



Public Notice

New Residential Development

January 4, 2024

penticton.ca

As part of the Provincial Government's Housing Action Plan and new legislation (s. 464 of the Local Government Act, effective November 30, 2023), the City is prohibited from holding a Public Hearing for Zoning Amendment Bylaws that facilitate residential development and are consistent with the Official Community Plan. As such, there is no opportunity to speak to Council in person.

A new residential development is being proposed in your neighbourhood:

Property:

172 Green Avenue West

Lot 4 District Lot 116 Similkameen Division Yale District Plan 9696

Proposal:

The applicant is proposing to construct one duplex and one triplex (five dwelling units), three-storeys in height, on the subject property.



In order to proceed with the proposed development, the applicant has requested to rezone the property from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing).

Information:

You can find the staff report and Zoning Amendment Bylaw No. 2023-49 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.

Council Consideration:

Council will consider giving first reading to Zoning Amendment Bylaw No. 2023-49 at its Regular Council meeting scheduled for **1:00 pm, Tuesday, January 16, 2024** in Council Chambers, Penticton City Hall, 171 Main St.

All meetings are live streamed via the City's website at: www.penticton.ca/city-hall/city-council/council-meetings. Select the 'Watch Live' button.

Written Submissions:

All submitted comments will be distributed to Council and must be received by mail or email no later than 9:30 am, Tuesday, January 16, 2024, to:

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, BC V2A 5A9
Email: corpadmin@penticton.ca

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

Date: December 12, 2023
To: Anthony Haddad, City Manager
From: Jordan Hallam, Planner II
Address: 172 Green Avenue West

File No: RMS/172 Green Ave W

Subject: Zoning Amendment Bylaw No. 2023-49
 Development Permit PL2023-9664

Staff Recommendation

THAT Council give first, second and third reading to “Zoning Amendment Bylaw No. 2023-49”, for Lot 4 District Lot 116 Similkameen Division Yale District Plan 9696, located at 172 Green Avenue West, a bylaw to rezone the subject property from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing);

AND THAT Council, subject to adoption of “Zoning Amendment Bylaw No. 2023-49”, approve “Development Permit PL2023-9664”, for Lot 4 District Lot 116 Similkameen Division Yale District Plan 9696, located at 172 Green Avenue West, a permit to approve the form and character of one duplex and one triplex (five dwelling units);

AND THAT Council direct staff to issue “Development Permit PL2023-9664”;

AND THAT Council require that a 0.9 m road dedication be completed prior to the issuance of the Occupancy Permit.

Strategic Priority Objective

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



Figure 1 – Property Location Map

Proposal

The applicant is proposing to construct one duplex and one triplex (five dwelling units total) three-storeys in height on the subject property (Figure 1). In order to proceed with the proposal, the applicant has requested to rezone the property from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing).

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



Figure 2 – Conceptual Rendering of Proposed Development

Background

The subject property (Figure 1) is currently zoned R1 (Large Lot Residential) and is designated as 'Ground Oriented Residential' (Figure 3) by the Official Community Plan (OCP). The subject property contains a single family home that was constructed in 1970.

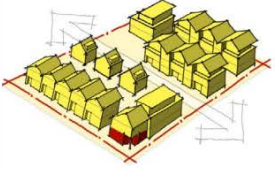
Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
Ground Oriented Residential 	Medium-density residential areas with multi-family developments where each unit has an exterior door and construction is primarily wood frame, or bareland stratas.	• Duplexes with suites • Cluster housing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

Figure 3 – OCP Land Use Designation

The surrounding area is a mixture of uses, including single family and multifamily dwellings directly adjacent, infill development, townhouses, and apartments. The property's proximity to the variety of uses make it appropriate for increased density. The property is within walking distance of Princess Margaret

Secondary and Skaha Lake Middle Schools. The property is also located within close proximity of Skaha Lake Road and a variety of services and amenities. This area is also well serviced by pedestrian, cycling and transit networks.

No Public Hearing

The Provincial government passed several pieces of legislation in November 2023 to support housing development across BC. Among other changes, Bill 44 amended the *Local Government Act* to prohibit local governments from holding a public hearing on zoning amendment bylaws for a residential or mixed use development if the proposal it is aligned with the Official Community Plan. In this case, the proposed rezoning aligns with the underlying OCP designation, therefore the City is prohibited from holding a public hearing on this Zoning Bylaw Amendment. The *Local Government Act* still requires the City to mail public notice letters to nearby residents and post a public notice on the City's website that a Public Hearing is not being held, which staff have completed prior to the Council meeting. Any written submissions received in response to those notice letters will be shared with Council.

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 proposed development proposes five units, increasing density in an area close to services, employment, school and well served by transit. Two Class 2 Bicycle parking spaces are provided for visitors and each dwelling unit has ample space in their garages to provide Class 1 bicycle parking spaces, resulting in 5 Class 1 spaces.

Each dwelling unit is required to provide 1 (5 total) Level 2 Electric Vehicle ready space.

This buildings 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 the base 2018 BC Building Code, with a goal of being Net Zero Ready for new construction by 2032.

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 0.9 m road dedication in front of the subject property is to allow for boulevard trees. Normally the road dedication would be required to be registered prior to zoning approval, but due to a water agreement being registered against the tile, and the City's experience with having these historic agreements removed (which is required to alter the parcel), staff are recommending that the dedication be registered prior to building occupancy. Pushing this requirement to occupancy will not hold the project up. The property owner has agreed to this path.

