



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:

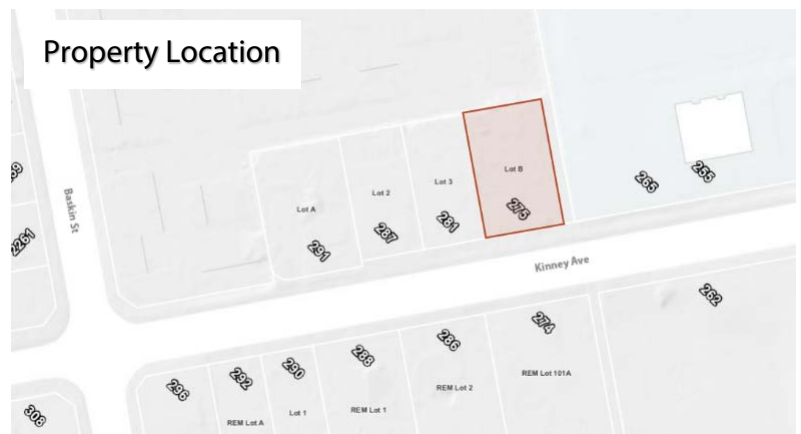
Property:

275 Kinney Avenue

*Lot B District Lot 116 Similkameen Division Yale
District Plan 36190*

Proposal:

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



In order to proceed with the proposed development, the applicant has requested to rezone the property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) and vary the following section of Zoning Bylaw 2023-08:

- Section 10.9.2.9 of Zoning Bylaw 2023-08 to reduce the rear yard from 6.0 m to 2.2 m.

Information:

You can find the staff report, Zoning Amendment Bylaw No. 2023-48 and Development Variance Permit PL2023-9680 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. 2023-48 at its Regular Council meeting scheduled for **1:00 pm, Tuesday, January 16, 2024** in Council Chambers, Penticton City Hall, 171 Main St.

Consideration of Development Variance Permit PL2023-9680 is subject to adoption of the zoning amendment bylaw. Adoption of the bylaw may occur at a future Council meeting.

Continued on Page 2

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: January 16, 2024
To: Anthony Haddad, City Manager
From: Jordan Hallam, Planner II
Address: 275 Kinney Avenue
Subject: Zoning Amendment Bylaw No. 2023-48
 Development Variance Permit PL2023-9680
 Development Permit PL2023-9674

File No: RMS/275 Kinney Ave

Staff Recommendation

THAT Council give first, second and third reading to “Zoning Amendment Bylaw No. 2023-48”, for Lot B District Lot 116 Similkameen Division Yale District Plan 36190, located at 275 Kinney Avenue, a bylaw to rezone the subject property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing);

AND THAT Council, subject to adoption “Zoning Bylaw Amendment Bylaw No. 2023-48”, consider “Development Variance Permit PL2023-9680” for District Lot 116 Similkameen Division Yale District Plan 36190, located at 275 Kinney Avenue, a permit to vary Section 10.9.2.9 of Zoning Bylaw 2023-08 to reduce the rear yard from 6.0 m to 2.2 m;

AND THAT Council, subject to adoption “Zoning Bylaw Amendment Bylaw No. 2023-48”, approve “Development Permit PL2023-9674”, for District Lot 116 Similkameen Division Yale District Plan 36190, located at 275 Kinney Avenue, a permit to approve the form and character of two side-by-side duplexes (four dwelling units);

AND THAT Council direct staff to issue “Development Permit PL2023-9674”.

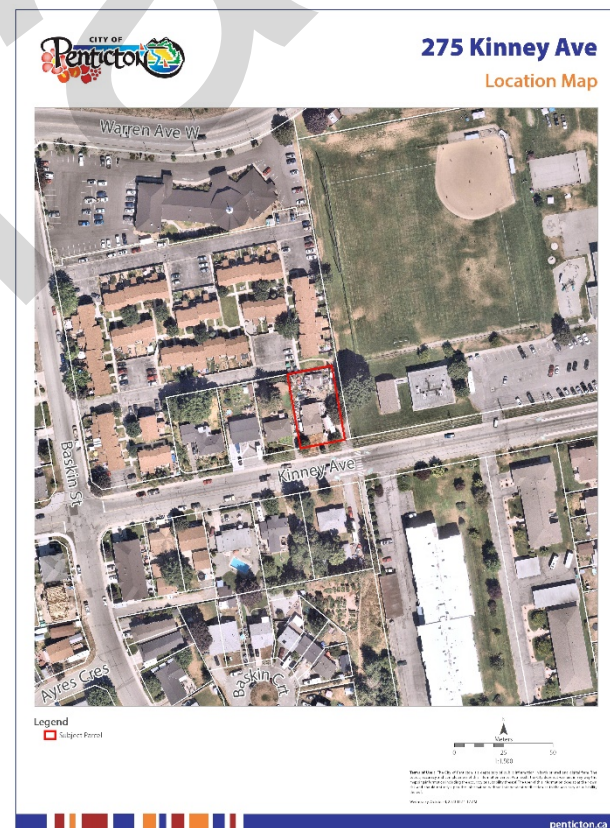


Figure 1 – Property Location

Strategic Priority Objective

Livable and Accessible:

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

Proposal

The applicant is proposing to construct two side-by-side duplexes (four dwelling units) on the subject property (Figure 1). In order to proceed with the proposed development, the

applicant has requested to rezone the property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing). Further, the applicant requires a variance to reduce the rear yard from 6.0 m to 2.2 m, and a Development Permit approval for the form and character of the buildings, which has been included for Council's consideration.

Background

The subject property is currently zoned R2 (Small Lot Residential) and is designated as 'Ground Oriented Residential' (Figure 3) by the Official Community Plan (OCP). The property currently has a boarded up single family dwelling.



Figure 2 – Renderings of the proposed development

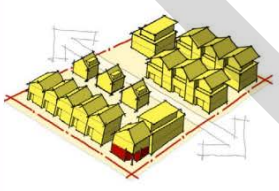
Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
Ground Oriented Residential 	Medium-density residential areas with multi-family developments where each unit has an exterior door and construction is primarily wood frame, or bareland stratas.	• Duplexes with suites • Cluster housing • 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 features a mixture of uses, including mostly single family dwellings and multifamily directly adjacent, infill development, and public assembly. The property is within walking distance of Parkway Elementary School, Main Street, Cherry Lane Mall, and commercial businesses. The property's proximity to these amenities makes it appropriate for increased density. This area is also well serviced by transit running along Kinney Avenue.

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 development proposes two side-by-side duplexes (four dwelling units) on the property, increasing density in a core area of the city and is well served by transit and in close proximity to services and employment. Each dwelling unit has a Class 1 bicycle parking space, resulting in 4 Class 1 spaces. Each dwelling unit is required to provide 1 (4 total) Level 2 Electric Vehicle ready spaces.

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

Technical Review

This application was reviewed by the City's Technical Planning Committee (TPC). Typical servicing requirements have been identified for the Building Permit stage of the project, if the rezoning and development permit applications are supported by Council. These items have been communicated to the applicant.

Development Statistics

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

	RM2 Zone Requirement	Provided on Plans
Minimum Lot Width*:	18 m	22.8 m
Minimum Lot Area*:	540 m ²	833.7 m ²
Maximum Lot Coverage:	40%	27.7%
Maximum Density:	0.8 Floor Area Ratio (FAR)	0.52 Floor Area Ratio (FAR)
Maximum Height:	12 m	7.13 m

	RM2 Zone Requirement	Provided on Plans
Vehicle Parking:	Total Required: 1 per dwelling unit plus 0.25 spaces/unit for visitors Total Required: 5 spaces	Total Per Dwelling: 4 spaces Total Visitor: 1 space Total Provided: 5 spaces
Level 2 Electric Vehicle (EV) Ready Chargers:	Total Required: 1 per dwelling unit Total Required: 4 chargers	Total EV Ready Chargers Provided: 4 chargers
Bicycle Parking:	Total Required: 0.5 per unit Total Class 1 Required: 2 Total Class 2: 0.1 per unit Total Class 2 Required: 0 spaces	Total Class 1 Provided: 4 spaces Total Class 2 Provided: 2 spaces
Landscape Buffer (north):	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, 2 trees, and 18 shrubs.	Total Provided: 1.0 m wide, 4 trees, and 22 shrubs (Variance to width and shrubs through Development Permit).
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, 3 trees, and 36 shrubs.	Total Provided: 1.5 m wide, 5 trees, and 24 shrubs (Variance to width and shrubs through Development Permit).
Required Setbacks Front Yard (Kinney Ave): Interior Side Yard (east): Interior Side Yard (west): Rear Yard:	3.0 m 1.5 m 1.5 m 6.0 m	9.31 m 8.79 m 3.04 m 2.2 m – variance requested
Other Information	* Minimum lot areas and lot width 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' (figure 3), 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 strata. The applicant is proposing to construct two side-by-side duplexes (four dwelling units) on the 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 allow two side-by-side duplexes (four dwelling units) on the property is consistent with the increased density and building forms envisioned by the ‘Ground Oriented Residential’ designation.

