

July 20, 2023

Address & Legal Description

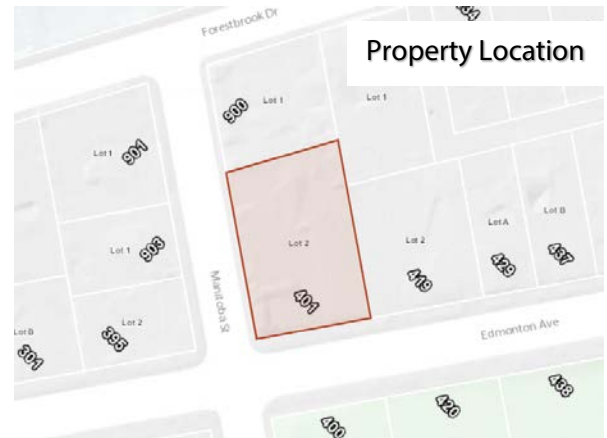
401 Edmonton Avenue

Lot 2, District Lot 202, Similkameen Division Yale District Plan 7727

Subject & Proposal

Zoning Amendment Bylaw 2023-25

Development Variance Permit PL2022-9322



The applicant is proposing an infill development on the subject property. The existing home would remain on a proposed new lot facing Manitoba Street (Proposed Lot C). Two new lots would face Edmonton Avenue, with Proposed Lot A having a side-by-side duplex with one duplex suite (3 units) and Proposed Lot B having a side-by-side duplex with no duplex suite (2 units). In total, 5 new units are proposed, in addition to the one existing home to be retained. A total of three lots would be created (Figure 1).

To facilitate the proposed development, the applicant is requesting to rezone the southern 23.7m of the subject property from R2 (Small Lot Residential) to RD3 (Residential Infill) with the following site specific provision:

- A maximum of one duplex suite is permitted on proposed Lot A.

The existing home would retain its R2 (Small Lot Residential) zoning.

As a result of the proposed subdivision, the applicant has also applied to vary Section 10.2.2.3 of Zoning Bylaw 2023-08 to increase the maximum permitted lot coverage for the lot with the existing home (Proposed Lot C, Figure 1) from 40% to 41.3%.

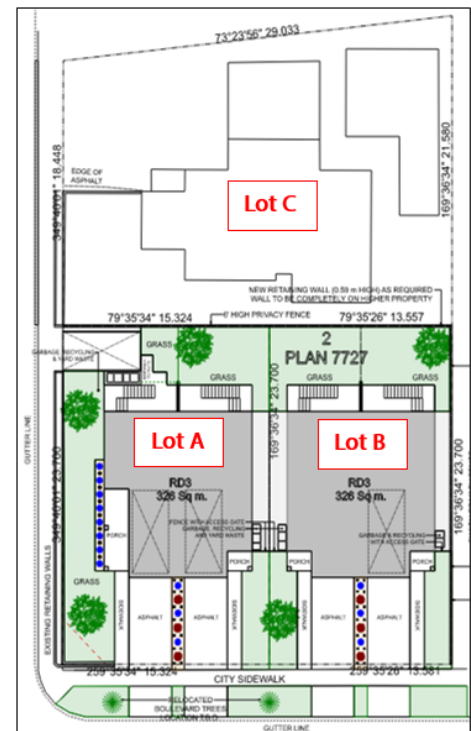


Figure 1: Proposed Development Layout

Council Consideration:

A Public Hearing has been scheduled for Zoning Amendment Bylaw 2023-25 at **6:00 pm, Tuesday, August 1, 2023** in Council Chambers, Penticton City Hall, 171 Main St.

Consideration of Development Variance Permit PL2022-9322 is subject to adoption of the Zoning Amendment Bylaw. Adoption of the bylaw may occur at a future Council meeting.

All meetings and public hearings are 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, Zoning Amendment Bylaw 2023-25 and Development Variance Permit PL2022-9322 on the City's website at www.penticton.ca/publicnotice or scan the QR code to the right.



Please contact the file manager Steven Collyer at 250-490-2507 or steven.collyer@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 at the Public Hearing.
3. Submit written comments by mail or email no later than 9:30 am, Tuesday, August 1, 2023, to:

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

Written comments regarding the development variance permit will also be received by the above noted time and date.

Please ensure the following is included in your correspondence:

Subject: 401 Edmonton Ave.

No letter, report or representation from the public will be received by Council after the conclusion of the August 1, 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: July 18, 2023
To: Donny van Dyk, Chief Administrative Officer
From: Steven Collyer, Senior Planner
Address: 401 Edmonton Avenue

File No: RMS/401 Edmonton Ave

Subject: Zoning Amendment Bylaw No. 2023-25
Development Variance Permit PL2022-9322
Development Permit PL2022-9323
Development Permit PL2022-9324

Staff Recommendation

Zoning Amendment

THAT Council give first reading to "Zoning Amendment Bylaw No. 2023-25", for Lot 2 District Lot 202 Similkameen Division Yale District Plan 7727, located at 401 Edmonton Avenue, a bylaw to rezone the southern 23.7m of the property from R2 (Small Lot Residential) to RD3 (Residential Infill), with the following site-specific provision:

- A maximum of one duplex suite is permitted on proposed Lot A.

AND THAT Council forward "Zoning Amendment Bylaw No. 2023-25" to the August 1, 2023 Public Hearing;

Development Variance Permit and Development Permit

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2023-25", consider and deny the associated "Development Variance Permit PL2022-9322", a permit to vary Section 10.2.2.3 of Zoning Amendment Bylaw No. 2023-08, to increase the maximum permitted lot coverage for the retained lot with the existing home from 40% to 41.3% as the result of a proposed subdivision;

AND THAT Council, subject to consideration of "Development Variance Permit PL2022-9322", consider and deny the associated "Development Permit PL2022-9323" and "Development Permit PL2022-9324", permits to approve the form and character of a duplex with one duplex suite on Proposed Lot A and a duplex (no duplex suites) on proposed Lot B.

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 an infill development on the subject property. The existing home would remain on a proposed new lot facing Manitoba Street. Two new lots would face Edmonton Avenue, with Proposed Lot A having a side-by-side duplex with one duplex suite (3 units) and Proposed Lot B having a side-by-side duplex with no duplex suite (2 units) (Figure 1). In total, 5 new units are proposed, in addition to the one existing home to be retained. (Figure 2). A total of three lots would be created.



Figure 1 - Artistic rendering of proposed development (not to scale)

To facilitate the proposed development, the applicant is requesting to rezone the southern 23.7m of the subject property from R2 (Small Lot Residential) to RD3 (Residential Infill). The existing home would retain its R2 (Small Lot Residential) zoning.

A development variance permit application has been submitted to allow for increased lot coverage on the retained lot with the existing home, as a result of the proposed subdivision, allowing 41.3% lot coverage where 40% is typically the maximum permitted.

In addition, the applicant has submitted two development permit applications, for the form and character of the proposed duplex lots.

At this time, staff are supportive of the request to amend the zoning on the property. The proposed zoning is aligned with the OCP vision for the property. However, staff are not supportive of the development plans as presented. The proposed subdivision and development plans result in the installation of driveways and service connections through the Edmonton Avenue boulevard which are expected to damage mature City-owned boulevard trees. The option staff is recommending would allow the zoning on the property to be amended, but require that the applicant continue to work with staff to design a proposal that respects the existing boulevard trees along Edmonton Avenue.

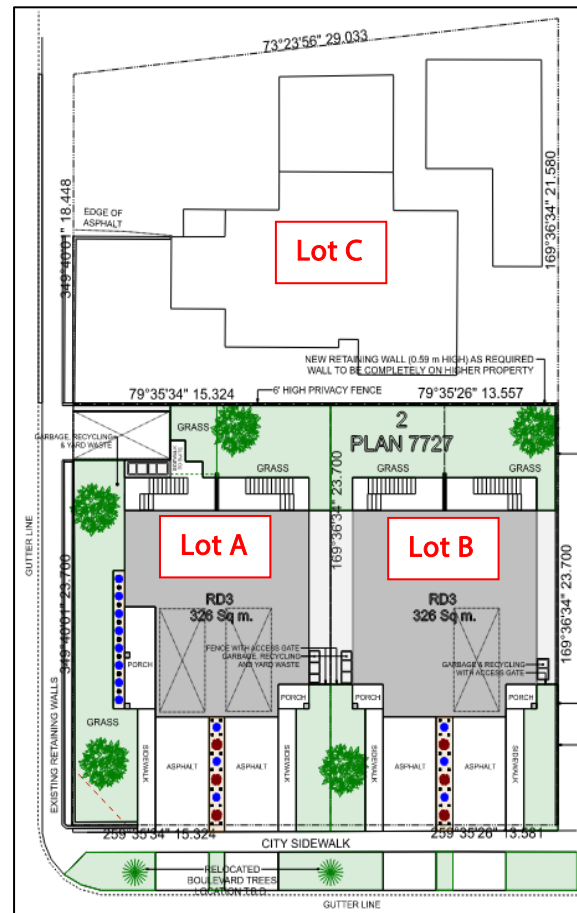


Figure 2 - Proposed development layout

Background

The subject property is located at the northeast corner of Edmonton Avenue and Manitoba Street (Figure 3). The property currently contains a single detached dwelling and a detached storage shed. There are two driveway accesses, one onto Edmonton Avenue and one onto Manitoba Street. There is no rear lane providing access to the property.

Surrounding land uses are primarily single detached homes and duplexes, with higher density residential uses including townhomes and apartments further west along Edmonton Avenue, towards Main Street.

The subject property is centrally located across the street from Kiwanis Park and within a couple blocks of KVR Middle School, Penticton Secondary School, the new Edmonton Avenue daycare, the KVR trail, and the Main Street corridor with a number of shops and services.

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



Figure 3 - Property location map

Climate Impact

Council adopted the Community Climate Action Plan (CCAP) in 2021. The proposed development is consistent with the following aspects of the CCAP:

- **Shift Beyond the Car:** Encourage active & accessible transportation and transit.
 - o The subject property is one block away from multiple bus routes along both Main Street and Government Street.
 - o The subject property is close to the KVR trail which promotes walking and bicycling options.
 - o Bicycle parking will be provided in future development in accordance with the Zoning Bylaw requirements.
- **Step Up New Buildings:** All new buildings will be required to meet the BC Energy Step Code requirements at the time of construction.
 - o The proposed buildings would be required to meet Step 3 of the BC Energy Step Code as a minimum standard of energy efficiency.

Technical Review

This application package was reviewed by the Technical Planning Committee, a group of internal staff who review development applications. The group shared comments to be addressed at the future subdivision and building permit stages. Two key items for the applicant to consider at this development design stage were raised through technical review: boulevard trees and sanitary sewer servicing.

Boulevard Trees

There are two city-owned boulevard trees in front of the subject property, and one in front of the neighbouring property to the east (Figure 4). Two of those three trees were planted in 1990, and they are part of the tree-lined character of this block of Edmonton Avenue. The third smaller tree was recently planted in 2021 and can be replanted in another section of the boulevard to accommodate development relatively easily.



Figure 4 - Photo of boulevard trees in front of, and adjacent to, the subject property.

Based on the originally submitted plans which showed driveways adjacent to the existing boulevard trees, the city's Parks Department sought an arborist report to assess the health and proposed impact to the two mature boulevard trees. Based on the report findings, the Parks Department concluded that the mature boulevard tree fronting the property is in good health and should be protected from future development.

After receiving this comment, the developer revised their plans to assume the boulevard trees would be removed, stating that development cannot occur on that lot without removal and replanting of the city-owned mature boulevard tree. Staff discussed alternative design options with the developer, including reorienting the development to provide all driveways off the Manitoba Street frontage (Figure 5), but the developers wish to have Council consider the plans as currently shown, without staff support.

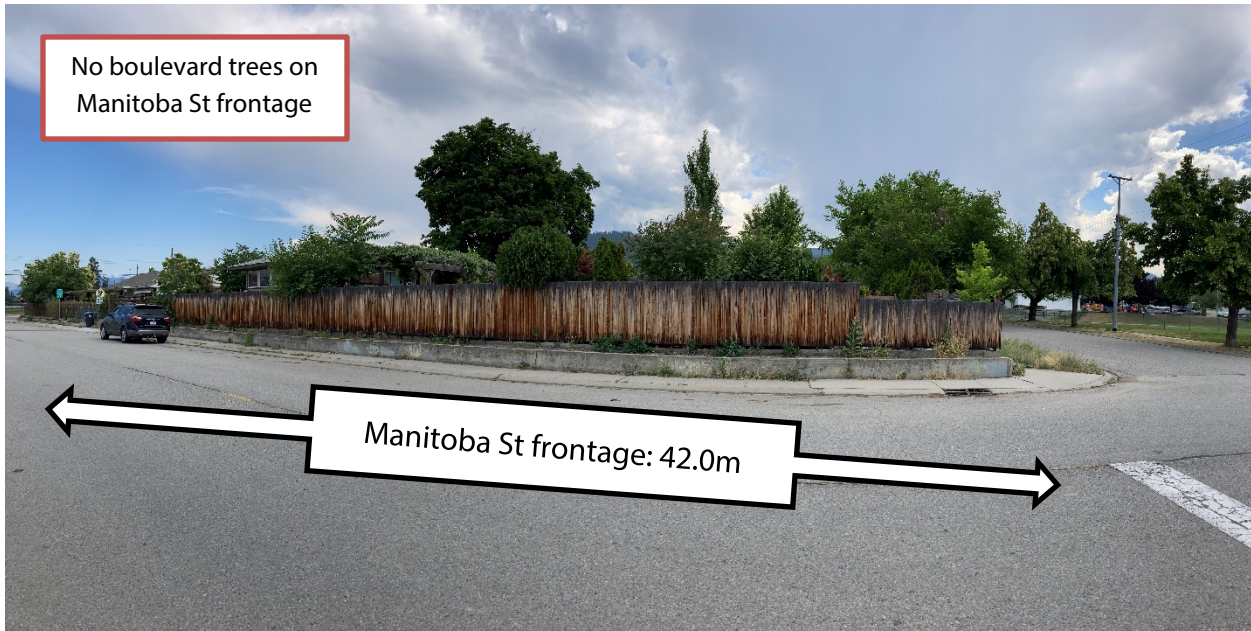


Figure 5: Image of property from Manitoba Street.

