

Addresses & Legal Descriptions:

- 951 Dynes Avenue
*Lot B District Lot 3 Group 7 Similkameen Division
Yale (Formerly Yale Lytton) District Plan EPP112534*
- 963 Dynes Avenue
*Lot A District Lot 3 Group 7 Similkameen Division
Yale (Formerly Yale Lytton) District Plan EPP112534*

Subject & Proposal

Development Variance Permit PL2023-9706

The proposed 12-unit townhouse development consists of one 6-unit building fronting Dynes Avenue, and two 3-unit buildings facing the rear lane. The buildings are three-storeys in height with garages on the ground floor and rooftop patios (Figure 1).

In order to facilitate the proposed development, the applicant has applied to vary the following sections of Zoning Bylaw 2023-08:

- Section 10.10.2.3: to increase maximum lot coverage from 50% to 53%;
- Section 10.10.2.7: to reduce the minimum interior side yard (east and west) from 4.5m to 2.1m; and
- Section 10.10.2.9: to reduce the minimum rear yard from 6.0m to 1.5m.

Council Consideration:

Council will consider Development Variance Permit PL2023-9706 at its Regular Council Meeting scheduled for **1:00 pm, Tuesday, June 4, 2024**, in Council Chambers at Penticton City Hall, 171 Main St.

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



Figure 1 - Rendering of proposed development (aerial view)

Information:

You can find the staff report to Council and Development Variance Permit PL2023-9706 on the City's website at www.penticton.ca/publicnotice or scan the QR code on the right.

**Questions?**

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

Written Submissions:

Any person whose interest may be affected by the proposed Development Variance Permit, may submit written comments by mail or email no later than **9:30 am, Tuesday, June 4, 2024**, to:

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

Please ensure the following is included in your correspondence:

Subject: 951 & 963 Dynes Avenue

No letter, report or representation from the public will be received by Council after the conclusion of the June 4, 2024 Council Meeting.

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

Audrey Tanguay
Planning & Licencing Manager

Date: June 4, 2024
To: Anthony Haddad, City Manager
From: Steven Collyer, Housing and Policy Initiatives Manager
Address: 951 & 963 Dynes Avenue

File No: RMS/951 Dynes Ave

Subject: Development Variance Permit PL2023-9706
Development Permit PL2023-9705

Staff Recommendation

THAT Council approve "Development Variance Permit PL2023-9706" for Lot B District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan EPP112534, located at 951 Dynes Avenue and Lot A District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan EPP112534, located at 963 Dynes Avenue, a permit to vary the following sections of Zoning Bylaw No. 2023-08:

1. Section 10.10.2.3: to increase maximum lot coverage from 50% to 53%;
2. Section 10.10.2.7: to reduce the minimum interior side yard from 4.5m to 2.1m; and
3. Section 10.10.2.9: to reduce the minimum rear yard from 6.0m to 1.5m;

AND THAT Council, subject to approval of "Development Variance Permit PL2023-9706", approve "Development Permit PL2023-9705", a permit to approve the form and character of a 12-unit townhouse development;

AND THAT Council direct staff to issue the permits following consolidation of the two lots into one parcel.

Strategic Priority Objective

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

Proposal

This report discusses a proposed 12-unit townhouse development on Dynes Avenue. The development plans show one 6-unit building fronting Dynes Avenue, and two 3-unit buildings facing the rear lane. The buildings are three-storied in height with



Figure 1 - Rendering of proposed development (aerial view)

garages on the ground floor and rooftop patios (Figure 1).

The following applications are required to facilitate the proposed development:

1. Development Variance Permit, to vary the following Zoning Bylaw sections:
 - a. Increase lot coverage from 50% to 53%,
 - b. Reduce minimum interior side yards from 4.5m to 2.1m, and
 - c. Reduce minimum rear yard from 6.0m to 1.5m.
2. Development Permit, to approve the form and character of the development, which is considered under the Multifamily Residential Development Permit Area.

The requested variances do not meet the criteria for staff-delegated decision as per the Development Procedures and Delegation Bylaw 2023-42, therefore the Development Variance Permit and related Development Permit are being presented to Council for decision.

Background

Property Information

The subject properties (951 and 963 Dynes Avenue) are located on the north side of Dynes Avenue near Sydney Street (Figure 2). This site is within walking distance of Lakawanna Park, Okanagan Lake, the Channel (Okanagan River) Riverside Plaza, the downtown, the South Okanagan Events Centre (SOEC), Community Centre, and Cleland Theatre. The properties are along the north side of Dynes Avenue and are just outside of the North Gateway plan area. Both properties currently contain a single detached home, with a range of densities in the surrounding area including duplexes, townhomes, and apartments.

The subject properties are currently zoned RM3 (Medium Density Residential) and designated 'Ground Oriented Residential' by the City's Official Community Plan (Attachments 'A' and 'B'). Each lot is approximately 723 m² in size, and once consolidated they will form one 0.35 acre (1,446 m²) parcel.

Past Applications

Council considered a similar development proposal on the subject properties in summer 2023. At that time, the applicants requested to rezone the subject properties from R2 (Small Lot Residential) to RM3 (Medium Density Multiple Housing) with a site-specific provision prohibiting apartments, requested four variances to the Zoning Bylaw regulations, and applied for development permit approval for a 13-unit townhouse development. That proposal consisted of one 6-unit building facing Dynes Avenue and another 7-unit building facing the rear lane.

Staff expressed concerns with the development plans at that time, and the number of variances required to accommodate the proposed development. Following staff's recommendation, and after a public hearing

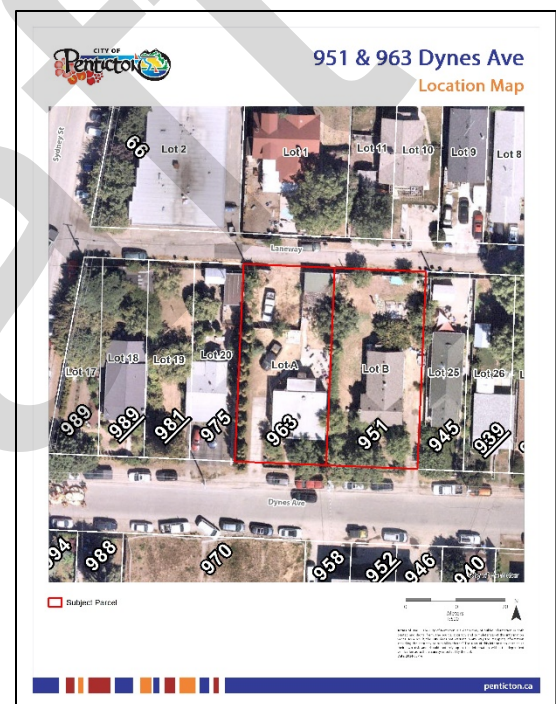


Figure 2 - Property location map

and presentation by the applicants, Council ultimately adopted the rezoning to RM3 (Medium Density Multiple Housing), but denied the requested variances and development permit at that time. The intent was to signal support for infill development on the subject properties, but for the applicants to revise the plans and address concerns around the requested variances. Council also passed an excess and extended service resolution at that time which requires the developer to upgrade the existing 100mm water main from between the site and Sydney Street (approximately 85m in length).

Changes Made

Since rezoning adoption in July 2023, the applicants have worked with staff on updating the development plans in response to the concerns. The applicants have made the following changes to the plans:

- Reduced the total unit count from 13 to 12;
- Provided additional landscaping at the sides of the property and along the Dynes Avenue frontage.
 - o This eliminated the need to vary the landscape buffer requirement on the east and west sides, reducing the number of requested variances from 4 to 3.

Staff consider the proposed changes address some of the concerns staff and Council had with the original proposal, while still achieving the density envisioned by the OCP designation and zoning on the subject properties. As such, staff are presenting this revised proposal to Council with support.

Financial Implication

Development Cost Charges (DCC's) will be paid at the time of building permit issuance for the new development, contributing to growth-related infrastructure improvements in the City. The applicants are responsible for the infrastructure works related to this development, including the required upgrade to the water main along Dynes Avenue.

Climate Impact

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

- **Shift Beyond the Car:** Encourage active & accessible transportation and transit
 - o Class 1 and Class 2 bicycle parking spaces provided, meeting the Zoning Bylaw requirements.
 - o Transit nearby – bus routes exist along Churchill Ave, Westminster Ave, and Power St nearby.
- **Step Up New Buildings:** All new buildings will be required to meet the BC Energy Step Code requirements at the time of construction.
 - o The two proposed buildings will be required to meet Step Code 3 as a minimum standard of energy efficiency.

Technical Review

This application package has been reviewed by the Technical Planning Committee, a group of internal staff who review development applications. A number of comments were provided by City departments relating to the previous proposal and updated for the current proposal, including future requirements for the

building permit stage. At the building permit stage the developer is responsible for frontage upgrades in front of the site including the installation of a new public sidewalk.

