

July 6, 2023

Address & Legal Description

732 Government Street

Lot 5, District Lot 249, Similkameen Division Yale
District, Pan 3578, Except Plan KAP68411

Subject & Proposal

Zoning Amendment Bylaw 2023-20



The applicant is proposing to construct a four unit, three-storey townhouse on the subject property (Figure 1).

In order to proceed with the proposed development, the applicant has requested to rezone the property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).



Figure 1 – Conceptual Rendering of Proposed Development

Council Consideration:

A Public Hearing has been scheduled for **6:00 pm, Tuesday, July 18, 2023** in Council Chambers, Penticton City Hall, 171 Main St.

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.

Information:

You can find the staff report to Council and Zoning Amendment Bylaw 2023-20 on the City's website at www.penticton.ca/publicnotice or scan the QR code to the right.

Please contact the file manager Jordan Hallam at 250-490-2429 or jordan.hallam@penticton.ca with any questions.



Public Comments:

Any person whose interest may be affected by the proposed bylaw:

1. May participate at the Public Hearing via Zoom or telephone. Please visit www.penticton.ca/publichearings for details and the Zoom link.
2. May appear in person.
3. Submit written comments by mail or email no later than 9:30 am, Tuesday, July 18, 2023, 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: 732 Government St.

No letter, report or representation from the public will be received by Council after the conclusion of the July 18, 2023 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 & Licencing Manager



Council Report

penticton.ca

Date: June 20, 2023
To: Donny van Dyk, Chief Administrative Officer
From: Jordan Hallam, Planner I
Address: 732 Government Street

File No: RMS/732 Government St

Subject: Zoning Amendment Bylaw No. 2023-20
Development Permit PL2023-9544

Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2023-20", for Lot 5 District Lot 249 Similkameen Division Yale District Plan 3578 Except Plan KAP68411, located at 732 Government Street, a bylaw to rezone the subject property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing);

AND THAT Council forward "Zoning Amendment Bylaw No. 2023-20" to the July 18, 2023 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2023-20", the following condition be met:

1. A 0.3 m wide road dedication along Government Street is registered with the Land Title Office.

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2023-20", consider and approve "Development Permit PL2023-9544", for Lot 5 District Lot 249 Similkameen Division Yale District Plan 3578 Except Plan KAP68411, located at 732 Government Street, a permit to approve the form and character of a four-unit townhouse.

Strategic Priority Objective

Livable and Accessible: Proactively plan for deliberate growth; focused on an inclusive, healthy, safe and desirable place to live.

Proposal

The applicant is proposing to construct a four unit, three-storey townhouse on the subject property (Figure 1). In order to proceed with the proposed development, the applicant has requested to rezone the property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

Further, the applicant requires Development Permit approval for the form and character of the building, which has been included for Council's consideration.



Figure 1 – Conceptual Rendering of Proposed Development

Background

The subject property (Figure 3) is currently zoned R2 (Small Lot Residential) and is designated as 'Ground Oriented Residential' (Figure 2) by the Official Community Plan (OCP). The subject property contains a single family home that was constructed in the 1950's.

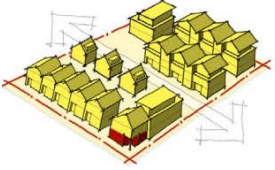
Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
Ground Oriented Residential 	Medium-density residential areas with multi-family developments where each unit has an exterior door and construction is primarily wood frame, or bareland stratas.	• Duplexes with suites • Cluster housing • Fourplexes higher-density rowhouses • Townhouses and stacked townhouses • Bareland strata developments	• Residential • Limited Service/ Retail	• Up to 3 ½ storeys	• RM2 • RM5 • C2

Figure 2 – OCP Land Use Designation

The surrounding area is a mixture of uses, including mostly single family dwellings directly adjacent, infill development, single family, duplex, townhouses, and apartments. The property's proximity to the variety of uses make it appropriate for increased density. The property is within walking distance of Penticton Secondary School and KVR Middle School, providing green space for future tenants and residents. The property is also located within close proximity of the downtown area and grocery stores. This area is also well serviced by pedestrian, cycling and transit networks.

Climate Impact

The proposed development proposes four units, increasing density in an area close to services, employment, school and well served by transit. Two Class 2 Bicycle parking spaces are provided for visitors and each dwelling unit has ample space in their garages to provide Class 1 bicycle parking spaces, resulting in 4 Class 1 spaces.

Each dwelling unit is required to provide 1 (4 total) Level 2 Electric Vehicle ready space.

This building will be required to meet Step 3 of the BC Energy Step Code. Step 3 requires new builds to be at minimum 20% more efficient, with a goal of being Net Zero Ready for new construction by 2032.

Financial Implication

The applicant is responsible for all development costs, including any service upgrades and the payment of Development Cost Charges (DCC's) to help offset the added demand on City services from the proposed development.

Technical Review

This application was reviewed by the City's Technical Planning Committee (TPC). The TPC raised comments regarding landscaping and boulevard trees. Staff worked with the applicant to address these concerns, and 3 boulevard trees were provided on the landscape plan. The original proposal had driveways onto Government St, this was not desirable and staff worked with the applicant to have vehicle access from the rear only. Typical servicing requirements have been identified for the Building Permit stage of the project, if the rezoning and development permit applications are supported by Council. These items have been communicated to the applicant.

Road Dedication

A 0.3 road dedication is required in order to have enough room for the planting of boulevard trees along Government St. Staff worked with the applicant to ensure 3 boulevard trees are planted on along the front of the property.



