



Public Notice

penticton.ca

July 20, 2023

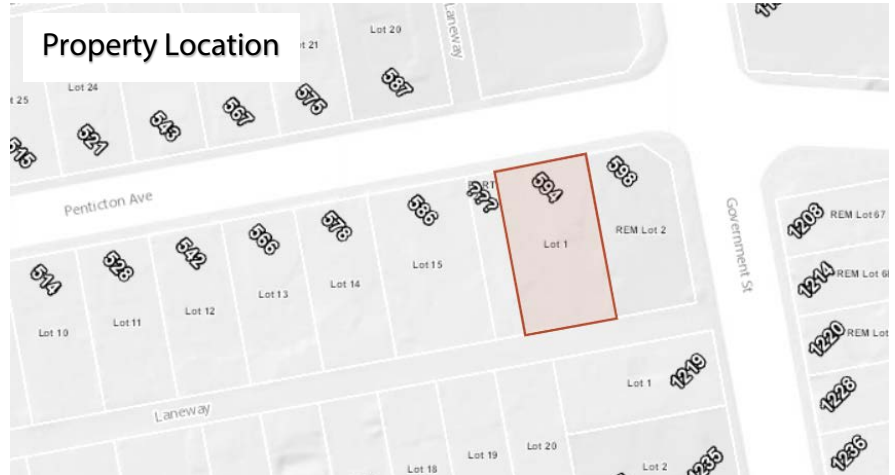
Address & Legal Description

594 Penticton Avenue

Lot 1, District Lot 250, Similkameen Division
Yale District, Plan 5038

Subject & Proposal

Zoning Amendment Bylaw 2023-22



The applicant is proposing to construct two side-by-side duplexes (four dwelling units) on the subject property.

In order to proceed with the proposed development, the applicant has requested to rezone the property from R2 (Small Lot Residential) to RD4 (Low Density Cluster Housing).

Council Consideration:

A Public Hearing has been scheduled for **6:00 pm, Tuesday, August 1, 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 2023-22 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, August 1, 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: 594 Penticton 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: Jordan Hallam, Planner I
Address: 594 Penticton Avenue

File No: RMS/594 Penticton Ave

Subject: Zoning Amendment Bylaw No. 2023-22
Development Permit PL2023-9584

Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2023-22", for Lot 1 District Lot 250 Similkameen Division Yale District Plan 5038, located at 594 Penticton Avenue, a bylaw to rezone the subject property from R2 (Small Lot Residential) to RD4 (Low Density Cluster Housing);

AND THAT Council forward "Zoning Amendment Bylaw No. 2023-22" to the August 1, 2023 Public Hearing;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2023-22", approve "Development Permit PL2023-9584", for Lot 1 District Lot 250 Similkameen Division Yale District Plan 5038, located at 594 Penticton Avenue, a permit to approve the form and character of two side-by-side duplexes (four dwelling units);

AND THAT Council direct staff to issue "Development Permit PL2023-9584".

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 two side-by-side duplexes (four dwelling units) 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 RD4 (Low Density Cluster 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 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 1940's (Figure 3).

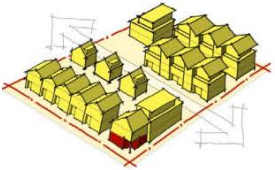
Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
Ground Oriented Residential 	Medium-density residential areas with multi-family developments where each unit has an exterior door and construction is primarily wood frame, or bareland stratas.	• Duplexes with suites • Cluster housing • 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 an appropriate location 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 and Government Street commercial area. This area is also well serviced by pedestrian, cycling and transit networks.

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.

Climate Impact

The development proposes two side-by-side duplexes (four dwelling units) on the property, increasing density in a core area of the City of Penticton well served by transit and in close proximity to services, employment, schools and recreational areas.

The plans show two Class 2 Bicycle parking spaces for visitors and each dwelling unit has a Class 1 bicycle parking space, resulting in 4 Class 1 spaces.

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

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 than standard, with a goal of being Net Zero Ready for new construction by 2032.

Technical Review

This application was reviewed by the City's Technical Planning Committee (TPC). The TPC raised comments regarding landscaping and boulevard trees. The TPC raised comments that 3 boulevard trees were required on the landscape plan as part of the development permit. The original submitted drawings showed one of the duplexes to be within the Penticton Airport Zoning Regulation area. Staff worked with the applicant to reduce the height of the building and show compliance with the Airport Zoning and Flightway. 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.

Development Statistics

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

	RD4 Zone Requirement	Provided on Plans
Minimum Lot Width*:	18 m	19.0 m
Minimum Lot Area*:	540 m ²	643.5 m ²
Maximum Lot Coverage:	40%	35.9%

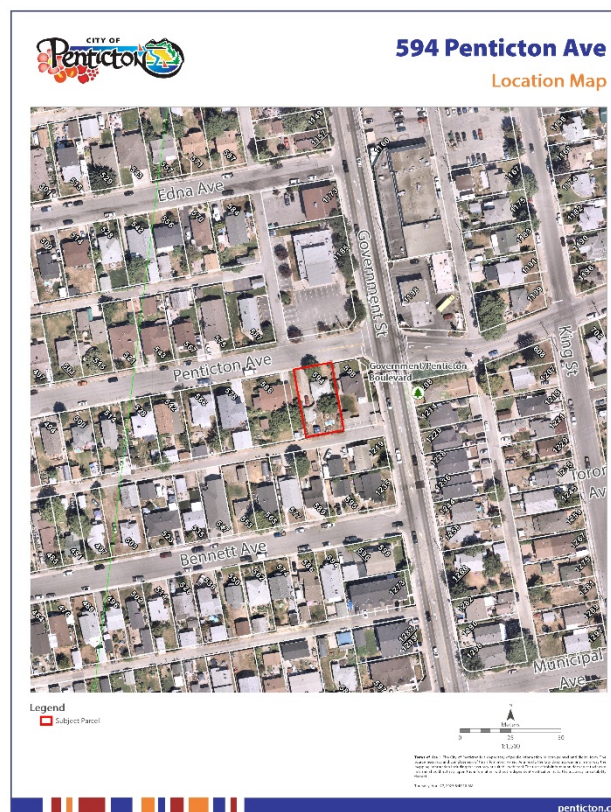


Figure 3 – Property Location

	RD4 Zone Requirement	Provided on Plans
Maximum Density:	0.8 Floor Area Ratio (FAR)	.71 FAR
Vehicle Parking:	Total Required: 1 per dwelling unit plus 0.25 spaces/unit for visitors Total Required: 5 spaces	Total Per Dwelling: 4 spaces Total Visitor: 1 space Total Provided: 5 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 Required: 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 (inside rec room of each unit) 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, 5 trees, and 57 shrubs.	Total Provided: 0.47 m wide (Variance to width through Development Permit), 5 trees, and 125 shrubs.
Required Setbacks Front Yard (Penticton Ave): Interior Side Yard (east): Interior Side Yard (west): Rear Yard (lane):	4.5 m 1.5 m 1.5 m 6.0 m	4.5 m 1.9 m 1.9 m 6.91 m
Maximum Building Height	10.5 m	7.54 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 two side-by-side duplexes 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 RD4 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. 2023-22”, and forward the bylaw to the August 1, 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 planning elsewhere on the site or in adjacent public realm is required”. In this instance, the west and east landscape buffer is reduced in width from 3.0 m to 0.66 m, as a result of the setbacks and required 1.2 m wide access pathway to the rear units. 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 fence, landscape buffer, and required 1.2 m wide pathway between the proposed buildings and the west and east north property line is 1.88 m, which reduces the overlook into the western and eastern properties. Staff considers that the added distancing between the properties 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.

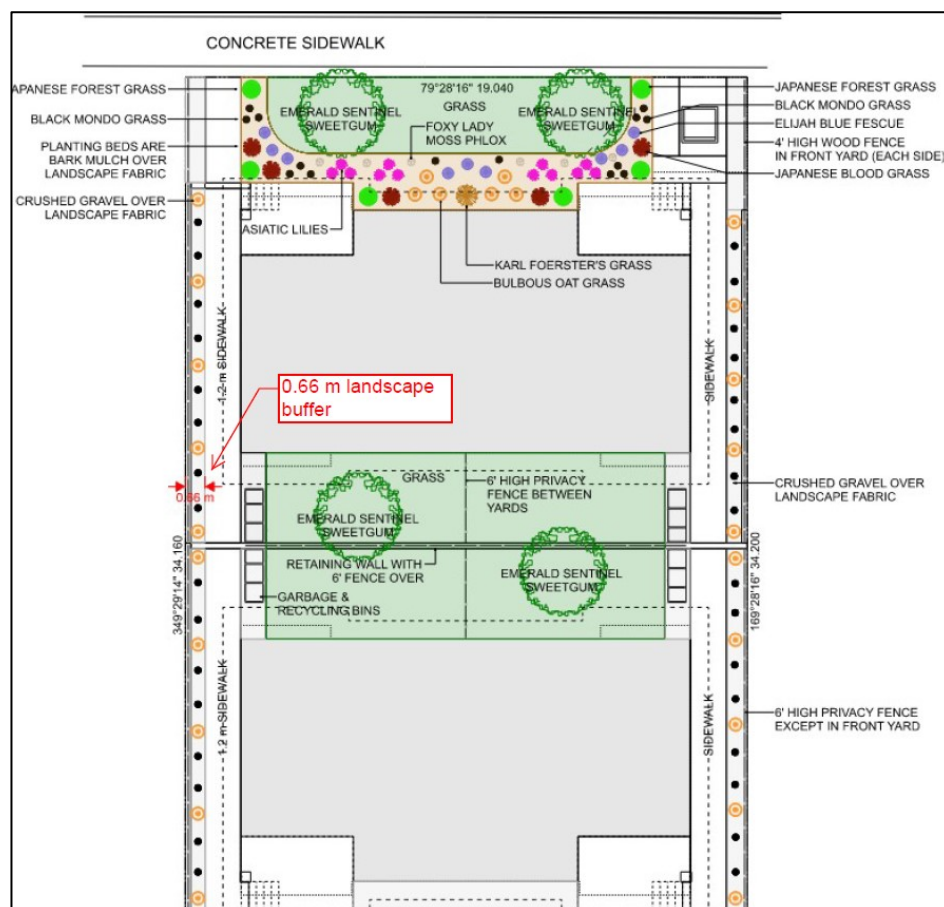


Figure 4 – Landscape Buffer

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. 2023-22”.