Development Statistics

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

	RM2 Zone Requirement	Provided on Plans
Minimum Lot Width*:	18 m	23.17 m
Minimum Lot Area*:	540 m ²	971.2 m ²
Maximum Lot Coverage:	40%	37.5%
Maximum Density:	0.8 Floor Area Ratio (FAR)	.72 FAR
Vehicle Parking:	Total Required: 1 per dwelling unit plus 0.25 spaces/unit for visitors Total Required: 6 spaces	Total Per Dwelling: 10 spaces Total Visitor: 2 spaces Total Provided: 12 spaces
Level 2 Electric Vehicle (EV) Ready Chargers:	Total Required: 1 per dwelling unit Total Required: 5 chargers	Total EV Ready Chargers Provided: 5 chargers
Bicycle Parking:	Total Class 1: 0.5 per unit Total Class 1 Required: 2 Total Class 2: 0.1 per unit Total Class 2 Required: 1 space	Total Class 1 Provided: 5 spaces (1 in each garage) Total Class 2 Provided: 2 spaces
Landscape Buffer (east):	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, 4 trees, and 41 shrubs.	Total Provided: 1.0 m wide (Variance through Development Permit), 6 trees, and 54 shrubs.
Landscape Buffer (west):	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, 4 trees, and 41 shrubs.	Total Provided: 3.0 m wide, 6 trees, and 20 shrubs (Variance through Development Permit).
Required Setbacks Front Yard (Green Ave W): Interior Side Yard (east): Interior Side Yard (west): Rear Yard (lane):	3.0 m 3.0 m 3.0 m 6.0 m	3.9 m 8.0 m 3.0 m 6.0 m
Maximum Building Height	12 m	9.31 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 3). Duplexes with suites, cluster housing and fourplexes are some of the building types envisioned in this designation. The applicant is proposing to construct one duplex and one triplex on the subject property. The development and density proposed on the property are aligned with the vision of properties designated within the 'Ground Oriented Residential' designation.

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

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

Staff consider that the application proposes an appropriately scaled development in an area of the city that has been identified for increased residential density by the OCP. The proposed rezoning to RM2 to allow a total of 5 dwelling units on the property is consistent with the increased density and building forms envisioned by the 'Ground Oriented Residential' designation.

Staff also wish to acknowledge the recent Province of BC announcements that will require the City of Penticton to update their zoning bylaw by June 30, 2024 to allow for up to 4 units on any single or two family zoned properties and potentially 6 on lots in close proximity to frequent transit. While there will still be details to be worked out in how this direction from the province will land within the City's zoning bylaw, it is very likely that the proposed development would be permitted by the zoning changes when the changes occur. The applicants made their application prior to these announcement and have indicated a willingness to continue through the zoning process, rather than wait for the larger changes to happen.

Given that there is adequate policy through the OCP to support the proposed development, staff recommend that Council give first, second, and third reading to “Zoning Amendment Bylaw No. 2023-49”.

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 west and east property lines (Figure 4). Section 5.1.4 of the OCP allows for variances to landscaping buffers in cases where “the proposed building locations make establishment of a buffer difficult or impossible or where trees will not thrive. In cases where the buffer is reduced, compensatory planting elsewhere on the site or in adjacent public realm is required”.

In this instance, the east property line is reduced in width from 3.0 m to 1.0 m, as a result of the drive aisle providing access to each unit’s garage. Staff are supporting this variance, as the landscaping plan still provides the required number of trees and shrubs along all property lines. As no plantings are reduced, staff are not requiring any compensatory plantings. The west property line does not contain the required amount

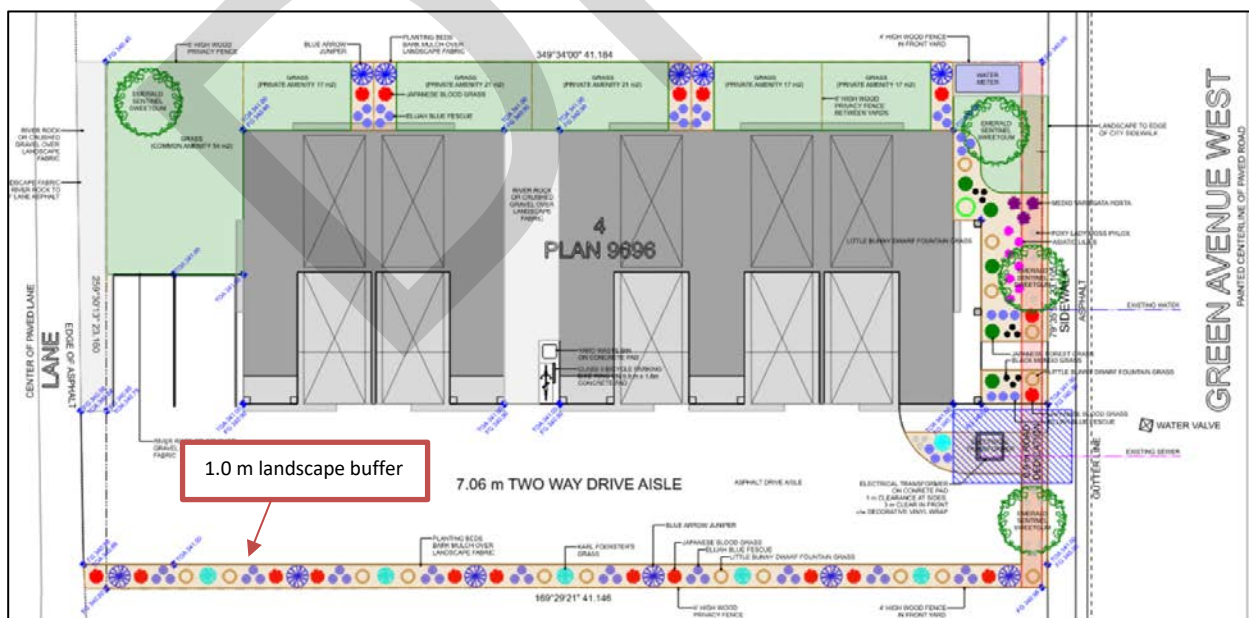


Figure 4 – Landscape Buffer

of shrubs. 41 are required and only 20 are proposed, the applicant has provided compensatory additional shrubs in the front yard setback. As well, the drive aisle between the proposed buildings and the east property line is 8.0 m, which reduces the overlook into the eastern property. Landscaping buffers assist with providing a natural buffer between properties and uses. They also help to increase the urban forest inventory throughout the City. Staff considers that the added distancing between the property and the proposed buildings, as well as the proposed landscaping plan, which incorporates adequate plantings and species, make this a suitable variance through the Development Permit.

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, second, and third reading to "Zoning Amendment Bylaw No. 2023-49".