Figure 3 – Property Location Map

Development Statistics

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

	RM2 Zone Requirement	Provided on Plans
Minimum Lot Width*:	18 m	18.28 m
Minimum Lot Area*:	540 m ²	845.79 m ²
Maximum Lot Coverage:	40%	32.3%
Maximum Density:	0.8 Floor Area Ratio (FAR)	.64 FAR
Vehicle Parking:	Total Required: 1 per dwelling unit plus 0.25 spaces/unit for visitors Total Required: 5 spaces	Total Per Dwelling: 8 spaces Total Visitor: 2 spaces Total Provided: 10 spaces
Level 2 Electric Vehicle (EV) Ready Chargers:	Total Required: 1 per dwelling unit Total Required: 4 chargers	Total EV Ready Chargers Provided: 4 chargers
Bicycle Parking:	Total Class 1: 0.5 per unit Total Class 1 Required: 2 Total Class 2: 0.1 per unit Total Class 2 Required: 1 space	Total Class 1 Provided: 4 spaces (1 in each garage) Total Class 2 Provided: 2 spaces
Landscape Buffer:	Total Required: Minimum 3.0 m wide and one tree for every 10.0 m buffer area. One shrub for every meter of buffer area. Total Required: Minimum 3.0 m wide, 9 trees, and 110 shrubs.	Total Provided: 1.0 m wide (Variance through Development Permit), 16 trees, and 158 shrubs.
Required Setbacks		
Front Yard (Government St):	3.0 m	5.0 m
Interior Side Yard (north):	3.0 m	3.0 m
Interior Side Yard (south):	3.0 m	8.0 m
Rear Yard (lane):	6.0 m	6.55 m
Maximum Building Height	12 m	9.66 m
Other Information:	*Lot width and lot area are only applicable at the time of subdivision.	

Analysis

Zoning Amendment

The Official Community Plan (OCP) designation for the subject property is 'Ground Oriented Residential', which supports medium density residential areas with multi-family developments where each unit has an exterior door and construction is primarily wood frame, or bareland stratas (Figure 2). Duplexes with suites, cluster housing and fourplexes are some of the building types envisioned in this designation. The applicant

is proposing to construct a four unit townhouse on the subject property. The development and density proposed on the property are aligned with the vision of properties designated within the 'Ground Oriented Residential' designation.

In addition to alignment with the future land use designation, staff consider that the proposed zoning amendment will also allow for a development that is supported through the following OCP Goals and Policies:

OCP Policy 4.1.1.1	Focus new residential development in or adjacent to existing developed areas.
OCP Policy 4.1.3.1	Encourage more intensive "infill" residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.
OCP Policy 4.1.3.5	Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.
OCP Policy 4.1.4.1	Work with the development community – architects, designers and buildings – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
OCP Policy 4.1.5.1	Recognize that some traditionally single-family neighbourhoods will see intensification as the city grows, but ensure that new forms of residential development are compatible with the neighbourhood in scale and design, and are appropriately located (e.g., greater density closer to collector roads, services and amenities).
OCP Policy 4.2.5.2	Encourage land use planning that results in neighbourhoods that can be easily serviced by transit.

Staff consider that the application proposes an appropriately scaled development in an area of the city that has been identified for increased residential density by the OCP. The proposed rezoning to RM2 to allow a total of 4 dwelling units on the property is consistent with the increased density and building forms envisioned by the 'Ground Oriented Residential' designation.

Given that there is adequate policy through the OCP to support the proposed development, staff recommend that Council give first reading to "Zoning Amendment Bylaw No. 2023-20", and forward the bylaw to the July 18, 2023 Public Hearing to gather comments and feedback from the public.

Support Development Permit

The proposed development is considered within the Multifamily Residential Development Permit Area of the OCP, 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 development has been designed with the OCP design guidelines in mind.

Staff have completed a development permit analysis (Attachment 'D') that shows how the development conforms to the applicable design guidelines. The applicant has also provided an analysis within their letter of intent (Attachment 'E'), which outlines the project and its conformance to the OCP design guidelines.

As such, staff recommend that Council consider approving the Development Permit after adoption of the Zoning Amendment Bylaw.

Development Permit Variance

The OCP Section 5.1.4 allows for minor variances through a development permit in certain instances. The applicant is proposing a reduced landscaping buffer along the southern property line (Figure 4). Section 5.1.4 of the OCP allows for variances to landscaping buffers in cases where “the proposed building locations make establishment of a buffer difficult or impossible or where trees will not thrive. In cases where the buffer is reduced, compensatory planting elsewhere on the site or in adjacent public realm is required”. In this instance, the south property line is reduced in width from 3.0 m to 1.0 m, as a result of the drive aisle providing access to each unit’s garage. Staff are supporting this variance, as the landscaping plan still provides the required number of trees and shrubs along all property lines. As no plantings are reduced, staff are not requiring any compensatory plantings.

Landscaping buffers assist with providing a natural buffer between properties and uses. They also help to increase the urban forest inventory throughout the City. In this instance, the drive aisle between the proposed buildings and the south property line is 7.0 m, which reduces the overlook into the southern property. Staff considers that the added distancing between the property and the proposed buildings, as well as the proposed landscaping plan, which incorporates adequate plantings and species, make this a suitable variance through the Development Permit.

