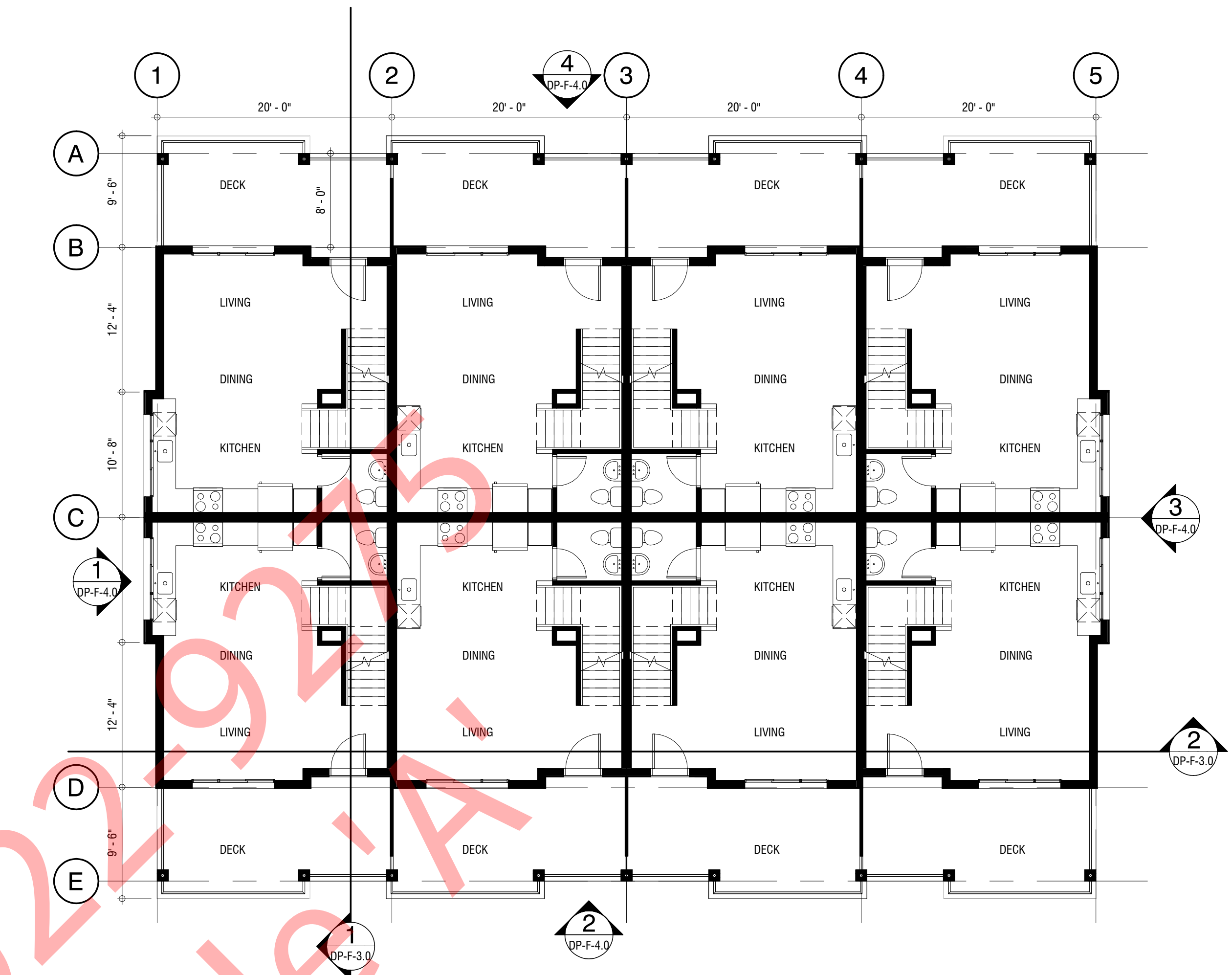
DRAWING NO.

DP-F-2.0



1 DP - Lower Level - Floor Plan

DP-F-2.0 SCALE: 1/8" = 1'-0"
DP-F-3.0



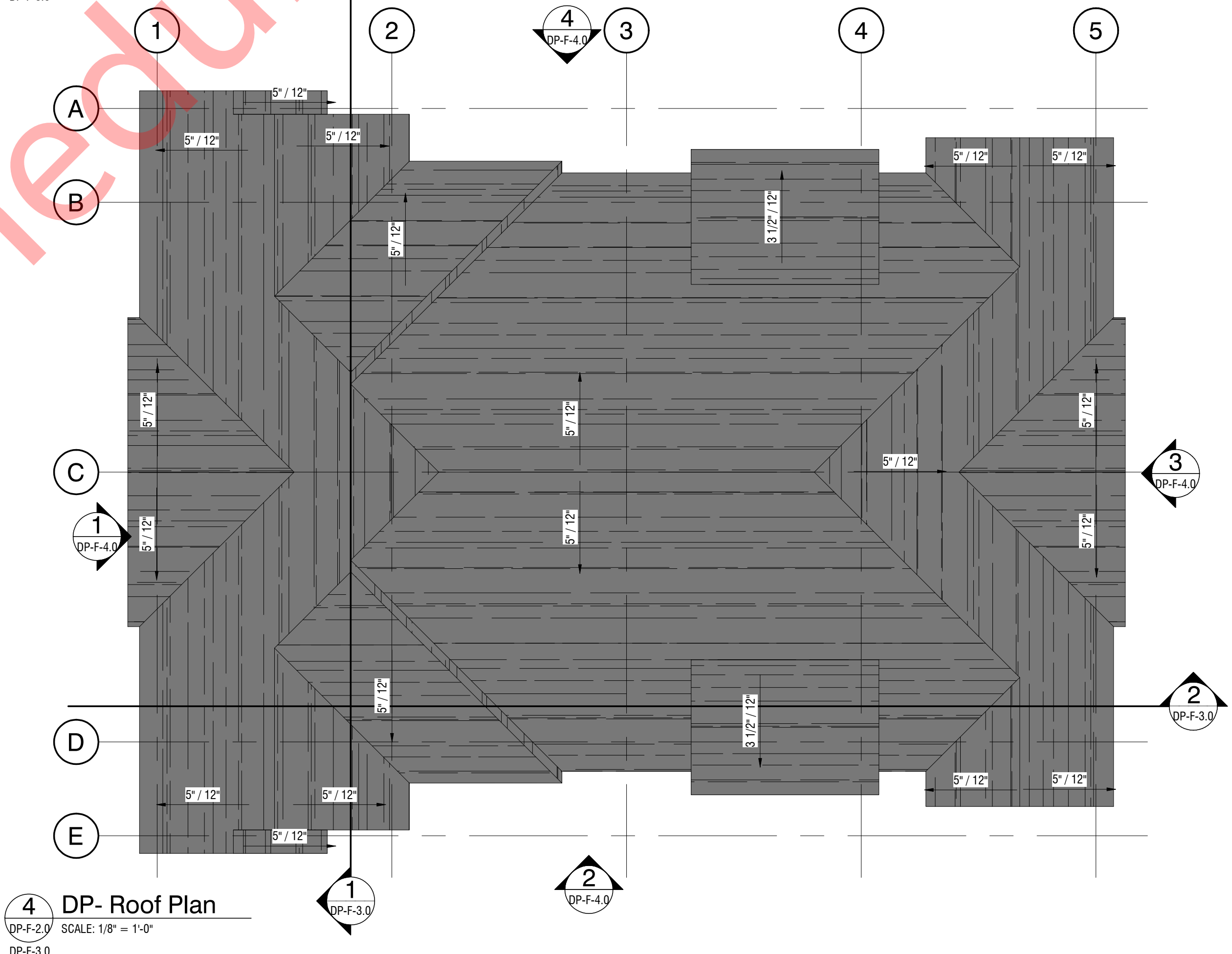
2 DP - Main Level - Floor Plan

DP-F-2.0 SCALE: 1/8" = 1'-0"
DP-F-3.0



3 Upper Level

DP-F-2.0 SCALE: 1/8" = 1'-0"
DP-F-3.0



4 DP- Roof Plan

DP-F-2.0 SCALE: 1/8" = 1'-0"
DP-F-3.0

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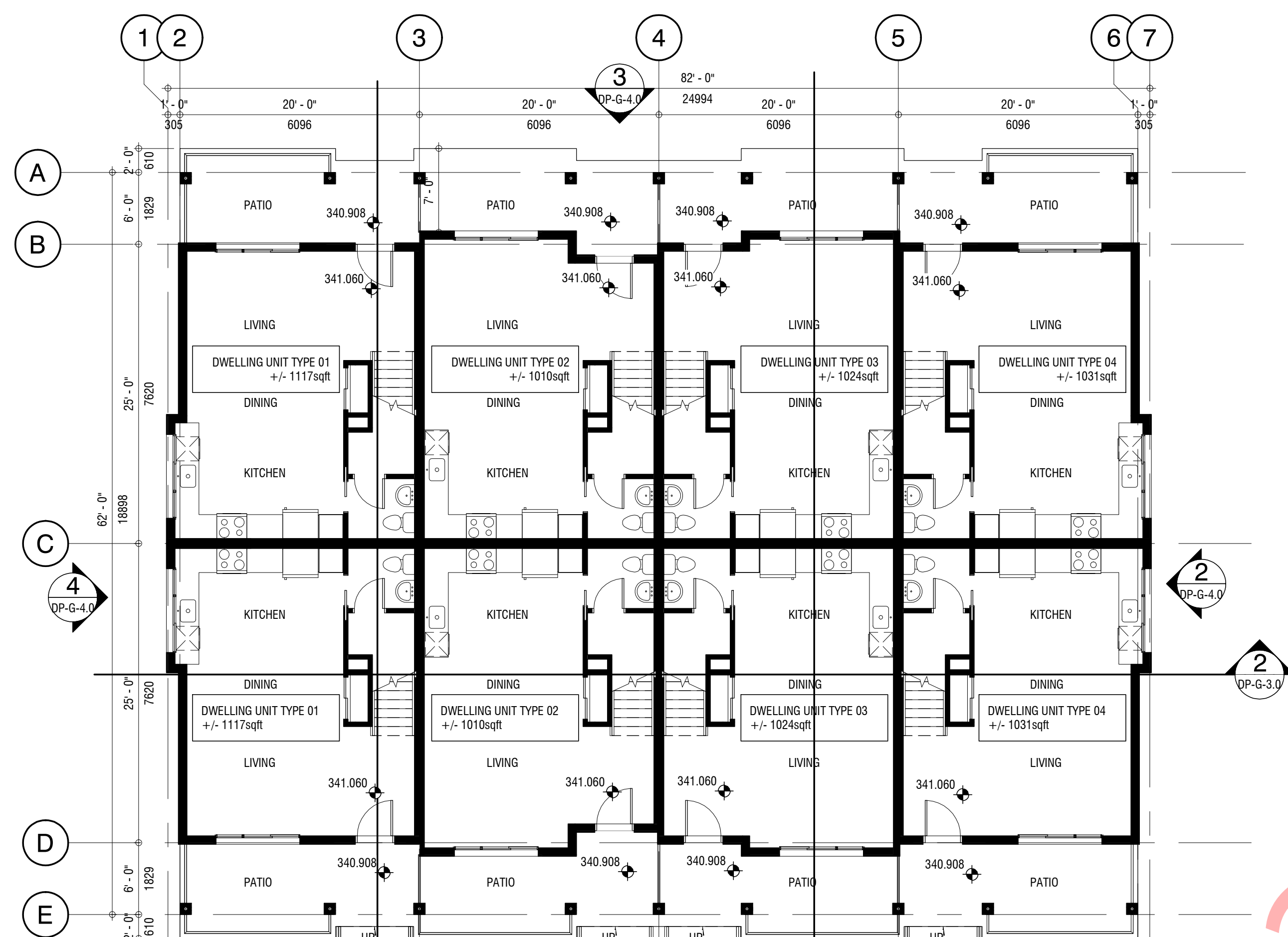
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3 TPC RESPONSE	2022-03-28

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DRAWING NO.

DP-G-2.0



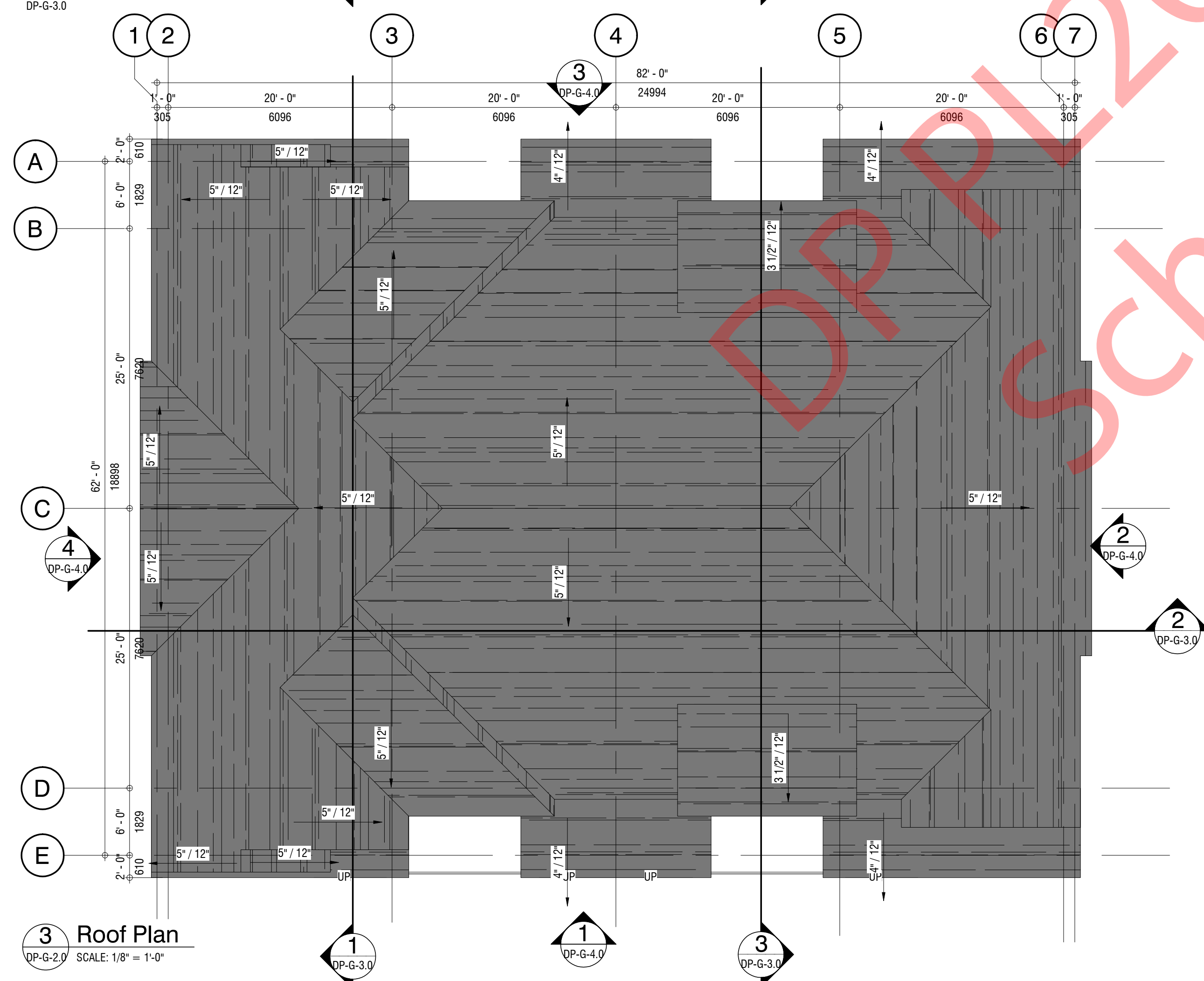
1 Level 1 - Floor Plan

DP-G-2.0 SCALE: 1/8" = 1'-0"
DP-G-3.0



2 Level 2 - Floor Plan

DP-G-2.0 SCALE: 1/8" = 1'-0"
DP-G-3.0



3 Roof Plan

DP-G-2.0 SCALE: 1/8" = 1'-0"
DP-G-3.0



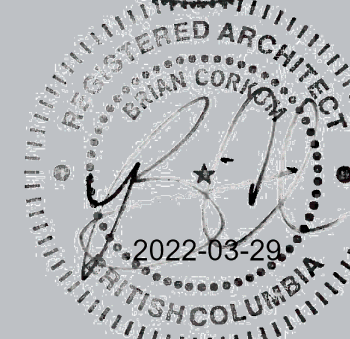
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BLOCK H - FLOOR PLANS

PENTICTON TOWNHOMES - BLOCK H

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PORCHLIGHT INVESTMENTS

22/215



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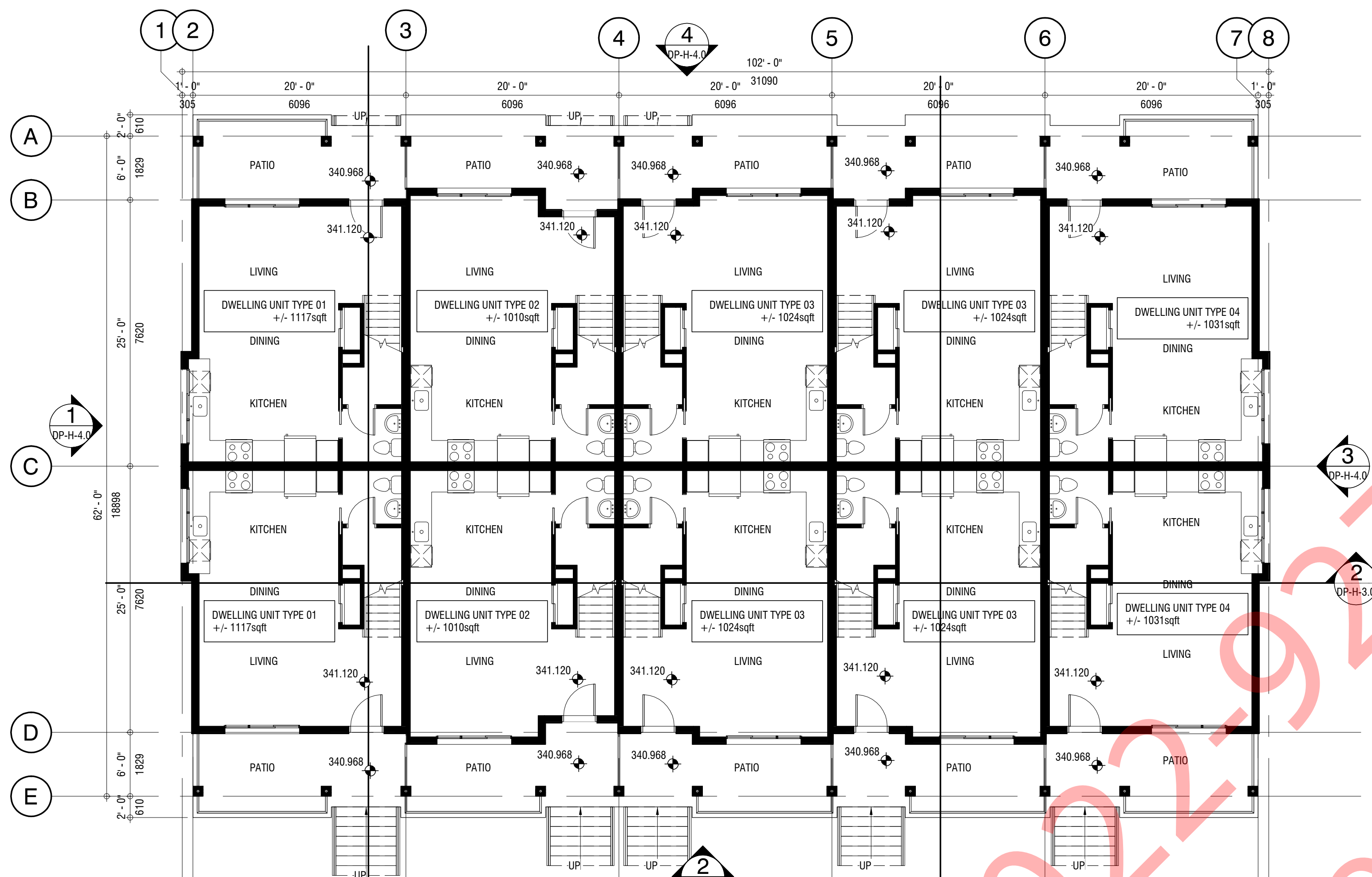
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REVISION	DATE
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3 TPC RESPONSE	2022-03-28

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DATE 3/28/2022 2:26:01 PM
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DRAWING NO.