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 PL2023-9584

Attachment G – Zoning Amendment Bylaw No. 2023-22

Respectfully submitted,

Jordan Hallam

Planner I

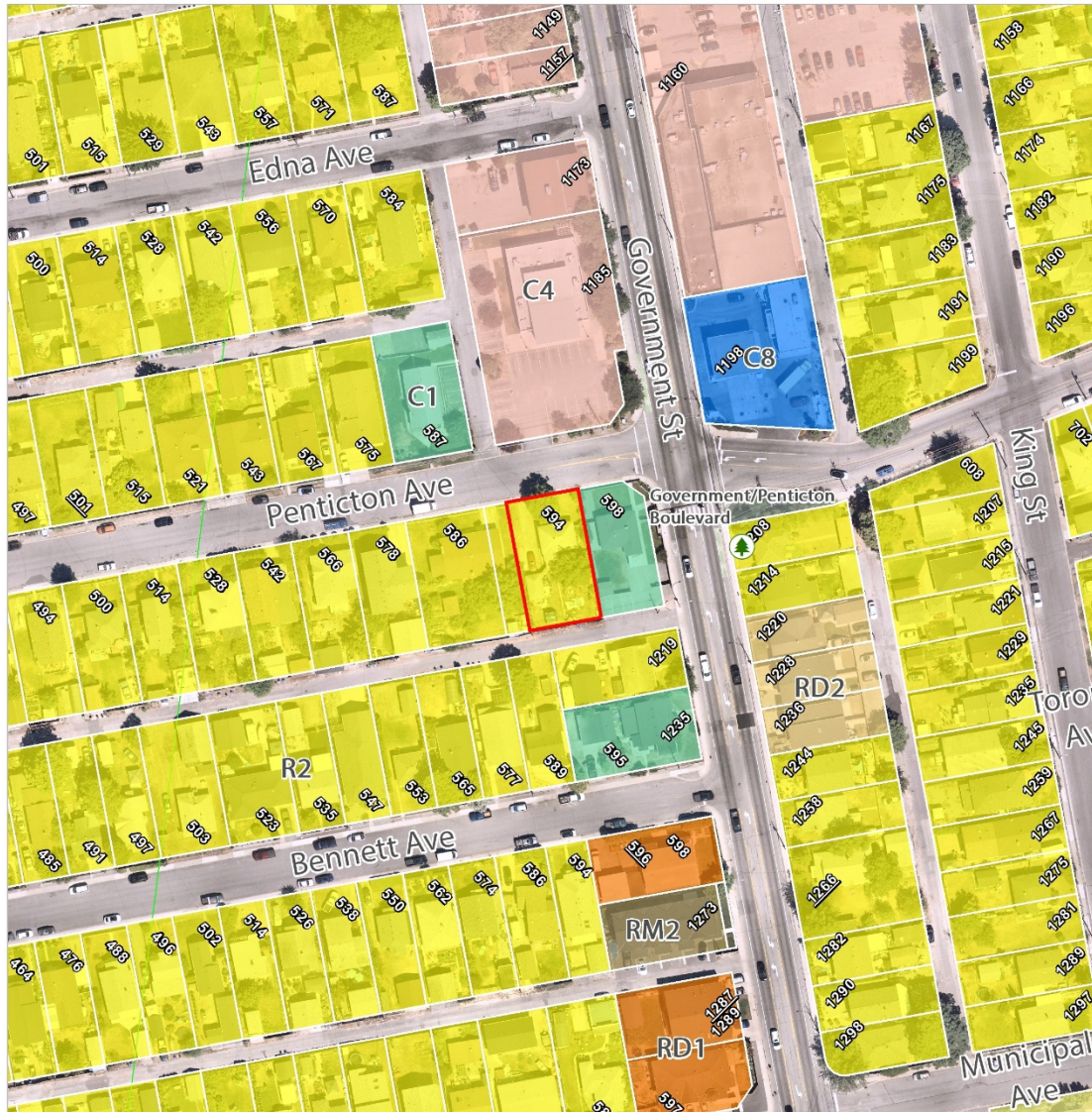
Concurrence

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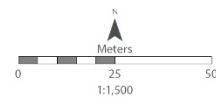
594 Penticton Ave

Zoning Map



Legend

- Subject Parcel
- R1 - Large Lot Residential
- R2 - Small Lot Residential
- RD1 - Duplex Housing
- RD2 - Duplex Housing: Lane
- RM2 - Low Density Multiple Housing
- C1 - Commercial Transition
- C4 - General Commercial
- C8 - Vehicle Service Station



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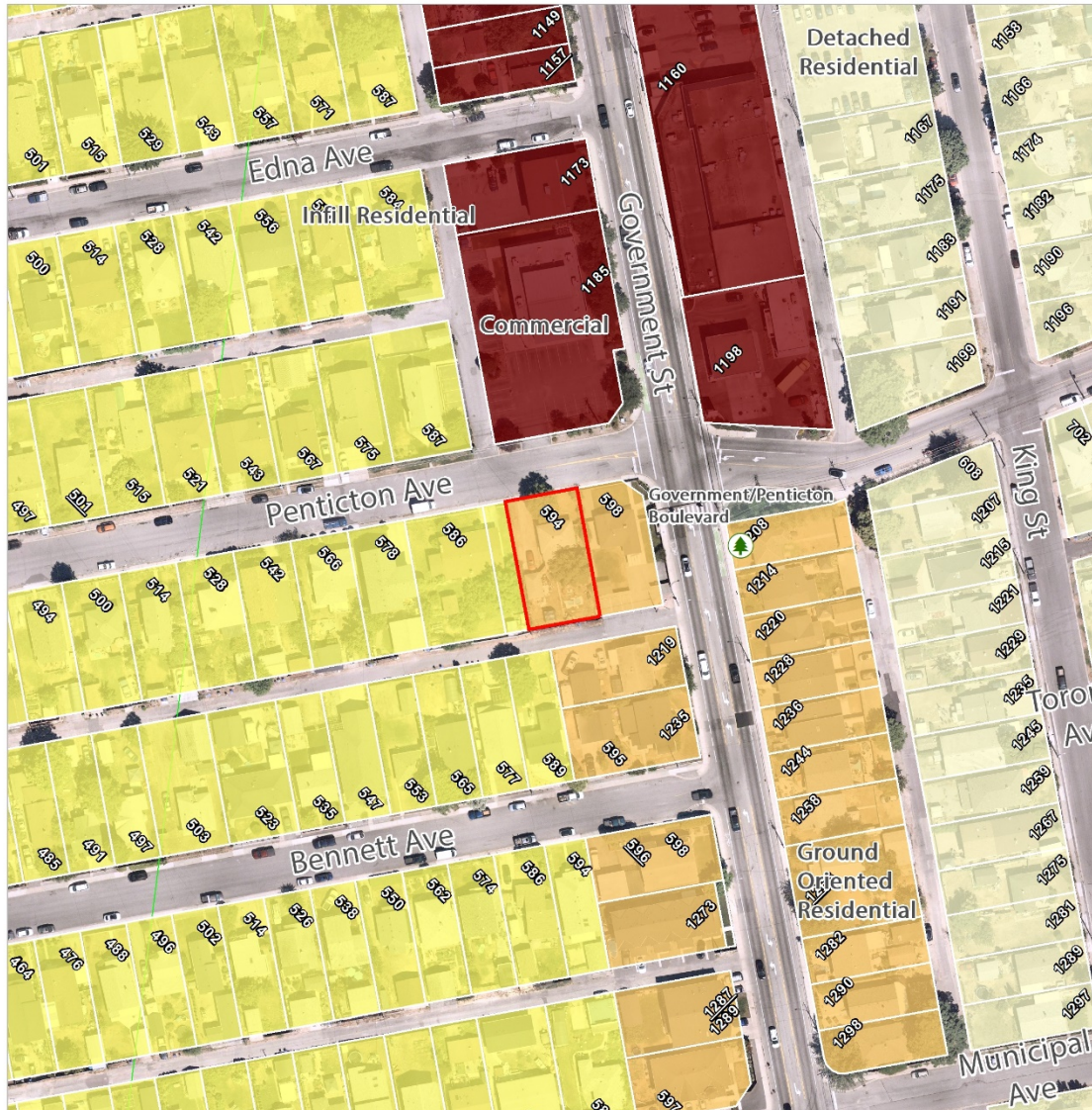
Thursday, April 27, 2023 8:49:27 AM

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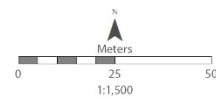
594 Penticton Ave

OCP Map



Legend

- Subject Parcel
- Future Land Use
- Detached Residential
- Ground Oriented Residential
- Commercial
- Infill Residential



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Thursday, April 27, 2023 8:50:00 AM

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Attachment C – Photos of Property







Attachment D – 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 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 front duplex building at 4.5 m from property line, the minimum is 4.5 m front yard setback, which helps to maintain a connection with the street. They have proposed a front door on the units closest to Penticton Avenue 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.*
- Penticton Ave to the north side of the development provides pedestrian access to the development. The rear lane to the south side of the development also provides pedestrian access to the development.
 - The proposed development has a sidewalk access from Penticton Ave 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 behind each dwelling unit.
 - Each dwelling unit has a front door for access from either Penticton Ave, and the rear laneway.
- 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 west 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 22.0 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 five trees proposed 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 one visitor parking space off of the lane.
- The visitor parking space are in good public view from the rear lane for drivers who come to visit residents or tenants of the proposed development.



