



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:

587 Edna Avenue

*Lot 1 District Lot 250 Similkameen Division Yale
District Plan 3215*

Proposal:

The applicant is proposing to construct a four-unit cluster housing development consisting of two side-by-side duplexes on the subject property. The proposed buildings are two storeys in height.



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

Information:

You can find the staff report and Zoning Amendment Bylaw No. 2023-50 on the City's website at www.penticton.ca/publicnotice or scan the QR code to the right.



Please contact the file manager Steven Collyer at 250-490-2507 or steven.collyer@penticton.ca with any questions.

Council Consideration:

Council will consider giving first reading to Zoning Amendment Bylaw No. 2023-50 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



Council Report

penticton.ca

Date: January 16, 2024
To: Anthony Haddad, City Manager
From: Steven Collyer, Senior Planner
Address: 587 Edna Avenue

File No: RMS/587 Edna Ave

Subject: Zoning Amendment Bylaw No. 2023-50
Development Permit PL2023-9633

Staff Recommendation

THAT Council give first, second and third reading to "Zoning Amendment Bylaw No. 2023-50", a bylaw to rezone Lot 1 District Lot 250 Similkameen Division Yale District Plan 3215, located at 587 Edna Avenue, from R2 (Small Lot Residential) to RD4 (Low Density Cluster Housing);

AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2023-50", require the dedication of a 3.5m by 3.5m corner cut at the northeast corner of the subject property, adjacent to the two lanes, be registered with the Land Title Office;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2023-50", approve "Development Permit PL2023-9633", a permit to approve the form and character of a four-unit cluster housing development on the subject property consisting of two side-by-side duplexes.

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 a four-unit cluster housing development consisting of two side-by-side duplexes on the subject property (Figure 1). In order to proceed with the proposed development, the applicant has requested the property be rezoned from R2 (Small Lot Residential) to RD4 (Low Density Cluster

Housing) and has submitted a Development Permit application for approval of the form and character of the proposed multifamily development.

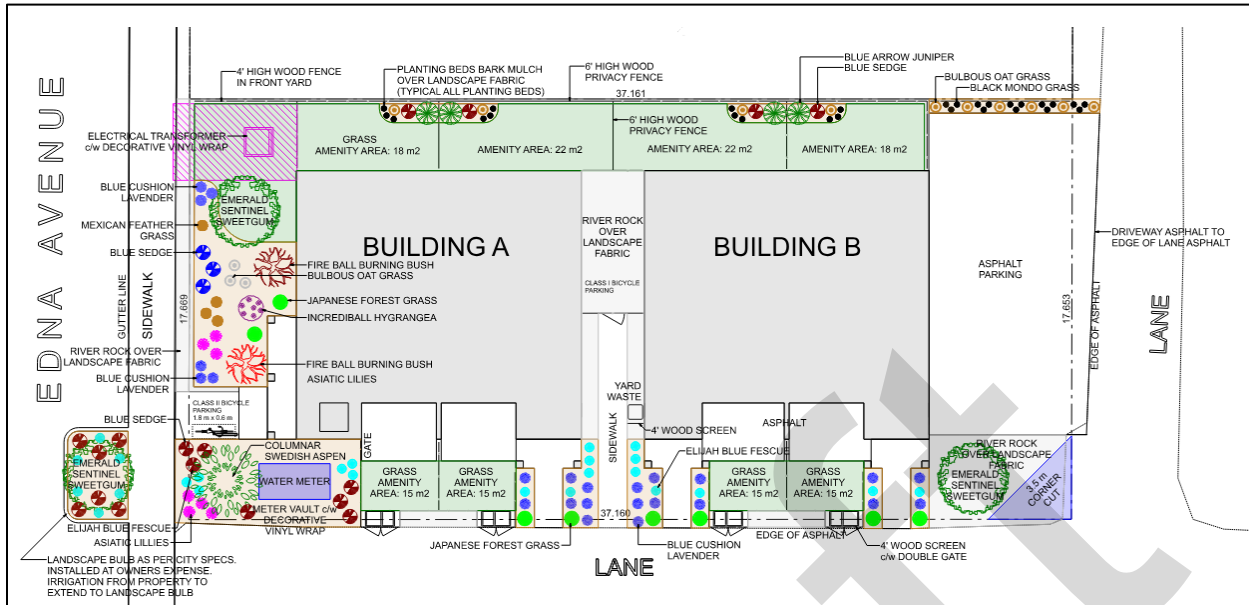


Figure 2 - Landscape plan of proposed development

Background

Property Information

The subject property is located on the north side of Edna Avenue, near Government Street (Figure 2). The property contains a single detached home which was constructed in 1948. Surrounding properties primarily contain single detached homes with a mix of residential and commercial uses on properties to the east facing Government Street, including a dentist office and a liquor store. The IGA grocery store is located on the opposite side of Government Street. The property is located in close proximity to the Government Street bike lanes and transit routes.

OCP Designation and Zoning

The subject property is currently zoned R2 (Small Lot Residential) in the Zoning Bylaw and is designated "Infill Residential" by the Official Community Plan (OCP).

No Public Hearing



Figure 1 - Property location map

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.

Technical Review

This proposed development was reviewed by the Technical Planning Committee, a group of internal staff who review development applications. Staff noted the property is significantly impacted by the federal airport zoning height restriction, which only permits 7.6m or two-storey buildings at this location. The applicant has taken this into account with their building design to comply with those federal zoning requirements.

Staff reviewed the streetscape opportunities at this location and worked with the applicant to provide a landscaped bulb-out in front of a portion of the subject property. Without the landscape bulb-out, there would not be sufficient width to plant any city-owned boulevard trees. The bulb-out was a design solution which also has the benefit of supporting traffic calming along Edna Avenue.

A 3.5m by 3.5m corner cut at the intersection of the two lanes was identified through technical review and is recommended to be dedicated to the City as a condition of rezoning. The corner cut will facilitate easier vehicle maneuvers around that corner and result in public ownership of that land to help avoid there being future obstructions in that area.

Development Statistics

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

	RD4 Zone Requirement	Provided on Plans
Minimum Lot Width*:	18 m	17.7 m
Minimum Lot Area*:	540 m ²	657 m ²
Maximum Lot Coverage:	40%	39.6%
Maximum Density:	0.8 Floor Area Ratio (FAR)	0.7 FAR
Vehicle Parking: 1 space per unit: 0.25 visitor spaces per unit:	4 spaces required 1 visitor space required Total: 5 parking spaces required	4 spaces provided 1 visitor space provided Total: 5 parking spaces provided
Bicycle Parking: 0.5 Class I spaces per unit: 0.1 Class II spaces per unit:	2 Class I spaces required 0 Class II spaces required	2 Class I spaces provided 1 Class II spaces provided

Required Setbacks		
Front Yard (south):	4.5 m	4.5 m
Side Yard (east, lane):	1.5 m	3.4 m
Side Yard (west):	1.5 m	3.0 m
Rear Yard (north, lane):	6.0 m	6.0 m
Maximum Building Height		
Zoning Bylaw (Federal Airport Zoning)	10.5 m (7.6 m)	6.9 m
Minimum Amenity Space:	20 m ² per unit Total: 80 m ² required	33 m ² to 37 m ² per unit Total: 140 m ² provided
Other Information:	*Lot width and lot area are only applicable at the time of subdivision.	

Climate Impact

In 2021, Council adopted the Community Climate Action Plan (CCAP), outlining six big moves to address climate change locally. The big moves involve transportation, buildings, and waste management. The proposed development aligns with the following CCAP big moves:

- **Step Up New Buildings:** The new buildings will be required to meet Step 3 of the BC Energy Step Code, an advanced standard of energy efficiency.
- **Shift Beyond the Car:** The proposed development includes a secure bicycle storage enclosure on-site for residents. The development site is located next to the Government Street corridor with bike lanes, transit routes, services and shops including a grocery store which helps encourage alternative modes of transportation for some trips.
- **Electrify Passenger Transportation:** The proposed development will provide one Electric Vehicle (EV) ready space per unit, as required by the Zoning Bylaw.

Financial Implications

The City would be responsible for the surveying and legal fees associated with the recommended corner cut road dedication.

Analysis

Zoning Amendment Bylaw

When considering a rezoning application, staff review the applicable Official Community Plan (OCP) policies and future land use designation on the property to determine how the proposal aligns. Through review of the application package, staff noted the following supportive policies from the OCP:

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 4.1.5.1 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 4.2.2.5 Require that vehicle access to parking in residential areas is from the laneway in neighbourhoods where laneways exist.
- OCP Policy 4.2.3.8 Require adequate levels of secure bike parking in new multi-family, mixed-use and commercial development.
- OCP Policy 4.2.7.4 Continue to deploy traffic calming measures around parks, schools and other areas with reduced speed limits, and monitor outcomes to ensure the measures are successful.
- OCP Policy 4.2.7.8 Ensure new residential developments provide an appropriate amount of parking for residents and their guests.
- OCP Policy 4.4.4.4 Encourage the development of compact, mixed-use neighbourhoods, where appropriate, and support transit use, walking, cycling, car sharing and low-emission vehicles.