Furthermore, 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. 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 they 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 and second reading to “Zoning Amendment Bylaw No. 2023-48”.

Development Permit Variance

When considering a variance to a City bylaw, staff encourage Council to consider whether approval of the variance would cause a negative impact on neighbouring properties, and if the variance request is reasonable. Staff have reviewed the requested variance to reduce the rear yard setback from 6.0 m to 2.2 m for the building closest to the rear yard and are recommending support for the following reasons:

1. Separation between properties

The requested variance is to reduce the rear yard setback from 6.0 m to 2.2 m. The neighbouring property (2250 Baskin St) adjacent to the rear yard is a multifamily development. The area that abuts the rear yard is a parking lot, common amenity area, and a walkway (Figure 4). This provides separation between the proposed rear duplex of the subject property and the neighbouring property. There will be approximately 8.2 m between the rear duplex and the closest building on the neighbouring property.

2. No rear lane

Due to the property having no rear lane access, the buildings had to be pushed back into the rear yard setback. In this instance, the front yard is providing access for vehicles to the property, and an area for the required parking spaces.

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

OCP 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 north property line (Figure 4). Section 5.1.4 of the OCP allows for variances to landscaping buffers in cases where “the proposed building locations make establishment of a buffer difficult or impossible or where trees will not thrive. In cases where the buffer is reduced, compensatory planning elsewhere on the site or in adjacent public realm is required”. In this instance, the west landscape buffer is reduced in width from 3.0 m to 1.5 m, and the north landscape buffer is reduced in width from 3.0 m to 1.0 m as a result of the setbacks and required 1.2 m wide access pathway to the rear units. Staff are supporting this variance, as the landscaping plan still provides more than the required number of shrubs along all property lines. As no plantings are reduced, staff are not requiring any compensatory plantings.

Landscaping buffers assist with providing a natural buffer between properties and uses. They also help to increase the urban forest inventory throughout the City. In this instance, the fence, landscape buffer, and required 1.2 m wide pathway between the proposed buildings, which reduces the overlook into the western and northern properties. Staff considers that the added distancing between the properties and the proposed buildings, as well as the proposed landscaping plan, which incorporates adequate plantings and species, make this a suitable variance through the Development Permit.

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



Figure 4 – Variance

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.

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. 2023-48".

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 PL2023-9674

Attachment G – Draft Development Variance Permit PL2023-9680

Attachment H – Zoning Amendment Bylaw No. 2023-48

Respectfully submitted,

Jordan Hallam
Planner II

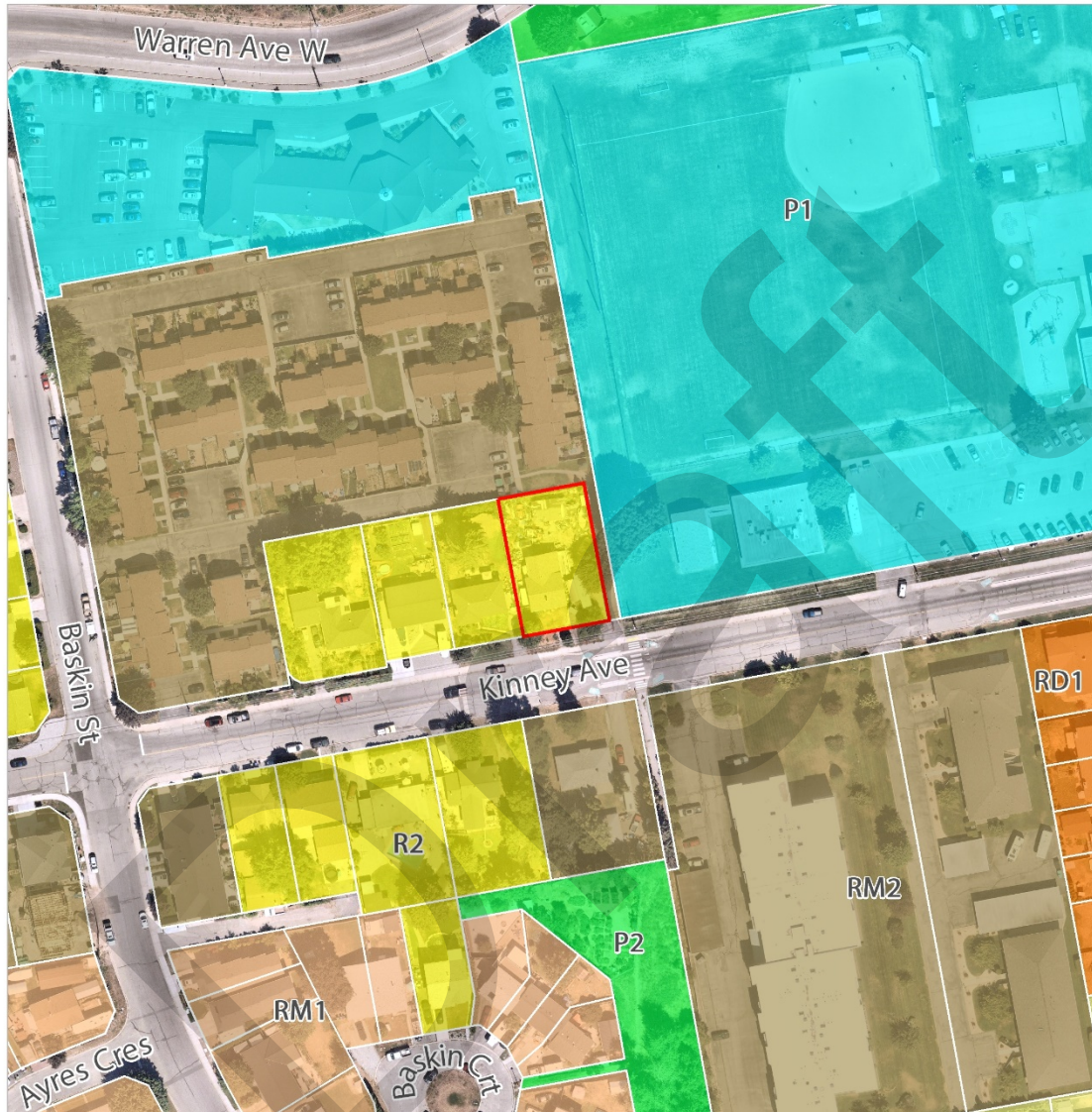
Concurrence

Director of Development Services <i>BL</i>	GM of Infrastructure	City Manager
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Attachment A – Zoning Map

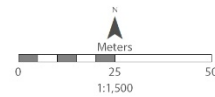


275 Kinney Ave Zoning Map



Legend

- Subject Parcel
- R1 - Large Lot Residential
- R2 - Small Lot Residential
- RD1 - Duplex Housing
- RM1 - Bareland Strata Housing
- RM2 - Low Density Multiple Housing
- P1 - Public Assembly
- P2 - Parks and Recreation