April 4, 2023

Giroux Design Group Inc.

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

Re: 594 Penticton Avenue Development Permit Application

To City of Penticton Planning Department,

This letter is regarding the proposal to rezone and develop the property located at 594 Penticton Avenue. 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 RD4 Low Density Cluster Housing.

The proposal is to build two duplex buildings that will be two storeys in height and the parking for the units will be provided from the lane. The location of the development is ideal for families as it is close to schools, shopping, and parks. We believe the project will be a positive addition to the neighbourhood.

Thank you for considering our proposal.

Best regards,

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

594 PENTICTON AVE.: 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 parking for one vehicle accessed from the lane as well as one guest parking space. No variances are needed for parking as the number of spaces meets 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 and covered front patio to allow for outdoor living.

ORIENTATION & MASSING

Each unit has its own entry door with a covered entry. The two storey duplex is 7.54 meters in height which is less than the 10.5 meters allowed in the zoning, this fits in with the mix of one, one-and-a-half, and two storey homes on the street. The style of the building is a modern style with flat roofs which will complement the neighbourhood which is made up of both homes and commercial buildings.

LANDSCAPING (ENHANCING THE URBAN FOREST)

The landscaping plan for the development includes the planting of 2 trees along Penticton Avenue along with a planting bed that borders the sidewalk providing pleasing aesthetics and increased curb-appeal. Grassed rear yards will provide pleasant private areas for each unit, these areas will add two more trees, and the rear yard will add an additional tree for a total of five new trees.

WASTE MANAGEMENT

Garbage and recycling collection is provided by individual bins provided for each unit to be collected from the lane side of the property on collection days. The garbage and recycling bins will be stored on concrete pads along the rear yard fences 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 duplex rear yards.

Development Permit

Permit Number: DP PL2023-9584

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 1 District Lot 250 Similkameen Division Yale District Plan 5038
 - Civic: 594 Penticton Avenue
 - PID: 010-400-281
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of two side-by-side duplexes 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

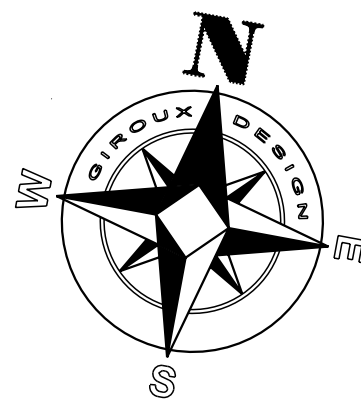
7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not 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 1st day of August, 2023.

Issued this ____ day of August, 2023.

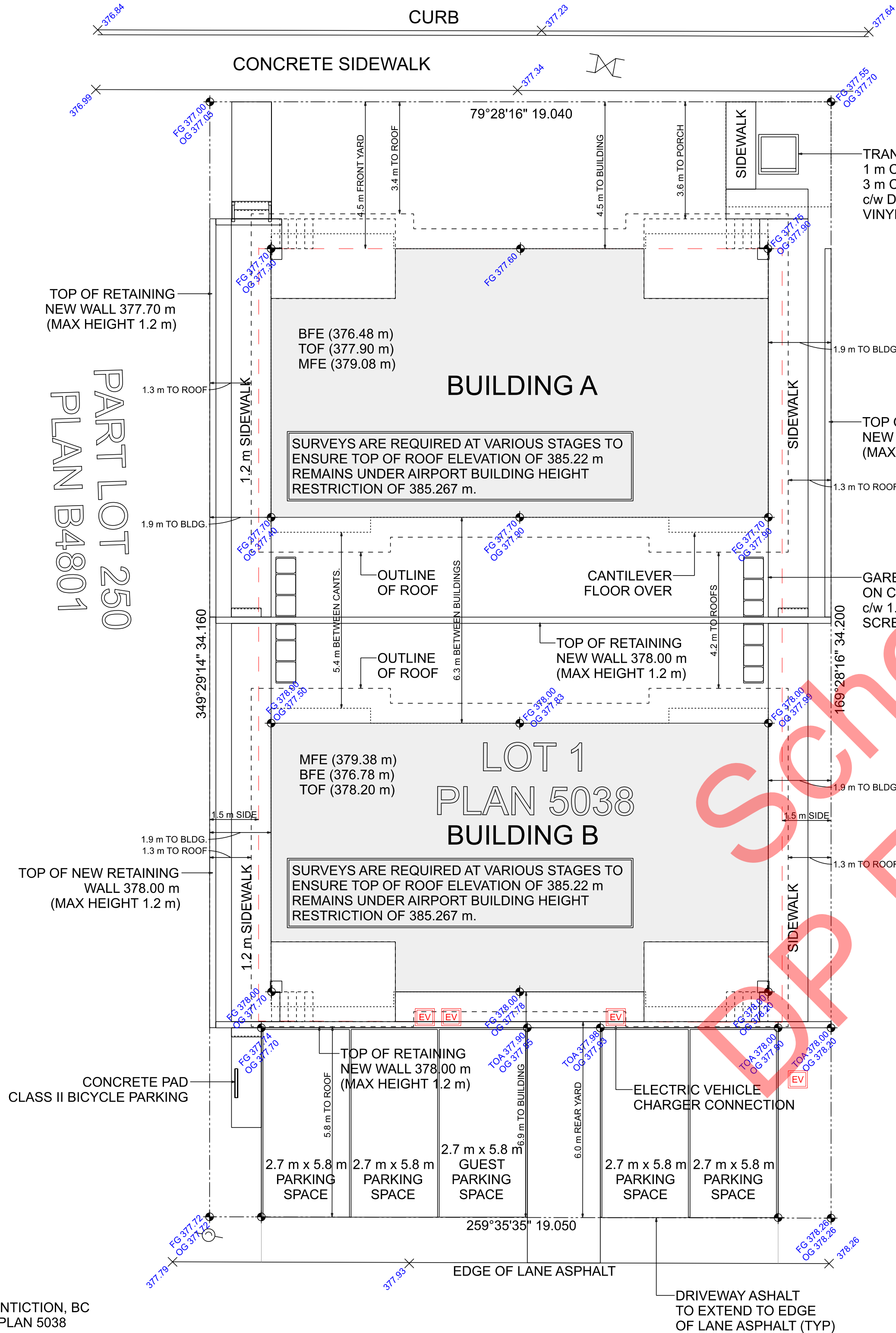
Angela Collison
Corporate Officer

PENTICTON AVENUE



LOT 15
BLOCK 3
PLAN 812

PART LOT 250
PLAN B4801



ELECTRIC VEHICLE READY REQUIREMENTS
IN ACCORDANCE WITH ZONING BYLAW NO. 2023-08

TO ENSURE NEW HOMES ARE BUILT WITH READY ACCESS
TO A POWER SUPPLY CAPABLE OF PROVIDING LEVEL 2 EV
CHARGING, THE FOLLOWING REQUIREMENTS MUST BE MET:

-MINIMUM NUMBER OF ENERGIZED OUTLETS FOR LEVEL 2
CHARGING: 1 PER DWELLING UNIT.
-CONSTRUCTION REQUIREMENTS THAT INCLUDE:
ELECTRICAL PANEL CAPACITY, WIRING, AND CONTINUOUS
CONDUIT OR RACEWAY (AS APPLICABLE) FROM THE PANEL,
TERMINATING AT AN ENERGIZED OUTLET NEAR THE
DESIGNATED EV PARKING SPACE(S). ADDITIONAL
ELECTRICAL AND EV CHARGING INFRASTRUCTURE IS
REQUIRED TO ENERGIZE THE CIRCUIT AND TO SUPPLY
POWER TO FUTURE LEVEL 2 EVSE AND EVEMS (IF
APPLICABLE).
-A POINT CONNECTED TO A SOURCE OF VOLTAGE IN AN
ELECTRICAL WIRING INSTALLATION AT WHICH CURRENT IS
TAKEN AND CAN BE CONNECTED TO SUPPLY UTILIZATION
EQUIPMENT. AN OUTLET INCLUDES A COVERED
TERMINATION BOX, NEMA 14-50R RECEPTACLE, OR NEMA
6-50R RECEPTACLE. ADDITIONAL TERMINATION MEANS MAY
BE APPROVED BY THE CITY OF PENTICTON ELECTRIC
UTILITY MANAGER.
-ELECTRIC VEHICLE CHARGING AT 208 V OR 240 V THROUGH
SUPPLY UTILIZATION EQUIPMENT THAT MEETS THE
DEFINITION OF LEVEL 2 BY THE STANDARD 'SAE ELECTRIC
VEHICLE AND PLUG IN HYBRID ELECTRIC VEHICLE
CONDUCTIVE CHARGE COUPLER', J1772.