Sanitary Sewer Main Extension

Staff noted that based on the 3-lot subdivision plan, a sanitary sewer main extension is required along Edmonton Avenue (Figure 6). The approximately 34m extension would be installed at the developer's expense, as it would be a requirement of the subdivision as currently proposed. The new 34m of sanitary sewer main would become a City asset to maintain in perpetuity, and would only serve this proposed lot and potentially a subdivision of the neighbouring property (419 Edmonton Ave) if it were to subdivide at some point in the future. All lots further east along Edmonton Avenue have sanitary sewer connections to existing sanitary sewer mains located in the rear lanes.

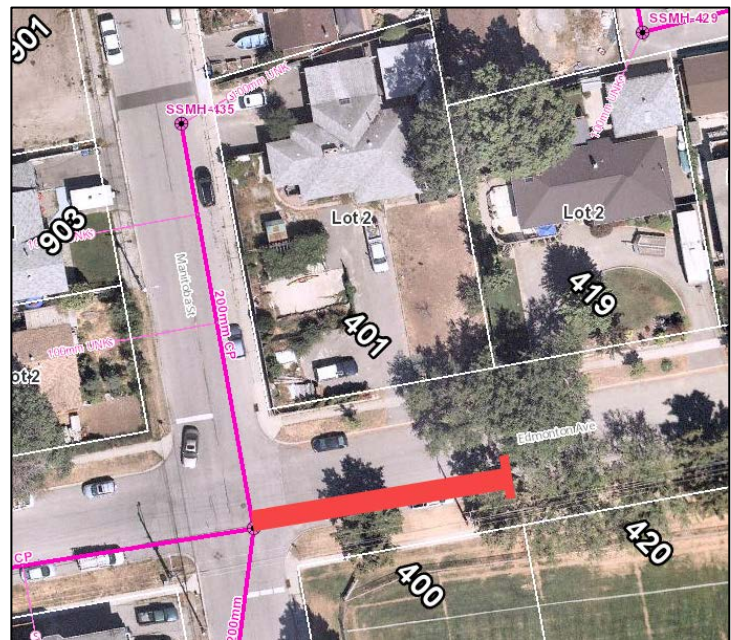


Figure 6 - Based on subdivision plan, 34m sanitary sewer main extension required (shown in red). Existing sanitary sewer mains shown in pink.

Based on the plans submitted, a new sanitary sewer service connection would be required from the new sanitary sewer main to Proposed Lot B, which has the potential to damage the root zone of the existing mature boulevard tree in front of that lot. The sanitary main extension and new service connection would not be required if the subdivision plan were amended to provide all new lots with frontage on Manitoba Street, which has a sanitary sewer main already installed across the full frontage of the subject property.

Staff shared this requirement with the applicant early in the process as it is a major expense for their development to proceed (high level estimate \$65,000 to \$70,000).

Alternate design options could address both the boulevard tree and sanitary sewer main items. There are no boulevard trees on Manitoba Street so driveway access could be provided there. A two-lot subdivision rather than a three lot subdivision would also eliminate the need for a sanitary sewer main extension, as the one new lot could connect to Manitoba Street.

Development Statistics

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

	RD3 Zone Requirement	Proposed Lot A	Proposed Lot B
Minimum Lot Width:	9.1 m (standard lot) 10.5m (corner lot)	15.32 m	13.58 m
Minimum Lot Area:	275 m ²	363.2 m ²	321.8 m ²
Maximum Lot Coverage:	55%	37.5%	42%
Maximum Density:	1.0 Floor Area Ratio (FAR)	0.83 FAR	0.89 FAR
Vehicle Parking:	1 space per unit	4 parking spaces proposed	4 parking spaces proposed
Required Setbacks			
Front Yard:	4.5 m	6.07 m	6.07 m
Side Yard (east):	1.2 m	1.29 m	1.26 m
Side Yard (west):	3.0 m (exterior)/1.2m (interior)	3.08 m	1.30 m
Rear Yard:	6.0 m	6.0 m	6.0 m
Maximum Building Height	10.5 m	9.6 m	9.6 m

Analysis

Rezoning

The applicant is proposing to rezone the southern 23.7m of the subject property to RD3 (Residential Infill). The purpose of the RD3 zone is to provide a zone for infill housing with a maximum of three (3) dwelling units on small sized urban serviced lots. The permitted uses in the RD3 zone include a single detached dwelling, carriage house, secondary suite, and duplex.

When reviewing a rezoning application, staff look to the Official Community Plan future land use designation and applicable policies to consider how the proposed development aligns with the OCP. The OCP future land use designation on the subject property is 'Infill Residential' (Figure 7). This designation envisions lower-density residential areas with new housing types compatible with single detached houses in character and scale but providing up to 4 units per lot. The proposed development would result in a total of 6 dwelling units on the entire site, with one of the three proposed lots retaining the existing home. Duplexes, with or without suites, are one of the building forms envisioned by the Infill Residential designation.

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

Figure 7 - Infill Residential designation, excerpt from Land Use Designations Table (OCP)

In addition to reviewing the future land use designation of the site, staff reviewed the applicable OCP policies to this proposed development. The following table outlines the applicable OCP policies with staff's comments.

OCP Policy 4.1.1.1 Focus new residential development in or adjacent to existing developed areas.

Staff Comments The subject property is within the existing developed area of the city.

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.

Staff Comments The proposed development would provide more housing units close to the Downtown, employment, services and shopping. The proposed 3-storey duplex buildings are considered a compatible scale with the surrounding residential neighbourhood.

OCP Policy 4.1.3.3 Foster diversity and create relative affordability while maintaining neighbourhood character in single-family areas by encouraging the creation of smaller-frontage lots in new neighbourhoods and subdivisions, and permitting the subdivision of larger lots in established neighbourhoods where access and servicing are adequate.

Staff Comments The proposal would involve subdividing the property into three lots, and building 5 new units total on two of the new lots.

OCP 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.

Staff Comments The proposed development would provide four 3-bedroom units, plus one bachelor duplex suite.

<i>OCP Policy 4.1.3.5</i>	<i>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.</i>
Staff Comments	The proposed development would be across the street from Kiwanis Park, and within a couple blocks of the middle school, high school, and commercial area along Main Street to the west.
<i>OCP Policy 4.1.4.1</i>	<i>Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.</i>
Staff Comments	The proposed development meets many of the OCP design guidelines and the new buildings would meet current energy efficiency standards. The scale is considered comparable with the surrounding 1-4 storey residential developments in the area.
<i>OCP Policy 4.1.5.1</i>	<i>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 neighbourhoods in scale and design, and are appropriately located (e.g., greater density closer to collector roads, services and amenities).</i>
Staff Comments	The proposal is for increased density near two schools and one block from two major arteries (Main St and Government St). While the neighbourhood has been traditionally single-family, there are several duplex, townhouse and apartment developments along Edmonton Ave and in the surrounding neighbourhood.
<i>OCP Policy 4.1.5.3</i>	<i>Use Multifamily and Intensive Residential Development Permit Area Guidelines to direct, through the City's approval processes, the character and feel of residential neighbourhoods, as well as to guide water and energy conservation.</i>
Staff Comments	The development is considered within the Intensive Residential Development Permit Area. The applicant has submitted a Development Permit Analysis as well (Attachment 'D'). Staff have completed a development permit analysis showing how the proposal aligns with the city's design guidelines (Attachment 'E').
<i>OCP Policy 4.2.1.7</i>	<i>Promote walking, cycling and transit use through strategic land use planning that facilitates denser, attractive, mixed-use communities that are rich in amenities.</i>
Staff Comments	The proposal is a denser development than what currently exists. The proposal would result in a total of six (6) dwelling units on three lots where there is currently only one (1) dwelling unit on one (1) lot.
<i>OCP Policy 4.2.2.5</i>	<i>Require that vehicle access to parking in residential areas is from the laneway in neighbourhoods where laneways exist.</i>
Staff Comments	The subject property is not served by a laneway. Most other properties in this neighbourhood have access to a laneway, which would otherwise eliminate the need for front driveways through the boulevard area.
<i>OCP Policy 4.4.2.4</i>	<i>Recognize the value of urban trees to store carbon, reduce water run-off, buffer windstorms and mitigate summer heating impacts.</i>
Staff Comments	The proposal involves the removal and replanting of city-owned boulevard trees. If the proposal is approved as designed, it will take decades for the new boulevard trees to mature and provide the same ecological value.

OCP Policy 4.6.5.4 Identify and protect trees that are significant due to their age, uniqueness or history by creating and maintaining an inventory of Penticton's heritage trees.

Staff Comments While not on the city's list of heritage/significant trees (Bylaw 2001-26), the boulevard trees along this block of Edmonton Avenue create a distinct character. The development proposal relies on the removal of a mature boulevard tree from the frontage of the subject property.

The OCP policies generally support this form of infill development at this location. The proposed built form could be considered compatible with the surrounding neighbourhood and provides more homes within the built-up core of the city. The proposal relies on the removal of a mature boulevard tree in front of Proposed Lot B, which could be avoided if another infill development design or subdivision plan were proposed.

The proposed rezoning includes a site-specific provision to allow a 'duplex suite' on Proposed Lot A. A duplex suite is defined in the Zoning Bylaw as *"a self-contained accessory dwelling unit located within a duplex, which has its own entrance, kitchen, bathroom and living area"*. The RD3 zone was developed to allow up to three dwelling units on a property, however duplex suites were not considered. As such, the rezoning includes a provision that a maximum of one duplex suite be permitted.

Staff agree this site is well suited for infill style development because it is close to services, schools, shopping and amenities. Staff are recommending that Council give first reading to "Zoning Amendment Bylaw No. 2023-25" and forward the bylaw to the August 1, 2023 Public Hearing.

Development Variance Permit

The applicant is requesting a lot coverage variance for the proposed retained lot with the existing home, to allow 41.3% lot coverage in the R2 zone where 40% is the typical maximum permitted. This variance is required based on the proposed development plans and subdivision layout. Staff are not supportive of the development design as submitted, and therefore recommend that Council consider and deny the Development Variance Permit, subject to adoption of the rezoning.

Development Permits

The applicant has submitted two development permit applications, one for each of the two proposed duplexes (Proposed Lots A and B). The applicant has included some references to the design guidelines in their letter of intent and development permit analysis (Attachment 'D'). Staff also reviewed the form and character of the proposed development for alignment with the Intensive Residential design guidelines (Attachment 'E').

The landscaping plan shows the existing mature boulevard tree fronting Proposed Lot B being removed and the smaller boulevard tree fronting Proposed Lot A being replanted elsewhere along the boulevard in order to accommodate the driveways for the proposed units (Figure 8). Staff, through technical review, are not supportive of removing the mature boulevard tree to accommodate new driveways and parking, and are recommending the Development Permit plans be updated prior to approval.

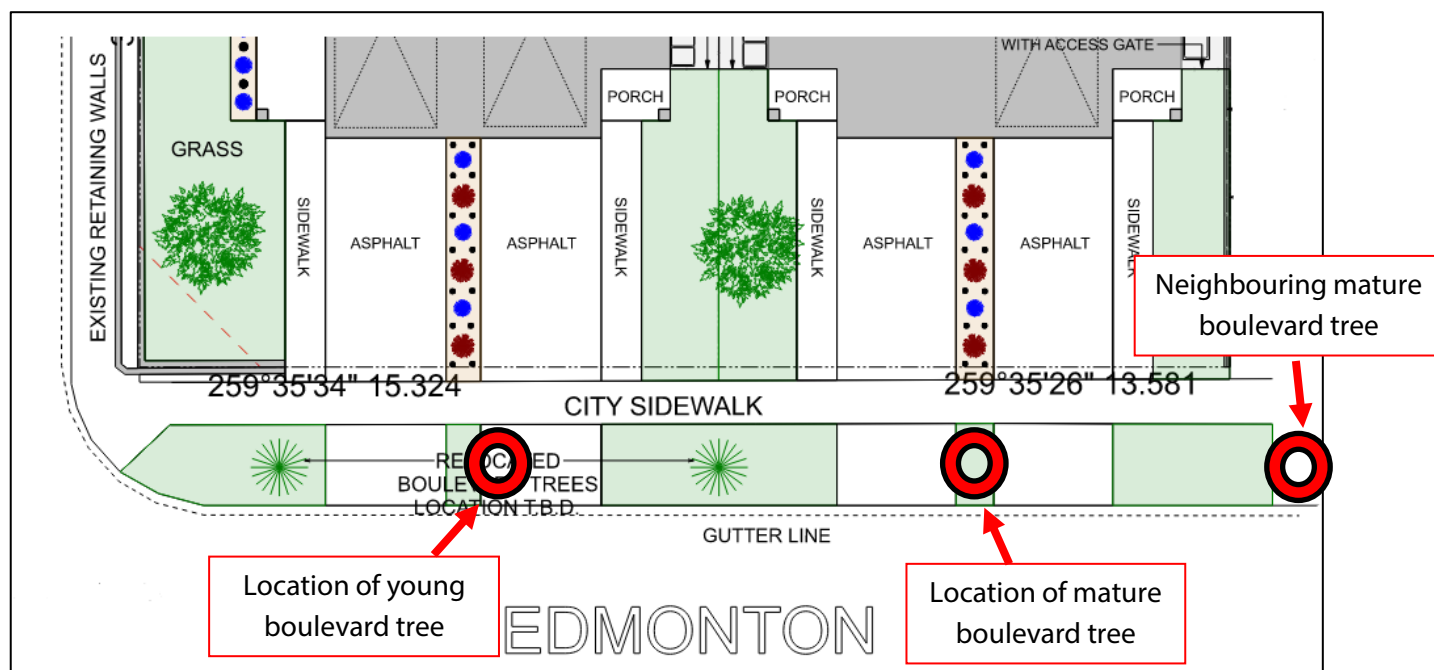


Figure 8 - Submitted landscaping plan showing relocated boulevard trees, with existing tree locations shown in red.

Providing housing and maintaining/improving the urban tree canopy are both important goals for the city, and staff are of the opinion that both goals can be supported through a different development plan on this site rather than replacing a mature boulevard tree with two driveways. While new boulevard trees would be planted in place, these would take decades to mature to the stature of the tree to be removed.

Staff are recommending that Council consider and deny "Development Permit PL2022-9323" and Development Permit PL2022-9324", to require that the applicant update the development design to a design which accommodates the existing city-owned boulevard tree. Based on staff's recommendation, the applicant will have an opportunity to speak to their proposal at the Public Hearing.

Alternate Recommendations

Council may consider that the proposed development should proceed as currently designed and that the City should allow the boulevard trees to be removed and replanted. If this is the wish of Council, they may choose the alternate recommendation, which would be to give first reading and forward the Zoning Amendment Bylaw to Public Hearing, and subject to adoption of the Zoning Amendment Bylaw, consider and approve the Development Variance Permit and two Development Permits with compensation for the loss of value of the tree being submitted to the City.