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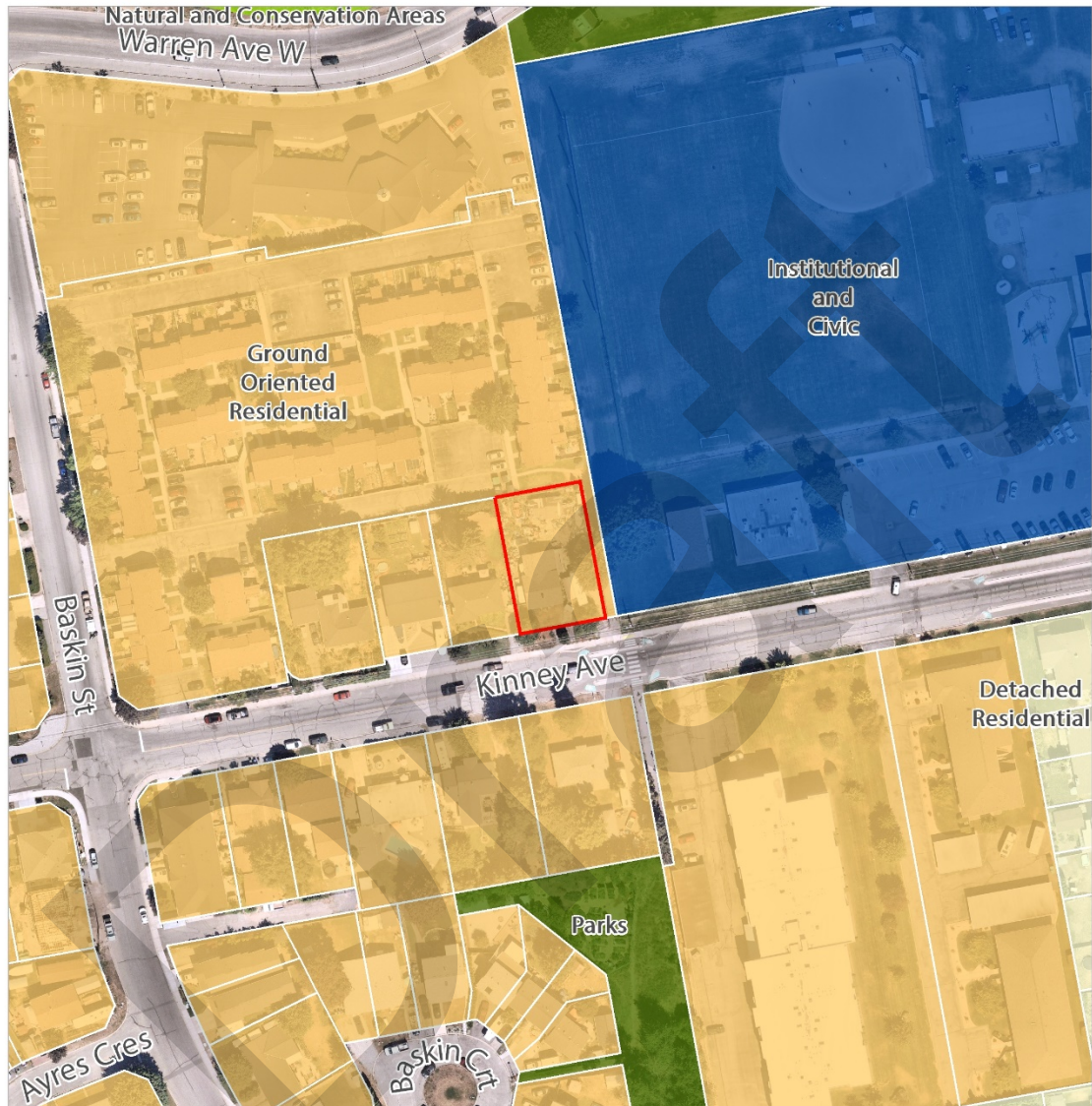
Wednesday, October 4, 2023 11:12:08 AM

penticton.ca



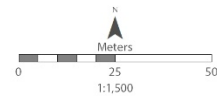
275 Kinney Ave

OCP Map



Legend

- Subject Parcel
- Detached Residential
- Natural and Conservation Areas
- Ground Oriented Residential
- Institutional and Civic
- Parks



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Wednesday, October 4, 2023 11:11:45 AM

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Attachment C – Photos of Property





Attachment D – Development Permit Analysis (staff)

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

- Guideline G1 Applications shall include a comprehensive site plan – considering adjacent context for building and landscape architectural design and neighbourhood character analysis - to demonstrate that the development is sensitive to and integrated within its context and surrounding uses and neighbours.*
- The applicant has labelled geodetic elevations on the site plan, to show they have reviewed the topography of the property, which is relatively flat.
- Guideline G5 Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The applicant has located the proposed front duplex building at 9.3 m from property line, the minimum is 4.5 m front yard setback, which helps to maintain a connection with the street. The property does not have a rear lane, and therefore there is parking proposed in the front yard off of Kinney Ave.
- 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.*
- Kinney Ave to the south side of the development provides pedestrian access to the development.
 - The proposed development has a sidewalk accessed from Kinney Ave to allow barrier-free pedestrian access to all building unit entrances.
- Guideline G21 Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).*
- The proposed development provides private outdoor amenity behind each dwelling unit.
 - Each dwelling unit has a front door for access from both Kinney Ave.
- 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.
- Guideline G35 Tree planting...*
- Trees and shrubs have been provided along all sides of the property as well along the west and north property lines 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 60.0 m² of outdoor 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 private trees and two boulevard trees proposed for each unit and multiple shrubs. This creates visual interest for the residents or tenants living in the units, and provides area of shade during the summer months.

Guideline MF4 Visitor parking should be:

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



101-144 Front Street, Penticton, BC, V2A 1H1
Tel: 250-490-6770
www.schoennehomes.com

Re: 275 Kinney Ave Rezoning/Development Permit
Attention Planning Department

This letter is in regards to our proposed rezoning and development permit for 275 Kinney avenue. The property currently holds a single family dwelling that has sustained extensive fire damage and at the time of this letter we have applied for a demolition permit for the property.

In order to construct our proposed two duplex buildings on the property we are asking to rezone the property from R2 Small Lot Residential to RD4 Low Density Cluster housing which is in line with the current OCP that designates this parcel Ground Oriented Residential.

We have taken many steps to make this development as thoughtful as possible by protecting the privacy of the neighboring property by minimizing window openings on the west face of the building, incorporating large private yards for family style living and we have also been able to retain a mature 25' maple tree that was existing on the property.

Regards,

Chris Schoenne

A handwritten signature in black ink, appearing to be 'CS' followed by a stylized flourish.



101-144 Front Street, Penticton, BC, V2A 1H1
Tel: 250-490-6770
www.schoennehomes.com

Attention: Planning department
Re: 275 Kinney Ave Development

Dear Planning Department,

Please see the below development permit analysis:

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 existing lot was home to a mature Maple tree measuring approximately 25' in height that we were able to work around and retain on the proposed development

G11. Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.

As you will see on our site plan we have one barrier free walkway which includes access to parking, garbage facilities, municipal sidewalks and main entry doors.

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).

This parcel is primarily flat which has enabled us to make all entry doors within 12" of grade.

G19. All multifamily developments should accommodate sustainable modes of transportation through: • Provision of bike parking and/or safe storage of alternative transportation/mobility equipment (bikes, mobility scooters, etc.). • Provision of electric vehicle charging stations. • Internal circulation and/or upgrades to adjacent rights-of-way to accommodate alternative transportation (e.g., multi-use pathways, separated bike lanes, etc.).

Our proposal includes both class 1 & class 2 bicycle parking as well as provisions for each unit to have electric vehicle charging

G26. Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.

This was a large focus for us while designing this proposal. To protect the privacy of the neighbors to the west we limited windows on the west face and raised them up high to limit sight lines to that property.

G34. Tree retention • New development should retain, where possible, existing mature and native trees and protect their root systems; • Pre- and post-development tree surveys are required must be undertaken.

There is an existing 25' Maple tree on the property that our design worked around to be able to retain it. We have plans in place for tree protection during construction to ensure the tree stays healthy.