Through the original 2022 application, staff were able to work with the applicants on several technical items and design considerations, as noted in the following sections.

Infrastructure - Water

Staff identified that the water main infrastructure in Dynes Avenue will need to be upgraded to allow for multifamily developments and increased density in the area. The applicants would be required to upgrade the 100mm water main from Sydney Avenue to the eastern edge of the property to meet the required fire protection requirements (Figure 2).

Given this work extends beyond the property lines, staff previously recommended that an excess and extended service agreement be prepared. The agreement allows future development benefitting from that upgraded infrastructure to contribute to this developers expense of installing it if those properties redevelop within 15 years, as per the Local Government Act.



Figure 3 - Location of Water Main Requiring Upgrade

Infrastructure – Storm Water

The other significant item identified was regarding storm water management. Typically, storm water must be managed and disposed of on-site. Due to the high water table in this area of the City, on-site disposal of storm water is challenging, although it is possible for most multi-family developments. The proposed development design leaves only a small amount of space available for on-site disposal. The developer would need to dispose of their storm water off-site if they not be able to design a system to accommodate storm water on-site. This would require the applicants to extend storm water infrastructure from Power St, approximately 200m to the property (Figure 3). This would be a significant cost, in excess of \$250,000. It will be the applicants' responsibility to determine if this is required at future building permit stages. If extension of the storm water system is required, it will be solely at the applicants' expense.



Figure 4 - Location of Storm Water Main Extension, if required

Infrastructure - Electrical

Additionally, the proposed design requires the removal and relocation of a power pole to accommodate a front driveway and make room for the required sidewalk. The applicants have discussed this with the Electrical Department and are aware of this additional cost.

Cash-in-lieu Parking

Section 6.1.2.2 of the Zoning Bylaw includes a provision that allows applicants to pay cash-in-lieu of providing vehicle parking spaces in specific zones. For the proposed development, the RM3 (Medium Density Multiple Housing) zone allows cash-in-lieu, but it shall not be used to lower the total number of parking spaces to below one parking space per dwelling unit. The current cash-in-lieu rate is \$13,000.00 per space and the applicants are proposing to utilize this for one visitor parking space not provided on-site. These funds will be deposited into the Off-Street Parking Reserve and Alternative Transportation Infrastructure Reserve at the rate of 75% to the Off-Street Parking Reserve and 25% to the Alternative Transportation Infrastructure Reserve.

Development Statistics

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

	RM3 Zone Requirement	Provided on Plans
Minimum Lot Width*:	25 m	36.58 m
Minimum Lot Area*:	1,400 m ²	1,447 m ²
Maximum Lot Coverage:	50%	53% * Variance Requested
Maximum Hard Surfacing	60%	53%
Maximum Density:	1.6 Floor Area Ratio (FAR)	1.25 Floor Area Ratio (FAR)
Vehicle Parking:	1 space per unit resident 0.25 space per unit visitor Total required: 12 resident	Total provided 12 resident 2 visitor**

	3 visitor	** 1 visitor space not provided (cash in lieu)
Bicycle Parking	Class 1 required 0.5 per unit (7 required) Class 2 required 0.1 per unit (2 required)	Class 1 provided: 12 spaces Class 2 provided: 4 spaces
Required Setbacks Front Yard (Dynes Ave): Side Yard (east): Side Yard (west): Rear Yard (lane):	3.0 m 4.5 m 4.5 m 6.0 m	4.24 m 2.1 m * Variance Requested 2.1 m 1.5 m * Variance Requested
Amenity Space	20m ² per dwelling unit 25% must be provided at grade Total amenity required = 240m ² with 60 m ² at grade	Total amenity space provided = 584 m ² , which includes each unit having a private rooftop patio ranging in size from 44.5 m ² to 57 m ² . 45% provided at grade (263m ²)
Landscaping Buffer	Required along south, east and west property lines	Provided along south, east and west property lines
Maximum Building Height	24 m	12.35 m
Other Information:	*Lot width and lot area are only applicable at the time of subdivision. ** Zoning Bylaw Section 6.1.2.2 allows cash-in-lieu at the rate of \$13,000.00 per parking space not provided. The applicants plans to use this for one parking space.	

Analysis

Development Variance Permit

When considering a variance to a City bylaw, staff encourages Council to consider whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable. The proposed 12-unit townhouse development requires three variances. A summary of the variances and staff's analysis is provided below:

- Section 10.10.2.7: to reduce the minimum interior side yard from 4.5 to 2.1m.
 - The two rear buildings are proposed to be built to 2.1m side yard setbacks from the east and west side property lines. The front building is proposed with a 3.0m setback.
 - Staff have supported setback reductions for interior side yards in the RM3 zone from 4.5m to 3.0m for several developments over the years. These were often for townhouse developments, or for developments that do not reach the maximum height allowed under the RM3 zone (24m or 6 storeys). Typically taller buildings should have larger setbacks, to help reduce overlook and shadowing on neighbouring properties. In this instance, staff cautioned the applicants early on that a 2.1m interior side yard was a significant request, and without design considerations, staff were unlikely to support.

- Staff note that the property adjacent across the lane (962 Churchill Ave) has zoning approval to construct a 6-storey apartment building with 55% lot coverage, 1.9 Floor Area Ratio, and 2.5m side yard setbacks. Given that proposal is for a larger building, the requested 2.1m setbacks for the two rear buildings is considered reasonable for these 3 storey buildings.
- There are minimal windows on the sides of the buildings facing towards the neighbours. The rear buildings have 4 windows on each side, and the front building only has one windows facing each side, which maintains privacy with these buildings being closer to property line.
- Typically, staff do not support a setback reduction of less than 3.0m, as this is also the desired width to ensure the required landscaping buffers are provided. In this instance, the applicants are requesting to reduce the side yard setback, but is able to provide the required number of trees and shrubs to meet the landscape buffer requirements. This is due to the reduction of one unit from the previous design, relocating the access path between the two rear buildings, and providing landscaping at the sides of the property rather than the required access paths.
- Each unit has been provided with a private roof top patio, which are desirable and provide outdoor amenity space. Given their height on the third floor, the privacy impacts on adjacent properties is mitigated as the views will extend out over the properties rather than directly down on them in the same way if they were on the roof of a two-storey building.

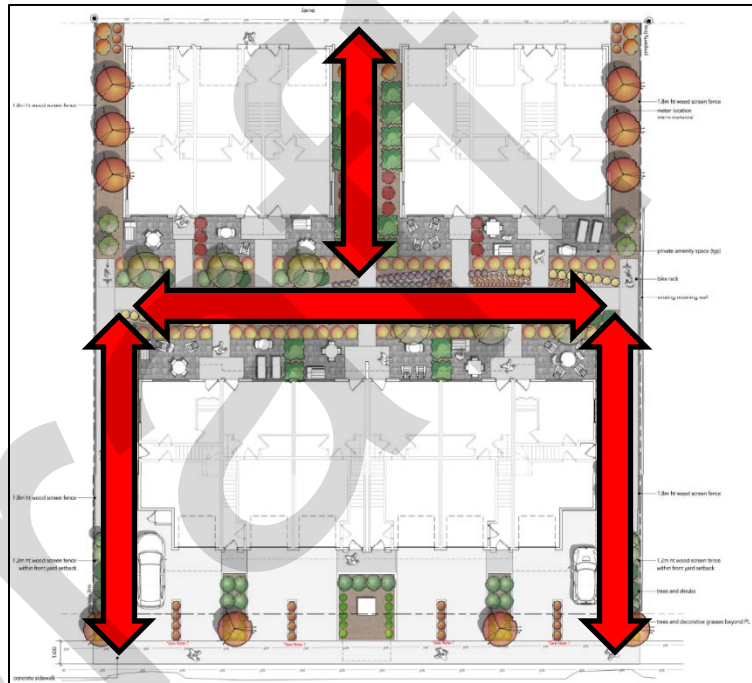


Figure 5 - Landscaping plan and pathway locations (red)

2. Section 10.10.2.9: to reduce the minimum rear yard from 6.0m to 1.5m; and
 - Reviewing the impact of the variance, the reduced rear yard setback is mitigated to some degree by having a 6m wide public lane behind the property. This provides 7.5m total setback from the proposed buildings to the neighbouring property across the lane.
 - While there are no residential zones in the City that allow a structure of this height to be in such close proximity to the rear property line, staff considered the overall development design when analyzing this request. The interior courtyard space between the buildings is a desirable feature. It provides quiet, semi-private outdoor spaces for each unit with landscaping and patios. If the developer were pushed to meet the typical 6m rear yard setback, its likely the two rear buildings would be pushed back into this courtyard space, and the additional space on the lane side of the building would be taken up by parking in front of the garages. While additional parking may be of interest, staff consider the provision of a larger courtyard amenity space between the buildings to be more desirable in this instance.