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

Figure 3 - Excerpt from OCP Future Land Use Designations table

The subject property is designated “Infill Residential” by the OCP (Figure 3). This designation supports moderate density in traditionally single detached home neighbourhoods by providing up to four units on a lot in compatible building forms. The proposed development would provide 4 units on the subject property

in the form of two side-by-side duplexes, each at two stories in height. The proposed zoning and development proposal is considered to be well-aligned with the “Infill Residential” designation on the subject property. The RD4 (Low Density Cluster Housing) zone was developed in 2022 to provide a zone which aligns strongly with the Infill Residential designation vision of up to 4 units on a property.

Staff also wish to acknowledge the recent provincial announcements that will require the City of Penticton to update the 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 this announcement and have indicated a willingness to continue through the zoning process, rather than wait for the larger changes to happen.

Given the reasons above, staff recommend that Council give “Zoning Amendment Bylaw No. 2023-50” first, second and third reading.

Corner Cut Dedication

Through technical review, staff identified a 3.5m by 3.5m corner cut dedication at the intersection of the two lanes adjacent to the subject property (Figure 4). The corner cut is recommended to be dedicated to the City, prior to adoption of the rezoning. With the corner cut area, the City can improve visibility and vehicle maneuvers around that corner of the lanes. Under City ownership, there is no opportunity for obstructions in that area in the future. This is considered a desirable outcome because the proposed development has its parking off the rear lane and it is expected those vehicles will be making this turn at the lanes as they come and go. The applicant is aware of this recommended condition, and has noted the corner cut area on the development plans. The corner cut dedication will not negatively impact the development design or the developable area of the property.

Staff are recommending that Council, prior to adoption, require the dedication of a corner cut at the intersection of the two lanes adjacent to the subject property.



Figure 4 - Location of corner cut dedication shown in orange

Development Permit

The proposed development is considered within the Multifamily Residential Development Permit Area (DPA), outlined by the OCP. The objective of the Multifamily Residential DPA is to enhance neighbourhoods through new development with sensitive transitions in scale and density while being considerate of privacy, landscaping, and neighbourliness. The General Design Guidelines and the Multifamily Residential Design Guidelines in the OCP apply to this proposal.

The applicant has included a Development Permit Analysis as part of their Letter of Intent (Attachment ‘D’). Staff have also prepared a Development Permit Analysis (Attachment ‘E’).

The analysis demonstrates how the proposed development design meets the intent of the applicable design guidelines. The development provides a positive building facade towards Edna Avenue with its main entry and a direct sidewalk connection to the street (Figure 5). The design utilizes the east lane for primary access to the other three units. The two-storey buildings are compatible with the surrounding residential lots which primarily consist of one to one-and-a-half buildings. The lower building height in this development also helps maintain privacy of the adjacent residential neighbour to the west, while the lane itself provides physical separation from the neighbour to the east. The proposed landscaping will provide a positive street frontage along Edna Avenue and the installation of a landscaped bulb-out with tree plantings there and in the front yard will improve the public streetscape. The attached analysis further details how the plans meet specific OCP design guidelines.



Figure 5 - Rendering of proposed development, view from Edna Avenue

Given the reasons above, staff are recommending that Council approve "Development Permit PL2023-9633", subject to adoption of "Zoning Amendment Bylaw No. 2023-50".

Alternate Recommendations

Council may consider the proposed development not well-suited for the subject property or for the surrounding neighbourhood. If this is the case, Council may choose the alternate recommendation, which is to deny first reading of the Zoning Amendment Bylaw.

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2023-50"

Attachments

Attachment A – Zoning Map
Attachment B – Official Community Plan Map
Attachment C – Photos of Property
Attachment D – Letter of Intent and Development Permit Analysis (applicant)
Attachment E – Development Permit Analysis (staff)
Attachment F – Draft Development Permit PL2023-9633
Attachment G – Zoning Amendment Bylaw No. 2023-50

Respectfully submitted,

Steven Collyer, RPP, MCIP
Senior Planner

Concurrence

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

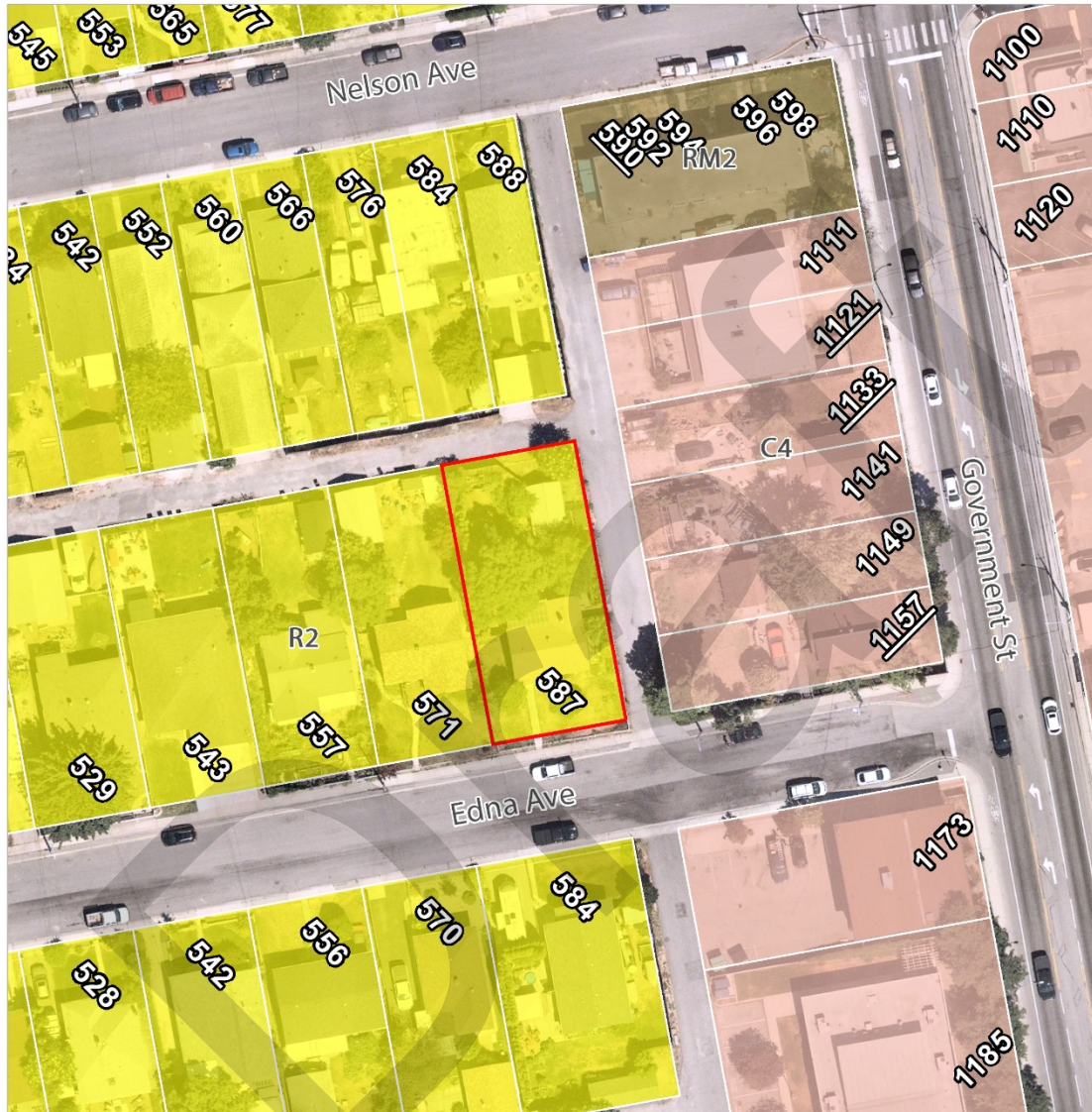
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Attachment A – Zoning Map



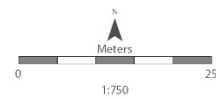
587 Edna Avenue

Zoning Map



Legend

- Subject Parcel
- R2 - Small Lot Residential
- RM2 - Low Density Multiple Housing
- C4 - General Commercial