DP-H-2.0



1 Level 1 - Floor Plan

DP-H-2.0 SCALE: 1/8" = 1'-0"
DP-H-3.0



2 Level 2 - Floor Plan

DP-H-2.0 SCALE: 1/8" = 1'-0"
DP-H-3.0

ROOF PLAN

PENTICTON TOWNHOMES - BLOCK H

435 Green Avenue W, Penticton BC, Penticton, B.C.
PORCHLIGHT INVESTMENTS

22/215



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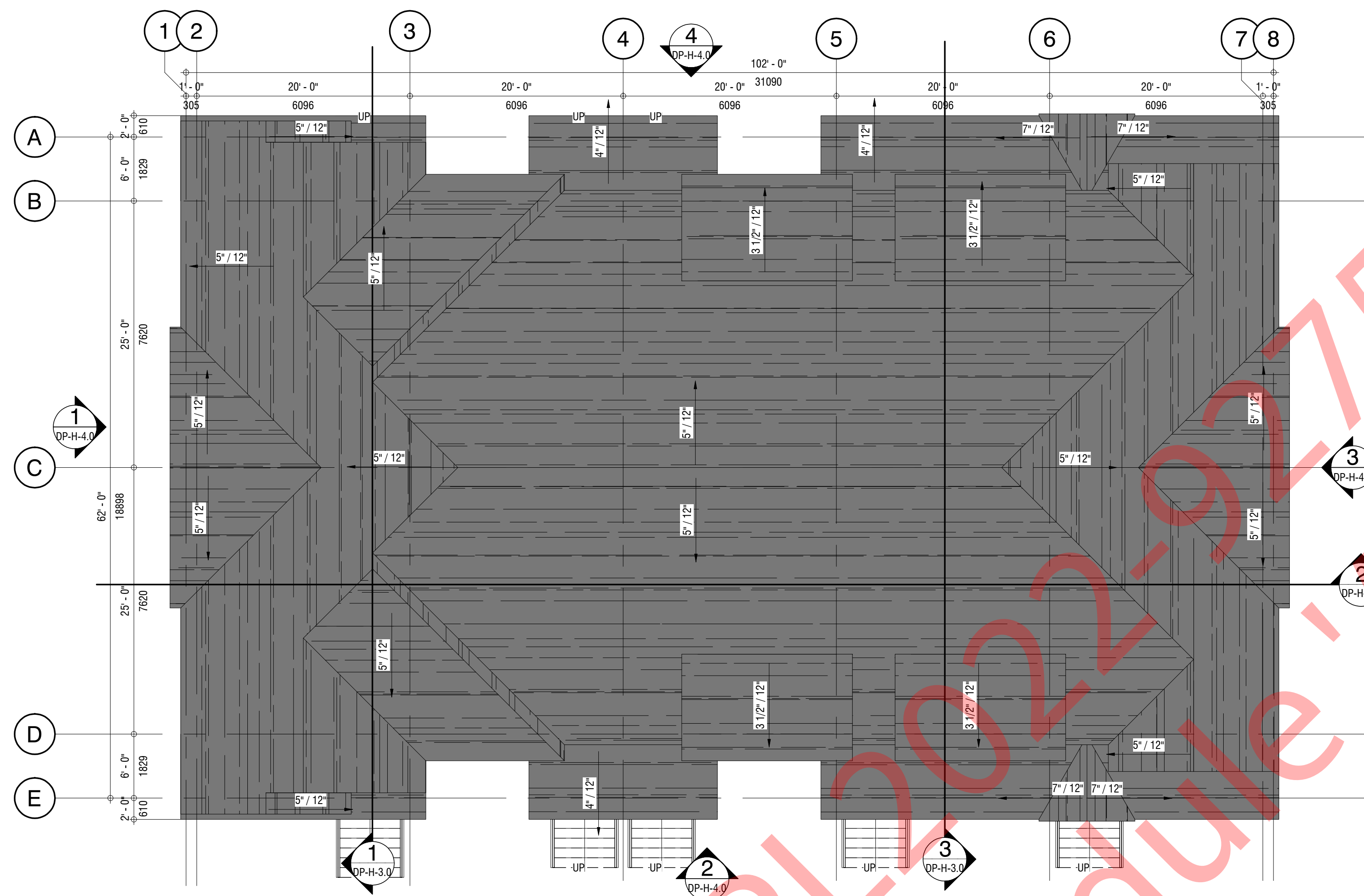
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REVISION	DATE
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2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

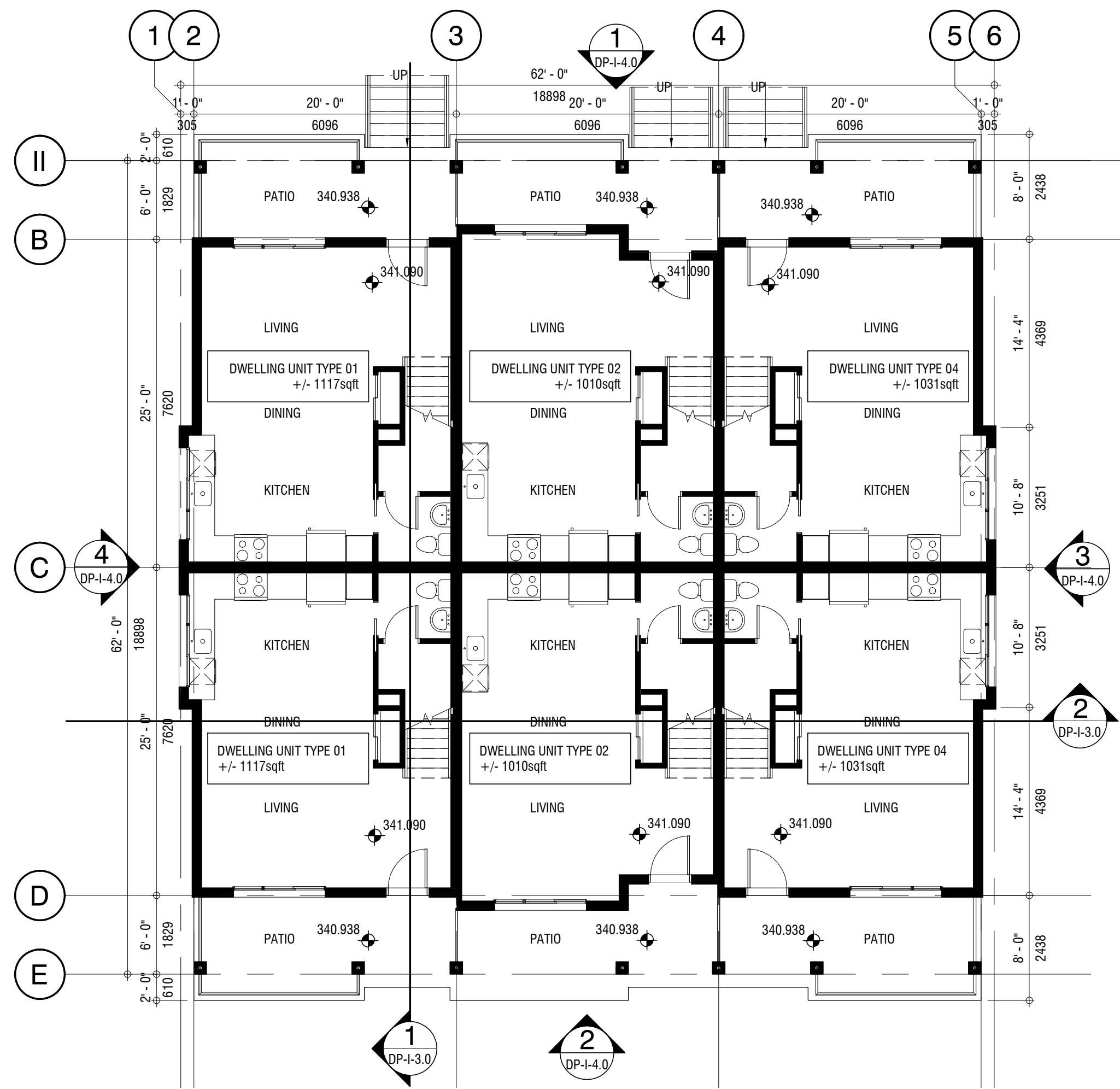
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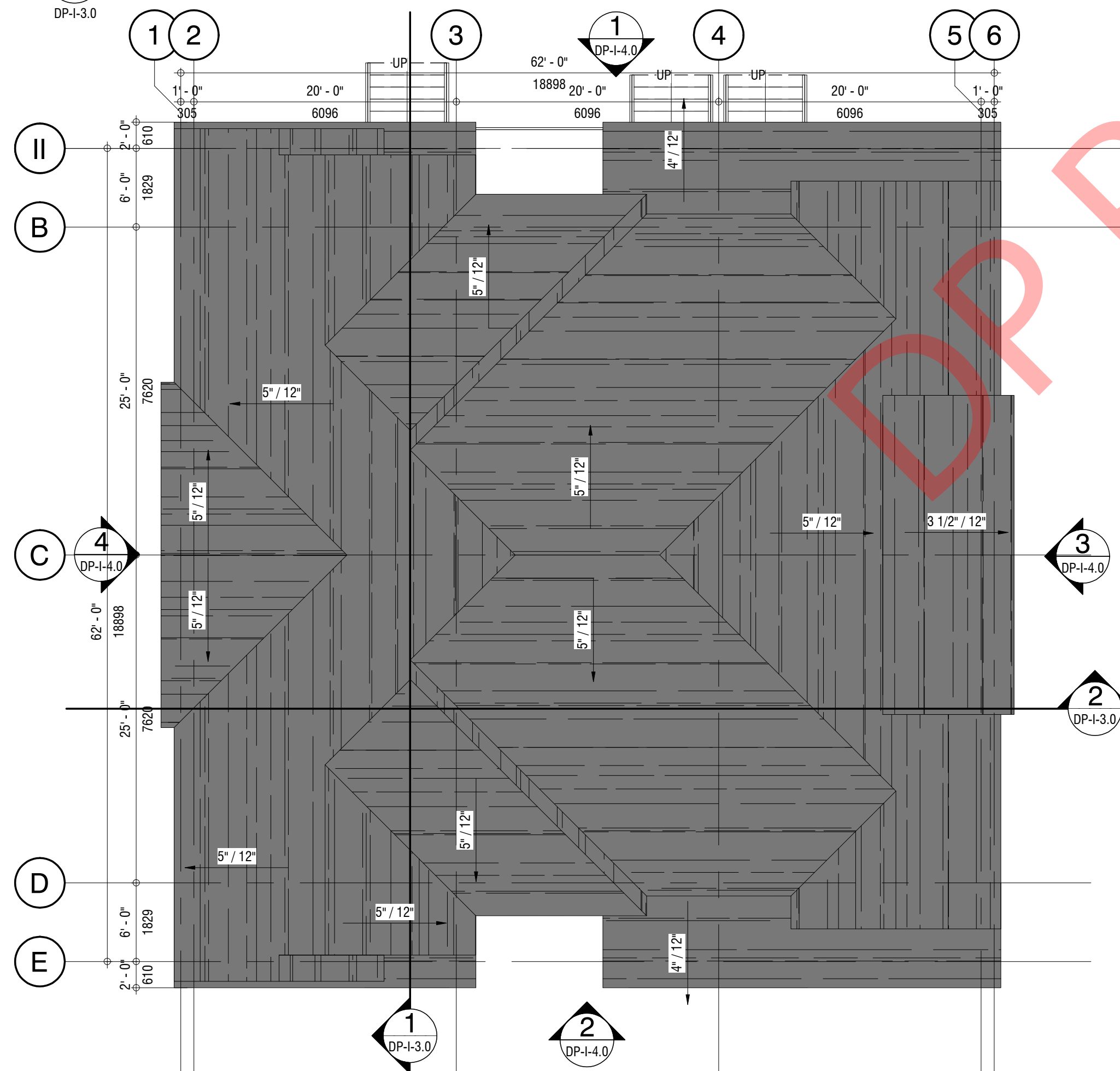
DP-H-2.1



1 Roof Plan
DP-H-2.1 SCALE: 1/8" = 1'-0"



1 Level 1 - Floor Plan
SCALE: 1/8" = 1'-0"



3 Roof Plan
SCALE: 1/8" = 1'-0"



2 Level 2 - Floor Plan
SCALE: 1/8" = 1'-0"



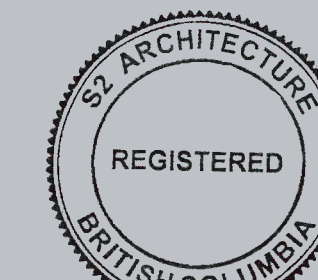
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BLOCK I - FLOOR PLANS

PENTICTON TOWNHOMES - BLOCK I

435 Green Avenue W, Penticton BC, PENTICTON, B.C.
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REVISION	DATE
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2 D.P. APPLICATION	2022-02-11

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DP-I-2.0

BLOCK J - FLOOR PLANS

PENTICTON TOWNHOMES - BLOCK J

435 Green Avenue W, Penticton BC, Penticton, B.C.
PORCHLIGHT INVESTMENTS

22/2/5



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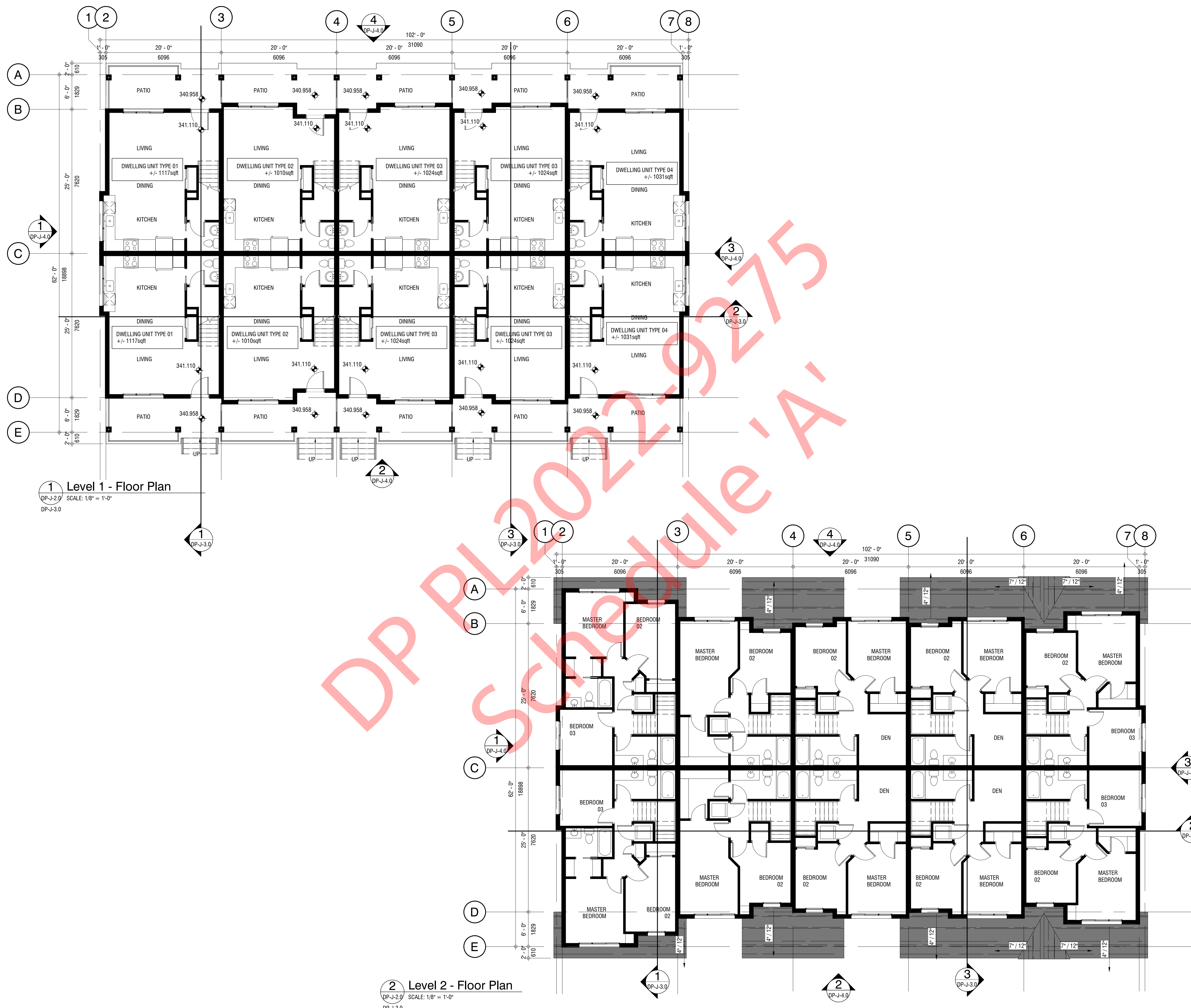
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REVISION	DATE
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3 TPC RESPONSE	2022-03-28

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DP-J-2.0



ROOF PLAN

PENTICTON TOWNHOMES - BLOCK J
435 Green Avenue W, Penticton BC, PENTICTON, B.C.
PORCHLIGHT INVESTMENTS
22/215