NOTES AND LEGEND

- SPOT HEIGHT
- WATER VALVE
- POWER POLE

BASED ON SURVEY PROVIDED BY:
STEVEN J. BUZIKIEVICH PROFESSIONAL LAND SURVEYOR
DWG: 22-0954TP
FIELD WORK COMPLETED THE 14TH DAY OF OCTOBER, 2022
ELEVATIONS SHOWN ON ARE GEODETIC (CGVD28) AND REFERED
TO THE CITY OF PENTICTON GEODETIC CONTROL MONUMENTS

IMPORTANT NOTE: A SURVEY IS REQUIRED AT VARIOUS STAGES TO ENSURE
THAT THE BUILDING HEIGHT DOES NOT EXCEED THE HEIGHT SHOWN OR
INFRINGE THE AIRPORT HEIGHT ALLOWANCE.

ZONING COMPLIANCE TABLE (PROPOSED ZONING RD4)			
REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	GOR	GOR	NO
ZONING	R2	RD4	YES
MINIMUM LOT WIDTH	18.0	19.04 m	N/A
LOT AREA	540 m2	650.97 m2	N/A
MAXIMUM LOT COVERAGE	40%	40% (262.45 m2)	NO
MAXIMUM DENSITY	0.8 FAR	0.75 FAR (490.71 m2)	NO
MAXIMUM HEIGHT	10.5 m	7.54 m	NO
MINIMUM FRONT YARD (EAST)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD (OVER TWO STOREYS)	3.0 m	3.0 m	N/A
MINIMUM INTERIOR SIDE YARD (UP TO TWO STOREYS)	1.5 m	1.5 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	N/A	NO
AMENITY SPACE (20 m2 PER UNIT)	80 m2	89 m2	NO
MINIMUM REAR YARD (WEST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT + GUEST)	5	5	NO

SITE PLAN
SCALE: 1:100
CIVIC ADDRESS: 594 PENTICTON AVENUE, PENTICTON, BC
LEGAL DESCRIPTION: LOT 1, DL 250, S.D.Y.D. PLAN 5038
PID: 010-400-281

LOT AREA: 650.97 m2 (0.159 ACRES)
CURRENT ZONING: R2 SMALL LOT RESIDENTIAL
OCP: GROUND ORIENTED RESIDENTIAL
PROPOSED ZONING:

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Site Plan & Zoning Compliance Table

SINGLA BROS. HOLDINGS LTD.
594 PENTICTON AVE.
PENTICTON, BC.

DESIGN BY: AJG
DRAWN BY: AJG

DATE: 2023-06-14
REVISED:

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SLAB
SHEET NO.
A1

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CONCRETE SIDEWALK

79°28'16" 19.040

EMERALD SENTINEL SWEETGUM

GRASS

FOXY LADY MOSS PHLOX

EMERALD SENTINEL SWEETGUM

ASIATIC LILIES

KARL FOERSTER'S GRASS

BULBOUS OAT GRASS

1.2 m SIDEWALK

349°29'14" 34.160

169°28'16" 34.200

6' HIGH PRIVACY FENCE BETWEEN YARDS

EMERALD SENTINEL SWEETGUM

RETAINING WALL WITH 6' FENCE OVER

GARBAGE & RECYCLING BINS

EMERALD SENTINEL SWEETGUM

1.2 m SIDEWALK

ASPHALT

EMERALD SENTINEL SWEETGUM

ASPHALT

259°35'35" 19.050

DRIVEWAYS TO EDGE OF ASPHALT

LANE

JAPANESE FOREST GRASS

BLACK MONDO GRASS

ELIJAH BLUE FESCUE

4' HIGH WOOD FENCE IN FRONT YARD (EACH SIDE)

JAPANESE BLOOD GRASS

CRUSHED GRAVEL OVER LANDSCAPE FABRIC

6' HIGH PRIVACY FENCE EXCEPT IN FRONT YARD

CRUSHED GRAVEL OVER LANDSCAPE FABRIC

BLUE ARROW JUNIPER

BULBOUS OAT GRASS

JAPANESE FOREST GRASS

BLACK MONDO GRASS

PLANTINGS:
 Asiatic Lily (Asiatic Hybrid Lilies) 12 qty.
 Black Mondo Grass (Ophiopogon planiscapus 'Niponesans') 52 qty.
 Bulbous Owl Grass (Arctostaphylos bulbosum 'Varegatum') 32 qty.
 Elijah Blue Fescue (Festuca glauca 'Elijah Blue') 9 qty.
 Fox Lady Moss Philox (Phlox 'Fox Lady') 5 qty.
 Japanese Blue Grass (Imperata cylindrica 'Red Baron') 8 qty.
 Japanese Forest Grass (Hakonechloa macro 'Fukuro') 8 qty.
 Karl Foerster's Grass (Calamagrostis x acutiflora Karl Foerster) 1 qty.

TREES:
 Blue Snow Juniper (Juniperus scopulorum 'Blue Arrow') 3 qty.
 Emerald Sentinel Sweetgum (Liquidambar styraciflua 'Emerald Sentinel') 5 qty.

GARBAGE DISPOSAL:
 Garbage Container Garbage Container 4 qty
 Recycling Container Recycling Container 2 qty
 Yard Waste Container 1 qty

GROUND COVER/HARD SURFACES:
 Property Area (7,007 sq.ft.)
 Asphalt (851 sq.ft.)
 Grass (1316 sq.ft.)
 Planting Bed-Bark Mulch (300 sq.ft.)
 Crushed Gravel (1000 sq.ft.)
 Landscape Fabric (1300 sq.ft.)
 Sidewalks/Patios (691 sq.ft.)

FENCING:
 4' High Wood Fence (20 lin.ft.)
 6' High 'Good Neighbor' Privacy Fence (207 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

LANDSCAPING 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. (INCLUDES OF LANDSCAPING ON CITY SIDEWALKS)

DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

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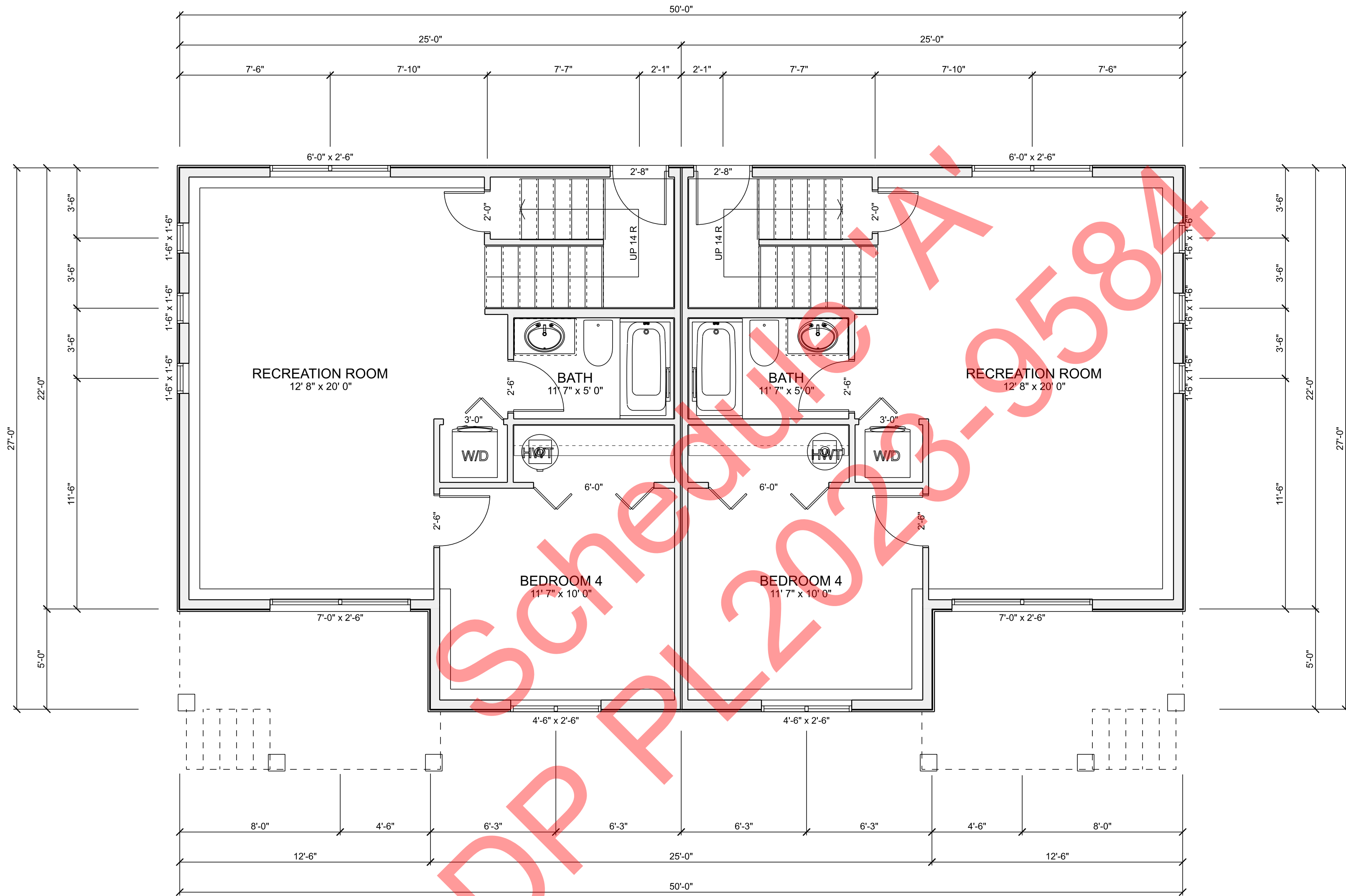
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PLAN NO. WP-5774 SLAB
SHEET NO. A3

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BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
BASEMENT FLOOR LIVING AREA: 1225 sq. ft.