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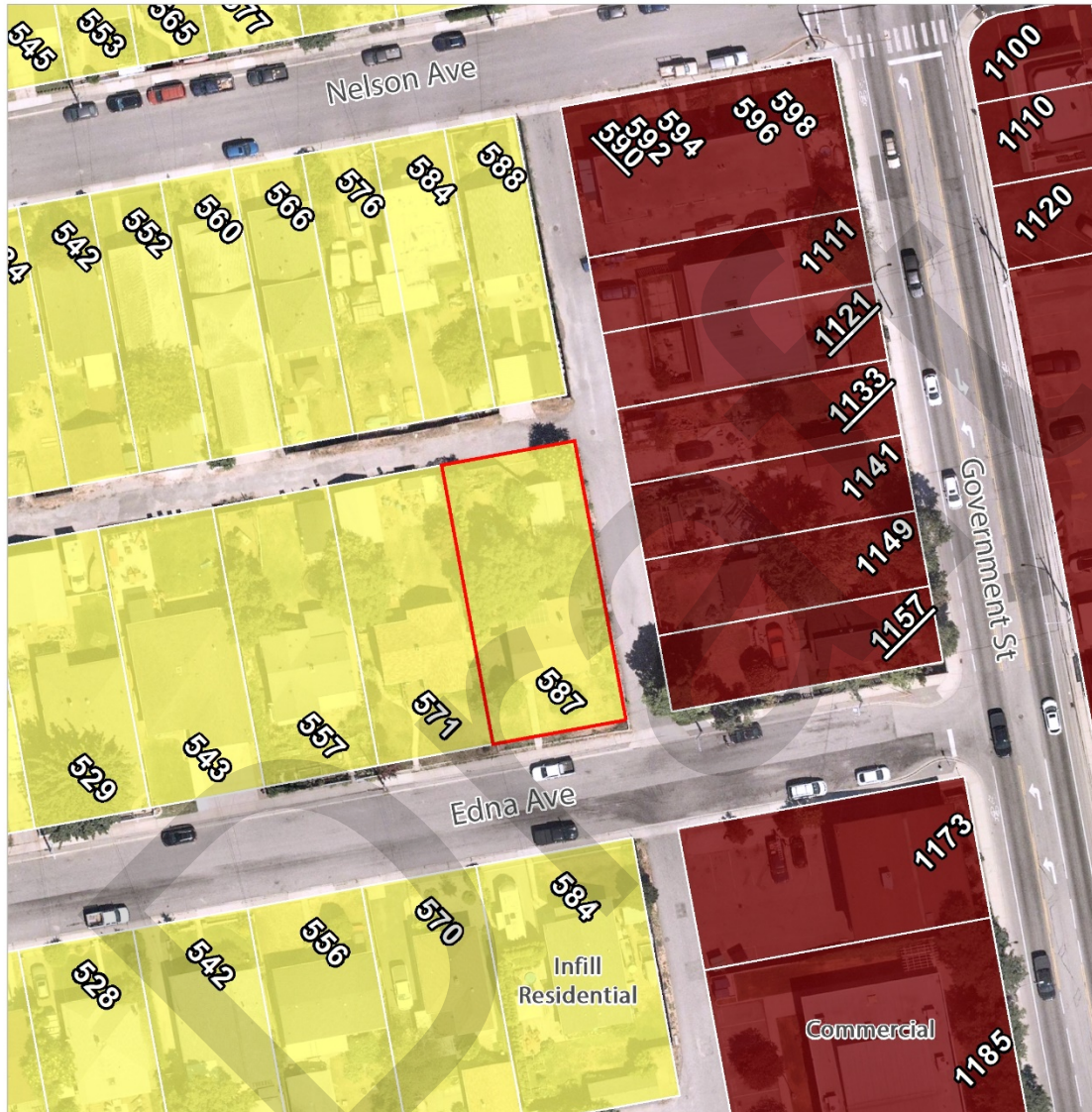
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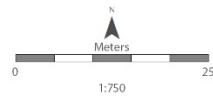
587 Edna Avenue

Official Community Plan Map



Legend

- Subject Parcel
- Future Land Use
- Commercial
- Infill Residential



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Attachment C – Photos of Property





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



November 10, 2023

Giroux Design Group Inc.

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

Re: 587 Edna Ave Development Permit Application

To City of Penticton Planning Department,

This letter is regarding the proposed rezoning and development of the property located at 587 Edna Avenue.

The proposal is to rezone the property from R2 to RD4 (Low Density Cluster Housing) to allow for the construction of two duplexes for a total of four units on the property.

We believe the project meets the intent of providing modest densification to an area of town that has a mix of houses, duplexes, townhouses, and high-density apartment buildings. The development is centrally located and is close to the downtown core, shopping, and several schools making it an ideal location.

Thank you for considering our proposal.

Best regards,

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

587 EDNA AVENUE: DEVELOPMENT PERMIT ANALYSIS

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 property has a laneway along both the east and north property lines which allows for parking from the lane and additional spacing between the development and the neighbours as only one property line to the west is shared directly with another property.

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

The units are designed with the buildings primarily facing east and south which is more conducive to solar gain at the right time of day and year.

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

Each unit will have a view of the mountains to the east.

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 main face of the building is 4.5 meters from the front property line, the building position is consistent with the neighbouring houses.

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 private backyards provided for each unit will allow residents to enjoy secured outdoor space.

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 within easy walking distance from schools, downtown, and 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 south, while the other units can be accessed from 1.2 m sidewalks connecting to the lane.

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).

Entrances 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.

Parking the residents and guests is accessed from the lane on the North side of the property. This property is in a location affected by the airport height restrictions and there is no option to have garage parking in the lower floors.

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 the residents and guests is accessed from the lane on the North side of the property. This property is in a location affected by the airport height restrictions and there is no option to have garage parking in the lower floors.

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.

Each unit has its own private patio on the east side and private rear yard on the west giving different options for indoor/outdoor living. 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 front entrance of the unit facing Edna Ave is accented with a covered porch while the other unit entrances face east toward the lane, these also have covered porch entrances.

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 of breaking up massing while promoting overlook and/or weather protection.

The buildings themselves are rectangular to allow for greater energy efficiency, however the exteriors are accented with porches and varied cladding materials to breakup the mass of the building giving the buildings visual interest on all sides.

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.

Entrances to each townhouse unit are at ground level, and are easily visible from Edna Ave and the lane to the east 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).

The unit facing Edna Avenue has windows oriented toward the street and all the units have windows looking over the amenity yard areas on all sides of the buildings. The living area of each unit has a patio door facing east to the partially covered private patio.

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.

Eight new trees will be planted on the property, 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 front yard and wrapped with vinyl decorative wrap with a 1.2 m fence screen to the west. The water meters are placed in the side yard in the front southeast 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 wood enclosures with double gates along the lane on the east side of the property, gates can be left open for pickup on collection days.

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

The wood enclosures will match the wood fencing.

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

Each unit will have its own garbage and recycling containers, a common yard waste bin is located between the two buildings.

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 west property line is 6' tall wood privacy fence with the exception that the fence is 4' high in the front yard. 6' high wood fencing on the east side of the buildings gives privacy to the patios. There is no fence on the other property lines as they face the street and lanes. There are 6' fences between each private yard in the west side setback.

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 its own private fenced yard and private patio.

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 landscaping is a mixture of ornamental grasses that are variant in shape, size, and colour. Deciduous trees create a pleasing environment year-round, and coniferous trees provide privacy 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 rear of the property beside the resident parking spaces and easily accessible to all units. This space will be clearly marked for visitors.

Attachment E - Development Permit Analysis (staff)

Development Permit Analysis

The proposed development is considered within the Multifamily Residential Development Permit Area. The following analysis was completed by staff and demonstrates how the development is aligned with the applicable OCP design guidelines.

- Guideline 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.).*
- During the site design stage the developer took into account the federal airport zoning regulations which limit the maximum structure height on this property to approximately 7.6m. The building design was changed to meet that regulation. The development plans show the maximum allowable structure height, and how it is met through the design.
 - With limited boulevard width, staff worked with the applicant to provide a landscape bulb-out in the road in front of a portion of this property. This design solution leads to an increase in landscape areas, increased canopy cover, and acts as a traffic calming measure.
- Guideline G5 Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The building closest to Edna Avenue has a front setback of 4.5m. This is the same setback allowed under the current R2 zoning on the neighbouring residential lots on Edna Avenue. Currently, the older home on this street have setbacks ranging between 7m and 9m.
 - The covered patios on the front building extend 1.5m into the front yard setback, as allowed by the Zoning Bylaw, providing an interesting architectural feature to enhance the streetscape façade.
- 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 plans show a secure bicycle parking enclosure between the two duplexes. A sidewalk is provided to the enclosure to provide access. Secure storage areas reduce opportunities for bike theft.
 - The development faces towards the street and the two lanes with various windows, patio doors, and main entry doors facing three sides. This provides visual overlook over the street and both lanes.
- Guideline G11 Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.*
- Pedestrian walkways are provided to each unit from either the public sidewalk on Edna Avenue or from the east lane. The east lane would be used for pedestrian access between the units and the parking spaces at the rear of the property.

- Guideline G13 Entry to ground-level residential units should be no more than 1.8m above the grade of adjacent public sidewalks and walkways.*
- Entrances to each unit are approximately 0.5m above the grade of the street and lane.
- Guideline G16 Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...*
- All parking for the proposed development is accessed from the rear lane while the primary pedestrian entrance of the front unit is accessed from Edna Avenue and the other three units face towards the east side lane.
 - The use of space is optimized by having all parking off the rear lane, which allows each unit to have a front and rear yard space on the east and west sides of the buildings.
- 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 cantilever upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.*
- The proposed building designs include architectural projections on the first and second floors, as well as covered entries and a range of façade materials to create visual interest and provide weather protection.
- Guideline G24 Street-facing units should utilize a layering of elements – including but not limited to street-facing entries, stairs, stoops, porches, patios and landscape elements – to create transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkway, ramp, stair), semi-private (e.g., stoop, balcony) and private areas.*
- As shown on the development plans, the street facing unit features a front-facing entry and covered porch. A variety of façade materials and landscaping, including new trees in the front yard, will provide a friendly face towards Edna Avenue. A direct sidewalk connecting is provided to the front door and is surrounded by landscaping.
- Guideline G26 Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.*
- There are few windows on the west facades of the buildings, with three smaller second floor windows on each building facing towards the neighbour to the west. In addition, there are no balconies on that level as all amenity space is provided at-grade, and separated by a fence. These design features assist with maintaining privacy of the neighbouring property.
- Guideline G29 Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas.*
- Large windows, main unit entries, and patios on both buildings face towards the street, the lanes, and the parking area to provide visual overlook and connections onto the public realm.
- Guideline G35 Tree planting...*
- The landscaping plan shows seven (7) new trees to be planted on the property and one (1) boulevard tree to be planted in the Edna Avenue right-of-way. These trees are in addition to new shrubs, grasses, lawns and patio areas, as shown on the landscaping plan submitted.