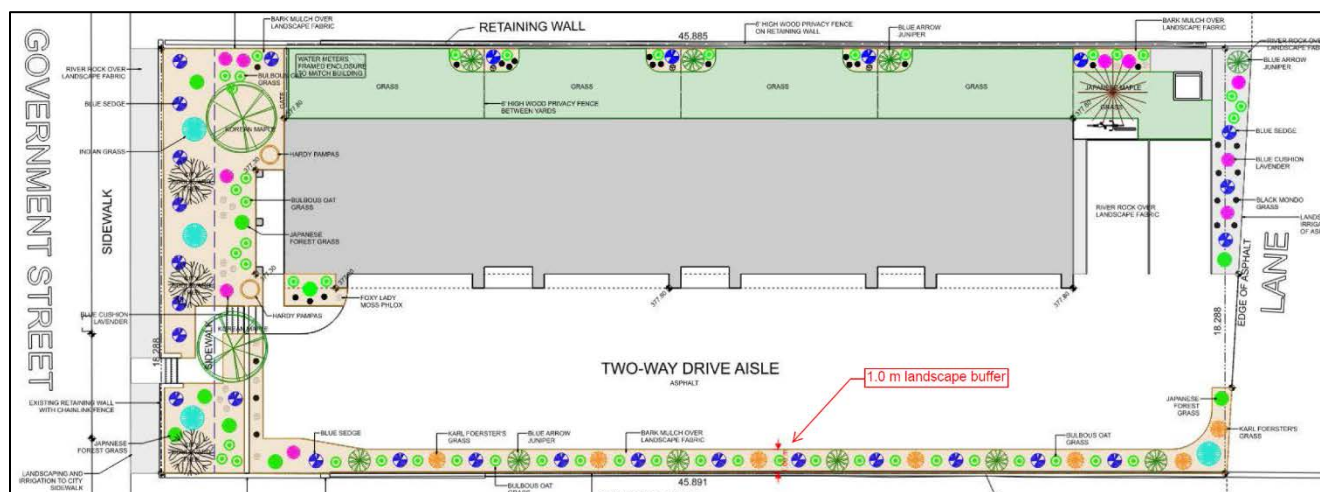


Figure 4 – Landscape Buffer

Alternate Recommendations

Council may consider that while the zoning amendment is aligned with the OCP by increasing density in a desirable area of the city, the development as proposed does not fit the character of the neighbourhood. If this is the case, Council may choose the alternate recommendation.

1. THAT Council deny first reading to “Zoning Amendment Bylaw No. 2023-20”.

Attachments

Attachment A – Zoning Map

Attachment B – Official Community Plan Map

Attachment C – Photos of Property

Attachment D – Development Permit Analysis (staff)

Attachment E - Letter of Intent and Development Permit Analysis (applicant)

Attachment F – Draft Development Permit PL2023-9544

Attachment G – Zoning Amendment Bylaw No. 2023-20

Respectfully submitted,

Jordan Hallam

Planner I

Concurrence

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

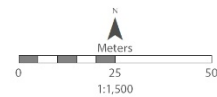


732 Government St Zoning Map



Legend

- Subject Parcel
- R1 - Large Lot Residential
- R2 - Small Lot Residential
- RM2 - Low Density Multiple Housing
- RM3 - Medium Density Multiple Housing
- RD1 - Duplex Housing
- P1 - Public Assembly
- RD2 - Duplex Housing: Lane
- P2 - Parks and Recreation
- Site Specific Zoning



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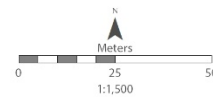
732 Government St

OCP Map



Legend

- | | |
|--|--|
| Subject Parcel | Future Land Use |
| Site Specific Zoning | Detached Residential |
| | Ground Oriented Residential |
| | Urban Residential |
| | Parks |
| | Infill Residential |

