

September 21, 2023

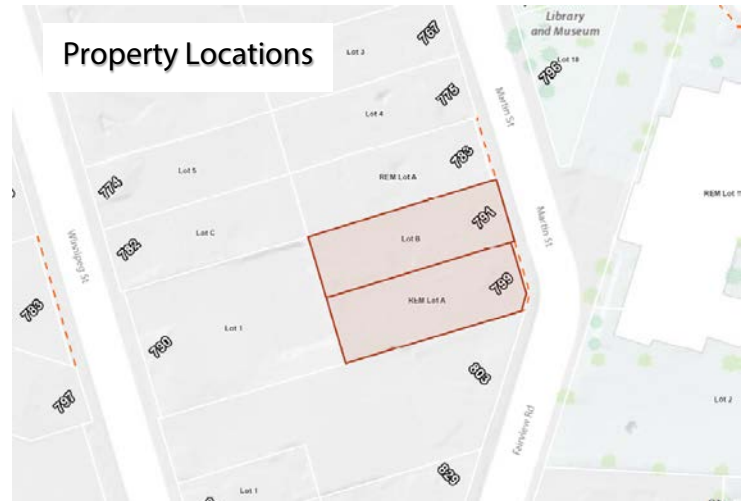
Addresses & Legal Descriptions

791 Martin Street (Lot B, District Lot 202, Similkameen Division Yale District, Plan 899)

799 Martin Street (Lot A, District Lot 202, Similkameen Division Yale District, Plan 1557, Except: Plan EPP80670)

Subject & Proposal

Official Community Plan Amendment Bylaw 2023-31
Zoning Amendment Bylaw 2023-32



The applicant is proposing to construct a 14-unit townhouse, consisting of two triplexes and two fourplexes at 791 and 799 Martin St. In order to facilitate their proposal, the applicants have applied for the following:

1. To amend Official Community Plan Bylaw 2019-08, Map 1: Future Land Use Designation for 791 and 799 Martin Street from 'Detached Residential' to 'Ground Oriented Residential'; and
2. To amend the zoning on the property of 791 Martin Street from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing). *Note: 799 Martin Street is currently zoned RM3 (Medium Density Multiple Housing).*

Council Consideration:

A Public Hearing has been scheduled for **6:00 pm, Tuesday, October 3, 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, Official Community Plan Amendment Bylaw 2023-31 and Zoning Amendment Bylaw 2023-32 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, October 3, 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: 791/799 Martin Street

No letter, report or representation from the public will be received by Council after the conclusion of the October 3, 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 Outcome

Regular Meeting Held September 12, 2023

- 6.14 Official Community Plan Amendment Plan Bylaw No. 2023-31
Zoning Amendment Bylaw No. 2023-32
Development Permit PL2023-9563
Re: 791 and 799 Martin Street

330/2023

It was MOVED and SECONDED

THAT prior to consideration of "Official Community Plan Amendment Bylaw No. 2023-31", and in accordance with Section 475 of the Local Government Act, Council consider whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

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

AND THAT it is determined that the community engagement period carried out from June 27, 2023 to July 30, 2023 is sufficient;

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2023-31", a bylaw that amends Map 1: Future Land Use of Official Community Plan Bylaw No. 2019-08, by amending the future land use designation for Lot B District Lot 202 Similkameen Division Yale District Plan 899, located at 791 Martin Street, and Lot A District Lot 202 Similkameen Division Yale District Plan 1557 Except: Plan EPP80670, located at 799 Martin Street, from 'Detached Residential' to 'Ground Oriented Residential'.

THAT Council give first reading to "Zoning Amendment Bylaw No. 2023-32", Lot B District Lot 202 Similkameen Division Yale District Plan 899, located at 791 Martin Street, a bylaw to rezone the subject property from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing);

AND THAT Council forward "Official Community Plan Amendment Bylaw No. 2023-31" and "Zoning Amendment Bylaw No. 2023-32" to the October 3, 2023 Public Hearing.

THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2023-32", approve "Development Permit PL2022-9563", a permit to approve the form and character of the proposed 14-unit townhouse, consisting of four, 3-storey buildings;

AND THAT issuance be subject to the successful consolidation of 791 and 799 Martin Street, into one lot.

THAT Council require a 1.0 m wide road dedication to be completed in front of 791 Martin Street prior to the issuance of the Occupancy Permit.

CARRIED UNANIMOUSLY



Council Report

penticton.ca

Date: September 12, 2023
To: Kristen Dixon, Interim Chief Administrative Officer
From: Jordan Hallam, Planner II
Address: 791 and 799 Martin Street

File No: RMS/799 Martin St

Subject: Official Community Plan Amendment Bylaw No. 2023-31
Zoning Amendment Bylaw No. 2023-32
Development Permit PL2023-9563

Staff Recommendation

1. Official Community Plan

THAT prior to consideration of "Official Community Plan Amendment Bylaw No. 2023-31", and in accordance with Section 475 of the *Local Government Act*, Council consider whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

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

AND THAT it is determined that the community engagement period carried out from June 27, 2023 to July 30, 2023 is sufficient;

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2023-31", a bylaw that amends Map 1: Future Land Use of Official Community Plan Bylaw No. 2019-08, by amending the future land use designation for Lot B District Lot 202 Similkameen Division Yale District Plan 899, located at 791 Martin Street, and Lot A District Lot 202 Similkameen Division Yale District Plan 1557 Except: Plan EPP80670, located at 799 Martin Street, from 'Detached Residential' to 'Ground Oriented Residential'.

2. Zoning Amendment

THAT Council give first reading to "Zoning Amendment Bylaw No. 2023-32", Lot B District Lot 202 Similkameen Division Yale District Plan 899, located at 791 Martin Street, a bylaw to rezone the subject property from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing);

AND THAT prior to adoption of “Official Community Plan Amendment Bylaw No. 2023-31” and “Zoning Amendment Bylaw No. 2023-32”, the following condition be met:

1. A 1.0 m wide road dedication in front of 791 Martin Street is registered with the Land Title Office.

AND THAT Council forward “Official Community Plan Amendment Bylaw No. 2023-31” and “Zoning Amendment Bylaw No. 2023-32” to the October 3, 2023 Public Hearing.

3. Development Permit

THAT Council, subject to adoption of “Zoning Amendment Bylaw No. 2023-32”, approve “Development Permit PL2022-9563”, a permit to approve the form and character of the proposed 14-unit townhouse, consisting of four, 3-storey buildings.

AND THAT issuance be subject to the successful consolidation of 791 and 799 Martin Street, into one lot.

Strategic Priority Objective

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

Vibrant and Connected: Support vibrant and diverse activities creating opportunities for connection in community.

Proposal

The applicant is proposing to construct a 14-unit townhouse, consisting of two triplexes and two fourplexes at 791 and 799 Martin St (Figure 1). The applicant has submitted a Letter of Intent, which outlines their proposal in more detail (Attachment ‘E’).



Figure 1- Conceptual Rendering of Proposed Development

In order to facilitate the proposed development, the applicants are requesting the following:

1. To amend the Official Community Plan (OCP) future land use designation on the properties from 'Detached Residential' to 'Ground Oriented Residential'.
2. To amend the zoning on the property of 791 Martin Street from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing). *Note: 799 Martin Street is currently zoned RM3 (Medium Density Multiple Housing).*

The applicant has submitted a Development Permit application for the form and character of the proposed development, which has been included for Council's consideration. This report also presents the engagement summary from the public engagement period that occurred between June 27, 2023 and July 30, 2023 for the proposed development.

Background

Official Community Plan

Official Community Plan Bylaw No. 2019-08 was adopted in August 2019, establishing a vision for Penticton's growth over the next 30 years and beyond. It provides strategic policies and direction for meeting that vision. The plan, however, is not meant to be a static document; it includes a process, through meaningful community consultation, where amendments to the plan may be considered as long as the vision and intent of the OCP remains intact. In 2021, Council adopted the *Community Engagement for OCP Amendments Procedure*, which outlines how public engagement for Official Community Plan amendments should occur. At the June 20, 2023 Council meeting, Council directed staff to begin engagement following this procedure for the proposed development on the subject property. The purpose of the engagement was to share information and gather public feedback on the proposal. A summary of this engagement is included in this report.

Property Description

The development consists of two properties located on the west side of Martin Street, south of Eckhardt Avenue West (Figure 2). The properties each currently contain a single-family dwelling of older building stock (1920s and 1930s construction). There are a variety of land uses in the area including commercial, high density residential, duplex, and institutional. The property is within walking distance of the downtown, fronts directly onto the newly constructed lake-to-lake cycling route, and has transit routes nearby. The property is also within close proximity to the Penticton Library and Museum, Penticton Secondary School, and many shops, services and amenities in the downtown.

Both properties are currently designated 'Detached Residential' by the Official Community Plan. 791 Martin Street



Figure 2 – Property Location Map

is zoned RD1 (Duplex Housing), and 799 Martin Street is zoned RM3 (Medium Density Multiple Housing) in the Zoning Bylaw. The property was rezoned from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing) in 2018.

Required Applications

The proposal is to allow for a townhouse development on the subject properties. The applicants have applied for the following applications: Official Community Plan (OCP) Amendment, Zoning Amendment, and Development Permit. The following table outlines the planning applications that are required for the proposed development to proceed (prior to any building permits being issued):

Application Required	Description	Approval Authority
Official Community Plan Amendment Bylaw	To amend the future land use designation on the subject properties from 'Detached Residential' to 'Ground Oriented Residential'	Council with community engagement. Public Hearing required.
Zoning Amendment Bylaw	To amend the zoning at 791 Martin Street from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing)	Council Public Hearing required.
Development Permit	To approve the form and character of the mixed-use development	Council/staff delegated

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
 - Class 1 and Class 2 bicycle parking spaces provided.
 - The Lake-to-Lake Cycling route runs along Martin Street directly in front of the proposed development.
- **Step Up New Buildings:** All new buildings will be required to meet the BC Energy Step Code requirements at the time of construction.
- **Electrify Passenger Transport:** Every dwelling unit is required to have 1 (14 total) Level 2 – Electric Vehicle Ready Charger.

Technical Review

The application package has been reviewed by the Technical Planning Committee, a group of internal staff who review development applications. Comments related to the future building permit application were provided to the applicant in the case that the land use applications are successful. The 1.0 m road dedication in front of 791 Martin St to allow for boulevard trees.

Development Statistics

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

	RM3 Zone Requirement 14 Residential Dwelling Units	Provided on Plans
Minimum Lot Width*:	25.0 m	27.8 m
Minimum Lot Area*:	1400 m ²	2035.9 m ² (consolidated lot)
Maximum Lot Coverage:	50%	40%
Maximum Density:	1.6 Floor Area Ratio (FAR)	0.86 FAR
Maximum Hard Surfacing:	60%	60%
Vehicle Parking:	Total Required: 1 per dwelling unit plus 0.25 spaces/unit for visitors Total Required: 17 spaces	Total Per Dwelling: 14 spaces Total Visitor: 3 spaces Total Provided: 14 spaces
Level 2 Electric Vehicle (EV) Ready Chargers:	Total Required: 1 per dwelling unit Total Required: 14 chargers	Total EV Ready Chargers Provided: 14 chargers
Bicycle Parking:	Class 1 required: 0.5 per unit OR noted inside garage Total Class 1 Required: 14 Class 2 required: 0.1 per unit Total Class 2 Required: 2	Class 1 provided: 14 spaces (1 in each garage) 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, 17 trees, and 180 shrubs.	Total Provided: 3.0 m wide, 17 trees, and 291 shrubs.
Required Setbacks Front Yard (Martin St): Side Yard (north): Side Yard (south): Rear Yard (west):	3.0 m 4.5 m 4.5 m 6.00 m	3.0 m 4.5 m 6.4 m 6.0 m
Maximum Building Height	24 m	10.0 m
Other Information:	*Lot width and lot area are only applicable at the time of subdivision.	

Community Engagement Summary

Staff notified and involved the community in accordance with the engagement procedure for OCP amendments and using shapeyourcitypenticton.ca. The engagement program was intended to gather feedback on the proposed land use change to allow a 14-unit townhouse development at this location. The engagement program launched June 27, 2023 and closed July 30, 2023 with a total of 55 responses received by the deadline.

To notify the community and the opportunity to share feedback, staff completed the following:

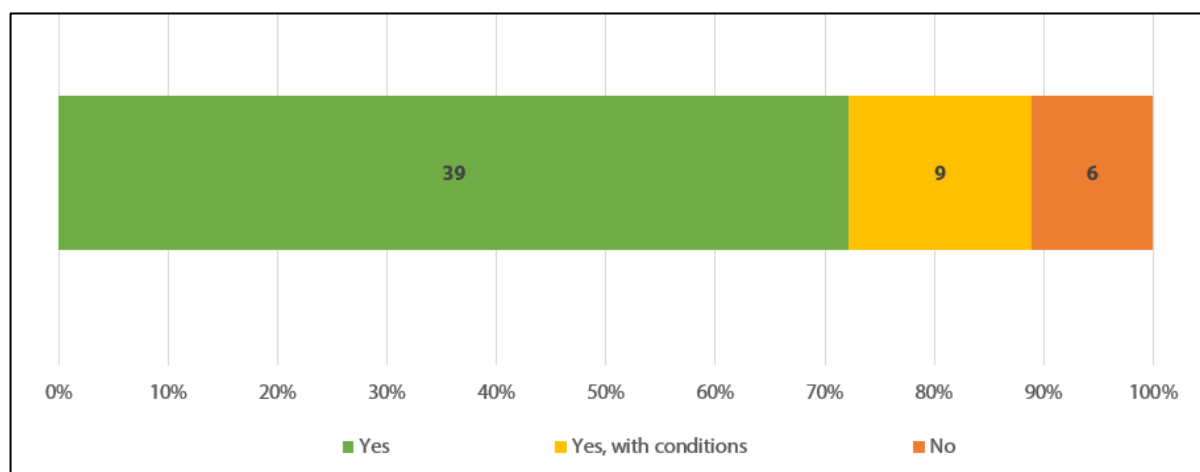
Date	Activity
Jun. 23	Referral to stakeholders <ul style="list-style-type: none"> - Feedback received from RDOS, that they are unaffected by the proposal - Feedback received from MOTI, that they are unaffected by the proposal - Feedback received from BC Transit, that they are supportive of the proposed development - Feedback received from Interior Health, that they are supportive of the proposed development
Jun. 26	Mailed notices to property owners and tenants within 100m of the subject property
Jun. 27 – Jul. 30	Project information and feedback form on www.shapeyourcitypenticton.ca
Jun. 27	Press Release
Jun. 28	Posted sign (1) on the subject property
Jun. 28	Shapeyourcitypenticton.ca Eblast
Jun. 28	Newspaper ads – Penticton Western and Penticton Herald
Jul. 5	Newspaper ads – Penticton Western and Penticton Herald
Jul. 7	Social media post
Jul. 11	Social media post
Jul. 11	In person information session – Penticton Library
Jul. 13	Social media post
Jul. 13	Online information session
Jul. 19	Social media post
Jul. 22	In person information session – Penticton Farmer’s Market
Jul. 30	Deadline for feedback forms

The intent of the information sessions were to inform community members, share accurate information on the proposal and the process, and indicate how and where community members can share their comments, concerns and feedback on the proposal. The online information session saw one registration in advance of the meeting, and there was no attendance at the time of the session. The engagement report, which includes the results from the engagement period has been included as Attachment ‘F’.