Development Permit

Permit Number: DP PL2023-9674

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 B District Lot 116 Similkameen Division Yale District Plan 36190
 - Civic: 275 Kinney Avenue
 - PID: 002-784-629
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of two side-by-side duplexes as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ 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

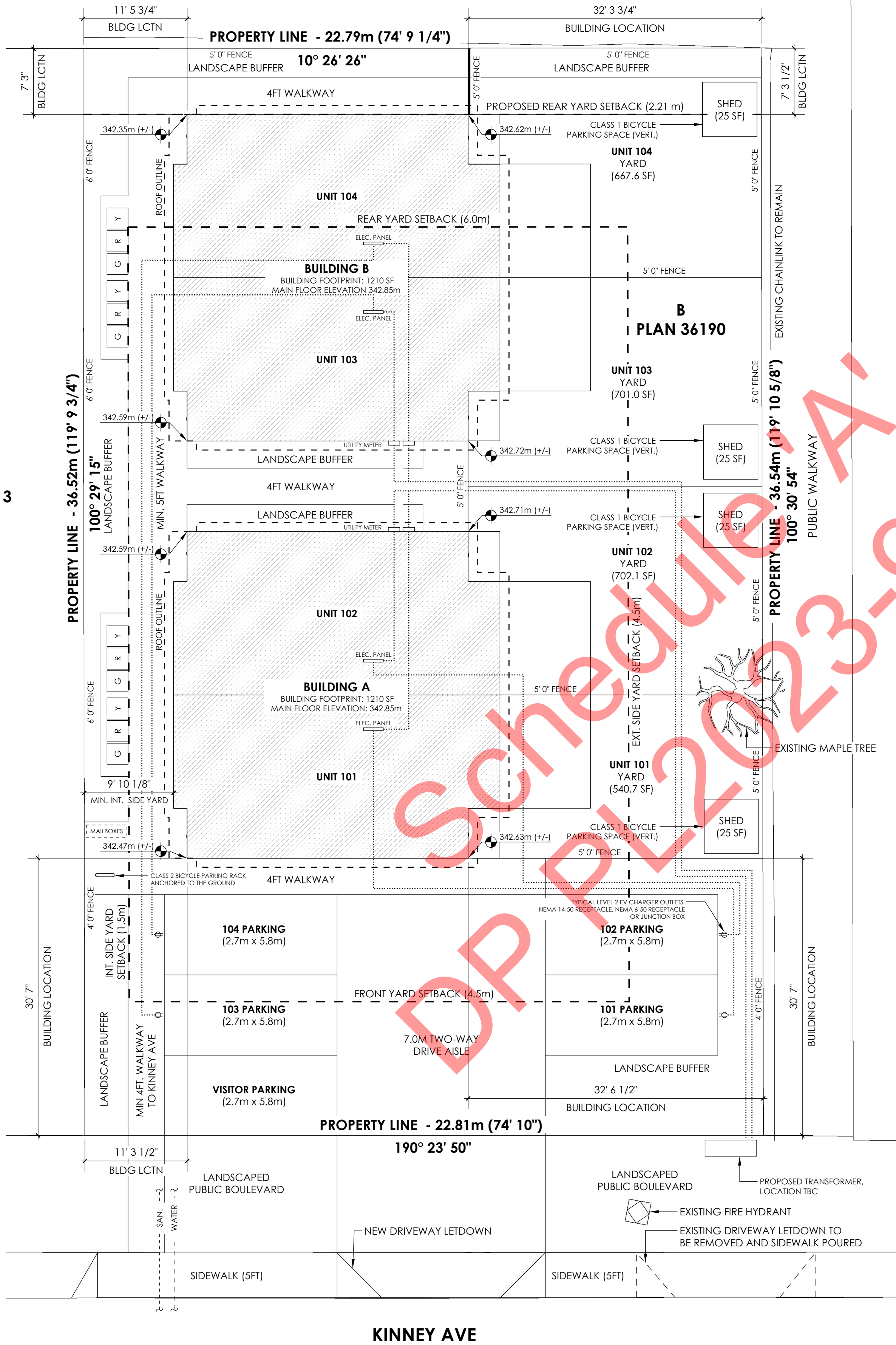
7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not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

3
PLAN 9913



1 SITE PLAN
SCALE : 1/8" = 1'-0"

RD4 LOW DENSITY CLUSTER HOUSING		
	REQUIRED	PROVIDED ON PLANS
MINIMUM LOT WIDTH	18.0 m (59.06ft)	22.81m (74.835ft)
MINIMUM LOT AREA	540 sqm (5812.51SF)	832.8 sqm (8965 SF)
MAXIMUM LOT COVERAGE	40%	28.1% (2520 SF)
MAXIMUM FAR	0.8 FAR	0.52 FAR
MAXIMUM HEIGHT	10.5m (34.45ft)	7.12m (23.35 ft)
SETBACKS:		
MINIMUM FRONT YARD	4.5m (14.76ft)	9.32m (30.58ft)
MINIMUM INTERIOR SIDE YARD	1.5m (4.92ft)	3.00m (9.84ft)
MINIMUM EXTERIOR SIDE YARD	4.5m (14.76ft)	N/A
MINIMUM REAR YARD	6.0m (19.69ft)	2.21m (7.25ft)
AMENITY SPACE	20 m² PER UNIT	> 20 m² (REFER TO PLAN)