- The Zoning Bylaw requires at least 25% of the required amenity space to be provided at grade, and should the rear buildings be pushed back further from the rear property line it may impact the amount of ground-level amenity space in the development.
- Each unit has been provided with a private roof top patio, which are desirable and provide outdoor amenity space for the residents of those units. The railings of those rooftop patios have been pushed back from the north edge of the rear buildings in order to maintain privacy for the properties across the lane to the north. Again, staff note that one of those properties (962 Churchill Ave) has zoning approval for a 6 storey apartment building, so the privacy impacts may flip the other way if that property develops out to its maximum potential in the future.

3. Section 10.10.2.3: to increase maximum lot coverage from 50% to 53%;

- The proposed lot coverage had been reduced from 56.5% in the previous proposal to 53% in the current proposal by eliminating one unit.
- This requested variance is considered minor in nature.
- Staff note that with a townhouse building form, additional lot coverage is required for this development compared to an apartment style development which would have more height and could have greater impacts on the immediate neighbours.
- Despite the increased lot coverage, a courtyard space remains between the buildings to provide semi-private amenity space internal to the site.

Staff are recommending that Council support the three requested variances to facilitate this infill development given the reasons above and recognizing the change to the plans and reduction of one unit compared to the proposal Council considered in 2023. Further, the applicants explain their reasoning for the requested variances in their letter of intent (Attachment 'D').

Staff are recommending that Council approve Development Variance Permit PL2023-9706.

Development Permit

The proposed development is considered within the Multifamily Residential Development Permit Area of the OCP, which is established to enhance neighbourhoods and create sensitive transitions in scale and density by addressing issues such as privacy, landscape retention and neighbourliness.

When reviewing a Development Permit application, staff encourage Council to review the alignment of the development plans with the applicable OCP design guidelines. The applicants have provided a Development Permit Analysis (Attachment E) and staff have provided a separate Development Permit Analysis (Attachment F). These analyses show general alignment between the applicable design guidelines and the development plans.



Figure 6 - Rendering of proposed development (street view).

Sample of alignment with applicable OCP design guidelines:

- The development design faces towards the street and lane in a positive way, with main entries and large windows on both sides,
- Side facades have minimal windows to help maintain privacy between properties,
- The landscaping plan shows a number of trees and shrubs to be planted on-site,
- The courtyard-like space between the two buildings provides semi-private amenity spaces for each unit tucked away from the street and lane,
- The separation of the rear units into two buildings helps break up the mass of the new development.

Staff recommend that Council approve Development Permit PL2023-9705 based on analysis of the development plans aligning with the applicable OCP design guidelines.

Lot Consolidation

Staff recommend that Development Permit PL2023-9706 and Development Permit PL2023-9705 be issued subject to the consolidation of 951 and 963 Dynes Avenue into one property. This allows the two permits to be registered on the newly consolidated lot at the Land Title Office. Lot consolidations occur without municipal approval, and the applicants will work with their lawyer and surveyor or complete the required lot consolidation.

Alternate Recommendations

Council may consider the revised development plans are not supportable and wish to have the applicants further revise the plans to be more aligned with the Zoning Bylaw regulations or OCP design guidelines. If this is the case, Council may choose to deny the applications. Staff are not recommending this option as staff consider the revised development plans to achieve the intended density for the site, allow for a unique design, and generally meets the applicable OCP design guidelines.

1. THAT Council deny “Development Variance Permit PL2023-9706” and “Development Permit PL2023-9705”.

Attachments

Attachment A – Zoning Map
Attachment B – Official Community Plan Map
Attachment C – Photos of Properties
Attachment D – Letter of Intent (applicants)
Attachment E – Development Permit Analysis (applicants)
Attachment F – Development Permit Analysis (staff)
Attachment G – Draft Development Variance Permit PL2023-9706
Attachment H – Draft Development Permit PL2023-9705

Respectfully submitted,

Steven Collyer, RPP, MCIP
Housing and Policy Initiatives Manager

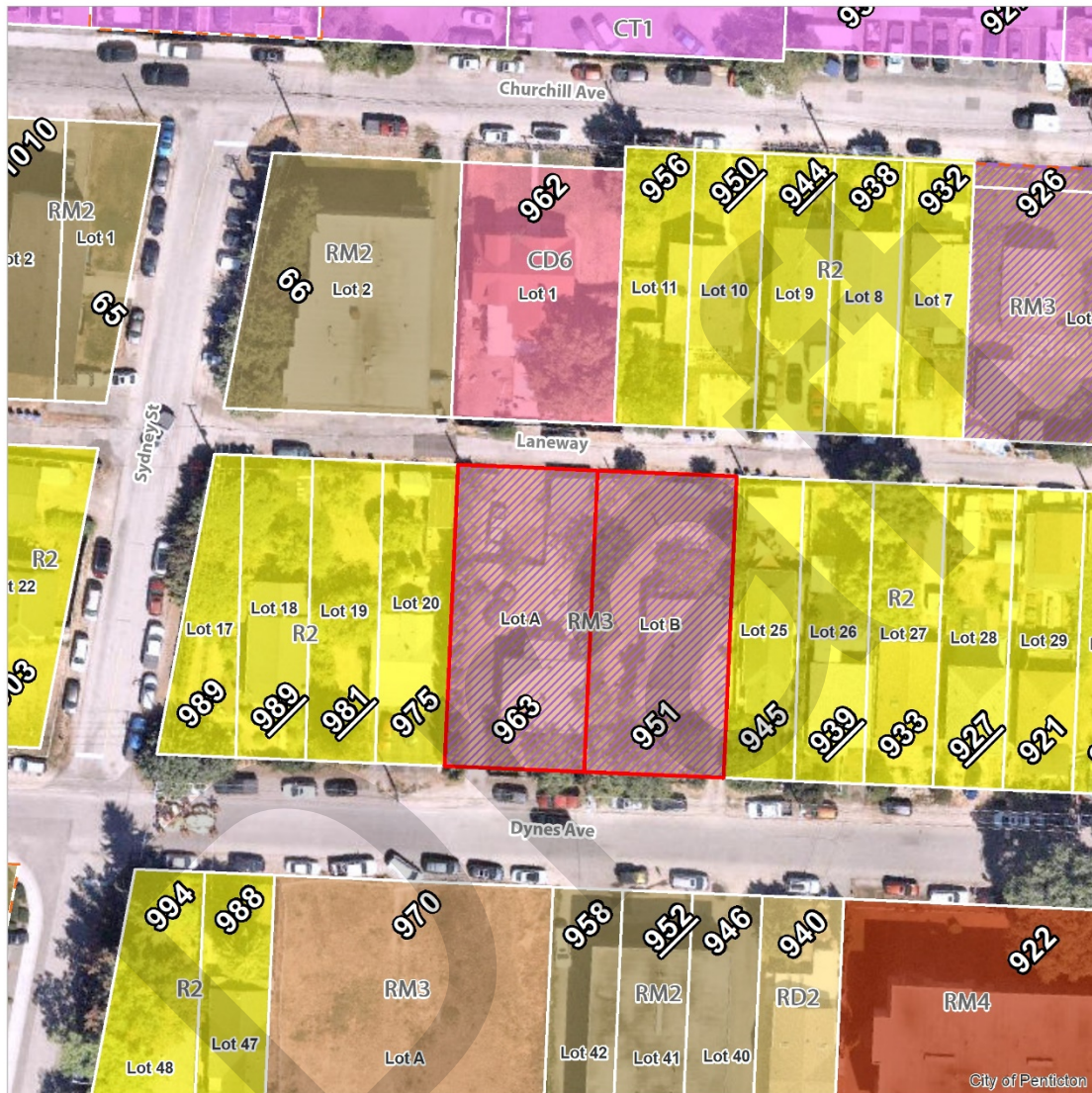
Concurrence

Director of Development Services	GM of Infrastructure	City Manager
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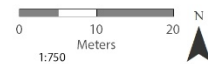
Attachment A – Zoning Map



951 & 963 Dynes Ave Zoning Map



- | | |
|---|---|
| Subject Parcel | RM2 - Low Density Multiple Housing |
| Site Specific Zoning | RM3 - Medium Density Multiple Housing |
| Zoning | RM4 - High Density Multiple Housing |
| R2 - Small Lot Residential | CT1 - Tourist Commercial |
| RD2 - Duplex Housing: Lane | CD6 - Comprehensive Development (962 Churchill Avenue) |