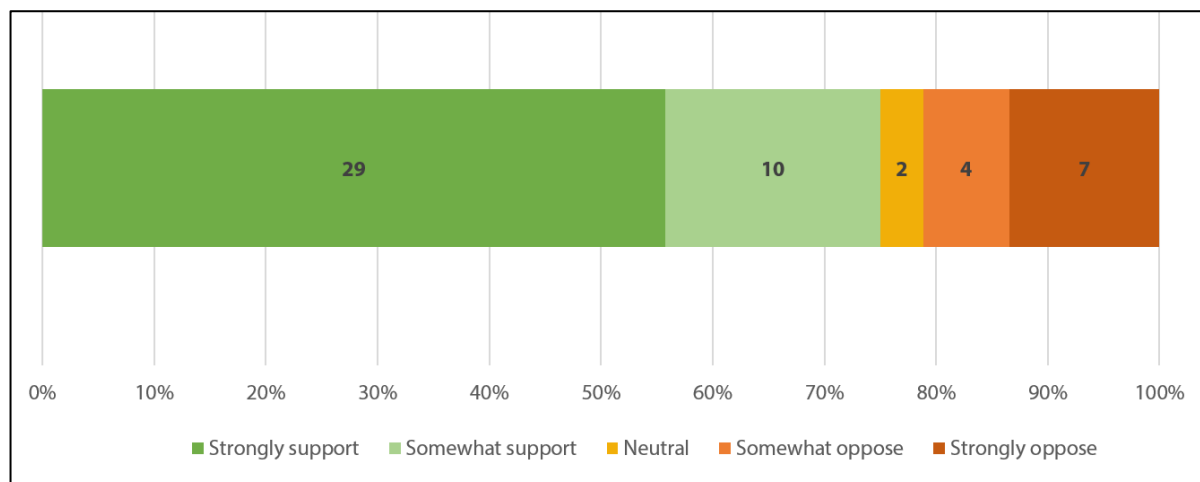
The key findings from the feedback forms collected during the engagement period found that the majority of respondents (72.2%) support the land use change from Detached Residential to Ground Oriented Residential.

Another 16.6% support the change with conditions largely related to parking, pedestrian crossings, and traffic calming. A small portion of respondents (11.1%) are not in favour of changing the land use.

The following chart shows the feedback forms results to the questions **“Do you agree with changing the land use on this site from Detached Residential to Ground Oriented Residential?”**:



Additionally, the following chart demonstrates that the majority of participants agreed with changing the future land use designation on the site, when asked: **“Rate your level of support for the development that is being proposed for this site”**:



The engagement period was led by Planning Department staff with assistance from the Communications and Engagement Department. Staff listened through the engagement period, to ensure that they heard a fair representation of comments and concerns from the community and nearby neighbours. Once the engagement period closed, staff shared the results to the public (via Shape Your City) and the applicant.

After the closing of the engagement period, staff sent the applicant the engagement results. The applicant did not make changes to the plans based on the feedback received.

Analysis

Official Community Plan Amendment

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

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

The applicants are proposing to amend the Future Land Use designation on the subject properties from ‘Detached Residential’ to ‘Ground Oriented Residential’. Explanations on what each designation means and what land use each supports are provided below.

Detached Residential Land Use Designation

The OCP future land use designation on the subject properties is currently ‘Detached Residential’ (Attachment ‘B’). The ‘Detached Residential’ land use designation is described in the OCP as lower-density areas of single detached houses and/or duplexes in primarily residential neighbourhoods. This includes building types such as single detached houses with secondary suites or carriage houses, duplexes, small-scale neighbourhood commercial building, or manufactured homes (Figure 3).

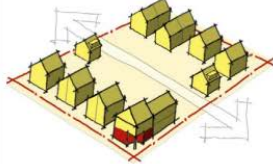
Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
	Lower-density areas of single detached houses and/or duplexes in primarily residential neighbourhoods including single-detached bareland stratas	<ul style="list-style-type: none">• Single detached houses with secondary suites or carriage houses• Duplexes• Small-scale neighbourhood commercial building (e.g., corner store, coffee shop)• Manufactured homes	<ul style="list-style-type: none">• Residential• Limited retail/service	<ul style="list-style-type: none">• 1 or 2 units per lot• Generally up to 2 ½ storeys to reflect 30' maximum in Zoning Bylaw	<ul style="list-style-type: none">• R1• R2• R3• RD1• RSM• C2
Site-Specific Detached Residential Policy Statement: 375 Smythe Drive: a maximum of 27 detached single-family houses are permitted on this site. Houses may include secondary suites but not carriage houses.					

Figure 3 – Detached Residential Land Use Designation

Ground Oriented Residential Land Use Designation

The designation that is being requested is the 'Ground Oriented Residential' designation to allow for a 14-unit townhouse development. This designation envisions 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 4). This change would allow for the rezoning of one of the properties (791 Martin Street) to support the proposed development.

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.	<ul style="list-style-type: none"> • Duplexes with suites • Cluster housing • Fourplexes higher-density rowhouses • Townhouses and stacked townhouses • Bareland strata developments 	<ul style="list-style-type: none"> • Residential • Limited Service/ Retail 	<ul style="list-style-type: none"> • Up to 3 ½ storeys 	<ul style="list-style-type: none"> • RM2 • RM5 • C2

Figure 4 – Ground Oriented Residential Future Land Use Designation

Staff's Analysis

The applicant is requesting to amend the OCP land use designation for the properties from 'Detached Residential' to 'Ground Oriented Residential', in order to facilitate the construction of a 14-unit townhouse development. While the proposal is in conflict with the existing OCP land use designation, the proposal shows consistency with many goals and objectives of the OCP and staff consider it is aligned with the OCP's vision for the future.

Staff consider that there is sufficient policy in the Official Community Plan to support the requested land use change from 'Detached Residential' to 'Ground Oriented Residential'. The following summary identifies specific OCP Policy intended to guide sustainable planning practices:

OCP Reference	Policy
OCP Policy 4.1.1.1	Focus new residential development in or adjacent to existing developed areas.
Staff's Comments	The subject property is located within the periphery of the downtown, which is a well-developed area, and doesn't require the construction or extension of City services in order to proceed.
OCP Goal 4.1.3	Housing Diversity Ensure a range of housing types, sizes, tenures and forms exist throughout the City to provide housing options for all ages, household types, and incomes.

OCP Reference	Policy
Staff's Comments	<p>The development proposes 14-unit townhouse within an established area in the City. Each unit will include:</p> <ul style="list-style-type: none"> - Amenity space for each unit - 1 parking space per residential unit, with an EV charger <p>These features help to provide desirable units that could be suited for a variety of future occupants.</p>
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 from Development Permit Area Guidelines.
Staff's Comments	The subject property is located on the downtown periphery. There is adequate opportunity for residents to access services and amenities near the proposed development due to its central location.
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 includes 3 bedroom plus den units to suit a variety of users.
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.
Staff Comments:	The proposed change of land use, through the OCP future land use designation and zoning changes proposed, helps to ensure more intensive forms of housing are provided close to many amenities and services.
OCP Policy 4.1.3.6	Require amenity areas in all multifamily and mixed-use projects through regulations in the Zoning Bylaw.
Staff Comments:	The proposed development has 576 m ² of amenity area provided for residents.
OCP Goal 4.1.4	<p>Housing Quality</p> <p>Ensure that new housing is attractive and sensitively designed, is water and energy efficient and that all housing is properly maintained.</p>
Staff Comments:	<p>The proposed development would introduce 14 new residential units to this area of the City. The building has been designed to fit into the area, and is similar in scale to an existing development within close proximity.</p> <p>The applicant has demonstrated many initiatives that are to be integrated into the development to ensure it is efficient (see climate action section).</p>

OCP Reference	Policy
OCP Policy 4.1.4.1	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
Staff Comments:	Staff consider that the building has been designed to fit into the area, and is similar in scale to an existing development within close proximity. The development proposes an attractive new building, with a variation of materials and to create an interesting frontage.
OCP Goal 4.1.6	Provide opportunities to live, work and play in all of Penticton's neighbourhoods.
Staff Comments:	The proposed development introduces 14 residential units on Martin Street within the periphery of the downtown. This allows opportunities to live and work in the same building.
OCP Policy 4.2.1.7	Promote walking, cycling and transit use through strategic land use planning that facilitates denser, attractive, mixed-use communities that are rich in amenities.
Staff Comments:	The proposed development is located directly on the lake-to-lake cycling route, taking advantage of the ability to use alternative forms of transportation to access the community. This allows the potential for workers, residents, tenants or visitors to use alternative transportation to access the proposed development or other areas of the community. The subject properties are within the periphery of the downtown, which is where more dense, mixed-use developments should occur, to utilize existing amenities and infrastructure.

Given the support from a variety of OCP Goals and Policies, staff recommend that Council support the OCP land use designation change from 'Detached Residential' to 'Ground Oriented Residential'.

Zoning Bylaw Amendment

In addition to an OCP Amendment, the applicant has also applied for a Zoning Bylaw amendment for 791 Martin Street from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing). Note: 799 Martin Street is currently zoned RM3 (Medium Density Multiple Housing). The current zoning at 791 Martin Street is RD1 (Duplex Housing), as shown in Attachment 'A'. The applicants are proposing to rezone 791 Martin Street from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing). This change in zoning is not aligned with the current OCP designation on the property, which is why this proposal has come forward as an OCP and Zoning Amendment package. The OCP Amendment also includes 799 Martin Street, to ensure both properties in the development have zoning that is aligned with the OCP designations for the properties.

Should Council consider that amending the OCP designation on the property is appropriate, they may also consider that the proposed RM3 (Medium Density Multiple Housing) zone is appropriate given the requested

OCP designation of 'Ground Oriented Residential'. The 'Ground Oriented Residential' designation envisions medium-density residential areas with multi-family developments where each unit has an exterior door and construction is primarily wood frame, or bareland stratas. This designation supports the development of higher density, mixed-use developments.

The subject properties are considered an appropriate location for increased density due to their proximity to amenities and services nearby, including the Downtown, Penticton Museum and Library, Penticton Secondary School, Kings Park, and many other public amenities. There are also adequate pedestrian and cycling connections for alternative modes of transportation, including the lake-to-lake cycling route, which the properties front directly onto. Further, the OCP policies that are referenced to support the OCP land use change also support the proposal to rezone 791 Martin Street from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing).

Given the above information, staff recommend that Council support the zoning amendment from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing) for 791 Martin Street and the 1.0 m wide road dedication that is required.

Development Permit

The proposed development is considered within the Multifamily Residential Development Permit Area, which is established to encourage housing means 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. The development proposes a density that is aligned with the 'Ground Oriented Residential' designation and provides a design that meets the Zoning Bylaw regulations for RM3 (Medium Density Multiple Housing) without the need for variances.

The applicant has provided a development permit analysis with their submission which describes the project and its conformance with the applicable OCP design guidelines (Attachment 'E'). Staff have also completed a development permit analysis (Attachment 'D') that shows how the development conforms to the applicable design guidelines.

The proposed development has been designed with the OCP policies and guidelines in mind and is a project providing a mixed-use development within a desirable area of the city for increased density. As such, staff recommend that Council, subject to adoption of the Zoning Amendment, direct staff to issue the permits, such to the following conditions:

1. A 1.0 m wide road dedication in front of 791 Martin Street is registered with the Land Title Office, and
2. Consolidation of 791 and 799 Martin Street into one consolidated lot.

Alternate Recommendations

Council may consider the proposed development to be undesirable at this location, or not in keeping with the goals and policies of the Official Community Plan. If this is the case, Council should deny first reading of the Official Community Plan Amendment and Zoning Bylaw Amendment. Staff are not recommending this

option, as staff consider the proposal to be supported by the general direction of the Official Community Plan, including the many goals and policies referenced within the Analysis section of this report.

- 1. THAT Council deny first reading of “Official Community Plan Amendment Bylaw No. 2023-31” and “Zoning Amendment Bylaw No. 2023-32”.

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 Submitted)
- Attachment F – 791/799 Martin Street Engagement Report
- Attachment G – Draft Development Permit PL2022-9563
- Attachment H – Official Community Plan Amendment Bylaw No. 2023-31
- Attachment I – Zoning Amendment Bylaw No. 2023-32

Respectfully submitted,

Jordan Hallam
Planner II

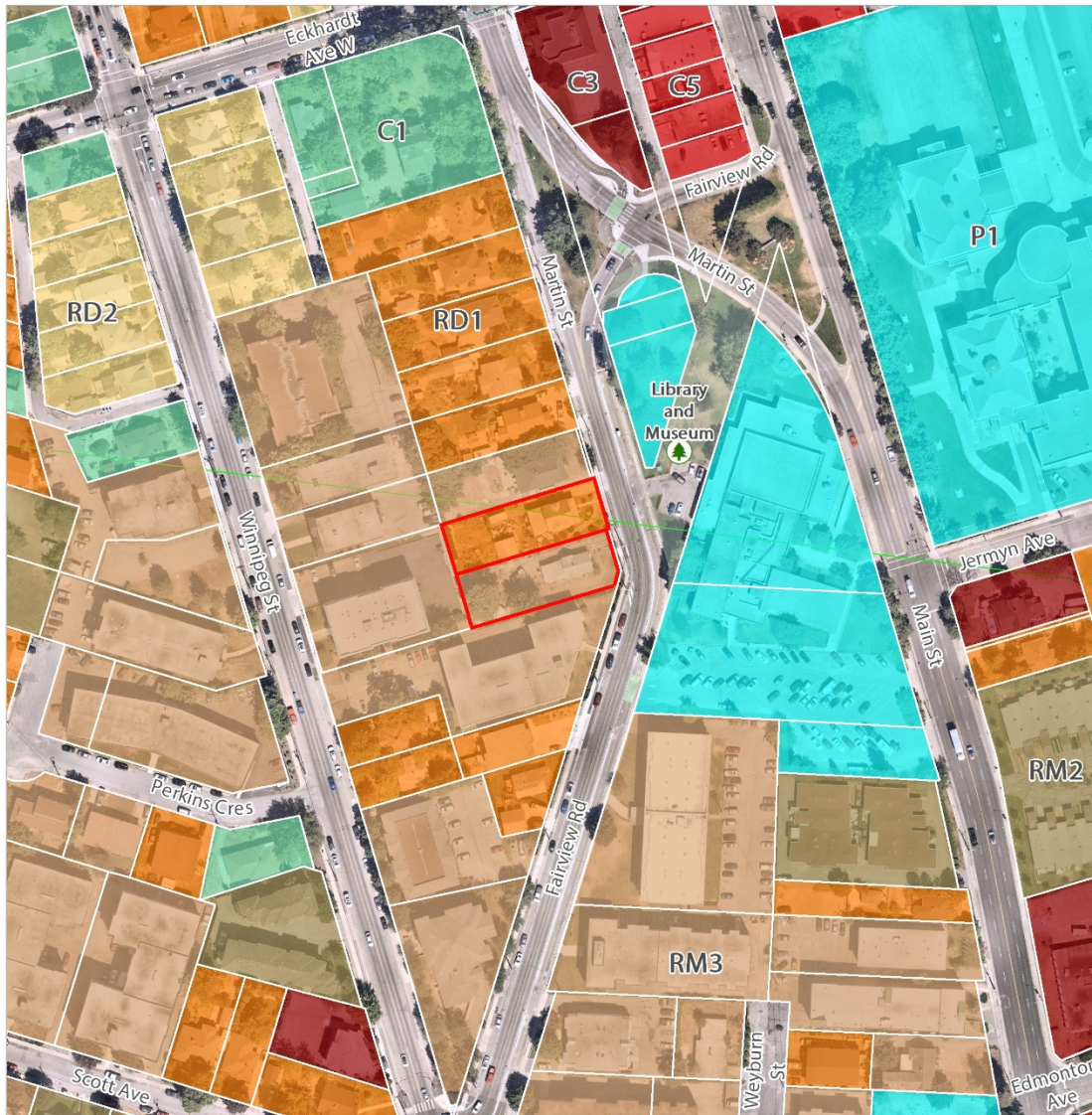
Concurrence

Director of Development Services <i>BL</i>	GM of Infrastructure <i>KD</i>	Interim Chief Administrative Officer <i>KD</i>
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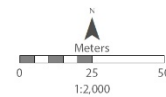
791 & 799 Martin Street