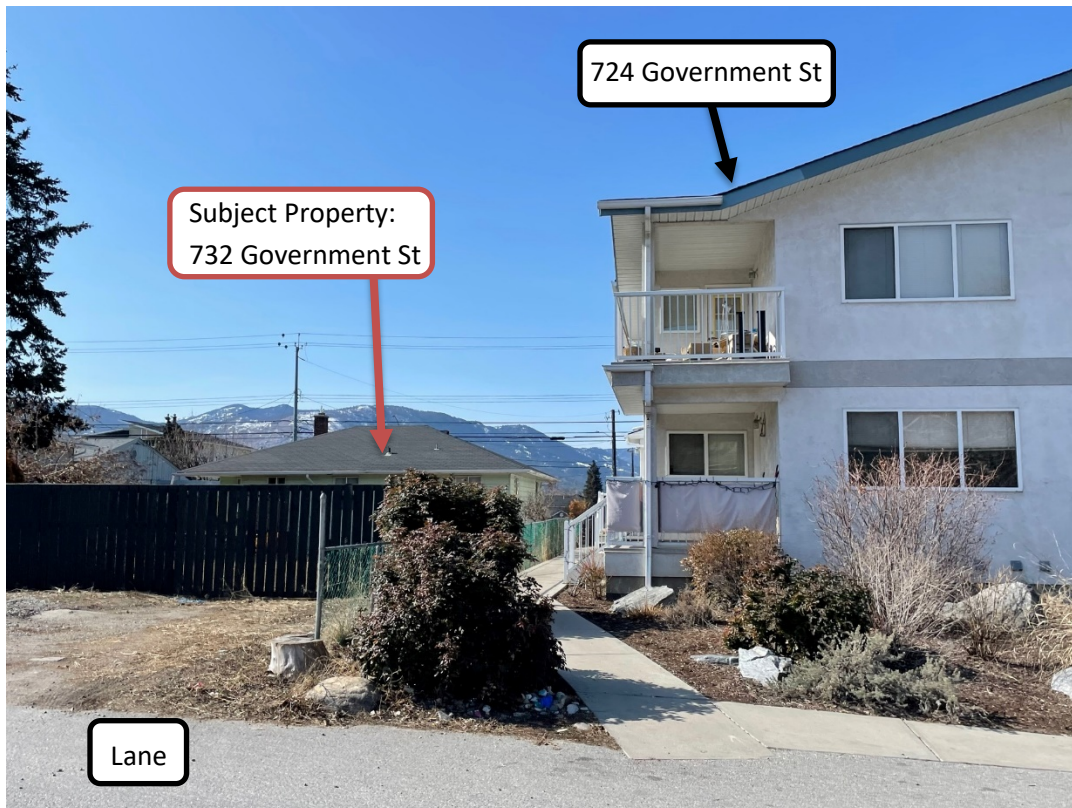
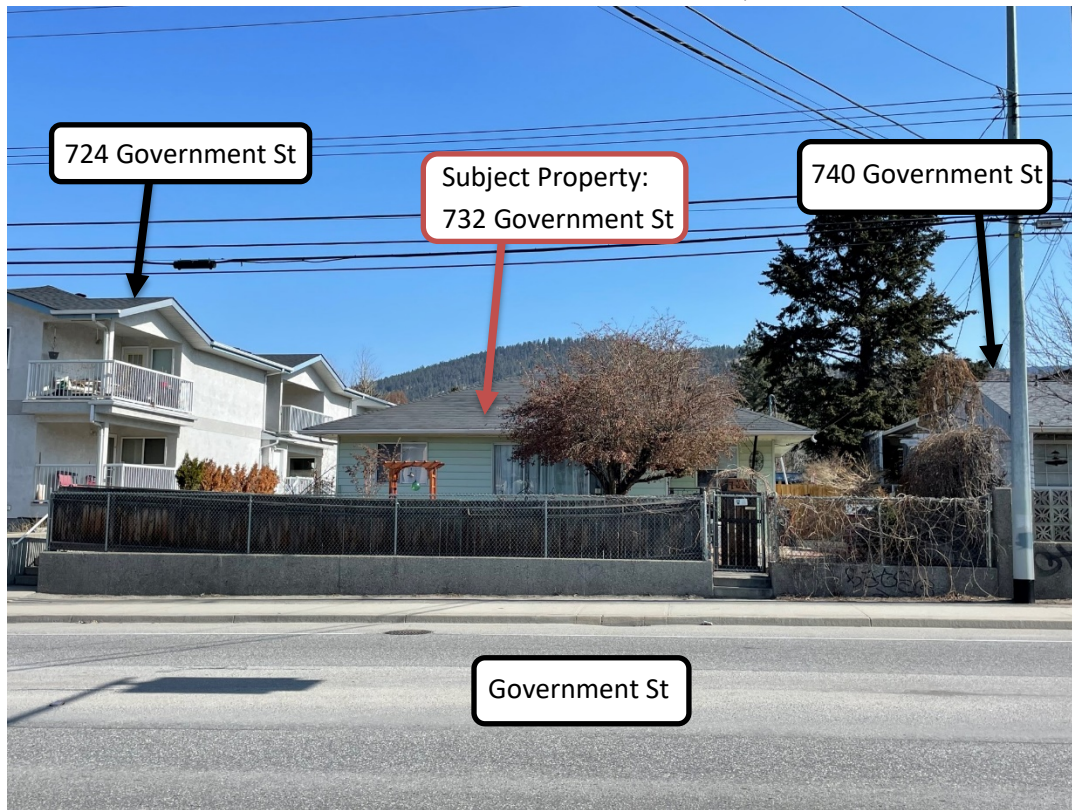


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Attachment C – Photos of Property





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 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 applicant has labelled geodetic elevations on the site plan, to show they have reviewed the topography of the property, which is relatively flat.
- Guideline G5 Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The applicant has located the proposed building at 5.0 m from the front yard, the minimum required is a 3.0m front yard setback, which helps to maintain a connection with the street. They have proposed a front door on the unit closest to Government Street that faces the street to add a pedestrian scale to the development.
- 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 proposed front yard fencing is limited to 1.2m (4ft.) in height, which is aligned with the Zoning Bylaw requirements and also helps to retain 'eyes on the street' by keeping sightlines open from private property to the public streetscape.
- Guideline G11 Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.*
- Government Street to the west side of the development provides pedestrian access to the development.
 - The proposed development has a sidewalk access from Government Street to allow barrier-free pedestrian access to all building unit entrances.
- Guideline G21 Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).*
- The proposed development provides private outdoor amenity area to the north behind each dwelling unit.
 - Each dwelling unit has a front door for access from the drive aisle, Government St, and the rear lane.
- Guideline G33 Water Conservation and Plant Maintenance: Xeriscaping, Irrigation & Mulching*
- The proposed development includes a landscaping plan that provides adequate and appropriate designs.
 - The plans indicate a fully automatic underground irrigation system, which helps to reduce overwatering and utilizes a drip system.
- Guideline G35 Tree planting...*

- Trees and shrubs have been provided at the front of the property as well along the north, east, and south property line with the landscape buffer.

