

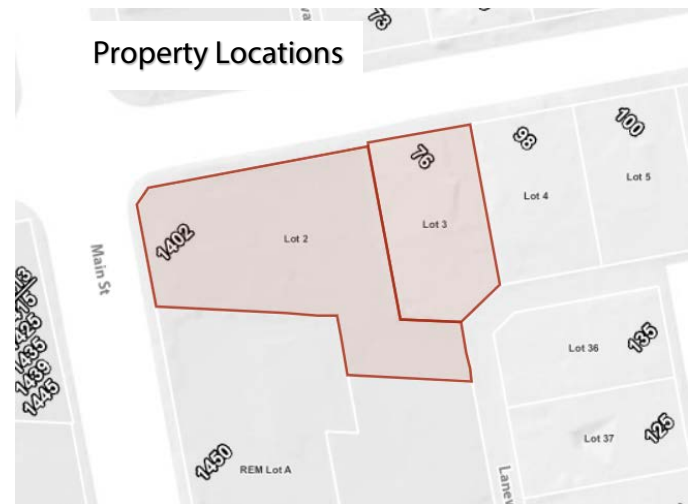
## Properties:

76 Duncan Ave E  
(Lot 3 District Lot 250 Similkameen Division Yale District Plan 7560)

1402 Main Street  
(Lot 2 District Lot 250 Similkameen Division Yale District Plan 39349)

## Proposal – 76 Duncan Ave. E.

Official Community Plan Amendment Bylaw 2024-12  
Zoning Amendment Bylaw 2024-13



The applicant is proposing to build a mixed-use, three-storey building with commercial space on the first storey, and two dwelling units each on the second and third storeys (4 dwelling units total) at 76 Duncan Avenue East (Figure 1). In order to facilitate the proposal the applicant has applied for the following:

- Amend Map 1: Future Land Use of Official Community Plan Bylaw No. 2019-08, by changing the future land use designation from 'Infill Residential' to 'Mixed-Use'.
- Rezone the property from R1 (Large Lot Residential) to C3 (Mixed Use Commercial);



Figure 1 – Conceptual Rendering of Proposed Development

## Proposal – 1402 Main St.

Zoning Amendment Bylaw 2024-14

1402 Main St. has also been requested to be rezoned from C7 (Service Commercial) to C3 (Mixed Use Commercial) which would allow for a similar mixed-use development on this site in the future, similar to what is being proposed at 76 Duncan Ave. E.

## Information:

You can find the staff report to Council, Official Community Plan Amendment Bylaw 2024-12, Zoning Amendment Bylaw 2024-13 and Zoning Amendment Bylaw 2024-14 on the City's website at [www.penticton.ca/publicnotice](http://www.penticton.ca/publicnotice) or scan the QR code to the right.



**Council Consideration:**

A Public Hearing has been scheduled for **6:00 pm, Tuesday, April 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](http://www.penticton.ca/city-hall/city-council/council-meetings). Select the 'Watch Live' button.

**Questions?**

Please contact **Jordan Hallam** at 250-490-2429 or [jordan.hallam@penticton.ca](mailto:jordan.hallam@penticton.ca) with any questions.

**Public Comments:**

Any person whose interest may be affected by the proposed bylaw(s):

1. May participate at the Public Hearing via Zoom or telephone. Please visit [www.penticton.ca/publichearings](http://www.penticton.ca/publichearings) for details and the Zoom link.
2. May appear in person.
3. Submit written comments by mail or email no later than 9:30 am, Tuesday, April 16, 2024, to:

Attention: Corporate Officer, City of Penticton  
171 Main Street, Penticton, B.C. V2A 5A9  
Email: [publichearings@penticton.ca](mailto:publichearings@penticton.ca)

Please ensure the following is included in your correspondence:

**Subject: 76 Duncan Ave. E. and/or 1402 Main St.**

No letter, report or representation from the public will be received by Council after the conclusion of the April 16, 2024 Public Hearing.

**Please note** that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Audrey Tanguay  
Planning & Licencing Manager



# Council Report

penticton.ca

**Date:** April 2, 2024  
**To:** Anthony Haddad, City Manager  
**From:** Jordan Hallam, Planner II  
**Address:** 76 Duncan Avenue East

**File No:** RMS/76 Duncan Ave E

**Subject:** Official Community Plan Amendment Bylaw No. 2024-12  
Zoning Amendment Bylaw No. 2024-13 (76 Duncan Ave E)  
Zoning Amendment Bylaw No. 2024-14 (1402 Main St)

## Staff Recommendation

### 1. 76 Duncan Ave E. Official Community Plan Amendment

THAT prior to consideration of "Official Community Plan Amendment Bylaw No. 2024-12", and in accordance with Section 475 of the *Local Government Act*, Council consider whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

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

AND THAT it is determined that the community engagement period carried out from January 17, 2024 to February 25, 2024 is sufficient;

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2024-12", a bylaw that amends Map 1: Future Land Use of Official Community Plan Bylaw No. 2019-08, by amending the future land use designation for Lot 3 District Lot 250 Similkameen Division Yale District Plan 7560, located at 76 Duncan Avenue East, from 'Infill Residential' to 'Mixed-Use'.

### 2. 76 Duncan Ave E. Zoning Amendment

THAT Council give first reading to "Zoning Amendment Bylaw No. 2024-13", Lot 3 District Lot 250 Similkameen Division Yale District Plan 7560, located at 76 Duncan Avenue East, a bylaw to rezone the subject property from R1 (Large Lot Residential) to C3 (Mixed Use Commercial);

AND THAT Council forward "Official Community Plan Amendment Bylaw No. 2024-12" and "Zoning Amendment Bylaw No. 2024-13" to the April 16, 2024 Public Hearing.

AND THAT Council require a 0.9m wide road dedication along the frontage of 76 Duncan Ave E be registered with the Land Title Office prior to issuance of an Occupancy Permit for the proposed mixed-use building;

### 3. *1402 Main St Zoning Amendment*

THAT Council give first reading to “Zoning Amendment Bylaw No. 2024-14”, Lot 2 District Lot 250 Similkameen Division Yale District Pan 39349, located at 1402 Main St, a bylaw to rezone the subject property from C7 (Service Commercial) to C3 (Mixed Use Commercial);

AND THAT Council forward “Zoning Amendment Bylaw No. 2024-14” to the April 16, 2024 Public Hearing.

### **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 build a mixed-use, three-storey building with commercial space on the first storey, and two dwelling units each on the second and third storeys (4 dwelling units total) at 76 Duncan Avenue East (Figure 1). The applicant has submitted a Letter of Intent, which outlines their proposal in more detail (Attachment ‘D’).

1402 Main St, which is also owned by the applicant, has been requested to be rezoned from C7 (Service Commercial) to C3 (Mixed Use Commercial). The rezoning would allow for a similar mixed-use development on this site in the future, similar to what is being proposed at 76 Duncan Ave E.



*Figure 1 – Conceptual Rendering of Proposed Development*

### *Required Applications*

The proposal is to allow for a mixed-use development on 76 Duncan Ave E. The applicants have applied for the following applications: Official Community Plan (OCP) Amendment, and Zoning Amendment. The following table outlines the planning applications that are required for the proposed development to proceed (prior to any building permits being issued):

| Applications Required                                     | Description                                                                                               | Approval Authority                                           |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Official Community Plan Amendment Bylaw – 76 Duncan Ave E | To amend the future land use designation on the subject property from 'Infill Residential' to 'Mixed-Use' | Council with community engagement<br>Public Hearing required |
| Zoning Amendment Bylaw – 76 Duncan Ave E                  | To amend the zoning at 76 Duncan Avenue East from R1 (Large Lot Residential) to C3 (Mixed Use Commercial) | Council<br>Public Hearing required                           |
| Zoning Amendment Bylaw – 1402 Main St                     | To amend the zoning at 1402 Main St from C7 (Service Commercial) to C3 (Mixed Use Commercial)             | Council<br>Public Hearing required                           |
| Development Permit                                        | A permit to approve the form and character of the proposed development                                    | Staff delegated                                              |

This report includes background and recommendations for Council on the OCP and Zoning amendments and also presents the engagement summary from the public engagement period that occurred between January 17, 2024 to February 25, 2024 for the proposed development. The development permit will follow a separate approval process.

### *Provincial Changes*

Due to the recent Provincial changes, a public hearing is required for the Official Community Plan Amendment and Zoning Amendment for 76 Duncan Ave E. As well, a public hearing is required for the Zoning Amendment of 1402 Main St, as no residential units are being proposed as part of the Zoning Amendment.

## **Background**

### *76 Duncan Ave E – Site Context*

The subject property is located on the south side of Duncan Avenue East in a mixed use area. The property is 797 m<sup>2</sup> in size and has a lane on the south side of the property. A fire occurred on the property in March 2020, and the single detached dwelling that existed on the property and was badly damaged was later demolished. The property currently does not contain any buildings or structures.

### *76 Duncan Ave E – Current OCP and Zoning*

The OCP future land use designation on the subject property is 'Infill Residential' (Attachment 'A'). The Infill Residential designation supports 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.

The current R1 (Large Lot Residential) zoning on the property permits a single detached dwelling, accessory buildings, one secondary suite, or one carriage house.

## Climate Impact

Council adopted the Community Climate Action Plan (CCAP) in 2021. The proposed development is consistent with the following aspects of the CCAP:

- **Shift Beyond the Car:** Encourage active & accessible transportation and transit
  - o A transit route runs along Duncan Ave and along Main St with a transit stop directly in front of 76 Duncan Ave E.
  - o The Lake-to-Lake Cycling route runs along Fairview Rd, and Atkinson St, a short distance away from the property.
  - o Bicycle parking: 0.5 class 1, and 0.1 class 2 per dwelling unit is required for the proposed dwelling units which will be required at the future Development Permit stage. Bicycle parking is also required for the commercial component proposed, but varies based on the type of commercial use but is generally required at 1 per 150 m<sup>2</sup> of net floor area.
  - o Duncan Avenue is a future protected active transportation corridor
- **Step up New Buildings:** All new buildings will be required to meet the BC Energy Step Code requirements at the time of construction.
- **Electrify Passenger Transport:** Level 2 EV Charging spaces are required at 1 per dwelling unit, plus minimum 2, plus 1 for every 5 parking spaces over 10 parking spaces for the proposed commercial space which will be required at the future Development Permit stage.

## 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 OCP amendment and rezoning applications are supported by Council. These items have been communicated to the applicant.

The Parks Department is requiring the planting of two boulevard trees in front of the both 76 Duncan Ave E and 1402 Main St. Development Engineering has noted that the bus stop in front of 76 Duncan Ave E will have to be moved to accommodate the new proposed drive through entrance at the developer's expense.

### *Road Dedication*

A 0.9 m road dedication is required in front of 76 Duncan Ave E in order to align the property lines with the adjacent property at 1402 Main St, and for the addition of two boulevard trees.

## Community Engagement Summary

### *Official Community Plan*

Official Community Plan Bylaw No. 2019-08 was adopted in August 2019, establishing a vision for Penticton's growth over the next 30 years and beyond. It provides strategic policies and direction for meeting that vision. The plan, however, is not meant to be a static document; it includes a process, through meaningful community consultation, where amendments to the plan may be considered as long as the vision and intent of the OCP remains intact. In 2021, Council adopted the *Community Engagement for OCP Amendments Procedure*, which outlines how public engagement for Official Community Plan amendments should occur. At the January 16, 2024 Council meeting, Council directed staff to begin engagement following this procedure for the proposed development of a mixed-use, three-storey building with commercial space on the first storey,

and two dwelling units each on the second and third storeys (4 dwelling units total) on 76 Duncan Ave E. The purpose of the engagement was to share information and gather public feedback on the proposal. Following Council's direction, the engagement period was carried out from January 17, 2024 to February 25, 2024. A summary of this engagement is included in this report (Attachment 'E').

### *Engagement Process*

Staff notified and involved the community in accordance with the *Community Engagement Procedure for OCP Amendments*. The engagement program was intended to gather feedback on the proposed land use change to allow a mixed-use, three-storey building with commercial space on the first storey, and two dwelling units each on the second and third storeys (4 dwelling units total). The engagement program launched January 17, 2024 and ran through to February 25, 2024, with a total of 95 feedback forms received by the deadline.