Zoning Map



Legend

- | | | |
|--|--|---|
| Subject Parcel | RD1 - Duplex Housing | C1 - Commercial Transition |
| | RD2 - Duplex Housing: Lane | C3 - Mixed Use Commercial |
| | RM2 - Low Density Multiple Housing | C5 - Urban Centre Commercial |
| | RM3 - Medium Density Multiple Housing | P1 - Public Assembly |



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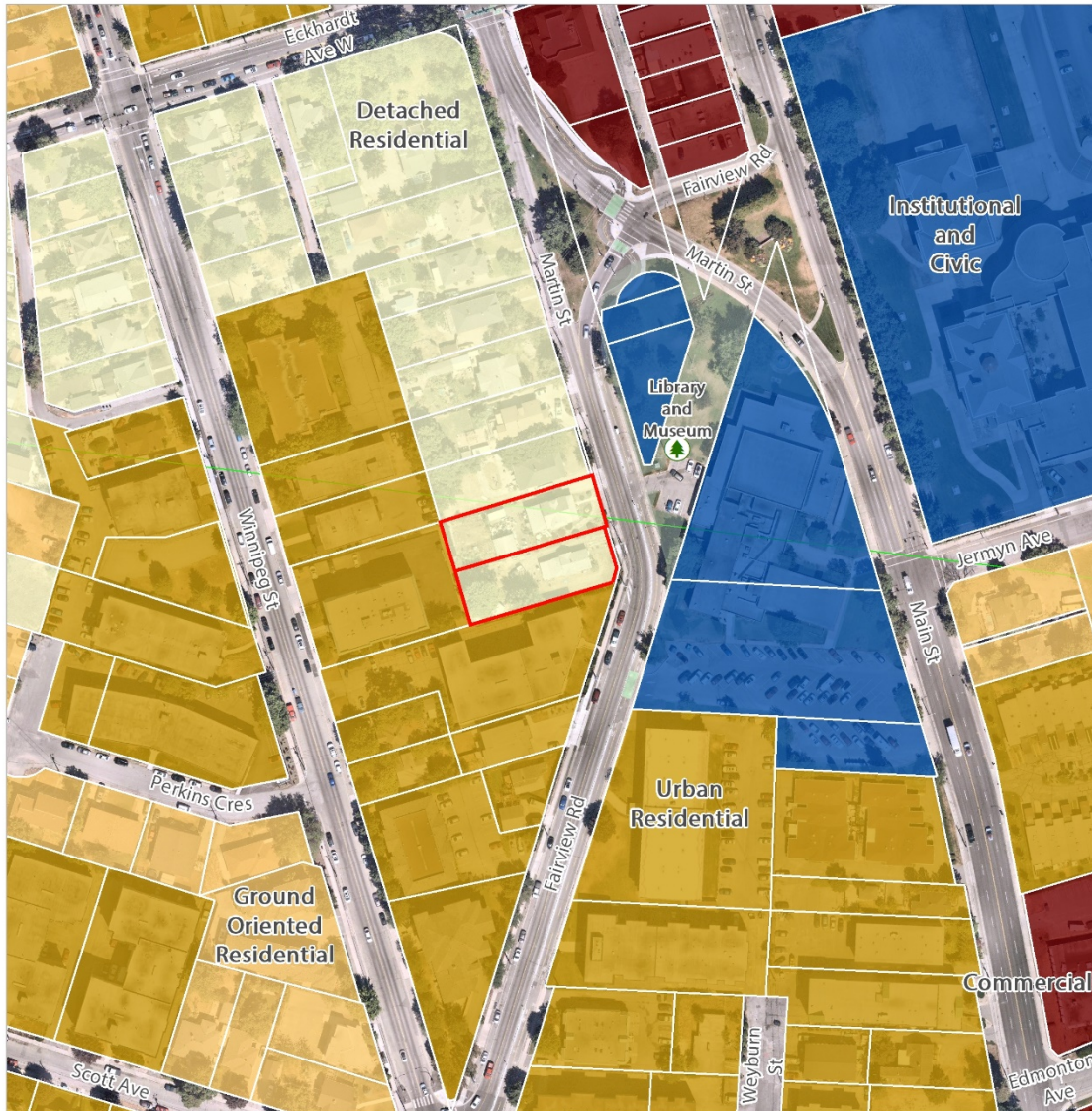
June 9, 2023 8:13:42 AM

penticton.ca



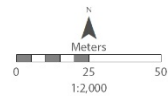
791 & 799 Martin Street

Official Community Plan Map



Legend

- Subject Parcel
- Detached Residential
- Ground Oriented Residential
- Institutional and Civic
- Commercial
- Urban Residential



Terms of Use: The City of Penticton is a repository of public information in both printed and digital form. The accuracy and completeness of this information is not guaranteed. The City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user of this information does so at their own risk and should not rely upon the information without independent verification as to the accuracy or suitability thereof.

June 9, 2023 9:14:30 AM

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Attachment C – Photos of Property





Development Permit Analysis

The proposed development is located within the Commercial and Mixed-Use 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 provided a comprehensive site plan and considered the neighbourhood context in their design. The applicant has demonstrated that the massing was designed to be complementary to the area and is similar to an existing development to the north.
- 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 buildings at the minimum required 3.0m front yard setback, which helps to maintain a strong connection with the street.
- Guideline G7 All designs shall consider Crime Prevention Through Environmental Design (CPTED) principles and balance the reduction of crime and nuisance opportunities with other objectives to maximize the enjoyment of the built environment.*
- Guideline G29*
- The proposed development introduces a development with units fronting onto the street. This provides ‘eyes-on-the-street’ security to the street. Having residences in the downtown also provides opportunities for people to live in the area, ensuring that the downtown is not a vacated area after businesses close on nights and weekends.
- Guideline G11 Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.*
- Guideline G14*
- The development is designed to tie into the existing sidewalk along Martin Street seamlessly, and allow pedestrian to walk into the development from the sidewalk.
- Guideline G16 Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space.*
- Guideline G17*
- Guideline G18*
- The proposed development prioritizes pedestrian movement, by having pedestrian access as the main method of accessing the development from the street.
 - The lake-to-lake cycling route is also located directly in front of the development, providing another alternative way of accessing the development.
- Guideline G19 All multifamily developments should accommodate sustainable modes of transportation through...*
- The proposed development will include Class 1 (secure resident) and Class 2 (visitor) bicycle parking on site.
 - The development also includes the installation of electric vehicle ready chargers for each vehicle parking space, providing one for each residential unit.
- Guideline G20 Designs should respond to Penticton’s setting and climate through use of...*

- The proposed development is designed to consider the climate of Penticton. The Climate Section of this report provides this detail as well.

Guideline G21 Orientation of buildings should face public spaces (e.g., street and lane) with a preference

Guideline G28 for ground-oriented types (e.g., a front door for everyone or every business).

- The proposed development faces towards Martin Street.
- The development has sidewalks to access the sidewalk along Martin and the lake-to-lake cycling route.

Guideline G23 Articulation of building mass should include horizontal (minor) setbacks and stepbacks (along upper storeys) to provide visual interest and enrich the pedestrian experience. Balconies and/or cantilevered upper floors may be considered as a means to break up massing while promoting overlook and/or weather protection.

- The building includes variation to the design to include setbacks and stepbacks on several levels of the building, which help to break up the massing of the structures.
- The design also incorporates a variety of materials and colours to create an appealing and interesting building.

Guideline G35 Tree planting...

- The proposal will introduce 2 boulevard trees directly in front of the development. This will help to provide shading to the existing sidewalk area and beautify the street.
- The proposed development includes a landscaping plan that provides adequate buffering along all property lines.

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 will provide residents with 576 m² of both private and common amenity space.

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 courtyards.

- The proposed development has been designed with green space and vegetation around the entire subject property.

Guideline MF5 Electric vehicle charging stations should be provided in larger developments.

- The proposed development provides 1 EV Ready Level 2 Charger per dwelling unit (14 total).



March 2, 2023

Giroux Design Group Inc.

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

Re: 791 & 799 Martin Street Development Permit Application

To City of Penticton Planning Department,

This letter is regarding the proposal to merge, rezone and develop the properties located at 791 and 799 Martin Street. 791 Martin requires an OCP amendment from Detached Residential to Ground Oriented Residential and rezoning from RD1 Duplex Housing to RM3 Medium Density Multiple Housing. 799 Martin is already zoned RM3 and has an approved application for a townhouse development. The merger of the properties into one lot will allow for a shared drive aisle providing more green space, more units, and better designed townhouses.

The development will provide 14 townhouse units, each with 3 bedrooms a den and a single car garage. The intention of the developer is to maintain ownership of the finished buildings as rental properties. While an OCP amendment is required for 791 Martin Street to allow for the development, this new OCP designation is consistent with most of the neighbouring properties which are predominately multi-family. The location of the development is also ideal for families as there are schools and library within walking distance, as well as shopping, parks, and downtown.

No variances are required for this application.

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

Thank you for considering our proposal.

Best regards,

Tony Giroux [ASTTBC.CTech](#), [RBC](#), [BCABD](#)
Owner/Registered Building Designer
Giroux Design Group Inc.

791 & 799 MARTIN STREET: DEVELOPMENT PERMIT ANALYSIS

PEDESTRIAN CONNECTIVITY

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

PARKING

Each unit has secured garage parking for one vehicle accessed by a two-way drive lane coming from Martin Street with three additional visitor parking spots. 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. Trees to be planted along three property lines are deciduous which will provide shade during the summer and sunlight during the winter as the leaves fall. Each property has its own private rear yard to allow for outdoor living.

ORIENTATION & MASSING

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

LANDSCAPING (ENHANCING THE URBAN FOREST)

The landscaping plan for the development includes the planting of 17 trees along the surrounding property lines. Along Martin Street a continuous planting bed borders the sidewalk providing pleasing aesthetics and increased curb-appeal. Three trees are to be planted along Martin Street and a grass area with surrounding planting beds containing low-maintenance plants will create a pleasing aesthetic and curb appeal for the development and a pleasant environment for occupants. In minimal selected areas, river rock is used to provide a clean, easily maintained utility spaces. A grass lawn at the front property line will provide a pleasant green accent for the property. Grassed rear yards will provide pleasant private areas for each unit and will contain accent planting beds and Korean Maples. A minimum 3.0 m landscape buffer is maintained around the property with the south and west property lines having up to 6.0 meter buffers.

WASTE MANAGEMENT

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

FENCES

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



791/799 Martin Street Engagement Report

September 12, 2023

[1.0 Overview](#)

[2.0 Community Participation](#)

[3.0 Feedback Form Results](#)

[4.0 Information Sessions and Open Houses](#)

[5.0 Conclusions](#)

[Appendix A– Engagement Timeline](#)

1.0 Overview

The City received an application for 791/799 Martin Street consisting of a 14-unit townhouse development that would allow four buildings in total (two 3-plex, and two 4-plex buildings) that are three storeys in height with private attached garages. This proposal requires an amendment to the City’s Official Community Plan to change the ‘future land use’ designation on the property from Detached Residential to Ground Oriented Residential.

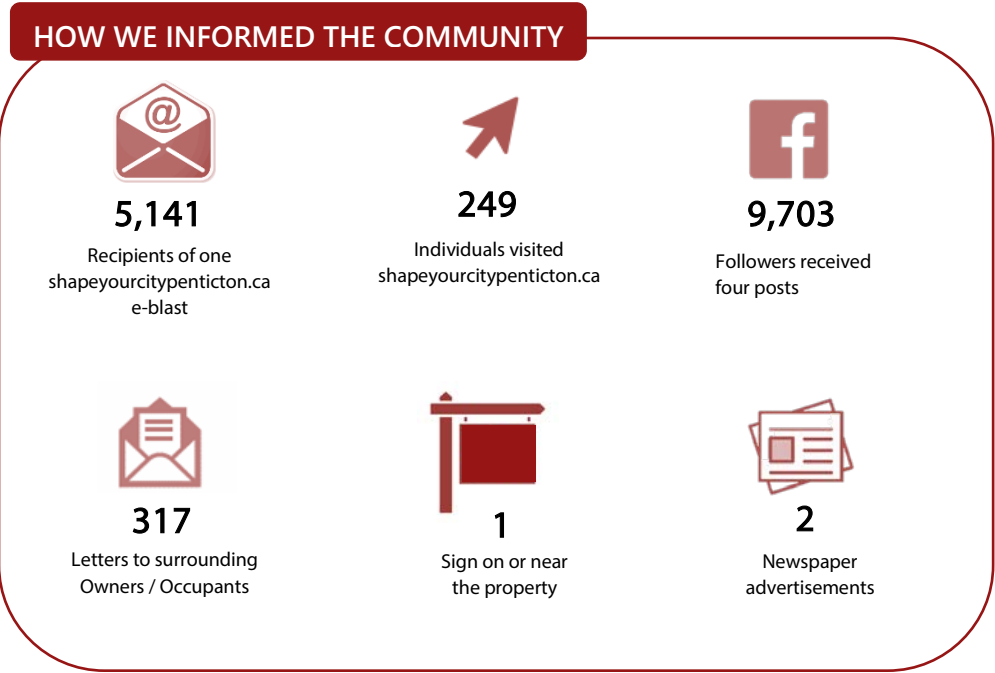
The proposed development consists of 14 townhouse units in 3-bedroom configurations. The initial plans show private garages for each townhouse unit, which include bicycle parking and Electric Vehicle (EV) ready spaces. The development plans include landscaping buffers on all sides of the property with trees and shrubs.

Residents were invited to review the information about the proposal and complete a feedback form before Sunday, July 30, 2023.

2.0 Participation

Given the proposed land use change, the engagement program intended to understand whether community members are open to a ground oriented residential development at this location.

The following diagram summarizes the activities conducted to notify interested participants about the engagement program. A detailed timeline of engagement activities is provided in Appendix A.

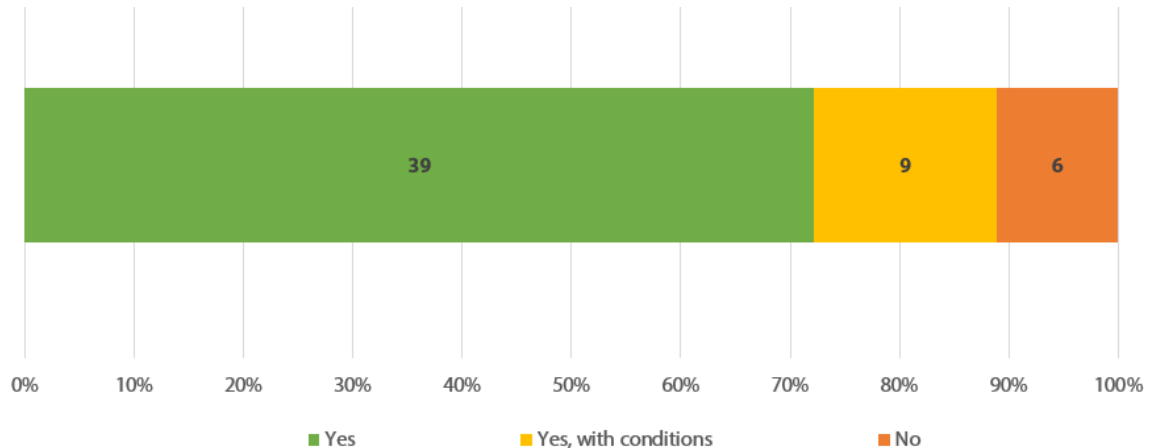


3.0 Feedback Form Results

One of the primary ways the City gathers formal feedback is through the use of online feedback forms. In total, **55 feedback forms** were received.