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 PL2023-9664

Attachment G – Zoning Amendment Bylaw No. 2023-49

Respectfully submitted,

Jordan Hallam
Planner II

Concurrence

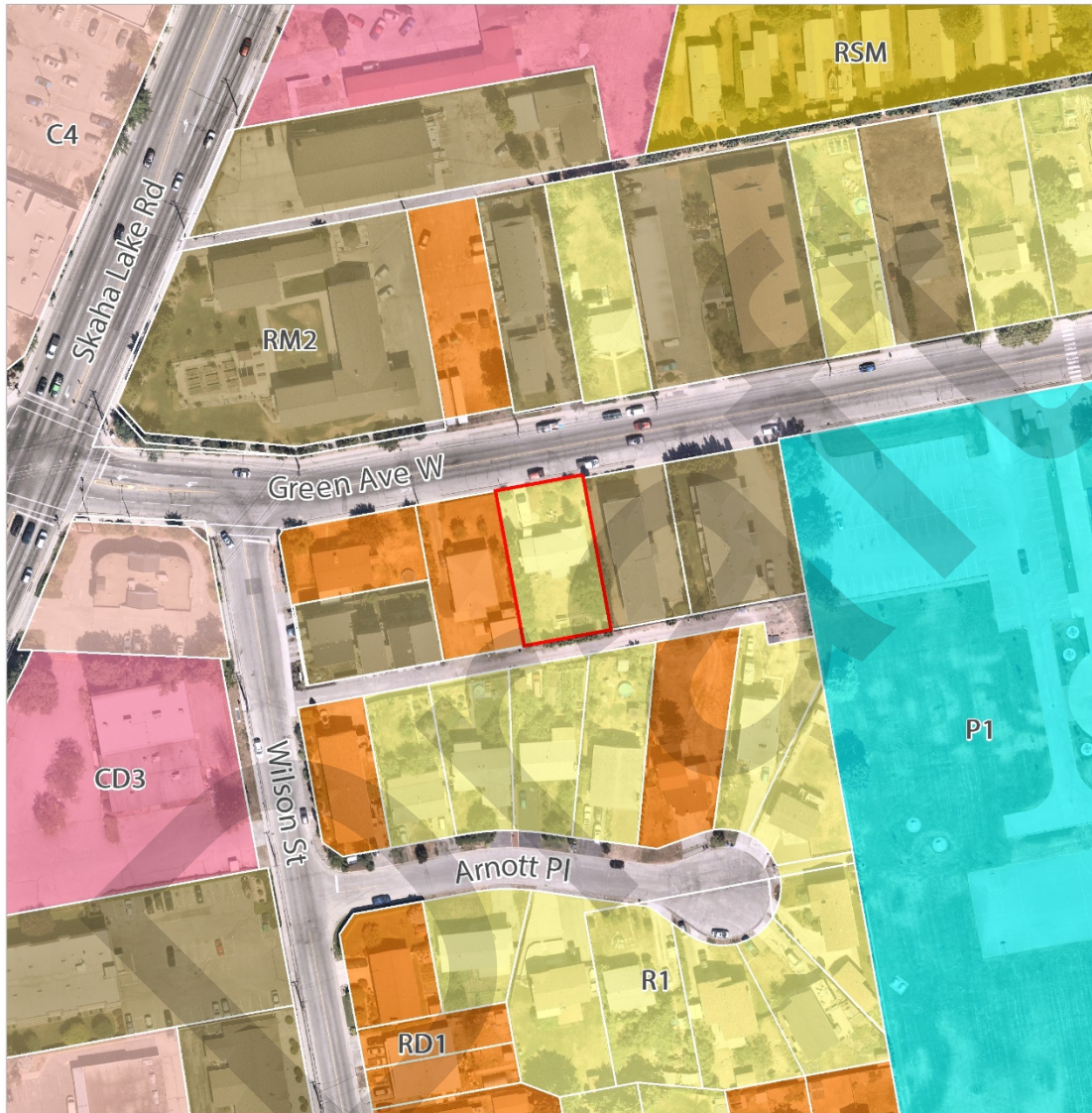
Director of Development Services	GM of Infrastructure	City Manager
<i>BL</i>	<i>KD</i>	

Attachment A – Zoning Map



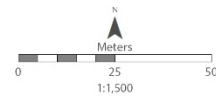
172 Green Ave W

Zoning Map



Legend

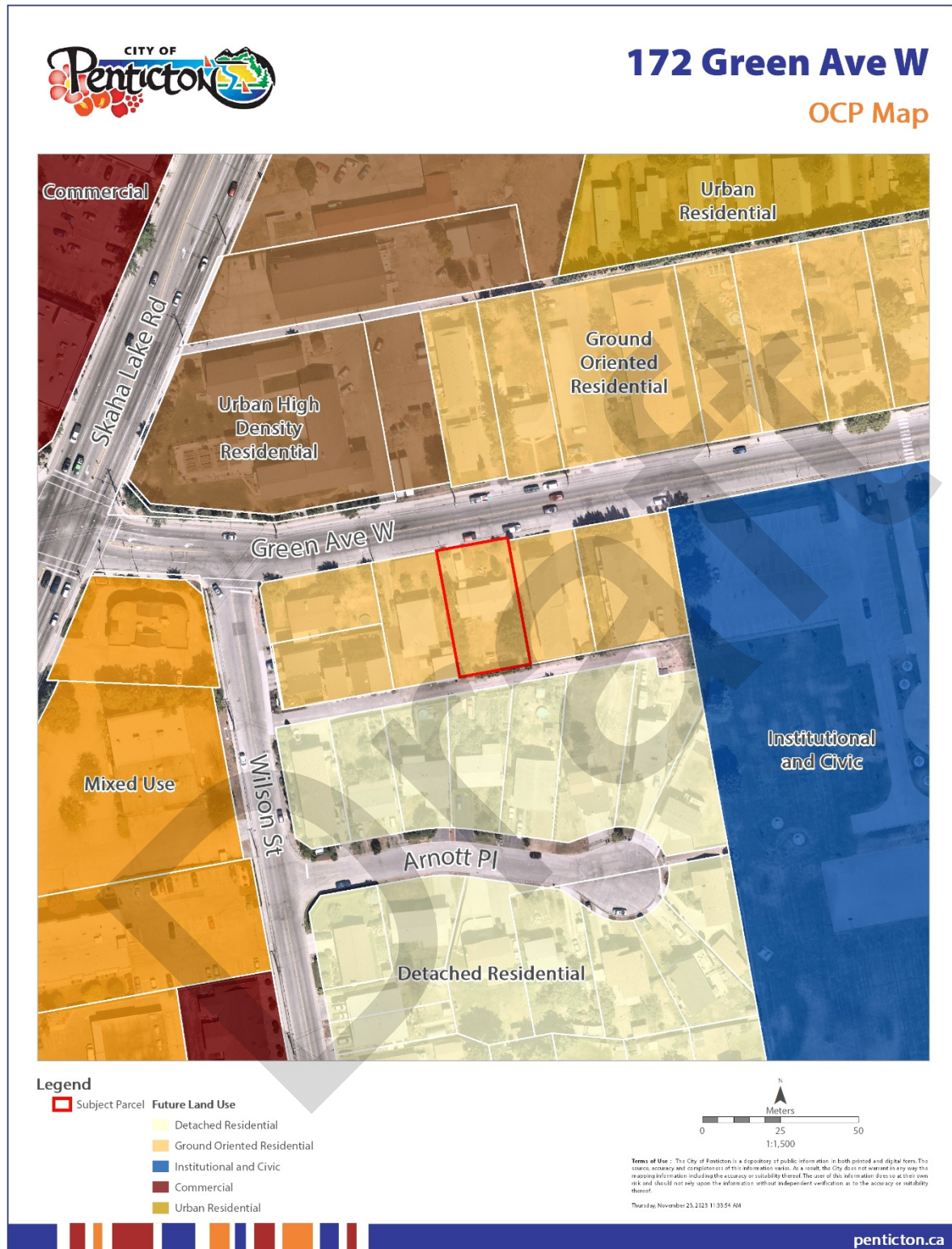
- Subject Parcel
- R1 - Large Lot Residential
- RSM - Mobile Home Park Housing
- RD1 - Duplex Housing
- RM2 - Low Density Multiple Housing
- C4 - General Commercial
- P1 - Public Assembly
- CD3 - Comprehensive Development (2784 Skaha Lake Road)