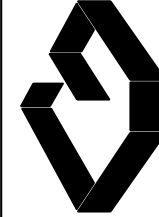
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Building A-Basement Floor Plan

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PENTICTON, BC.	
DESIGN BY: AJG	DATE: 2023.06.14
DRAWN BY: AJG	REVISED:

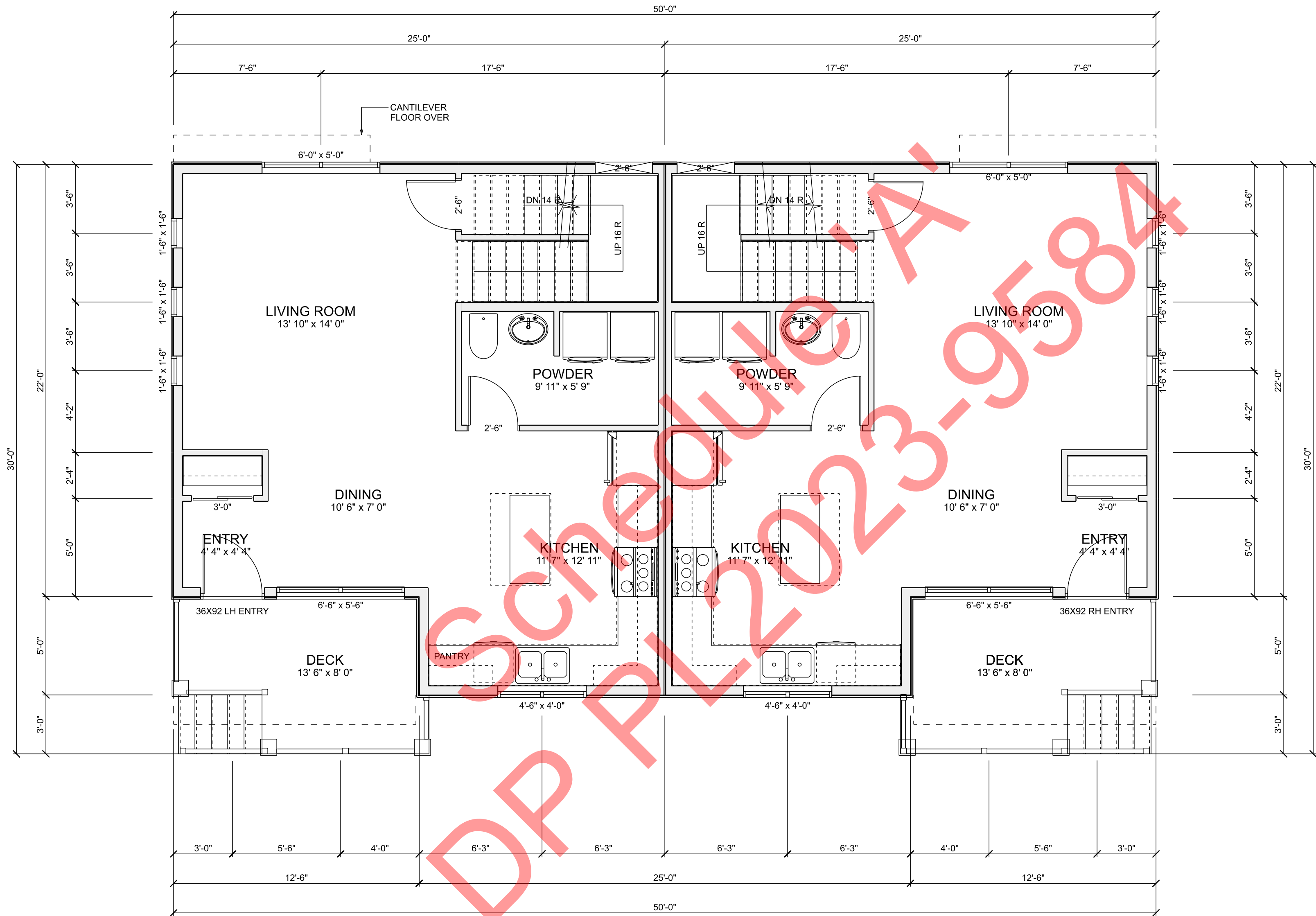
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SHEET NO.	A4



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
MAIN FLOOR LIVING AREA: 1224 sq ft.

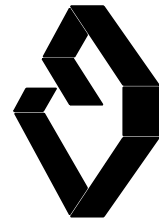
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Building A-Main Floor Plan

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PENTICTON, BC.	
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DRAWN BY: AJG	REVISED:

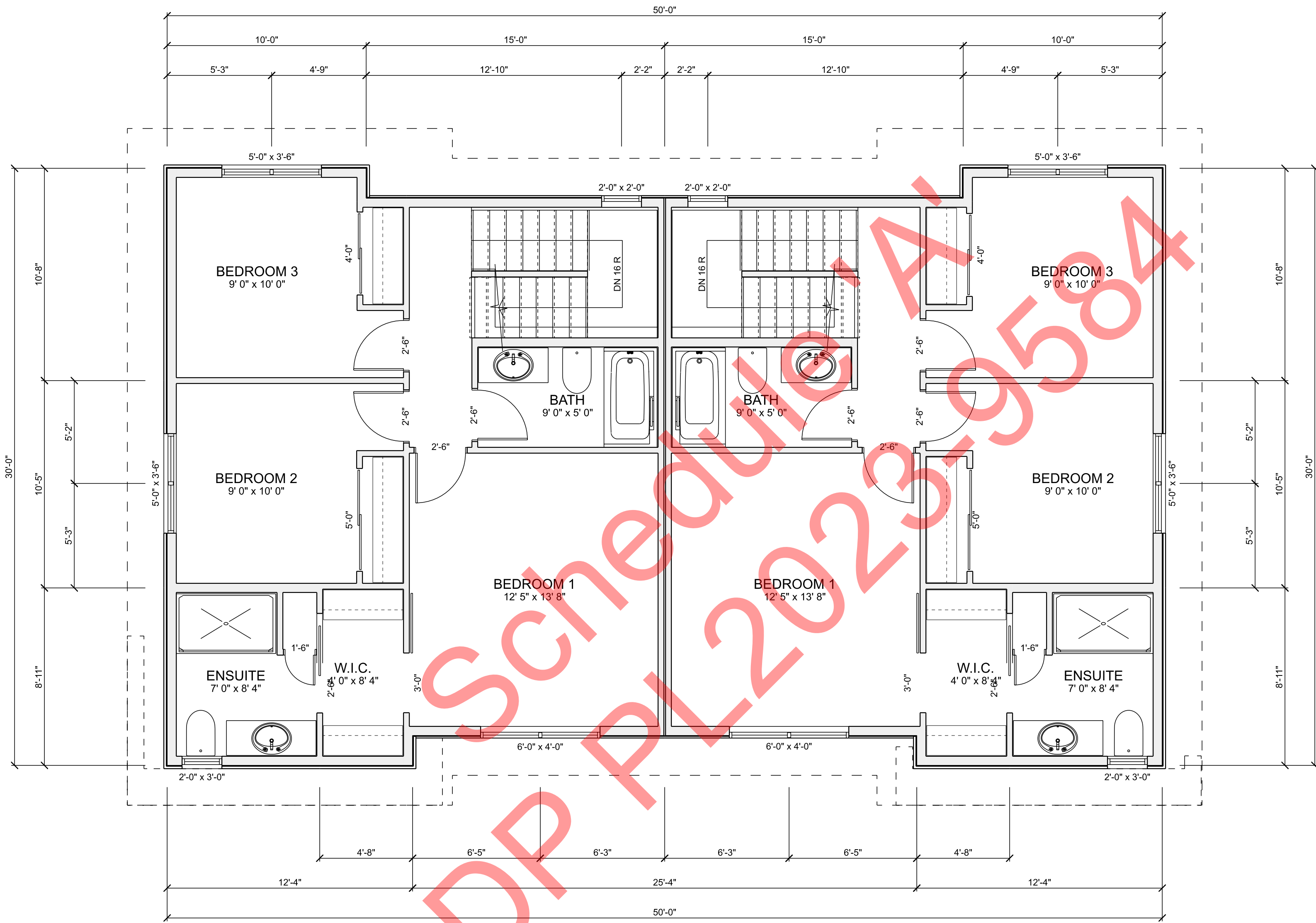
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PLAN NO.	WP-5774
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
SECOND FLOOR LIVING AREA: 1417 sq. ft.