Zoning Amendment

THAT Council give first reading of "Zoning Amendment Bylaw No. 2023-25", for Lot 2 District Lot 202 Similkameen Division Yale District Plan 7727, located at 401 Edmonton Avenue, a bylaw to rezone the

southern 23.7m of the property from R2 (Small Lot Residential) to RD3 (Residential Infill), with the following site-specific provision:

- A maximum of one duplex suite is permitted.

AND THAT Council forward “Zoning Amendment Bylaw No. 2023-25” to the August 1, 2023 Public Hearing;

Development Variance Permit and Development Permit

AND THAT Council, subject to adoption of “Zoning Amendment Bylaw No. 2023-25”, consider “Development Variance Permit PL2022-9322”, a permit to vary Section 10.2.2.3 of Zoning Amendment Bylaw No. 2023-08, to increase the maximum permitted lot coverage for the retained lot with the existing home from 40% to 41.3% as the result of a proposed subdivision;

AND THAT Council, subject to approval of “Development Variance Permit PL2022-9322”, approve “Development Permit PL2022-9323” and “Development Permit PL2022-9324”, permits to approve the construction of a duplex with one duplex suite on Proposed Lot A and a duplex on proposed Lot B, with the condition that the mature boulevard tree value be assessed and compensation be submitted to the City prior to tree removal.

AND THAT Council direct staff to issue “Development Permit PL2022-9323” and “Development Permit PL2022-9324” subject to registration of the subdivision plan with the Land Title Office.

Attachments

Attachment A – Zoning Map

Attachment B – Official Community Plan Map

Attachment C – Photos of Property

Attachment D – Letter of Intent and Development Permit Analysis (applicant)

Attachment E – Development Permit Analysis (staff)

Attachment F – Draft Development Variance Permit PL2022-9322

Attachment G – Draft Development Permit PL2022-9323

Attachment H – Draft Development Permit PL2022-9324

Attachment I – Zoning Amendment Bylaw No. 2023-25

Respectfully submitted,

Steven Collyer, RPP, MCIP

Senior Planner

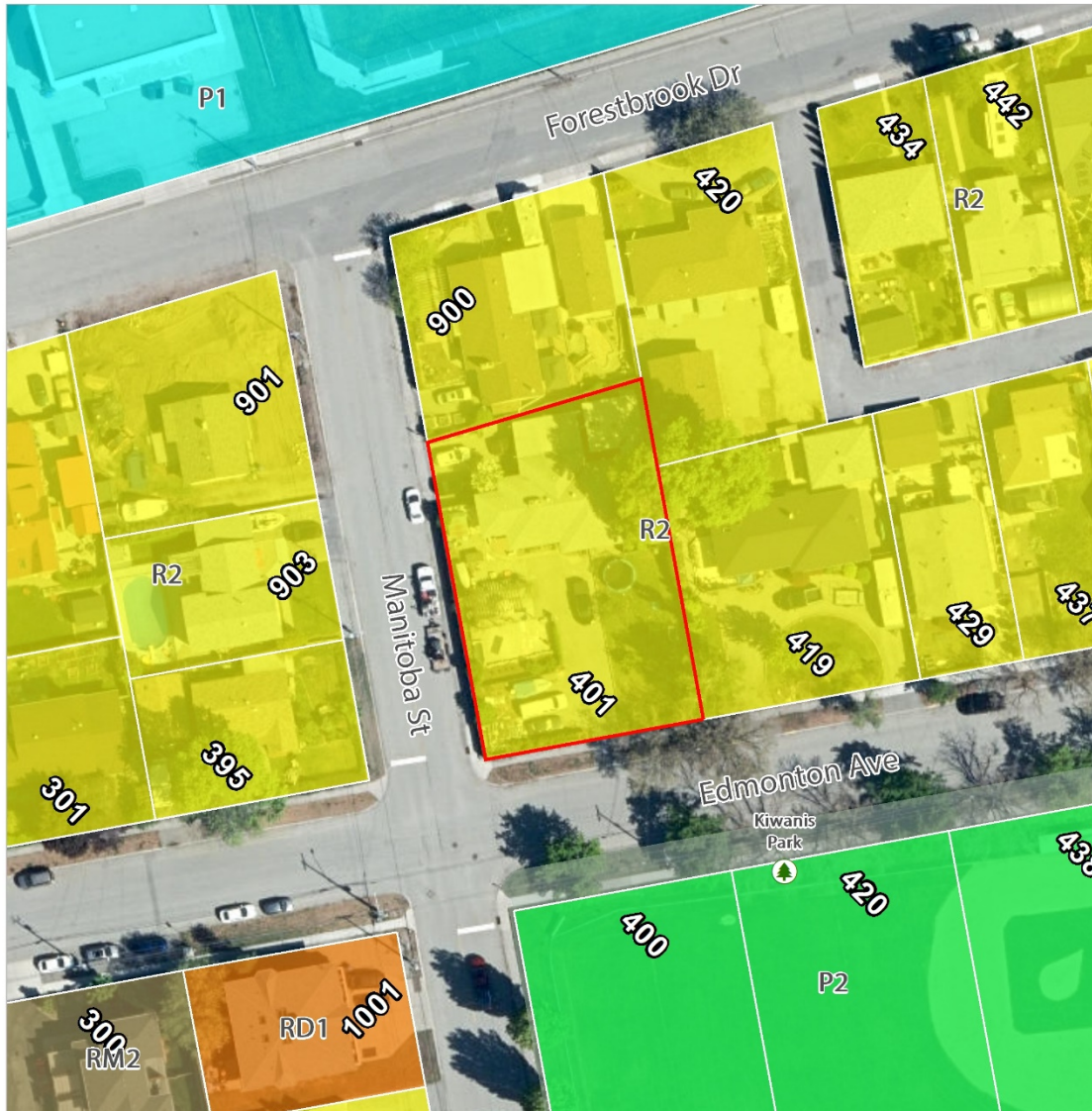
Director of Development Services	General Manager of Infrastructure	Acting Chief Administrative Officer
<i>BL</i>	<i>KD</i>	<i>KD</i>

Attachment A – Zoning Map



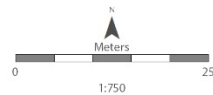
401 Edmonton Ave

Zoning Map



Legend

- Subject Parcel
- R2 - Small Lot Residential
- RD1 - Duplex Housing
- P1 - Public Assembly
- P2 - Parks and Recreation
- RM2 - Low Density Multiple Housing



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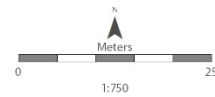
401 Edmonton Ave

Official Community Plan Map



Legend

- Subject Parcel
- Future Land Use
- Ground Oriented Residential
- Institutional and Civic
- Urban Residential
- Parks
- Infill Residential



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Attachment C – Photos of Property







Development Variance Permit

Permit Number: DVP PL2022-9322

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Proposed Lot C (legal to be updated after subdivision)
 - Civic: Proposed Lot C of 401 Edmonton Avenue (civic to be updated after subdivision)
 - PID: Proposed Lot C (PID to be updated after subdivision)
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2023-08 to allow for the subdivision of the subject property, as shown in the plans attached in Schedule 'A':
 - a. Section 10.2.2.3: to increase lot coverage from 40% to 41.3%.

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. This permit 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.
7. 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 _____, 2023.

Issued this ____ day of _____, 2023.

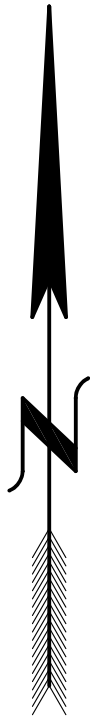
Angela Collison
Corporate Officer

DRAFT

SKETCH PLAN SHOWING PRELIMINARY SUBDIVISION OF
LOT 2, DL 202, SDYD, PLAN 7727

CIVIC ADDRESS: 401 EDMONSTON AVE, PENTICTON, B.C.
PID: 002-448-980

SCALE 1:200



MANITOBA STREET

1
PLAN 7727

1
PLAN 9880

2
PLAN 9880

PROPOSED
LOT C

AREA=578.6m²

COVERED
AREA

EXISTING
BUILDING

EXISTING
HOUSE

LOT 2

PROPOSED
LOT A

AREA=363.2m²

PROPOSED
LOT B

AREA=321.8m²

EDMONTON AVENUE

DATE: APRIL 7, 2022.

NOTE: SUBJECT TO THE NON-FINANCIAL
CHARGES AND INTERESTS WHICH MAY
AFFECT THE PROPERTY
SEE CERTIFICATE OF TITLE AND RELATED
CHARGE DOCUMENTS FOR CONFIRMATION

THIS PLAN IS BASED ON LAND TITLE AND
SURVEY AUTHORITY RECORDS AND A FIELD SURVEY.
UNREGISTERED INTERESTS HAVE NOT BEEN CONSIDERED.

LAND SURVEYING COMPANY AND SURVEYOR ACCEPT NO RESPONSIBILITY
FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES
INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL
DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE

THIS PLAN IS PREPARED SOLELY FOR A LIMITED
CONTRACTUAL USE BETWEEN MANDEVILLE LAND SURVEYING
AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION
OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY
UNAUTHORIZED USE.

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF
UNLESS OTHERWISE NOTED

MANDEVILLE LAND SURVEYING INC.

PROFESSIONAL B.C. AND CANADA LAND SURVEYORS

582 MARTIN STREET, PENTICTON, B.C.
PH: 250-488-6377 WEB: MSURVEYING.COM

FILE: 21-030

DWG: 21-030

Development Permit

Permit Number: DP PL2022-9323

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Proposed Lot A (legal to be updated after subdivision)
 - Civic: Proposed Lot A of 401 Edmonton Avenue (civic to be updated after subdivision)
 - PID: Proposed Lot A (PID to be updated after subdivision)
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a side-by-side duplex with one duplex suite, 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).

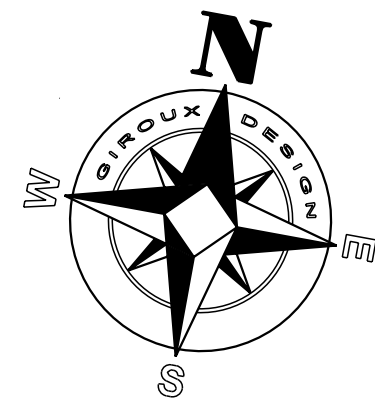
General Conditions

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 _____, 2023.

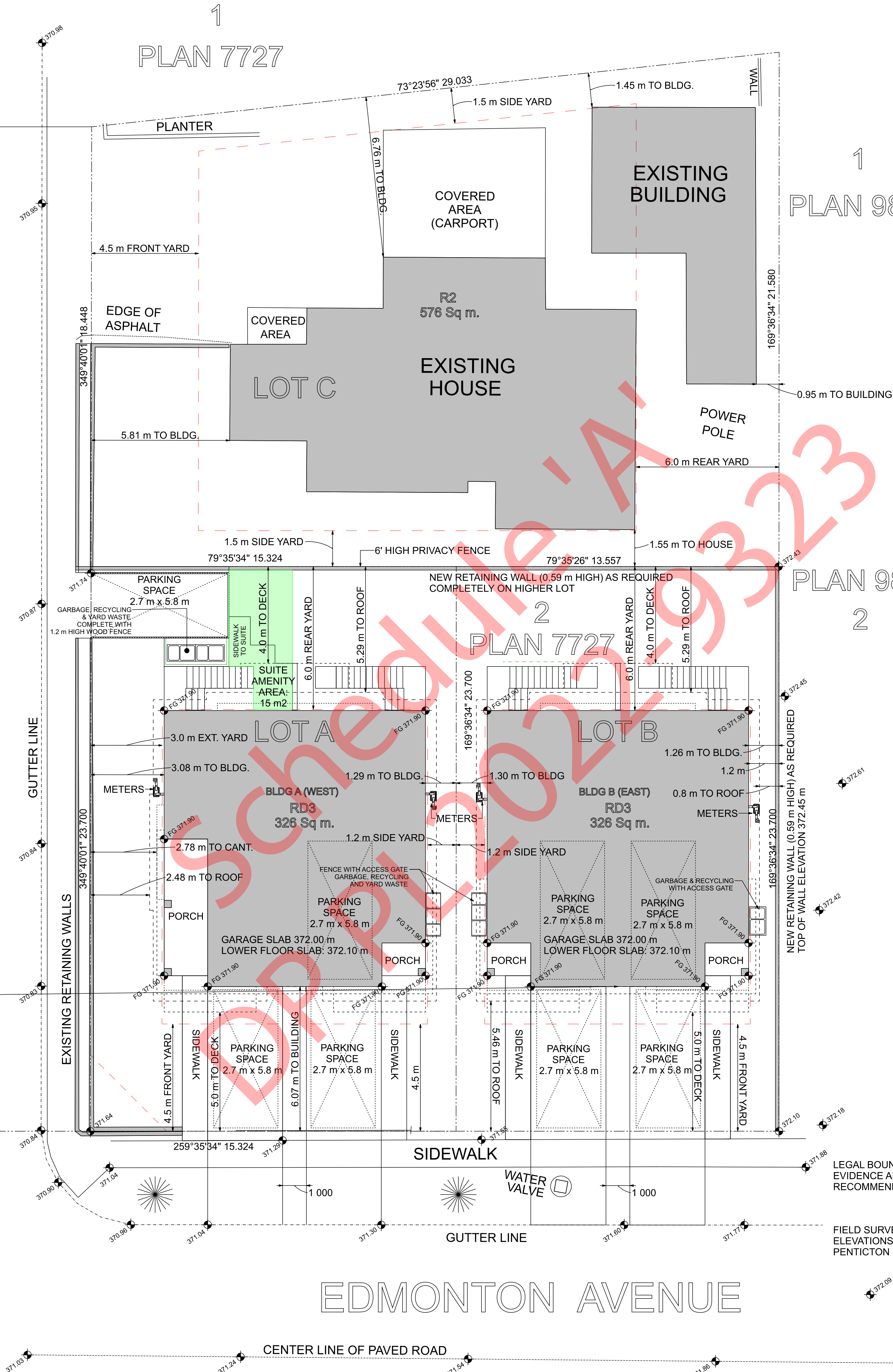
Issued this ____ day of _____, 2023.