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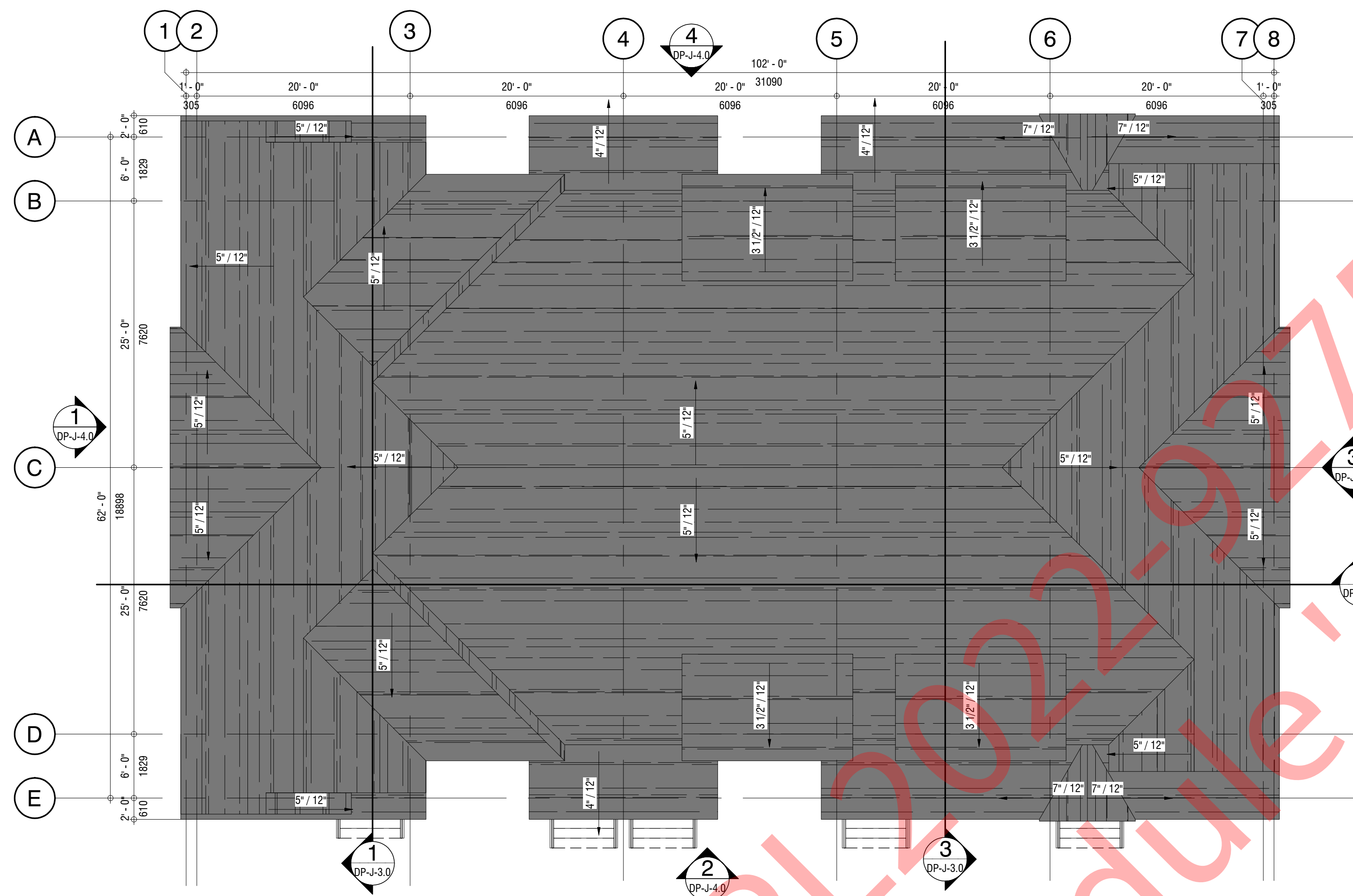
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3 TPC RESPONSE	2022-03-28

SCALE 1/8" = 1'-0"
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DP-J-2.1



1 Roof Plan
DP-J-2.1 SCALE: 1/8" = 1'-0"

REVISION	DATE
1 OCP AND LAND USE REZONE- REVISION	2022-02-04
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

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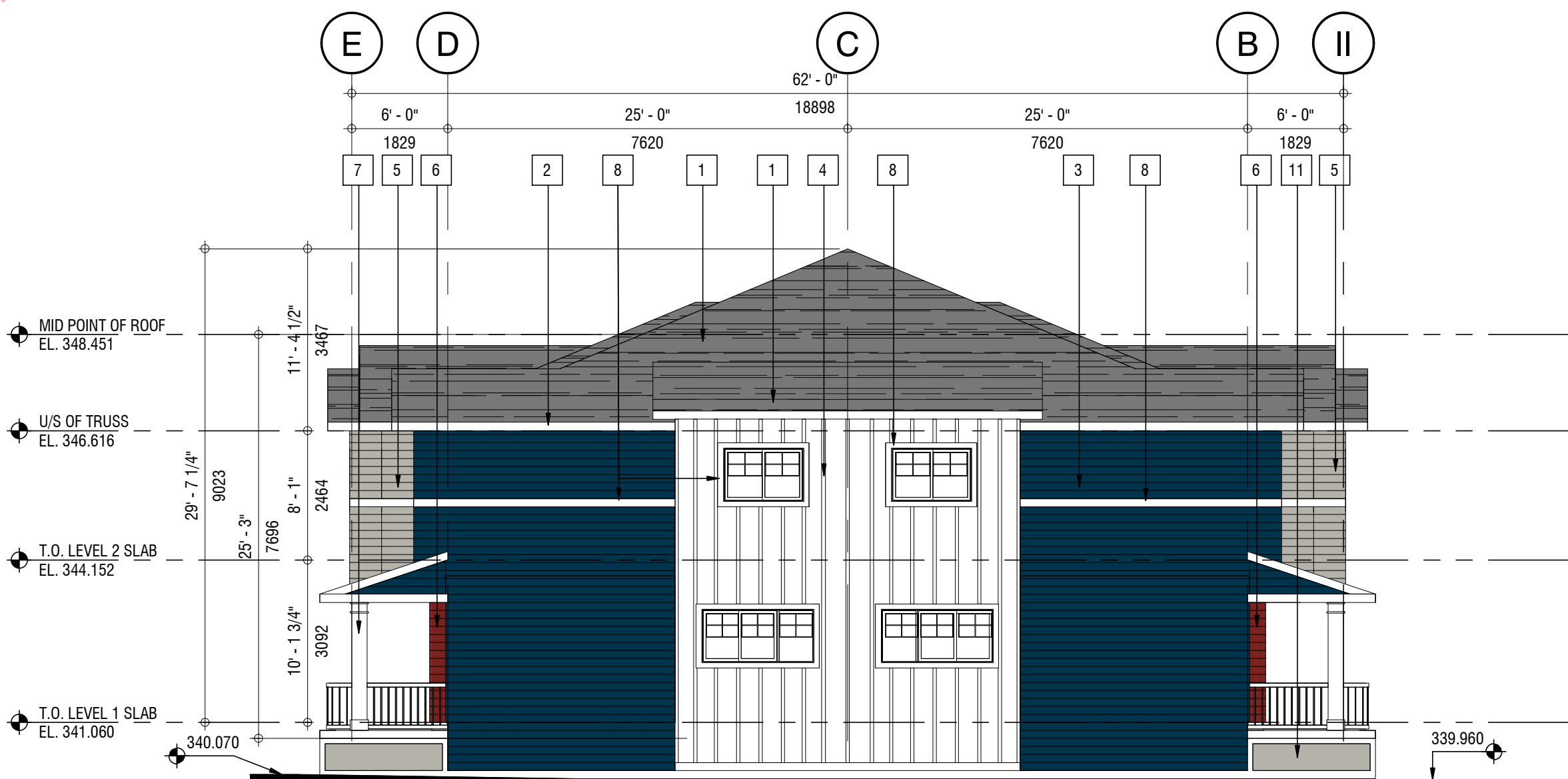
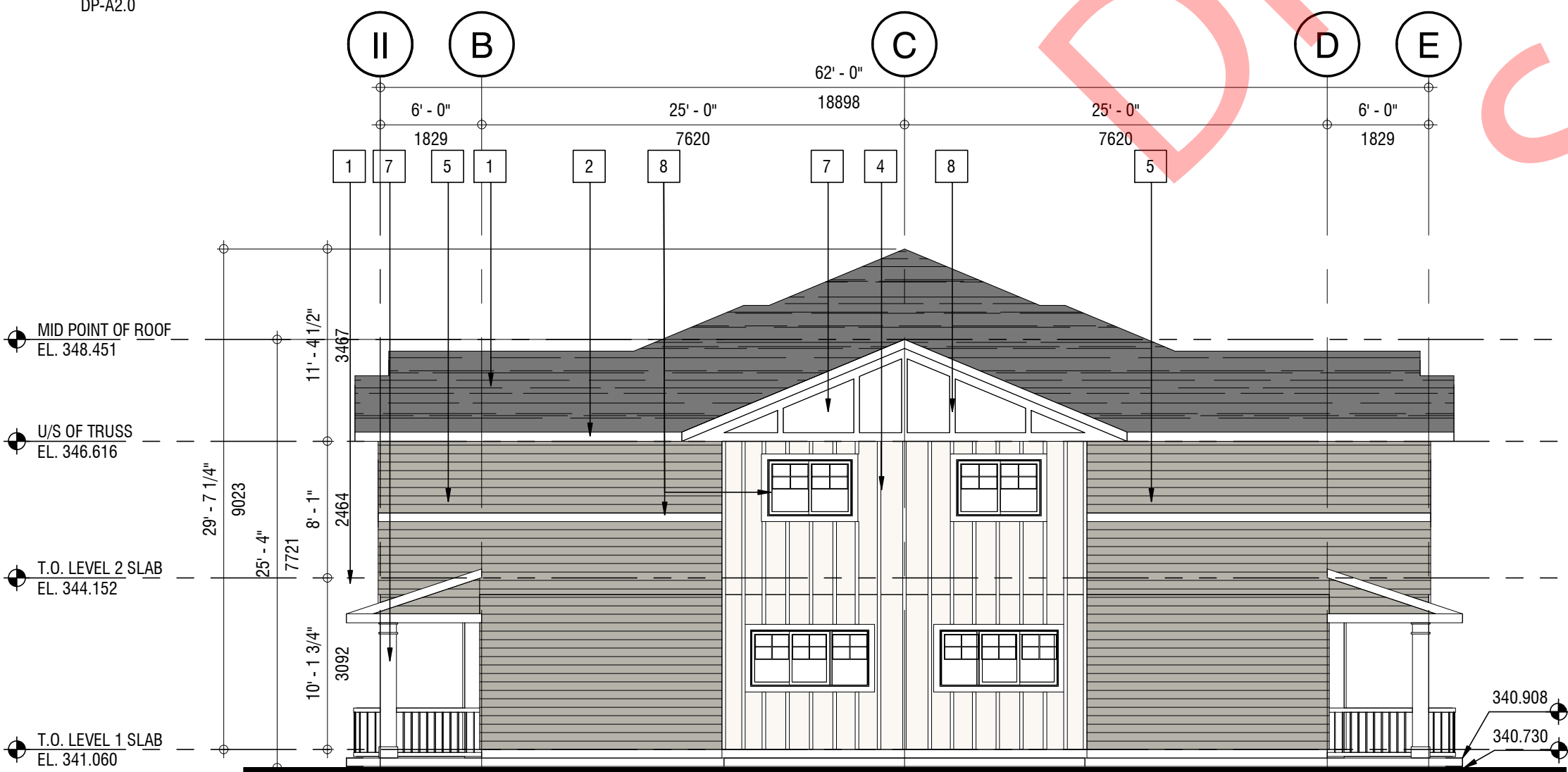
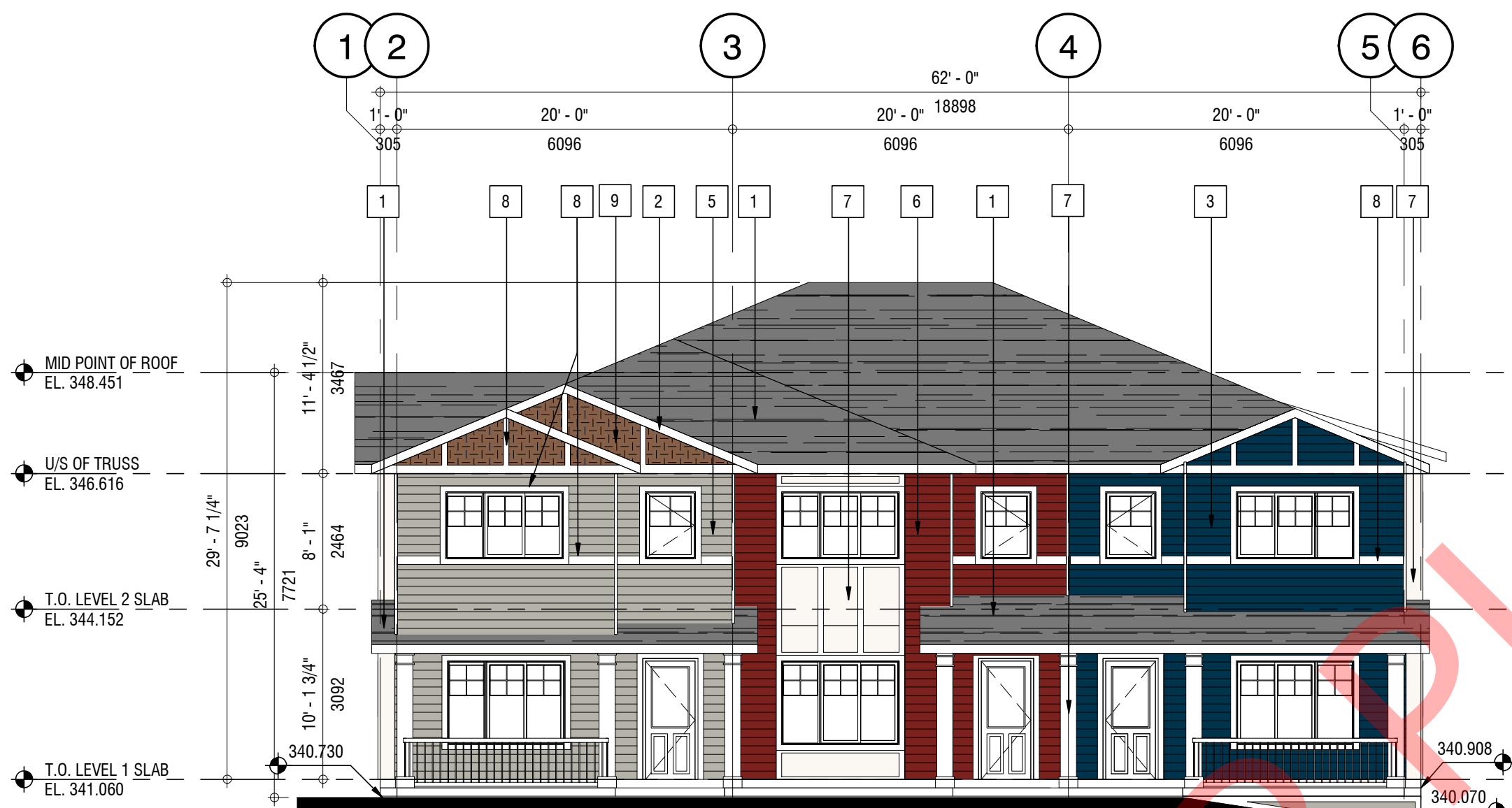
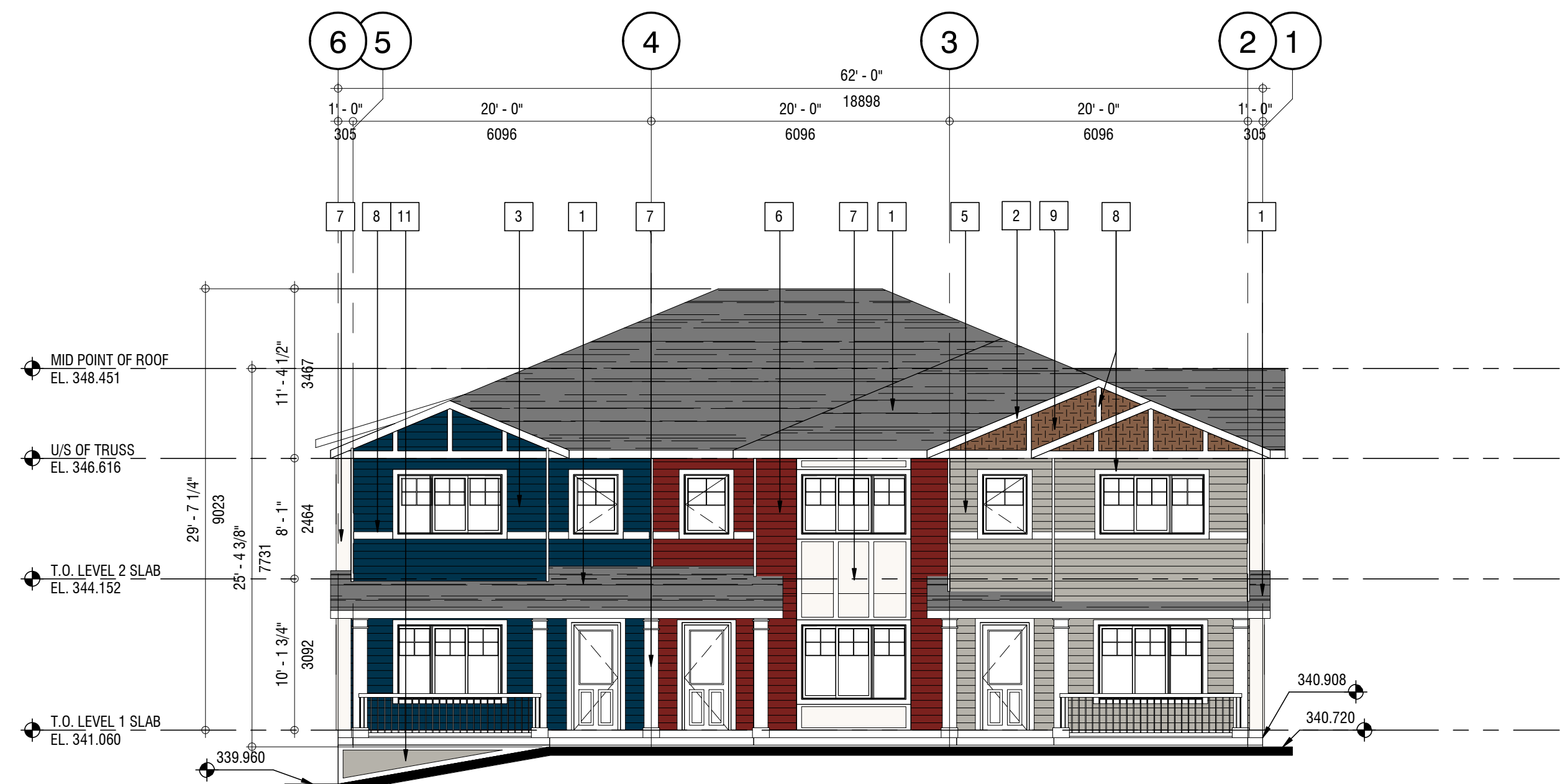
DP-A4.0

Elevation - Code Legend

- 1 ASPHALT ROOF SHINGLES - BLACK
- 2 METAL FASICA
- 3 FIBRE CEMENT LAP SIDING - BLUE
- 4 FIBRE CEMENT BOARD AND BATTEN SIDING - WHITE
- 5 FIBRE CEMENT LAP SIDING - GRAY
- 6 FIBRE CEMENT LAP SIDING - RED
- 7 FIBRE CEMENT PANEL - WHITE
- 8 SMARTBOARD TRIM- WHITE
- 9 FIBRE CEMENT SHINGLE SIDING - WOOD FINISH
- 10 FIBRE CEMENT LAP SIDING - WHITE
- 11 FIBRE CEMENT PANEL - GRAY

02 DP - Elevation - Code Legend

SCALE: 12" = 1'-0"