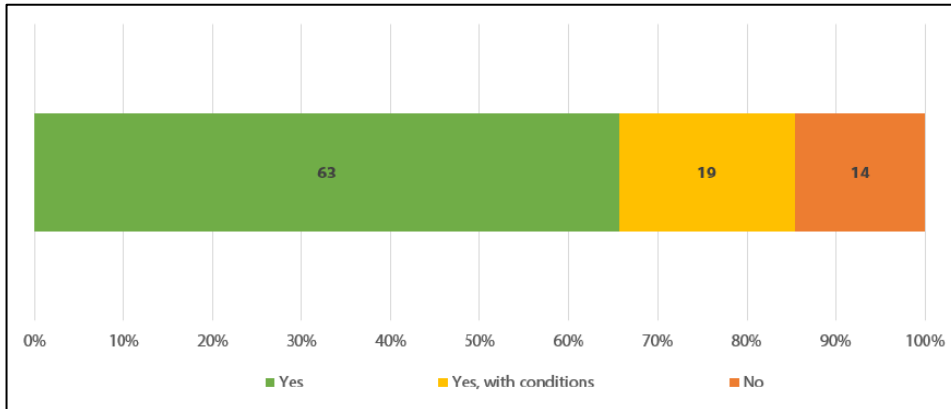
To notify the community and the opportunity to share feedback, staff completed the following:

| Date    | Activity                                                                                                                  |
|---------|---------------------------------------------------------------------------------------------------------------------------|
| Jan. 17 | Project information and feedback form on <a href="http://www.shapeyourcitypenticton.ca">www.shapeyourcitypenticton.ca</a> |
| Jan. 18 | Press Release                                                                                                             |
| Jan. 18 | E-blast                                                                                                                   |
| Jan. 19 | Letters to surrounding owners/occupants                                                                                   |
| Jan. 22 | Social media post                                                                                                         |
| Jan. 24 | Newspaper Ad                                                                                                              |
| Jan. 26 | Newspaper Ad                                                                                                              |
| Jan. 30 | Newspaper Ad                                                                                                              |
| Jan. 30 | Social media post                                                                                                         |
| Jan. 31 | Newspaper Ad                                                                                                              |
| Feb. 1  | Information session – Carmi Elementary School                                                                             |
| Feb. 15 | Social media post                                                                                                         |
| Feb. 25 | Deadline for feedback forms                                                                                               |

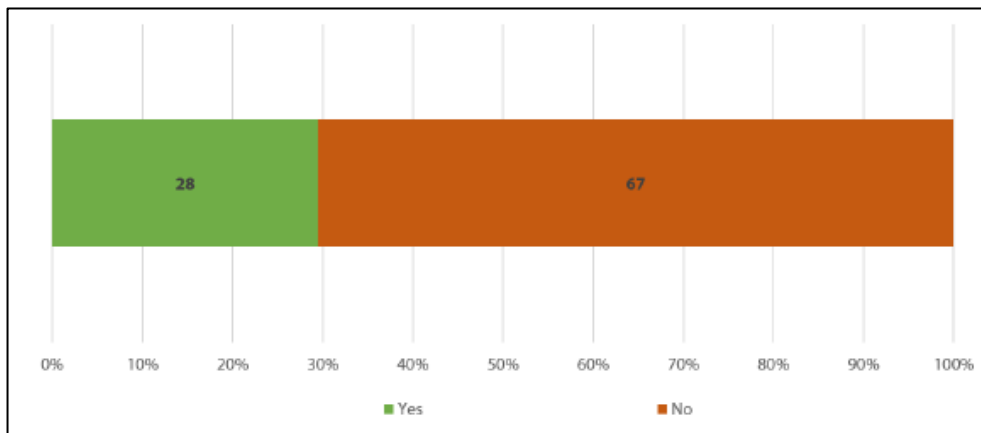
The intent of the information session was to inform community members about the application, share accurate information on the proposal and the process, and indicate how and where community members can share their comments, concerns and feedback on the proposal. The open house had a total of 9 attendees. The engagement report, which includes the results from the engagement period has been included as Attachment 'E'.

The key findings from the feedback forms collected during the engagement period found that 85.4% of respondents do support the land use change from Infill Residential to Mixed-Use. Another 14.6% do not support the change with conditions largely related to traffic, parking, and affordability.

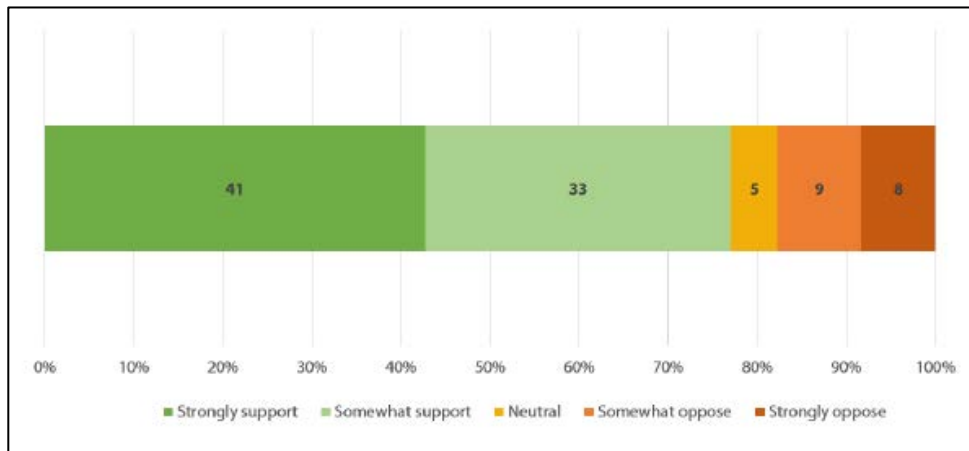
The following chart shows the feedback forms results to the questions **“Do you agree with changing the land use on this site from Infill Residential to Mixed-Use?”**:



Additionally, the following chart demonstrates that more than half of respondents do not have concerns with changing the future land use designation on the site, when asked: **“Based on the information provided, would you have any concerns about what is being considered for this site?”**:



Participants were asked **“Rate your level of support for the development that is being proposed for this site”**. The following chart shows that more than half of respondents either support or strongly support the proposed mixed-use development, while a small portion either oppose or strongly oppose the proposed mixed-use development.



Through the engagement period, the Planning Department and Communications and Engagement Department heard the following main concerns about the proposed land use change to allow a mixed-use development:

- Concern there is no need for commercial space on this property
- Concern drive-thru is so close to the building, it will require soundproofing and better landscaping for residents and businesses within the new structure
- Concern for height and fitting into the neighbourhood. Parking would need to be provided for both commercial and residential units
- Concern that apartments are small and include extensive use of stairs –unsuitable for families and seniors
- Commercial needs to be quiet after 7 pm
- Parking should be underground for residential, a few surface spots for commercial
- Concern for bus stop out front and impacts it will have (traffic, accessibility)
- Concern for high traffic area close to major traffic intersection. Anything more than single family will increase congestion and increase risks at the busy intersection
- Desire to see windows added to west side to use sun to light stairwell
- Desire to see no parking out front as it is a bus stop area.
- Desire to swap east and west sides of building for better views. Right now the 4 apartments look into the backyard of existing homes
- Concern for limited and unsecured parking

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

## Analysis

### *Official Community Plan Amendment*

Recognizing that the Official Community Plan (OCP) is a “living document”, amendments to the OCP are to be expected from time to time. While the OCP guides land use decisions up to 2045, it is likely that over that timeframe, changing trends or unexpected events will require the City and community to consider

amendments to the plan. Proposals to amend the OCP that respect the overall vision and values of the OCP, but also allow for innovation and adaption as new opportunities arise, are considered by City Council, with the following considerations:

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

The applicant is proposing to amend the Future Land Use designation on 76 Duncan Ave E from 'Infill Residential' to 'Mixed-Use'. Explanations on what each designation means and what land use each supports are provided below.

#### *Infill Residential Land Use Designation*

The OCP future land use designation on 76 Duncan Ave E is currently 'Infill Residential' (Attachment 'B'). The 'Infill Residential' land use designation is described in the OCP as 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 (Figure 3).

| Land Use                                                                                                      | Description                                                                                                                                                                 | Building Type(s)                                                                                                                                                                                                                                                                                                                  | Uses                                                                                              | Height / Density                                                                                                                                                                                          | Zone(s)                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Infill Residential</p>  | 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. | <ul style="list-style-type: none"> <li>• Single detached houses with or without secondary suites and/or carriage houses</li> <li>• Duplexes with or without suites</li> <li>• Triplexes</li> <li>• Lower-density rowhouses</li> <li>• Small-scale neighbourhood commercial building (e.g., corner store, coffee shop).</li> </ul> | <ul style="list-style-type: none"> <li>• Residential</li> <li>• Limited retail/service</li> </ul> | <ul style="list-style-type: none"> <li>• 1 to 4 units per single lot</li> <li>• Consolidation of lots possible for lower scale multifamily developments</li> <li>• Generally up to 2 ½ storeys</li> </ul> | <ul style="list-style-type: none"> <li>• R1</li> <li>• R2</li> <li>• R3</li> <li>• RD1</li> <li>• RD2</li> <li>• RD3</li> <li>• C2</li> </ul> |

*Figure 3 – Infill Residential Land Use Designation*

#### *Mixed-Use Land Use Designation*

The designation that is being requested is the 'Mixed-Use' designation to allow for a mixed-use, three-storey building with commercial space on the first storey, and two dwelling units each on the second and third storeys (4 dwelling units total). This designation envisions a mixed-use area allowing for intensive development with active and vibrant retail or services uses at ground level and multi-family residential

and/or office uses (Figure 4). This change would allow for the rezoning of 76 Duncan Avenue E to C3 (Mixed Use Commercial) to support the proposed development.

### Staff's Analysis

The applicant is requesting to amend the OCP land use designation for the property from 'Infill Residential' to 'Mixed-Use', in order to facilitate the construction of a three-storey mixed-use development. While the proposal is in conflict with the existing OCP land use designation, the proposal shows consistency with many goals and objectives of the OCP and staff consider it is aligned with the OCP's vision for the future.

| Land Use                                                                          | Description                                                                                                                                                         | Building Type(s)                                                                     | Uses                                                                                                        | Height / Density                                                   | Zone(s)                                                          |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------------|
|  | A mixed-use area allowing for intensive development with active and vibrant retail or service uses at ground level and multi-family residential and/or office uses. | <ul style="list-style-type: none"> <li>Higher-density mixed-use buildings</li> </ul> | <ul style="list-style-type: none"> <li>Commercial (retail, service, office)</li> <li>Residential</li> </ul> | <ul style="list-style-type: none"> <li>Up to 10 storeys</li> </ul> | <ul style="list-style-type: none"> <li>C3</li> <li>C5</li> </ul> |

Figure 4 – Mixed-Use Future Land Use Designation

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

| OCP Reference      | Policy                                                                                                                                                                                                                                                                                                |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OCP Policy 4.1.1.1 | Focus new residential development in or adjacent to existing developed areas.                                                                                                                                                                                                                         |
| Staff's Comments   | 76 Duncan Ave E is located within a well-developed area, and doesn't require the construction or extension of City services in order to proceed.                                                                                                                                                      |
| OCP Goal 4.1.3     | Housing Diversity<br>Ensure a range of housing types, sizes, tenures and forms exist throughout the City to provide housing options for all ages, household types, and incomes.                                                                                                                       |
| Staff's Comments   | The development proposes 4 dwelling units on the second and third storeys within an established area in the City. This type of development will help to provide desirable units that could be suited for a variety of future occupants.                                                               |
| OCP Policy 4.1.3.1 | Encourage more intensive "infill" residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided from Development Permit Area Guidelines. |
| Staff's Comments   | 76 Duncan Ave E is located in an established neighbourhood. There is adequate opportunity for residents to access services and amenities near the proposed development due to its central location.                                                                                                   |

| OCP Reference      | Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OCP Policy 4.1.3.5 | Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.                                                                                                                                                                                                                                                                                                                                  |
| Staff Comments:    | The proposed change of land use, through the OCP future land use designation and zoning changes proposed, helps to ensure more intensive forms of housing are provided close to many amenities and services such as Fairview Plaza, Penticton Regional Hospital, and transit along Duncan Ave and Main St.                                                                                                                                                                                              |
| OCP Goal 4.1.4     | Housing Quality<br>Ensure that new housing is attractive and sensitively designed, is water and energy efficient and that all housing is properly maintained.                                                                                                                                                                                                                                                                                                                                           |
| Staff Comments:    | The proposed development would introduce 4 new residential units to this area of the City. The applicant has demonstrated many initiatives that are to be integrated into the development to ensure it is efficient (see climate action section).                                                                                                                                                                                                                                                       |
| OCP Policy 4.1.4.1 | Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context                                                                                                                                                                                                                                                                             |
| Staff Comments:    | Staff consider that the building has been designed to fit into the area, and is similar in height to existing buildings within close proximity. The development proposes an attractive new building, with a variation of materials and to create an interesting frontage.                                                                                                                                                                                                                               |
| OCP Goal 4.1.6     | Provide opportunities to live, work and play in all of Penticton's neighbourhoods.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Staff Comments:    | The proposed development introduces 4 residential units and commercial space on Duncan Ave within an existing neighbourhood, close to various amenities, parks, and uses. This allows opportunities to live and work within close proximity of each other.                                                                                                                                                                                                                                              |
| OCP Policy 4.2.1.7 | Promote walking, cycling and transit use through strategic land use planning that facilitates denser, attractive, mixed-use communities that are rich in amenities.                                                                                                                                                                                                                                                                                                                                     |
| Staff Comments:    | The proposed development is located directly on a transit route on Duncan Ave, with a transit stop directly in front of the property. The proposed development is also within blocks of the lake-to-lake cycling route, taking advantage of the ability to use alternative forms of transportation to access the community. This allows the potential for workers, residents, tenants or visitors to use alternative transportation to access the proposed development or other areas of the community. |

Given the support from a variety of OCP Goals and Policies, staff recommend that Council support the OCP land use designation change from 'Infill Residential' to 'Mixed-Use'.