*NOTE: SHEDS AREA'S INCLUDED IN LOT COVERAGE

PARKING REQUIREMENTS
CLUSTER HOUSING: 1 STALL PLUS 0.25 VISTOR STALL PER UNIT

REQUIRED: 5 STALLS
PROVIDED: 5 STALLS

NOT FOR CONSTRUCTION



Augmented 3D
Design & Construction

210 Hastings Avenue
Penticton, BC

Designer:
Parallel 50 Construction
210 Hastings Avenue
Penticton, BC

Kinney Ave Duplexes

275 Kinney Ave, Penticton BC

OWNER:
Scheone Homes
210 Hastings Ave
Penticton BC

DOCUMENT DATE:
October 30, 2023
SCALE:
AS NOTED

NO. DATE: ISSUE:
01 23.09.28 ISSUE FOR DP/REZONING
02 23.10.31 ISSUE FOR DVP REV 1

A2

SITE PLAN

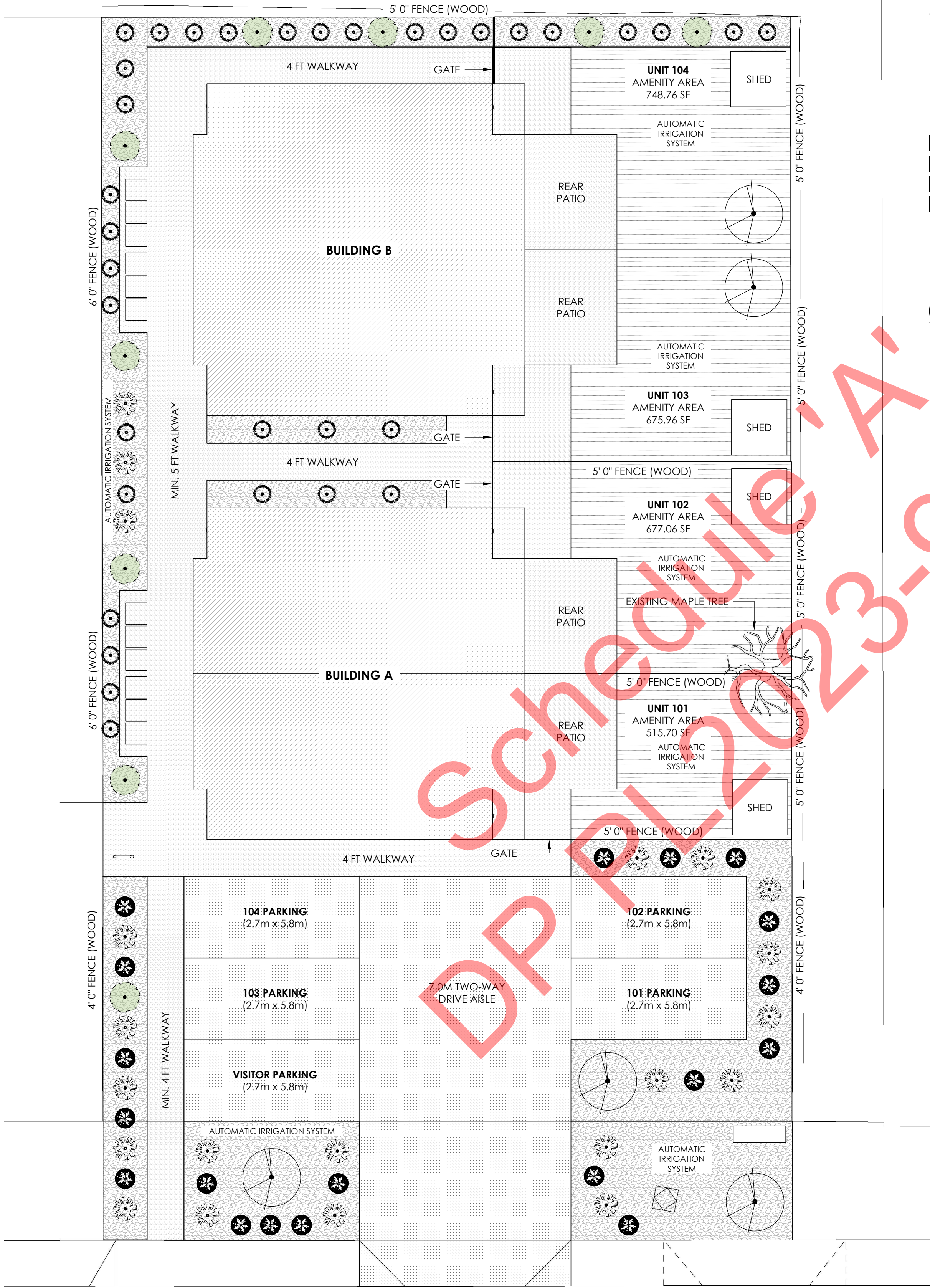
Kinney Ave Duplexes

275 Kinney Ave, Penticton BC

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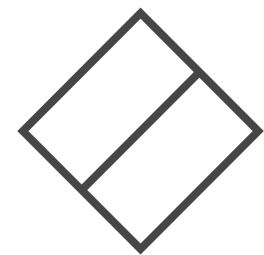


LEGEND

[Symbol]	CONCRETE
[Symbol]	LANDSCAPE ROCK
[Symbol]	GRASS
[Symbol]	ASPHALT

SYMBOL	TYPE	QUANTITY
[Symbol]	AMUR MAPLE	5
[Symbol]	COLUMNAR HORNBEAM	9
[Symbol]	GOLD JAPANESE FOREST GRASS	34
[Symbol]	KARL FORESTER	22
[Symbol]	SAPPHIRE BLUE OAT GRASS	17