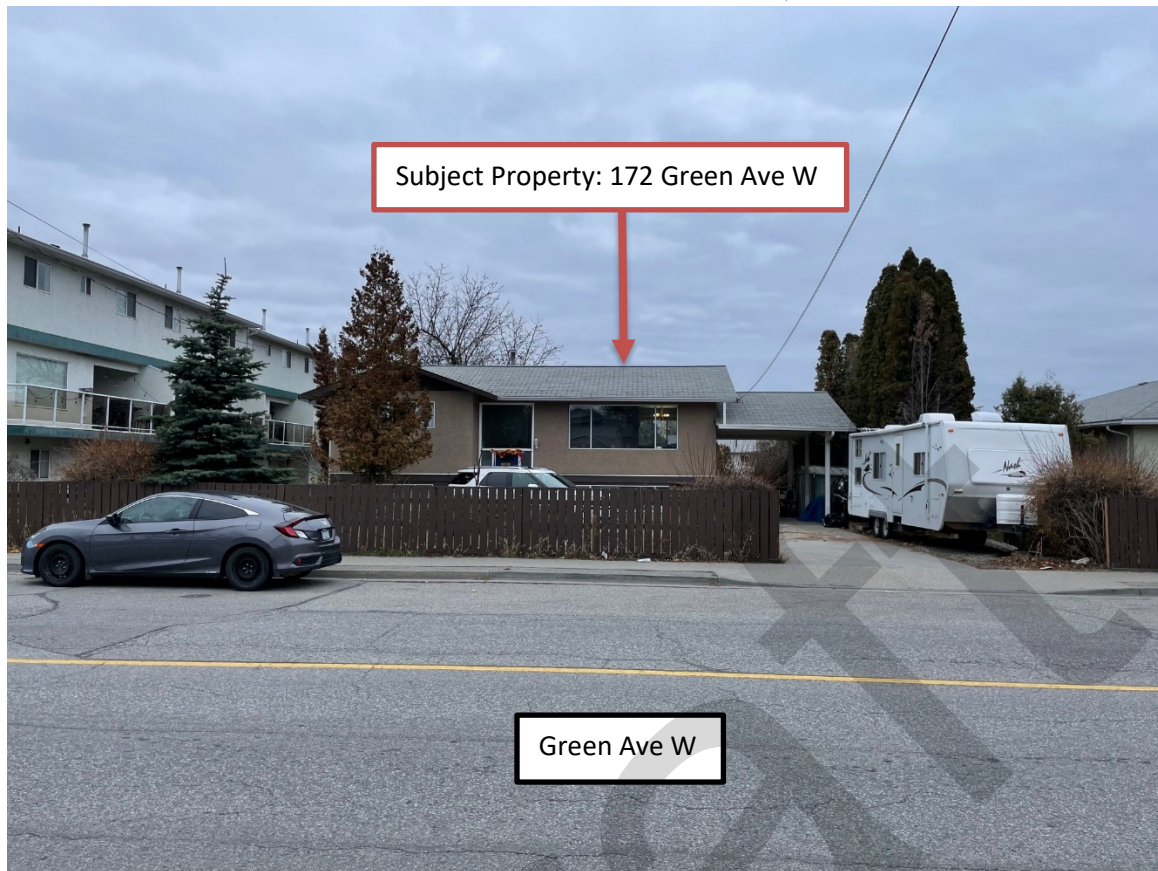
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Wednesday, October 11, 2023 11:49:10 AM

penticton.ca



Attachment C – Photos of Property





Subject Property: 172 Green Ave W



Lane

Draft

Development Permit Analysis

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

- Guideline G1 Applications shall include a comprehensive site plan – considering adjacent context for building and landscape architectural design and neighbourhood character analysis - to demonstrate that the development is sensitive to and integrated within its context and surrounding uses and neighbours.*
- The applicant has labelled geodetic elevations on the site plan, to show they have reviewed the topography of the property, which is relatively flat.
- Guideline G5 Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The applicant has located the proposed building at 3.9 m from the front yard, the minimum required is a 3.0 m front yard setback, which helps to maintain a connection with the street. They have proposed a front door on the unit closest to Green Ave W 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.*
- Green Ave W to the north side of the development provides pedestrian access to the development.
 - The proposed development has a sidewalk access from Green Ave W to allow barrier-free pedestrian access to all building unit entrances.
- Guideline G21 Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).*
- The proposed development provides private outdoor amenity area to the west behind each dwelling unit.
 - Each dwelling unit has a front door for access from the drive aisle, Green Ave W, and the rear lane.
- Guideline G33 Water Conservation and Plant Maintenance: Xeriscaping, Irrigation & Mulching*
- The proposed development includes a landscaping plan that provides adequate and appropriate designs.
 - The plans indicate a fully automatic underground irrigation system, which helps to reduce overwatering and utilizes a drip system.
- Guideline G35 Tree planting...*
- Trees and shrubs have been provided at the front of the property as well along the 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 29 .0 m² of outdoor grass amenity space for each unit. Each amenity space is separated by a fence to allow privacy for every unit.