- Guideline 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.*
- The garbage/recycling carts will be stored within dedicated screened enclosures adjacent to the east side lane to hide the carts from public view and ensure they do not conflict with vehicle or pedestrian movement when stored.
- 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 development provides each unit with a dedicated yard in the front (east) and rear (west) which are suitable for recreation and play. In addition, the subject property is located near Kiwanis Park and McLaren Park, which are both approximately 400 metres away, a 5 to 8 minute walk.
- Guideline MF2 In an effort to promote community and social sustainability, multifamily development should exhibit a preference for courtyard forms with views into them from ground-oriented ground floor units.*
- The front and rear yards for each unit have views onto them from the units, both on the first and second floors. This provides visual overlook from each ground-oriented 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 courtyards.*
- The front and rear yard amenity spaces offer space for lawns, patios, and plantings. The yards are delineated by fencing to provide safe play areas.
- Guideline 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.*
- One visitor parking space is provided off the rear lane, in accordance with the Zoning Bylaw. This space shall be clearly marked on-site for visitor use.
- Guideline MF5 Electric vehicle charging stations should be provided in larger developments.*
- The plans show four parking spaces will be EV-ready, in accordance with the Zoning Bylaw. The EV-ready spaces allow future owners to more easily install EV chargers should they wish to in the future.

Development Permit

Permit Number: DP PL2023-9633

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 1 District Lot 250 Similkameen Division Yale District Plan 3215
 - Civic: 587 Edna Avenue
 - PID: 003-446-701
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a 4-unit cluster housing development consisting 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).

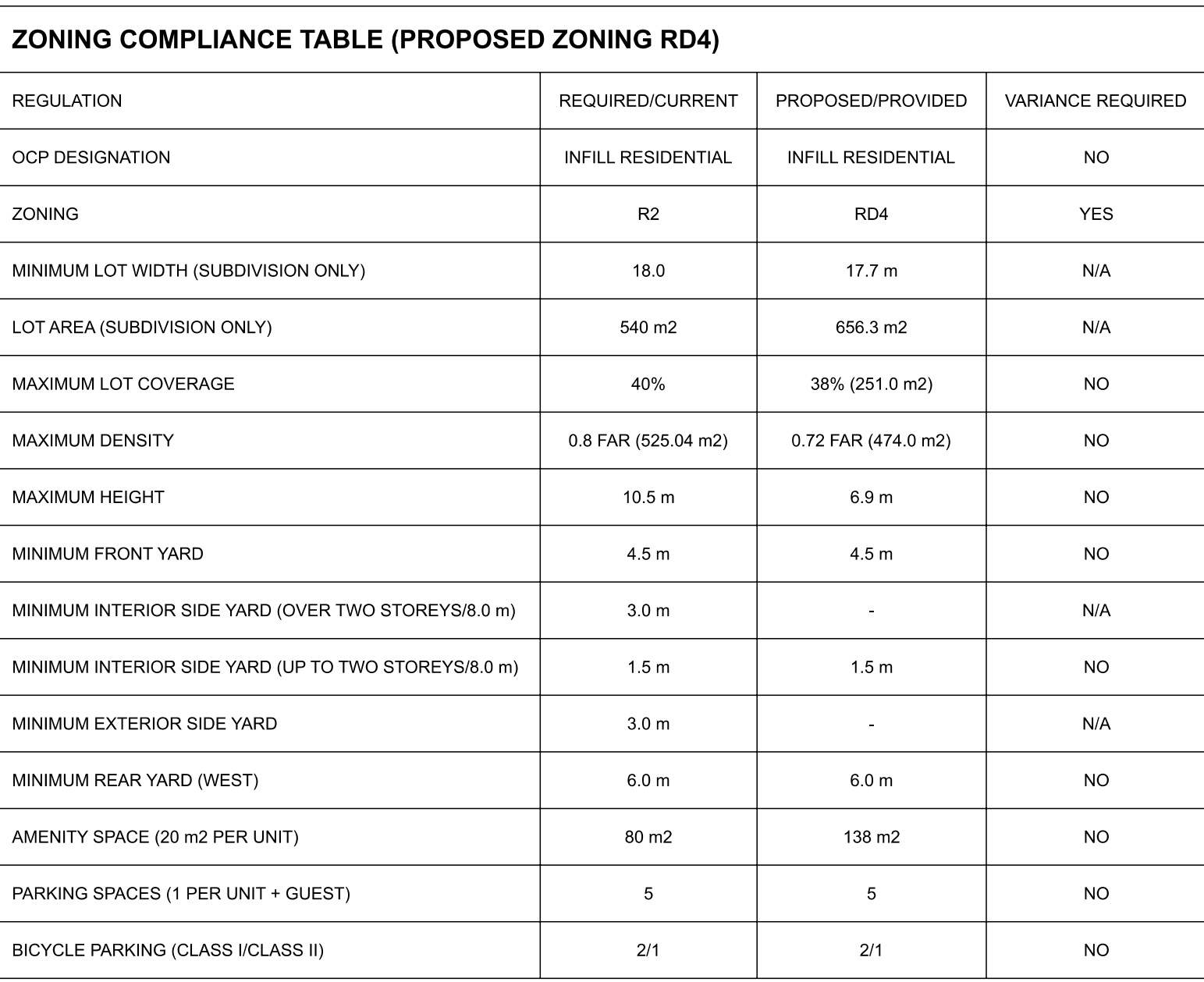
General Conditions

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



LEGEND

	-WATER CURBSTOP
 MH	-MANHOLE
	-FINISHED GRADE ORIGINAL GRADE

- 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 CHARGING SPACE(S). AN ADDITIONAL ELECTRICAL AND CONDUIT/ RACEWAY 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.

CIVIC ADDRESS: 587 EDNA AVENUE, PENTICTON, BC
LEGAL DESCRIPTION: LOT 1, DL 250, SDYD, PLAN 3215
PID: 003-446-701
LOT AREA: 656.29 Sq m.

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WP-5756

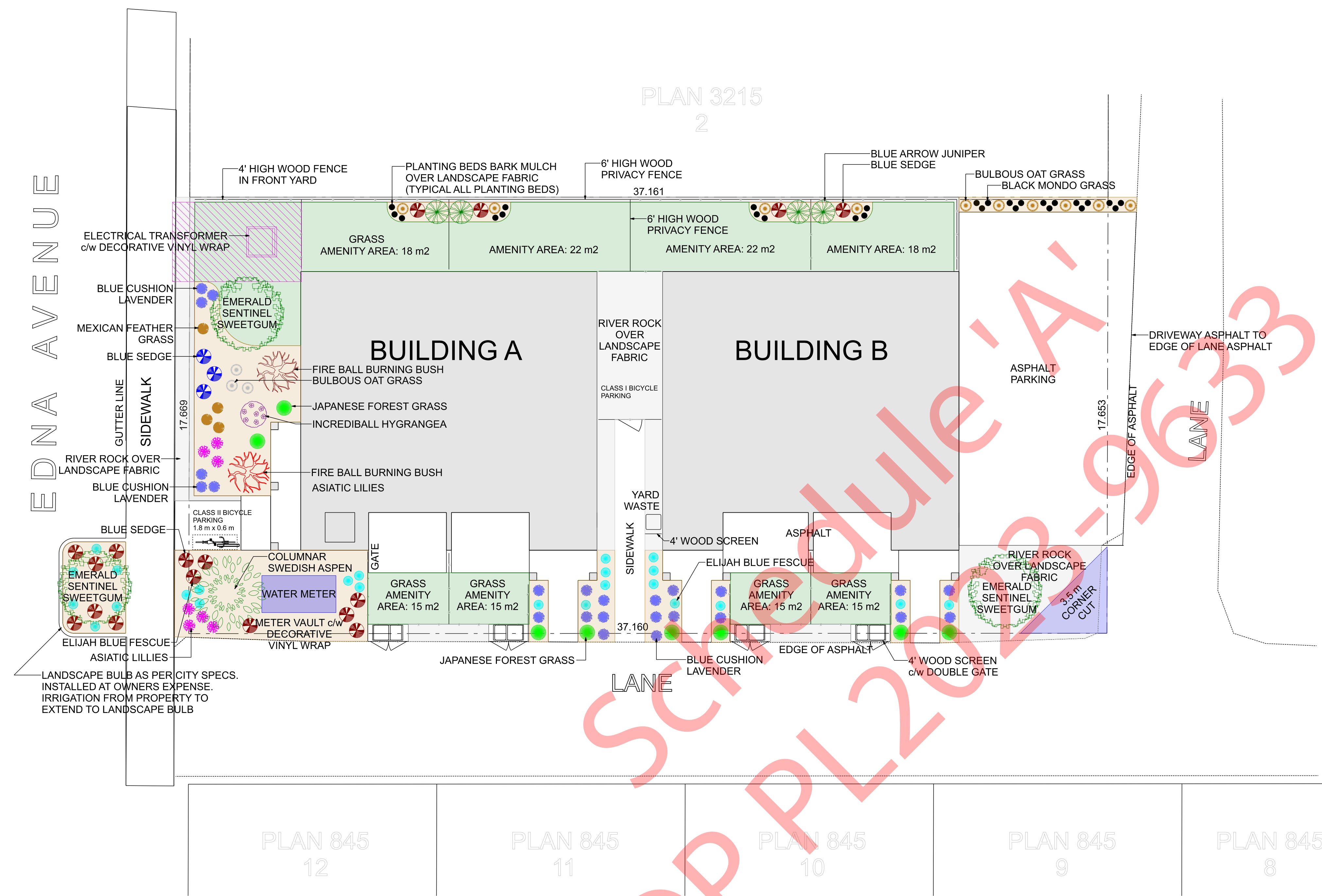
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Site Plan & Zoning Compliance Table