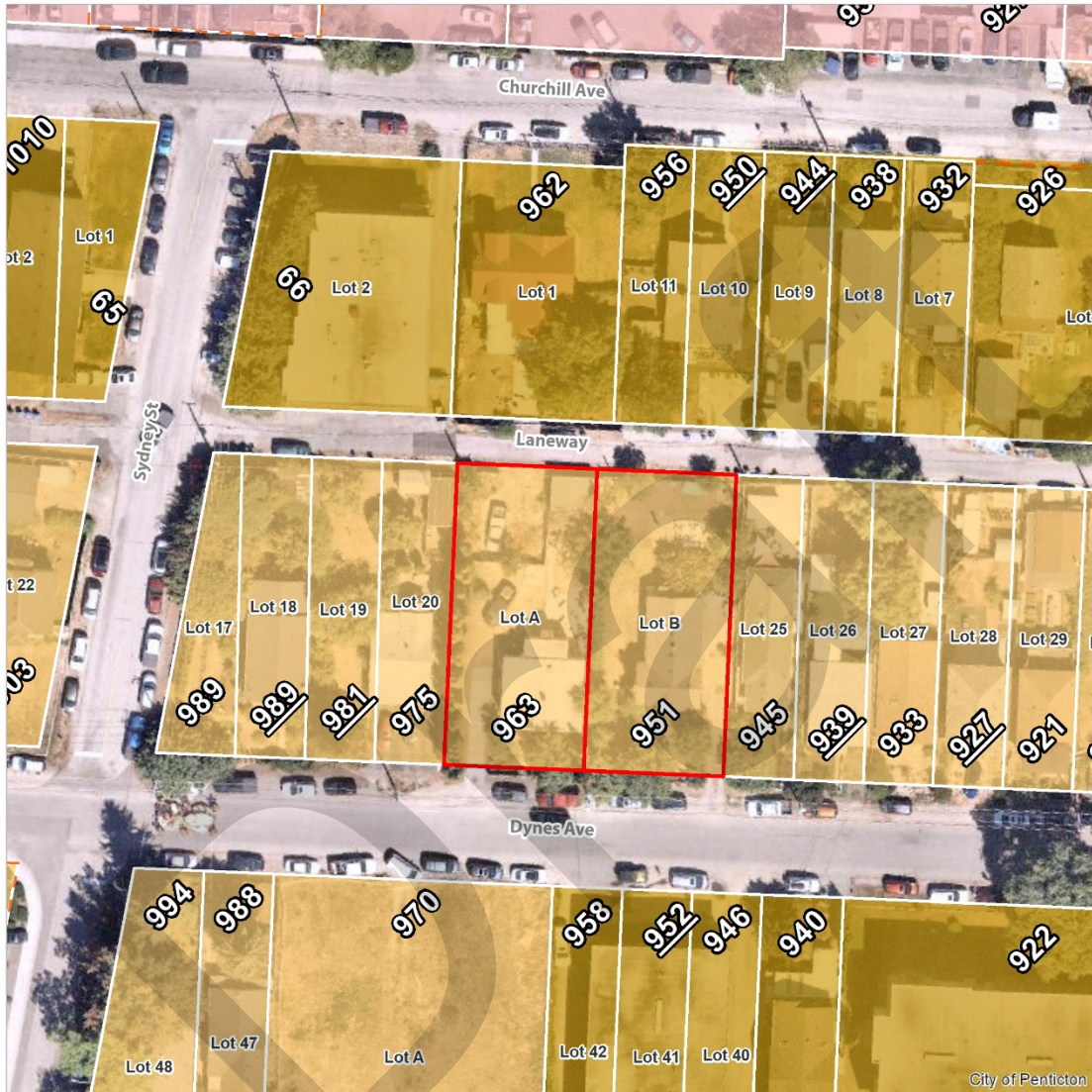


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Date: 2024-05-16

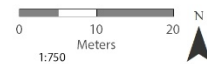
penticton.ca



951 & 963 Dynes Ave Official Community Plan Map



- Subject Parcel Official Community Plan - Future Land Use
- Ground Oriented Residential
 - Urban Residential
 - Tourist Commercial

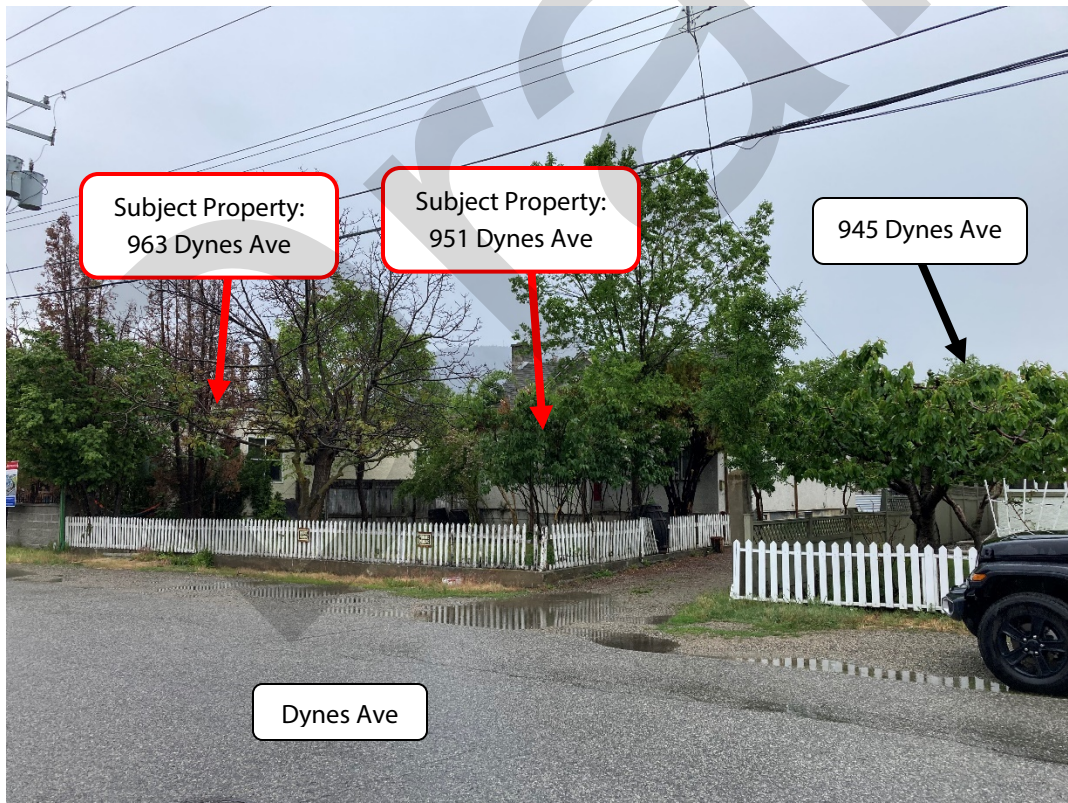


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Date: 2024-05-16

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Attachment C – Photos of Properties

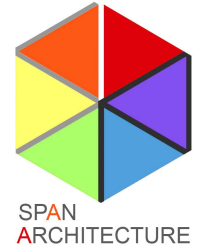






Attachment D - Letter of Intent (applicants)

City of Penticton
Planning Department
171 Main Street
Penticton BC
V2A 5A9



Attention: Mr. Steven Collyer (Senior Planner)

Re: 951 & 963 Dynes Ave.
Letter of Intent; Development Permit Application

Dear Steven,

This application proposes Development Permit for 12 units townhomes in 3 buildings.

This address is a total of approximately 15,580 sf parcel that currently has two single family homes.

The proposed application is for construction of three 3-story townhome buildings consisting of one six-plex and two three-plex units.

There will be a total of 10 two-bedroom units & 2 three-bedroom units. The two-bedroom units will be approximately 170 to 180 m² +/- in size and three-bedroom units will be 208 m² in size (Including garage at ground floor level)

Songlin Pan
*Architect, AAA,
LEED AP, B.Arch
Principal*

Background, goals

Penticton unique setting, in a valley & bounded by two lakes, Provides both challenges and opportunities from a housing perspective. The opportunities come from a willingness to intensify the existing land base through infill and densification, in a smart and sensitive manner to allow the community to grow sustainably.

Changing housing needs and preferences in addition to affordability challenges that put single detached house out of reach for many households. Row housing or townhouses enhances affordability.

In terms of needs by housing type, the greatest demand will be for duplexes and infill (rowhouses, townhouses, etc.). Development of multifamily and infill housing meet the housing needs of the population and make the most efficient use of the limited land base and valuable infrastructure while is more affordable than single detached house.

Density, Rezoning, Active Street

The Developer recognizes the impact that a new development such as this could have on its neighbors & is proposing a density that is in line with the context of the neighborhood regarding site coverage, height, and building type.

Proposed site coverage is 52.56%, a bit over the 50% for RM3 zoning. Height is 12.2m, much less than the allowed 24m, and Style of building is townhouse which is ground oriented and is in line with single families.