NOT FOR CONSTRUCTION



PARALLEL 50
CONSTRUCTION

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Design & Construction

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A6

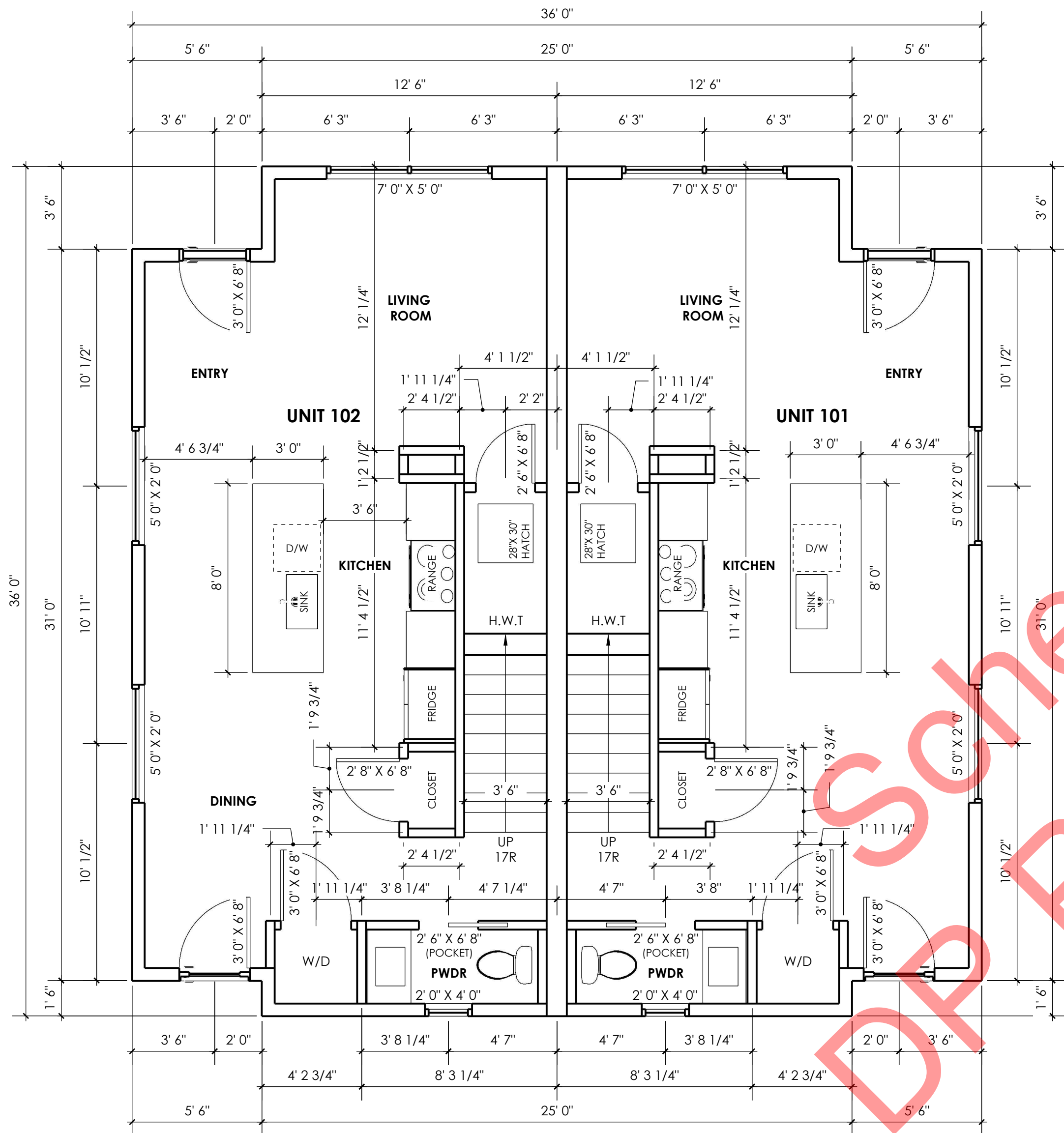
FLOOR PLANS
BUILDING A



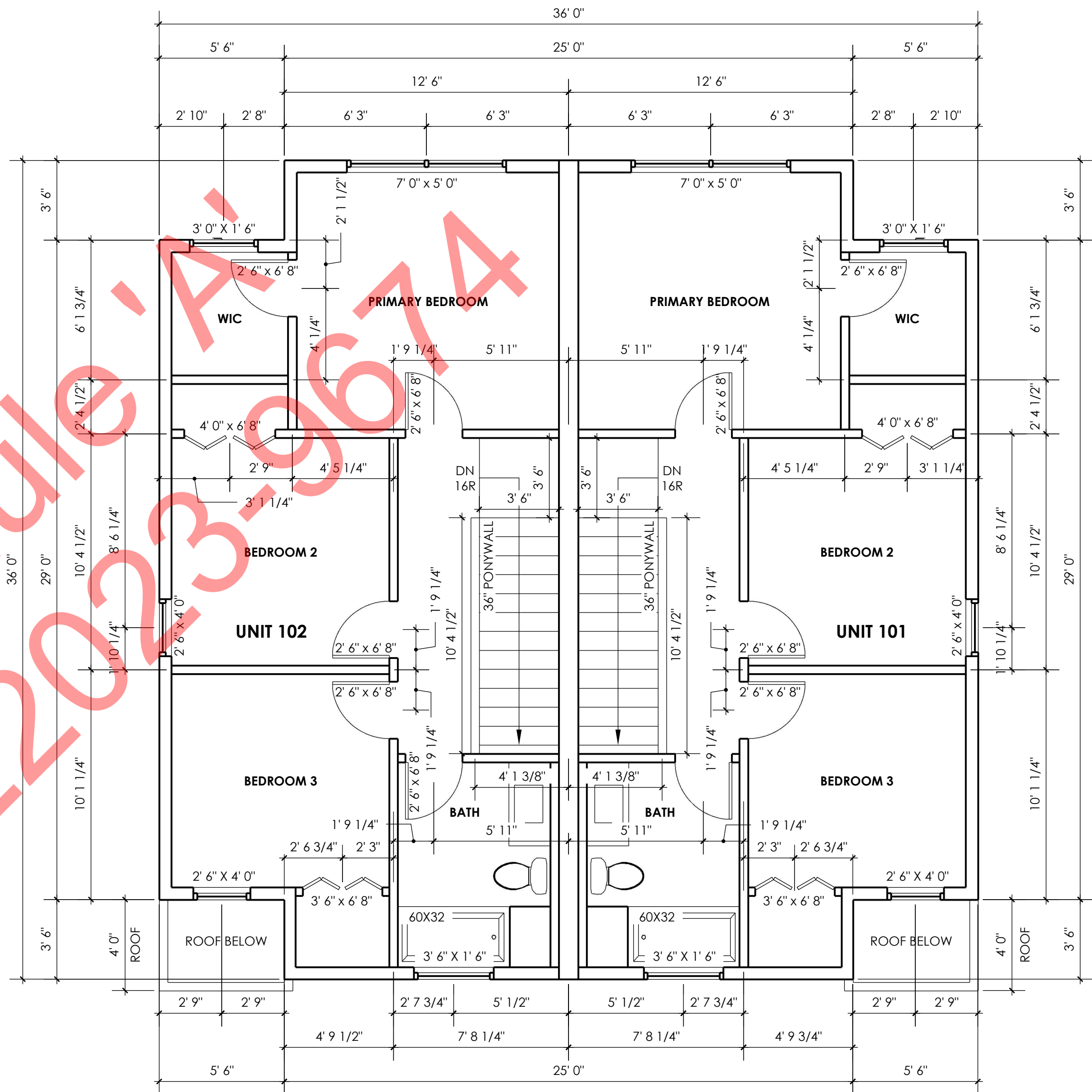
NORTH



NORTH

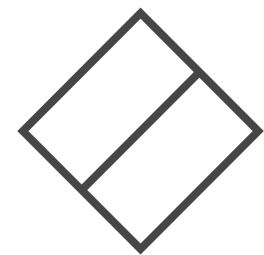


1 MAIN FLOOR PLAN - BUILDING A
420.5 SQ.FT (PER UNIT)
9' 0" CEILING HEIGHTS
SCALE : 1/4" = 1'-0"



2 UPPER FLOOR PLAN - BUILDING A
355 SQ.FT (PER UNIT)
9' 0" CEILING HEIGHTS
SCALE : 1/4" = 1'-0"

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A7

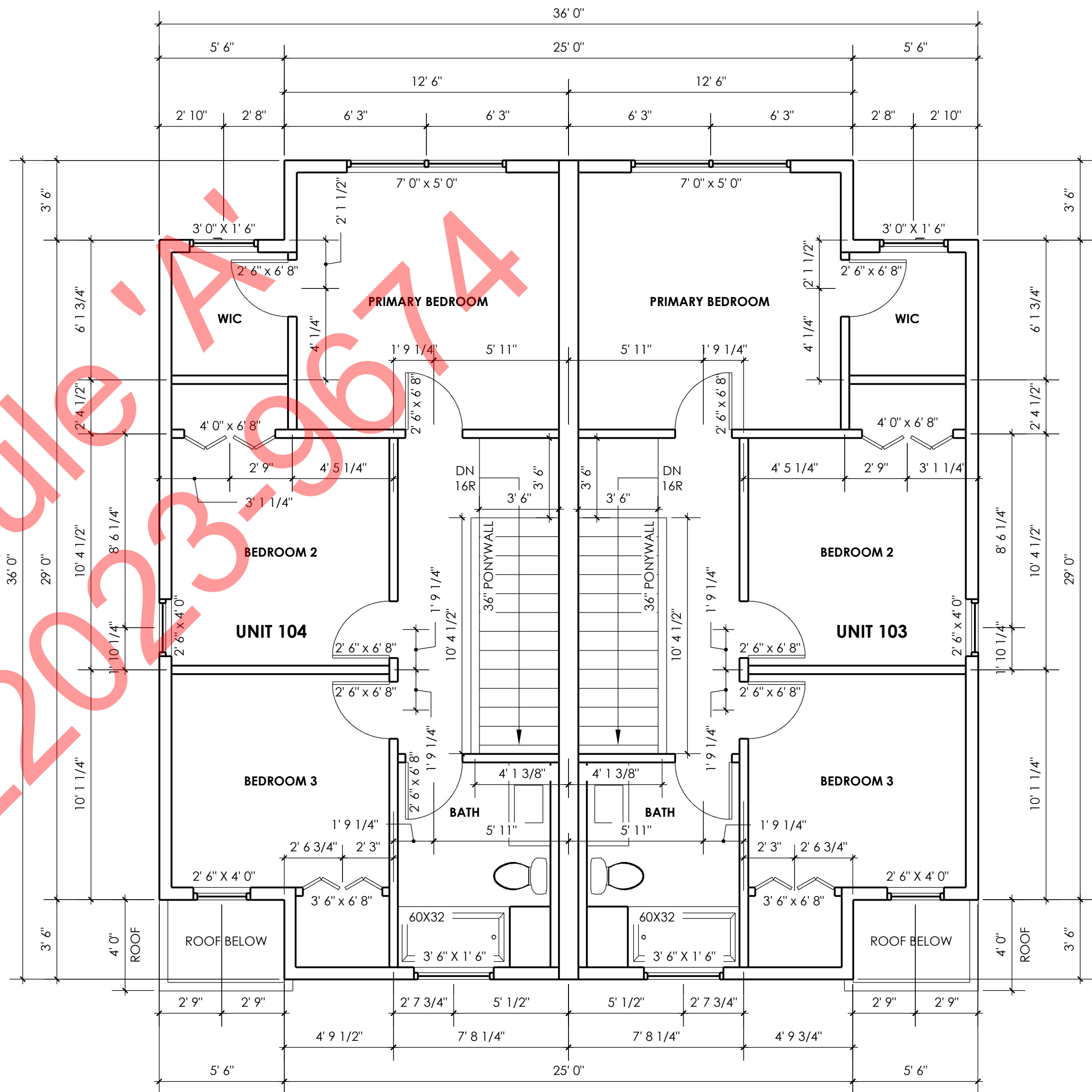
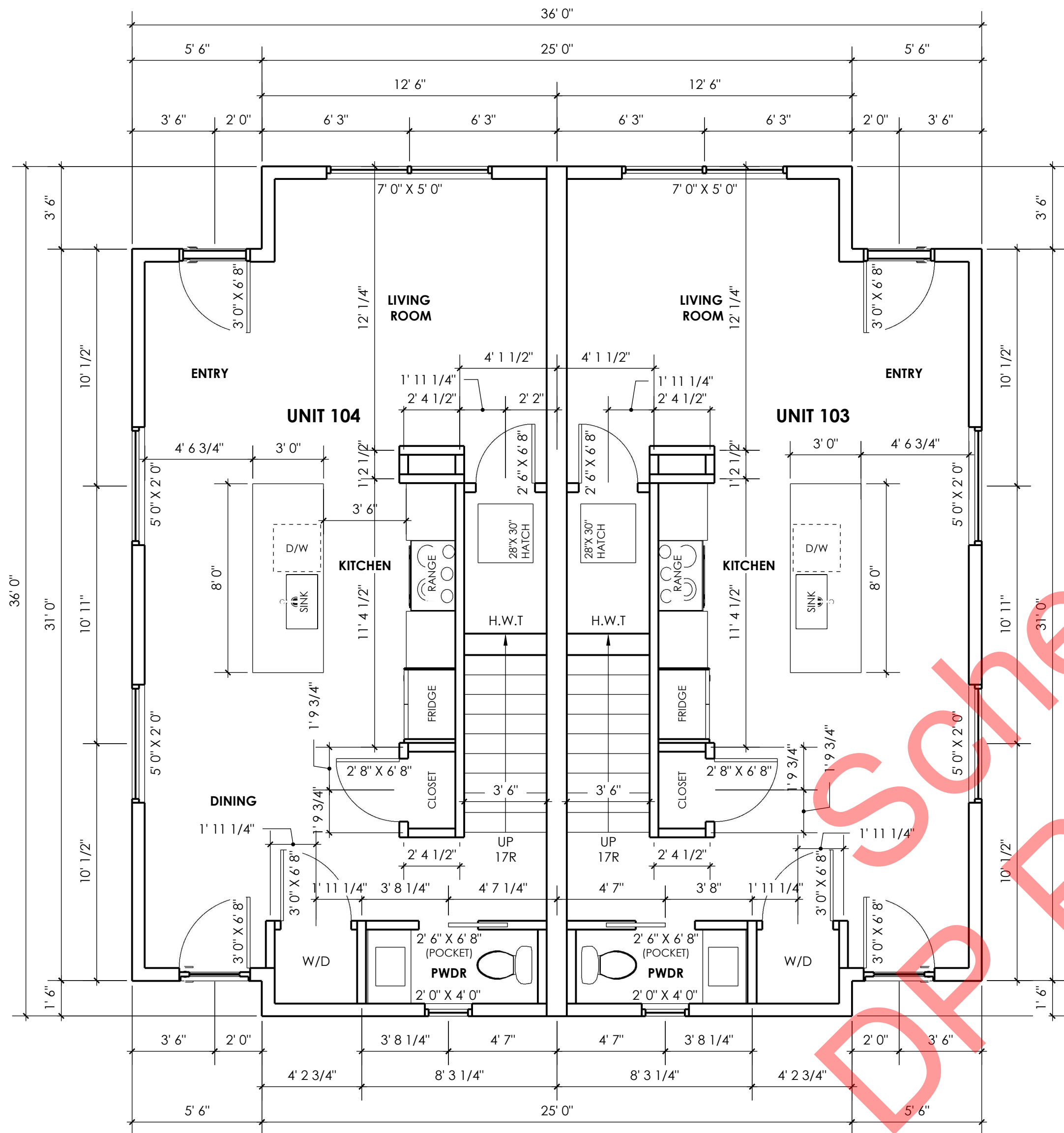
FLOOR PLANS
BUILDING B