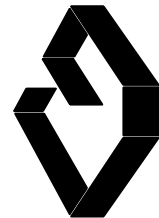
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Building A-Second Floor Plan

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PENTICTON, BC.	
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DRAWN BY: AJG	REVISED:

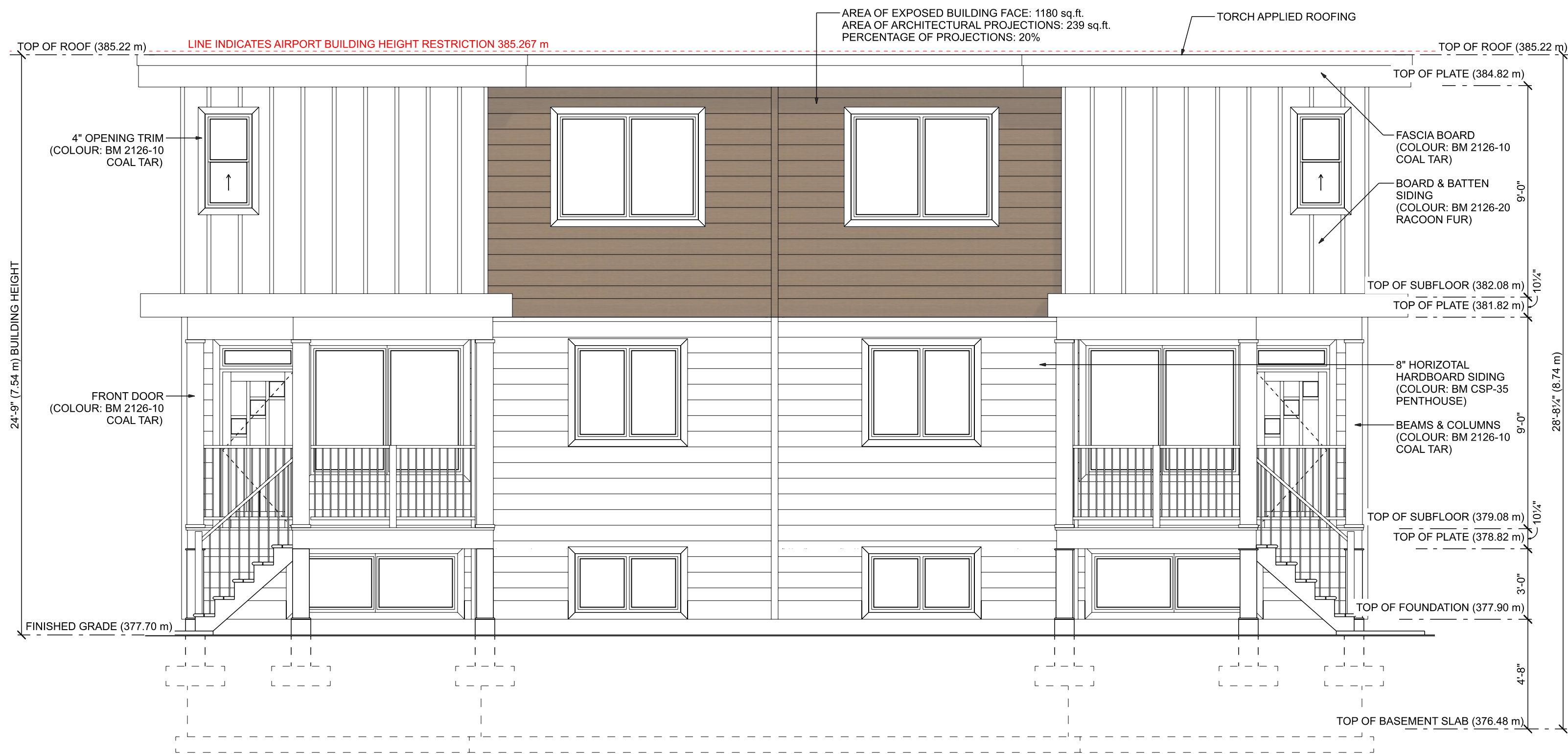
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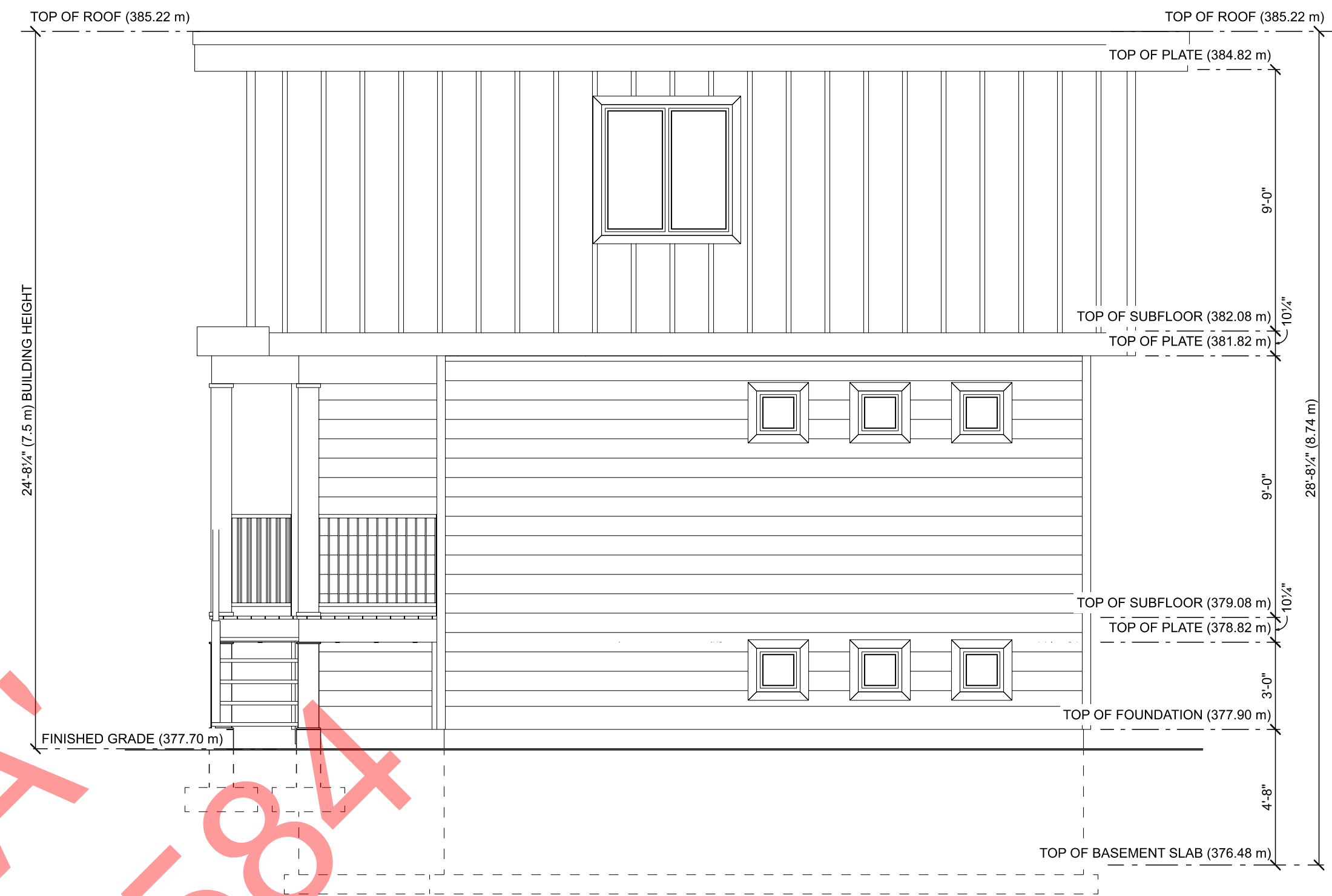


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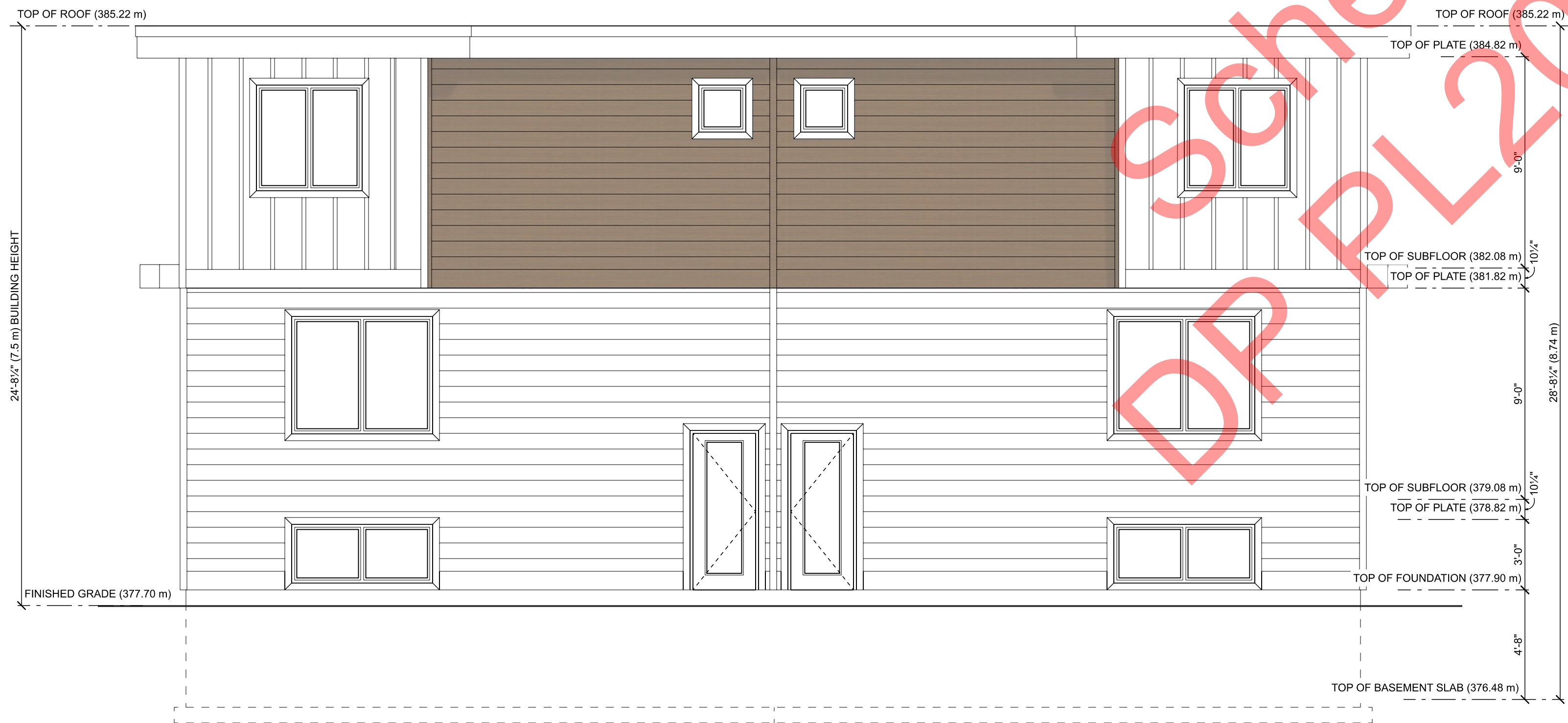
PLAN NO.	WP-5774
SHEET NO.	A6