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Email:
spanarchi@yahoo.com
Website:
www.spanarch.ca

This strategy mitigates any concerns about over shadowing of neighboring properties. In addition to the rear lane on the north side, there is a public pathway on the east of the property that separates this parcel from the neighboring parcel.

Townhomes fronting Dynes Ave will provide active frontage that engage with the public sidewalk that will be constructed.

The Developer Tecai Custom Homes

Tecai custom Homes is an experienced developer of affordable housing, apartments, and townhomes. They are committed to serve the communities and producing quality products.

With the increase in average house prices, housing has become a challenge for many Canadians trying to own their own home and affordability is an issue that has impacted many municipalities. Tecai recognizes this challenge and takes steps to meet these needs by reducing the average house price and making it more affordable for the end users.

The Directors of TeCai come with a wealth of experience and have partnered up establishing TeCai Custom Homes. The principles own in Calgary, Chelsea Homes Lucida Inc and Chelsea Skys Inc, and have developed a 4-storey building in Calgary with a concrete underground parkade in 2014 and sold all 20 units, overseeing sales, marketing advertising, social media etc., hiring 3rd parties in each field. They have also developed several 3-storey row townhouses similar to this, multiple 4plex and 8plex units with basements in inner city Calgary and have overseen the 2-year long process to a BP approval for a 15-storey concrete building with a 4-storey underground parkade that was eventually sold with the plans prior to the shovel hitting the ground.

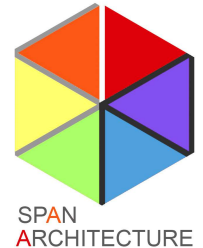
Please don't hesitate to call our office at 780-990-6002, Should you have any questions or concerns.

Yours Truly,



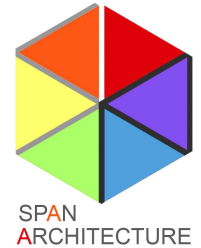
Songlin Pan
Architect AAA, LEEP AP
Principle

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Attachment E - Development Permit Analysis (applicants)

City of Penticton
Planning Department
171 Main Street
Penticton BC
V2A 5A9



Attention: Mr. Steven Collyer (Senior Planner)

Re: 951 & 963 Dynes Ave.
Development Permit Analysis

G1. 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 site is considered flat and landscape plan is incorporated the Dynes Avenue.

G2. Considering adjacent context for building and landscape architectural design and neighbourhood character. Demonstrate that the development is sensitive to and integrated within its context and surrounding uses and neighbours.

The proposed development with its articulations, projections and setbacks is sensitive in scale and character to the existing developments, neighborhood, and their articulations.

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

The proposed project provided 11m deep courtyard between two building to optimize solar access specially to the building located on the North of the site.

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

The proposed design has provided unobstructed view to the lake and/or mountains by providing ample amenity roof decks with trellis for all units.

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

6-unit building (south building), facing Dynes Ave is set back 4.3 m from property line while its second floor and balconies are cantilevered up to 6'-0" (1.8 m) towards the Avenue.

G6. Building placement and orientation should respect significant public water, mountain and ridgeline views.

The Proposed buildings placement, their height and designing roof deck encourage view to the lake and mountains.

Songlin Pan
*Architect, AAA,
LEED AP, B.Arch
Principal*

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Edmonton, Alberta
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G7. All designs shall consider Crime Prevention Through Environmental Design (CPTED) principles and balance the reduction of crime and nuisance opportunities with other objectives to maximize the enjoyment of the built environment.

The proposed design suggested outdoor downward lights on façade and in the landscape areas, providing green spaces with trees, bushes and benches to maximize the enjoyment of the provided amenities

G8. Secondary buildings should create comfortable and social, semi-public and semi-private spaces within interior courtyards and/or side-yards

The 11 m deep interior courtyard, provide comfortable and social, semi-public and semi-private space.

G9. Pedestrian connectivity to adjacent properties is encouraged.

The private sidewalks are connected to front and back of the subject property to enhance pedestrian connectivity.

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

Min. 1200mm wide pedestrian walkways from proposed 1500mm municipal sidewalk, parking, garbage and amenity areas to every entrance of the south and north building is provided.

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

All proposed walkways are connected and finished by Paving material (surface material is indicated on landscape plan).

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).

The proposed dwelling unit entrances is 8" (200mm) above the grade of adjacent public sidewalks and walkways.

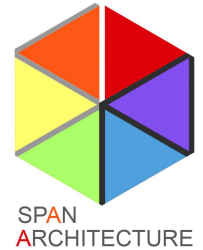
G14. The outdoor space of a residential unit should be raised no more than 1.2m (3.9 ft.) above adjacent public sidewalks and a "front stair" pedestrian connection shall be provided

The proposed outdoor spaces are flat and connected by sidewalks

G15. Fencing facing an active public realm should be lowered and transparent or semi-transparent

The there are no fence in front or back of the proposed development.

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



Along the Dynes Avenue 1.5m city sidewalk is proposed and 2 proposed walkways at East and West side of buildings are proposed to connect to the lane where north building is located.

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

In building 1, driveways from Dynes Avenue are provided to access to garages, and garages in building 2 & 3 are accessed through the rear lane. Proposed public and private sidewalks provide safe, accessible, and comfortable pedestrian connections to the entrances.

G18. Attached parking structures, their access, and associated components (doorways, ramps, etc.) should be architecturally integrated into the building so as to minimize visual impact to the public realm.

The proposed attached parking is integrated into the main floor, and it is set back about 6'-0" from 2nd floor.

G19. All multifamily developments should accommodate sustainable modes of transportation through

Attached garages on all units provide storage for bikes or mobility scooters for residence and additional bike racks are provided on the site to accommodate bike parking. Necessary infrastructure for electric vehicle charging station will also be provided.

G20. Designs should respond to Penticton's setting and climate

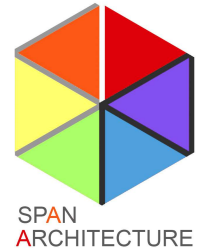
The building's long axis is positioned toward solar south, which will maximize solar gain during winter months and will limit western exposure in the summer. This will also maximize the amount and frequency of the natural light to the interior spaces.

Choosing energy efficient windows and arranging them with consideration to minimize summer heat gain and maximize winter heat gain. Eaves and overhangs to permit low winter sun into building and keep high summer sun out.

Continuous insulation layer, with thickness appropriate to climate, surrounding the entire conditioned space of the building, and continuous air-barrier surrounding the entire building envelope, in contact with the insulation layer, minimizes heat loss during winter and heat gain in summer.

Carefully planned landscaping and planting aids in maximizing performance of Passive Solar Design and assist with imperfect situations and site problems. Provision of white or light-coloured single ply Vinyl roofing membranes minimize heat load and increase reflectivity.

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).



All front doors of proposed units are ground oriented and face Dynes Avenue and the lane.

G22. Massing of larger buildings should be composed of multiple volumes to reduce visual impact on the pedestrian realm.

The proposed design is composed of multiple volumes in different levels dimensions. They are broken down both horizontally and vertically by means of projections, recesses, balconies, and decks.

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

Suggested balconies and roof decks is breaking up the massing while they provide viewing as well as weather protection for front entrances.

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.

The proposed design offers different layers of elements for articulation, including projections, horizontal setbacks, balconies, canopies, porches, and patios to create transitions between the public, semi public, semi-private, and private areas.

G25. N/A

G26. N/A

G27. Development should activate the public realm (e.g., sidewalks) and shared open spaces by placing active uses at street-level.

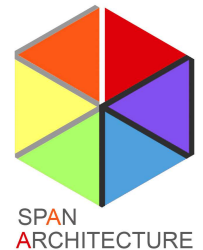
The Proposed development shares amenity spaces in front and in the courtyard between the buildings which are connected to the proposed city sidewalk.

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

The Proposed main entrances are identified by having different materials as well as by providing porches and canopies and different articulation in facade which emphasize their visibility.

G29. Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas

The proposed development has balconies and porches towards public realm and canopies towards semi-private amenity space. Roof decks also provide views of the Lake, Mountains, and Ridgelines.

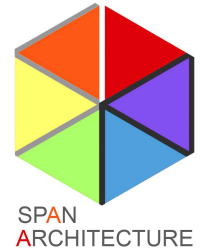


G30. Extensive blank walls (over 5m in length and including retaining walls) along the street should be avoided.

The proposed development does not have any fence along the streets and is only separated by means of sidewalk and landscaping.

G31. Provide screening (e.g., varied materials/textures, murals, green walls or vines) on solid walls that exist as a function of an internal program (e.g., for privacy, merchandising, etc.).