LANDSCAPE PLAN
SCALE: 1:100
CIVIC ADDRESS: 587 EDNA AVENUE, PENTICTON, BC

LANDSCAPE SCHEDULE

PLANTINGS:
Asiatic Lilies (Asiatic Hybrid Lilies) 7 qty.
Black Mondo Grass (Ophiopogon planiscapus 'Nigrescens') 27 qty.
Blue Cushion Lavender (Lavandula angustifolia 'Blue Cushion') 24 qty.
Blue Sedge (Carex flacca) 20 qty.
Bulbous Oat Grass (Arrhenatherum bulbosum 'Variegatum') 13 qty.
Elijah Blue Fescue (Festuca glauca 'Elijah Blue') 24 qty.
Fire Ball Burning Bush (Euonymus alatus 'Fire Ball') 2 qty.
Incrediball Hydrangea (Hydrangea arborescens 'Abetwo' Incrediball) 1 qty.
Japanese Forest Grass (Hakonechloa macra 'Fubuki') 8 qty.
Mexican Feather Grass (Stipa tenuissima) 4 qty.

TREES:
Emerald Sentinel Sweetgum (Liquidambar styraciflua 'Clydesform') 3 qty.
Blue Arrow Juniper (Juniperus scopulorum 'Blue Arrow') 4 qty.
Columnar Swedish Aspen (Populus tremula 'Erecta') 1 qty.

GARBAGE DISPOSAL:
Garbage Container Garbage Conatiner 4 qty.
Recycling Container Recycling Container 4 qty.
Yard Waste Container 1 qty.

GROUND COVER/HARD SURFACES:
Property Area (7,064 sq.ft.)
Asphalt (1,001 sq.ft.)
Grass (1,248 sq.ft.)
Planting Beds-Bark Mulch (916 sq.ft.)
River Rock-2" Rainbow (541 sq.ft.)
Landscape Fabric (3,473 sq.ft.)
Sidewalks/Pads (188 sq.ft.)

FENCING:
4' High Wood Fence (12 lin.ft.)
6' High 'Good Neighbour' Privacy Fence (263 lin.ft.)

LANDSCAPE NOTES:

SHRUBS SHALL BE A MIN OF No.2 POT SHRUBS

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

NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION

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

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

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

DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

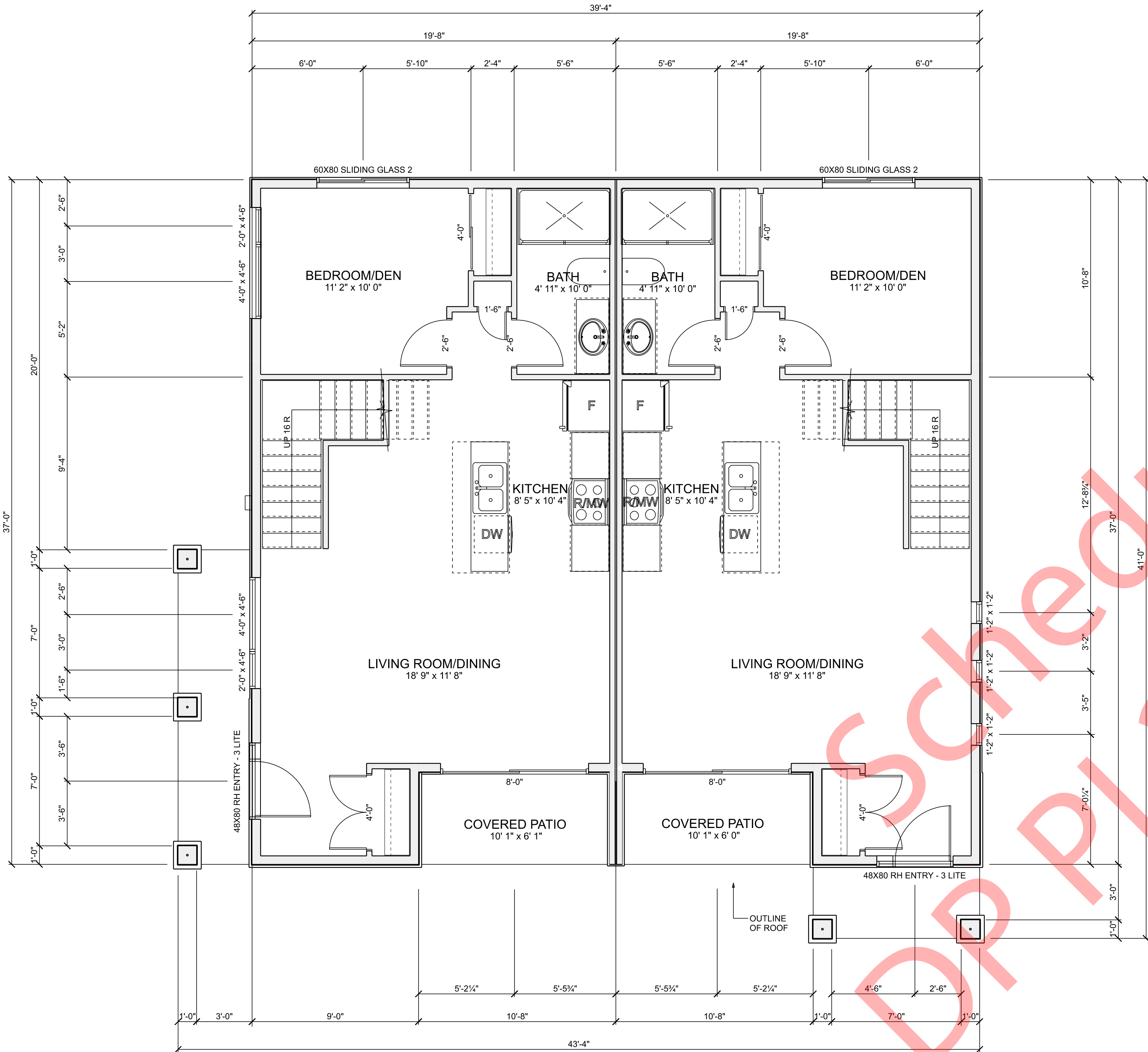
STONE CLIFFE DEVELOPMENTS
RAJ DHILLON
587 EDNA AVENUE
PENTICTON, BC.
DESIGN BY: AJG
DRAWN BY: AJG
DATE: 2023-11-22
REVISED:

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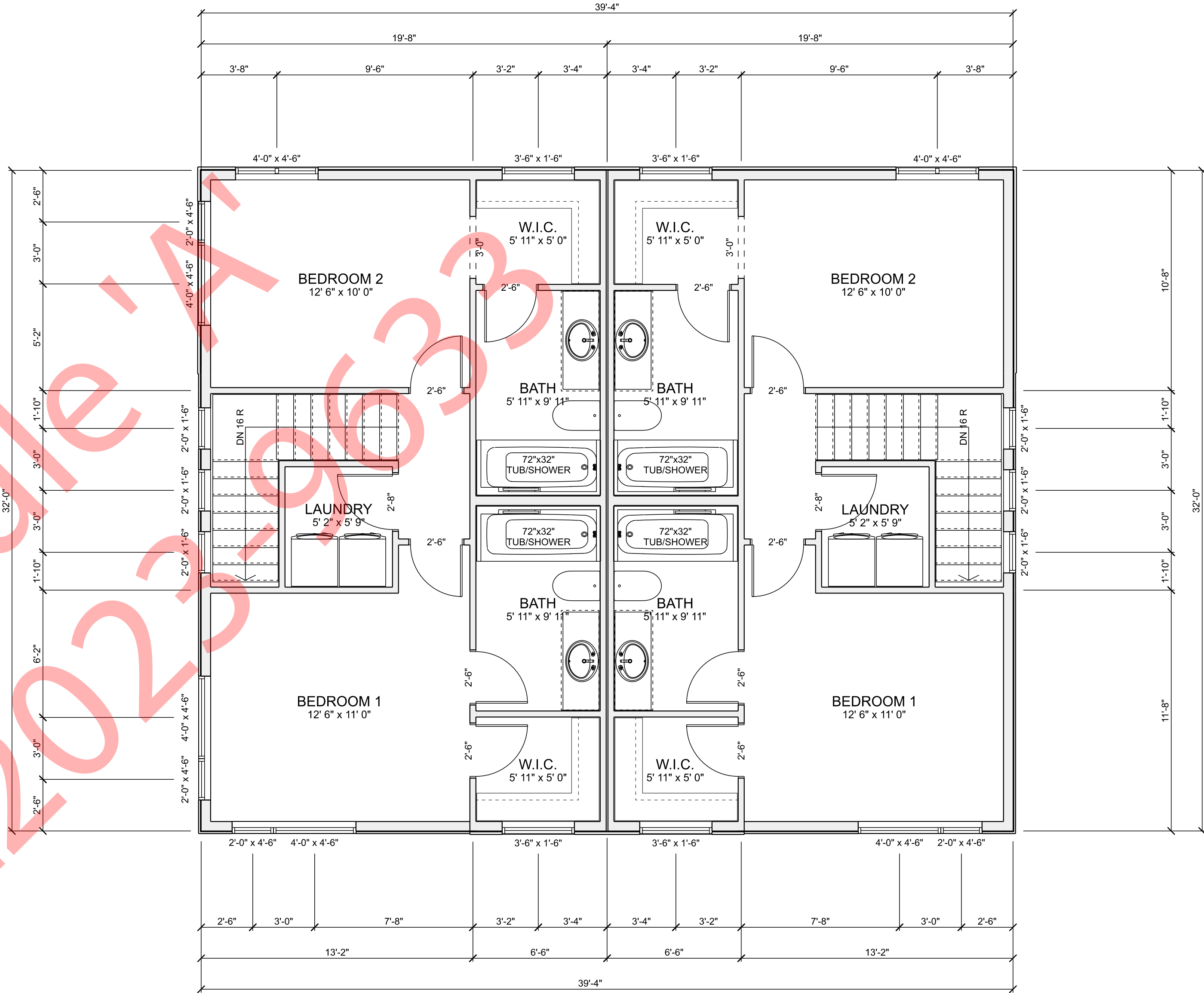
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PLAN NO.
WP-5756
SLAB
SHEET NO.
A3