NOT FOR CONSTRUCTION

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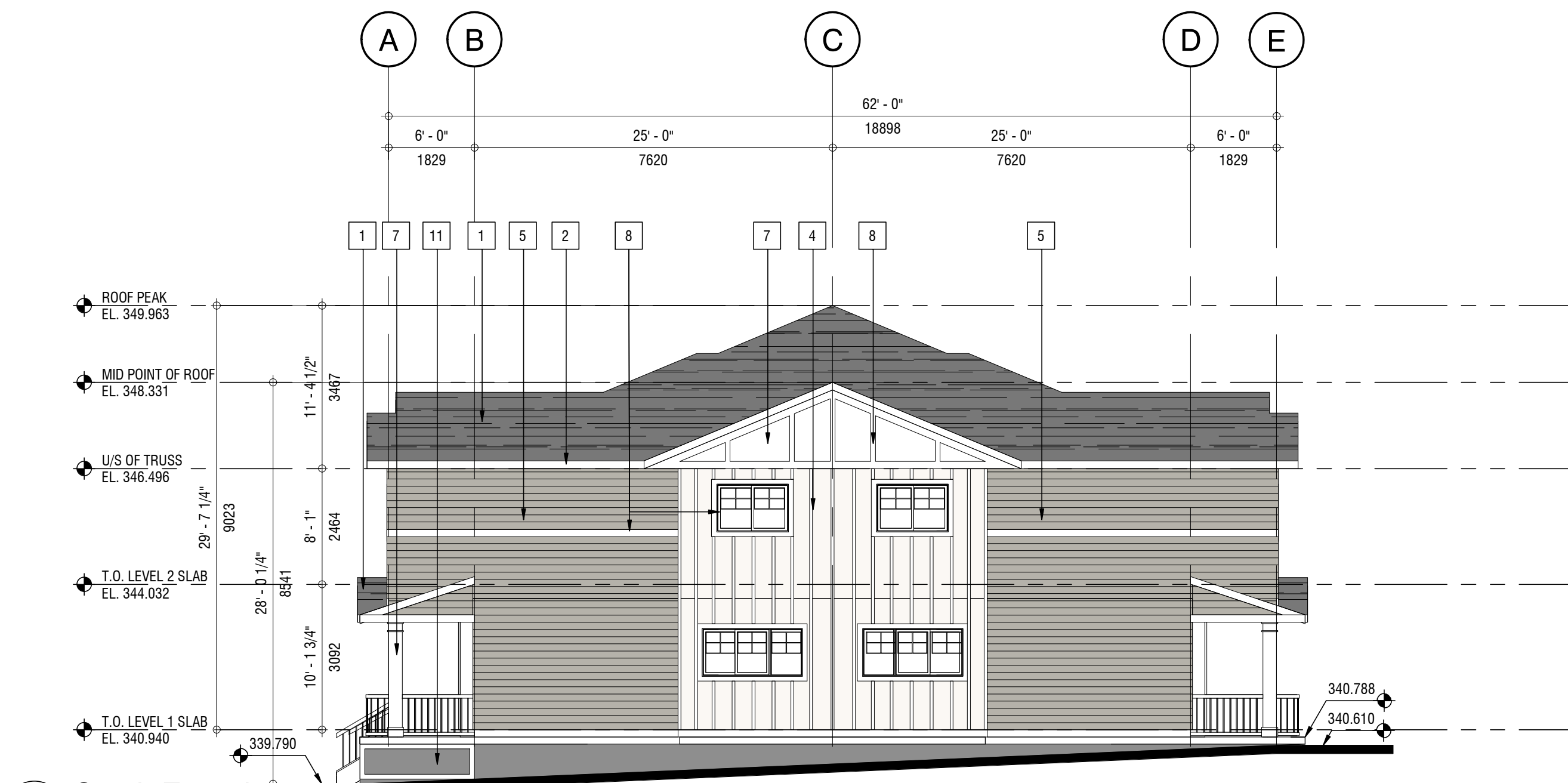
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REVISION	DATE
1 OCP AND LAND USE REZONE- REVISION	2022-02-04
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

SCALE As Indicated
DATE 3/28/2022 10:20:06 AM
DRAWN BY Author
CHECKED BY Checker

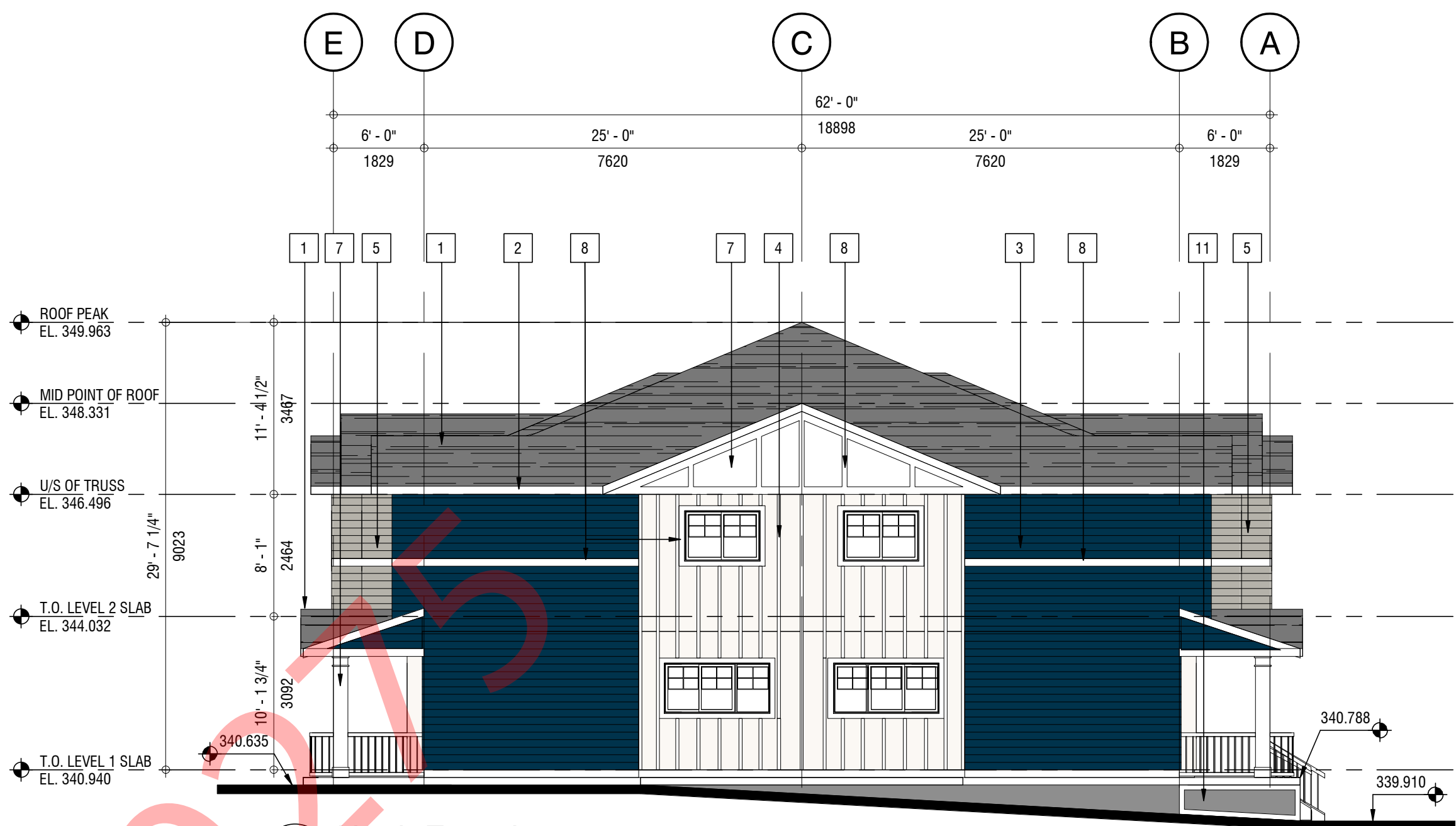
DRAWING NO.

DP-B-4.0



1 South Elevation

DP-B-4.0 SCALE: 1/8" = 1'-0"
DP-B-2.0



3 North Elevation

DP-B-4.0 SCALE: 1/8" = 1'-0"
DP-B-2.0



2 East Elevation

DP-B-4.0 SCALE: 1/8" = 1'-0"
DP-B-2.0



4 West Elevation

DP-B-4.0 SCALE: 1/8" = 1'-0"
DP-B-2.0

Elevation - General Notes

- ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE WHITE
- ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

02 DP - Elevation - General Notes

SCALE: 12" = 1'-0"

Elevation - Code Legend

- | | |
|----|--|
| 1 | ASPHALT ROOF SHINGLES - BLACK |
| 2 | METAL FASCIA |
| 3 | FIBRE CEMENT LAP SIDING - BLUE |
| 4 | FIBRE CEMENT BOARD AND BATTEN SIDING - WHITE |
| 5 | FIBRE CEMENT LAP SIDING - GRAY |
| 6 | FIBRE CEMENT LAP SIDING - RED |
| 7 | FIBRE CEMENT PANEL - WHITE |
| 8 | SMARTBOARD TRIM- WHITE |
| 9 | FIBRE CEMENT SHINGLE SIDING - WOOD FINISH |
| 10 | FIBRE CEMENT LAP SIDING - WHITE |
| 11 | FIBRE CEMENT PANEL - GRAY |

02 DP - Elevation - Code Legend

SCALE: 12" = 1'-0"

BLOCK C- ELEVATIONS

PENTICTON TOWNHOMES - BLOCK C
435 Green Avenue W, Penticton BC, PENTICTON, B.C.
PORCHLIGHT INVESTMENTS

C:\Revit Projects\221215-A-Base-Block C.s.madanyaka.rvt



NOT FOR CONSTRUCTION

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Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

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REVISION	DATE
1 OCP AND LAND USE REZONE- REVISION	2022-02-04
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

SCALE As Indicated
DATE 3/28/2022 11:24:38 AM
DRAWN BY Author
CHECKED BY Checker

DRAWING NO.

DP-C-4.0

Elevation - General Notes

- ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE WHITE
- ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

02 DP - Elevation - General Notes

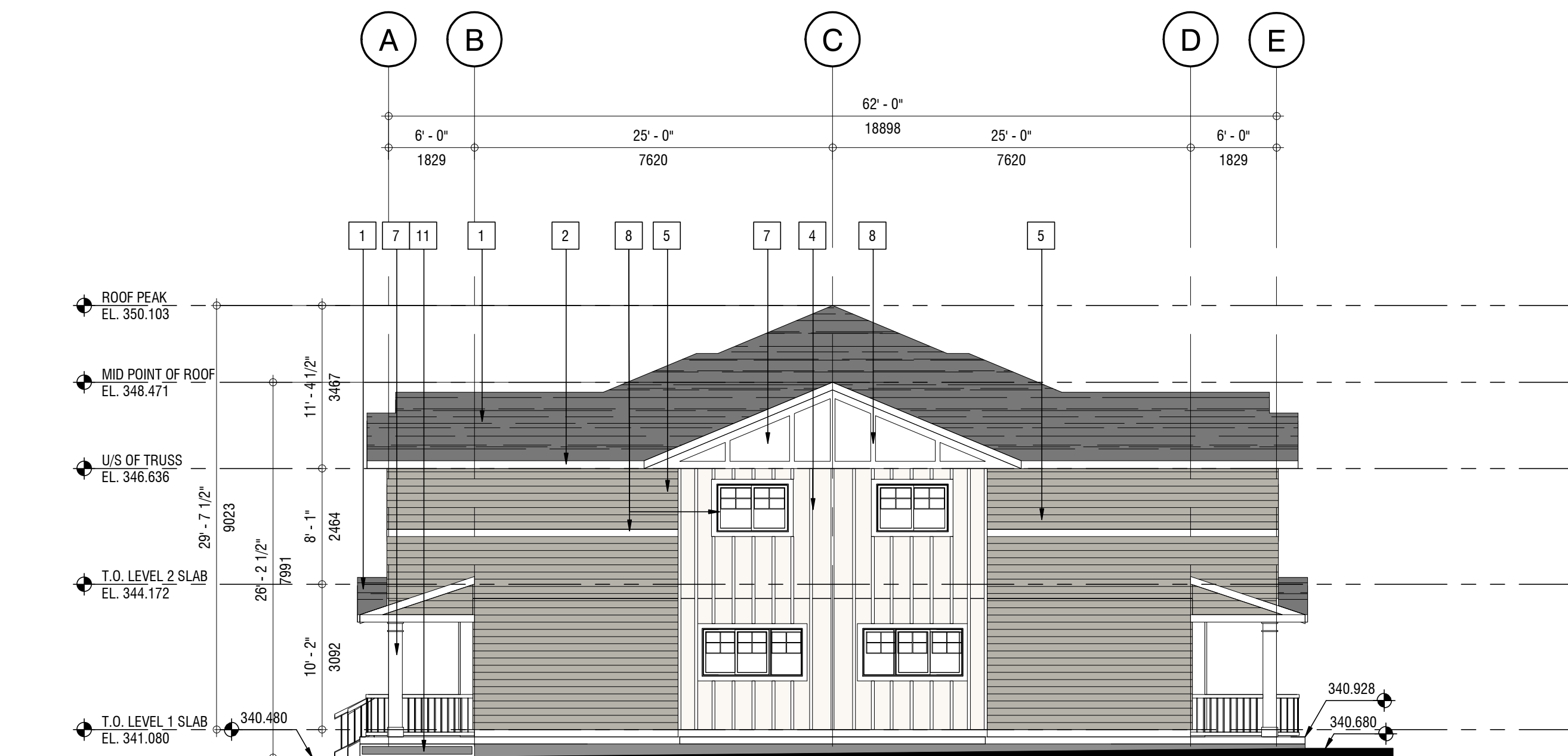
SCALE: 12" = 1'-0"

Elevation - Code Legend

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|----|--|
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| 2 | METAL FASICA |
| 3 | FIBRE CEMENT LAP SIDING - BLUE |
| 4 | FIBRE CEMENT BOARD AND BATTEN SIDING - WHITE |
| 5 | FIBRE CEMENT LAP SIDING - GRAY |
| 6 | FIBRE CEMENT LAP SIDING - RED |
| 7 | FIBRE CEMENT PANEL - WHITE |
| 8 | SMARTBOARD TRIM- WHITE |
| 9 | FIBRE CEMENT SHINGLE SIDING - WOOD FINISH |
| 10 | FIBRE CEMENT LAP SIDING - WHITE |
| 11 | FIBRE CEMENT PANEL - GRAY |

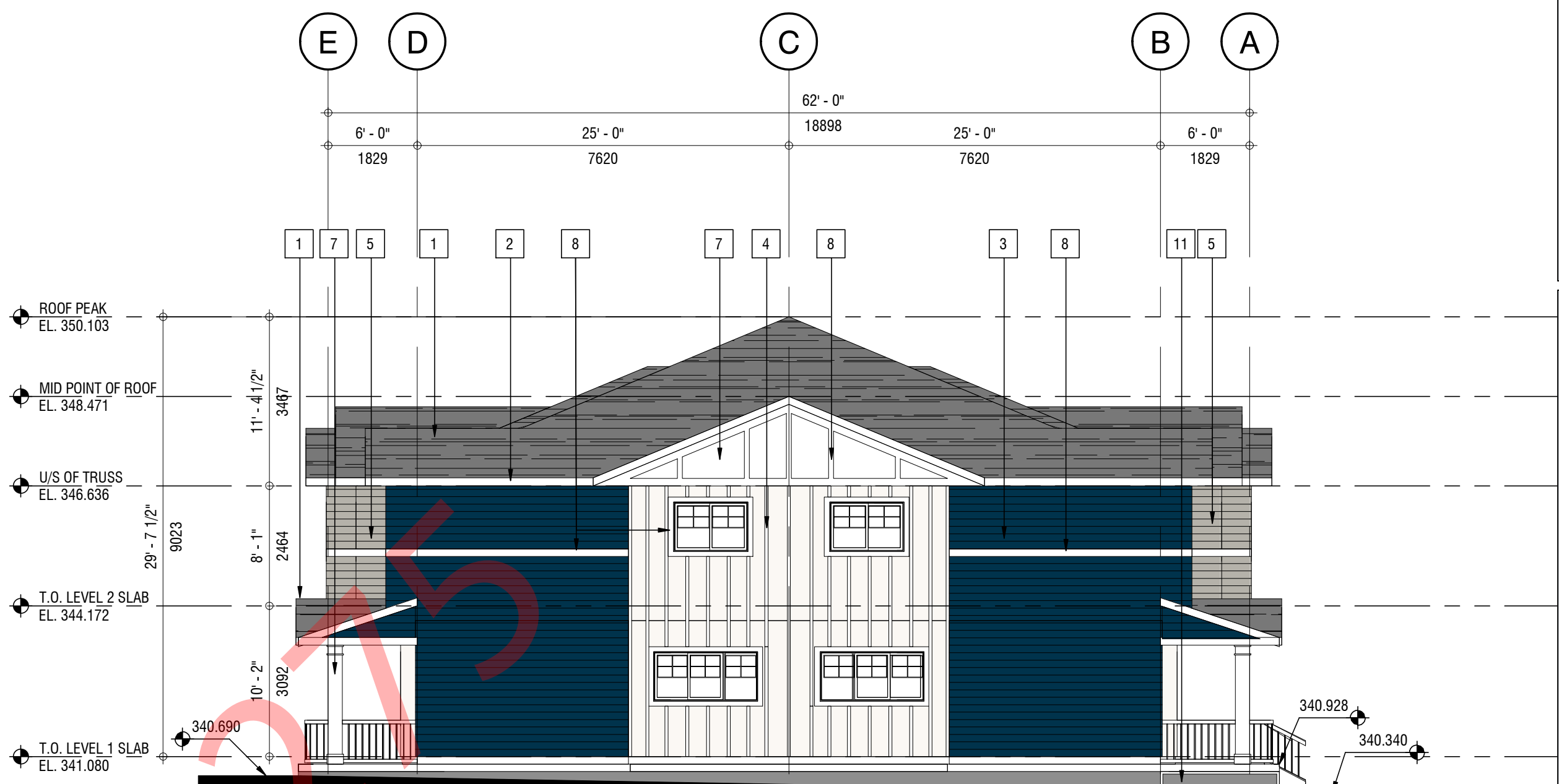
02 DP - Elevation - Code Legend

SCALE: 12" = 1'-0"



1 South Elevation

DP-C-4.0 SCALE: 1/8" = 1'-0"
DP-C-2.0



3 North Elevation

DP-C-4.0 SCALE: 1/8" = 1'-0"
DP-C-2.0



2 East Elevation

DP-C-4.0 SCALE: 1/8" = 1'-0"
DP-C-2.0



4 West Elevation

DP-C-4.0 SCALE: 1/8" = 1'-0"
DP-C-2.0

NOT FOR CONSTRUCTION

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REVISION	DATE
1 OCP AND LAND USE REZONE- REVISION	2022-02-04
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

SCALE As Indicated
DATE 3/28/2022 11:42:29 AM
DRAWN BY Author
CHECKED BY Checker

DRAWING NO.