Using of different material and colour on the facade and green privacy walls between the units on balconies and walls not only provide inviting feel with visual benefits, but also outdoor green walls and facades have been found to be energy cost effective. Plants also reduce the overall temperatures of buildings when exposed to the sun. They reduce the amount of heat escaping during wintertime and they increase humidity in surrounding area. In addition, the transpiration process of plants can slightly reduce temperatures indoors, thus working as an energy cost effective solution. Having enough plants can also help reduce noise levels.



G32. Stream and Riparian Protection

N/A The site does not lie within a riparian area and is not close to any streams or bodies of water.

G33. Water Conservation and Plant Maintenance: Xeriscaping, Irrigation & Mulching

The site has been designed in such a way that there are no areas of Sod. The entire of the soft landscape areas will be planted with decorative grasses and shrubs. The vast majority of the soft landscape areas will have fine shredded bark mulch in order to retain as much water as possible for the shrubs, and portions adjacent to the central pathway will include decorative rock mulch to allow for more permeability and to highlight the decorative plant material in contrasting colours.

All landscape areas will be watered by a low water use automatic irrigation system

G34. Tree retention

The existing trees on the site will be removed and replaced.

Along Dynes Avenue we propose columnar species in order to increase visibility and safety along the driveways and sidewalks so that no tree branches impede views and cause a potential safety issue.

Within the central courtyard we propose flowering Lilac trees that will provide shade in Summer and allow more light through the winter.

G35. Tree planting

We have proposed columnar tree planting along Dynes Avenue in order to enhance safety. Specifically, the vehicular pedestrian interactions along the driveways and sidewalk. The proposed trees have a ± 8 m spacing. As well, the boulevard area will

include decorative grasses that will grow to approximately 4ft in height to enhance the pedestrian realm while maintaining adequate visibility.

G36. Habitat: designs should provide for and/or enhance habitat value (e.g., birds, pollinators, etc.) through the use of selected plant material (food & nutrients) and/or structural/grading improvements (e.g., hibernacula, pools, etc.).

The plant material has been selected to include a variety of species that will provide texture, colour and height variations. There are also flowering shrub and trees species that will attract birds and pollinators to the site.

G37. Stormwater management: mitigate impacts of runoff by diverting stormwater to infiltration galleries or other appropriate green infrastructure.

All the soft landscape areas within the central courtyard include bark mulch and areas of rock mulch to both retain water for the plant material and to provide adequate drainage from storm water runoff.

The permeable areas within the courtyard and surrounding the buildings (only areas behind the Property line) total 198.6 sq.m. for water infiltration.

The water from roof drainage will also be used to water the landscaping, particularly in the courtyard.

G38. Screening & Buffering

The proposed columnar trees along Dynes Avenue, in conjunction with the tall grasses between the driveways, will minimize the visual impact and vertical presence of the buildings.

Both side setbacks will include wood screen fencing to provide privacy towards the adjacent lots. Note that on the west side, the adjacent property contains a row of existing tall cedars that will provide extra privacy to that lot.

G39. Defining the Public- and Private Realms

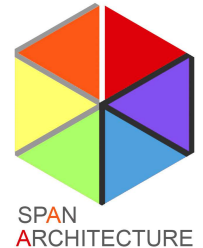
The public and private realms are defined by the use of plant material, both towards the street as well as between the private amenity spaces within the central courtyard

G40. Energy

Deciduous trees planted along Dynes Avenue, along the South facing facade, will provide partial shade during the summer months and allow for additional heat gain through winter. The central courtyard provides a similar concept within the restricted space.

G41. Softscapes

All plant material has been selected based on availability of local nurseries and from species known to thrive in Penticton. They provide a variety of texture, colour and height variation as well as flowering characteristics.



Coniferous under-stories for the deciduous trees have been provided to maintain winter interest.

The central courtyard provides a height gradient to provide private amenity spaces with privacy with 4-5 ft high shrubs while maintaining an open sensation along the pathway will lower plant material

G42. Hardscape

We have proposed concrete pathways in a light colour. The private amenity spaces will be constructed with feature paving in light albedo colour as well (stamped concrete, precast concrete pavers, or similar)

All hardscape areas will drain into the softscape.

G48. Lighting shall be provided for all building entrances, walkways, driveways, parking areas and loading areas and should be sufficient to provide clear orientation, personal safety and site security, including allowing for overlook from adjacent buildings

Suggested to have exterior warm (<4000K) downward light at façade, especially entrances and landscape areas around driveways.

G49. Minimize light pollution through the use of full cut-off lighting, avoiding light reflectance, and directing lighting downwards. Exceptions may be made for signage and architectural lighting (e.g., enhancing special features or aesthetic qualities).

Downwards Lighting is suggested for the proposed project.

G50. Avoid lighting that illuminates streams, wetlands, lakes and other natural areas

The proposed area is not located in Streams Wetlands, lakes or natural Areas

G51. Avoid negative light impacts on neighbours.

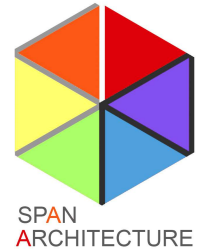
The proposed development suggested warm downward light. It will not direct light to any neighbour other than ground brightness.

G53. All signage shall comply to the City of Penticton's Sign Bylaw.

The proposed design suggested and will follow the bylaw requirement for the number, size, type, form and location of unit numbers based on bylaw requirements.

G54. Mechanical/Utility cabinets and transformer pads (units) shall be located at the rear of the property, behind the building.

The design has suggested mechanical room at enclosed area at roof top which reduces sound pollution, simpler maintenance, safe for vandalism and accidents. This also helps optimize the space that is better used for landscaping and public semi-private amenity space at ground level.



G56. Units shall not obstruct private views onto public space that might otherwise provide safety through passive surveillance.

As it mentioned above the design has suggested mechanical room at enclosed area at roof top, so it will not obstruct views.

G57. Units shall not be installed in riparian setbacks (SPEA) and Environmental Protection areas

Not applicable to the proposed development, the site is not located at riparian area.

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 bins will be in the garages, and rolled out at the pickup times.

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

Garbage bins will be stored in the garages.

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

The proposed design suggested Individual Garbage, recycle, compost to be stored at Garage and to be collected at Dynes Avenue and back lane.

G61. Fencing located along a street edge should be low and/or not create a solid barrier

There will be no fencing along Dynes Avenue and the lane at the back

G62. Fencing along the street edge should be supplemented with low profile landscape plantings

The proposed design shows low Profile landscape plantings and incorporates with Dynes Avenue and city landscape.

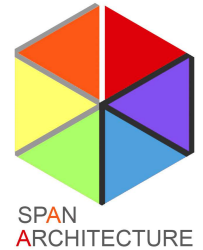
G63. ground floor dens will not be used as separate units

G64. Cash-in lieu of parking to be paid for 1 parking space not provided (\$13,000)

G65. Development is intended to be built out and occupied in one phase

MF1. All multifamily developments should incorporate community amenity spaces that provide opportunity for recreation and play and address the needs of all age groups likely to reside within the development.

The proposed development required 260sm of amenity space. The proposed design provided 975sm amenity space that give residents opportunity for recreation and about



280sm of this amenity space located at the ground that provide opportunity for play, social gathering or interacts with neighbors

MF2. To promote community and social sustainability, multifamily developments should exhibit a preference for courtyard forms with views into them from groundoriented ground floor units.

The proposed development provides 11.00m deep courtyard at ground level.

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

The proposed design provides vegetation area for each unit and amenity spaces for kids play areas.

MF6. Entrances to apartment lobbies should be connected to adjacent sidewalks and provide seating, as well as clear pedestrian-oriented signage. Public art is also encouraged

The proposed dwelling unit entrances are 8" (200mm) above the grade of adjacent walkway. The design invites residents to promenade to their entrances. All walkways on the site are connected to each other and to proposed city sidewalk.

In addition to the above response, I have talked to Jo-Anne about building #1, because it is residential building not more than 3 storeys, and building area less than 600 sm, it can be designed under part 9, without the fire wall in the middle. Since it is over 4 units, consultants' (architect and engineers) involvement are required to provide stamped drawings and schedules.

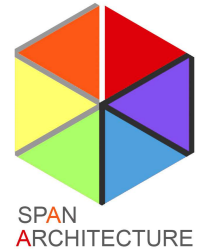
Please don't hesitate to call our office at 780-990-6002, Should you have any questions or concerns.