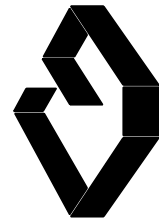
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
TOTAL MAIN FLOOR LIVING AREA: 1292 sq ft.



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
TOTAL UPPER FLOOR LIVING AREA: 1161 sq ft.

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Building A-Floor Plans



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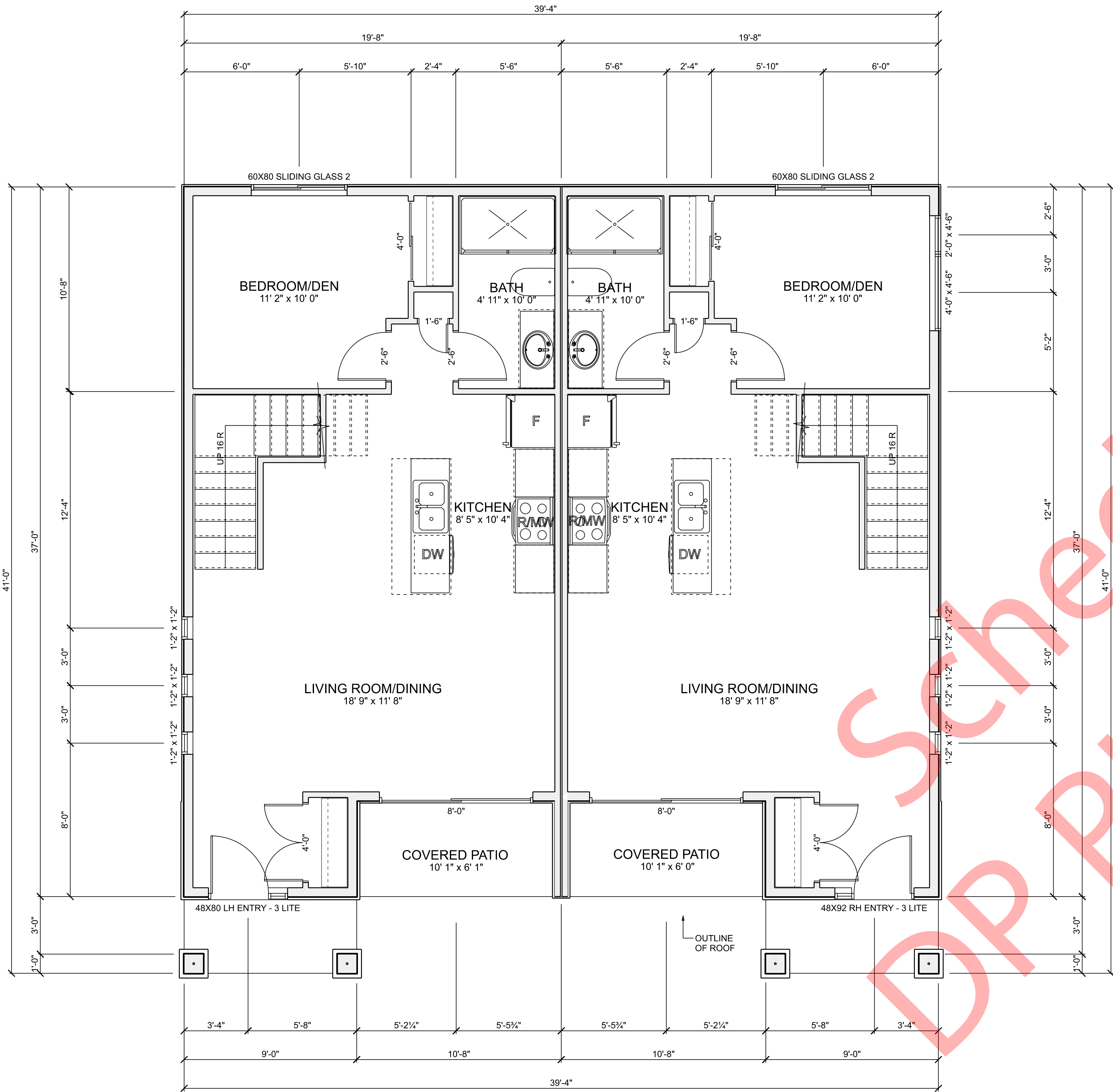
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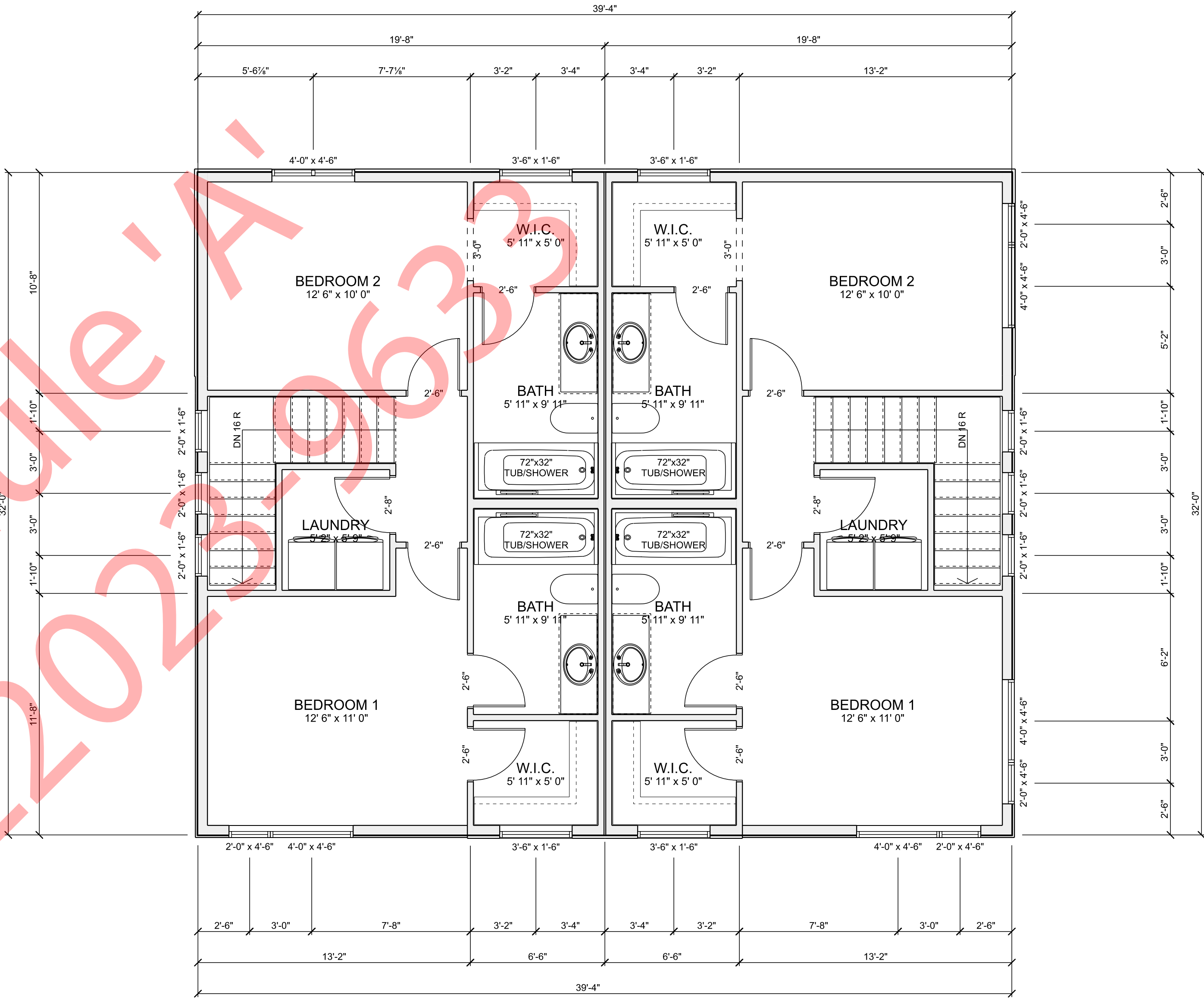
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STONE CLIFFE DEVELOPMENTS
RAJ DHILLON
587 EDNA AVENUE
PENTICTON, BC.