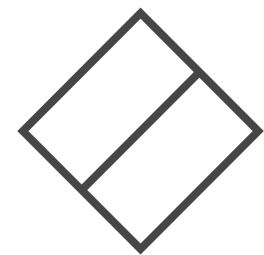
NORTH



NORTH



NOT FOR CONSTRUCTION



PARALLEL 50
CONSTRUCTION

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Design & Construction

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Penticton, BC

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OWNER:
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Kinney Ave Duplexes

275 Kinney Ave, Penticton BC

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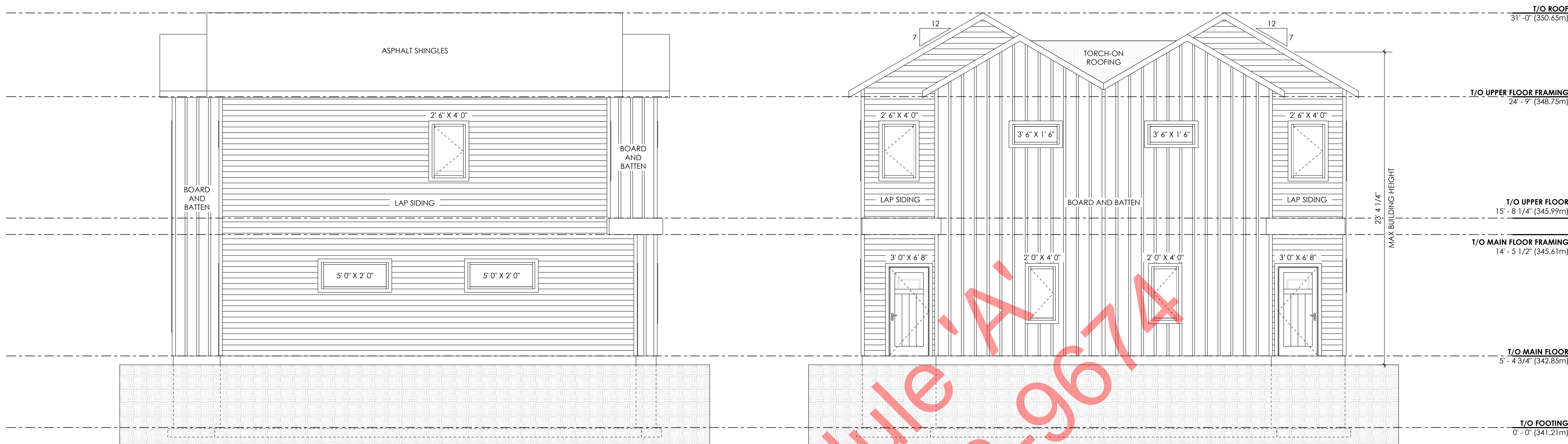
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A8

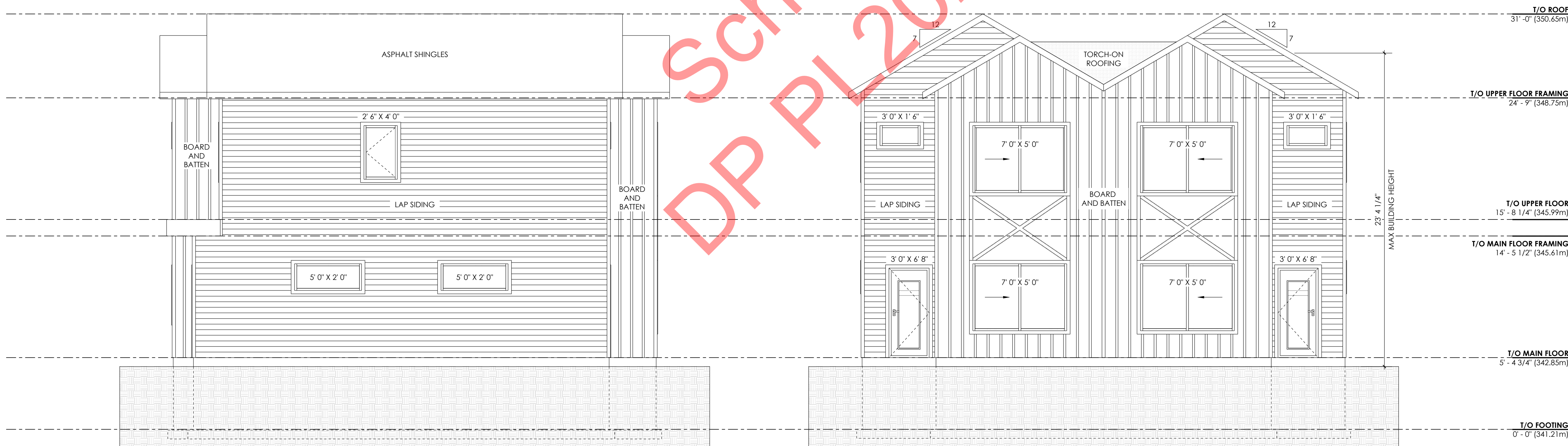
ELEVATIONS -
BUILDING A

Page 7 of 9



1 NORTH ELEVATION - BUILDING A
SCALE : 1/4" = 1'-0"

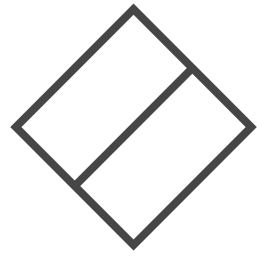
2 WEST ELEVATION - BUILDING A
SCALE : 1/4" = 1'-0"