Angela Collison
Corporate Officer



MANITOBA STREET

CENTER LINE OF PAVED ROAD



SITE PLAN
SCALE: 1:100
CIVIC ADDRESS: 401 EDMONTON AVENUE, PENTICTON, B.C.
LEGAL DESCRIPTION: SITE PLAN OF LOT 2, DL 202, SDYD, PLAN 7727
PID: 002-448-980

CURRENT ZONING: R2 Small Lot Residential
OCP: Infill Residential
PROPOSED ZONING: RD3 Residential Infill

EDMONTON AVENUE

LEGAL BOUNDARIES SHOWN ARE BASED ON LIMITED EXISTING SURVEY EVIDENCE AND LAND TITLE OFFICE RECORDS. A FULL LEGAL SURVEY IS RECOMMENDED TO PROPERLY DEFINE BOUNDARIES.

FIELD SURVEY COMPLETED THIS 22nd DAY OF FEBRUARY, 2021
ELEVATIONS ARE GEODETIC (ORTHOMETRIC HTV2.0) DERIVED FROM PENTICTON MONUMENT #80H2625

LOT C ZONING COMPLIANCE TABLE (PROPOSED ZONING R2)			
REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	IR	IR	NO
ZONING	R2	R2	NO
MINIMUM LOT WIDTH	13 m	29.03 m	NO
LOT AREA	390 m2	576.00 m2	NO
MAXIMUM LOT COVERAGE	40%	41.3% (238 m2)	YES
MAX. ACCESSORY BUILDING COVERAGE	75 m.sq.	58 m.sq.	NO
MAXIMUM HEIGHT	10.5 m	6.0 m	NO
MINIMUM FRONT YARD (WEST)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD	1.5 m	1.5 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	N/A	NO
MINIMUM REAR YARD (EAST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	2	2	NO

LOT A ZONING COMPLIANCE TABLE (PROPOSED ZONING RD3)			
REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	IR	IR	NO
ZONING	R2	RD3	NO
MINIMUM LOT WIDTH	10.5	15.35 m	NO
LOT AREA	275 m2	363.62 m2	NO
MAXIMUM LOT COVERAGE	55%	35% (126.8 m2)	NO
MAXIMUM DENSITY	1.0 FAR	0.80 FAR (291.1 m2)	NO
MAXIMUM HEIGHT	10.5 m	9.6 m	NO
MINIMUM FRONT YARD (EAST)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD	1.2 m	1.2 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	3.0 m	NO
MINIMUM REAR YARD (WEST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	3	3	NO
DUPLEX AMENITY SPACE	15 m2	59.6 m2	NO
DUPLEX SUITE AREA	40%	39.6 m2 (31%)	NO
SUITE AMENITY SPACE	15 m2	15 m2	NO

LOT B ZONING COMPLIANCE TABLE (PROPOSED ZONING RD3)			
REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	DR	DR	NO
ZONING	R2	RD3	NO
MINIMUM LOT WIDTH	9.1	13.6 m	NO
LOT AREA	275 m2	321 m2	NO
MAXIMUM LOT COVERAGE	55%	40% (126.8 m2)	NO
MAXIMUM DENSITY	1.0 FAR	0.86 FAR (274.6 m2)	NO
MAXIMUM HEIGHT	10.5 m	9.6 m	NO
MINIMUM FRONT YARD (SOUTH)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD (EAST)	1.2 m	1.2 m	NO
MINIMUM INTERIOR SIDE YARD (WEST)	1.2 m	1.2 m	NO
MINIMUM REAR YARD (NORTH)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	2	2	NO

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC
DESIGN BY: AJG
DRAWN BY: AJG
DATE: 2023-04-18
REVISED:

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web: www.girouxdesigngroup.com

PLAN NO.
WP-5694
SLAB
SHEET NO.
A2

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Site Plan



MANITOBA STREET

CENTER LINE OF PAVED ROAD

SITE PLAN

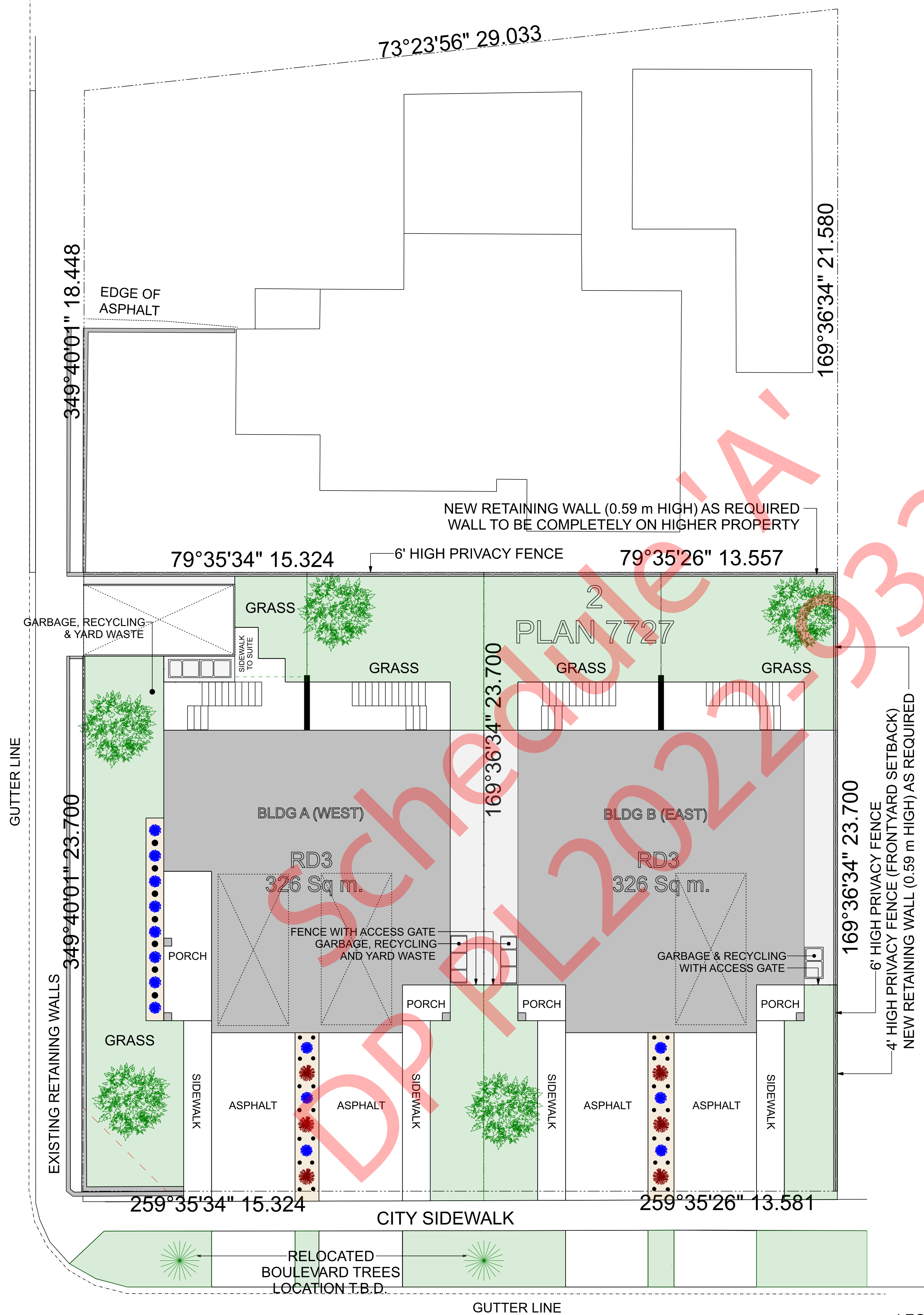
SCALE: 1:100

CIVIC ADDRESS: 401 EDMONTON AVENUE, PENTICTON, B.C.

LEGAL DESCRIPTION: SITE PLAN OF LOT 2, DL 202, SDYD, PLAN 7727

PID: 002-448-980

CURRENT ZONING: R2 Small Lot Residential
OCP: Infill Residential
PROPOSED ZONING: RD3 Residential Infill



EDMONTON AVENUE

CENTER LINE OF PAVED ROAD

LANDSCAPE SCHEDULE

PLANTINGS:

Black Mondo Grass (*Ophiopogon planiscapus* 'Nigrescens') 7 qty.
Blue Cushion Lavender (*Lavandula angustifolia* 'Blue Cushion') 14 qty.
Dwarf Mondo Grass (*Ophiopogon japonicus* 'Nanus') 28 qty.
Japanese Blood Grass (*Imperata cylindrica* 'Red Baron') 6 qty.

TREES:

Bloodgood Japanese Maple (*Acer palmatum* var. *atropurpureum* 'Bloodgood') 5 qty.

GARBAGE DISPOSAL:

Garbage Container: 5
Recycling Container: 5
Yard Waste Container 2

GROUND COVER/HARD SURFACES:

Property Area (3,914+ 3,457 = 7,371 sq.ft.)
Asphalt (1,055 sq.ft.)
Grass (2,206 sq.ft.)
Planting Beds-Bark Mulch (215 sq.ft.)
River Rock-2" Rainbow (457 sq.ft.)
Landscape Fabric (672 sq.ft.)
Sidewalk/Porch (428 sq.ft.)

FENCING:

4' High Wood Fence (16 lin.ft.)
6' High 'Good Neighbour' Privacy Fence (288 lin.ft.)

LANDSCAPE NOTES:

SHRUBS SHALL BE A MIN OF No.2 POT SHRUBS

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

NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION

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

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

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

DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

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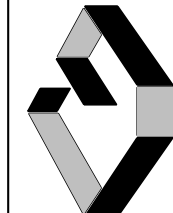
FIELD SURVEY COMPLETED THIS 22nd DAY OF FEBRUARY, 2021
ELEVATIONS ARE GEODETIC (ORTHOMETRIC HTv2.0) DERIVED FROM PENTICTON MONUMENT #80H2625

JOHN LEE	401 EDMONTON AVE. PENTICTON, BC	DESIGN BY: AJG	DATE: 2023-04-18
		DRAWN BY: AJG	REVISED:

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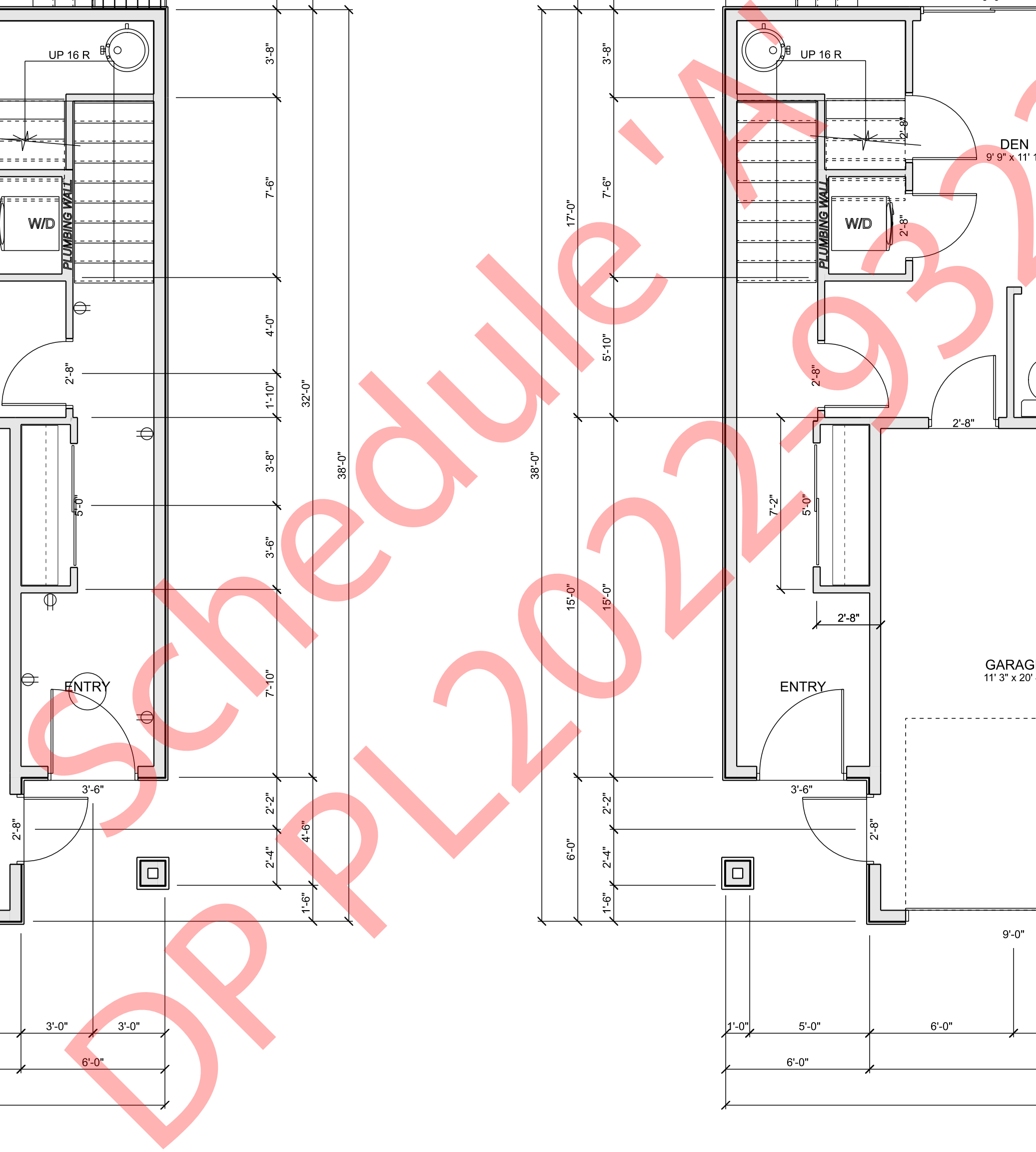
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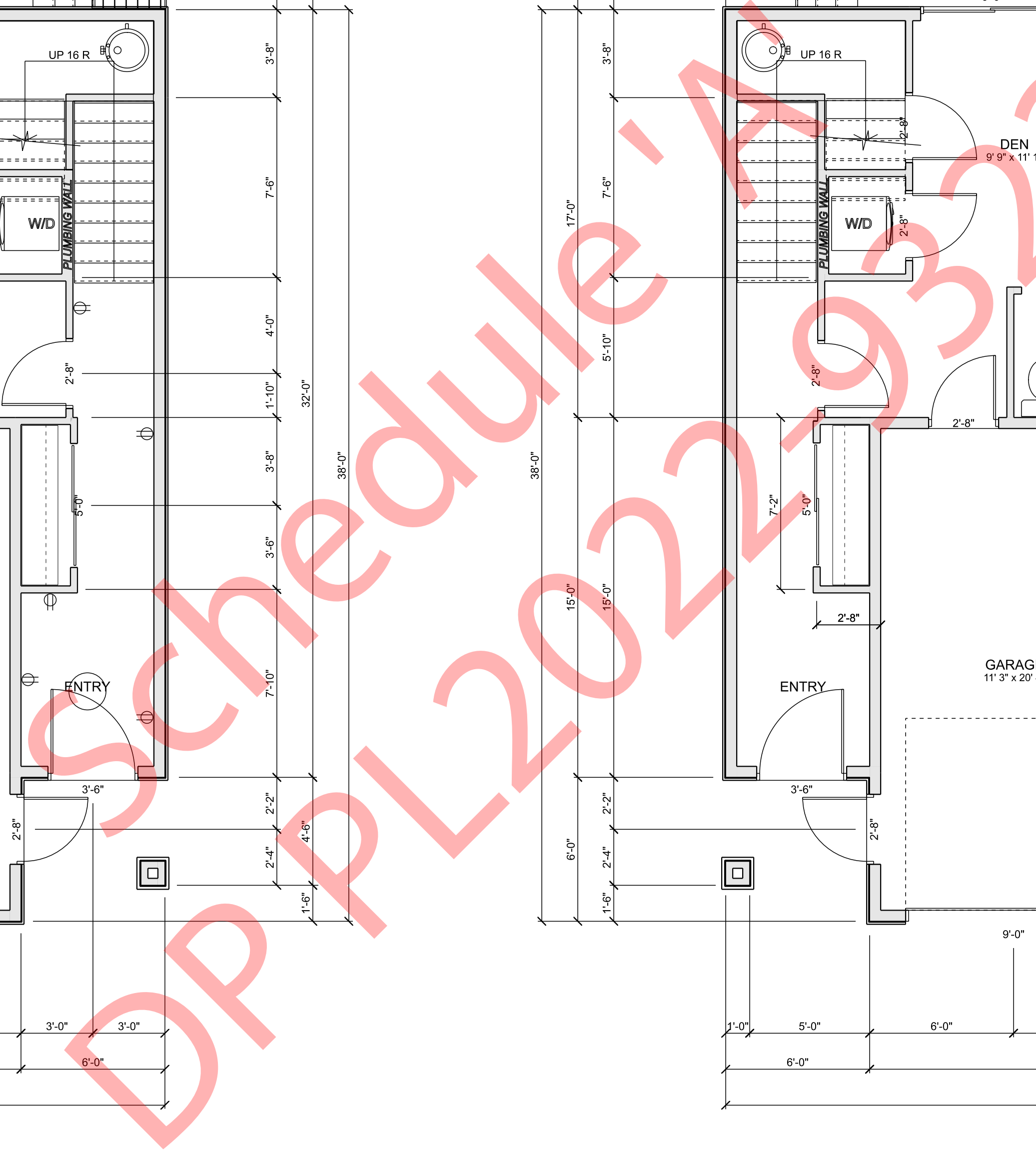