DP-D-4.0

Elevation - General Notes

- ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE DARK GREY
- ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

02 DP - Elevation - General Notes

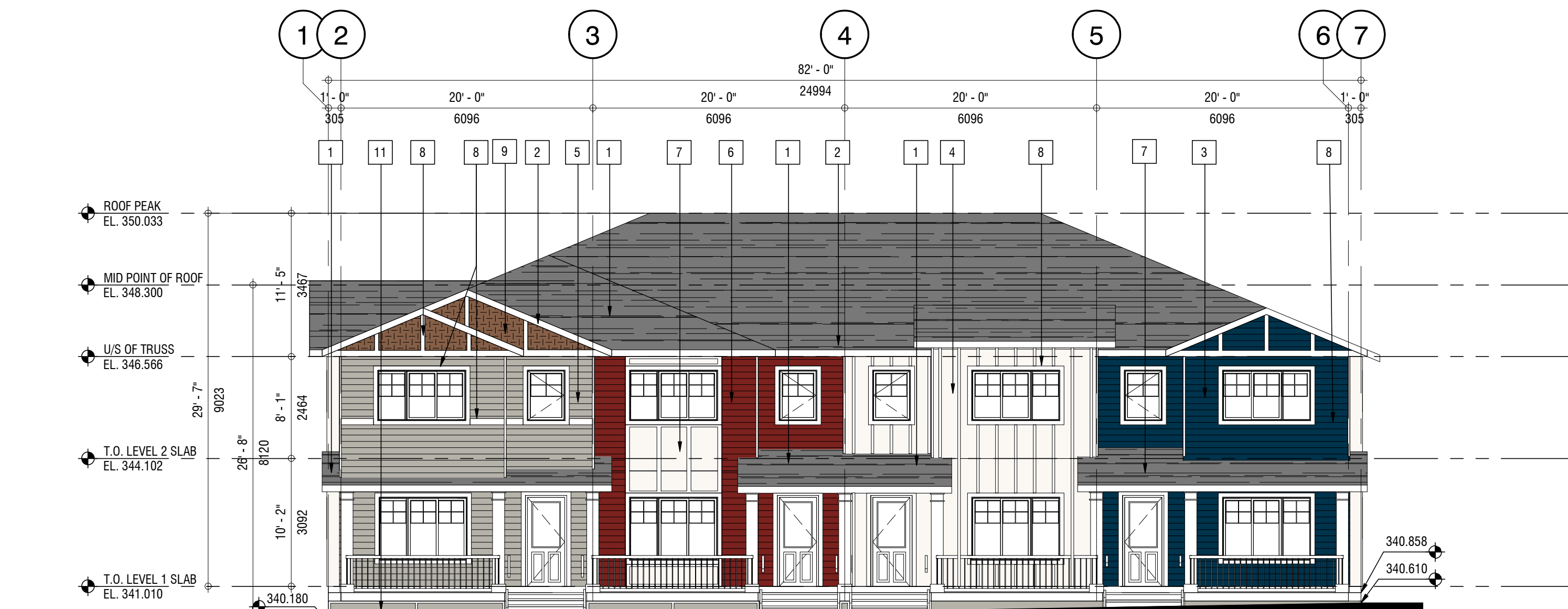
SCALE: 12" = 1'-0"

Elevation - Code Legend

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|----|--|
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| 2 | METAL FASICA |
| 3 | FIBRE CEMENT LAP SIDING - BLUE |
| 4 | FIBRE CEMENT BOARD AND BATTEN SIDING - WHITE |
| 5 | FIBRE CEMENT LAP SIDING - GRAY |
| 6 | FIBRE CEMENT LAP SIDING - RED |
| 7 | FIBRE CEMENT PANEL - WHITE |
| 8 | SMARTBOARD TRIM- WHITE |
| 9 | FIBRE CEMENT SHINGLE SIDING - WOOD FINISH |
| 10 | FIBRE CEMENT LAP SIDING - WHITE |
| 11 | FIBRE CEMENT PANEL - GRAY |

02 DP - Elevation - Code Legend

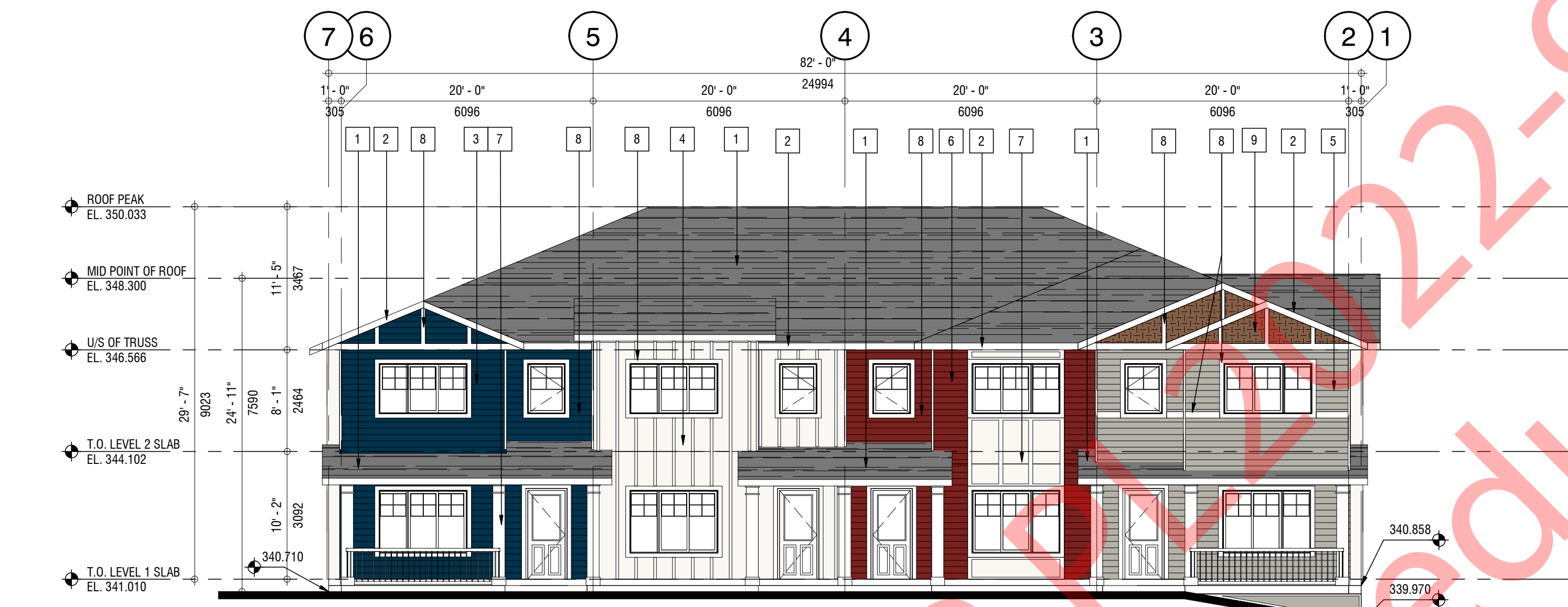
SCALE: 12" = 1'-0"



1 South Elevation

DP-D-4.0 SCALE: 1/8" = 1'-0"

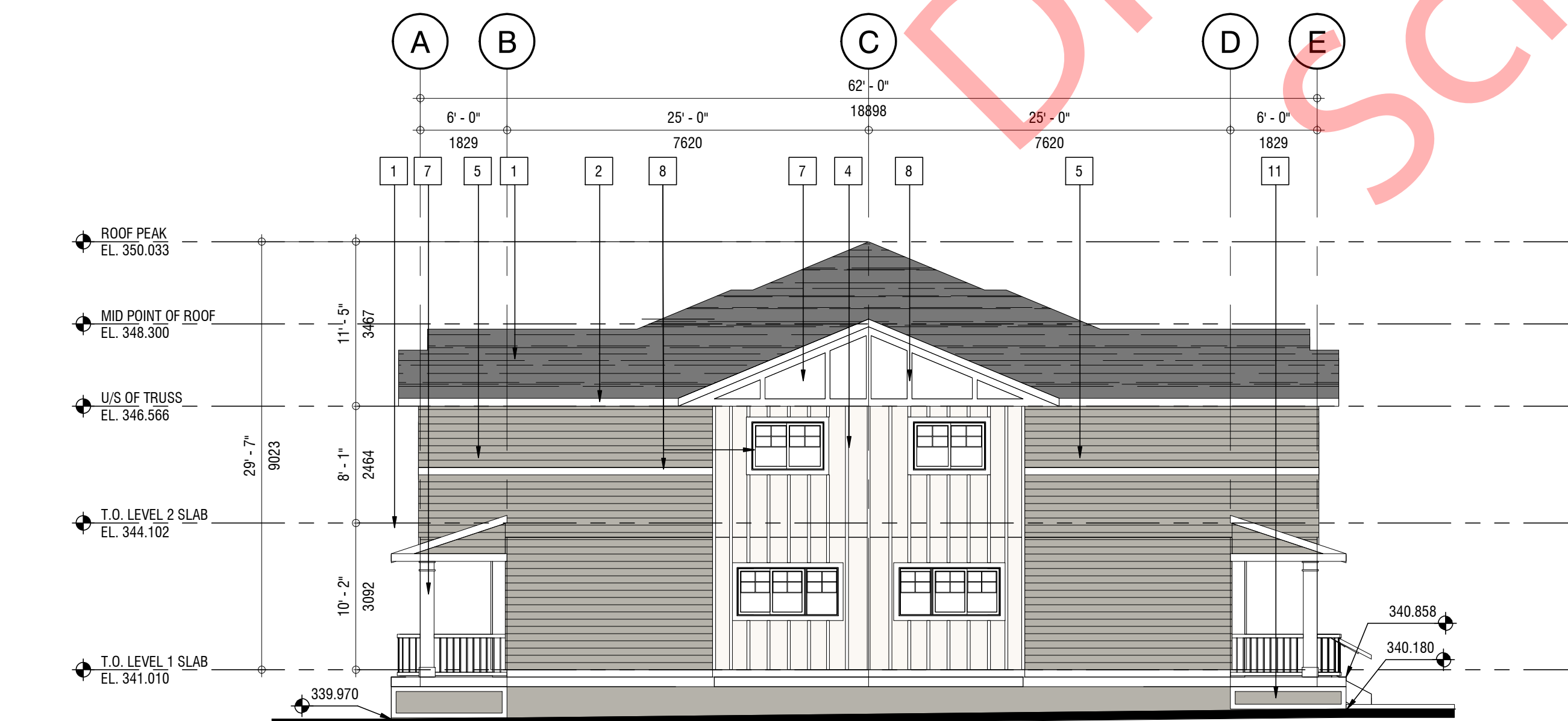
DP-D-2.0



3 North Elevation

DP-D-4.0 SCALE: 1/8" = 1'-0"

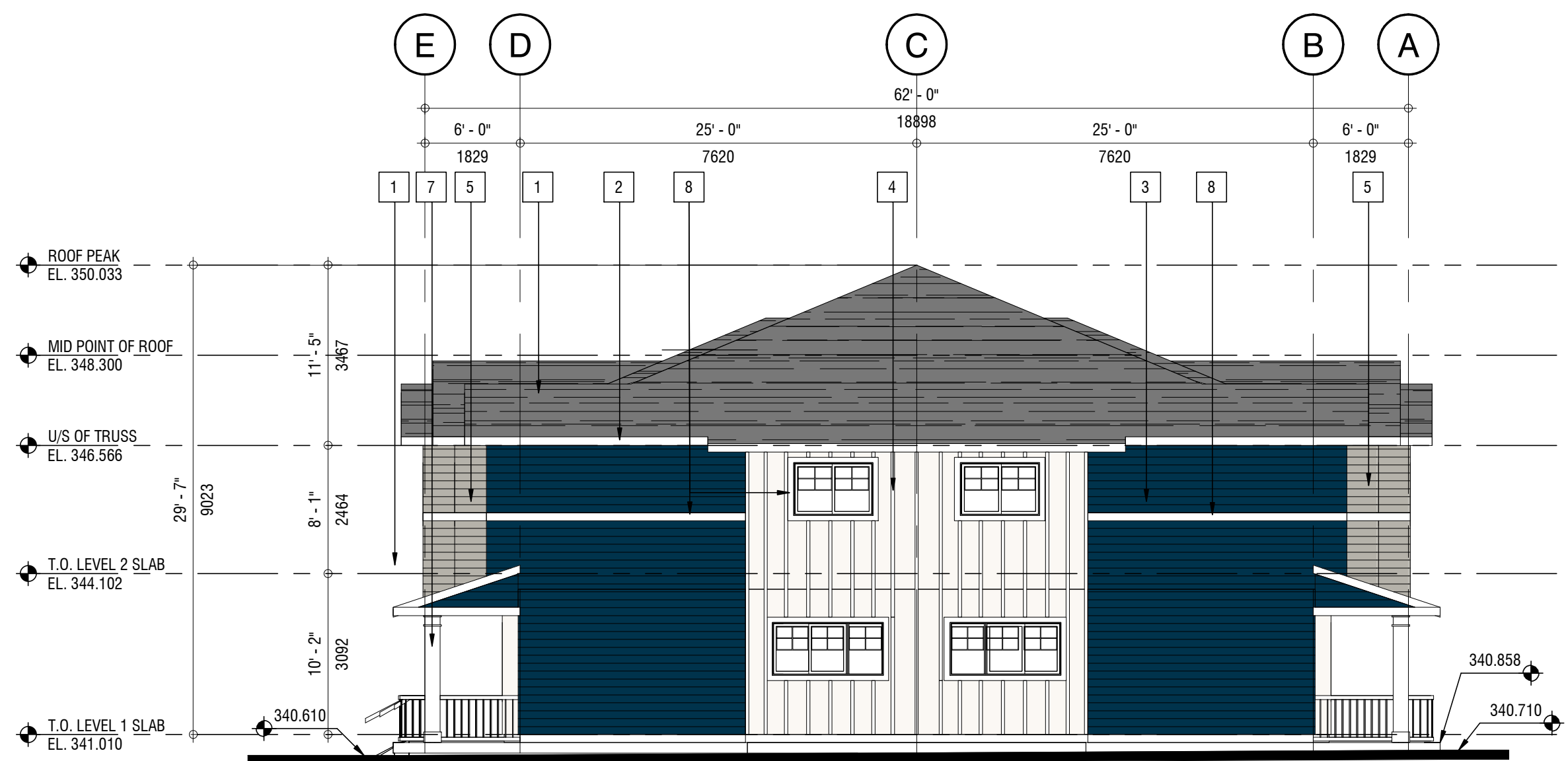
DP-D-2.0



4 West Elevation

DP-D-4.0 SCALE: 1/8" = 1'-0"

DP-D-2.0



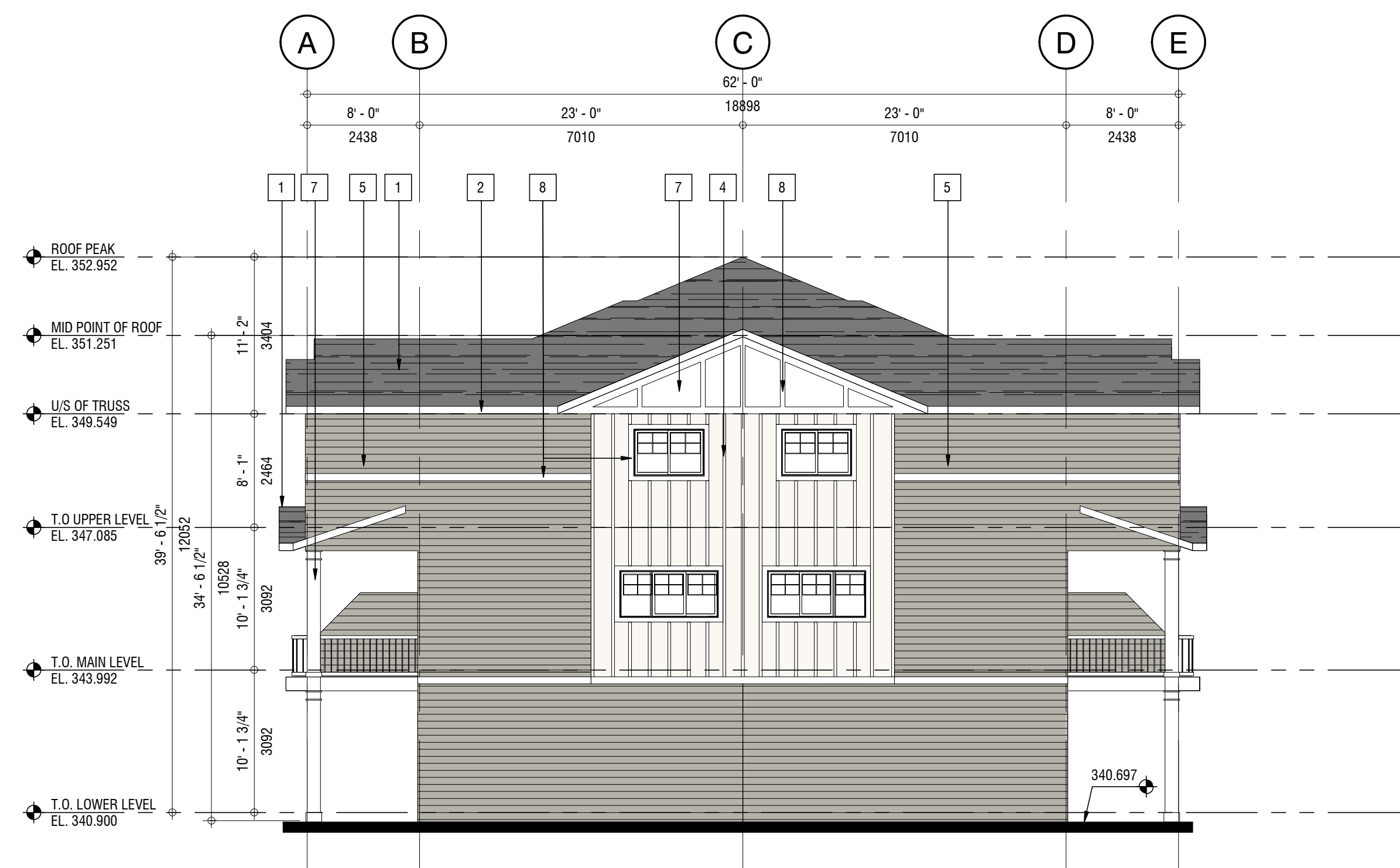
2 East Elevation

DP-D-4.0 SCALE: 1/8" = 1'-0"

DP-D-2.0

REVISION	DATE
1 OCP & LANDUSE REZONE.	2022-02-04
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

SCALE	As Indicated
DATE	3/28/2022 1:11:08 PM
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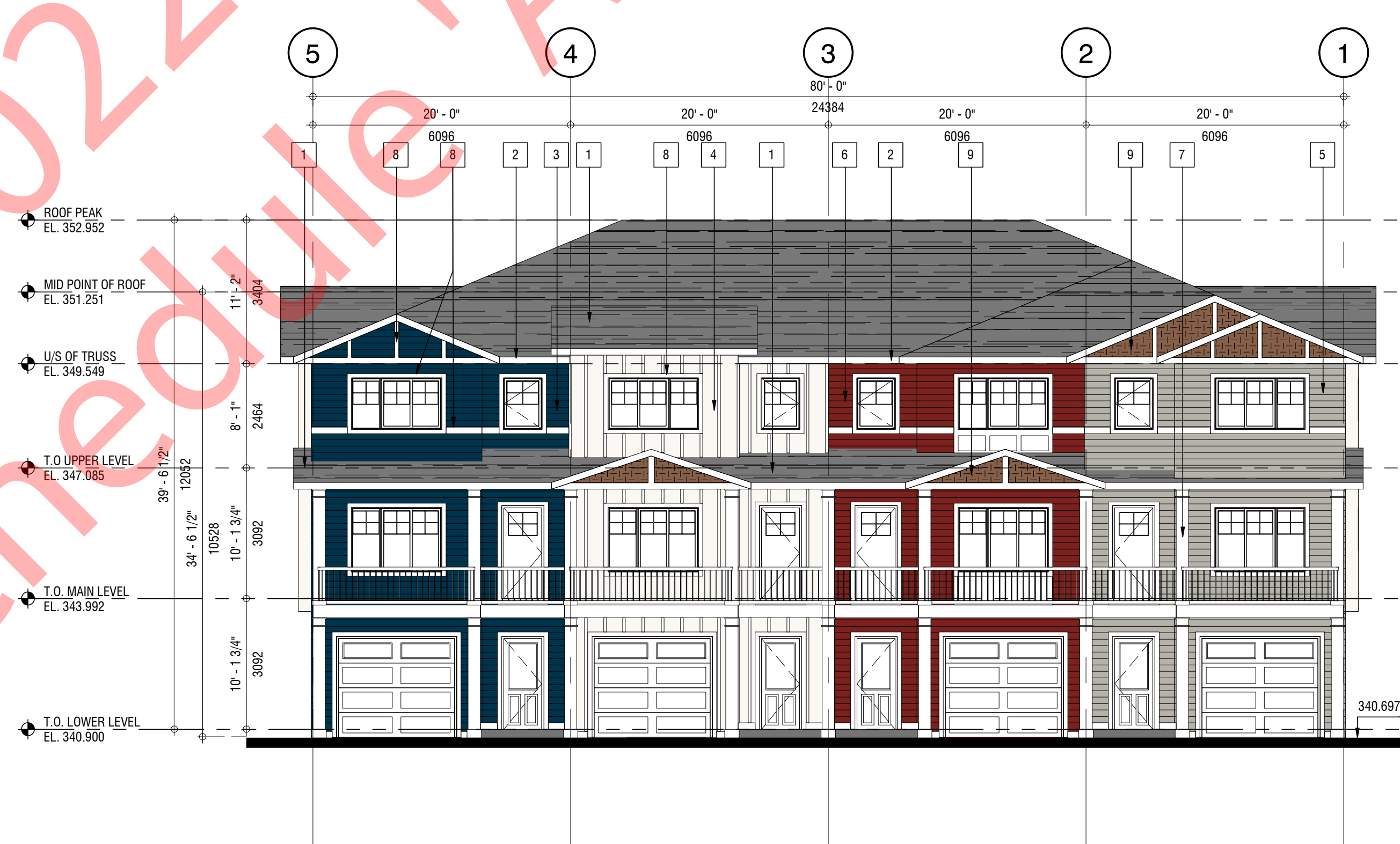
1 South Elevation
DP-F-4.0 SCALE: 1/8" = 1'-0"
DP-F-2.0



2 East Elevation
DP-F-4.0 SCALE: 1/8" = 1'-0"
DP-F-2.0



3 North Elevation
DP-F-4.0 SCALE: 1/8" = 1'-0"
DP-F-2.0



4 West Elevation
DP-F-4.0 SCALE: 1/8" = 1'-0"
DP-F-2.0

Elevation - Code Legend

- 1 ASPHALT ROOF SHINGLES - BLACK
- 2 METAL FASICA
- 3 FIBRE CEMENT LAP SIDING - BLUE
- 4 FIBRE CEMENT BOARD AND BATTEN SIDING - WHITE
- 5 FIBRE CEMENT LAP SIDING - GRAY
- 6 FIBRE CEMENT LAP SIDING - RED
- 7 FIBRE CEMENT PANEL - WHITE
- 8 SMARTBOARD TRIM- WHITE
- 9 FIBRE CEMENT SHINGLE SIDING - WOOD FINISH

02 DP - Elevation - Code Legend
SCALE: 12" = 1'-0"

**NOT FOR
CONSTRUCTION**

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REVISION	DATE
1 OCP AND LAND USE REZONE- REVISION	2022-02-04
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

SCALE As Indicated
DATE 3/28/2022 1:49:16 PM
DRAWN BY Author
CHECKED BY Checker

DRAWING NO.