DESIGN BY: AJG
DRAWN BY: AJG
DATE: 2023-11-22
REVISED:



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



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
TOTAL UPPER FLOOR LIVING AREA: 1161 sq ft.

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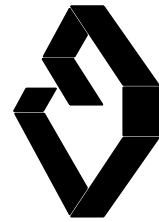
Building B-Floor Plans

STONE CLIFFE DEVELOPMENTS
RAJ DHILLON
587 EDNA AVENUE
PENTICTON, BC.
DESIGN BY: AJG
DRAWN BY: AJG
DATE: 2023-11-22
REVISED:

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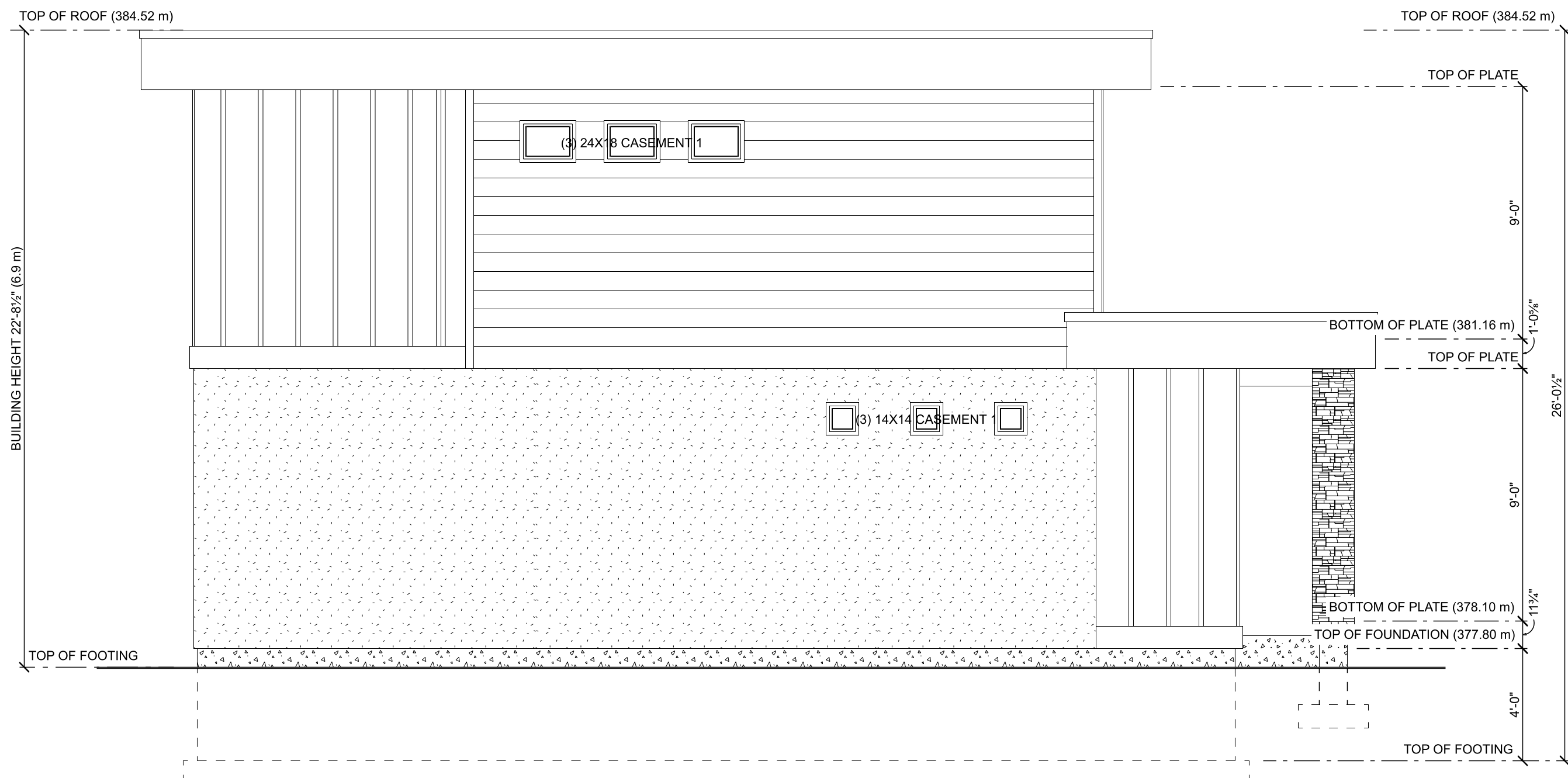
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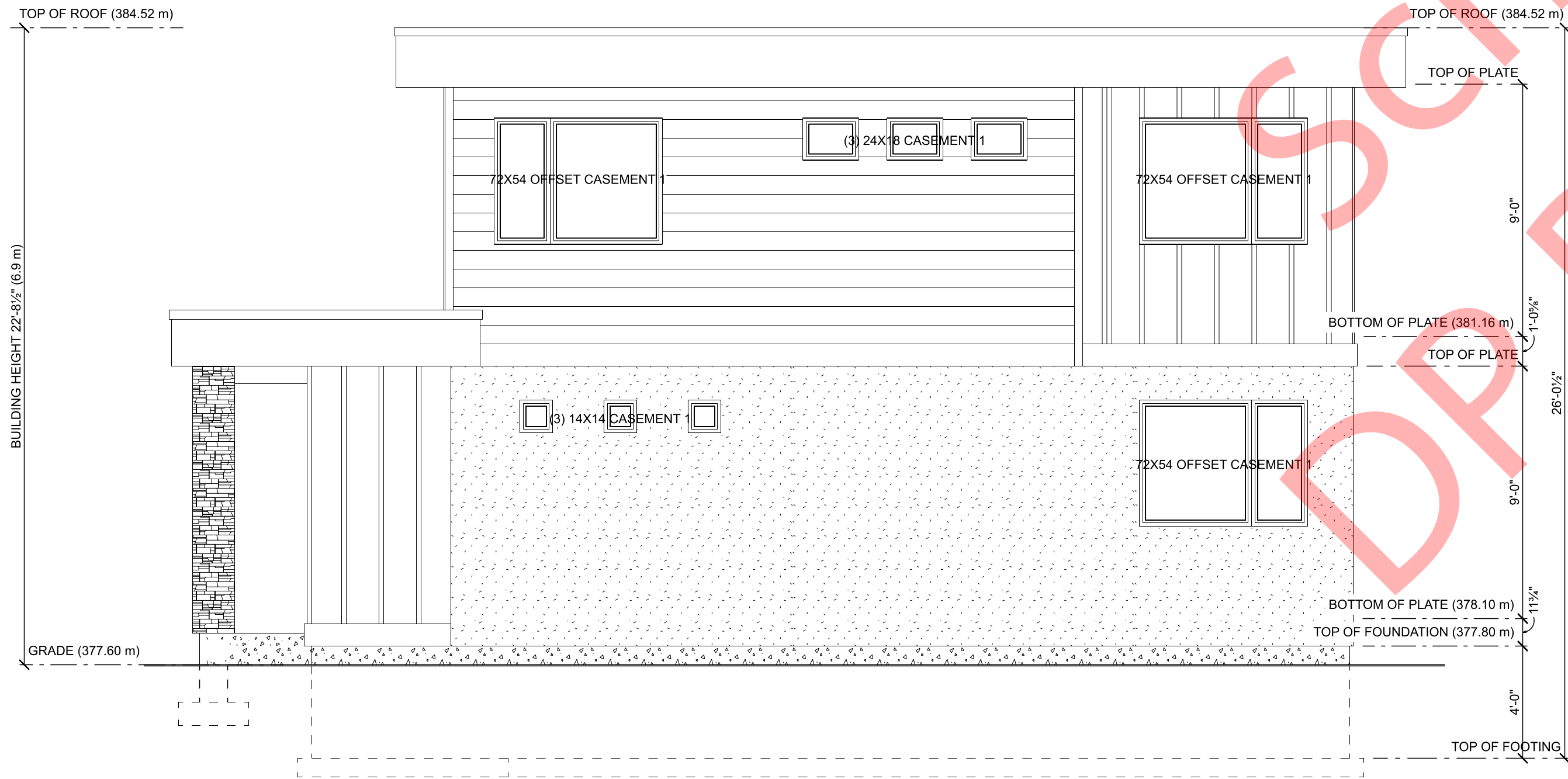