Guideline MF1 All multifamily developments 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.

- The proposed development includes approximately 25.0 m² of outdoor grass amenity space for each unit. Each amenity space is separated by a fence to allow privacy for every unit.

Guideline MF3 Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest, and incorporate safe play areas in interior court yards.

- The proposed development has a tree proposed in the yard for each unit and multiple shrubs. This creates visual interest for the residents or tenants living in the units, and provides area of shade during the summer months.

Guideline MF4 Visitor parking should be:

- *In public view,*
- *Easily accessible near the main entry to the site, and*
- *Clearly indicated by pavements markings and/or signs*
- The proposed development has two visitor parking spaces off the lane.
- The visitor parking spaces are in good public view from the lane for drivers who come to visit residents or tenants of the proposed development.



March 2, 2023

Giroux Design Group Inc.

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

Re: 732 Government Street Development Permit Application

To City of Penticton Planning Department,

This letter is regarding the proposal to rezone and develop the property located at 732 Government Street. The Official Community Plan for the property is Ground Oriented Residential and the current zoning is R2 Small Lot Residential. The proposed development is consistent with the OCP designation but requires rezoning to RM2 Low Density Multiple Housing. A 2.4 m road dedication from the Government Street side has been allowed for on the plans. The ten parking spaces provided on site is twice the City requirement. No variances are required for this application.

The proposal is to build four townhouse units, the building will be three storeys in height, each dwelling will have 3 bedrooms and a two car garage. The location of the development is ideal for families as there are schools within walking distance, as well as shopping, parks, and the downtown core. Access to the property is provided from Government Street and the lane.

We believe the project meets the intent of providing modest densification to an area of town that has a mix of townhouses and high-density apartment buildings. In contrast to nearby apartment buildings, this development will provide much needed family housing in the area with private outdoor green areas and amenity space for families with children.

Thank you for considering our proposal.

Best regards,

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

732 GOVERNMENT STREET: DEVELOPMENT PERMIT ANALYSIS

PEDESTRIAN CONNECTIVITY

The development is on a road with pedestrian sidewalks and within walking and biking distance to the downtown business core and shopping. The location is central to parks and within blocks of both middle, and high schools. City Bus stops are also located nearby, allowing easy access to transit.

PARKING

Each unit has secured garage parking for two vehicles accessed by a two-way drive lane coming from Government Street with two additional visitor parking spots. No variances are needed for parking as the number of spaces exceeds the COP requirements.

DESIGN FOR CLIMATE

The building will meet the requirements of Step 3 of the BC Building Code. Each property has its own private rear yard to allow for outdoor living.

ORIENTATION & MASSING

Each unit has its own entry door with a covered entry. The townhouses are three storeys tall and will nicely suit the neighbourhood which is comprised of houses, duplexes, townhouses, and apartment buildings of varying size. At 9.7 meters tall the building is under the 12 m maximum height allowance. The style of the building is a modern style which will complement the neighbourhood and is in harmony with newer construction in the area as well as the older apartment buildings.

LANDSCAPING (ENHANCING THE URBAN FOREST)

The landscaping plan for the development includes the planting of 12 trees along the surrounding property lines. Along Government Street a continuous planting bed borders the sidewalk providing pleasing aesthetics and increased curb-appeal. Two trees are to be planted along Government Street and a grass area with surrounding planting beds containing low-maintenance plants will create a pleasing aesthetic and curb appeal for the development and a pleasant environment for occupants. In minimal selected areas, river rock is used to provide a clean, easily maintained utility spaces. A grass lawn at the front property line will provide a pleasant green accent for the property. Grassed rear yards will provide pleasant private areas for each unit and will contain accent planting beds and Blue Arrow junipers.

WASTE MANAGEMENT

Garbage and recycling collection is provided by individual bins provided for each unit to be collected from in front of each garage door on collection day. The garbage and recycling bins will be stored within the unit garages on non-collection days.

FENCES

Six-foot-high wood privacy fences will be installed along the surrounding property lines excluding the front property line and will be stepped down to four feet within the front yard setback. Six-foot-high privacy fences will also be between each of the townhouse rear yards.

Development Permit

Permit Number: DP PL2023-9544

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 5 District Lot 249 Similkameen Division Yale District Plan 3578 Except Plan KAP68411
 - Civic: 732 Government Street
 - PID: 010-843-205
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a four unit townhouse 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 \$20,000.00 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).