3 SOUTH ELEVATION - BUILDING A
SCALE : 1/4" = 1'-0"

4 EAST ELEVATION - BUILDING A
SCALE : 1/4" = 1'-0"

NOT FOR CONSTRUCTION



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A9

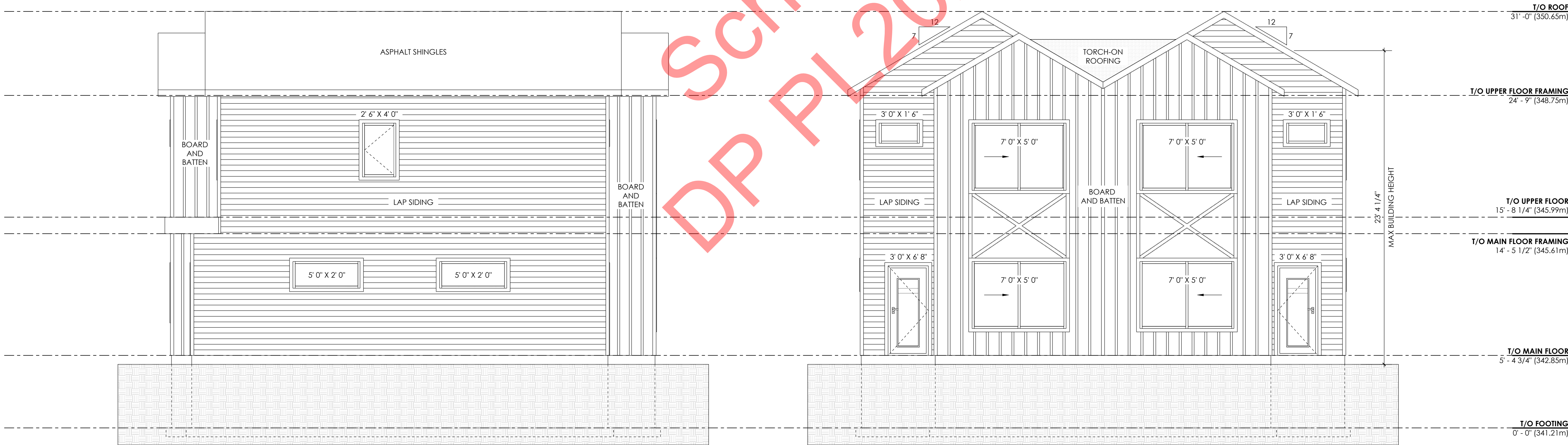
ELEVATIONS -
BUILDING B

Page 8 of 9



1 NORTH ELEVATION - BUILDING B
SCALE : 1/4" = 1'-0"

2 WEST ELEVATION - BUILDING B
SCALE : 1/4" = 1'-0"



3 SOUTH ELEVATION - BUILDING B
SCALE : 1/4" = 1'-0"

4 EAST ELEVATION - BUILDING B
SCALE : 1/4" = 1'-0"

NOT FOR CONSTRUCTION



1 RENDERING - SE PERSPECTIVE
SCALE : NTS



2 RENDERING - SW PERSPECTIVE
SCALE : NTS



3 RENDERING - NE PERSPECTIVE
SCALE : NTS



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NOT FOR CONSTRUCTION

A10
RENDERINGS



Development Variance Permit

Permit Number: DVP PL2023-9680

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 B District Lot 116 Similkameen Division Yale District Plan 36190
 - Civic: 275 Kinney Avenue
 - PID: 002-784-629
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2021-01 to allow for the construction of two side-by-side duplexes, as shown in the plans attached in Schedule 'A':
 - a. Section 10.9.2.9: to reduce the rear yard setback from 6.0 m to 2.2 m.

General Conditions

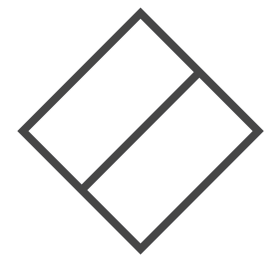
4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. **This permit 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.**
7. 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.
8. 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

DRAFT



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CONSTRUCTION

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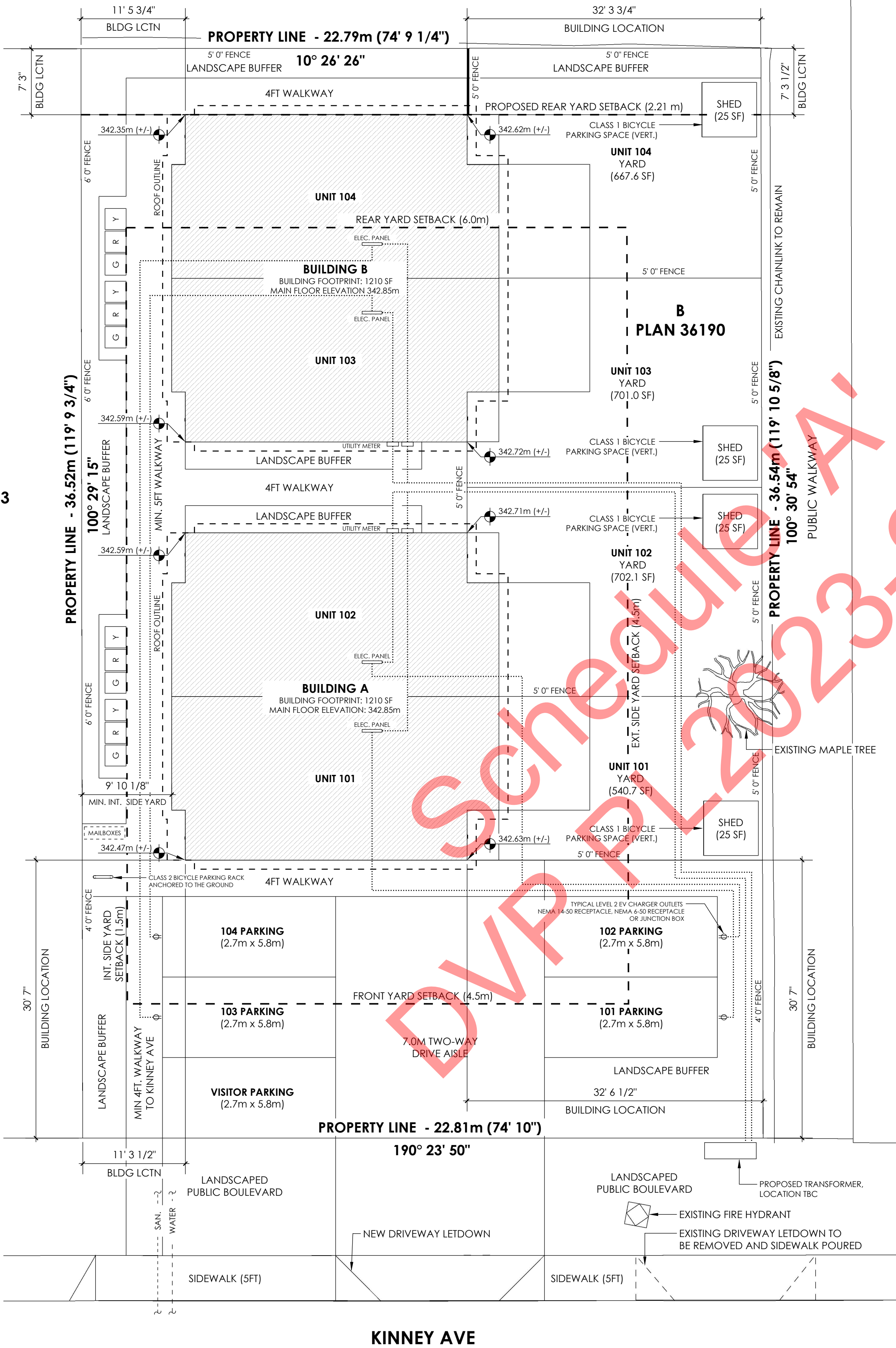
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A2

SITE PLAN

3
PLAN 9913



1

SITE PLAN

SCALE : 1/8" = 1'-0"

RD4 LOW DENSITY CLUSTER HOUSING		
	REQUIRED	PROVIDED ON PLANS
MINIMUM LOT WIDTH	18.0 m (59.06ft)	22.81m (74.835ft)
MINIMUM LOT AREA	540 sqm (5812.51SF)	832.8 sqm (8965 SF)
MAXIMUM LOT COVERAGE	40%	28.1% (2520 SF)
MAXIMUM FAR	0.8 FAR	0.52 FAR
MAXIMUM HEIGHT	10.5m (34.45ft)	7.12m (23.35 ft)
SETBACKS:		
MINIMUM FRONT YARD	4.5m (14.76ft)	9.32m (30.58ft)
MINIMUM INTERIOR SIDE YARD	1.5m (4.92ft)	3.00m (9.84ft)
MINIMUM EXTERIOR SIDE YARD	4.5m (14.76ft)	N/A
MINIMUM REAR YARD	6.0m (19.69ft)	2.21m (7.25ft)
AMENITY SPACE	20 m² PER UNIT	> 20 m² (REFER TO PLAN)

*NOTE: SHEDS AREA'S INCLUDED IN LOT COVERAGE

PARKING REQUIREMENTS

CLUSTER HOUSING: 1 STALL PLUS 0.25 VISTOR STALL PER UNIT

REQUIRED: 5 STALLS

PROVIDED: 5 STALLS

NOT FOR CONSTRUCTION



Schedule A: Zoning Amendment Bylaw 2023-48

Date:

Corporate Officer:

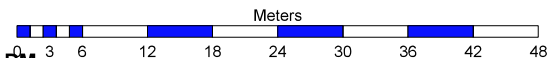


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1:696

Monday, November 27, 2023 3:04 PM



Coordinate System: NAD 1983 CSRS UTM Zone 11N

City of Penticton

penticton.ca