Please note that the key findings from the feedback forms are presented in this report. Complete results including full comments, are available at shapeyourcitypenticton.ca.

1. Do you agree with changing the land use on this site from Detached Residential to Ground Oriented Residential?



Responses with 'Yes with conditions' are provided here:

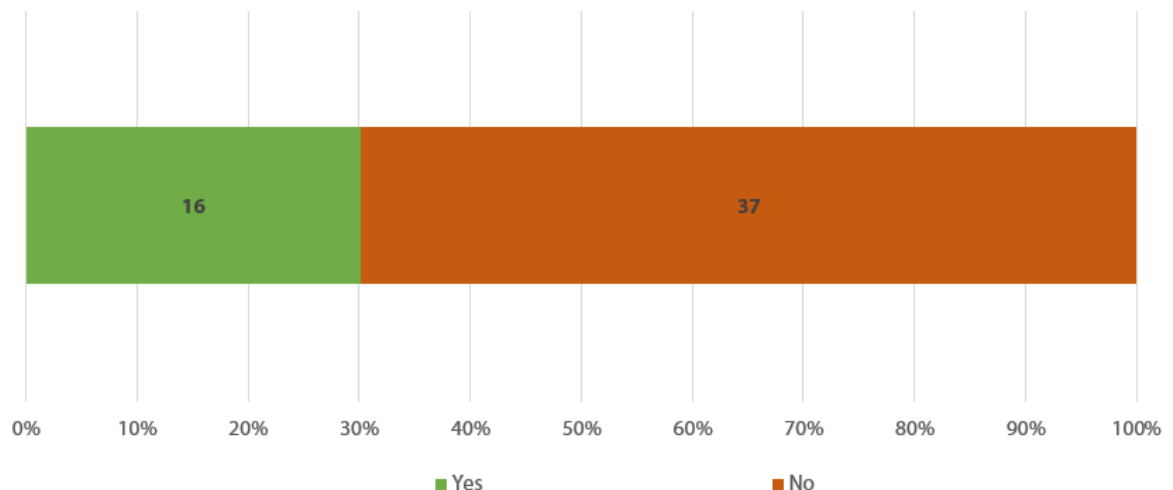
- Adequate tree canopy and parking
- This land use should be for residential affordable apartments. I.e.: a four storey 1 and 2 bedroom suites, underground parking with an outside area. Demographic draw to seniors, young people/families
- Many factors with change zoning, notwithstanding GOR is fine and not the issue; proposed development must benefit community by better than minimum on 1/ massing 2/ form + character 3/ accessibility (RHFAC) 4/ affordability 5/ sustainability (LEED)
- Adequate parking? I live near this site and parking for visitors is practically nonexistent for any visitors . I may have since we lost one side of Martin St to the bike trail.
- Provided there is sufficient infrastructure in place and that the develop [sic] be responsible for any needed changes. Further what are the selling prices for these units?
- With increased residential density, I would like a safe pedestrian crossing and consideration for speed limit reduction or traffic calming measures for the 700 & 800 blocks of Martin
- Use green building techniques to reduce the impact of the development, make sure buildings are well insulated and use blak siding! It will require so much extra AC in the summer!

Responses indicating 'No' are provided here:

- Roads can't handle existing density. Single family homes too rapidly disappearing.
- While it makes sense to have density around bike lanes etc any applications for increased density on the bike lane route directly should be avoided as it will create extra congestion
- Concerns about changes in line with Agenda 2030 to move more people into cities. Please see Geoff Snickers presentation on 15 minute cities on rumble.com
- I think we have enough medium and higher density housing being built.
- The location is already very busy, and can be difficult to access with a smaller number of units existing.
- Our city does not have the infrastructure for more buildings.

2. The applicant is proposing a 14-unit townhouse development along Martin Street that would allow four buildings in total (two 3-plex, and two 4-plex buildings) that are three storeys in height with private attached garages. The applicant will finalize their proposal based on the feedback received. Residents will have further opportunities to comment on the proposal during the Public Hearing before Council makes a decision on the land use change.

Based on the information provided, would you have any concerns about what is being considered for this site?

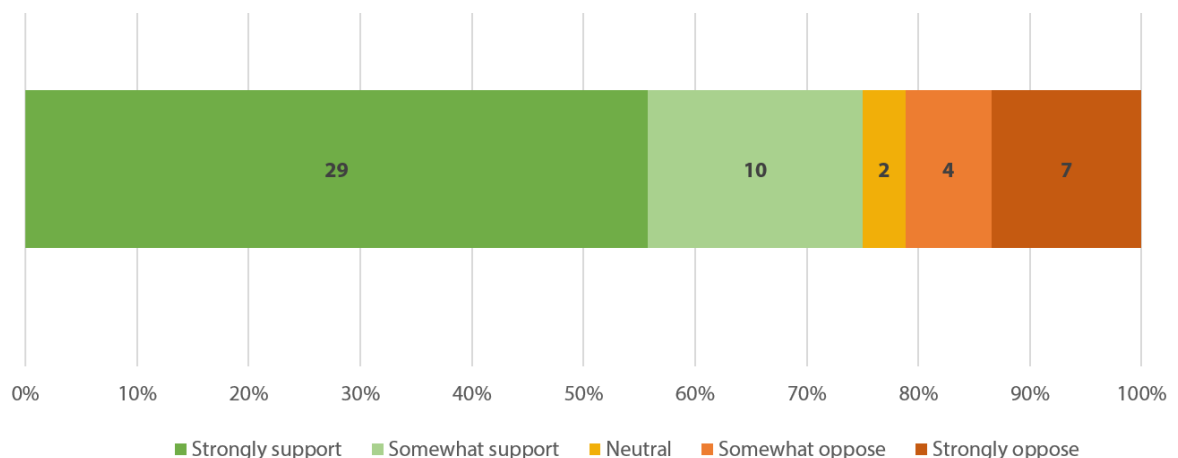


Comments from 'Yes' responses:

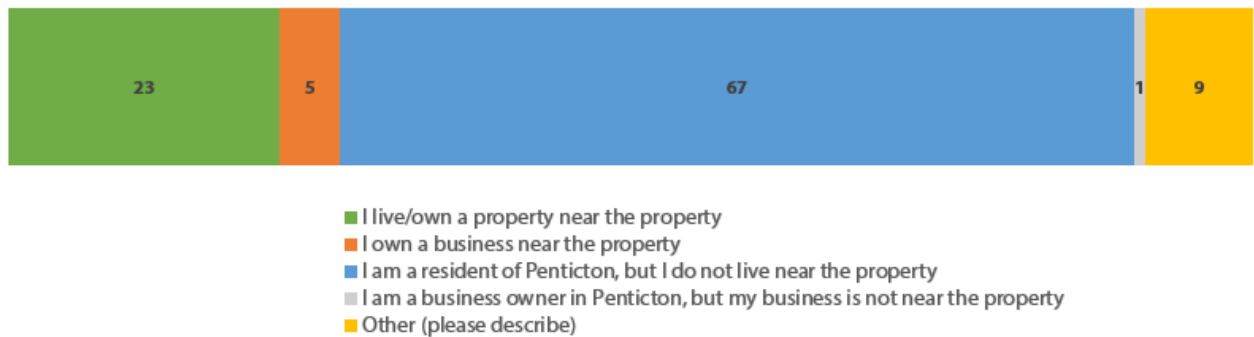
- Too many cars in area now. Parking inadequate.
- Traffic and parking is a growing concern with population increases and multi-family dwellings. Need traffic density and parking plans to ensure safe development.
- Too dense. Need more yard, more tree, more parking
- Too dense for the land size. Not enough green space. 2 way drive is not wide enough. To give buyers or renters what they need this is not enough land for these townhouses.

- The design is remarkably lacking ! it would fail most every ADP in the province (this project has the risk of setting new precedence and supporting past precedence of BAD UGLY INACCESSIBLE DESIGN) .. btw I'm not a NIMBY kinda guy, I'm a former architect
- Is this being proposed as a rental or a strata?
- What offsite improvements are required?
- What direction is Penticton moving in? Please look at UN documents Agenda 2021/30 to see what direction all cities have "agreed" to go in. We are being misled under the guise of sustainability
- With the increase and medium and higher density housing being built, the city has not increased the size of the thoroughfares. We will experience more traffic jams if we do not provide wider roadways and bypasses. Emergency vehicles need space too.
- 14 units is too many. That spot is already very tight and confusing with the streets going in different directions (Martin and Roy McIver Way) and the bike lane.
- Permeable landscaping, it's too large, bicycle parking should be 2/unit, traffic issues – corner is blind unless city puts a speed bump – narrow due to bike route, recycling older houses? [REDACTED] is not building for our town but for investors is not clim [sic]
- Is the City complaining about unhoused people allowing expensive housing such as this to be built, and waiting for the province to miraculously provide a basic human requirement: shelter?
- Too much pavement. Look at the Schoenne complex on Eckhardt near the high school for a far better example. Cities are heat islands and this project won't help...

3. Rate your level of support for the development that is being proposed for this site.



4. What best describes your interest in providing feedback?



4.0 Information Sessions and Open Houses

Three opportunities were offered to the community to learn more about the proposed development and ask staff their questions.

4.1 Open House

An in-person event was held at the Penticton Public Library on Tuesday, July 11 between 5 pm – 7 pm. Two attendees reviewed the project plans without any questions.

4.2 Online Information Session

Although one person registered, there was no one in attendance for the Online Information Session.

4.3 Community Market Pop Up

Staff participated in the July 22 Farmers' Market with a booth at intersection of Main St. and Westminster St. This OCP amendment proposal along with 1704 Government Street were on display to review and ask staff questions, along with the opportunity to complete a feedback form at the booth. The majority of the approximately 88 people that visited the booth were largely there for the Government Street proposal, with about 10 were interested in hearing about the Martin Street proposal and no feedback forms were received.

5.0 Conclusions

The main goal of this process was to gather feedback on the proposed amendment to the future land use designation for this property in the Official Community Plan and to understand if the proposed development aligns with the community's vision for the area.

Through this process, staff learned the majority of respondents (75%) strongly or somewhat support the land use change from Detached Residential to Ground-Oriented Residential. Respondents somewhat or strongly opposed to the change in land use were 21.2%

39 of respondents strongly and somewhat support the proposed development. Respondents somewhat or strongly opposed to the development are 4 and 7 respectively, with 2 responding as neutral.

Next Steps

The feedback gathered through the engagement program is to be provided to the applicant to consider and determine how they would like to proceed. It will also be shared with Council and the community-at-large.

Appendix A - Engagement Timeline

In accordance with the *Community Engagement for OCP Amendments Procedure* and *Community Engagement Policy and Framework* the following list summarizes the main methods that were used to raise awareness about the application and the opportunities for residents to provide feedback through the community engagement period that took place between June 27 and July 30, 2023:

Date	Activity
June 27	Project information and feedback form on www.shapeyourcitypenticton.ca
June 27	Press Release
June 28	Eblast
June 28	Newspaper ad
July 5	Newspaper ad
July 7	Social media post
July 11	Information session – Penticton Library
July 11	Social media post
July 13	Social media post
July 13	Online Info Session
July 19	Social media post
July 22	Info booth at Farmers’ Market
July 30	Engagement ends

Development Permit

Permit Number: DP PL2023-9536

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: To be determined after lot consolidation.
 - Civic: To be determined after lot consolidation.
 - PID: To be determined after lot consolidation.
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a 14 unit townhouse development as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the Local Government Act a deposit or irrevocable letter of credit, in the amount of \$70,000.00 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.

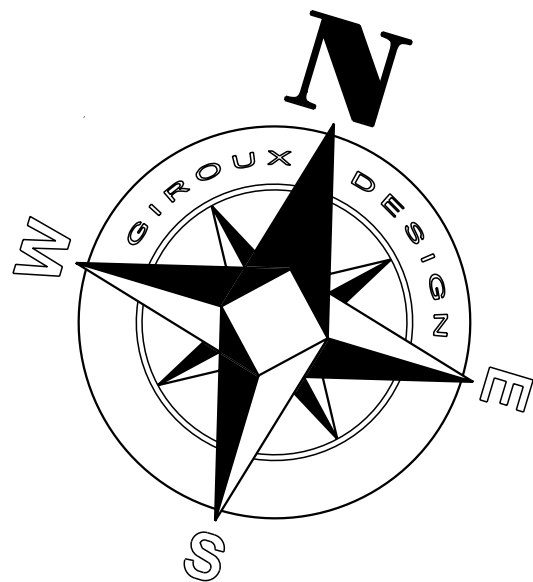
Authorized by City Council, the 3rd day of October, 2023.

Issued this ____ day of October, 2023.