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

|                                | C3 Zone Requirement – 76 Duncan Avenue East                                                                                                                                       | Provided on Plans                                                                                                                                  |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Minimum Lot Width*:</b>     | 18.0 m                                                                                                                                                                            | 21.3 m                                                                                                                                             |
| <b>Minimum Lot Area*:</b>      | 1000 m <sup>2</sup>                                                                                                                                                               | 797.2 m <sup>2</sup>                                                                                                                               |
| <b>Maximum Lot Coverage:</b>   | 50%                                                                                                                                                                               | 36%                                                                                                                                                |
| <b>Maximum Density:</b>        | 2.0 Floor Area Ratio (FAR)                                                                                                                                                        | 0.19 FAR                                                                                                                                           |
| <b>Vehicle Parking:</b>        | Total Required: 1 per dwelling unit plus 0.25 spaces/unit for visitors<br><br>1 per 30 m <sup>2</sup> Net Floor Area (NFA) for office use<br><br><b>Total Required: 12 spaces</b> | <b>Total Per Dwelling: 4 spaces</b><br><b>Total Visitor: 1 space</b><br><br><b>Total For Office Use: 8</b><br><br><b>Total Provided: 13 spaces</b> |
| <b>Required Setbacks</b>       |                                                                                                                                                                                   |                                                                                                                                                    |
| Front Yard (Duncan Ave E):     | 3.0 m                                                                                                                                                                             | 3.0 m                                                                                                                                              |
| Side Yard (east):              | 4.5 m                                                                                                                                                                             | 4.5 m                                                                                                                                              |
| Side Yard (west):              | 4.5 m                                                                                                                                                                             | 4.5 m                                                                                                                                              |
| Rear Yard (lane):              | 6.0 m                                                                                                                                                                             | >10.0 m                                                                                                                                            |
| <b>Maximum Building Height</b> | 18 m                                                                                                                                                                              | 10.8 m                                                                                                                                             |
| <b>Other Information:</b>      | *Lot width and lot area are only applicable at the time of subdivision.                                                                                                           |                                                                                                                                                    |

#### *Zoning Bylaw Amendment – 76 Duncan Ave E*

In addition to an OCP Amendment, the applicant has also applied for a Zoning Bylaw amendment for 76 Duncan Ave E from R1 (Large Lot Residential) to C3 (Mixed Use Commercial).

Should Council consider that amending the OCP designation on the property is appropriate, they may also consider that the proposed C3 (Mixed Use Commercial) zone is appropriate given the requested OCP designation of 'Mixed-Use'. This designation envisions a mixed-use area allowing for intensive development with active and vibrant retail or services uses at ground level and multi-family residential and/or office uses (Figure 4).

The subject property is considered an appropriate location for increased density due to its proximity to amenities and services nearby, including Fairview Plaza, Penticton Regional Hospital, and many other public amenities. There are also adequate pedestrian and cycling connections for alternative modes of transportation, including the lake-to-lake cycling route on Atkinson St and Fairview Rd. Further, the OCP policies that are referenced to support the OCP land use change also support the proposal to rezone 76 Duncan Ave E from R1 (Large Lot Residential) to C3 (Mixed Use Commercial).

Given the above information, staff recommend that Council support the zoning amendment from R1 (Large Lot Residential) to C3 (Mixed Use Commercial) for 76 Duncan Ave E and the 0.9 m wide road dedication that is required for two boulevard trees.

As such, staff recommend that Council support the Zoning Amendment, with the following condition being met prior to issuance of an Occupancy Permit for the mixed-use building:

1. A 0.9 m wide road dedication in front of 76 Duncan Avenue East is registered with the Land Title Office prior to adoption.

*The recommendation is to require the road dedication prior to issuance of an Occupancy Permit because staff expect to introduce a new Zoning Bylaw in May 2024, as part of the housing policy changes work. Completing this rezoning prior to introducing the new Zoning Bylaw means the rezoning will not overhang the new Zoning Bylaw coming into effect if the condition had to be met prior to adoption of rezoning.*

#### *Zoning Bylaw Amendment – 1402 Main St*

In addition to OCP Amendment and rezoning of 76 Duncan Ave E, the applicant has also applied for a Zoning Bylaw amendment for 1402 Main St from C7 (Service Commercial) to C3 (Mixed Use Commercial). While currently no new construction is proposed at 1402 Main St, the rezoning would align with the work to update the current Zoning Bylaw and Official Community Plan. This area has been identified to change the current OCP designation from 'Commercial' to 'Mixed-Use'. This change would allow for a mixed-use development in the future that is similar to what is being proposed for 76 Duncan Ave E.

The land use designation for 1402 Main St is 'Commercial'. This designation envisions areas with a wide range of commercial uses including office, retail, goods and services. Typical building types include commercial (retail/office/service) buildings and mixed-use buildings (in specific areas, residential units limited to the second floor and above).

As noted with 76 Duncan Ave E, 1402 Main St is considered an appropriate location for increased density due to its proximity to amenities and services nearby, including Fairview Plaza, Penticton Regional Hospital, and many other public amenities. There are also adequate pedestrian and cycling connections for alternative modes of transportation, including the lake-to-lake cycling route on Atkinson St and Fairview Rd. The rezoning is required to better align the property and land use for redevelopment potential in the future, which could include a similar mixed-use development that is being proposed for 76 Duncan Ave E or potentially see the lots consolidated and a development of a more substantial scale be proposed.

Given the above information, staff recommend that Council support the zoning amendment from C7 (Service Commercial) to C3 (Mixed Use Commercial) for 1402 Main Street.

#### **Alternate Recommendations**

Council may consider the proposed development to be undesirable at this location, or not in keeping with the goals and policies of the Official Community Plan. If this is the case, Council should deny first reading of the Official Community Plan Amendment and Zoning Bylaw Amendment. Staff are not recommending this option, as staff consider the proposal to be supported by the general direction of the Official Community Plan, including the many goals and policies referenced within the Analysis section of this report.

1. THAT Council deny first reading of "Official Community Plan Amendment Bylaw No. 2024-12" and "Zoning Amendment Bylaw No. 2024-13" for 76 Duncan Avenue East;

2. AND THAT Council deny first reading of “Zoning Amendment Bylaw No. 2024-14” for 1402 Main Street.

### Attachments

Attachment A – Zoning Map  
Attachment B – Official Community Plan Map  
Attachment C – Photos of Property  
Attachment D – Letter of Intent  
Attachment E – 76 Duncan Ave E Engagement Report  
Attachment F – Proposed Plans  
Attachment G – Official Community Plan Amendment Bylaw No. 2024-12  
Attachment H – Zoning Amendment Bylaw No. 2024-13 (76 Duncan Ave E)  
Attachment I – Zoning Amendment Bylaw No. 2024-14 (1402 Main St)

Respectfully submitted,

Jordan Hallam  
Planner II

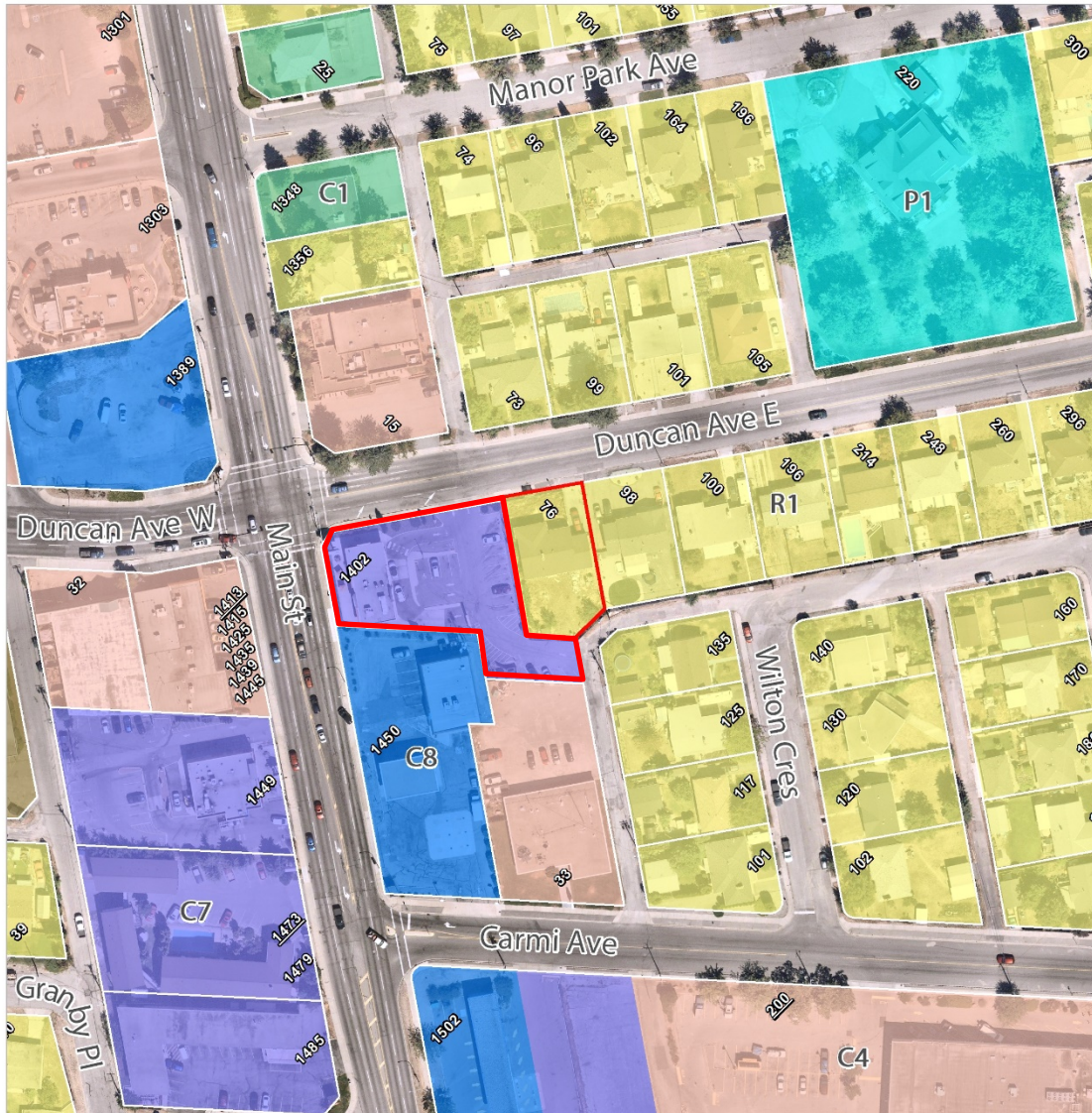
### Concurrence

|                                                      |                                       |                                                             |                                |
|------------------------------------------------------|---------------------------------------|-------------------------------------------------------------|--------------------------------|
| Director of<br>Development Services<br><br><i>BL</i> | GM of Infrastructure<br><br><i>KD</i> | Director of Finance<br>and Administration<br><br><i>AMC</i> | City Manager<br><br><i>SBH</i> |
|------------------------------------------------------|---------------------------------------|-------------------------------------------------------------|--------------------------------|

# Attachment A – Zoning Map

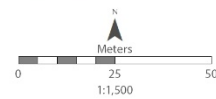


## 76 Duncan Ave E Zoning Map



### Legend

- Subject Parcel
- R1 - Large Lot Residential
- C7 - Service Commercial
- RM2 - Low Density Multiple Housing
- C8 - Vehicle Service Station
- C1 - Commercial Transition
- P1 - Public Assembly
- C4 - General Commercial