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

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

Guideline MF4 Visitor parking should be:

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



August 8, 2023

Giroux Design Group Inc.

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

Re: 172 Green Avenue West Rezoning and Development Permit Application

To City of Penticton Planning Department,

This letter is regarding the proposal to rezone the property at 172 Green Avenue W. from R1 to RM2 to allow for the construction of a duplex building and a triplex building for a total of five units. The proposed development is consistent with the OCP for the property which is Ground Oriented Residential. No variances are required for this application.

The five units will each have 3 bedrooms a carport and a single car garage. Twice the required parking stalls have been provided for this development. The location of the development is ideal for families as there are schools, shopping, and parks all located within just a few blocks.

We believe the project meets the intent of providing modest densification to an area of town that has a mix of townhouses, duplexes, and single family homes.

Thank you for considering our proposal.

Best regards,

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

Site Planning

Designing in Context

Contextual designs feel better because they 'fit.' In light of Penticton's complex and unique landscape, views and urban patterns, it is important that designs reflect this character. Guidelines address site conditions and context, including: sensitivity to on-site features (e.g., terrain and sun angle), adjacencies (e.g., street interface and existing uses), potential impacts (e.g., overlook and shading) and other related opportunities (e.g., energy conservation).

G1. Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints, including built and natural elements (e.g., structures, slopes and drainage, significant landscape features, etc.)

The City Planning Department was consulted very early on in the development planning and it was determined that the City Engineering department would be requiring a 0.9 meter road widening, this was subsequently planned for in the development.

G3. Private and semi-private open spaces should be designed to optimize solar access (see Figure G3).

Each unit has a private yard with afternoon sun, and a private covered deck with morning sun, allowing all residents to enjoy a period of sun and shade each day in an outside environment. A common amenity space at the south of the property also has exposure to the sun throughout the day. The building location on the property allows solar access to the drive aisle side of the units as well as the private yards.

G4. Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development.

Each row of units will have a view of the mountains either to the east or the west that can be enjoyed either from the private decks or via window view.

Framing Space

In consideration of Penticton's relatively low-scale urban form, future intensification and development should explore how buildings actively frame space(s) as a means to expand and enhance the public realm. The following guidelines aim to promote positive interactions with particular care and attention to transitions between private and public spaces.

G5. Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.

The street is dominated by the presence of the two schools with only five residential properties to the west of the schools before commercial developments begin. Of the five residential properties, two are existing multi-family developments. The front yard setback will be less than that of the two older townhouse developments, but consistent with the newer townhouse development at 123 Green Avenue W.

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 units are designed with two car garages to allow for secured storage and parking. Each unit will have its own gated private yard for additional protected outdoor space. The common area at the south of the property is open to view and the landscaping on the property does not leave areas for concealed illicit activity.

Prioritizing Pedestrians

A high-quality pedestrian environment is a central quality of any welcoming neighbourhood. Penticton is fortunate to have an extensive neighbourhood street network that links distinct areas in a reasonable walking distance. The following guidelines aim to optimize the quality and connectivity of pedestrian infrastructure and reduce conflict between pedestrians and vehicles.

G9. Pedestrian connectivity to adjacent properties is encouraged. With the exception of private yards, open spaces shall be designed for public access and connectivity to adjacent public areas (and publicly-accessible private spaces).

The development is on the same street as a middle school and high school, and easily in walking distance from multiple shopping centres. All units have easy access from their front doors to the street.

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

A 1.2 m wide sidewalk provides access to the units facing north, while the other units can be accessed from the 7.0 m wide paved drive aisle.

G13. Entry to ground-level residential units should be no more than 1.8m (6.0 ft.) above the grade of adjacent public sidewalks and walkways (see Figure G14).

Entrance to the buildings are essentially at the same level as the City street.

Cars and Parking

The following guidelines are intended to reduce the impacts of automobile infrastructure – including access and parking – and to further support a high quality pedestrian realm. (see Figure 5-3 and Figure 5.4)

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

- Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping (see Figure 5-4).
- Where possible, shared automobile accesses should be considered to optimize land use, and to reduce impermeable surface coverage and sidewalk crossings.

Garages are provided on the first floor of each unit with an additional carport space in front of the garage door, two guest parking spaces are located at the south end of the property. The 7.0 m wide drive aisle provides ample room for vehicle and bicycle movement.

G17. On-site parking location and design should minimize visual impact and provide safe connections for pedestrians:

- Parking between the front of buildings and the street is not permitted.
- Parking should be located at the rear of buildings/sites.
- Shared parking (where varying uses have parking demands that peak at different times of the day) is encouraged to reduce parking requirements.
- Outdoor surface parking areas should incorporate pathways that provide safe, accessible and comfortable pedestrian connections to entries/destinations.

Parking for the development is primarily provided within the garages of the units. The guest parking spaces are conveniently placed at the south end of the property and provide easy access to all units. There is no parking in the front yard of the development.

Architecture

Design for Our Climate

In response to Penticton's semi-arid climate, design buildings and landscape architecture that reflect a love for indoor/outdoor living resulting from low annual rainfall and hot summer temperatures.

G20. Designs should respond to Penticton's setting and climate through use of:

- passive solar strategies;
- optimized placement of windows to maximize natural light;
- energy-efficient building design;
- passive solar principles;
- landscape design and plantings that provide cooling through shade in summer months;
- selecting roof materials to minimize heat loading and increase reflectivity.; and,
- strategies for cross-ventilation.

The units have windows facing both west and east with the end units having windows also facing north and south, allowing for solar gain throughout the year. Each unit has its own private yard as well as a covered decks on the second floor giving the option for indoor/outdoor living. The existing trees as well as some of the new trees are deciduous providing shade in the summer and sun in the winter. Windows are openable on the east and west facades of the building allowing for cross ventilation. Buildings are designed to Step 3 of the Energy Code.