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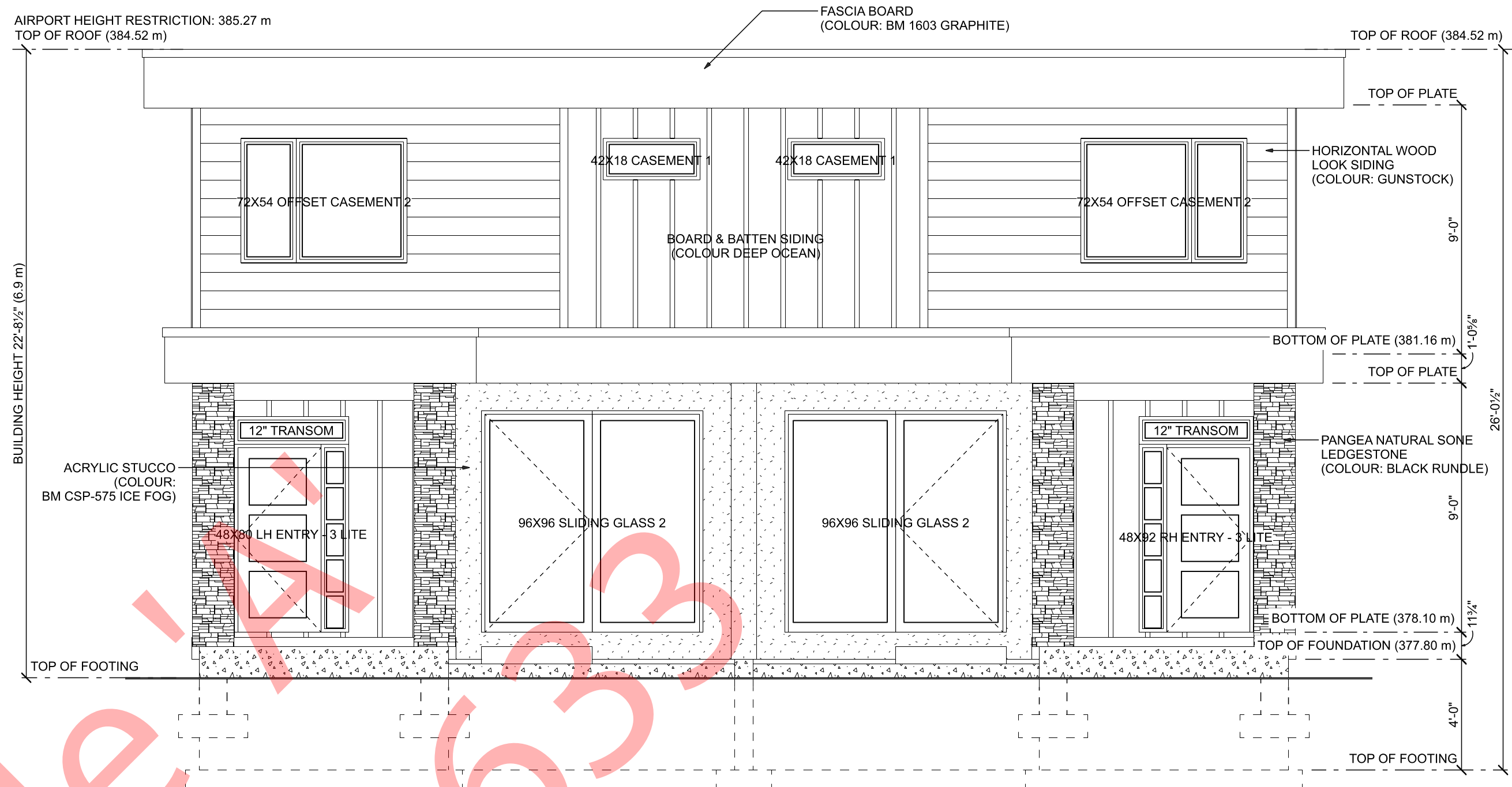
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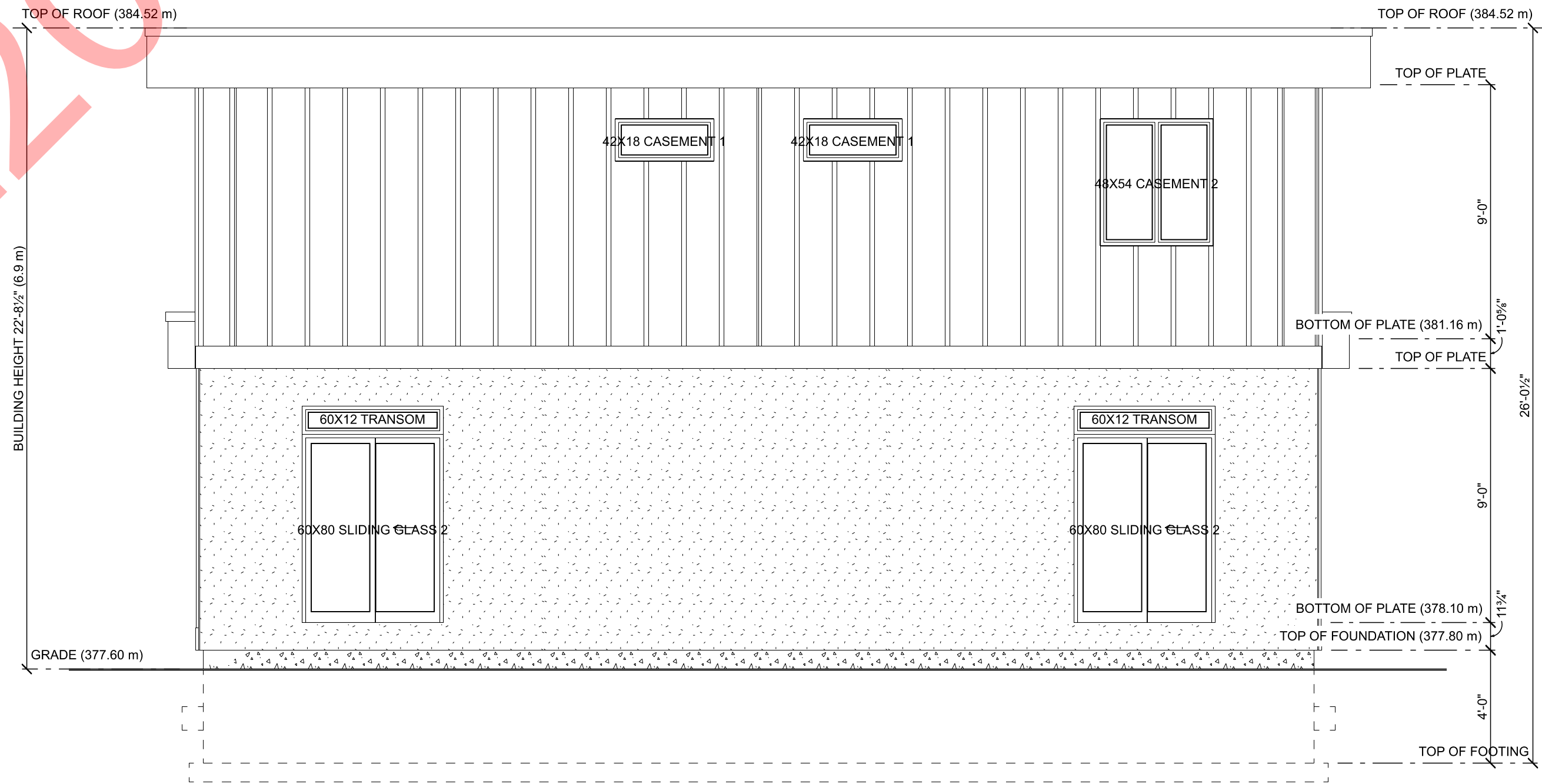
BUILDING B-SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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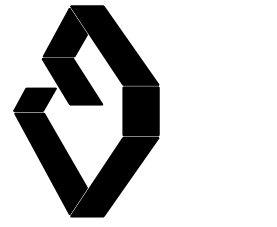
Building B-Exterior Elevations

STONE CLIFFE DEVELOPMENTS
RAJ DHILLON
587 EDNA AVENUE
PENTICTON, BC
DESIGN BY: AJG
DATE: 2023-11-22
DRAWN BY: AJG
REVISED:

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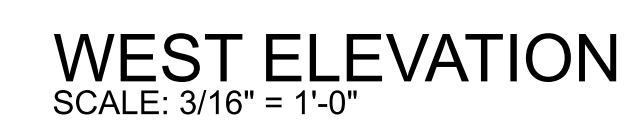
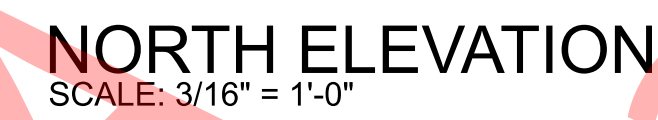
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PLAN NO.
WP-5756

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Schedule A: Zoning Amendment Bylaw 2023-50

Date:

Corporate Officer:

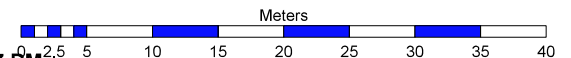


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1:576

Monday, November 27, 2023 3:07 PM



Coordinate System: NAD 1983 CSRS UTM Zone 11N

City of Penticton

penticton.ca