DP-G-4.0

Elevation - General Notes

1. ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE DARK GREY
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

02 DP - Elevation - General Notes

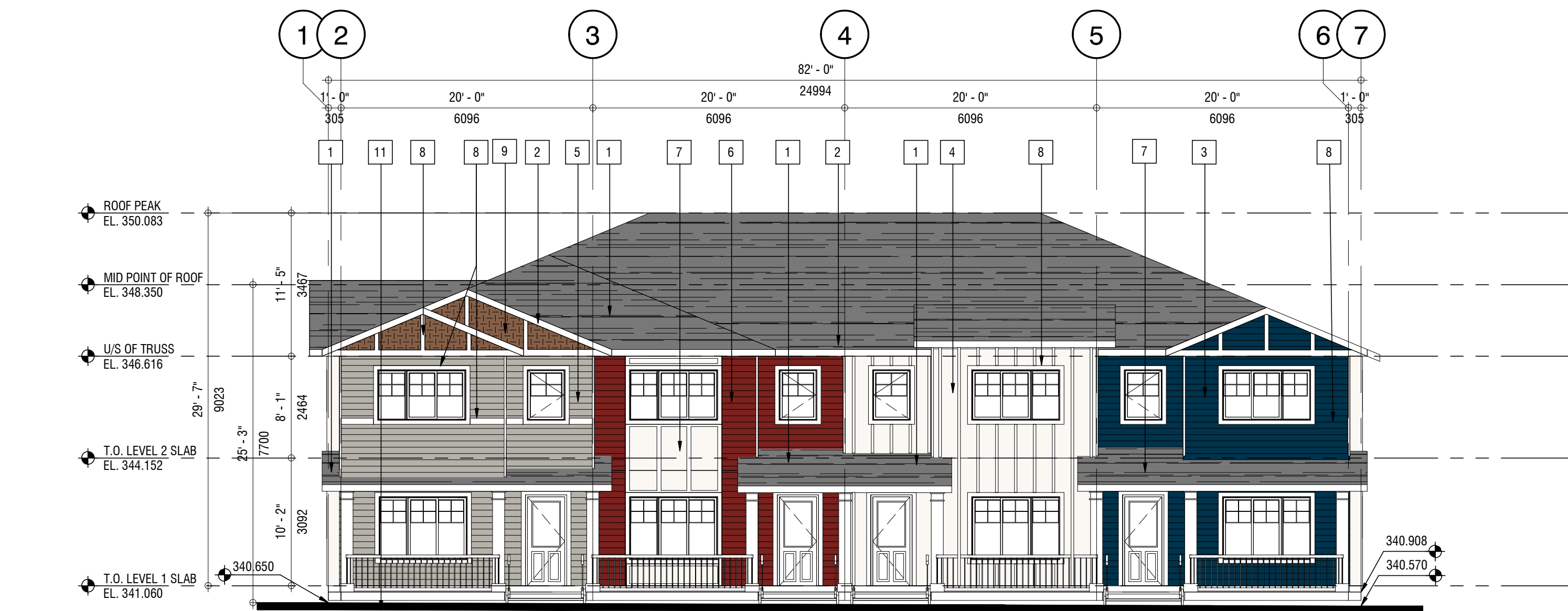
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Elevation - Code Legend

- | | |
|----|--|
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| 2 | METAL FASICA |
| 3 | FIBRE CEMENT LAP SIDING - BLUE |
| 4 | FIBRE CEMENT BOARD AND BATTEN SIDING - WHITE |
| 5 | FIBRE CEMENT LAP SIDING - GRAY |
| 6 | FIBRE CEMENT LAP SIDING - RED |
| 7 | FIBRE CEMENT PANEL - WHITE |
| 8 | SMARTBOARD TRIM- WHITE |
| 9 | FIBRE CEMENT SHINGLE SIDING - WOOD FINISH |
| 10 | FIBRE CEMENT LAP SIDING - WHITE |
| 11 | FIBRE CEMENT PANEL - GRAY |

02 DP - Elevation - Code Legend

SCALE: 12" = 1'-0"



1 South Elevation

DP-G-4.0 SCALE: 1/8" = 1'-0"

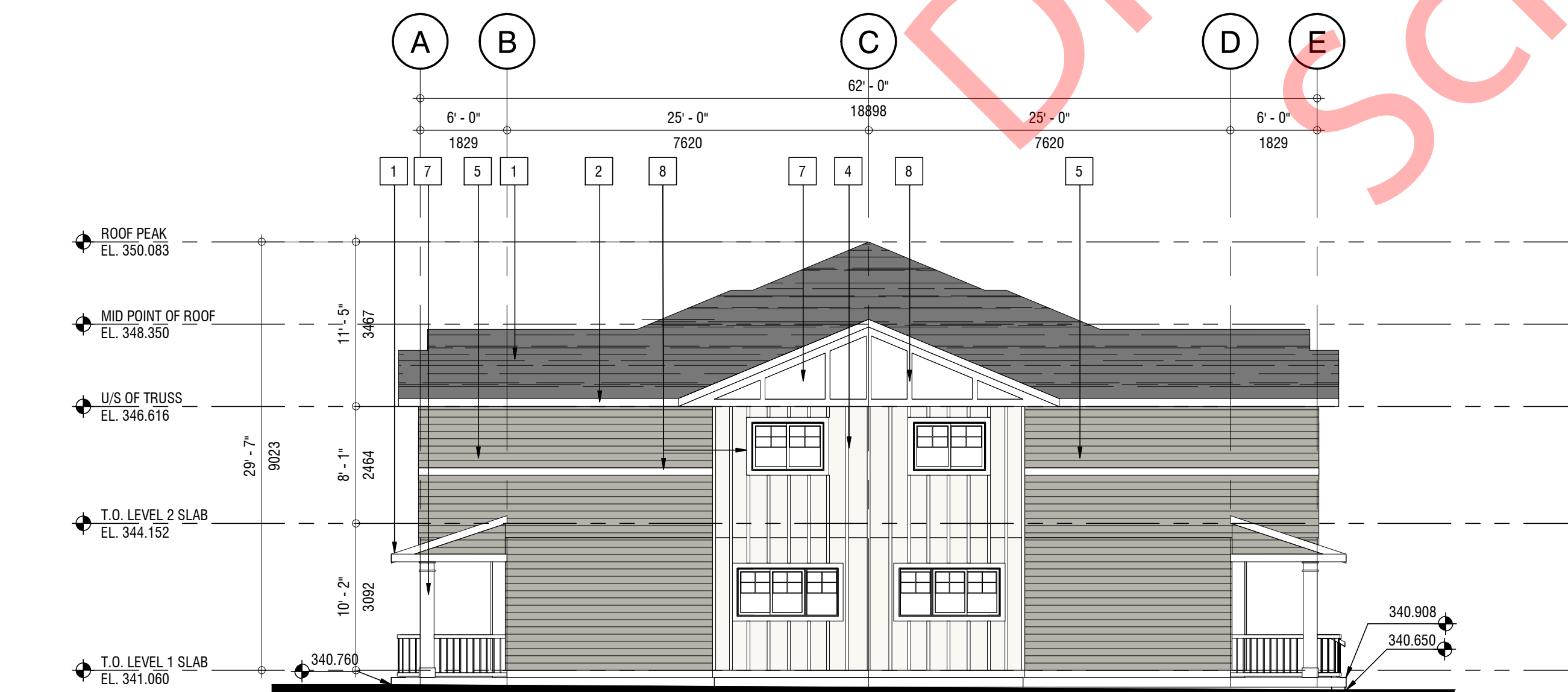
DP-G-2.0



3 North Elevation

DP-G-4.0 SCALE: 1/8" = 1'-0"

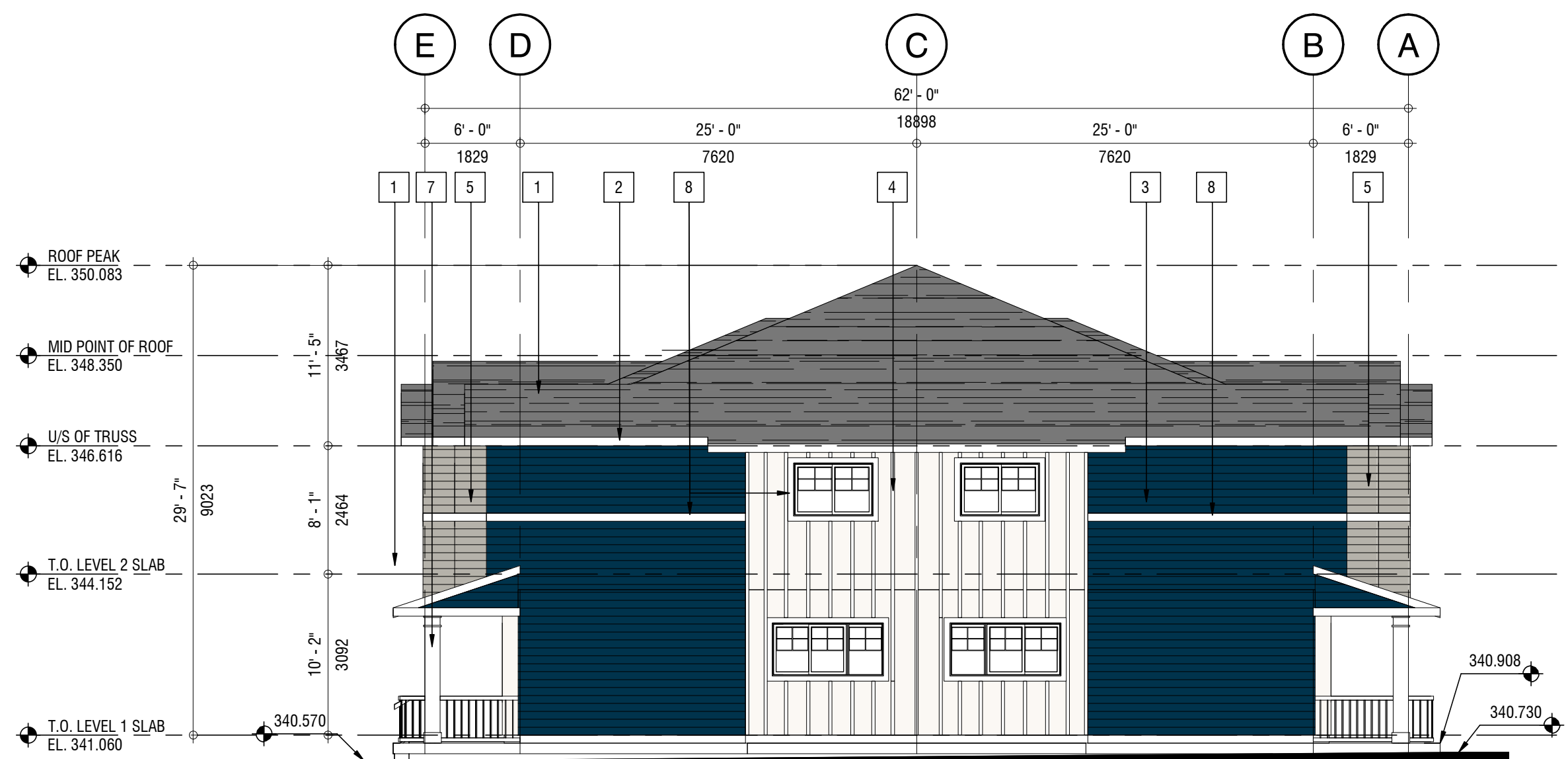
DP-G-2.0



4 West Elevation

DP-G-4.0 SCALE: 1/8" = 1'-0"

DP-G-2.0



2 East Elevation

DP-G-4.0 SCALE: 1/8" = 1'-0"

DP-G-2.0



**NOT FOR
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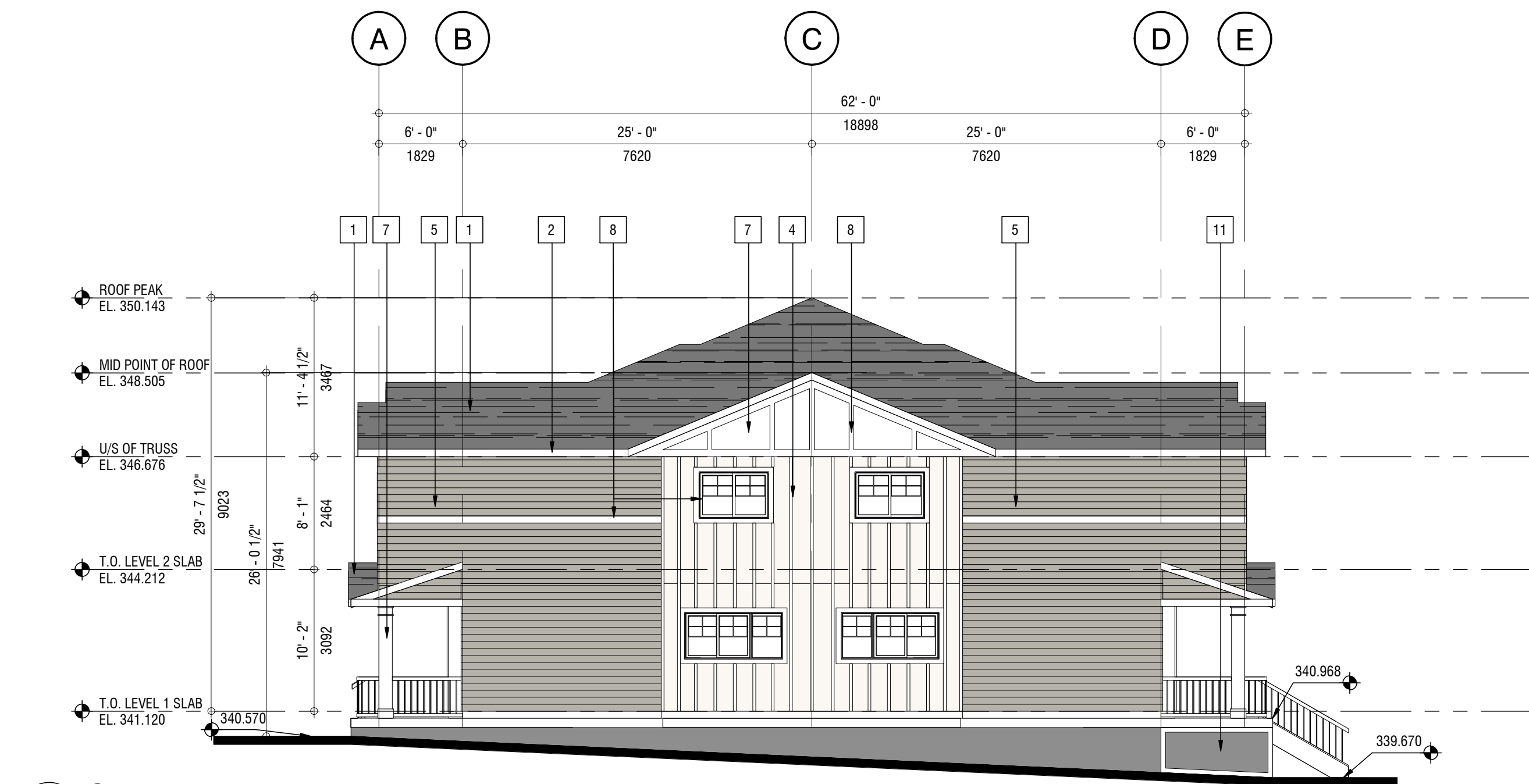
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REVISION	DATE
1 OCP AND LAND USE REZONE- REVISION	2022-02-04
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

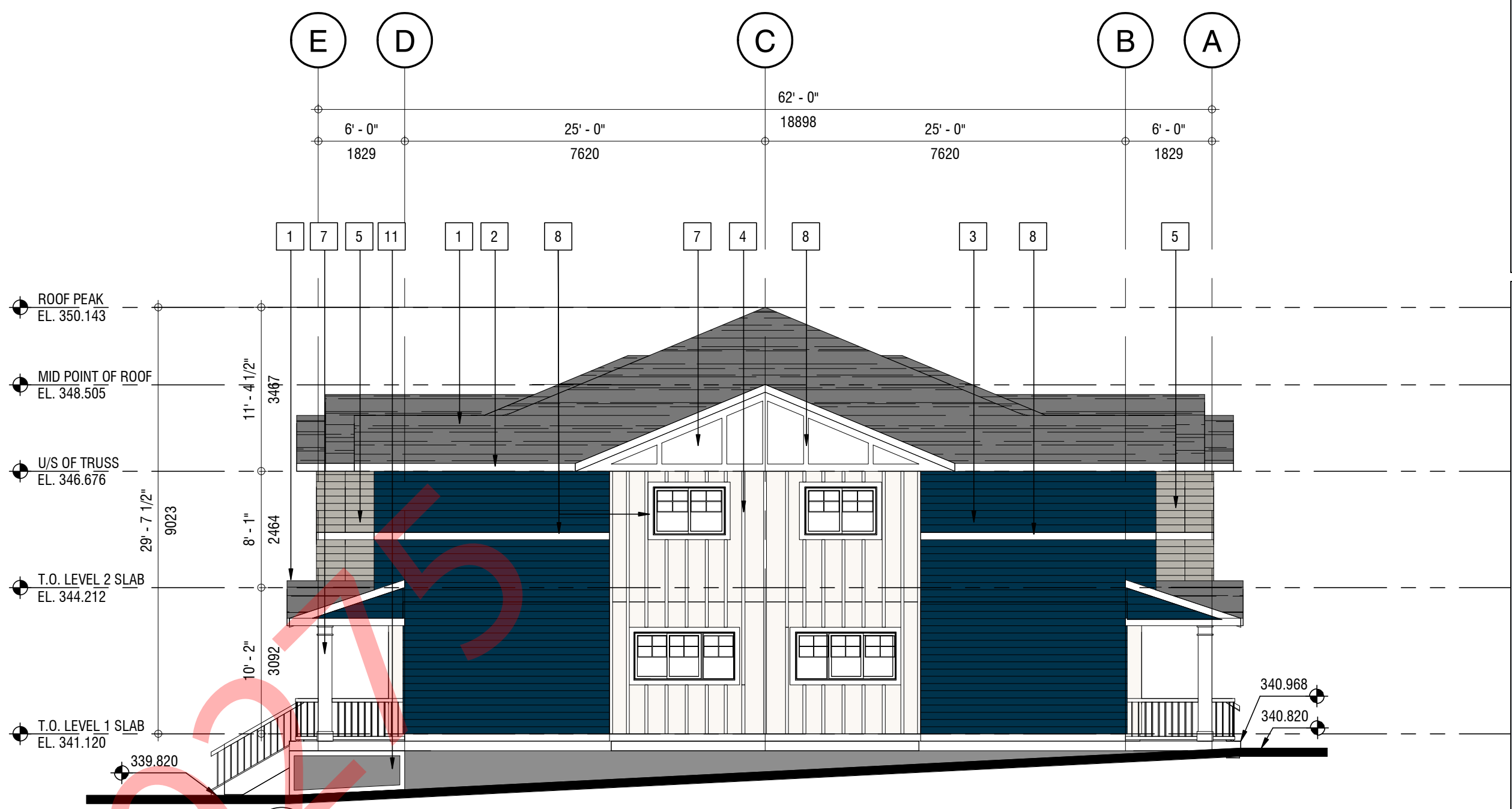
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DATE 3/28/2022 2:26:03 PM
DRAWN BY Author
CHECKED BY Checker

DRAWING NO.