PLAN NO. WP-5694
SLAB
SHEET NO. A4

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LOWER FLOOR PLAN (BUILDING A)
 SCALE: 1/4" = 1'-0"
 LOWER FLOOR LIVING AREA: 836 sq.ft.
 GARAGE AREA: 252 sq.ft.
 SECONDARY SUITE AREA: 426 sq.ft.



LOWER FLOOR PLAN (BUILDING B)
SCALE: 1/4" = 1'-0"
LOWER FLOOR LIVING AREA: 672 sq.ft.
GARAGE AREA: 504 sq.ft.

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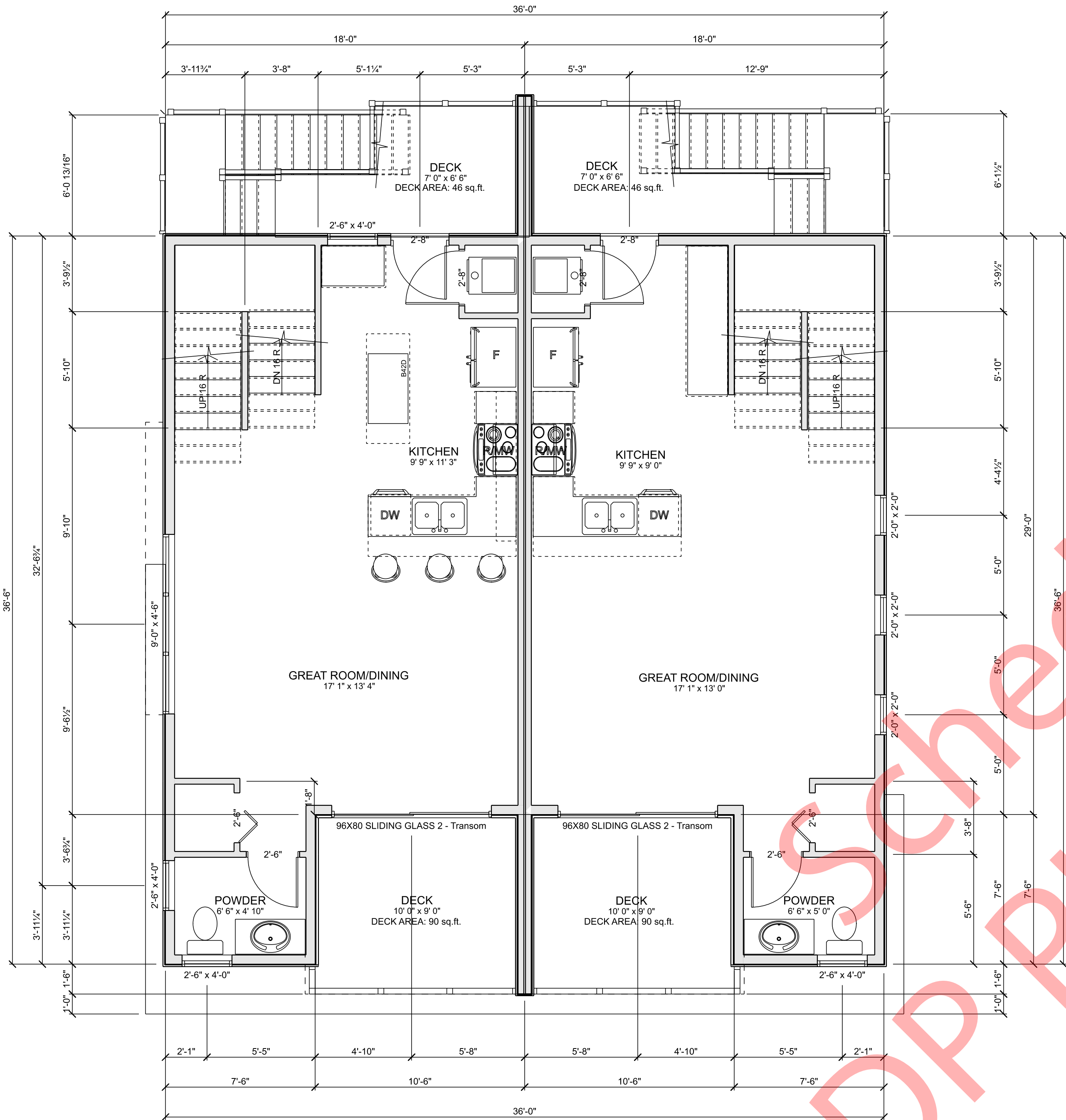
PLAN NO. WP-5694 SLAB	
SHEET NO. A5	

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC
DESIGN BY: AJG
DRAWN BY: AJG

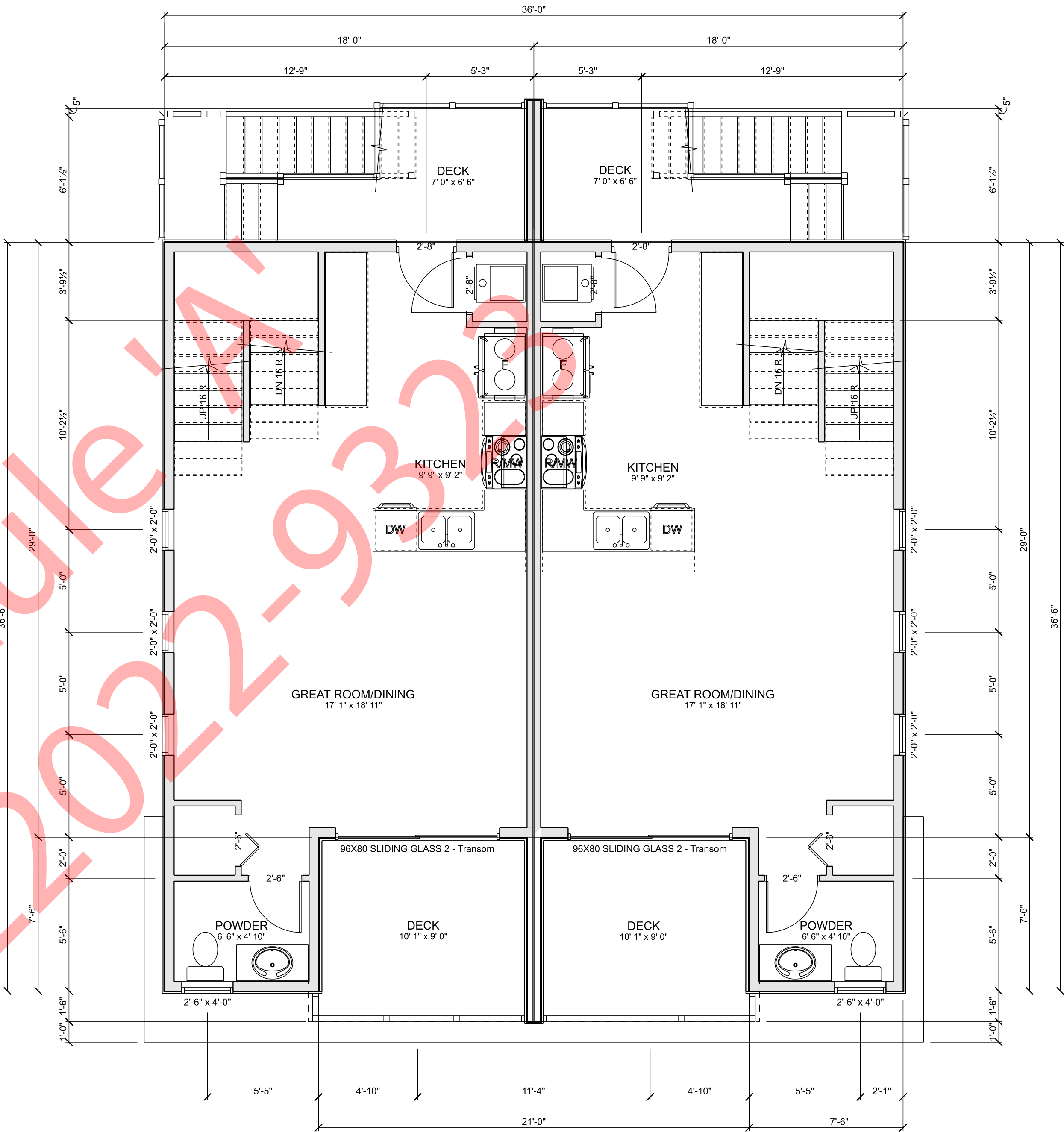
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Lower Floor Plans



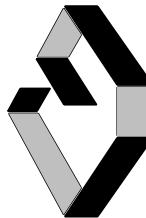
MAIN FLOOR PLAN (BUILDING A)
SCALE: 1/4" = 1'-0"
MAIN FLOOR LIVING AREA: 1026 sq.ft.
DECK AREA: 272 sq.ft.



MAIN FLOOR PLAN (BUILDING B)
SCALE: 1/4" = 1'-0"
MAIN FLOOR LIVING AREA: 1027 sq.ft.

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Main Floor Plans



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PLAN NO.
WP-5694
SLAB
SHEET NO.
A6