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

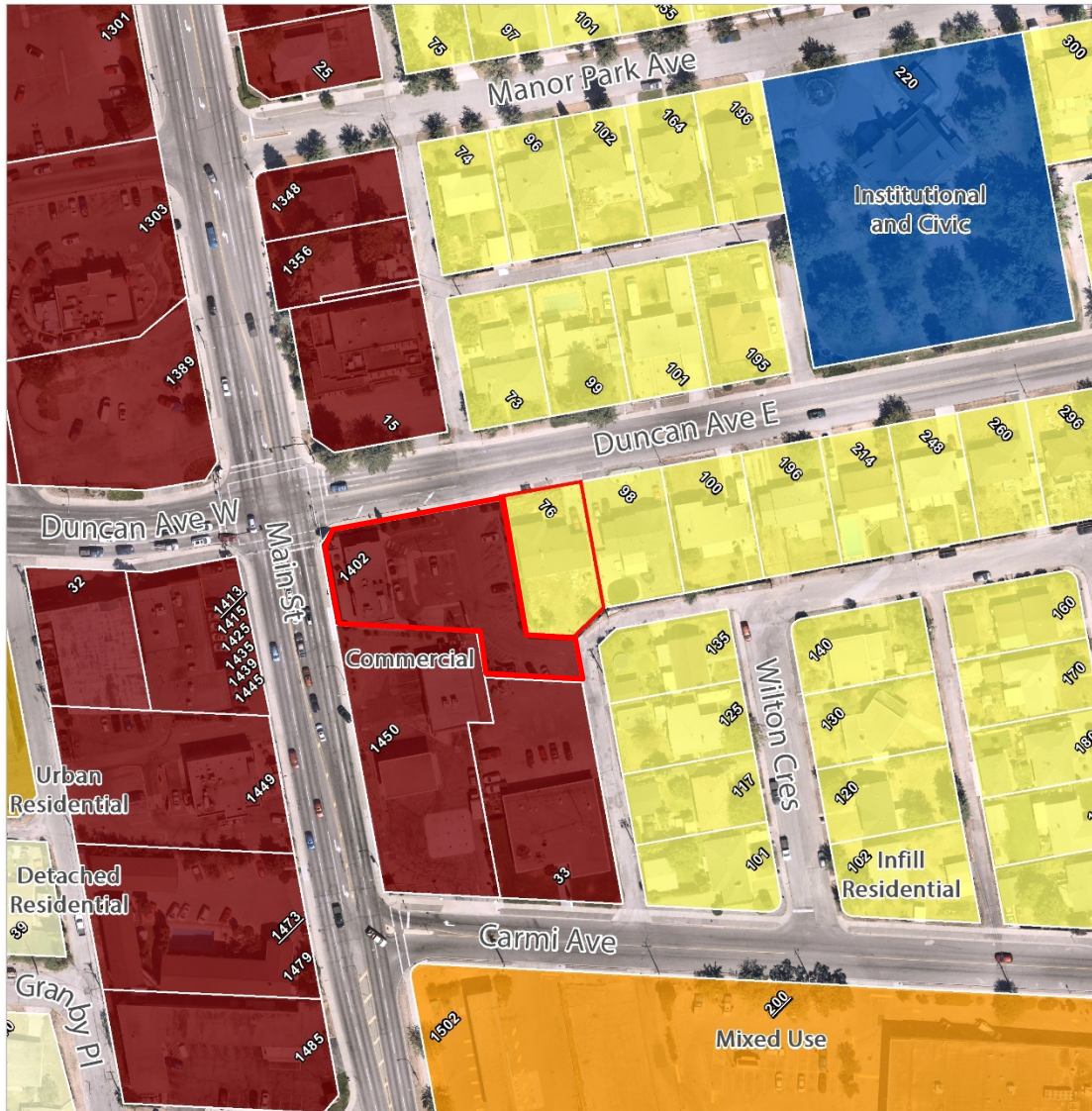
Tuesday, December 10, 2023 9:12:26 AM

[penticton.ca](http://penticton.ca)



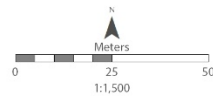
# 76 Duncan Ave E

OCP Map



## Legend

- Subject Parcel
- Future Land Use
- Detached Residential
- Institutional and Civic
- Commercial
- Urban Residential
- Mixed Use



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

Tuesday, December 10, 2023 9:41:50 AM

penticton.ca

Attachment C – Photos of Property







**Sherri Turpin Architect**

Sherri Turpin, Principal, Architect, AAA, AIBC, Passive House Designer

December 19, 2023

Building and Licensing-Development Services Division  
City of Penticton  
171 Main Street  
Penticton BC V2A 5A9

Dear Sir/Madam:

Re: 1402 Main Street and 76 Duncan Avenue East  
LOT 2, DL 250, SDYD, PLAN 39349 and LOT 3, DL250, SDYD, PLAN 7560

The owner of these two properties, 499410 BC Ltd., would like to apply for rezoning of 76 Duncan Avenue. 1402 Main Street is currently an A&W restaurant and will continue to remain as such in the foreseeable future. 76 Duncan Avenue East was purchased with the intent of providing better access and increased vehicular stacking to the drive through.

At the same time, there is opportunity to further develop the property. The owner would like to construct a three-storey mixed-use building that will potentially have an office or personal services business on the main floor and residential units on the upper two levels. There may be 4 residential units in total and one commercial unit.

The zoning that we believe would suit 76 Duncan property would be a C3 Mixed Use Commercial because this zoning contains general commercial uses and multi-family residential. The is anticipated to be registered rights-of-ways in order to manage the drive-through lane and access to parking from both properties.

Included in this submission are digital drawings showing the site plan as well as preliminary building plans and elevations to further show the intent and to facilitate discussion. Also included is the development application form, the site disclosure waiver form, and agent agreement form. The application fee will be sent separately upon confirmation of the amount.

Sincerely,



Sherri Turpin, AIBC, AAA, Passive House Designer★

c.c. Byron Gleige, 499410 BC Ltd.



26 – 45 Green Avenue West  
Penticton BC V2A 7E5

p.1/1

tel: 587.876.7616  
e-mail: turpinarchitect@outlook.com



## **76 Duncan Avenue East Engagement Report**

February 28, 2024

[1.0 Overview](#)

[2.0 Community Participation](#)

[3.0 Feedback Form Results](#)

[4.0 Open House](#)

[5.0 Conclusions](#)

[Appendix A– Engagement Timeline](#)

## 1.0 Overview

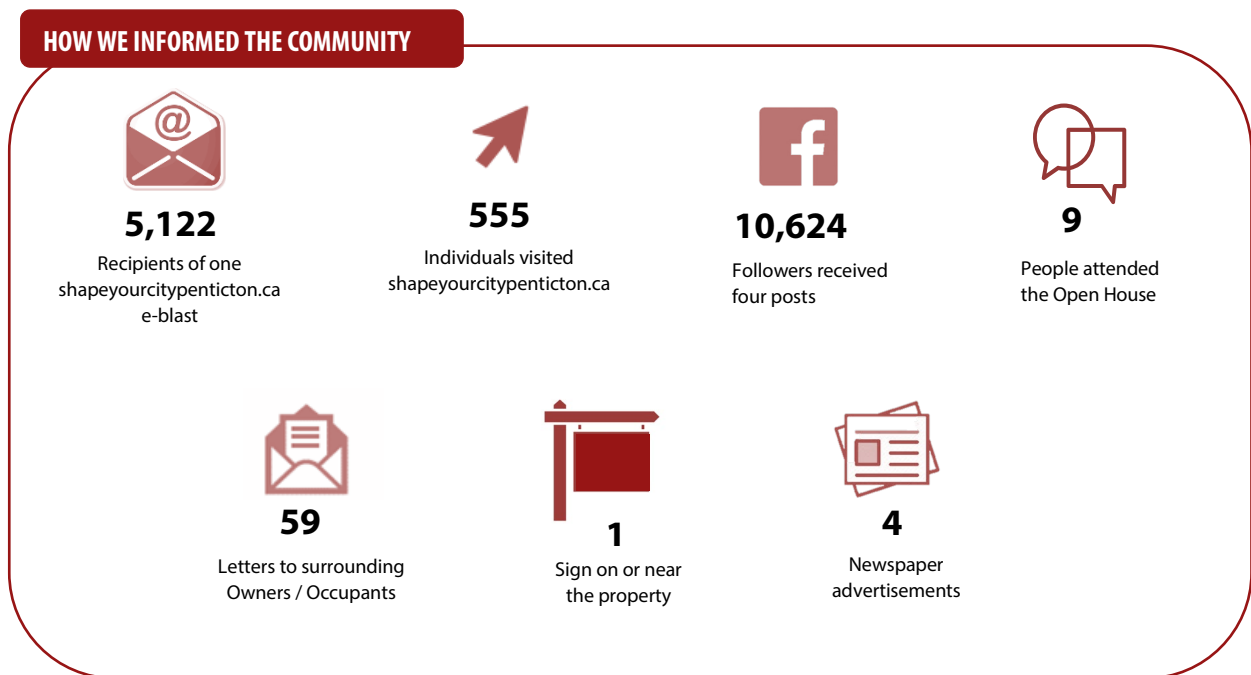
The City received an application for 76 Duncan Avenue East consisting of a three-storey, mixed-use development that would require an amendment to the City's Official Community Plan to change the 'future land use' designation on the property from Infill Residential to Mixed-Use.

The proposal for redevelopment consists of a three-storey building with commercial space on the first storey and two dwelling units each on the second and third storeys (4 dwelling units total). The initial plans include landscape buffering with trees and shrubs.

Before considering the amendments, Council directed staff to gather feedback from the community about changing the 'future land use' of this property. The following document summarizes the activities completed and the findings from the process.

## 2.0 Community Participation

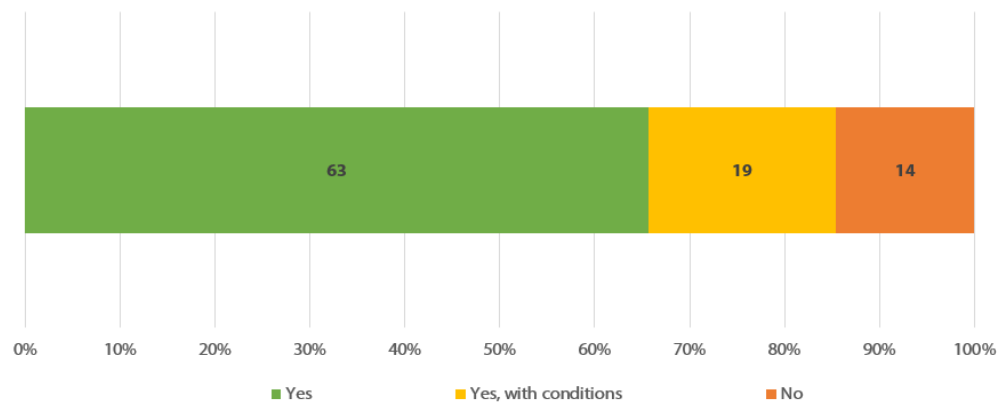
Staff followed the *Community Engagement Procedure for OCP Amendments* to ensure adequate and meaningful consultation with the community. The engagement program was conducted between January 17 and February 25. The following diagram summarizes participation. A detailed timeline of engagement activities is provided in Appendix A.



## 3.0 Feedback Form Results

One of the primary ways the City gathers formal feedback is through the use of feedback forms. The focus of the feedback form was to gather feedback on the proposed change to the future land use. Residents were invited to review the information about the proposal and complete a feedback form before Sunday, February 25. In total, **95 feedback forms** were received. Please note that the key findings from the feedback forms are presented in this report. Complete results including full comments, are available at [shapeyourcitypentticton.ca](https://shapeyourcitypentticton.ca).

1. Do you agree with changing the land use on this site from Infill Residential to Mixed-Use?



Participants who answered 'Yes, with conditions' were invited to explain their response. A summary of the themes/comments is provided below:

### Traffic and parking

- Proper parking is needed, at least 2 parking spaces for each residence and more for businesses
- Back alley access must be properly designed to handle the influx of traffic
- Drive-thru negatively affects Main and Duncan intersection, consider redesigning and placing farther from building
- Ensure adequate parking for businesses and residents
- Ensure adequate off-street parking
- Underground parking would be ideal
- City must work to improve public transit and bike lanes to reduce the strain on our roads from unnecessary traffic and reduce the tax dollar spending on road maintenance

### Housing affordability

- Residential and commercial spaces be affordable to rent or buy. Small businesses also struggle to gain footing due to astronomical rents
- Residential portion be made affordable for lower to moderate income earners to afford to live there

### Climate action

- Roof construction suitable for solar panel/solar water heat at a future time. No vegetation requiring frequent watering and adequate rooting space for mature trees
- More trees, especially within flat expanse of parking lot asphalt. Require building a green structure; passive heating and cooling, green/solar panel roof, heat pumps
- Solar/EV charging should be installed, not just ready

### Other suggestions

- Accessibility concerns – needs to accommodate a variety of potential tenants and business patrons including mobility challenges. Consideration of the nature of the commercial tenants in relation to those living above them must also be addressed

- Height restrictions and parking underground
- No AirBnBs in residential units
- Limit to 2 storeys to fit the area better, serves as an overlap between commercial development on Main St and purely residential on Duncan

Participants who answered 'No' were invited to explain their response. A summary of the themes/comments is provided below:

#### **Desire to keep property as Residential**

- Support for 3 floors of housing, not commercial space as it is a residential area
- Leave as residential, too many empty commercial spaces downtown

#### **Concern for Commercial space**

- Central downtown that has plenty of vacant buildings that can be used for offices, store fronts and more uses
- Already plenty of empty commercial spaces available, don't sacrifice opportunity for extra housing