DP-H-4.0



1 South Elevation
DP-H-4.0 SCALE: 1/8" = 1'-0"
DP-H-2.0



3 North Elevation
DP-H-4.0 SCALE: 1/8" = 1'-0"
DP-H-2.0

Elevation - General Notes

- ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE WHITE
- ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

02 DP - Elevation - General Notes
SCALE: 12" = 1'-0"

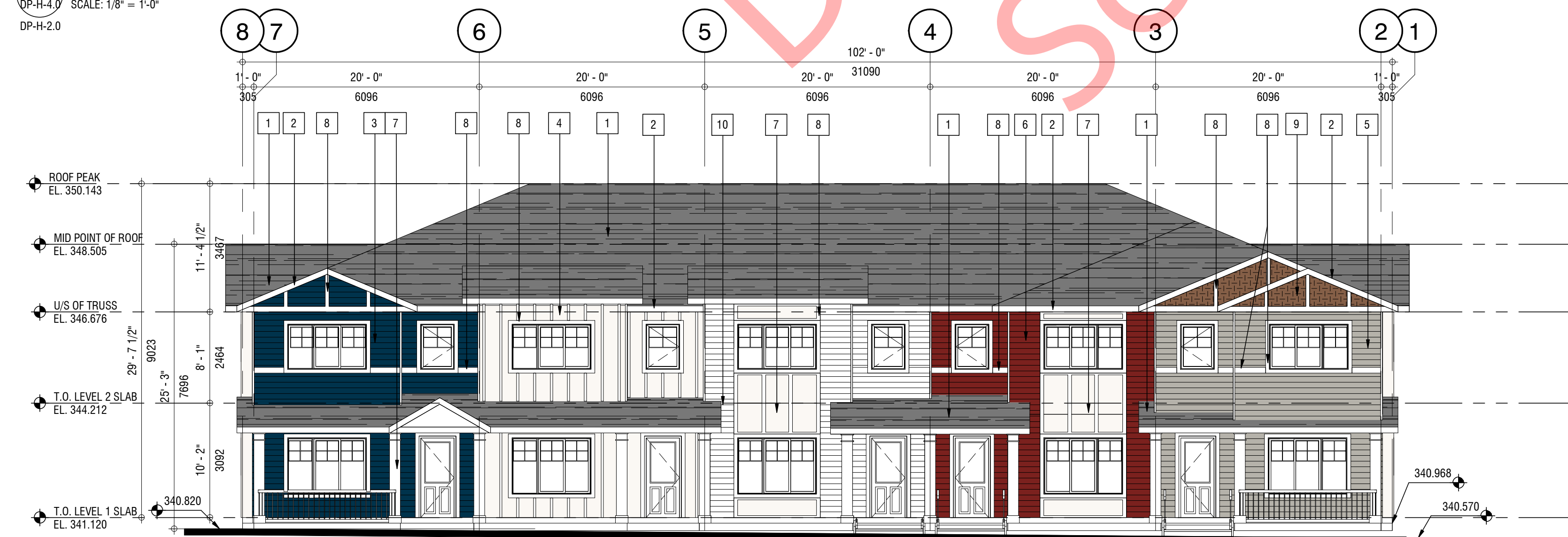
Elevation - Code Legend

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|----|--|
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| 2 | METAL FASCIA |
| 3 | FIBRE CEMENT LAP SIDING - BLUE |
| 4 | FIBRE CEMENT BOARD AND BATTEN SIDING - WHITE |
| 5 | FIBRE CEMENT LAP SIDING - GRAY |
| 6 | FIBRE CEMENT LAP SIDING - RED |
| 7 | FIBRE CEMENT PANEL - WHITE |
| 8 | SMARTBOARD TRIM- WHITE |
| 9 | FIBRE CEMENT SHINGLE SIDING - WOOD FINISH |
| 10 | FIBRE CEMENT LAP SIDING - WHITE |
| 11 | FIBRE CEMENT PANEL - GRAY |

02 DP - Elevation - Code Legend
SCALE: 12" = 1'-0"



2 East Elevation
DP-H-4.0 SCALE: 1/8" = 1'-0"
DP-H-2.0



4 West Elevation
DP-H-4.0 SCALE: 1/8" = 1'-0"
DP-H-2.0

NOT FOR
CONSTRUCTION

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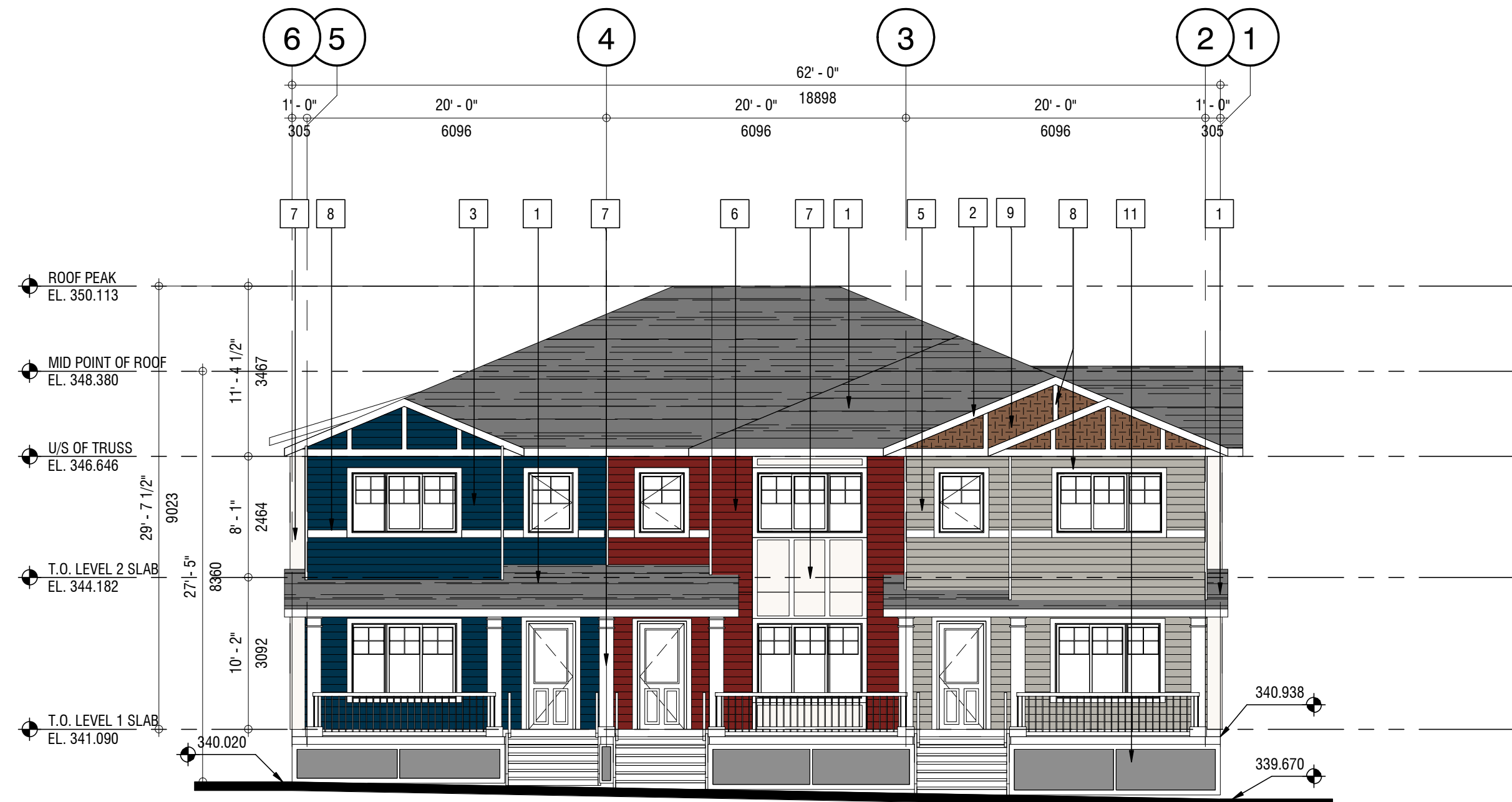
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REVISION	DATE
1 OCP AND LAND USE	2022-02-04
2 D.P. APPLICATION	2022-02-11

SCALE As Indicated
DATE 3/28/2022 2:44:33 PM
DRAWN BY Author
CHECKED BY Checker

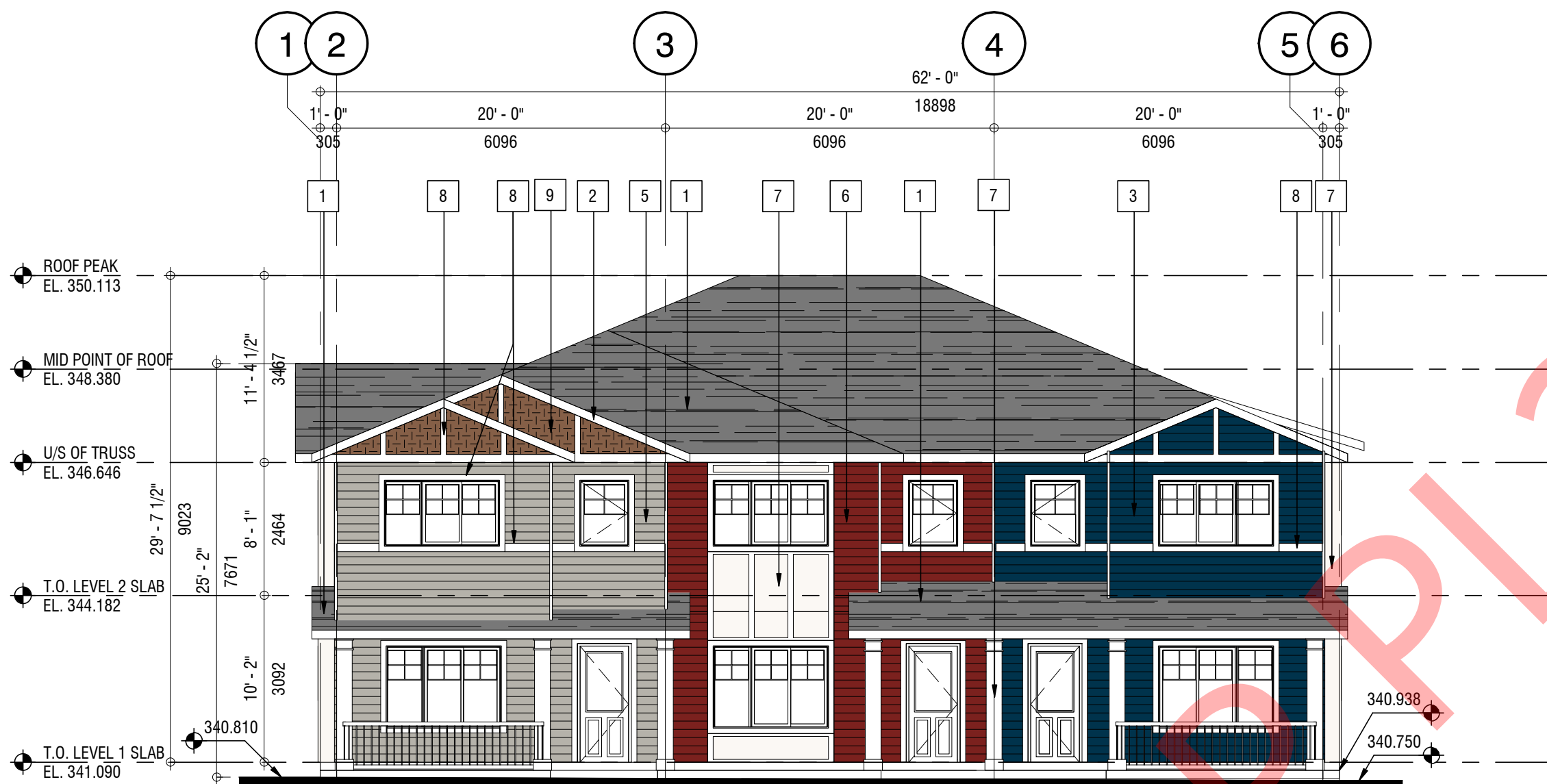
DRAWING NO.

DP-I-4.0



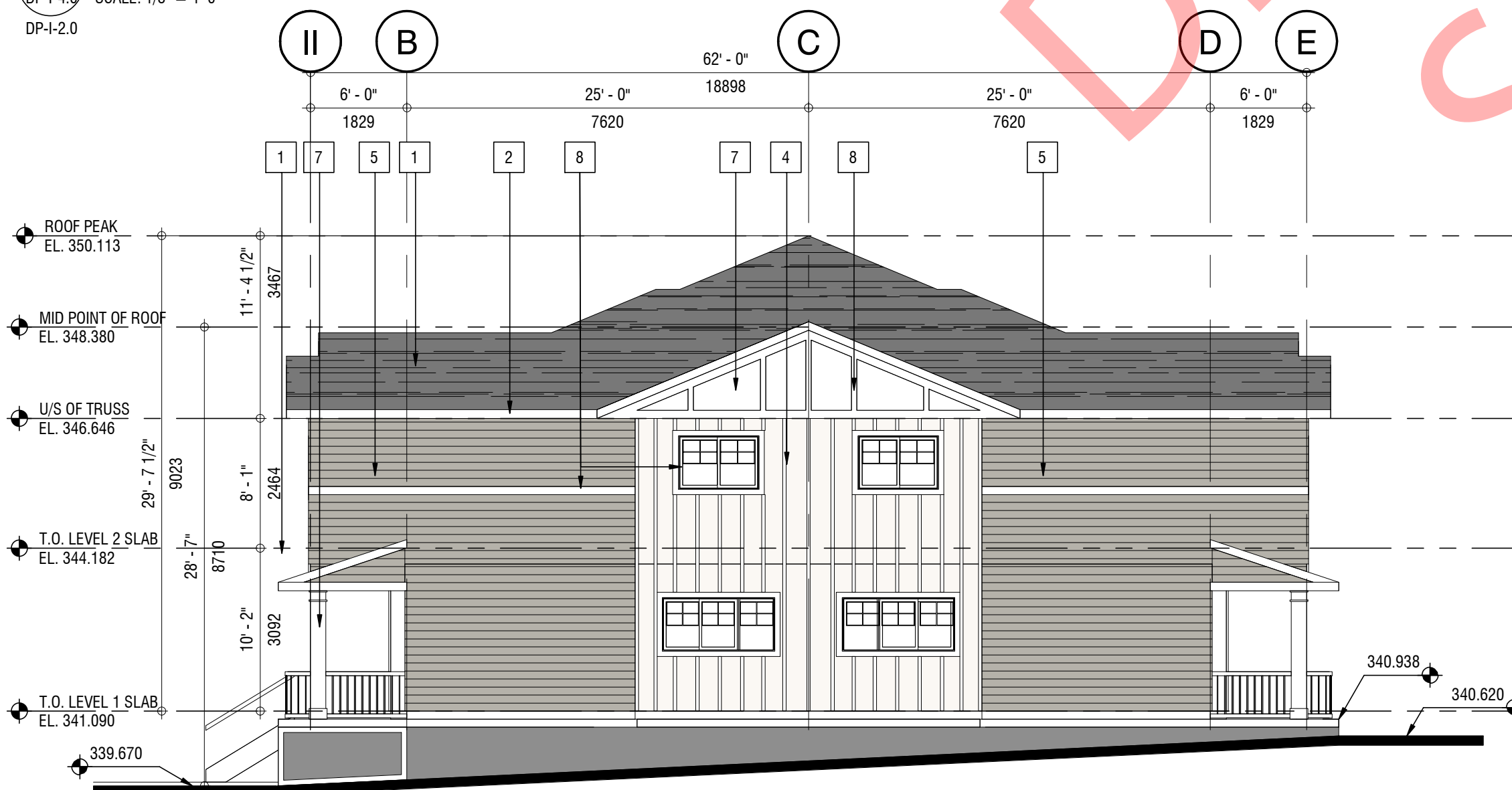
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DP-I-2.0