Angela Collison
Corporate Officer

C
PLAN 899

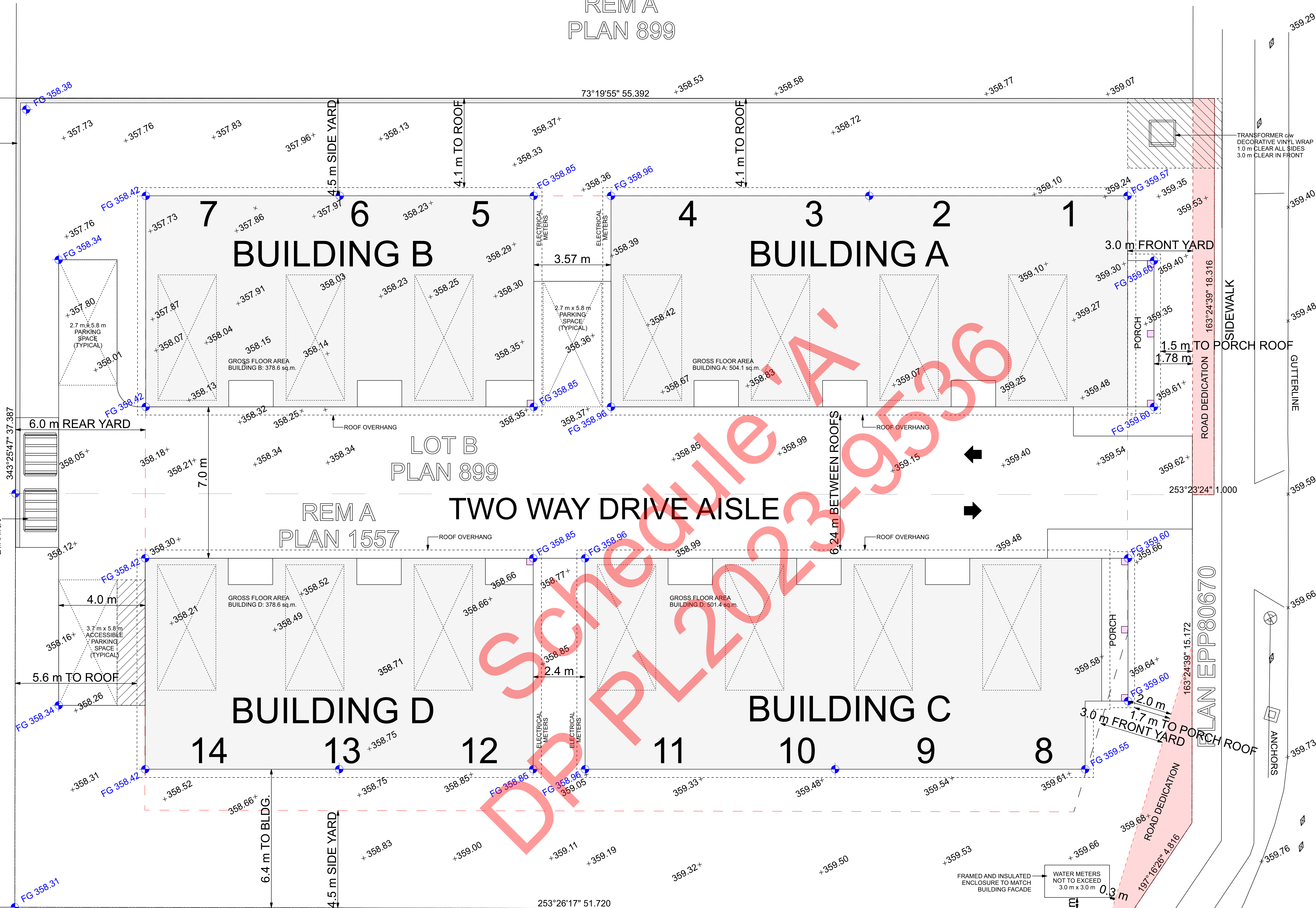
REM A
PLAN 899



1
PLAN KAP44897

GARBAGE & RECYCLING BINS ON PERMEABLE CONCRETE PAD c/w WOOD FENCE SCREEN

NEW RETAINING WALL APPROXIMATE HEIGHT 0.6 m (24") RETAINING WALL AND FOOTING NOT TO CROSS ONTO NEIGHBOURING PROPERTIES



LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- TREE
- SPOT ELEVATION
- IRON POST FOUND

MARTIN STREET

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.

SITE PLAN
SCALE: 1:100
CIVIC ADDRESS: 791+799 MARTIN STREET, PENTICTON, B.C.
LEGAL DESCRIPTION: LOT A, DL 202, SDYD, PLAN 1557
EXCEPT PLAN EPP80670 & LOT B, DL 202, SDYD, PLAN 899
PID's: 012-015-261, 011-713-232

STRATA
PLAN KAS374

MANDEVILLE LAND SURVEYING INC.
PROFESSIONAL B.C. AND CANADA LAND SURVEYORS
FILE: 21-235
FIELD SURVEY COMPLETED THIS 5th DAY OF AUGUST, 2021
ELEVATIONS ARE GEODETIC (ORTHOMETRIC HTV2.0) DERIVED FROM PENTICTON MONUMENT #4315

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ILLEGAL TO REPRODUCE**

Site Plan

GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.
Giroux Design Group Inc.
phone: 250.276.4373 e-mail: contact@grouxdesigngroup.com
web: www.grouxdesigngroup.com

**PLAN NO.
WP-5654**

**SHEET NO.
A2**

HARMAN JOHAL
791/799 MARTIN STREET
PENTICTON, BC.

DESIGN BY: AJG
DRAWN BY: AJG
DATE: 2023-06-28
REVISED:

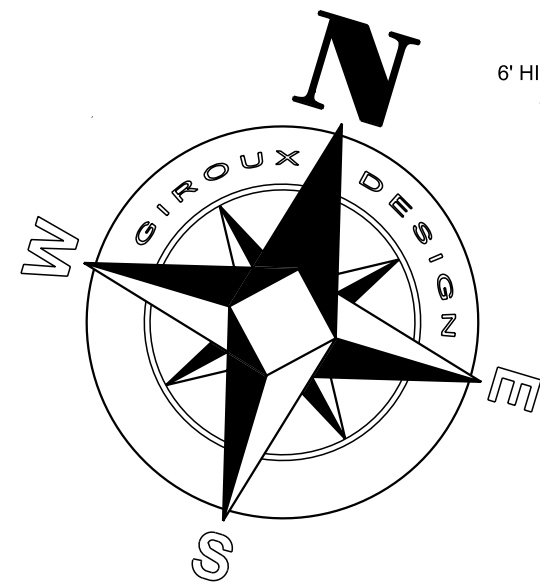
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Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used for the construction of a building in any other jurisdiction without the written consent of Giroux Design Group Inc. and until the drawings have been brought into conformity with all local requirements. Additionally, Giroux Design Group Inc. is unable to accept any liability for the accuracy of the drawings. The drawings are provided to the buyer for a limited license to use the drawings for the construction of the home and only one set of drawings shall be used. The purchase of additional sets of these drawings is prohibited. Therefore, the buyer must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.

www.girouxdesigngroup.com - www.westhomeplanners.com - www.houseplanners.com

C
PLAN 899

REM A
PLAN 899



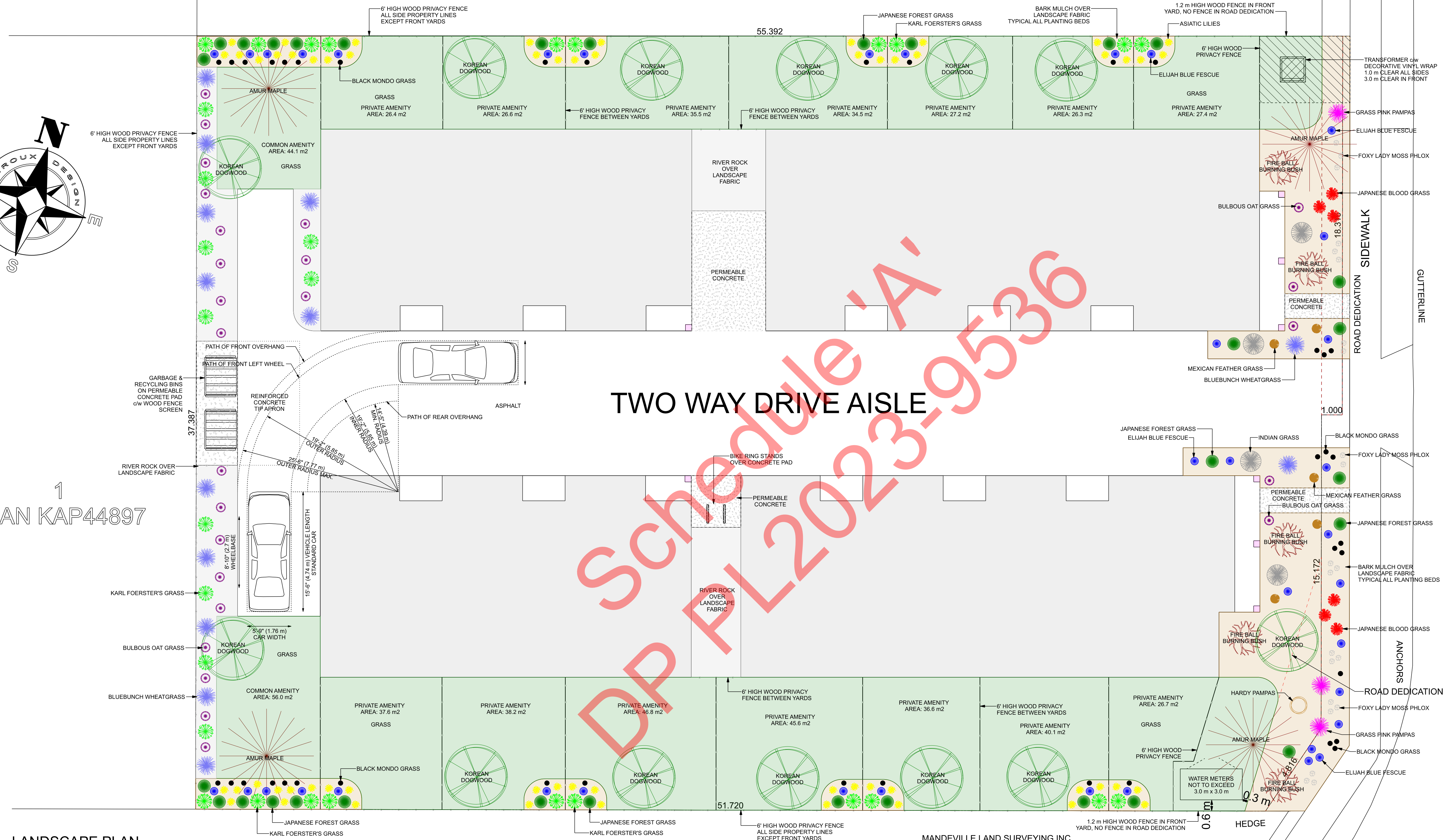
1
PLAN KAP44897

LANDSCAPE PLAN

SCALE: 1:100
CIVIC ADDRESS: 791+799 MARTIN STREET, PENTICTON, B.C.
LEGAL DESCRIPTION: LOT A, DL 202, SDYD, PLAN 1557
EXCEPT PLAN EPP80670 & LOT B, DL 202, SDYD, PLAN 899
PID's: 012-015-261, 011-713-232

STRATA
PLAN KAS374

MANDEVILLE LAND SURVEYING INC.
PROFESSIONAL B.C. AND CANADA LAND SURVEYORS
FILE: 21-235
FIELD SURVEY COMPLETED THIS 5th DAY OF AUGUST, 2021
ELEVATIONS ARE GEODETIC (ORTHOMETRIC HTV2.0) DERIVED FROM
PENTICTON MONUMENT #4315



MARTIN STREET

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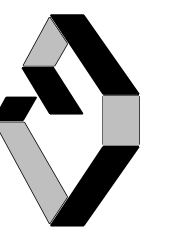
Landscape Plan

HARMAN JOHAL	
791/799 MARTIN STREET PENTICTON, BC.	
DESIGN BY: AIG	DATE: 2023-06-28
DRAWN BY: AIG	REVISED:

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

NOTE: COLOUR AND FINISHES TYPICAL ALL BUILDINGS



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



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



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


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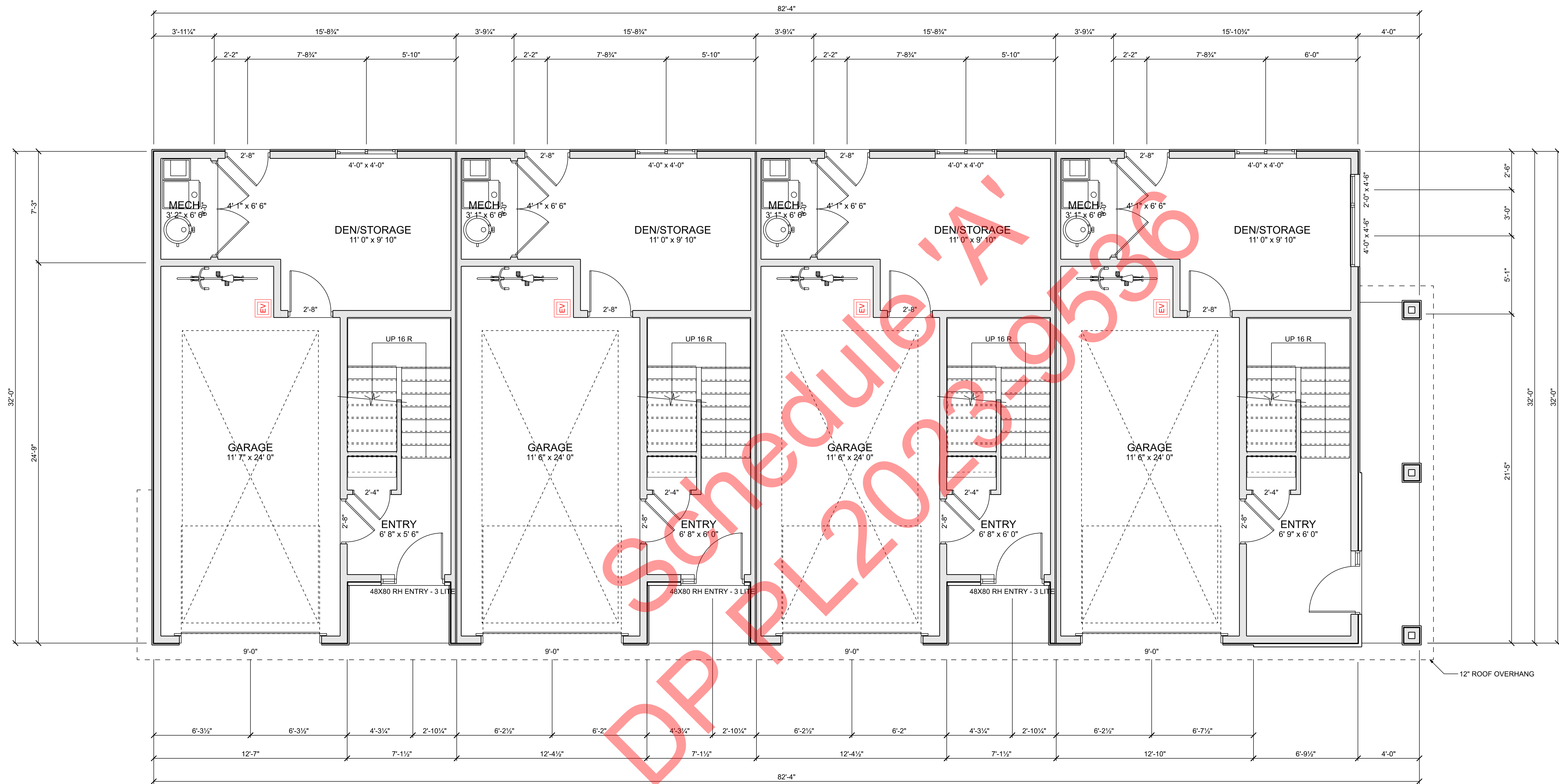
Colour Elevations (Typical Fourplex)

HARMAN JOHAL 791/799 MARTIN STREET PENTICTON, BC		
DESIGN BY: AJG	DATE: 2023-06-28	REVISED:
DRAWN BY: AJG		

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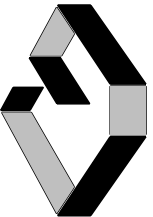


BUILDING A-LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"
TOTAL LOWER FLOOR AREA: 0.0 sq ft.
TOTAL GARAGE AREA: 1303.0 sq ft.
ANTICIPATED DEPTH OF FOOTINGS AND EXCAVATION FOR ALL BUILDINGS 0.6 m TO 1.2 m.