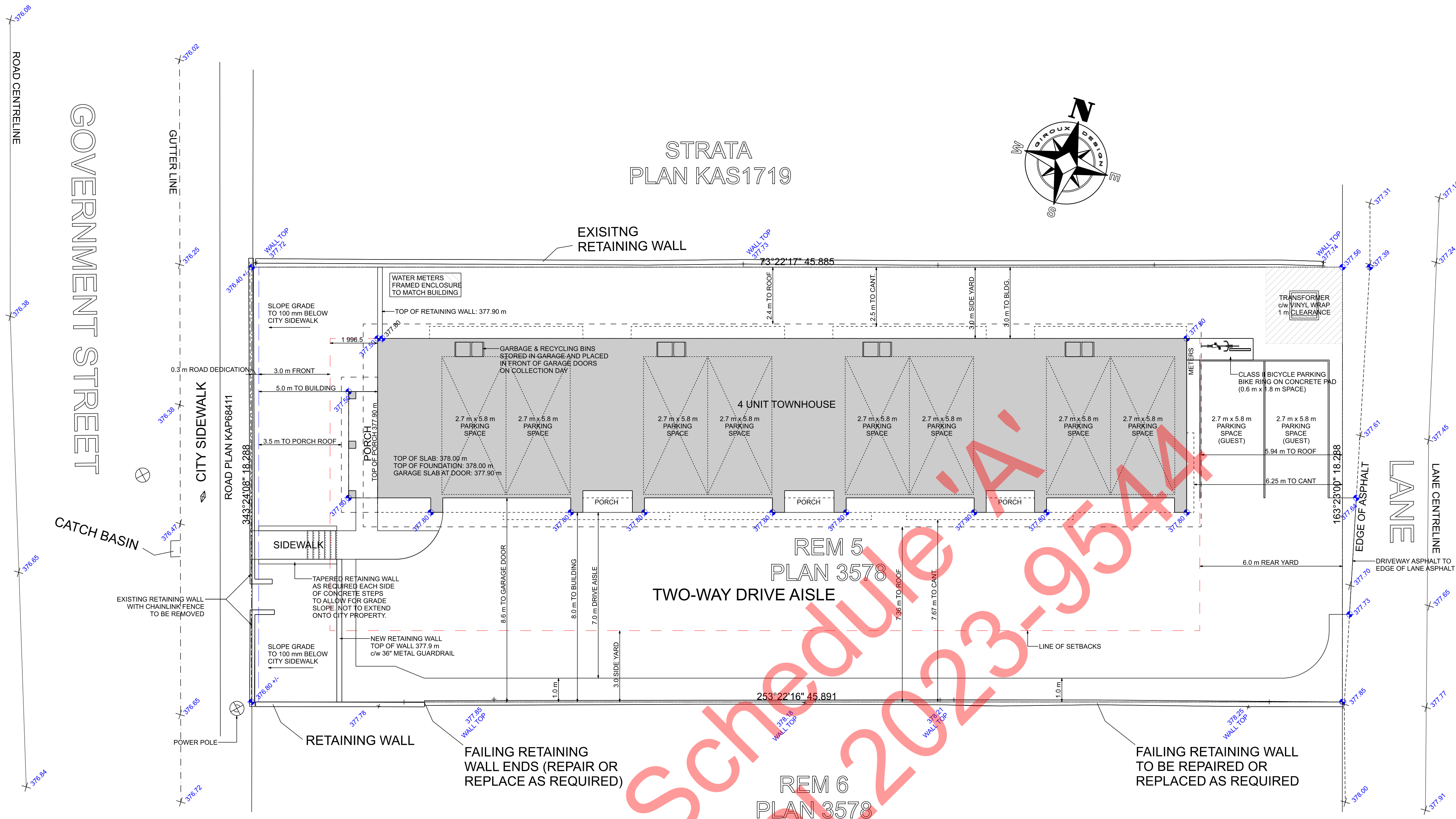
General Conditions

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 18th day of July, 2023.

Issued this ____ day of July, 2023.

Angela Collison
Corporate Officer



SITE PLAN
SCALE: 1:100
CIVIC ADDRESS: 732 GOVERNMENT STREET, PENTICTON, BC
LEGAL DESCRIPTION: LOT 5, DL 249, SDYD, PLAN 3578, EXCEPT PLAN KAP68411
PID: 010-843-205

BASED ON SURVEY BY MANDEVILLE LAND SURVEYING INC.
PROFESSIONAL B.C. AND CANADA LAND SURVEYORS
FIELD SURVEY COMPLETED THIS 1st DAY OF APRIL, 2022.
FILE NO.: 22-086
ELEVATIONS ARE GEODETIC (ORTHOMETRIC CGVD28 HTv2.0) DERIVED FROM
GNSS OBSERVATION AND PENTICTON MONUMENT #4890

ZONING COMPLIANCE TABLE (CURRENT ZONING R2-PROPOSED RM2)			
REGULATION	REQUIRED	PROVIDED ON PLANS	VARIANCE REQUIRED
OCP DESIGNATION	G.O.R.	G.O.R.	NO
LOT AREA (SUBDIVISION ONLY)	540 m2	839.19 m2	N/A
MINIMUM LOT WIDTH (SUBDIVISION ONLY)	18.0 m	18.29 m	N/A
MAXIMUM LOT COVERAGE	40%	31% (256.0 m2)	NO
MAXIMUM DENSITY	0.80 FAR	0.73 FAR (613.1 m2)	NO
MAXIMUM HEIGHT	12 m	9.71 m	NO
MINIMUM FRONT YARD (WEST)	3.0 m	3.0 m	NO
MINIMUM INTERIOR SIDE YARD (NORTH)	3.0 m	3.0 m	NO
MINIMUM INTERIOR SIDE YARD (SOUTH)	3.0 m	3.0 m	NO
MINIMUM REAR YARD (EAST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT+GUEST)	5	10	NO
BICYCLE PARKING (CLASS I/CLASS II)	GARAGE/1	GARAGE/1	NO
AMENITY AREA (20 m2 PER UNIT)	80 m2	123 m2	NO

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Site Plan & Zoning Compliance Table

GURJANT GILL

732 GOVERNMENT STREET
PENTICTON, BC

DESIGN BY: AIG

DATE: 2023-06-07

DRAWN BY: AIG

REVISED:

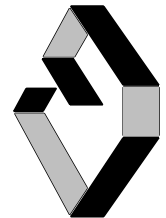
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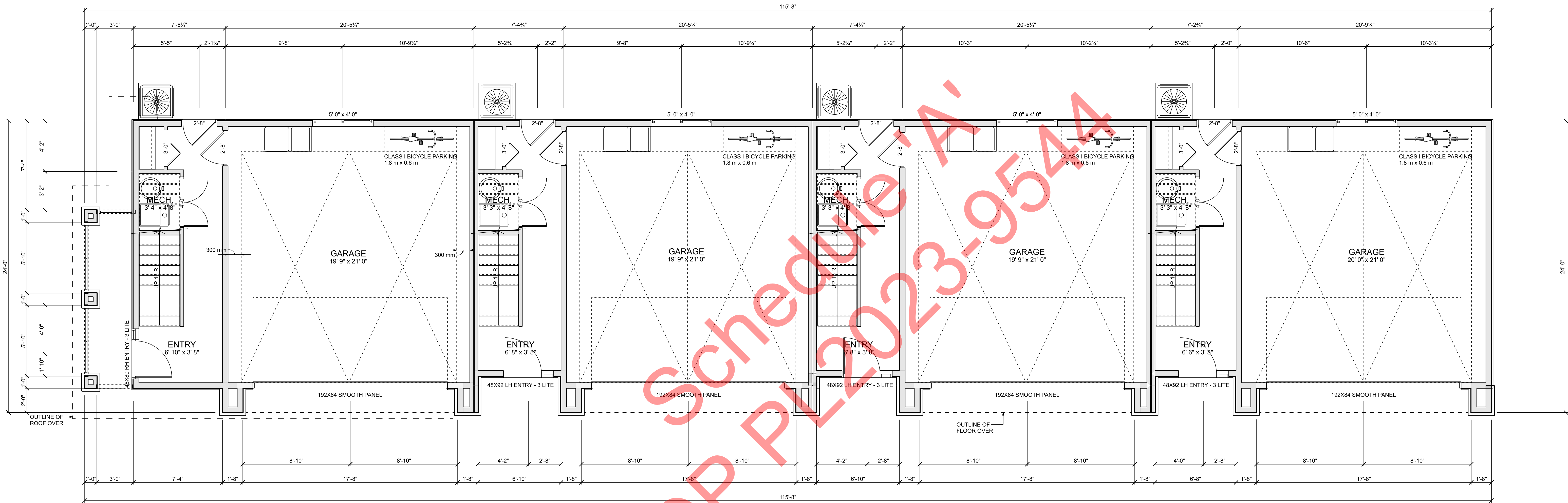
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PLAN NO.
WP-5675

SLAB

SHEET NO.
A1

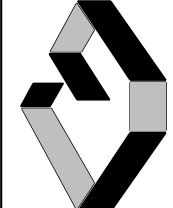


LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
LOWER FLOOR LIVING AREA: 447 sq ft.
GARAGE AREA: 1826 sq ft.

GURJANT GILL	
732 GOVERNMENT STREET PENTICTON, BC	
DESIGN BY: AIG	DATE: 2023-06-07
DRAWN BY: AIG	REVISED:

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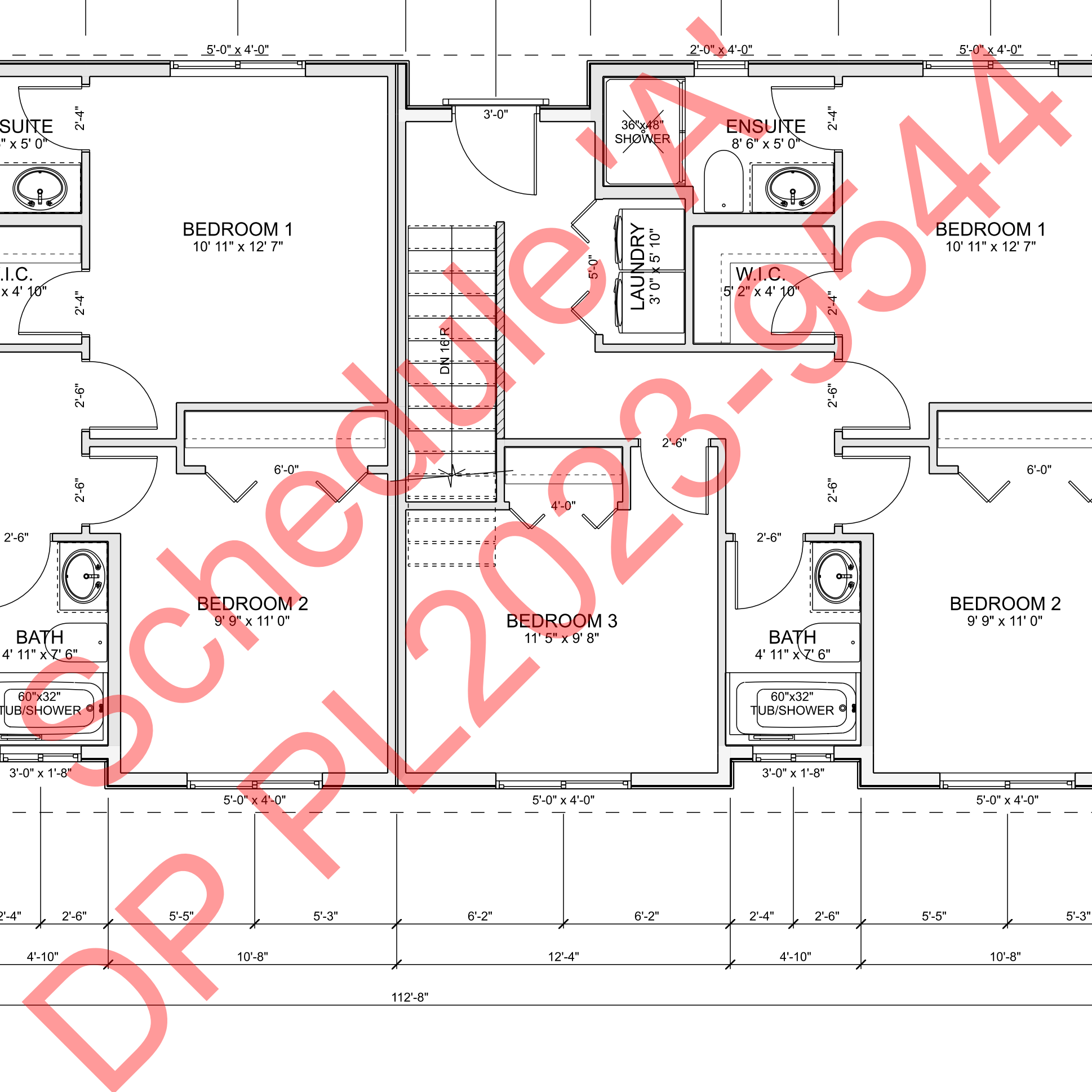