Yours Truly,



Songlin Pan
Architect AAA, LEEP AP
Principle

SPAN Architecture Inc.
www.spanarch.ca
span@spanarch.ca
780-800-0258



Attachment F - Development Permit Analysis (staff)

Development Permit Analysis

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

- Guideline G1* *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 site is relatively flat and does not present any topographical development constraints.
 - The applicants are aware of the need to upgrade water infrastructure along Dynes Ave to support the development.
- Guideline G3* Private and semi-private open spaces should be designed to optimize solar access.
- The development design provides a central courtyard space between the two rows of buildings. The separation provided allows for solar access to this ground-level outdoor space.
 - Each unit has a rooftop patio which provides private amenity space with solar access.
- Guideline G4* *Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development.*
- The buildings are 3 storeys in height which is a similar scale as newer development in the surrounding area. 3 storey heights helps maintain the ground-oriented character of the development and preserves views towards the mountains on either side of the valley.
- Guideline G5* *Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The proposed front yard setback for the units closest to Dynes Ave is minimal at around 4.24m (14 feet) which improves connectivity between the building and the street, whereas a minimum 3.0m (10 feet) is required by the RM3 zone.
 - The minimum setback is close to what the required zoning setback is on neighbouring properties (4.5m), while the existing older homes on neighbouring properties currently range between 7-8m front setbacks.
 - The setback is increased in front of the street-facing garages to allow space for vehicles to park in front of the garage without overhanging the sidewalk.
 - The development design includes sidewalk connections to the front facing units, and side walkways around the front building to the central courtyard space and rear facing units.
- 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.*
- Each unit has its own garage to provide secure storage for vehicles, bicycles and personal belongings.

- The units are oriented to face towards the street and rear lane which provides natural surveillance over these public spaces.

Guideline G13 Entry to ground-level residential units should be no more than 1.8m above the grade of adjacent public sidewalks and walkways.

- The main entries to each unit are approximately 0.3m above grade, reinforcing the ground-oriented nature of the development.

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

- One path is provided on each side of the property leading to the central courtyard area. One path between the two rear buildings leads from the central courtyard to the rear lane and garage-side entries to the units. These paths provide dedicated pedestrian access through the site, separate from the parking areas.
- The central path between the two rear buildings in this updated design allows for landscape buffers along the neighbouring sides of those buildings.

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

- Landscaping islands separate the front driveways leading onto Dynes Ave.
- Each unit has a garage which provides vehicle storage out of sight from the street and lane, while the front-facing units have room for vehicle parking in front of the garages.
- The visitor spaces are located at the sides of the property and accessed from Dynes Ave, near the pathways leading to all units.

Guideline G19 All multifamily developments should accommodate sustainable modes of transportation...

- The property is located near bus routes along Churchill Ave, Power St and Westminster Ave.
- The development plans show room for secure bicycle parking in the garages, and bike racks for visitors.
- The developer will be required to install a sidewalk in front of the subject properties, which improves the walkability along Dynes Ave

Guideline G21 Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).

- The front row of 6 units faces towards Dynes Ave with main entries, garages, and windows all facing towards the street.
- The two rear-facing buildings are oriented towards the lane with main entries, garages, and windows on that side.
- All units have entries and patios facing the central courtyard space.
- The townhouse units each have their own front door within 0.3m of grade, reflecting this ground-oriented housing type.

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.

- The building designs include minor architectural projections, steps, and porches to create a transition from the public realm to private realm.
- The street-facing patios are delineated by landscaping and a slight grade change to signal their separation from the public realm as a semi-private space.

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

- Six units front directly onto Dynes Avenue with main entries clearly visible from the street.
- The six rear-facing units are accessed by pathways around either side of the front building, leading through the central courtyard and out to the lane.
- Unit addressing and directional signage shall be installed to clearly delineate from the street how to access these units.

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, patios, and main unit entries of six units facing Dynes Ave provide visual overlook onto the public realm.
- The two rear buildings are designed to provide casual overlook onto the rear lane.
- All units have patios, windows, and balconies facing the central courtyard space.

Guideline G35 Tree planting...

- The landscape plan shows 20 new trees to be planted on-site. This includes 4 along the Dynes Avenue boulevard, and several along each side of the property.
- Along the sides, three trees on each side are proposed near the rear of the property. This is supported as the trees will provide privacy where currently the neighbouring homes have rear yards and assist with buffering where those two buildings are 2.1m from property line.
- Staff will complete a landscaping inspection after the development is constructed to ensure the landscaping installed matches the approved landscaping plan.

Guidelines G37/G42 Hardscapes and stormwater management: mitigate impacts of runoff by diverting stormwater to infiltration galleries or other appropriate green infrastructure

- The development plans show total hard surfacing coverage of 53% due to the use of porous materials for the driveways and walkways.
- The use of porous materials assists with stormwater infiltration versus traditional hard surfacing which leads to storm water runoff.
- If the development is not able to accommodate storm water on-site, the developer would be responsible to extend the storm sanitary main from Power St to the site at their expense.

Guideline G54 Mechanical/utility cabinets and transformer pads (units) shall be located at the rear of the property, behind the building.

- The electrical transformer is located at the front of the property, for ease of access by the City's electrical department. Staff worked with the applicants to apply decorative vinyl wrap on the transformer and plant landscaping in that area to reduce the visual impact of this infrastructure from the public realm.

Guideline G58/G59 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 bins should be contained within screened structure that are coordinated with the overall design.

- Each unit has space in the secure garages to store garbage and recycling carts.

Guideline MF2 In an effort to promote community and social sustainability, multifamily developments should exhibit a preference for courtyard forms with views into them from ground-oriented ground floor units.

- The central ground-level between the rows of buildings provides a courtyard form amenity space. Each unit has a ground floor patio in this area, with landscaping and a pathway provided to each unit. The separation between the buildings allows for natural light into this space, with views onto it from each townhouse 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 ground level patios in the central courtyard area are finished with permeable pavers, allowing for active and passive use with landscaping along the edges.
- The units also have rooftop patios, which provide another hard surfaced amenity area.
- The development site is located within one block of Lakawanna Park which provides a large public greenspace option for future residents.

Development Variance Permit

Permit Number: DVP PL2023-9706

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: Legal description to be updated after lot consolidation
 - Civic: Civic address to be updated after lot consolidation (currently 951 & 963 Dynes Avenue)
 - PID: PID to be updated after lot consolidation
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2023-08 to allow for the construction of a 12-unit townhouse development, as shown in the plans attached in Schedule 'A':
 - a. Section 10.10.2.3: to increase maximum lot coverage from 50% to 53%.
 - b. Section 10.10.2.7: to reduce the minimum interior side yard from 4.5m to 2.1m.
 - c. Section 10.10.2.9: to reduce the minimum rear yard from 6.0m to 1.5m.

General Conditions

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

please contact the Electric Utility at (250) 490-2535.

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

Issued this ____ day of _____, 2024.

Angela Collison
Corporate Officer

DRAFT

ISSUED FOR

2023.10.14	ISSUED FOR REVIEW
2024.03.11	ISSUED FOR REVISION
2024.04.19	Revision for DP

CONSULTANT:

IMPERIAL

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REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT

SPAN ARCHITECTURE
3212 McCall Pl. NW
EDMONTON, AB T6R 3V2
Tel: (780) 990-6002 Email: spanarchi@yahoo.com