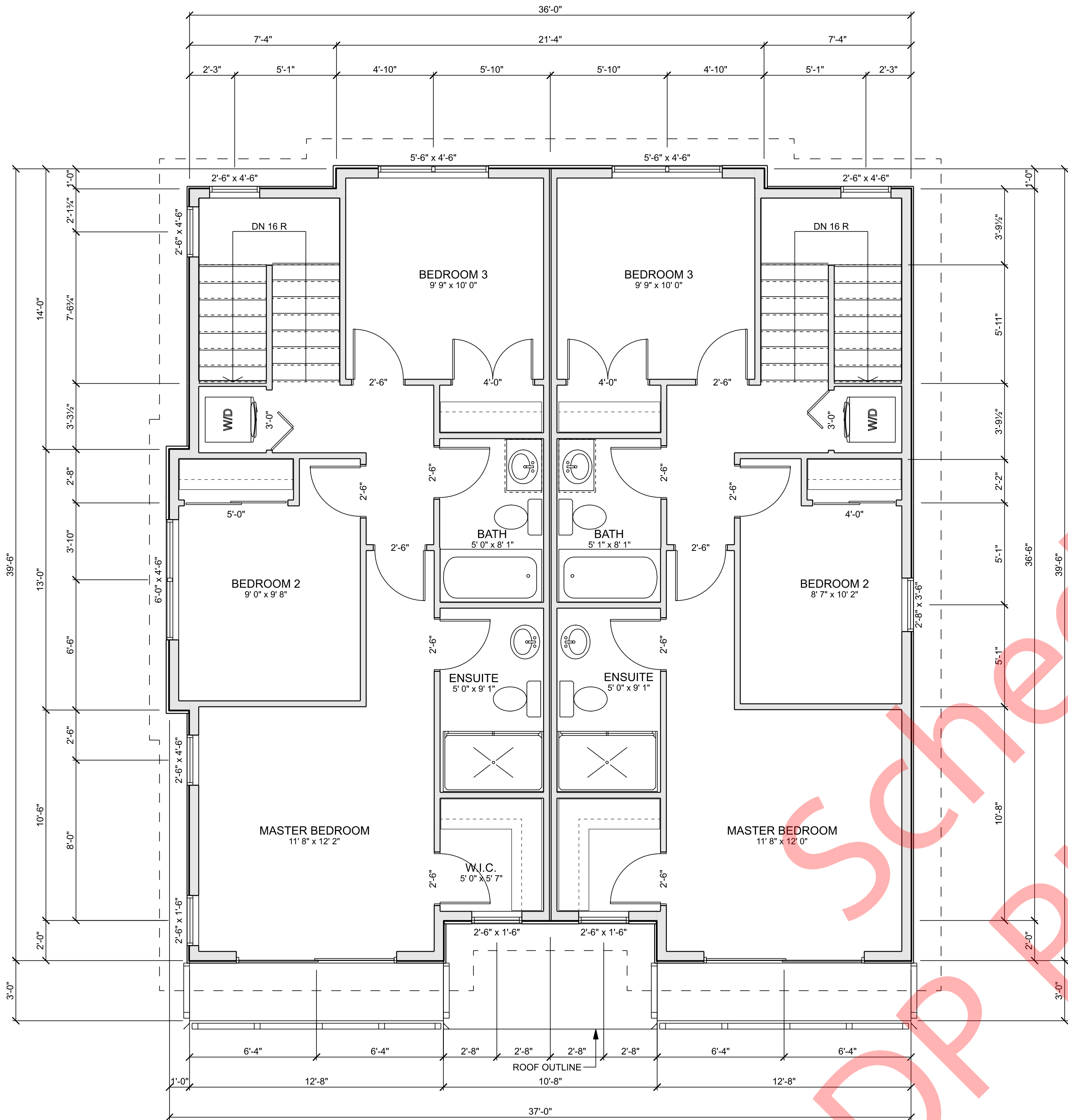
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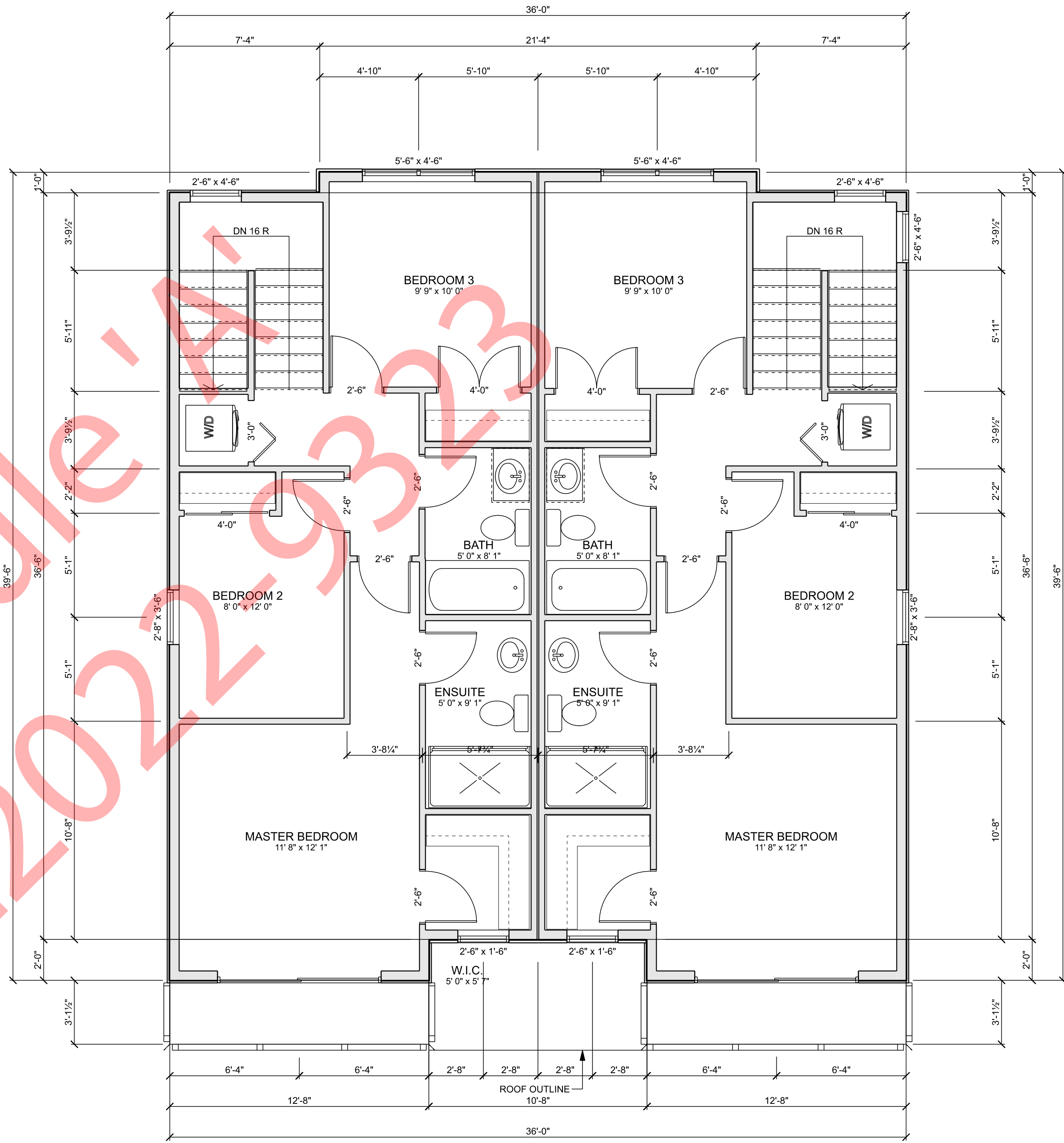
JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

DESIGN BY: AIG
DRAWN BY: AIG
DATE: 2023-04-18
REVISED:

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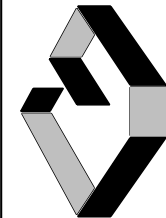
UPPER FLOOR PLAN (BUILDING A)
SCALE: 1/4" = 1'-0"
UPPER FLOOR LIVING AREA: 1271 sq.ft.
DECK AREA: 76 sq.ft.



UPPER FLOOR PLAN (BUILDING B)
SCALE: 1/4" = 1'-0"
UPPER FLOOR LIVING AREA: 1257 sq.ft.
DECK AREA: 79 sq.ft.

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Upper Floor Plans



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web: www.girouxdesigngroup.com

PLAN NO.
WP-5694
SLAB
SHEET NO.
A7

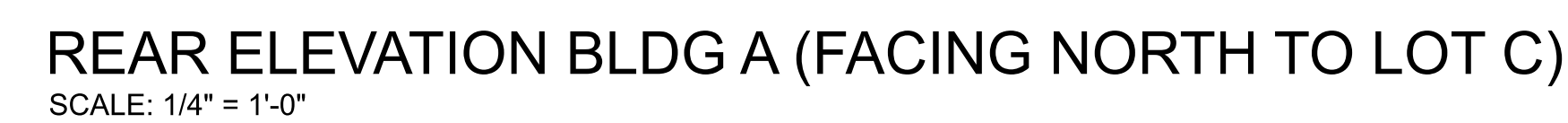
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JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

DESIGN BY: AJG
DRAWN BY: AJG
DATE: 2023-04-18
REVISED:

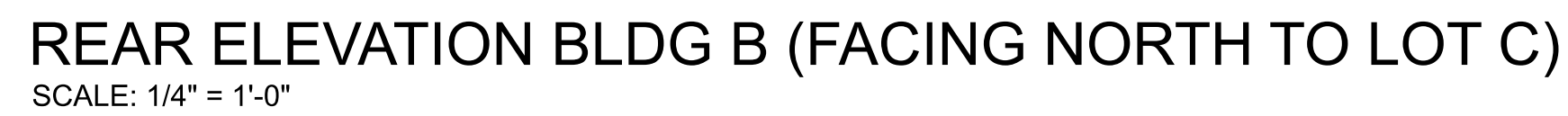
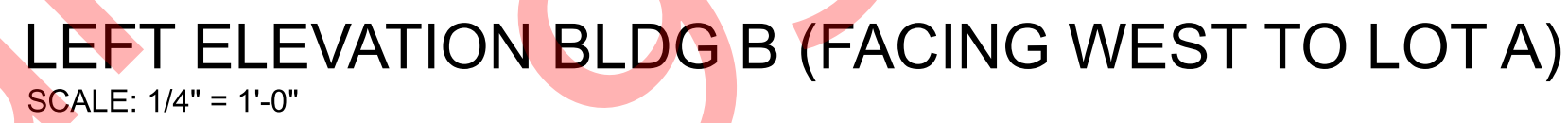
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Elevations-Building A


PLAN NO. WP-5694
SLAB
SHEET NO. A8

Page 8 of 10



Elevations-Building B

PLAN NO.
WP-5694

SLAB

SHEET NO.
A9

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SOUTH ELEVATION (FACING EDMONTON AVE.)
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



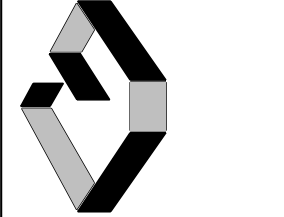
WEST ELEVATION (FACING MANITOBA STREET)
SCALE: 3/16" = 1'-0"

JOHN LEE	DESIGN BY: AJG	DATE: 2023-04-18
401 EDMONTON AVE. PENTICTON, BC	DRAWN BY: AJG	REVISED:

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one and only one unit. The purchase of additional sets of these drawings
does not entitle the buyer with license to construct more than one dwelling unit.

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PLAN NO. WP-5694
SHEET NO. A10

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Colour Elevations

Development Permit

Permit Number: DP PL2022-9324

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Proposed Lot B (legal to be updated after subdivision)
 - Civic: Proposed Lot B of 401 Edmonton Avenue (civic to be updated after subdivision)
 - PID: Proposed Lot B (PID to be updated after subdivision)
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a side-by-side duplex, as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. The permit has lapsed as described under Condition 8, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

General Conditions

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

Authorized by City Council, the ____ day of _____, 2023.

Issued this ____ day of _____, 2023.

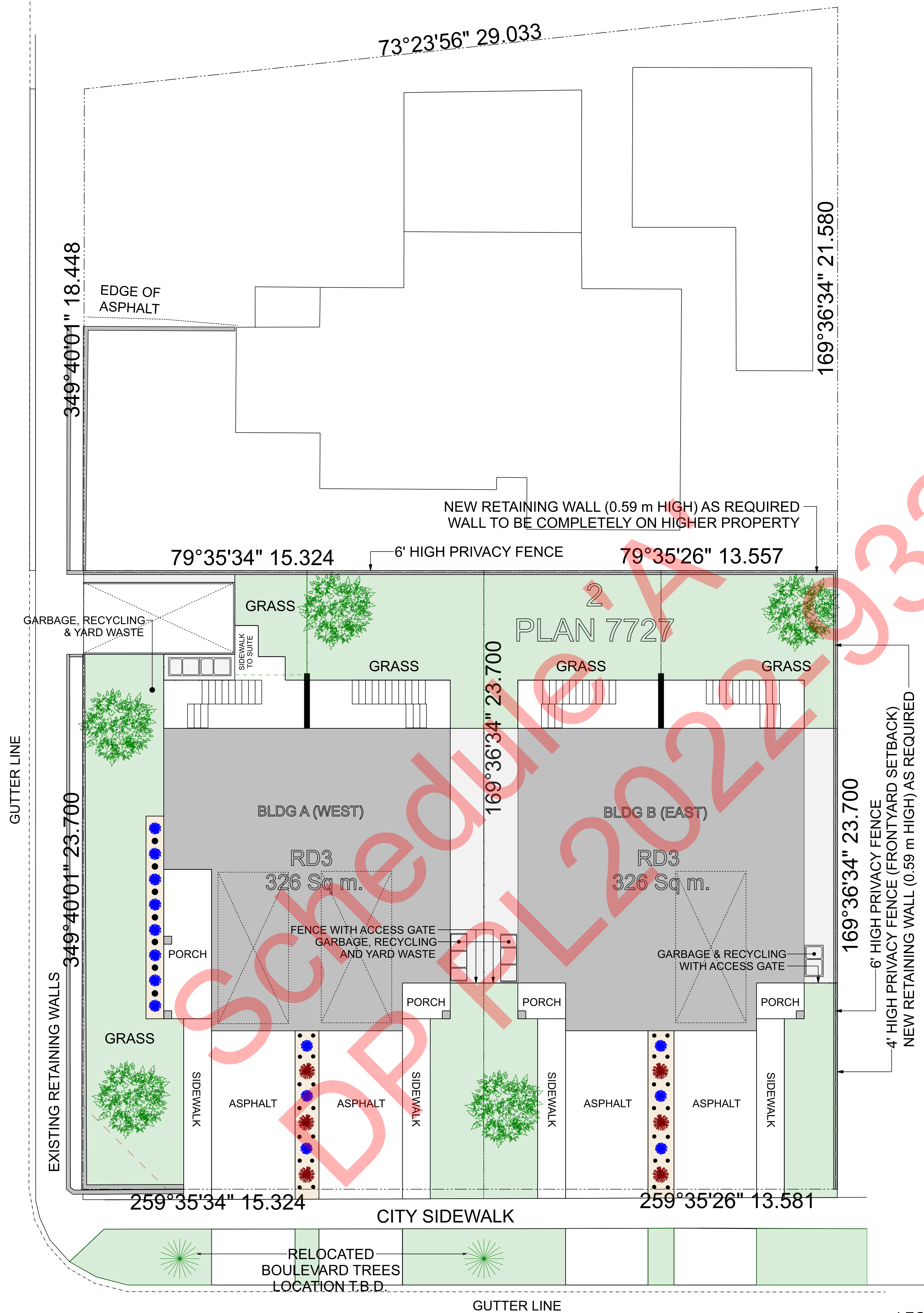
Angela Collison
Corporate Officer





MANITOBA STREET

CENTER LINE OF PAVED ROAD



SITE PLAN

SCALE: 1:100

CIVIC ADDRESS: 401 EDMONTON AVENUE, PENTICTON, B.C.

LEGAL DESCRIPTION: SITE PLAN OF LOT 2, DL 202, SDYD, PLAN 7727

PID: 002-448-980

CURRENT ZONING: R2 Small Lot Residential
OCP: Infill Residential
PROPOSED ZONING: RD3 Residential Infill

EDMONTON AVENUE

CENTER LINE OF PAVED ROAD

LANDSCAPE SCHEDULE

PLANTINGS:

Black Mondo Grass (Ophiopogon planiscapus 'Nigrescens') 7 qty.
Blue Cushion Lavender (Lavandula angustifolia 'Blue Cushion') 14 qty.
Dwarf Mondo Grass (Ophiopogon japonicus 'Nanus') 28 qty.
Japanese Blood Grass (Imperata cylindrica 'Red Baron') 6 qty.