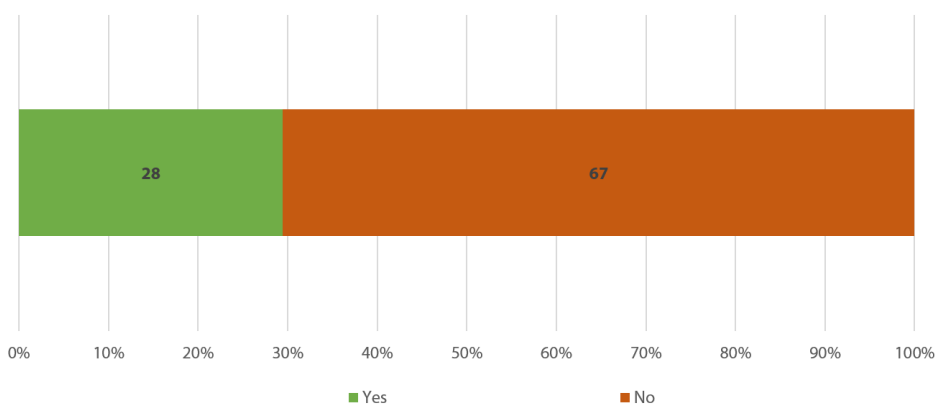
#### **Traffic and Infrastructure**

- Not enough infrastructure to handle increased traffic on an already very busy corridor
- Concern that A&W already slows traffic east of Main St. and this will add traffic congestion to the area

#### **Preference to not amend OCP**

- Development is wrong for the site as was determined by the original OCP
- Goes against OCP plan. Keep the plan because soon there will be NO plan and developers will do whatever they want

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

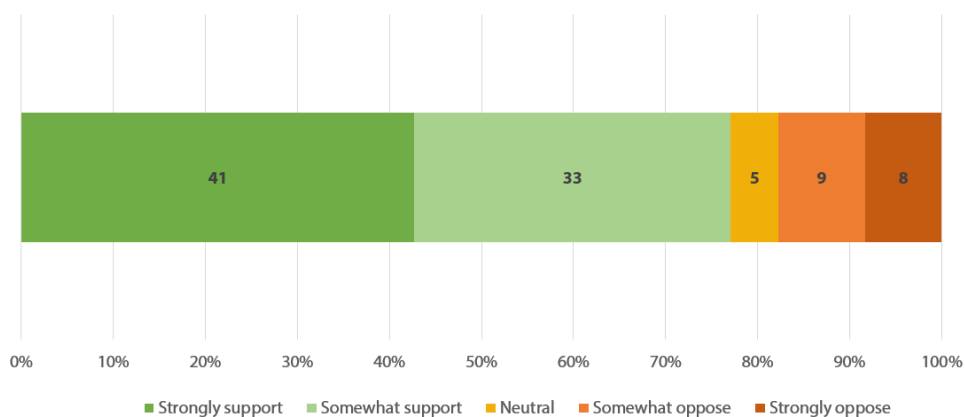


Participants who said 'yes' were invited to explain their response. A summary of the themes/comments is provided below:

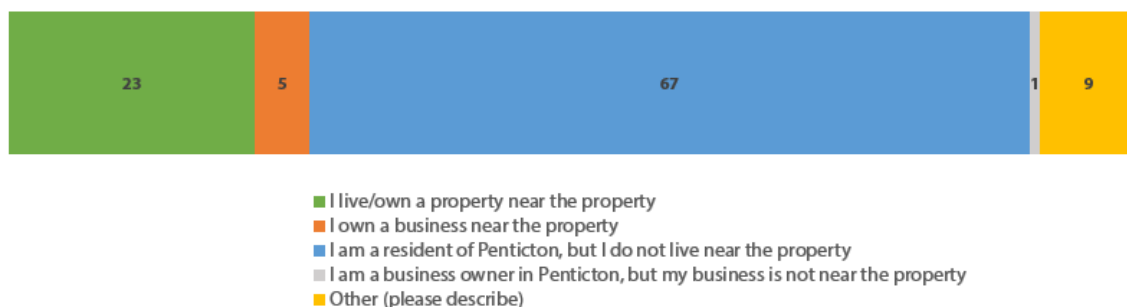
- Concern there is no need for commercial space on this property

- Concern drive-thru is so close to the building, it will require soundproofing and better landscaping for residents and businesses within the new structure
- Concern for height and fitting into the neighbourhood. Parking would need to be provided for both commercial and residential units
- Concern that apartments are small and include extensive use of stairs –unsuitable for families and seniors
- Commercial needs to be quiet after 7 pm
- Parking should be underground for residential, a few surface spots for commercial
- Concern for bus stop out front and impacts it will have (traffic, accessibility)
- Concern for high traffic area close to major traffic intersection. Anything more than single family will increase congestion and increase risks at the busy intersection
- Concern units will be limited to 55+
- Desire for separate entrance/egress of balconies needed
- Desire to see windows added to west side to use sun to light stairwell
- Desire to see no parking out front as it is a bus stop area.
- Desire to swap east and west sides of building for better views. Right now the 4 apartments look into the backyard of existing homes
- Concern for limited and unsecured parking

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



4. Which best describes your interest in providing feedback?



Some comments from 'Other (please describe)' are provided here, full responses are available at [shapeyourcitypenticton.ca](https://shapeyourcitypenticton.ca)

- Resident of Penticton working near the property but not the business owner
- Respondent is a member of the Downtown Penticton Business Improvement Association
- Respondent is a member of the Penticton Indian Band
- Respondent travels this route at least four times a week

#### 4.0 Open Houses

An in-person event was held at in the library at Carmi Elementary school on Thursday, Feb. 1, 2024 between 5:00 pm – 6:30 pm. Nine members of the public attended and a summary of their discussions are provided here:

- Concern that there is no sidewalk on the south side of Duncan Ave going east (for the bus stop)
- Appreciation that the drive-through will be longer and should alleviate congestion at Main St. and Duncan Ave E
- Comment that City shouldn't allow drive-throughs anymore
- Concerns about parking for the proposed commercial business and residents
- Concerns about where the bus stop will be moved to and the impact to its accessibility
- Concerns that vehicles idling in a drive-through will create more pollution and health problems for people in the area
- Appreciation that only 3 storeys are proposed when the Province is allowing up to 6 (Transit Oriented Development Area) and no parking
- Comment that the City should be encouraging more bicycle transportation, especially in this area
- Concerns over commercial business type that would be located on the ground floor
- Concerns about how parking will be allocated (residential versus commercial uses)
- Concerns about the (lack of) amenity space for the residents

#### 5.0 Conclusions

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

Through this process, staff learned the majority of respondents (65.6%) support the land use change from Infill Residential to Mixed-Use. Another 19.8% support the change with conditions largely related to availability, accessibility and security of residential and commercial parking spaces.

Respondents indicated 77.1% strongly support or support the development proposed for the site, with 17.7% strongly opposed or opposed to it. Remaining responses are 5.2% as neutral.

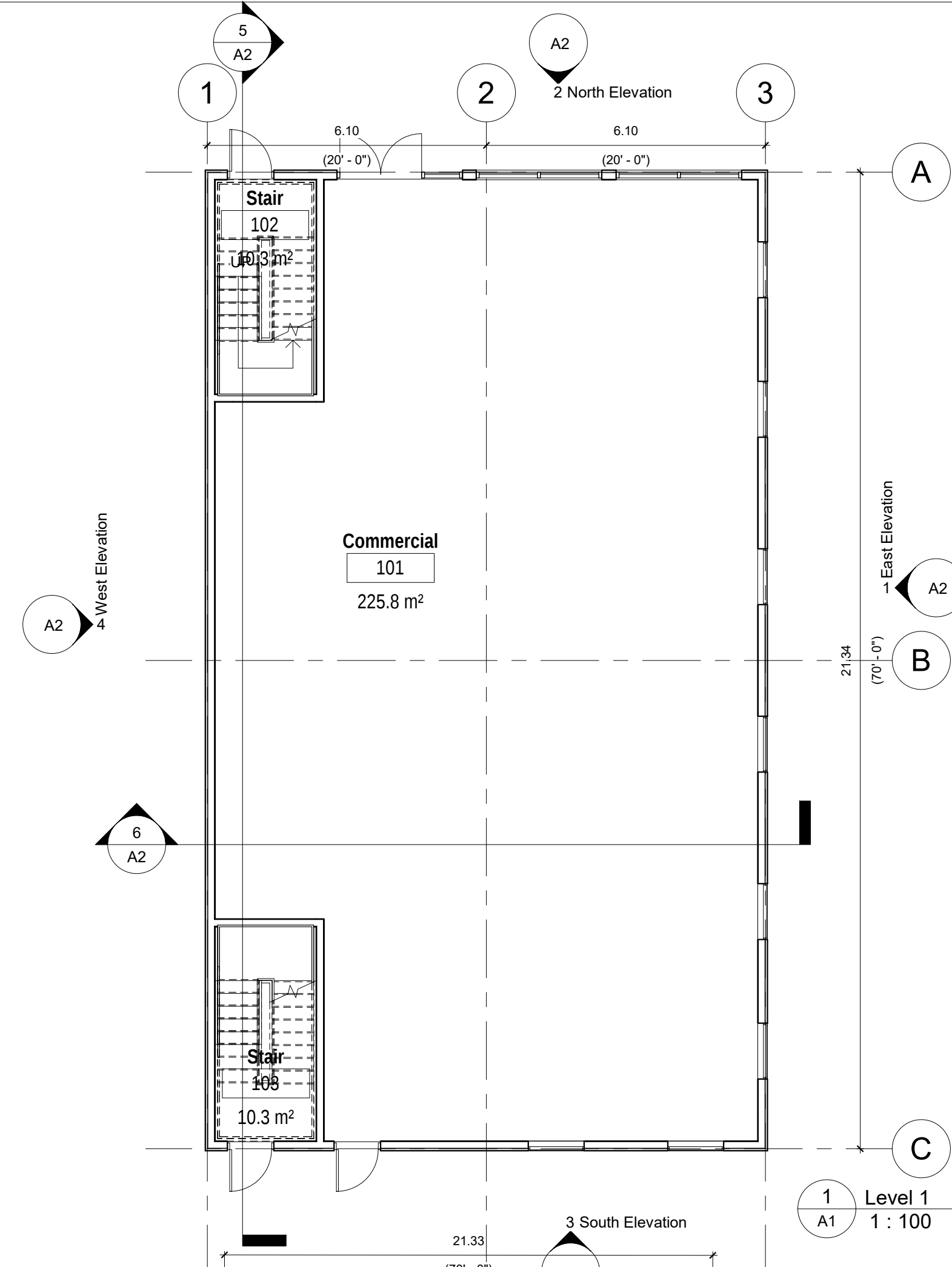
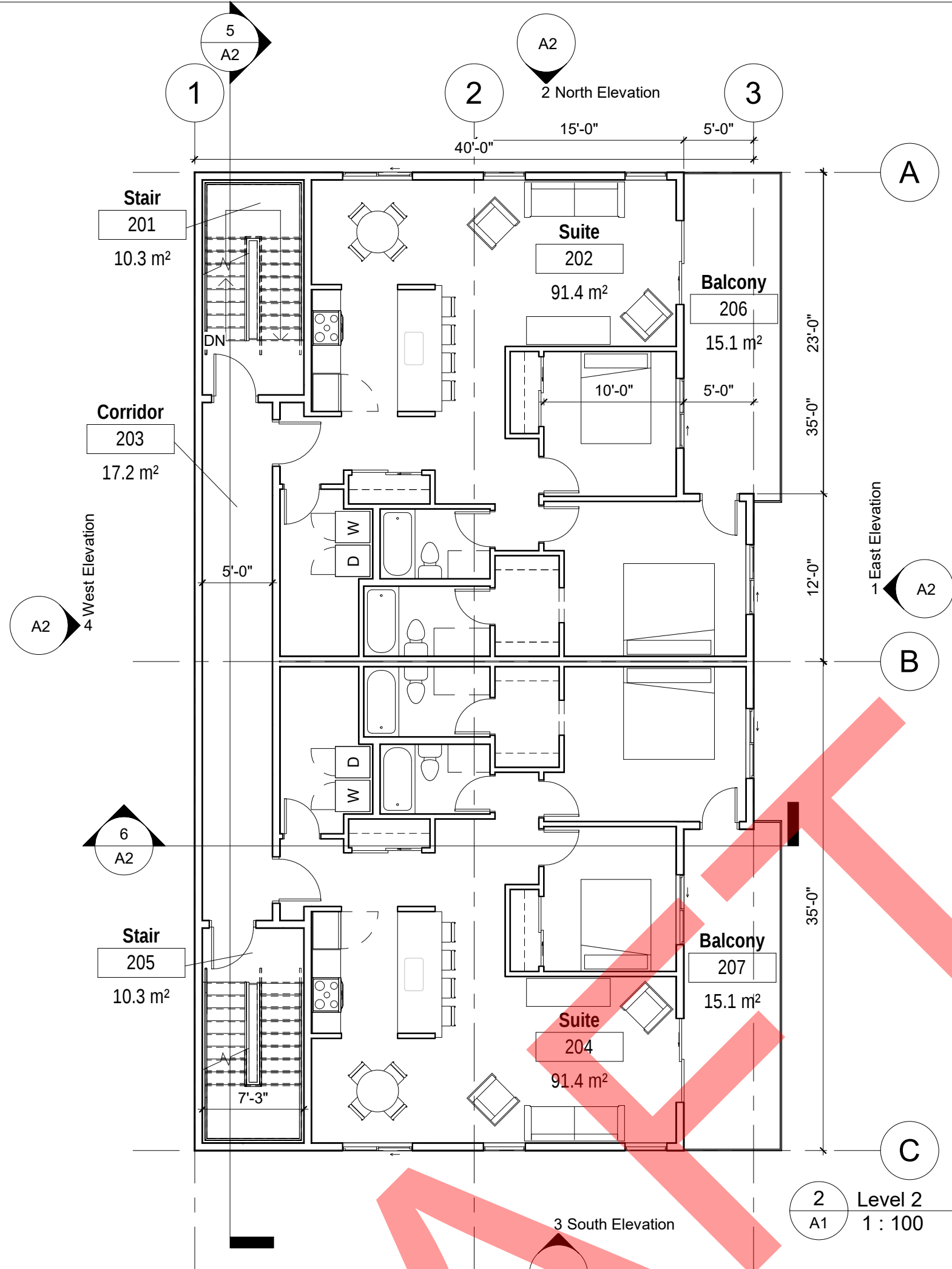
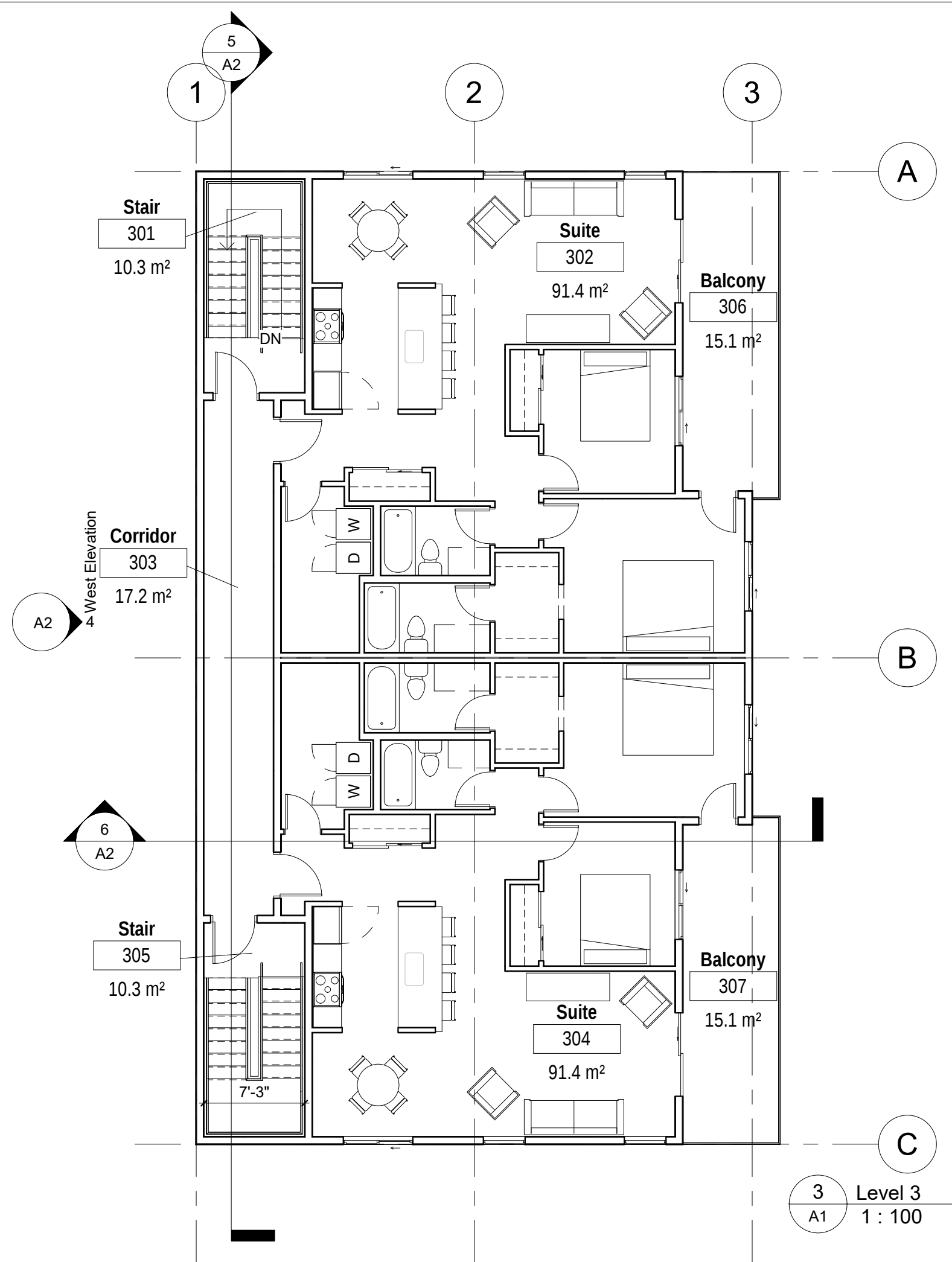
#### *Next Steps*