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PLAN NO.	WP-5675
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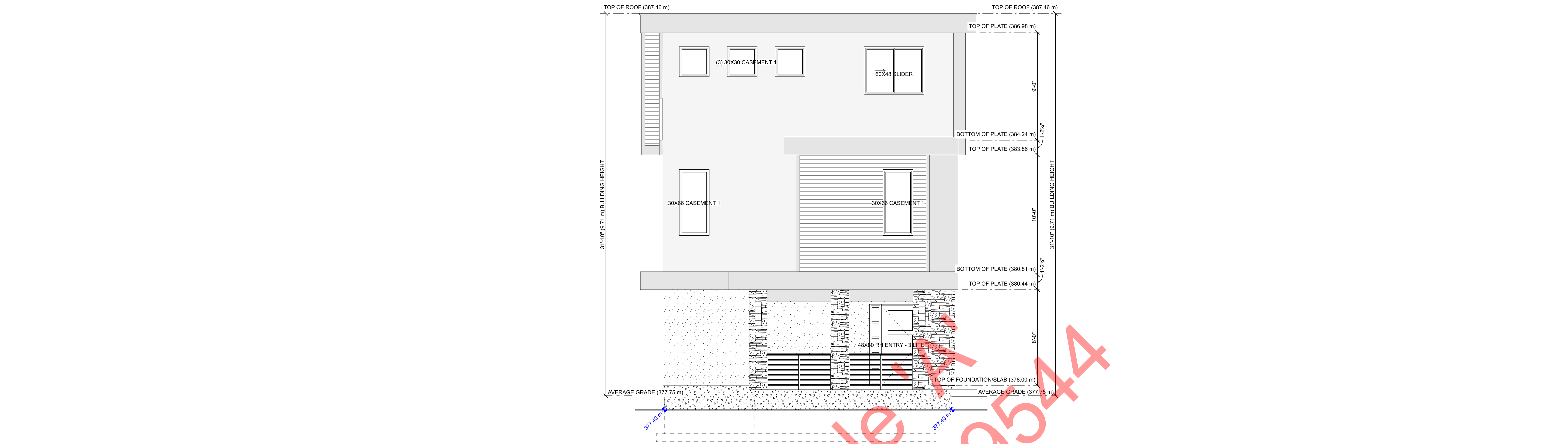
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Lower Floor Plan



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PLAN NO. WP-5675 SLAB	
SHEET NO. A6	



WEST ELEVATION (FACING GOVERNMENT ST.)
SCALE: 1/4" = 1'-0"



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

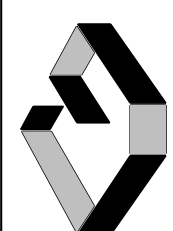
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Exterior Elevations (West and South)

GURJANT GILL	
732 GOVERNMENT STREET	
PENTICTON, BC	
DESIGN BY: AIG	DATE: 2023-06-07
DRAWN BY: AIG	REVISED:

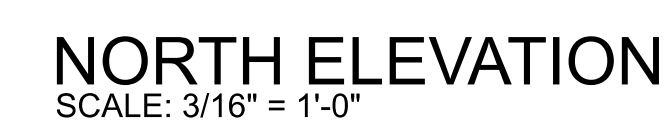
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PLAN NO.	WP-5675
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Colour Elevations

GURJANI GILL

732 GOVERNMENT STREET
PENTICTON, BC

DESIGN BY: AJG	DATE: 2023-06-07
DRAWN BY: AJG	REVISED:

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PLAN NO.
WP-5675

SLAB

SHEET NO.
A9

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Schedule A: Zoning Amendment Bylaw 2023-20

Date:

Corporate Officer:

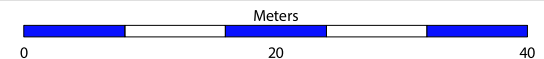


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1:600

June 12, 2023 11:33:24 AM



Coordinate System: NAD 1983 CSRS UTM Zone 11N

penticton.ca