TREES:

Bloodgood Japanese Maple (Acer palmatum var. atropurpureum 'Bloodgood') 5 qty.

GARBAGE DISPOSAL:

Garbage Container: 5
Recycling Container: 5
Yard Waste Container 2

GROUND COVER/HARD SURFACES:

Property Area (3,914+ 3,457 = 7,371 sq.ft.)
Asphalt (1,055 sq.ft.)
Grass (2,206 sq.ft.)
Planting Beds-Bark Mulch (215 sq.ft.)
River Rock-2" Rainbow (457 sq.ft.)
Landscape Fabric (672 sq.ft.)
Sidewalk/Porch (428 sq.ft.)

FENCING:

4' High Wood Fence (16 lin.ft.)
6' High 'Good Neighbour' Privacy Fence (288 lin.ft.)

LANDSCAPE NOTES:

SHRUBS SHALL BE A MIN OF No.2 POT SHRUBS

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

NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION

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

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

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

DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE
ASPHALT.

LEGAL BOUNDARIES SHOWN ARE BASED ON LIMITED EXISTING SURVEY
EVIDENCE AND LAND TITLE OFFICE RECORDS. A FULL LEGAL SURVEY IS
RECOMMENDED TO PROPERLY DEFINE BOUNDARIES.

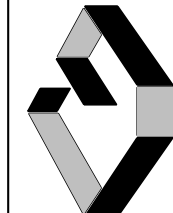
FIELD SURVEY COMPLETED THIS 22nd DAY OF FEBRUARY, 2021
ELEVATIONS ARE GEODETIC (ORTHOMETRIC HTv2.0) DERIVED FROM
PENTICTON MONUMENT #80H2625

JOHN LEE	DATE: 2023-04-18
401 EDMONTON AVE. PENTICTON, BC	REVISED:
DESIGN BY: AJG	
DRAWN BY: AJG	

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PLAN NO. WP-5694
SHEET NO. A4

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Landscape Plan

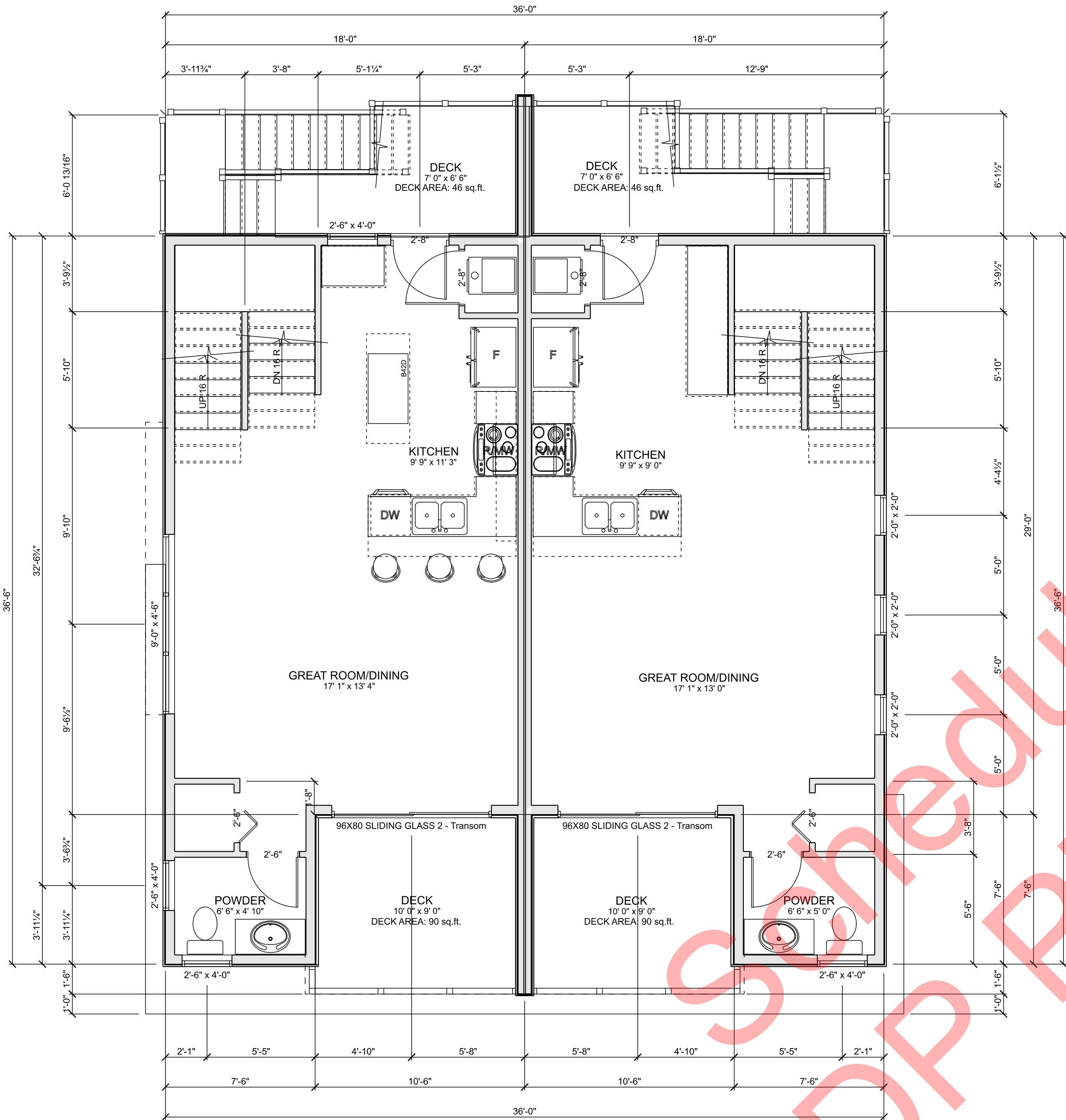


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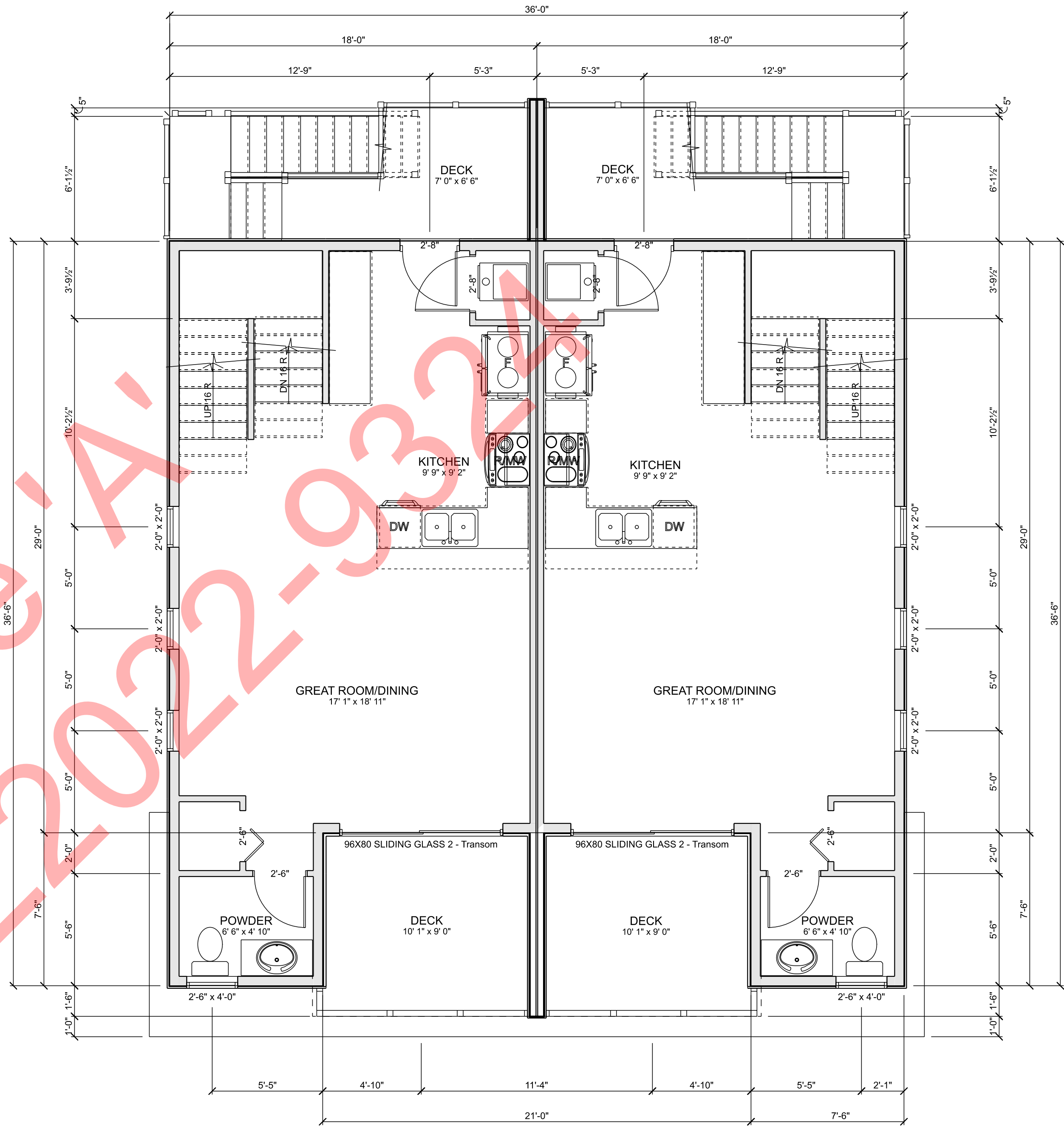
PLAN NO. WP-5694
SLAB
SHEET NO. A5

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Lower Floor Plans



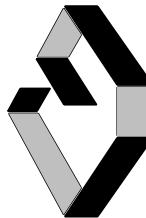
MAIN FLOOR PLAN (BUILDING A)
SCALE: 1/4" = 1'-0"
MAIN FLOOR LIVING AREA: 1026 sq.ft.
DECK AREA: 272 sq.ft.



MAIN FLOOR PLAN (BUILDING B)
SCALE: 1/4" = 1'-0"
MAIN FLOOR LIVING AREA: 1027 sq.ft.

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Main Floor Plans



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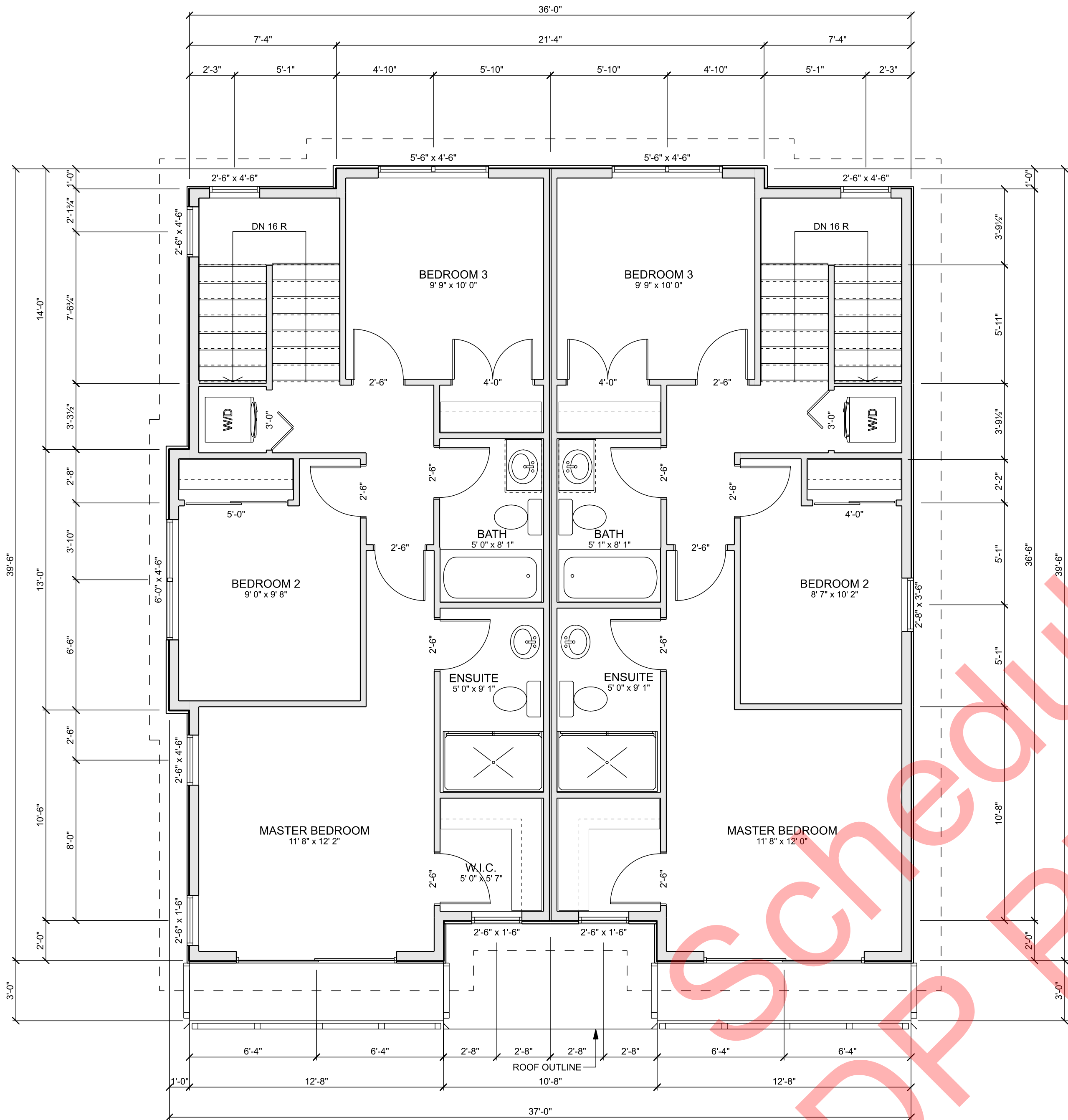
PLAN NO.
WP-5694
SLAB
SHEET NO.
A6