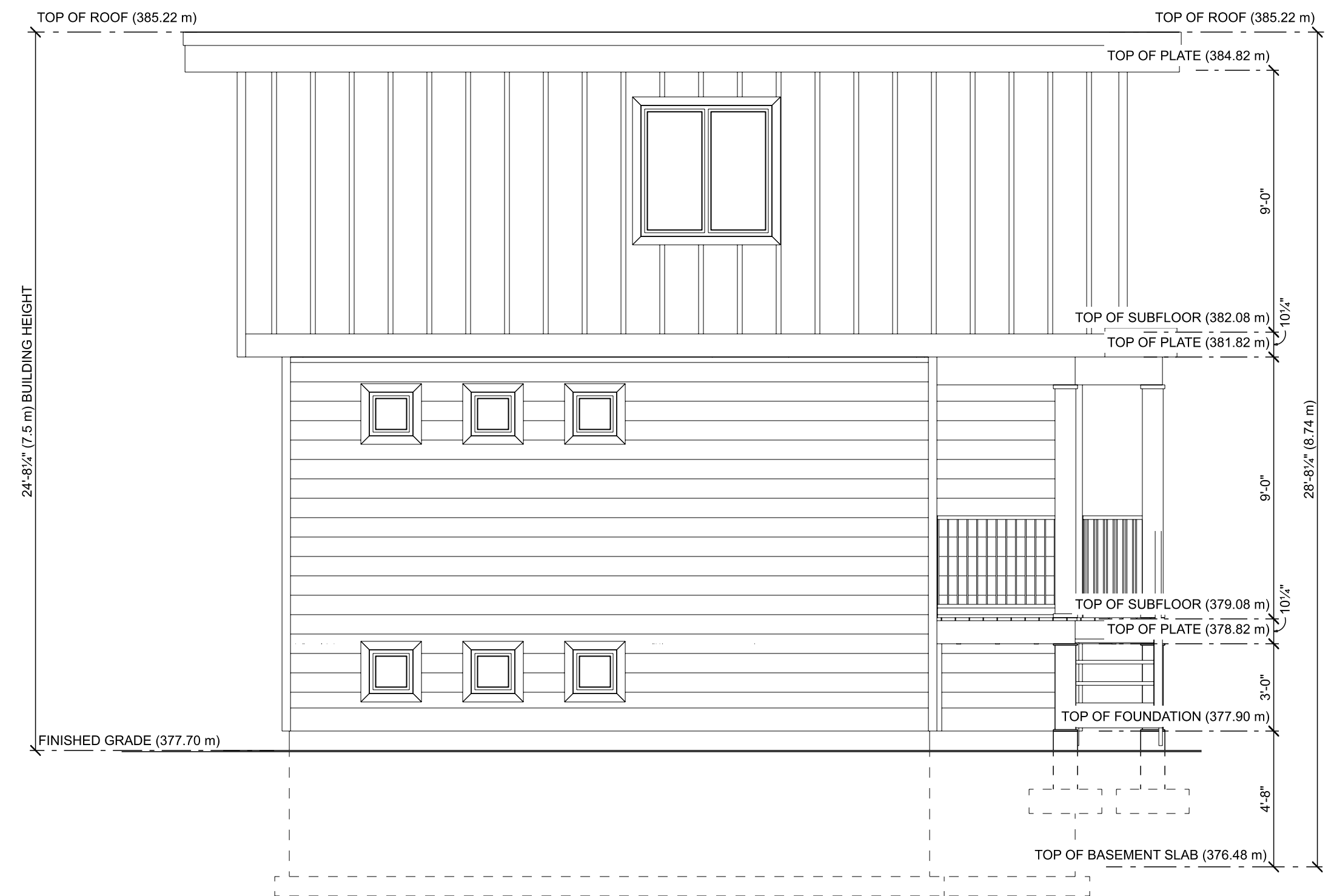
BUILDING A-FRONT ELEVATION (FACING NORTH TO PENTICTON AVE.)
SCALE: 1/4" = 1'-0"



BUILDING A-RIGHT ELEVATION (FACING EAST)
SCALE: 1/4" = 1'-0"



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



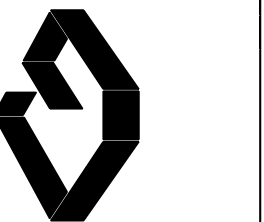
BUILDING A-LEFT ELEVATION (FACING WEST)
SCALE: 1/4" = 1'-0"

SINGLA BROS. HOLDINGS LTD.
594 PENTICTON AVE.
PENTICTON, BC.
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DRAWN BY: AJG
DATE: 2023-06-14
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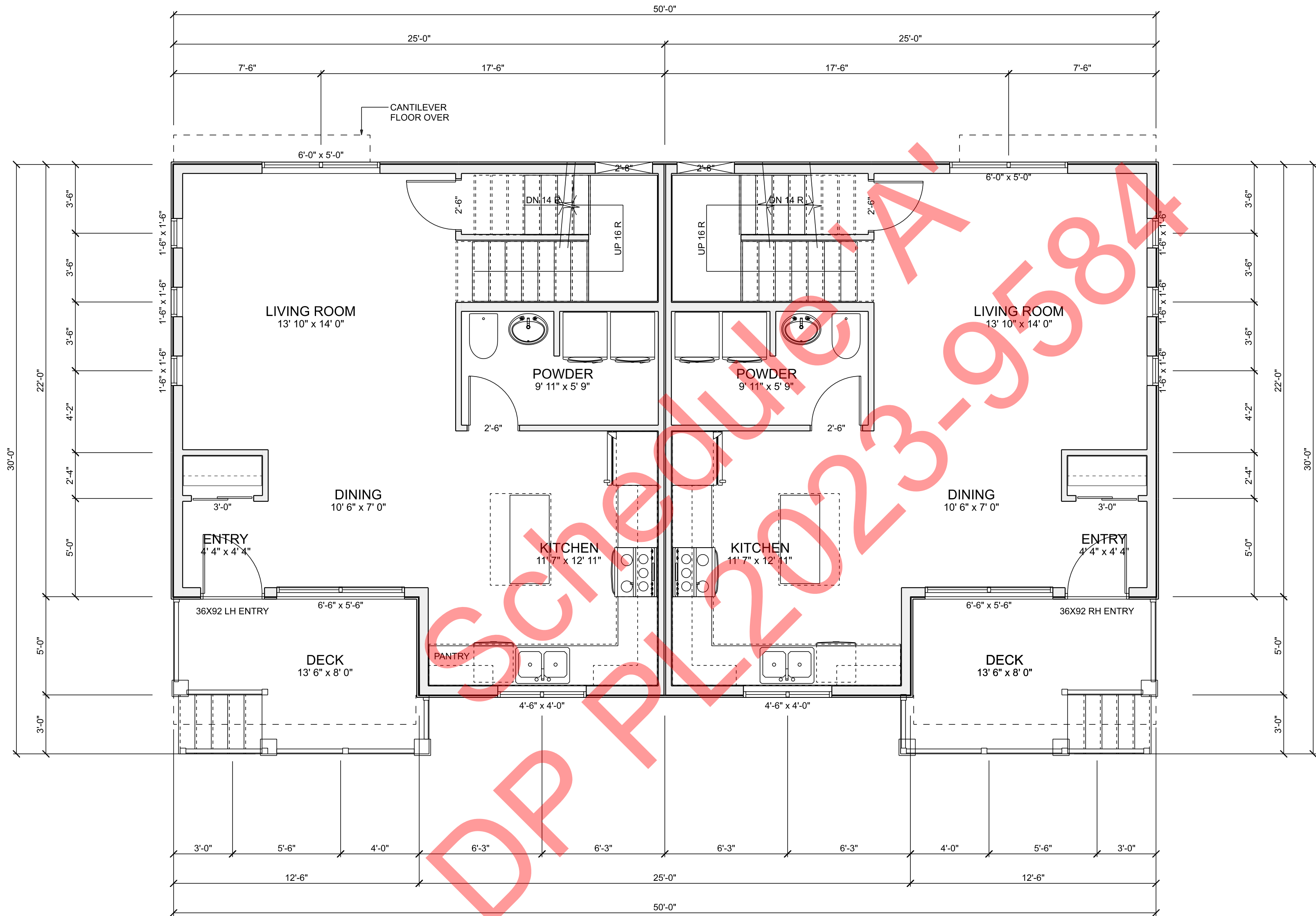


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Building A-Exterior Elevations



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
MAIN FLOOR LIVING AREA: 1224 sq ft.