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

## Appendix A - Engagement Timeline

In accordance with the *Community Engagement for OCP Amendments Procedure* and *Community Engagement Policy and Framework* the following list summarizes the main methods that were used to raise awareness about the application and the opportunities for residents to provide feedback through the community engagement period that took place between January 17 to February 25, 2024.

| Date    | Activity                                                                                                                |
|---------|-------------------------------------------------------------------------------------------------------------------------|
| Jan. 17 | Project information and feedback form on <a href="http://www.shapeyourcitypenicton.ca">www.shapeyourcitypenicton.ca</a> |
| Jan. 18 | Press Release                                                                                                           |
| Jan. 18 | Eblast                                                                                                                  |
| Jan. 19 | Letters to surrounding owners/occupants                                                                                 |
| Jan. 22 | Social media post                                                                                                       |
| Jan. 24 | Newspaper ad                                                                                                            |
| Jan. 26 | Newspaper ad                                                                                                            |
| Jan. 30 | Newspaper ad                                                                                                            |
| Jan. 30 | Social media post                                                                                                       |
| Jan. 31 | Newspaper ad                                                                                                            |
| Feb. 1  | Open House information session                                                                                          |
| Feb. 15 | Social media post                                                                                                       |
| Feb. 25 | Deadline for feedback forms                                                                                             |



Land Use Bylaw Information

**LEGAL ADDRESS:**  
LOTS 2 DISTRICT LOT 250 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 7560

**EXISTING ZONING:** C7 SERVICE COMMERCIAL

**EXISTING BUILDING USE:** RESTAURANT

**MIN LOT WIDTH:** 20 m / ACTUAL > 21.24

**MIN LOT AREA:** 650 m<sup>2</sup> / ACTUAL = 1,765.3 m<sup>2</sup>

**BUILDING AREA:** 176.0 m<sup>2</sup> (577 ft<sup>2</sup>)

**LOT COVERAGE:** PERMITTED 50% / PROVIDED 10%

**FLOOR AREA RATIO:** PROVIDED 176/1,765.3=0.33

**FRONT YARD:** 4.5 m (14.76 ft) complies

**EXTERIOR SIDE YARD:** 4.5 m (14.76 ft) complies

**INTERIOR SIDE YARD:** 0 m (0 ft) complies

**REAR YARD REQUIRED:** 0 m (0 ft) complies

**PARKING REQUIREMENTS:**  
RESTAURANT: 1 STALL PER 50 m<sup>2</sup> NFA = 4 STALLS

**PROVIDED:** 18 (INCLUDING 2 HIC)  
MINUS 6 FOR EASEMENT = 12

**LEGAL ADDRESS:**  
LOTS 3 DISTRICT LOT 250 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 7560

**EXISTING ZONING:** R1 (INFILL RESIDENTIAL)

**PROPOSED REZONING:** C3 COMMERCIAL

**PROPOSED BUILDING USE:**  
PROPOSED 3 STOREY MIXED-USE  
WITH COMMERCIAL ON MAIN AND  
ON UPPER LEVELS.

**LOT WIDTH:** 21.33

**LOT AREA:** 799.7 m<sup>2</sup> (27,610.0 ft<sup>2</sup>)

**BUILDING AREA:** 263.1 m<sup>2</sup>

**LOT COVERAGE:** 36%

**DENSITY:** (263.1 X 3)/731.1 = 1.08

**HEIGHT:** 10.88 m (35.7 ft)

**FRONT YARD (NORTH):** 3.85 m (12.6 ft)

**WEST SIDE YARD:** 4.5 m (14.76 ft)

**EAST SIDE YARD:** 4.5 m (14.76 ft)

**REAR YARD:** 8.31 m (27.3 ft)

**PARKING REQUIREMENTS:**  
OFFICE/PERSONAL SERVICES: 1 STALL PER 30m<sup>2</sup> NFA = 8 STALLS  
RESIDENTIAL: 1 PER SUITE X 4 SUITES = 4 STALLS

**TOTAL STALLS REQUIRED:** 12

**STALLS PROVIDED ON SITE:** 6

**STALLS PROVIDED BY EASEMENT:** 6

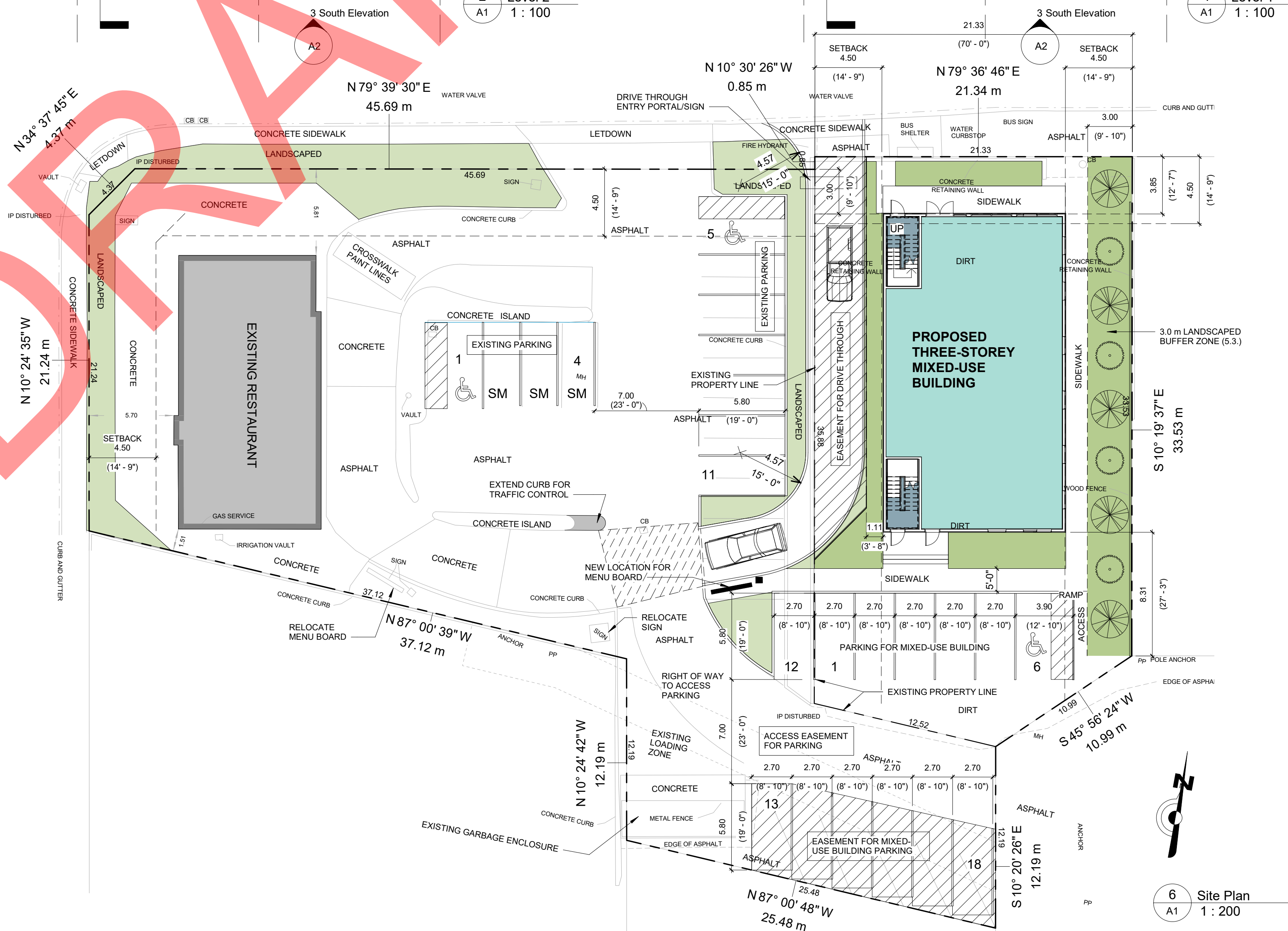
**BARRIER-FREE STALL(S) INCL:** 1

**LOADING STALL REQUIREMENTS:**  
NO. OF LOADING STALL(S) REQUIRED & PROVIDED: 1 SHARED

**RESIDENTIAL AMENITY SPACE:** 15 m<sup>2</sup>/UNIT  
PROVIDED ON BALCONIES

| ZONING REQUIREMENTS     | R1                 | RM2                | C3       |
|-------------------------|--------------------|--------------------|----------|
| MIN. LOT WIDTH:         | 16 m               | 18.0 m             | 18.0 m   |
| MIN LOT AREA:           | 564 m <sup>2</sup> | 540 m <sup>2</sup> | 1,000 M2 |
| MAX LOT COVERAGE:       | 40%                | 40%                | 50%      |
| MAX DENSITY:            | N/A                | 0.8 FAR            | 2.0 FAR  |
| MAX HEIGHT:             | 10.5 m             | 12.0 m             | 18.0 m   |
| MIN FRONT YARD:         | 6.0 m              | 3.0m               | 3.0 m    |
| MIN INTERIOR SIDE YARD: | 1.5 m              | 3.0 m              | 4.5 m    |
| MIN REAR YARD:          | 6.0 m              | 6.00 m             | 6.00 m   |