Friendly Faces, Friendly Neighbours (Orientation & Massing)

Massing (the three-dimensional form) and articulation (how the parts fit together) of architecture are tools that can reduce the apparent size of large buildings and help ensure the sensitive transition to adjacent buildings and open spaces. It can also provide visual interest for pedestrians. New development should consider the scale of its neighbours and avoid abrupt transitions in height and massing between adjacent buildings.

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 end unit to the north of the development is oriented with the front doors and additional windows facing Green Ave with landscaping in the front yard.

G23. Articulation of building mass should include horizontal (minor) setbacks and setbacks (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 breaking up massing while promoting overlook and/or weather protection.

On all sides of the buildings cantilevered projections, porches, setback entries, and varied cladding materials breakup the mass of the building giving the buildings visual interest on all sides. Cantilevered projections over the drive aisle help add more visual interest and provide more living space per unit.

Eyes on the Street

Create active and safe shared spaces through orientation of primary building entrances, windows, porches/ balconies to the public realm, sidewalks and other shared open spaces.

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

The entrances to each townhouse unit is at ground level, with a driveway for vehicle access running down the east side of the property. One sidewalk is provided between the street and the front facing building entrance. A public sidewalk runs along the north side of the property.

G29. Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas (see Figure 5-7).

Windows on all levels of the street facing unit provide for visual overlook onto Green Avenue and the public realm. All units have windows looking over the driveway and over the amenity yard areas on all sides of the buildings.

Landscape Architecture

Enhance the Urban Forest

Urban forests are recognized for the economic, social, and environmental benefits they provide. In addition to considerations for form & character, enhancement of Penticton's urban forest will support health and well-being for all.

G35. Tree planting

- Where space permits, landscaped areas, boulevards and setback areas adjacent to streets should be planted with trees with appropriate soil volumes to ensure longevity.
- All areas with planted trees must be irrigated
- All development fronting a public street shall plant a landscaped area fronting the public road with regularly spaced street trees no further than 10 metres apart, and at least 2.5 meters tall at the time of planting.
- The planting of additional trees is strongly encouraged, particularly if existing trees cannot be preserved, in order to maintain and expand the urban forest canopy.

Thirteen new trees are placed along the east, west and north property lines. These trees and other proposed landscaping provide buffering between the public realm and adjacent properties.

Utilities, Mechanical Services and Servicing

As essential components of the city's built infrastructure, these elements must be intentionally integrated in the overall design to mitigate impacts on form and character.

G54/55. Mechanical/Utility cabinets and transformer pads (units) shall be located at the rear of the property, behind the building. Where this is unachievable, units may be located at the edge of the front yard and must be incorporated into landscaped areas and screened from the street.

Electrical transformer is placed in the rear yard and wrapped with vinyl decorative wrap. The water meters are placed in the front yard in the front northwest corner of the property also wrapped in decorative vinyl wrap.

G58. Garbage/recycling areas and other similar structures should be located out of public view in areas that mitigate noise impacts and which do not conflict with pedestrian traffic.

Garbage and recycling containers are stored in the garages to be placed in front of the garage door for pickup on collection days. Access can be either through the lower level of the house or the gates from the rear yards. The yard waste bin is placed between the two buildings on a concrete pad behind the bicycle parking.

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

The garbage containers are in the garages.

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

Each unit will have it's own garbage and recycling containers with one community yard waste bin placed between the two buildings on a concrete pad behind the bicycle parking.

Fences

Notwithstanding the fencing regulations in the Zoning Bylaw, fencing design should provide a level of privacy to the development but not present an unfriendly solid wall to the public street.

G63. All plans should show intended fencing.

Fencing is shown on landscape plans. Fencing along the east, west and south property lines is 6' tall wood privacy fence with the exception that the fence is 4' high in the front yard. There is no fence on the front (north) property line. There are 6' fences between each private yard in the side setbacks.

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.

Amenity space is provided with each unit having it's own private fenced yard and private covered deck on the second floor. In addition to the private amenity space there is a community amenity area at the south of the property with landscaping and a lawn suitable for play or relaxing. The development is located on the same street as a middle school and high school.

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 fenced private yards each have a landscaped section placed to maximize the usefulness of the yard as a play area for children or pets, or for outdoor enjoyment for all age groups. The lawn area at the south end of the yard can be used without vehicles driving past the area, allowing for another safe place for recreation. The landscaping is a mixture of ornamental grasses that are variant in shape, size, and colour. A mixture of evergreen and deciduous trees creates visual interest year round.

MF4. Visitor parking should be:

- in public view,
- easily accessible near the main entry to the site, and
- clearly indicated by pavement markings and/or signs

Visitor parking is located at the south end of the property and easily accessible to all units. These spaces will be clearly marked for visitors. Within a short walking distance is the school parking lots which could provide additional parking for visitors during non-school periods such as weekends or vacations.

Development Permit

Permit Number: DP PL2023-9664

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 4 District Lot 116 Similkameen Division Yale District Plan 9696
 - Civic: 172 Green Avenue West
 - PID: 006-241-662
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of one duplex and one triplex (five dwelling units) as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. The permit has lapsed as described under Condition 8, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