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Lower Floor Plan-Building A



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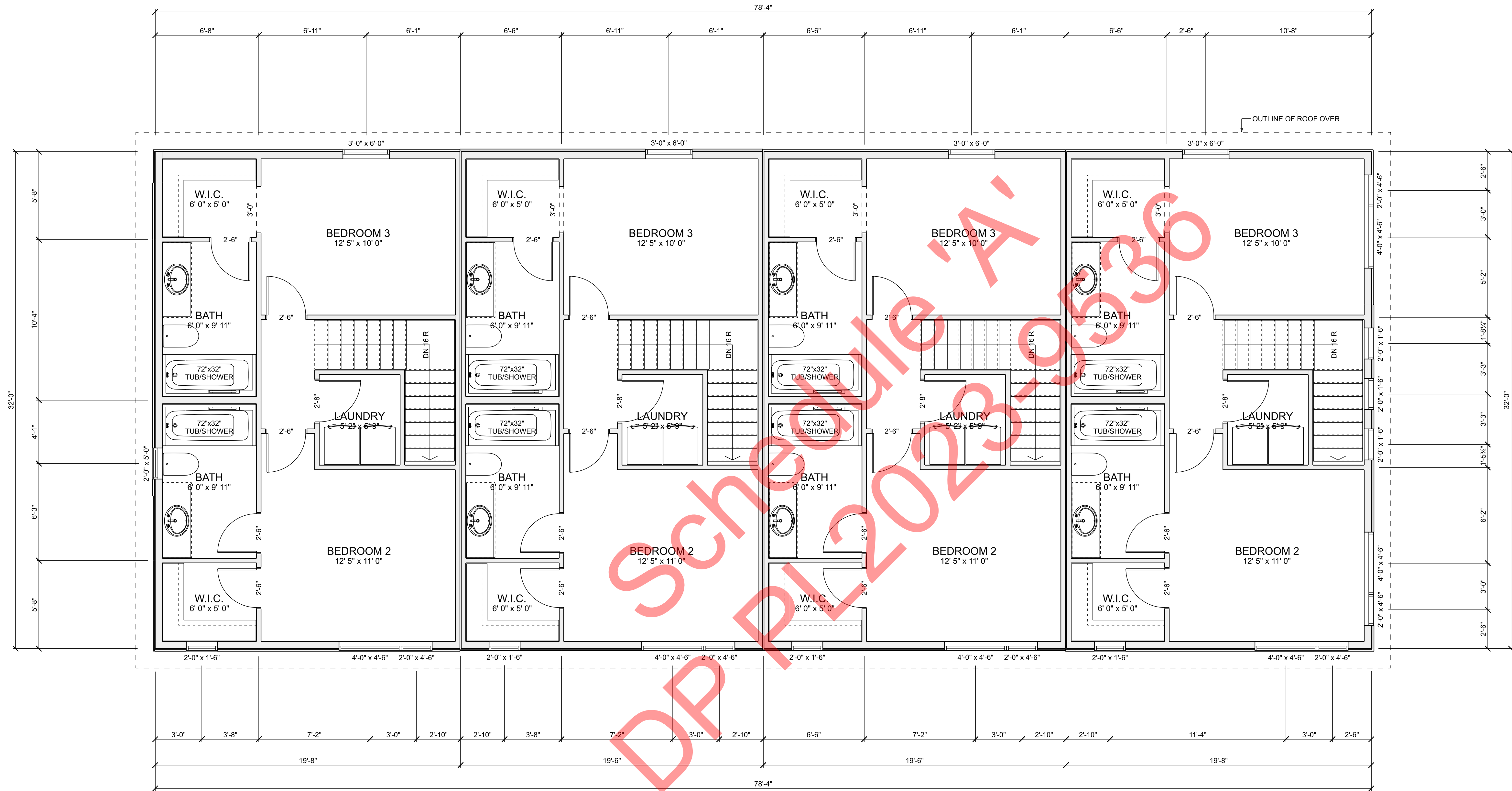
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HARMAN JOHAL
791/798 MARTIN STREET
PENTICTON, BC.

DESIGN BY: AJG
DRAWN BY: AJG

DATE: 2023-06-28
REVISED:

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BUILDING A-UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
TOTAL UPPER FLOOR AREA: 0.0 sq ft.

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Upper Floor Plan-Building A



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791/798 MARTIN STREET
PENTICTON, BC.

DESIGN BY: AJG
DRAWN BY: AJG

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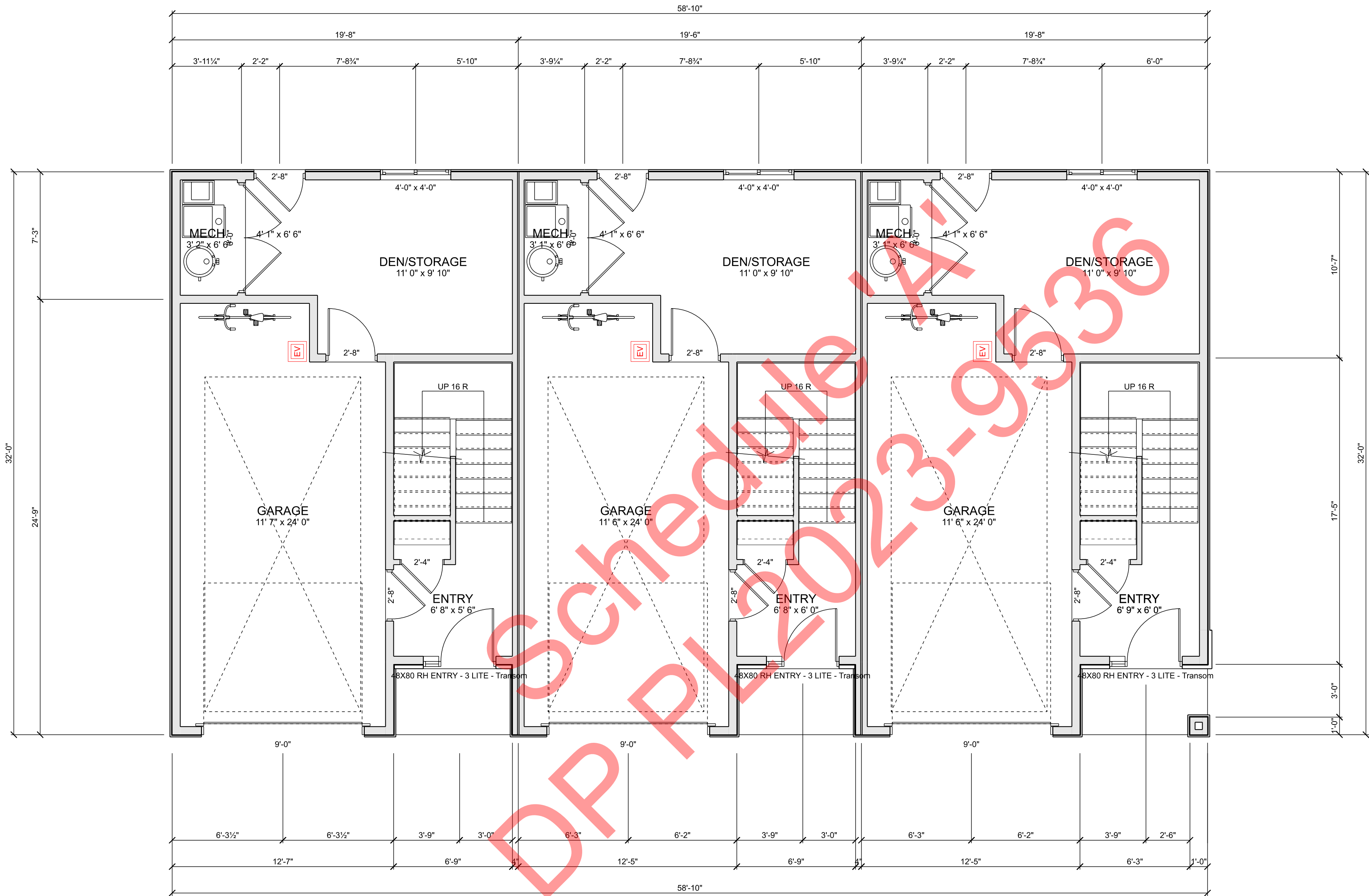
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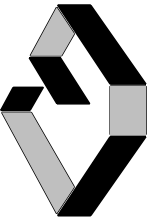
Exterior Elevations-Building A



BUILDING B-LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
TOTAL LOWER FLOOR AREA: 0.0 sq ft.
TOTAL GARAGE AREA: 978.7 sq ft.

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Lower Floor Plan-Building B



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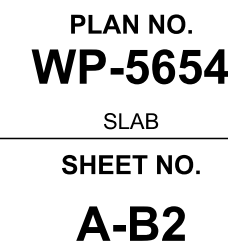
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Main Floor Plan-Building B

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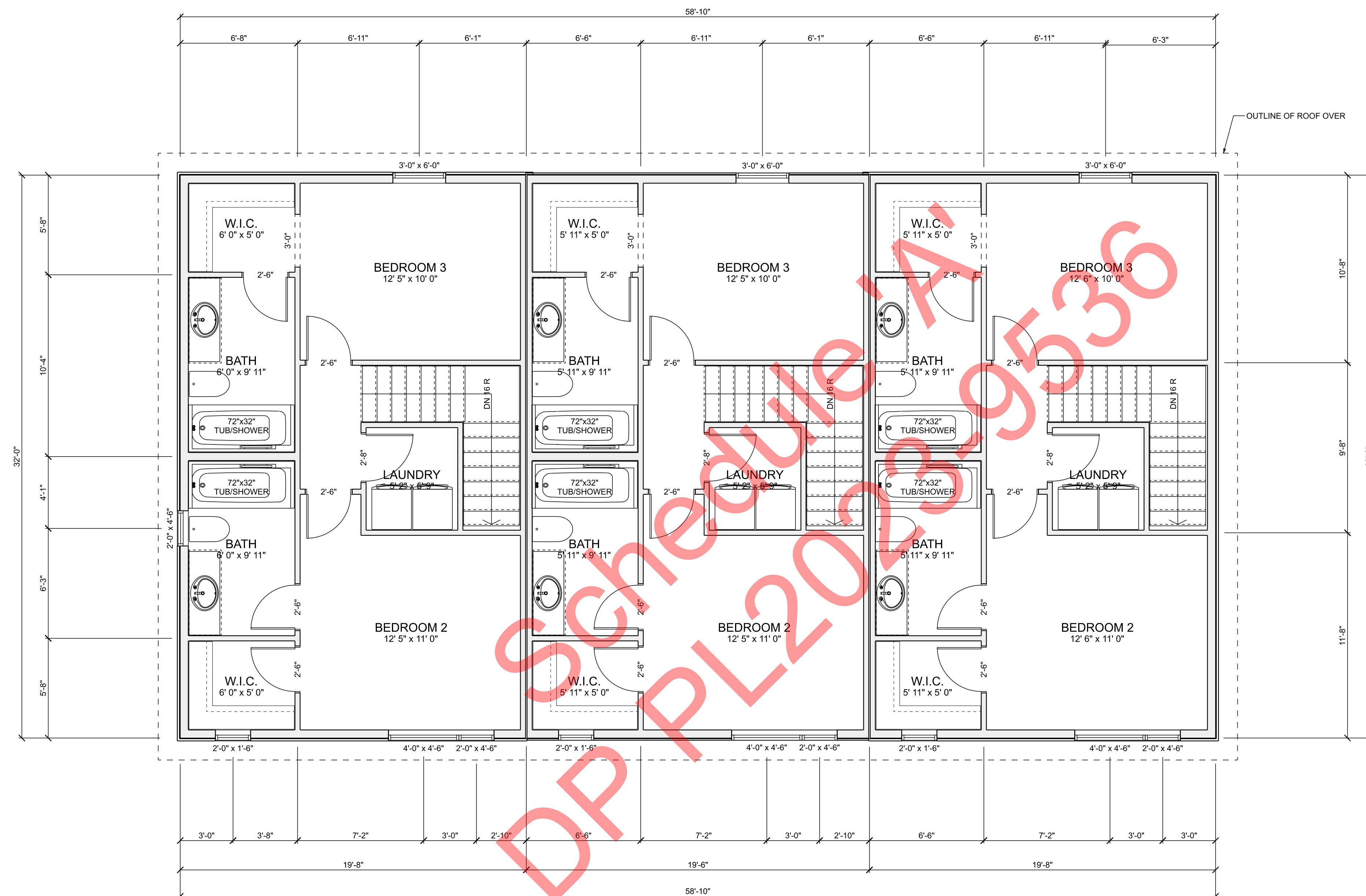
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BUILDING D-UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
TOTAL UPPER FLOOR AREA: 0.0 sq ft.

DP PL2023-9536

Upper Floor Plan-Building B

HARWAN JOHAL 791/799 MARTIN STREET PENTICTON, BC,	
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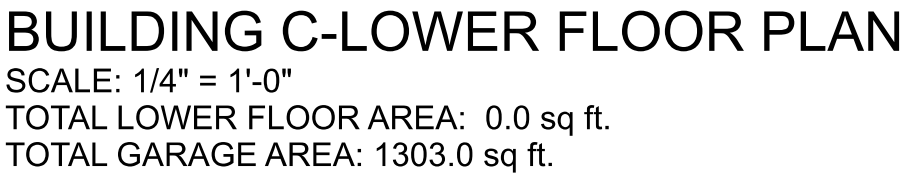

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Exterior Elevations-Building B



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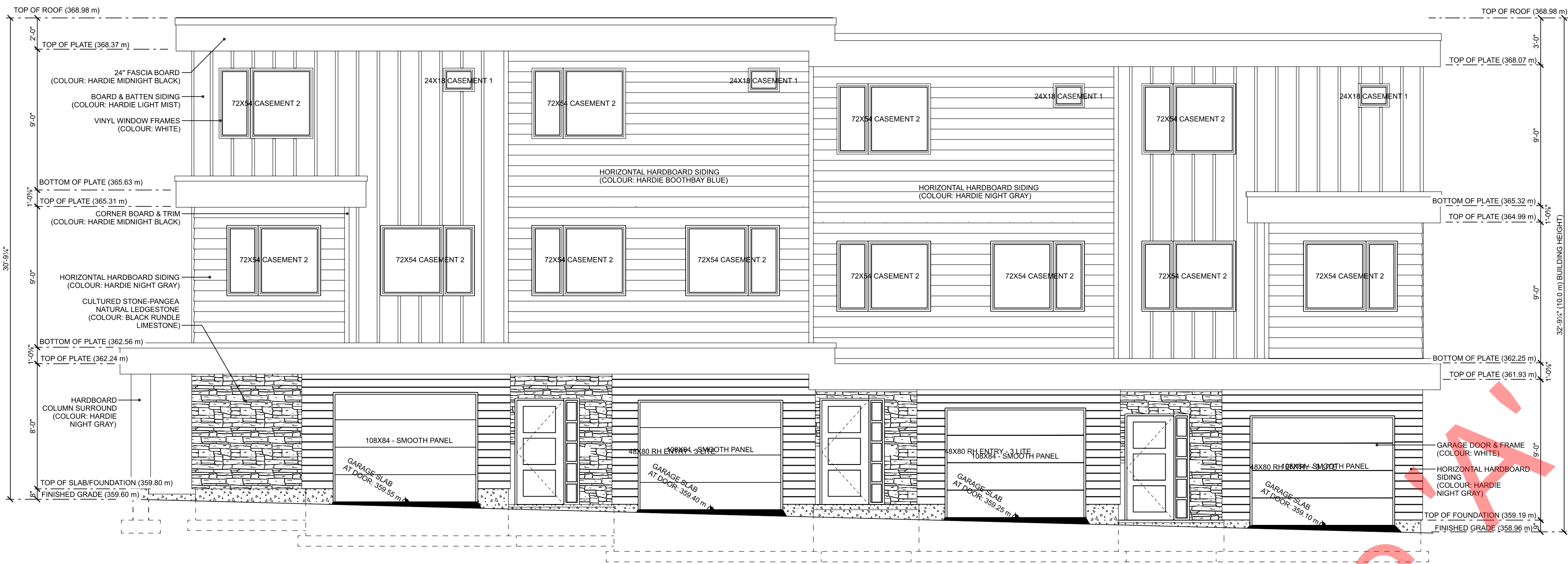
Upper Floor Plan-Building C