RM2 REQUIRES 20 m<sup>2</sup> AMENITY SPACE WITH 25% ON GROUND LEVEL



Sherri Turpin Architect

26 - 45 Green Avenue West  
Penticton BC V2A 7E5  
587.876.7616  
turpinarchitect@outlook.com

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STAMP

Preliminary

499410 BC Ltd.

Proposed Lot Consolidation, Re-zoning &  
Re-development

76 Duncan Avenue East & 1402 Main Street

Site Plan, Floor Plans  
& Perspective

|                |                   |
|----------------|-------------------|
| Project number | 23-13             |
| Date           | November 14, 2023 |
| Drawn by       | SMT               |
| Checked by     | SMT               |
| Scale          | As indicated      |

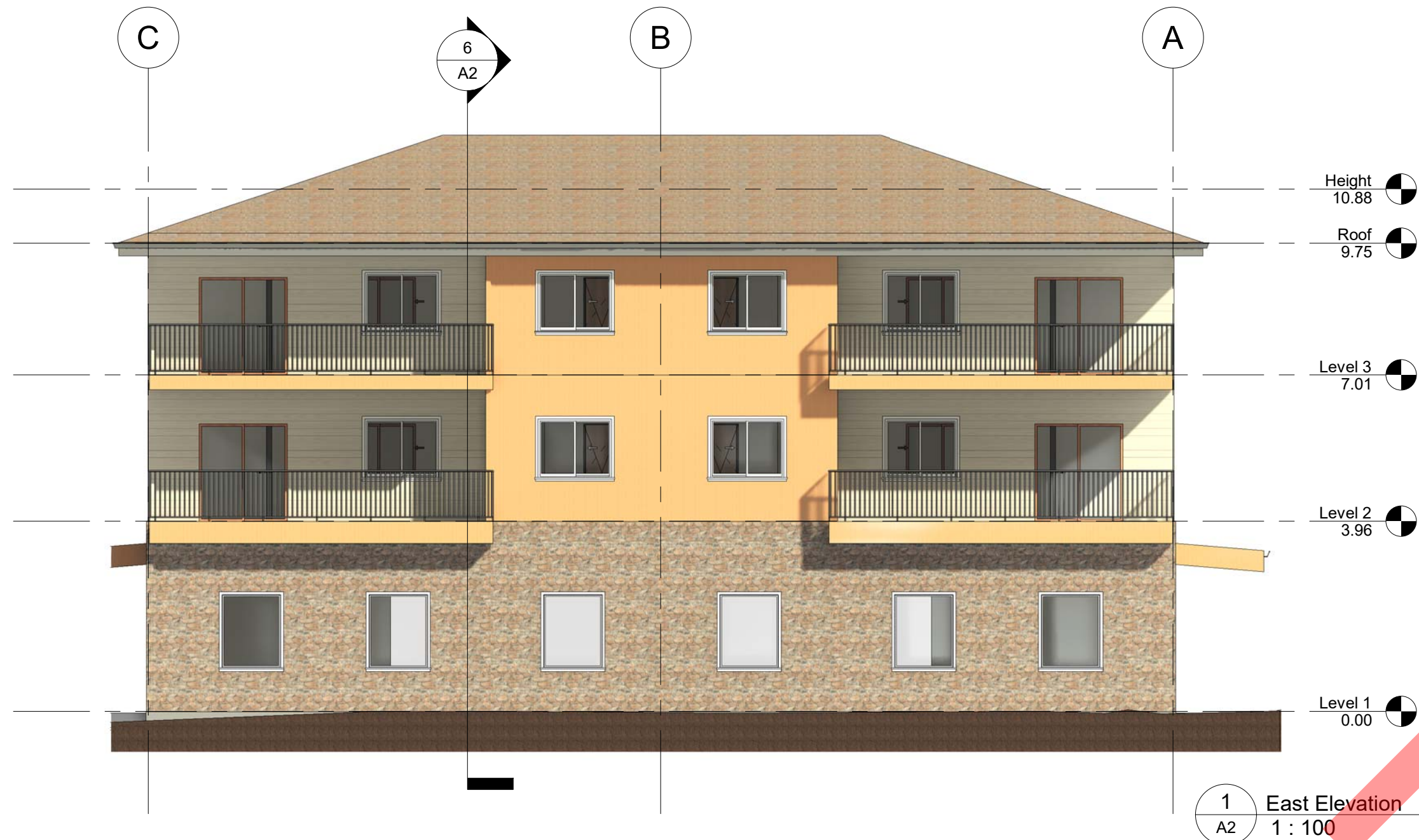
A1



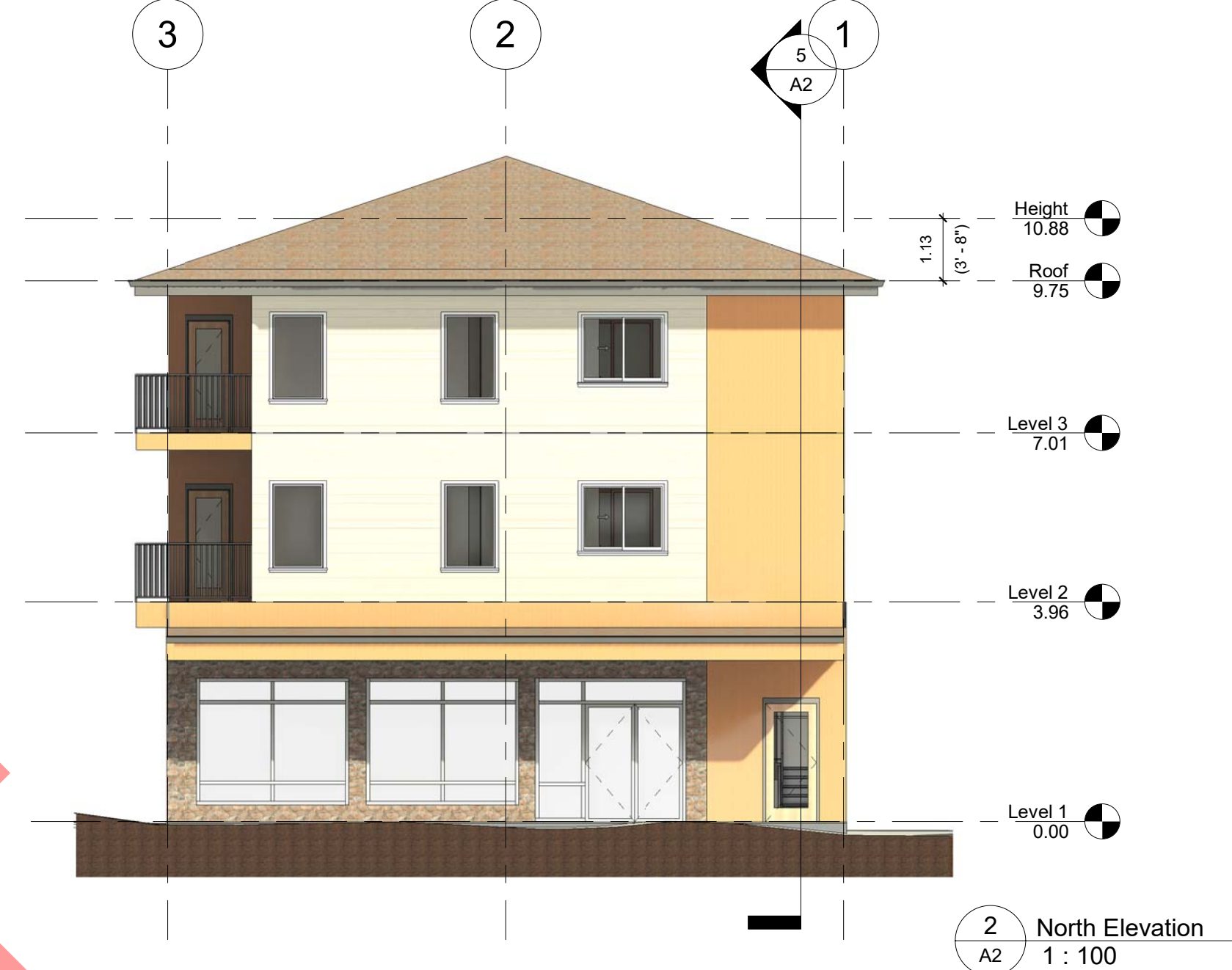
7  
A2 3D View 2



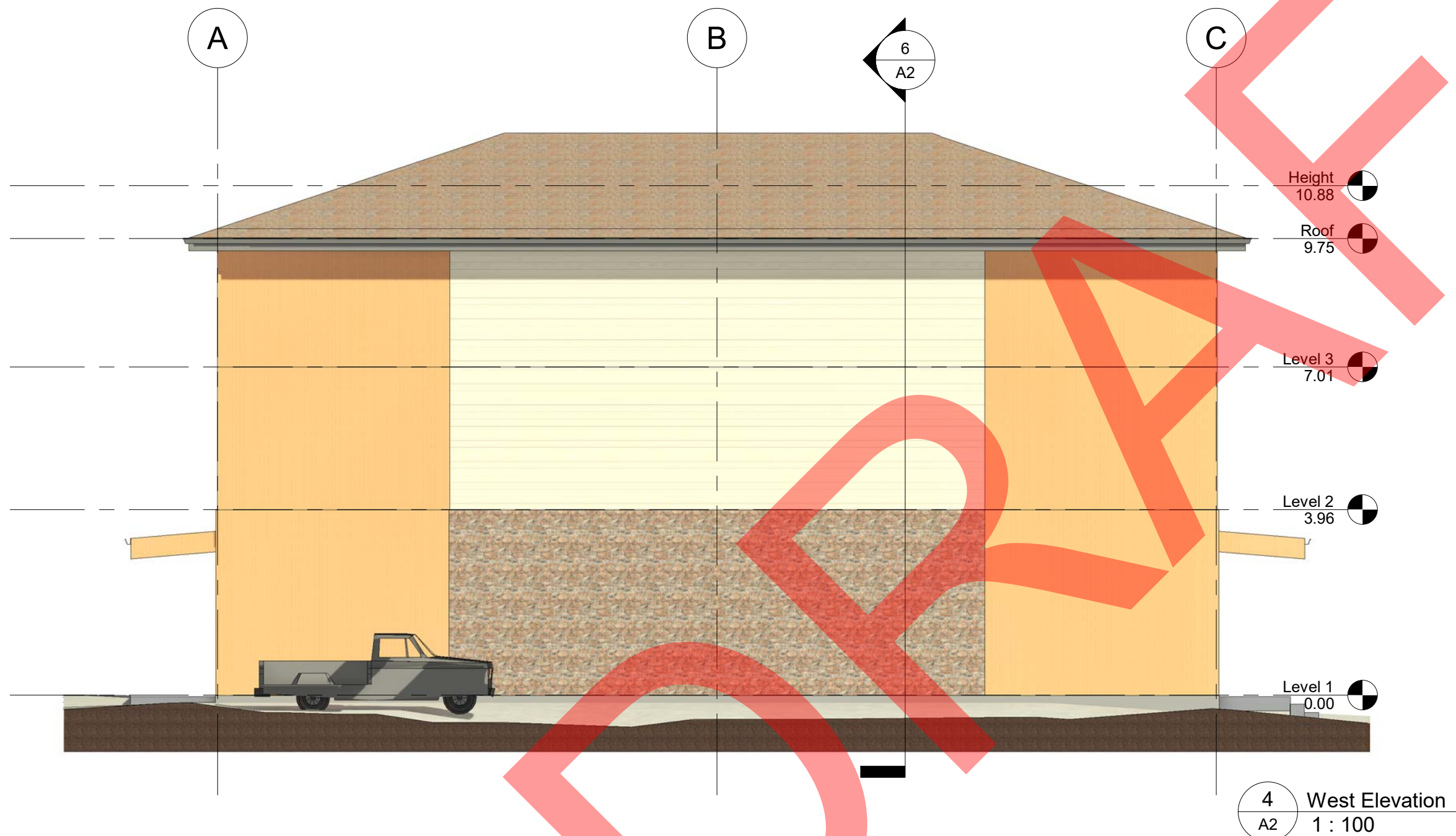
8  
A2 3D View 1



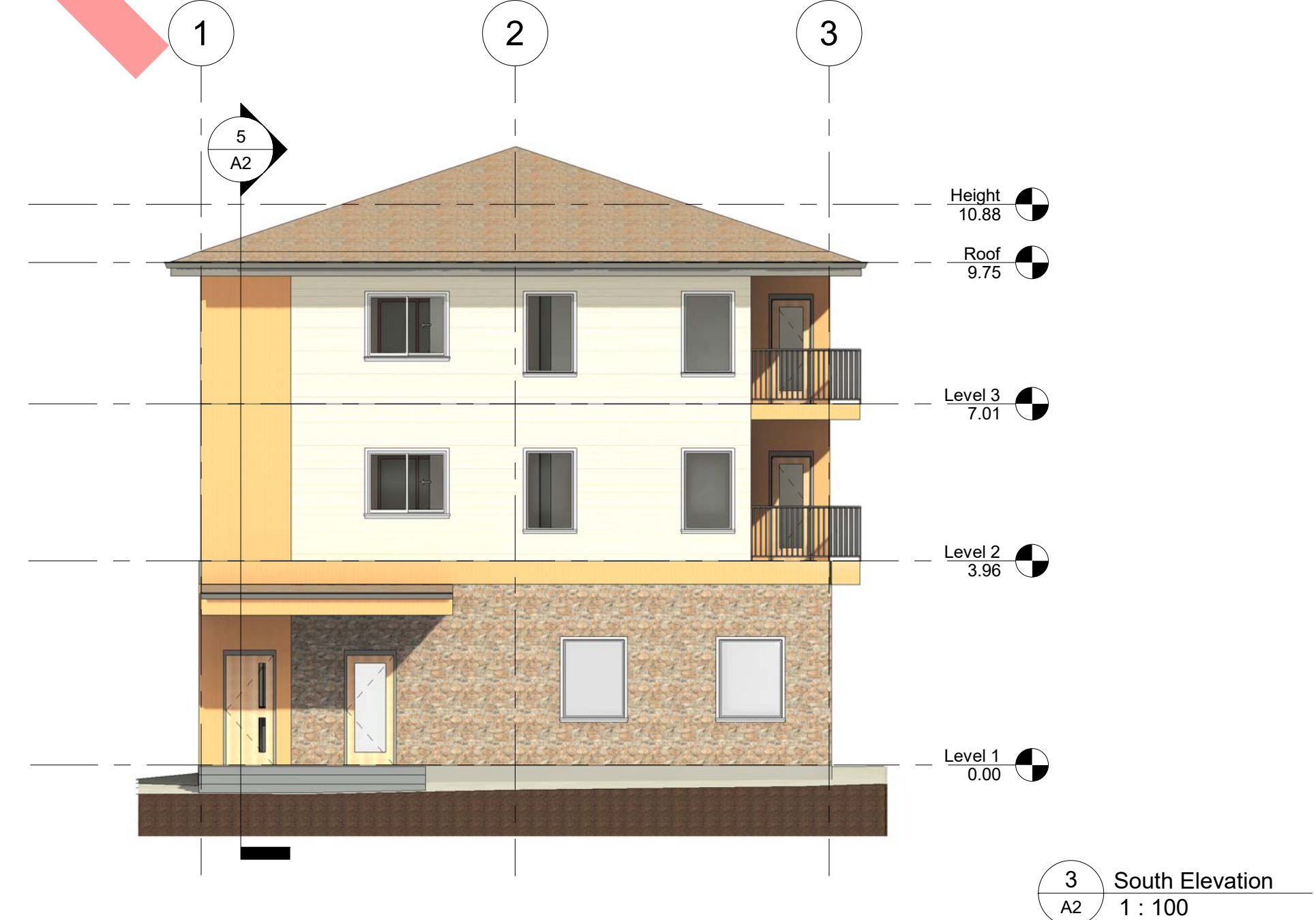
1  
A2 East Elevation  
1 : 100



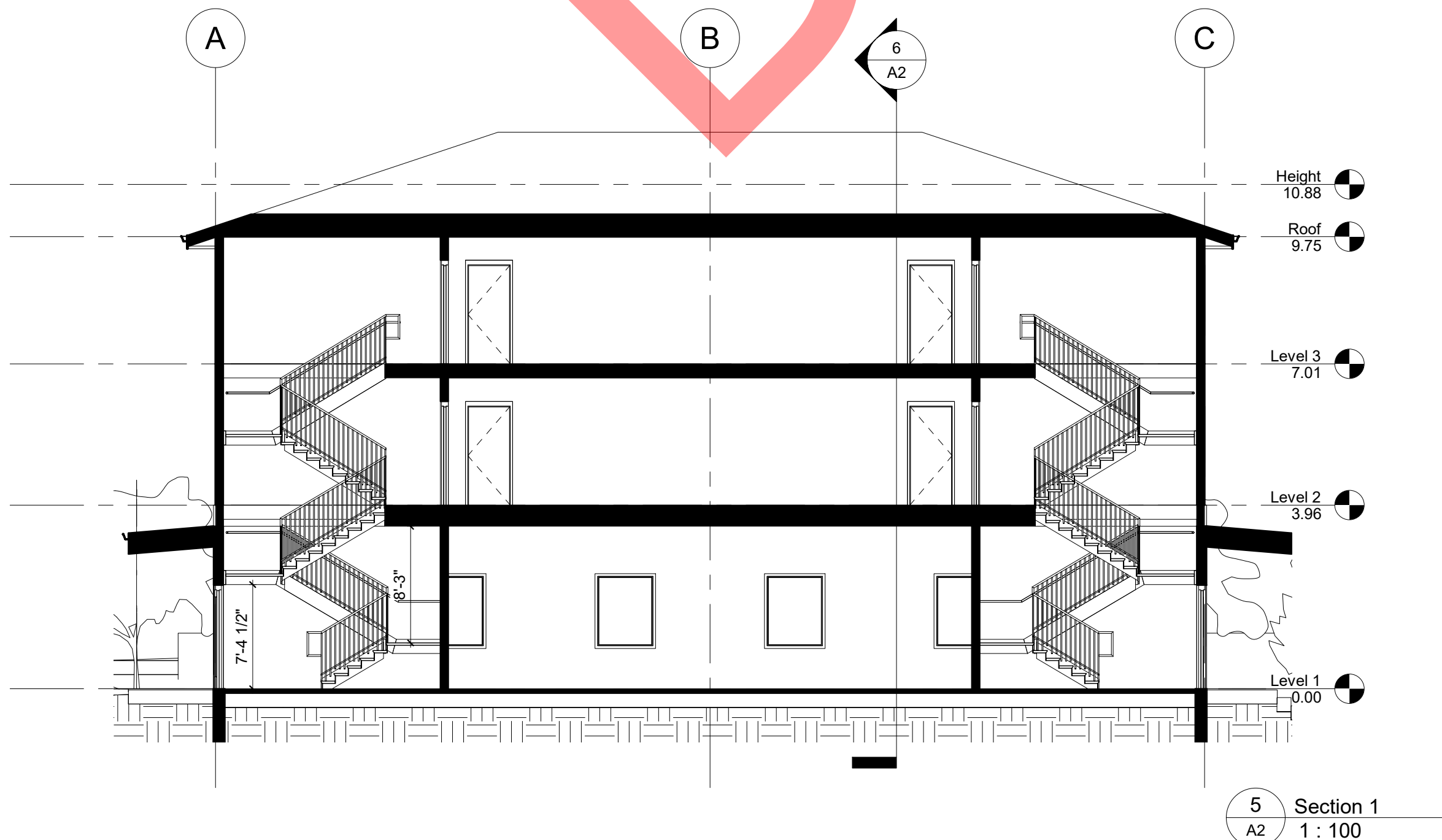
2  
A2 North Elevation  