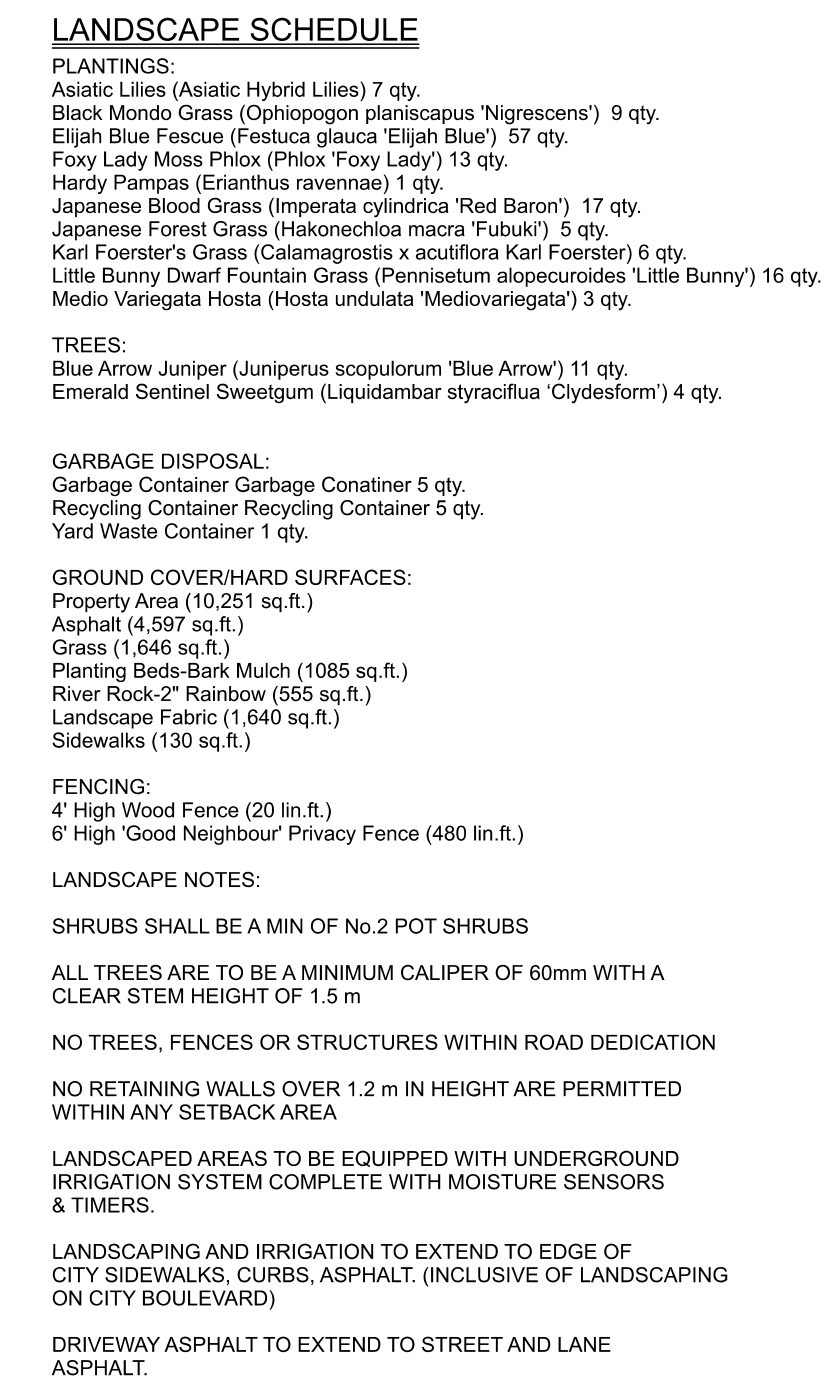
General Conditions

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

Authorized by City Council, the ____ day of _____, 2024.

Issued this ____ day of _____, 2024.

Angela Collison
Corporate Officer



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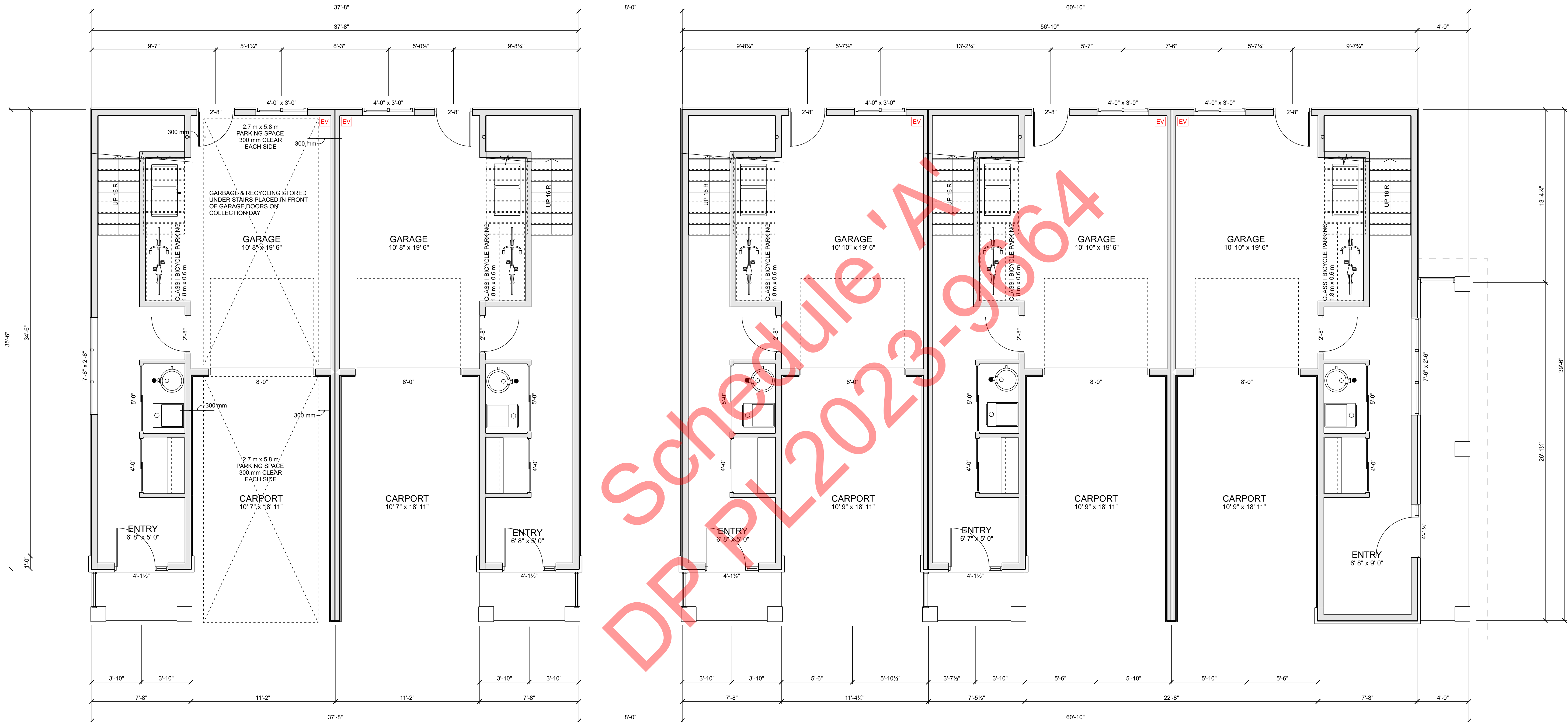
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PLAN NO.
WP-5783
SLAB

SHEET NO.
A3

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LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
LOWER FLOOR LIVING AREA: 979 sq ft.
GARAGE AREA: 1133 sq ft.