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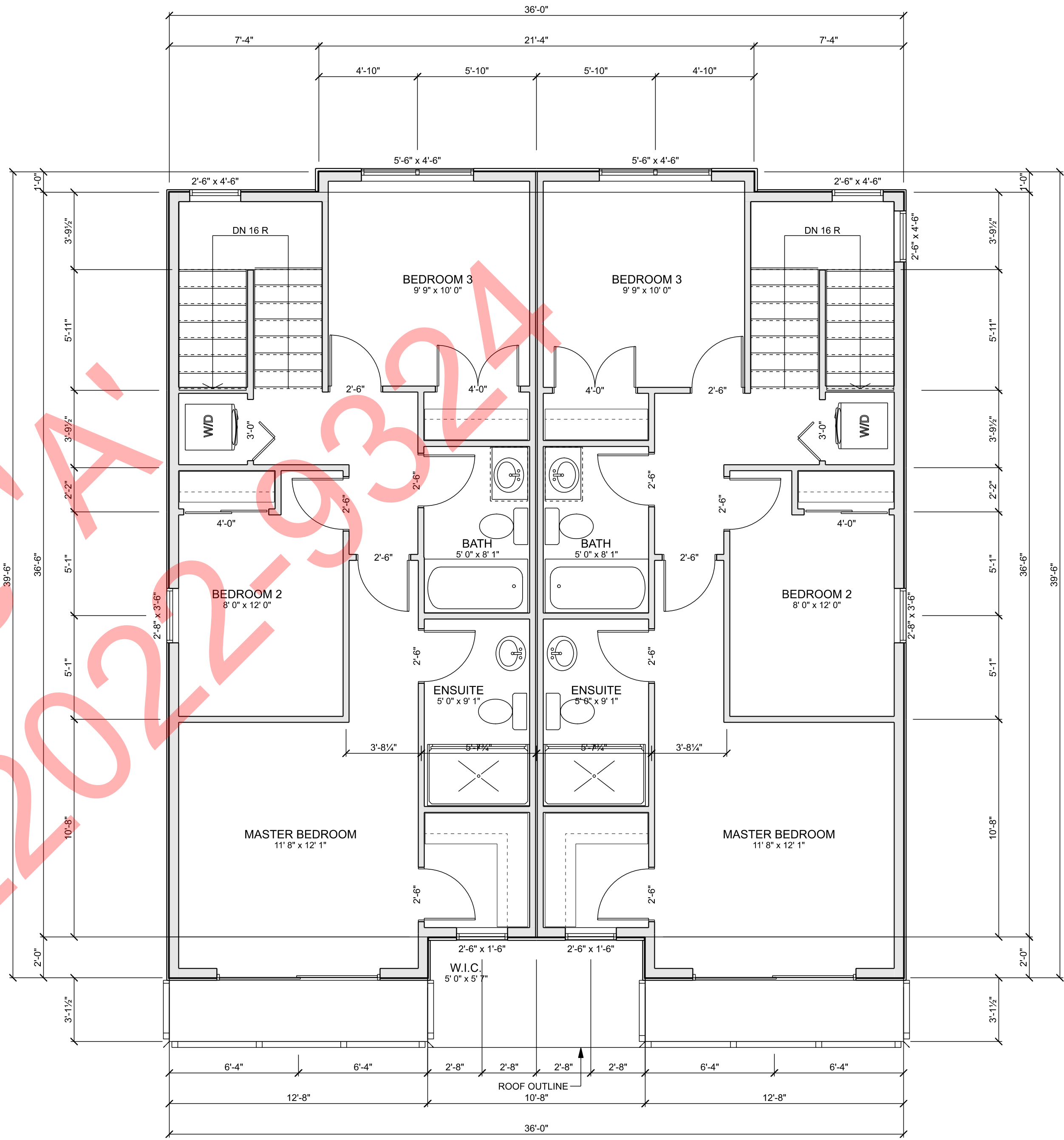
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JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

DESIGN BY: AJG
DRAWN BY: AJG
DATE: 2023-04-18
REVISED:



UPPER FLOOR PLAN (BUILDING A)
SCALE: 1/4" = 1'-0"
UPPER FLOOR LIVING AREA: 1271 sq.ft.
DECK AREA: 76 sq.ft.



UPPER FLOOR PLAN (BUILDING B)
SCALE: 1/4" = 1'-0"
UPPER FLOOR LIVING AREA: 1257 sq.ft.
DECK AREA: 79 sq.ft.

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC
DESIGN BY: AJG
DRAWN BY: AJG
DATE: 2023-04-18
REVISED:

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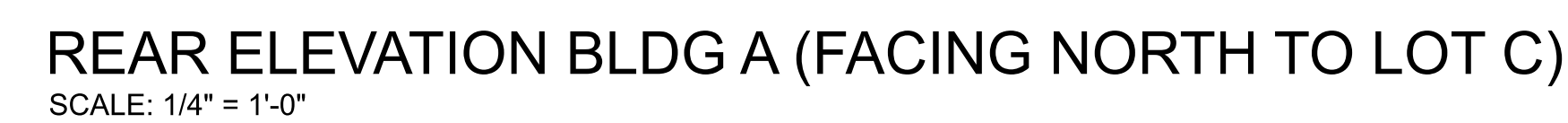
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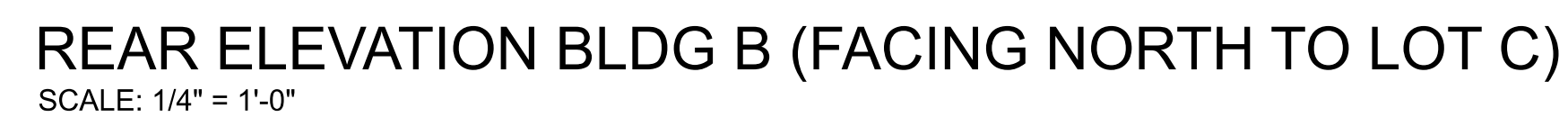
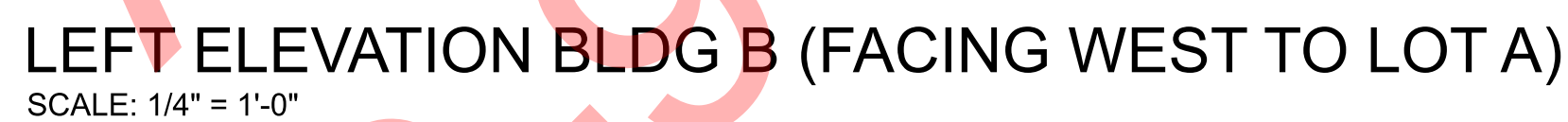
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Upper Floor Plans



Elevations-Building A



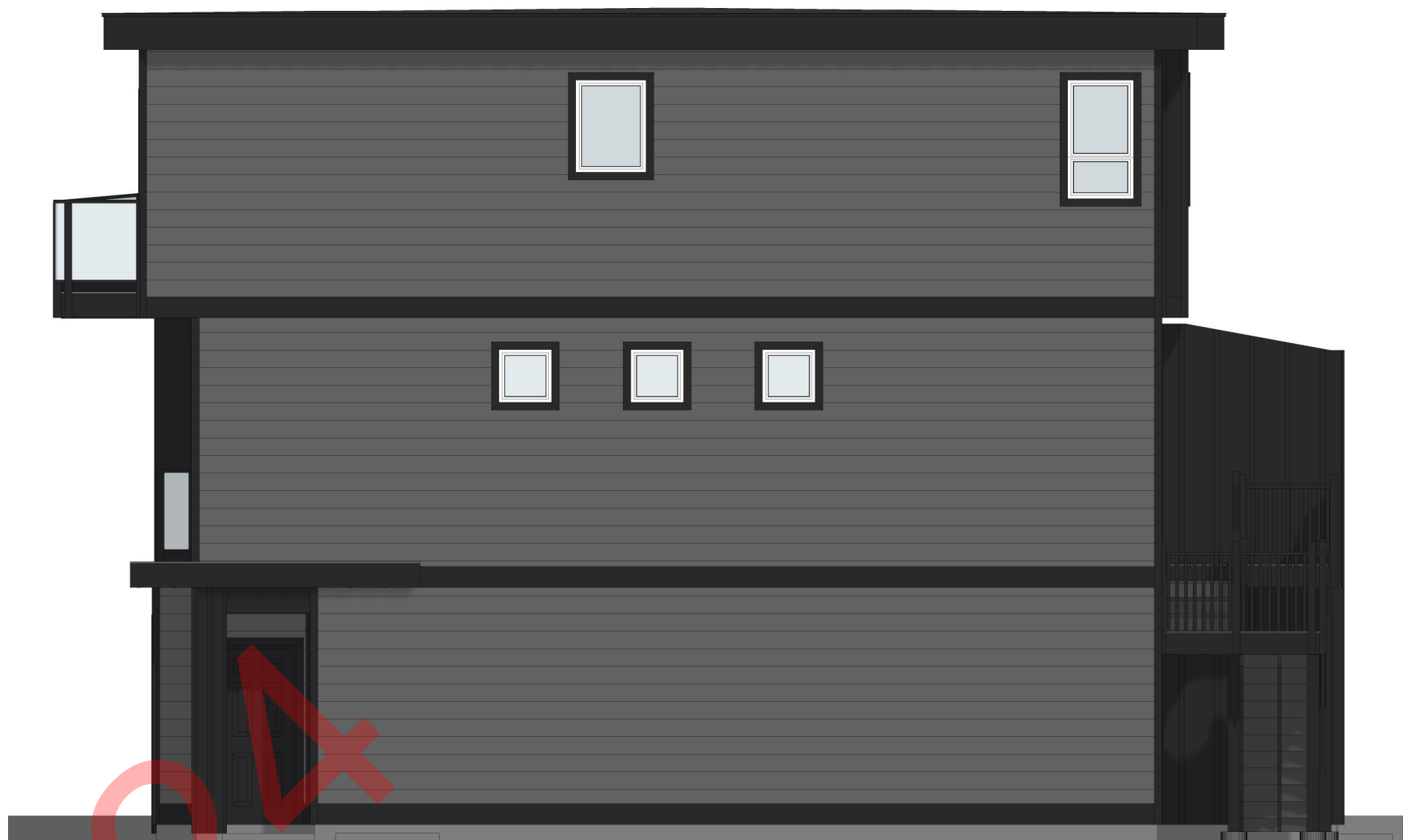
Elevations-Building B



SOUTH ELEVATION (FACING EDMONTON AVE.)
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION (FACING MANITOBA STREET)
SCALE: 3/16" = 1'-0"



JOHN LEE		401 EDMONTON AVE. PENTICTON, BC	
DESIGN BY: AIG	DATE: 2023-04-18	DRAWN BY: AIG	REVISED:

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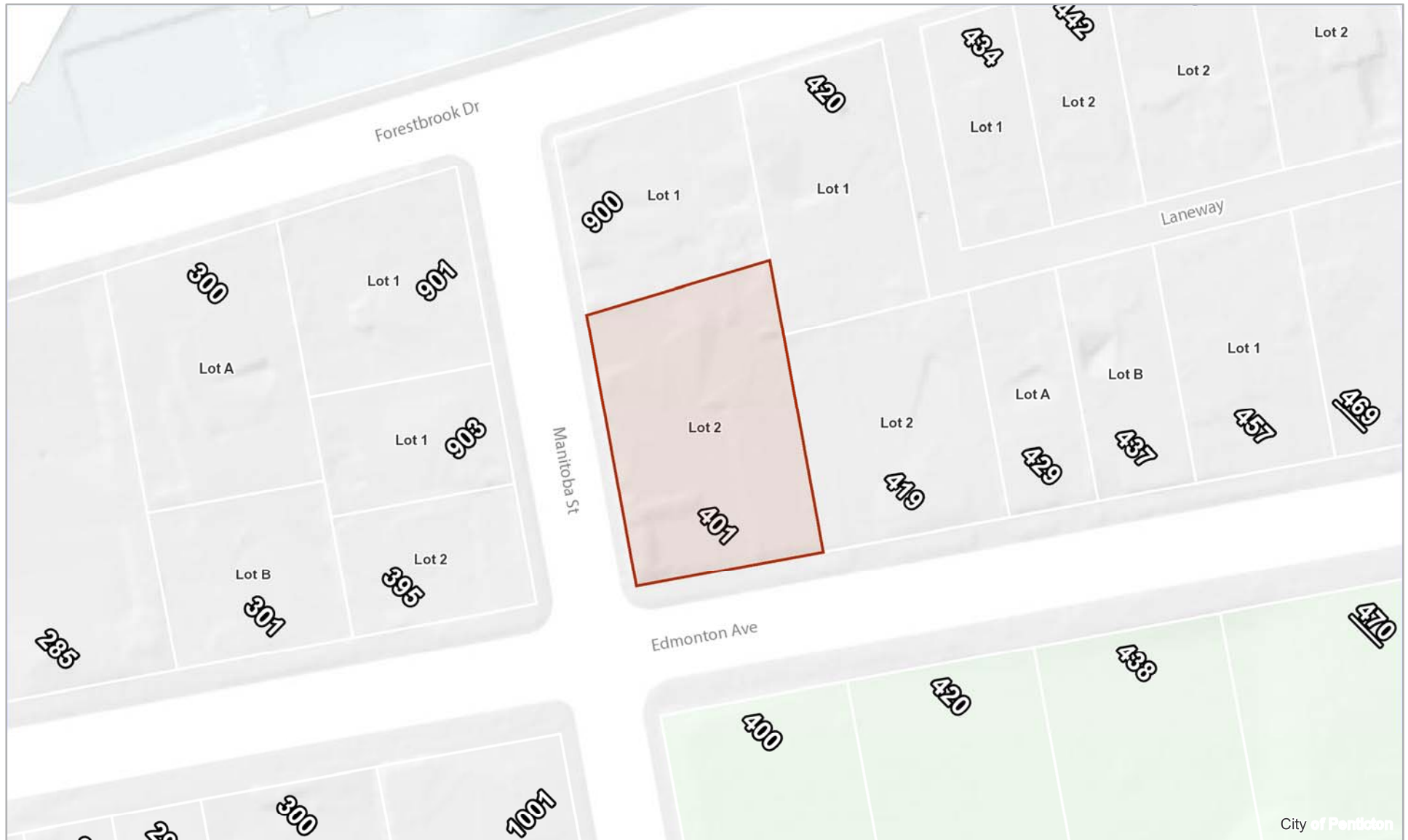
PLAN NO. WP-5694
SLAB
SHEET NO. A10



Schedule A: Zoning Amendment Bylaw 2023-25

Date:

Corporate Officer:

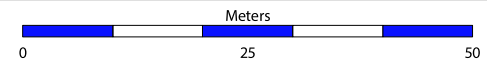


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1:840

July 10, 2023 10:43:35 AM



Coordinate System: NAD 1983 CSRS UTM Zone 11N

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