1 : 100



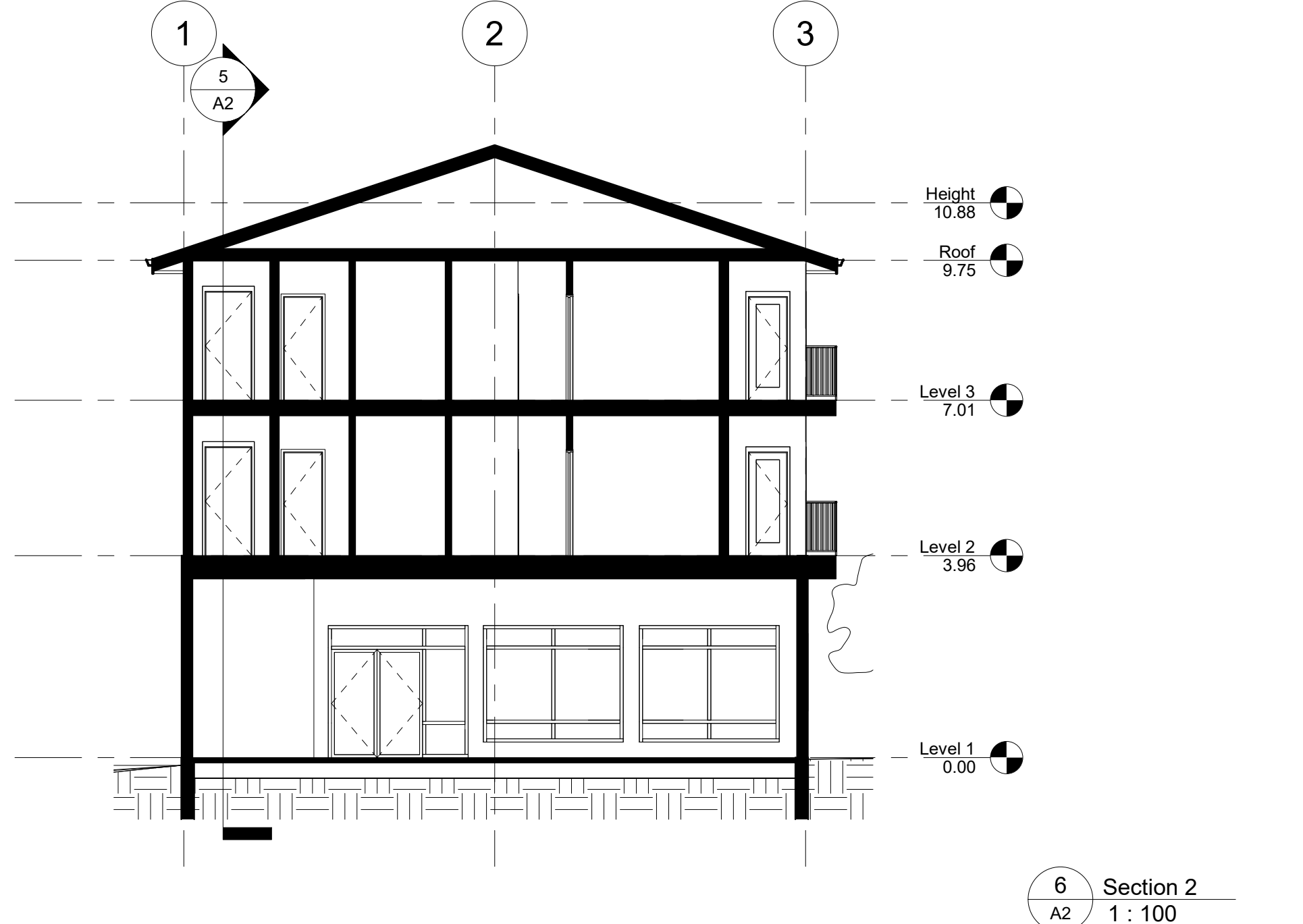
4  
A2 West Elevation  
1 : 100



3  
A2 South Elevation  
1 : 100



5  
A2 Section 1  
1 : 100



6  
A2 Section 2  
1 : 100

**Sherri Turpin Architect**  
26 - 45 Green Avenue West  
Penticton BC V2A 7E5  
587.876.7616  
turpinarchitect@outlook.com

| No. | Description | Date |
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STAMP

Preliminary

**499410 BC Ltd.**  
**Proposed Lot Consolidation, Re-zoning & Re-development**  
76 Duncan Avenue East & 1402 Main Street

Elevations & Sections

|                |                   |
|----------------|-------------------|
| Project number | 23-13             |
| Date           | November 14, 2023 |
| Drawn by       | SMT               |
| Checked by     | SMT               |
| Scale          | 1 : 100           |

**A2**

2023-11-14 4:53:27 PM

## Bylaw No. 2024-12







**City of Penticton – Schedule ‘A’**  
**Zoning Amendment Bylaw No. 2024-13**

Date: \_\_\_\_\_ Corporate Officer: \_\_\_\_\_