STONE CLIFFE DEVELOPMENTS
RAJ DHILLON
172 GREEN AVE
PENTICTON, BC

DESIGN BY: AJG
DRAWN BY: AJG

DATE: 2023-11-07
REVISED:

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PLAN NO.
WP-5783

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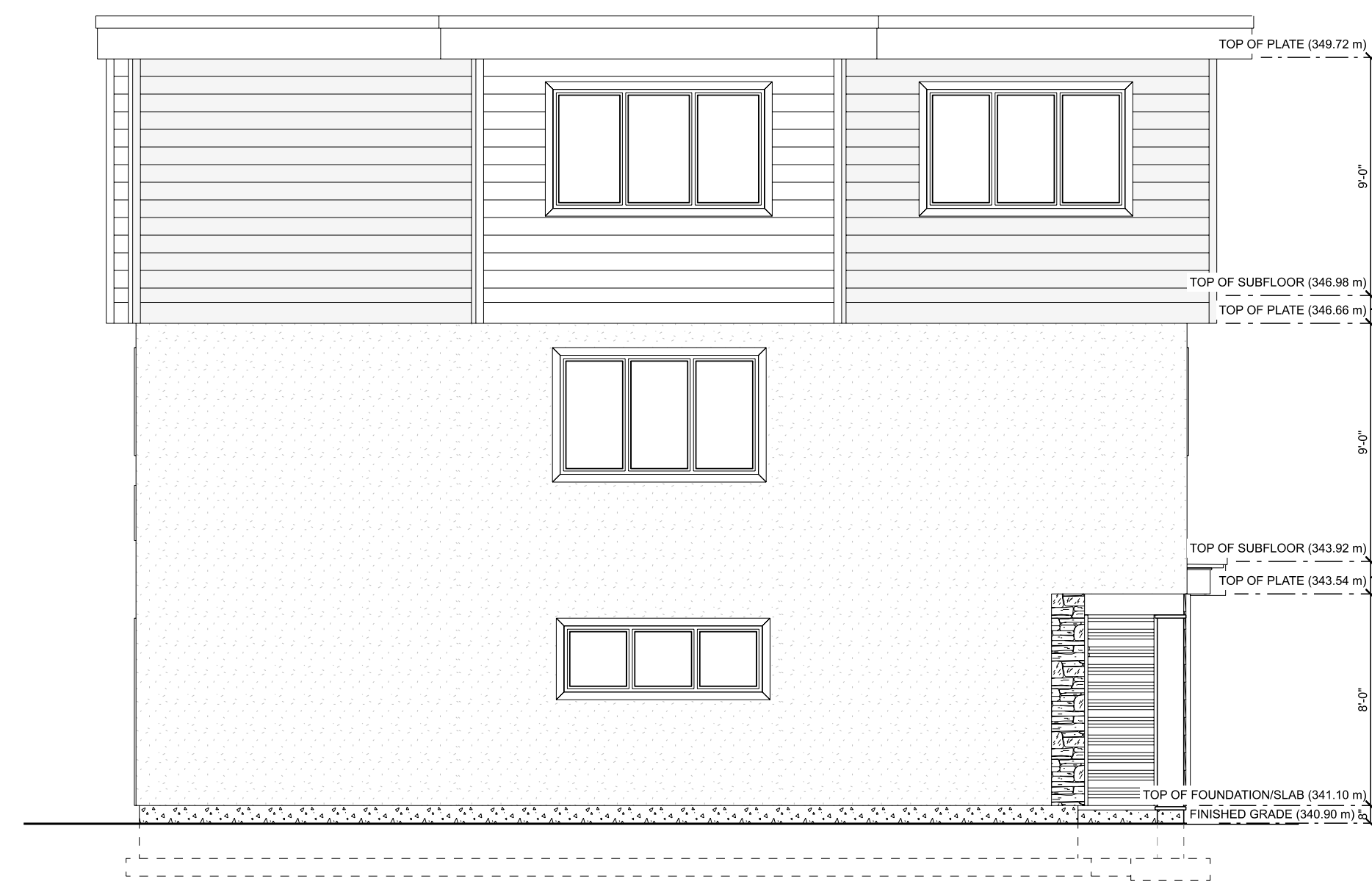
SHEET NO.
A4



Upper Floor Plans



NORTH ELEVATION (FACING GREEN AVE. W.)
SCALE: 3/16" = 1'-0"



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



EAST ELEVATION (FACING DRIVE AISLE)
SCALE: 3/16" = 1'-0"



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

STONE CLIFFE DEVELOPMENTS
RAJ DHILLON
172 GREEN AVE
PENTICTON, BC

DESIGN BY: JWG	DATE: 2020.11.01
DRAWN BY: AJG	REVISED:

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PLAN NO. WP-5783
SLAB
SHEET NO. A7

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Exterior Elevations



NORTH ELEVATION (FACING GREEN AVE. W.)
SCALE: 3/16" = 1'-0"



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



EAST ELEVATION (FACING DRIVE AISLE)
SCALE: 3/16" = 1'-0"



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



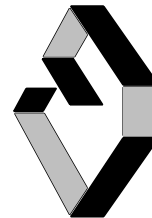
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Colour Elevations

STONE CLIFFE DEVELOPMENTS			
RAJ DHILLON			
172 GREEN AVE			
PENTICTON, BC			
DESIGN BY: AJG	DATE: 2023-11-07		
DRAWN BY: AJG	REVISED:		

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PLAN NO.	WP-5783
SHEET NO.	A8



Schedule A: Zoning Amendment Bylaw 2023-49

Date:

Corporate Officer:

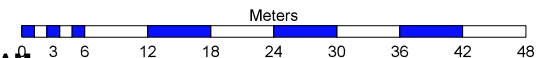


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1:720

Monday, December 4, 2023 11:22 AM



Coordinate System: NAD 1983 CSRS UTM Zone 11N

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