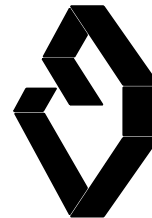
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Building B-Main Floor Plan

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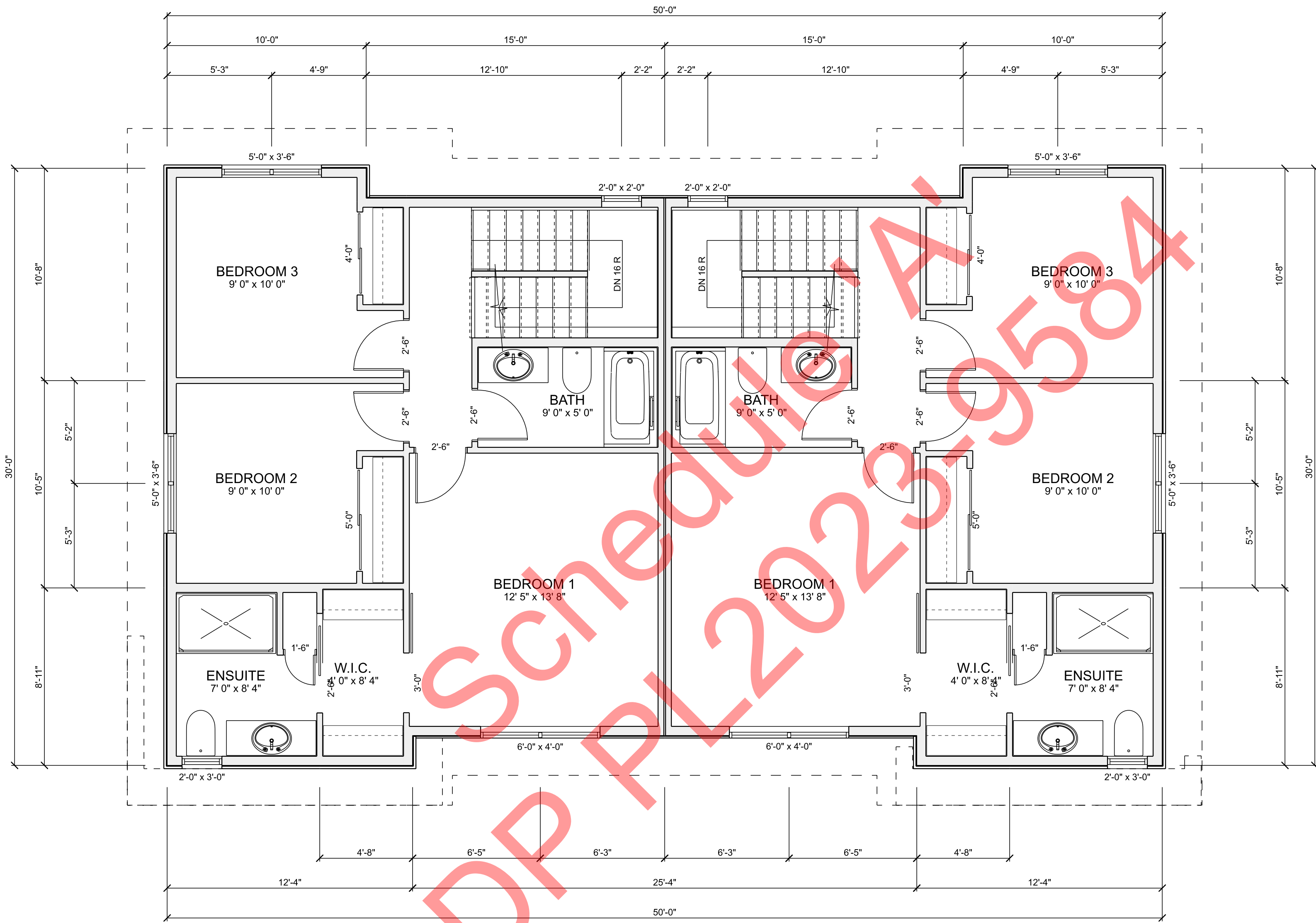


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SHEET NO.
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
SECOND FLOOR LIVING AREA: 1417 sq. ft.

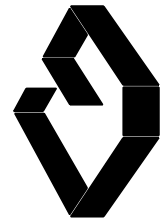
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Building B-Second Floor Plan

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DRAWN BY: AJG	REVISED:

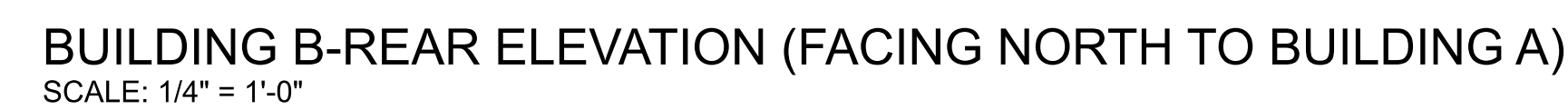
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PLAN NO. WP-5774
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PLAN NO. WP-5774
SLAB
SHEET NO. A11

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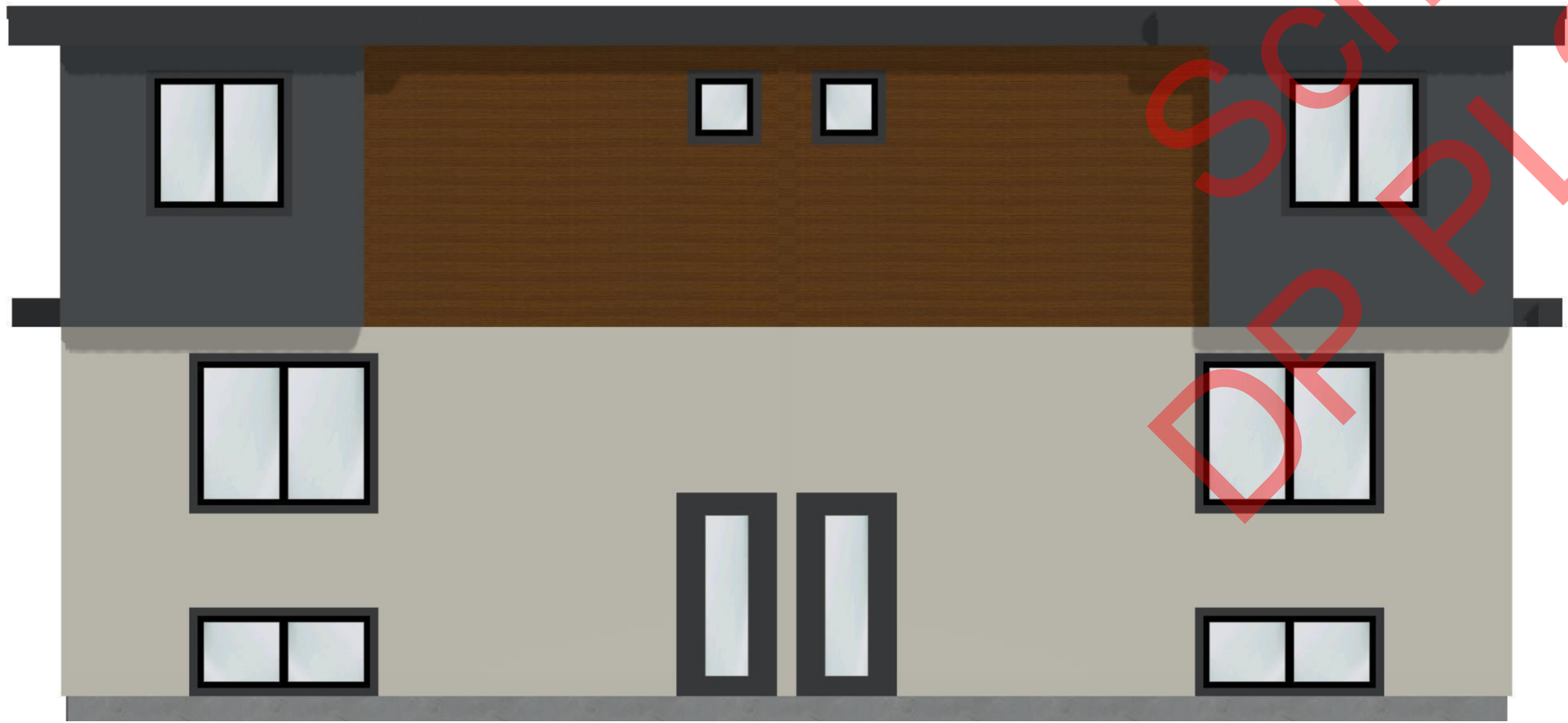
Building B-Exterior Elevations



BUILDING B-FRONT ELEVATION (FACING SOUTH TO LANE)
SCALE: 1/4" = 1'-0"



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



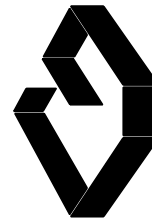
BUILDING B-REAR ELEVATION (FACING NORTH TO BUILDING A)
SCALE: 1/4" = 1'-0"



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

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Building B-Colour Elevations



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PLAN NO.
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594 PENTICTON AVE.
PENTICTON, BC.

DESIGN BY: AJG | DATE: 2023-06-14
DRAWN BY: AJG | REVISED:

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Schedule A: Zoning Amendment Bylaw 2023-22

Date:

Corporate Officer:

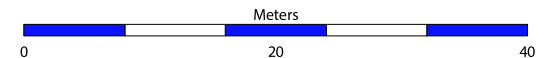


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1:600

July 10, 2023 10:39:37 AM



Coordinate System: NAD 1983 CSRS UTM Zone 11N

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