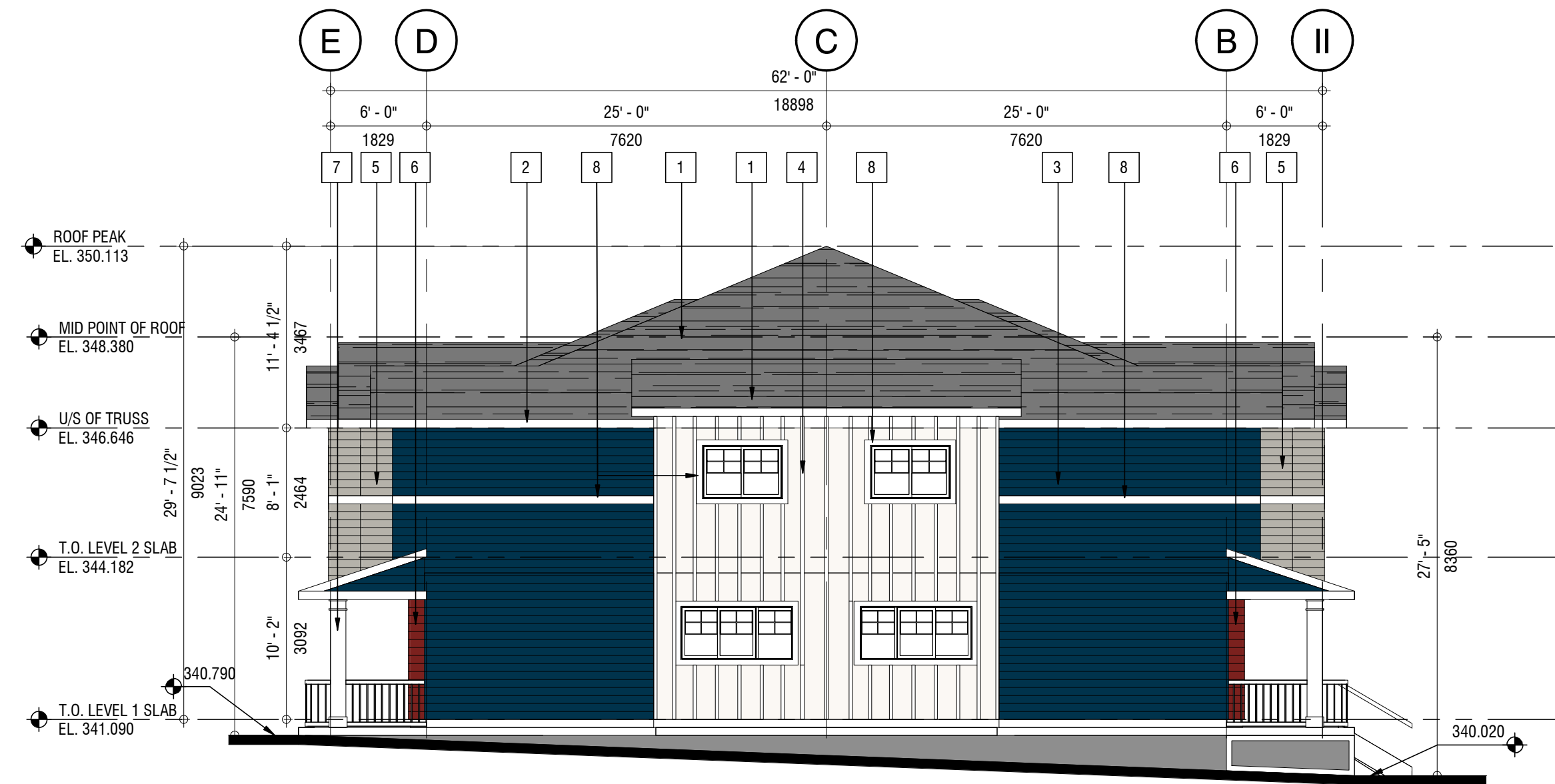
2 West Elevation

DP-I-4.0 SCALE: 1/8" = 1'-0"
DP-I-2.0



4 North Elevation

DP-I-4.0 SCALE: 1/8" = 1'-0"
DP-I-2.0



3 South Elevation

DP-I-4.0 SCALE: 1/8" = 1'-0"
DP-I-2.0

Elevation - Code Legend

- 1 ASPHALT ROOF SHINGLES - BLACK
- 2 METAL FASICA
- 3 FIBRE CEMENT LAP SIDING - BLUE
- 4 FIBRE CEMENT BOARD AND BATTEN SIDING - WHITE
- 5 FIBRE CEMENT LAP SIDING - GRAY
- 6 FIBRE CEMENT LAP SIDING - RED
- 7 FIBRE CEMENT PANEL - WHITE
- 8 SMARTBOARD TRIM- WHITE
- 9 FIBRE CEMENT SHINGLE SIDING - WOOD FINISH
- 10 FIBRE CEMENT LAP SIDING - WHITE
- 11 FIBRE CEMENT PANEL - GRAY

02 DP - Elevation - Code Legend

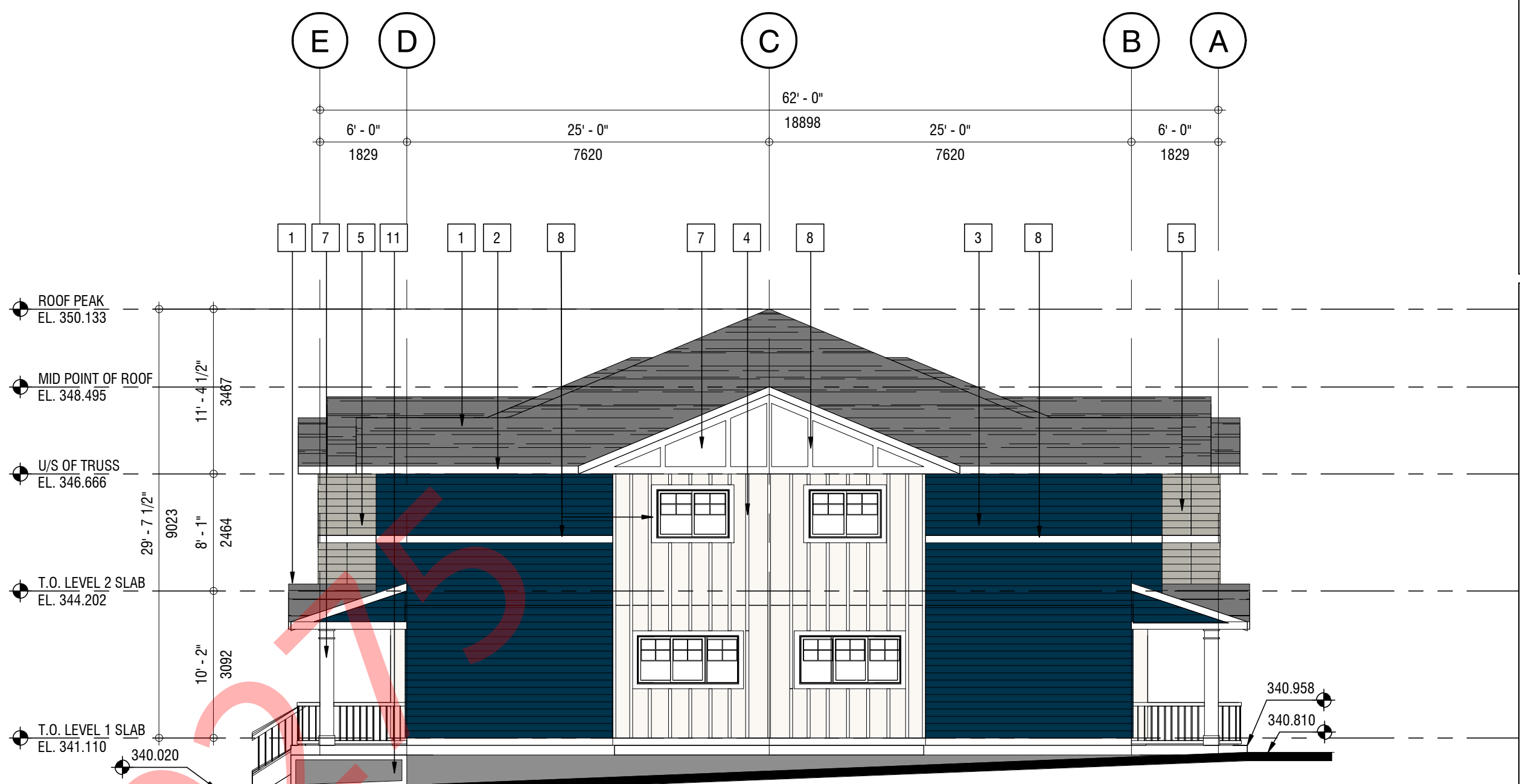
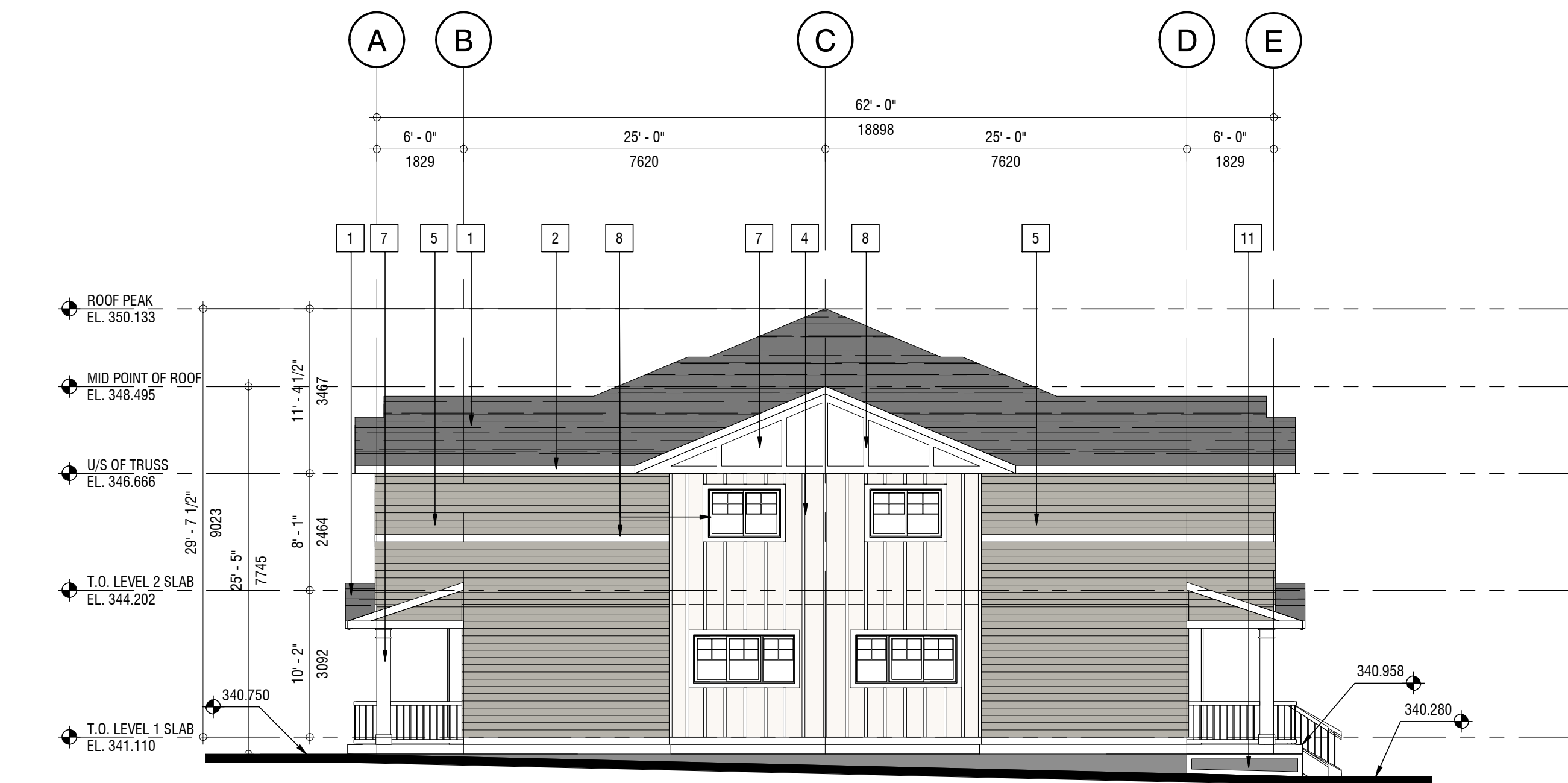
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REVISION	DATE
1 OCP AND LAND USE REZONE- REVISION	2022-02-04
2 D.P. APPLICATION	2022-02-11
3 TPC RESPONSE	2022-03-28

SCALE As Indicated
DATE 3/28/2022 3:20:15 PM
DRAWN BY Author
CHECKED BY Checker

DRAWING NO.

DP-J-4.0



Elevation - General Notes

- ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE WHITE
- ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

02 DP - Elevation - General Notes

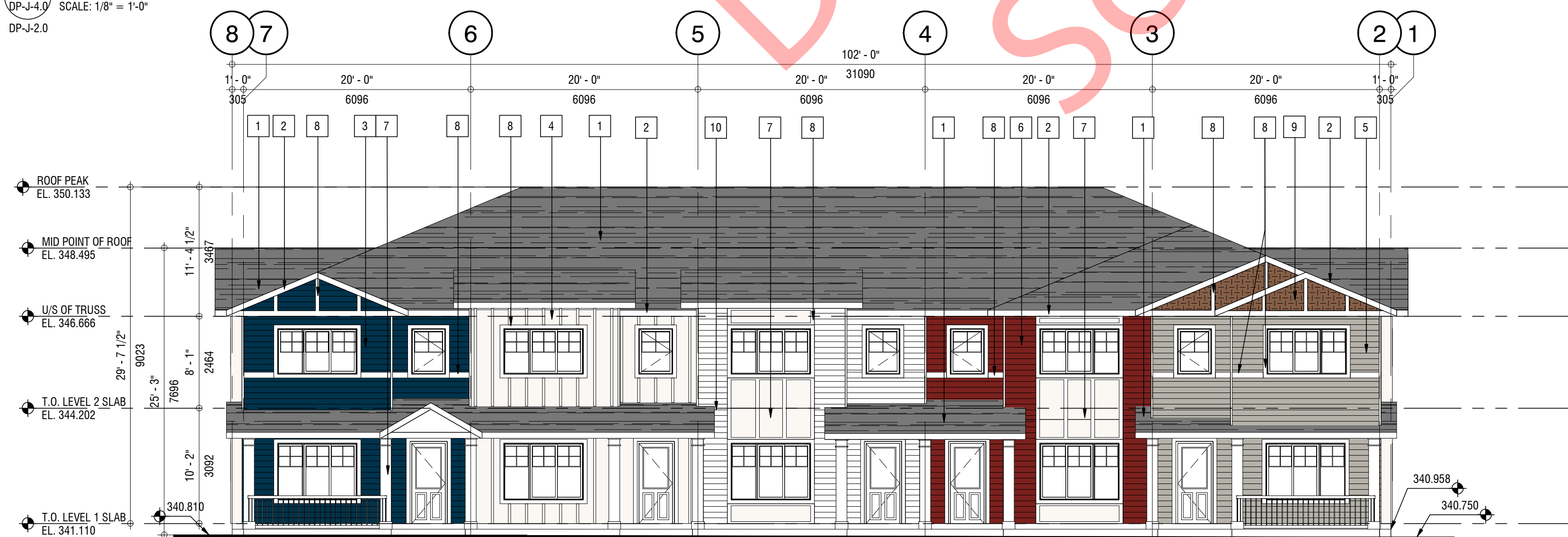
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Elevation - Code Legend

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- METAL FASCIA
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- FIBRE CEMENT LAP SIDING - GRAY
- FIBRE CEMENT LAP SIDING - RED
- FIBRE CEMENT PANEL - WHITE
- SMARTBOARD TRIM- WHITE
- FIBRE CEMENT SHINGLE SIDING - WOOD FINISH
- FIBRE CEMENT LAP SIDING - WHITE
- FIBRE CEMENT PANEL - GRAY

02 DP - Elevation - Code Legend

SCALE: 12" = 1'-0"



The Corporation of the City of Penticton

Bylaw No. 2022-22

A Bylaw to Amend Official Community Plan Bylaw No. 2019-08

WHEREAS the Council of the City of Penticton has adopted an Official Community Plan Bylaw pursuant to the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend "Official Community Bylaw No. 2019-08";

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 "Official Community Plan Amendment Bylaw No. 2022-22."

2. **Amendment:**

"Official Community Plan Bylaw No. 2019-08" is hereby amended as follows:

2.1 To change the following designations as follows:

Amend Map 1: Future Land Use, by changing the future land use designation for Lot 3 District Lots 379 and 182 Similkameen Division Yale District Plan 6750 Except Plan H14743, located at 435 Green Ave West, from 'Detached Residential' to 'Ground Oriented Residential'.

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

READ A FIRST time this	3	day of	May, 2022
A PUBLIC HEARING was held this		day of	, 2022
READ A SECOND time this		day of	, 2022
READ A THIRD time this		day of	, 2022
ADOPTED this		day of	, 2022

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

John Vassilaki, Mayor

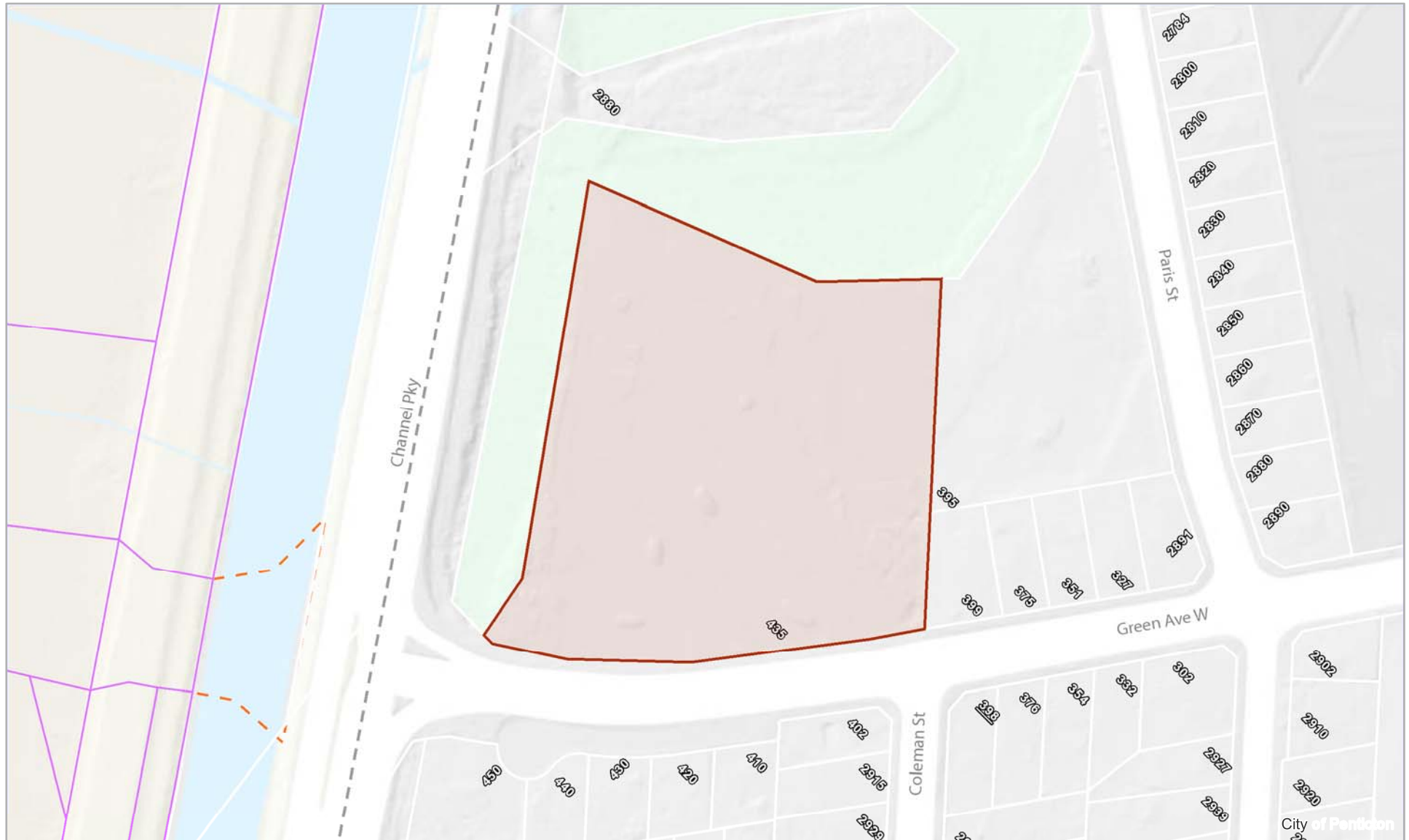
Angie Collison, Corporate Officer



Schedule A: OCP Amendment Bylaw 2022-22

Date:

Corporate Officer:

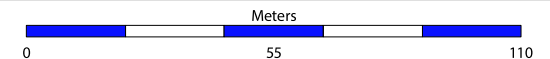


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1:1,680

April 27, 2022 8:46:49 AM



Coordinate System: NAD 1983 CSRS UTM Zone 11N

penticton.ca

The Corporation of the City of Penticton

Bylaw No. 2022-23

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 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. 2022-23".

2. **Amendment:**

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

Rezone Lot 3 District Lots 379 and 182 Similkameen Division Yale District Plan 6750 Except Plan H14743, located at 435 Green Avenue West, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

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

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

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

for Minister of Transportation & Infrastructure

John Vassilaki, Mayor

Angie Collison, Corporate Officer



Schedule A: Zoning Amendment Bylaw 2022-23

Date:

Corporate Officer:

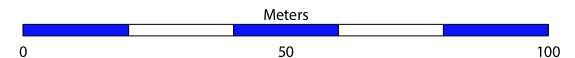


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1:1,440

April 27, 2022 8:39:54 AM



Coordinate System: NAD 1983 CSRS UTM Zone 11N

penticton.ca