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WP-5654
SLAB
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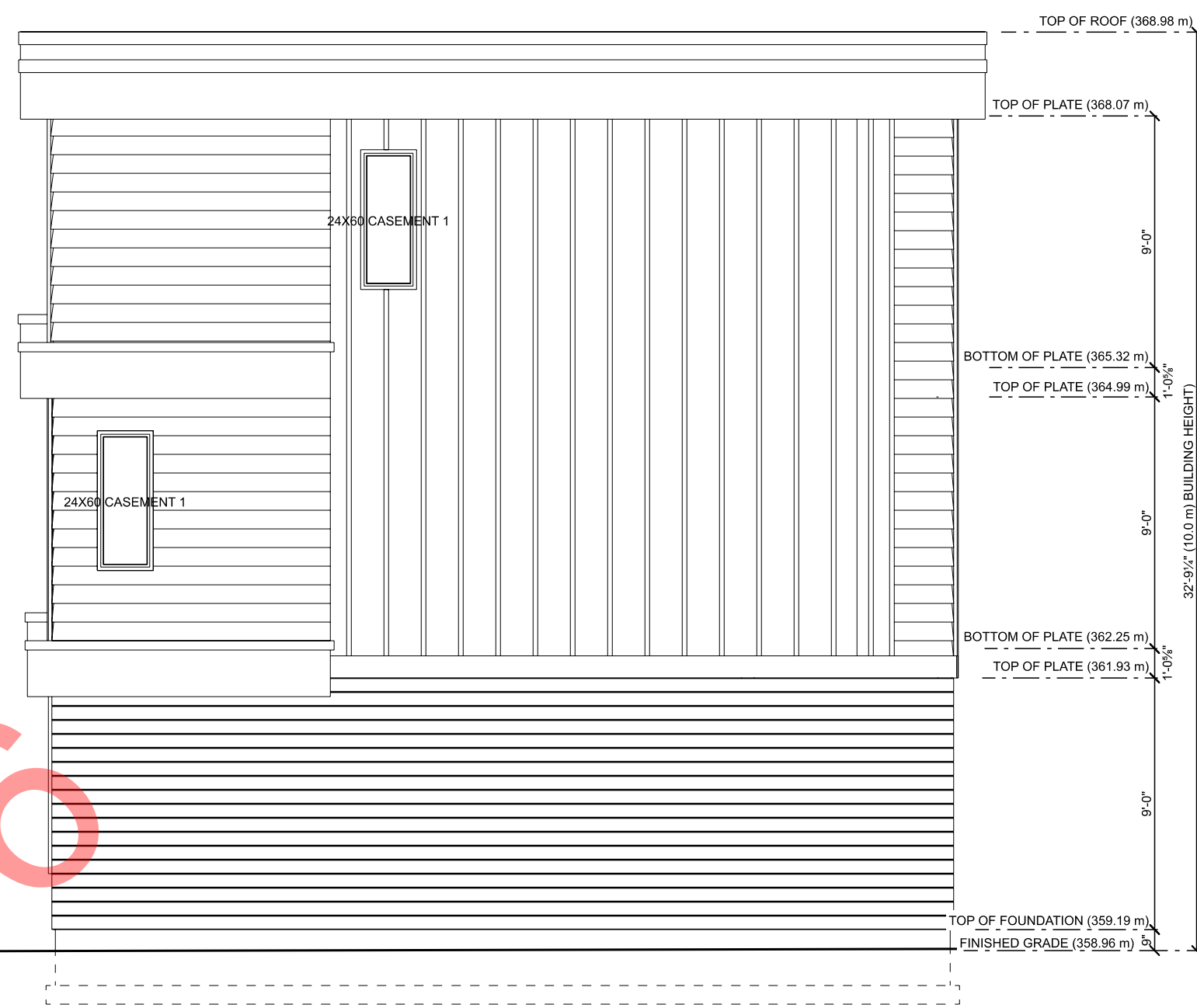
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DRAWN BY: AJG	REVISED:

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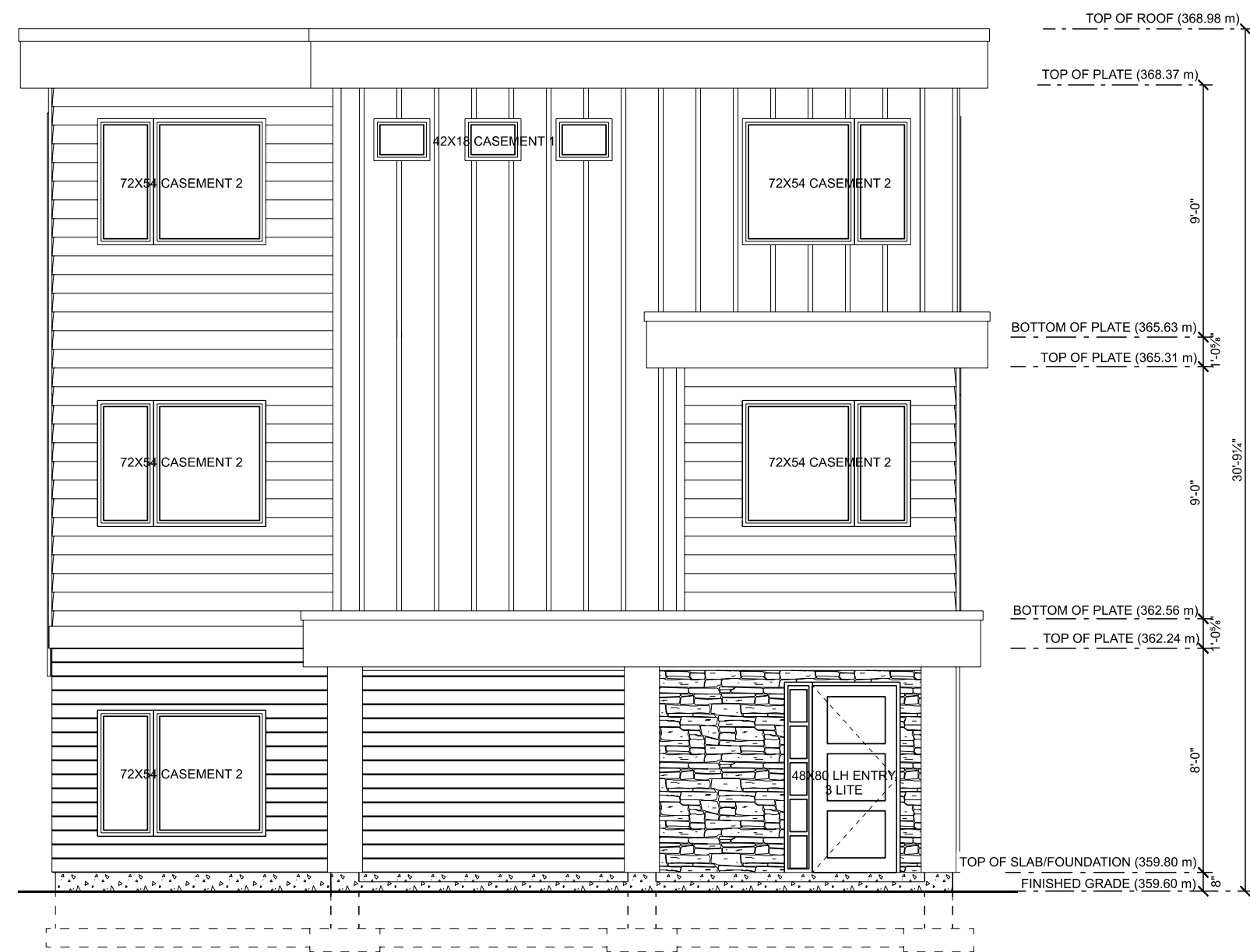
BUILDING C-NORTH ELEVATION (FACING DRIVE AISLE AND BUILDING A)
SCALE: 3/16" = 1'-0"



BUILDING C-EAST ELEVATION (FACING BUILDING D)
SCALE: 3/16" = 1'-0"



BUILDING C-SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING C-WEST ELEVATION (FACING MARTIN ST.)
SCALE: 3/16" = 1'-0"

HARMAN JOHAL
791/799 MARTIN STREET
PENTICTON, BC.

DESIGN BY: AJG
DRAWN BY: AJG

DATE: 2023-06-28
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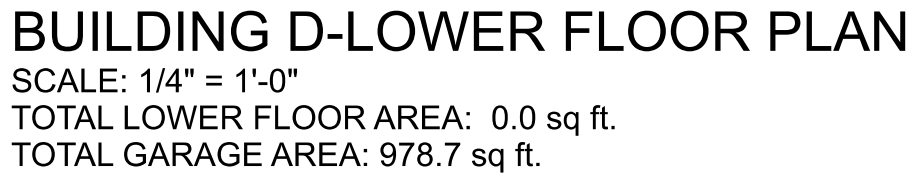
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Exterior Elevations-Building C



Lower Floor Plan-Building D

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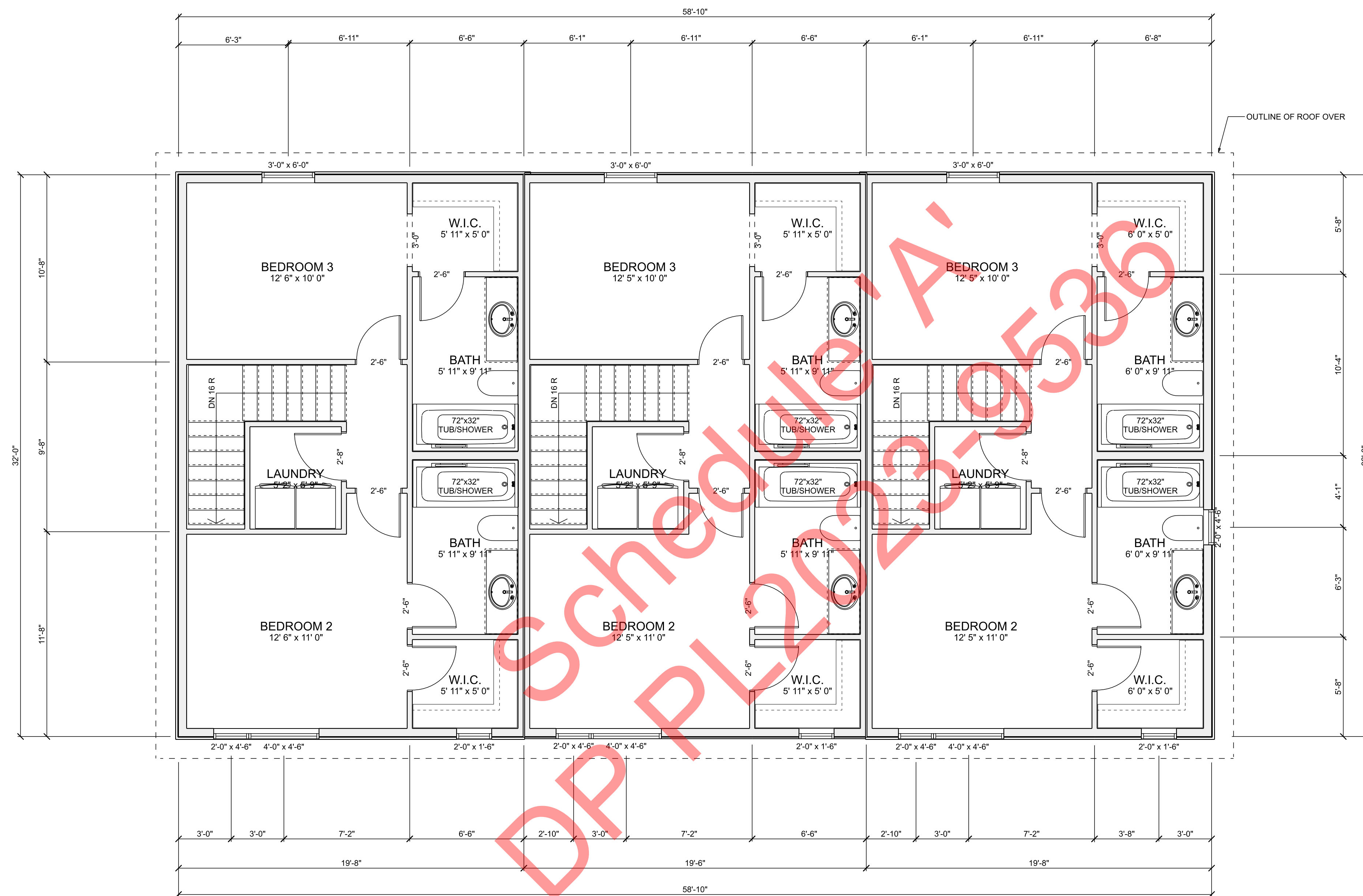
Main Floor Plan-Building D

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791/799 MARTIN
PENTICTON, BC.

DESIGN BY: AJG	DATE: 2023-06-28
DRAWN BY: AJG	REVISED:



BUILDING D-UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
TOTAL UPPER FLOOR AREA: 0.0 sq ft.

HARMAN JOHAL
791/799 MARTIN ST.
PENTICTON, BC,

DESIGN BY: AJG	DATE: 2023-06-28
DRAWN BY: AJG	REVISED:

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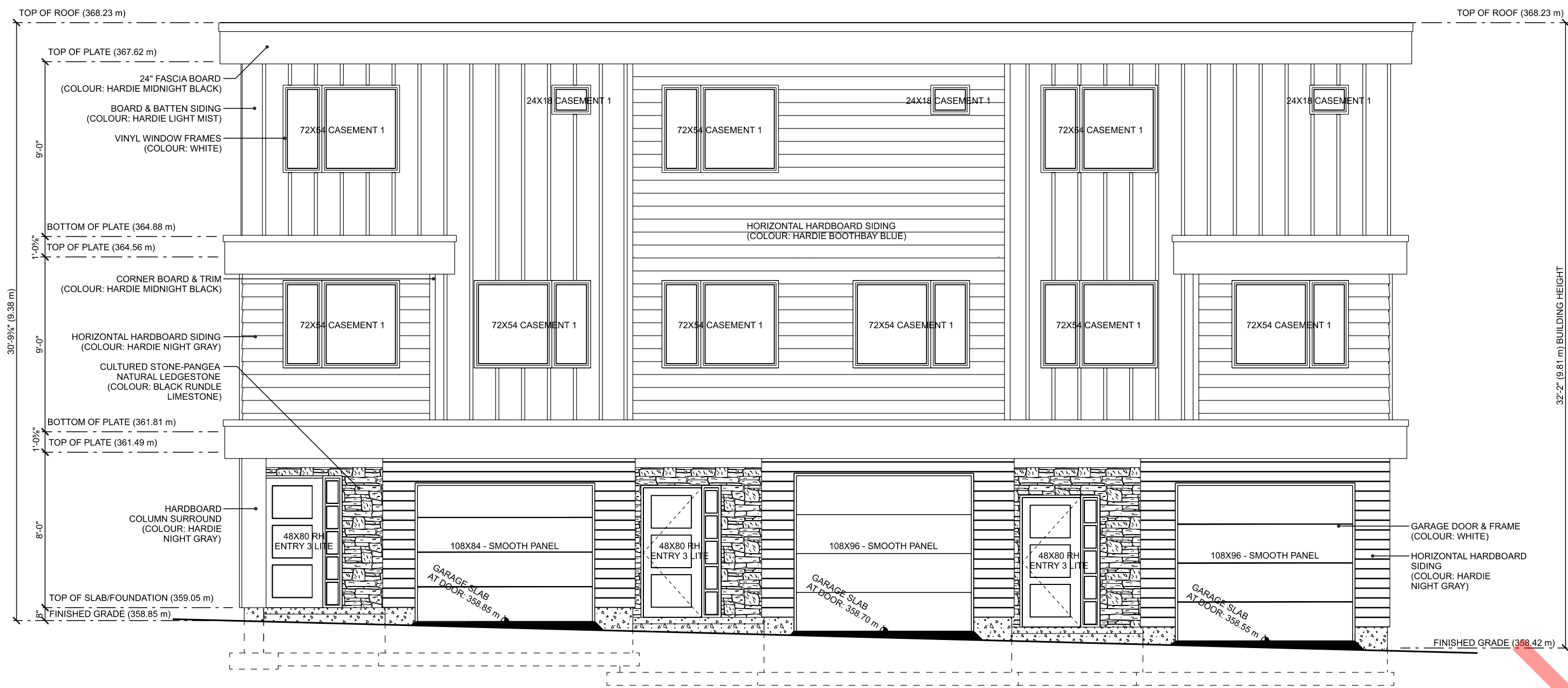
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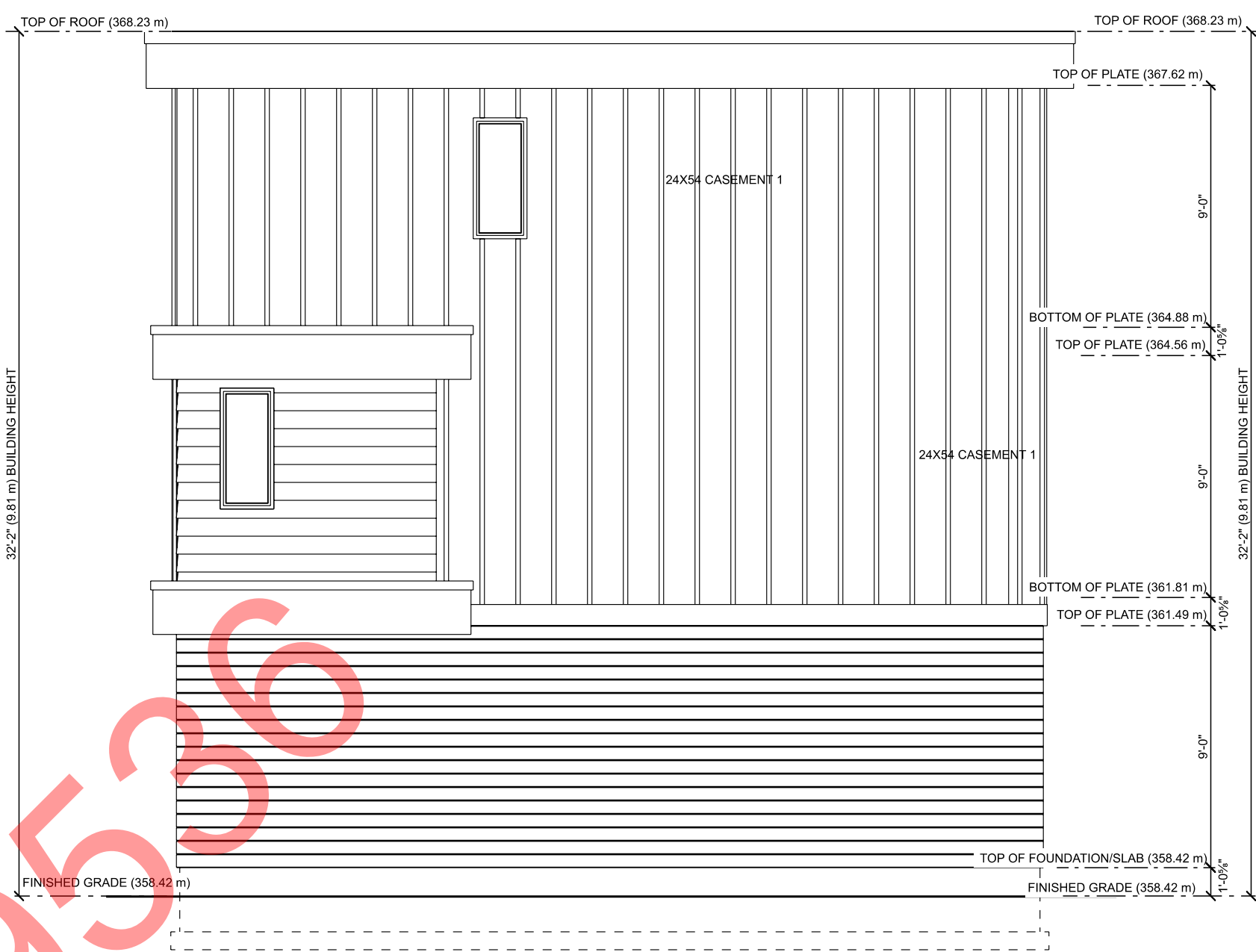
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Upper Floor Plan-Building D

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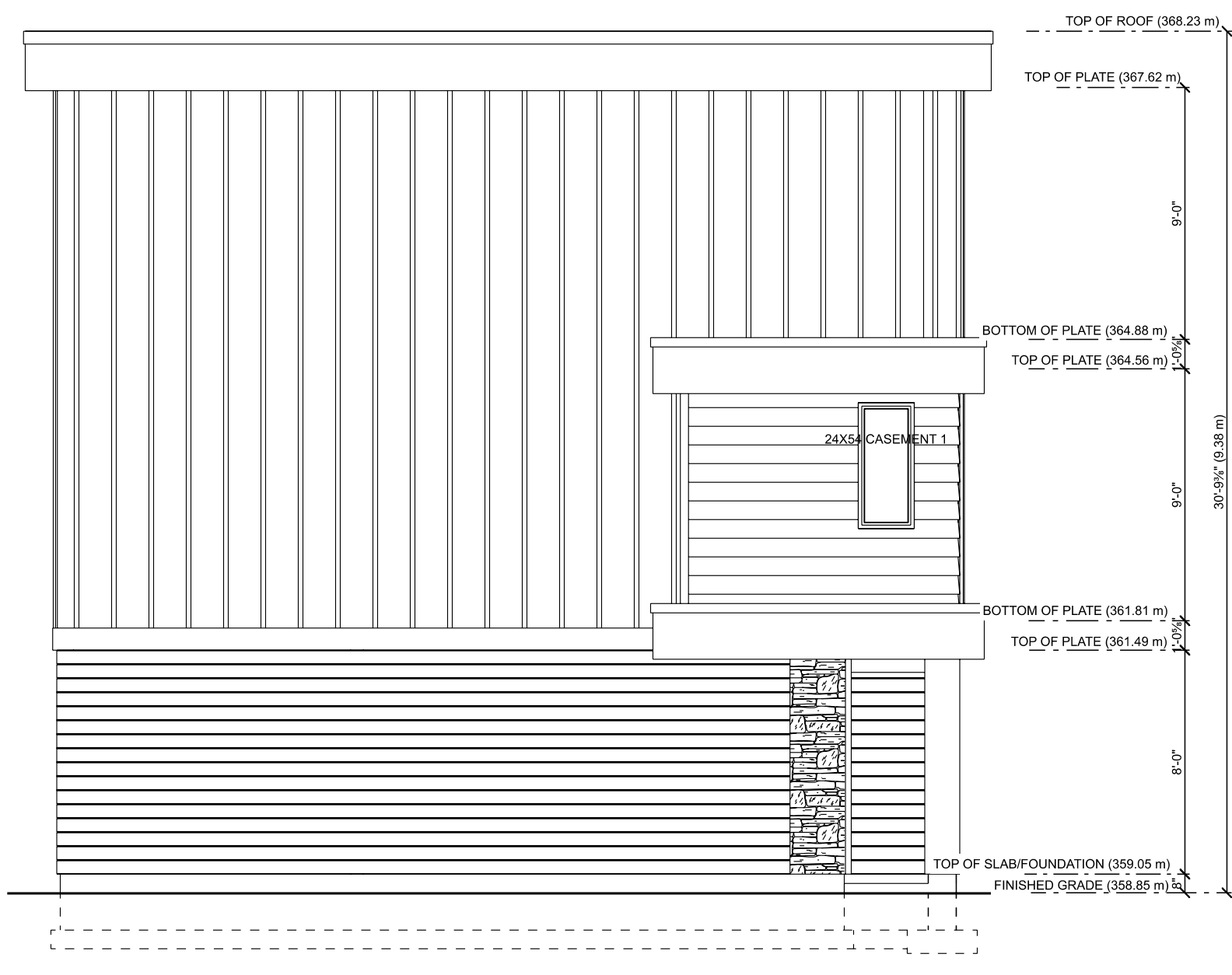
BUILDING D-NORTH ELEVATION (FACING DRIVE AISLE AND BUILDING B)
SCALE: 3/16" = 1'-0"



BUILDING D-WEST ELEVATION
SCALE: 3/16" = 1'-0"



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



BUILDING D-EAST ELEVATION (FACING BUILDING C)
SCALE: 3/16" = 1'-0"

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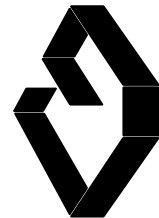
Exterior Elevations-Building D

HARMAN JOHAL	
791/799 MARTIN STREET	
PENTICTON, BC.	
DESIGN BY: AJG	DATE: 2023-06-28
DRAWN BY: AJG	REVISED:

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PLAN NO.
WP-5654
SHEET NO.
A-D4

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The Corporation of the City of Penticton

Bylaw No. 2023-31

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

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

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

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw No. 2023-31."

2. **Amendment:**

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

2.1 To change the following designations as follows:

Amend Map 1: Future Land Use by changing the future land use designation for Lot B District Lot 202 Similkameen Division Yale District Plan 899, located at 791 Martin Street, and Lot A District Lot 202 Similkameen Division Yale District Plan 1557 Except: Plan EPP80670, located at 799 Martin Street, from 'Detached Residential' to 'Ground Oriented Residential' as shown on Schedule 'A'.

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

READ A FIRST time this 12 day of September, 2023

A PUBLIC HEARING was held this 3 day of October, 2023

READ A SECOND time this day of , 2023

READ A THIRD time this day of , 2023

ADOPTED this day of , 2023

Notice of intention to proceed with this bylaw was published on the 22nd day of September, 2023 and the 27th day of September, 2023 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

Julius Bloomfield, Mayor

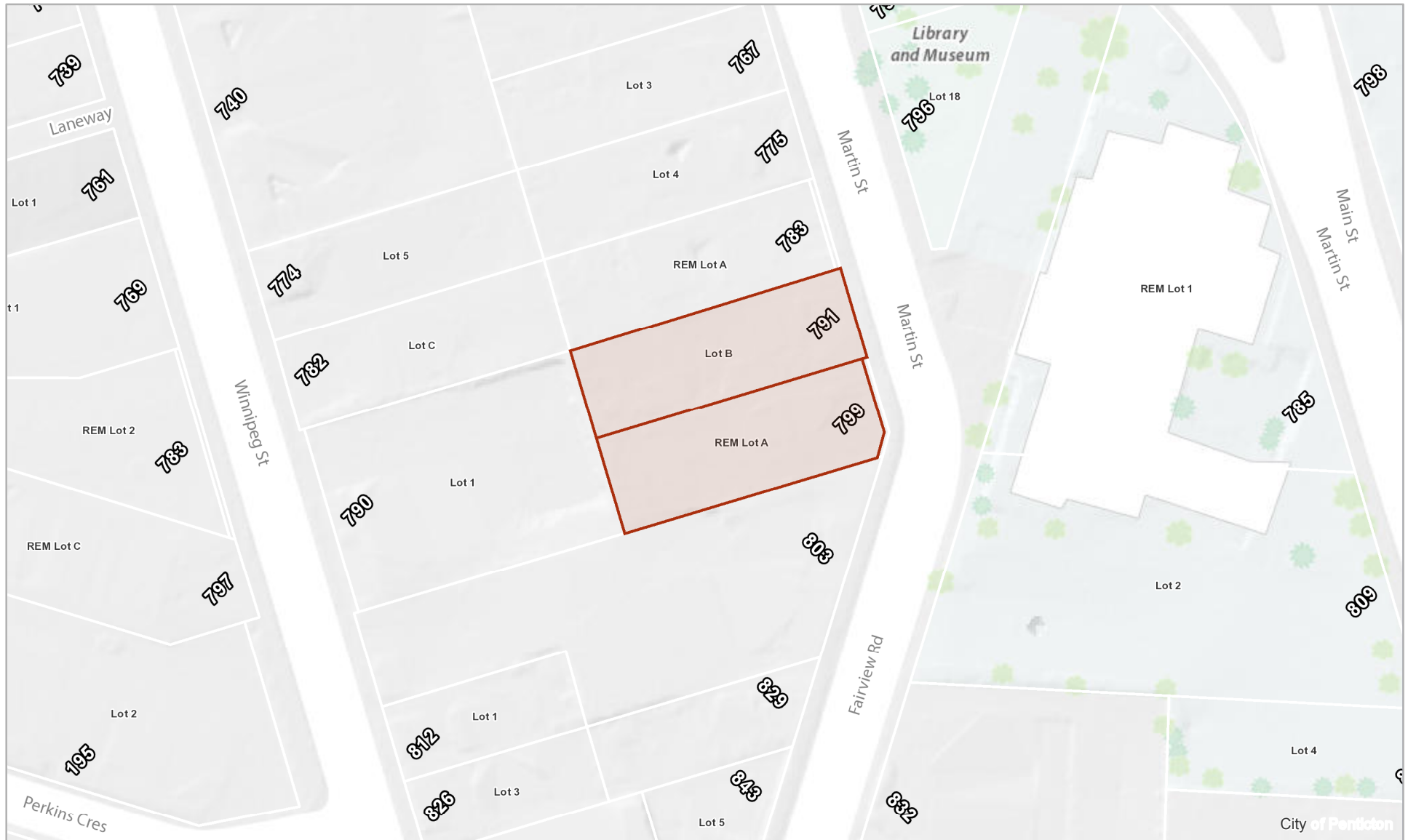
Angie Collison, Corporate Officer



Schedule A: OCP Amendment Bylaw 2023-31

Date:

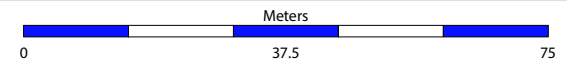
Corporate Officer:



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August 28, 2023 9:33:34 AM



Coordinate System: NAD 1983 CSRS UTM Zone 11N

penticton.ca

The Corporation of the City of Penticton

Bylaw No. 2023-32

A Bylaw to Amend Zoning Bylaw 2023-08

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw No. 2023-08;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2023-32".

2. **Amendment:**

2.1 Zoning Bylaw No. 2023-08 is hereby amended as follows:

Rezone Lot B District Lot 202 Similkameen Division Yale District Plan 899, located at 791 Martin Street, from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing) as shown on Schedule 'A'.

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

READ A FIRST time this	12	day of	September, 2023
A PUBLIC HEARING was held this	3	day of	October, 2023
READ A SECOND time this		day of	, 2023
READ A THIRD time this		day of	, 2023
ADOPTED this		day of	, 2023

Notice of intention to proceed with this bylaw was published on the 22nd day of September, 2023 and the 27th day of September, 2023 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer