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

STAMPS/SEALS

Penticton BC Townhouse

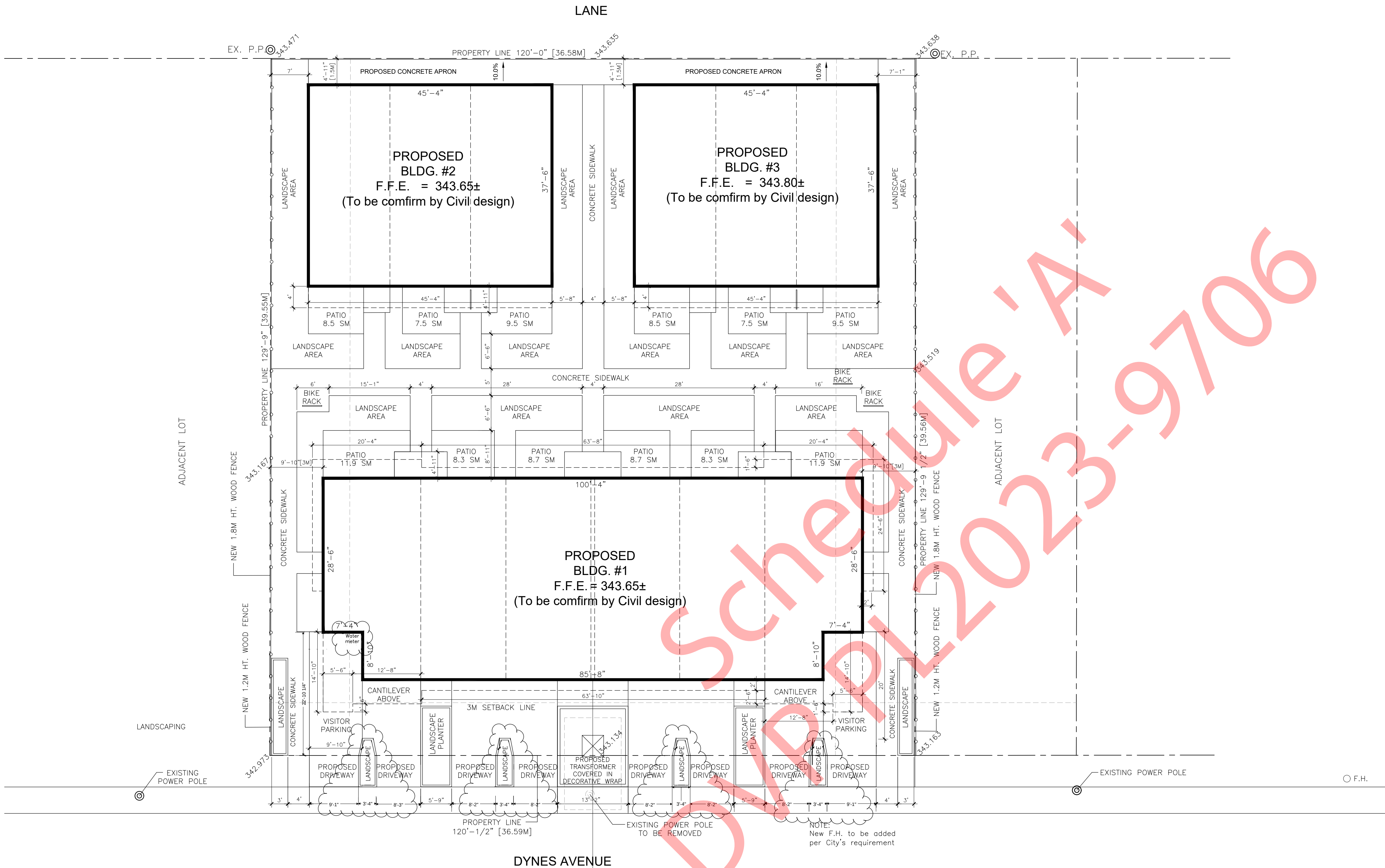
951 & 963 Dynes Ave. Penticton

SITE PLAN, DATA
& DWG LIST

DRAWN: SP CHECKED: SP

PLOT DATE: 2024-03-12

A1.0
23-149



SITE DATA:

LEGAL DESCRIPTION:
Lot 21 - 24, Plan 929

CIVIL ADDRESS:
951-963 Dynes Ave, Penticton BC

ZONING:
RM3 (Medium Density Multiple Housing)

SITE AREA: 15,577 SF (1,447 SM)

BLDG AREA:
BLDG. #1: 4,425 SF (411.1 SM)
BLDG. #2: 1,881 SF (174.7 SM)
BLDG. #3: 1,881 SF (174.7 SM)
TOTAL: 8,187 SF (760.6 SM)

SITE COVERAGE: 52.56%

G.F.A:
BLDG. #1: 13,231 SF (1,229 SM)
BLDG. #2: 5,680 SF (527.7 SM)
BLDG. #3: 5,680 SF (527.7 SM)
TOTAL: 24,591 SF (2,284.5 SM)

PROPOSED F.A.R.: 1.58
TOTAL UNITS: 12

MAX. BUILDING HEIGHT: 24 M
PROPOSED BLDG. HEIGHT: 12.2 M

PARKING PROVIDED: 12
BICYCLE PARKING PROVIDED: 4

LEGEND:

L.P. LIGHTING POLE,

POWER POST

F.H. FIRE HYDRANT

DRAWING LIST:

A1.0 SITE PLAN, FIRE ACCESS
PLAN & DWG LIST

A2.1 FLOOR PLANS (BLDG. #2 & #3)
A2.2 FLOOR PLANS (BLDG. #2 & #3)
A2.3 FLOOR PLANS (BLDG. #1)
A2.4 FLOOR PLANS (BLDG. #1)

A3.1 BUILDING ELEVATIONS (BLDG. #2 & #3)
A3.2 BUILDING ELEVATIONS (BLDG. #1)



Development Permit

Permit Number: DP PL2023-9705

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: Legal description to be updated after lot consolidation
 - Civic: Civic address to be updated after lot consolidation (currently 951 & 963 Dynes Avenue)
 - PID: PID to be updated after lot consolidation
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a 12-unit townhouse development, as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to beginning works 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

ISSUED FOR

2023.10.14	ISSUED FOR REVIEW
2024.03.11	ISSUED FOR REVISION
2024.04.19	Revision for DP

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ARCHITECT

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EDMONTON, AB T6R 3V2
Tel: (780) 990-6002 Email: spanarchi@yahoo.com

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

STAMPS/SEALS

Penticton BC Townhouse

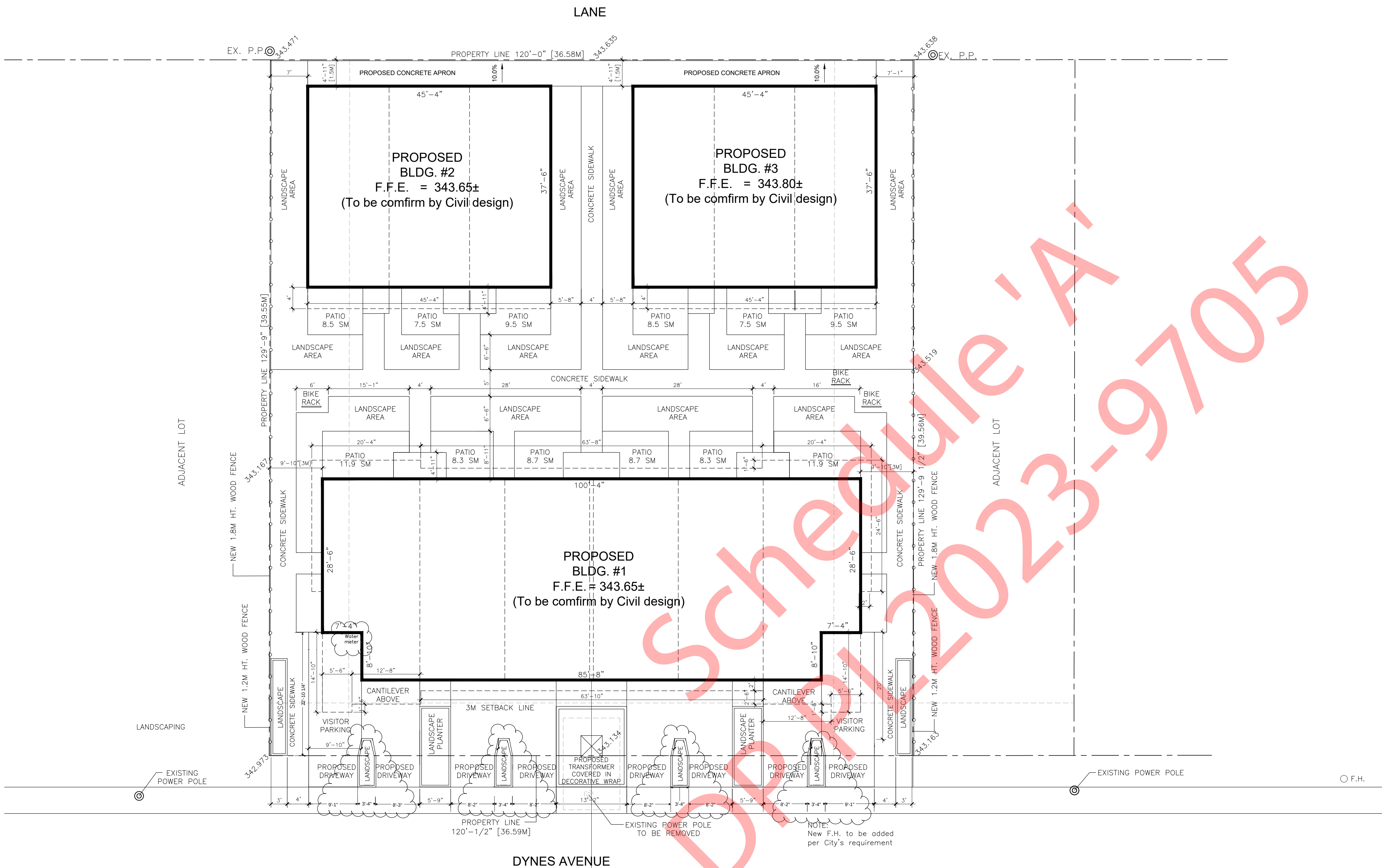
951 & 963 Dynes Ave. Penticton

SITE PLAN, DATA
& DWG LIST

DRAWN: SP CHECKED: SP

PLOT DATE: 2024-03-12

A1.0
23-149



SITE DATA:

LEGAL DESCRIPTION:
Lot 21 - 24, Plan 929

CIVIL ADDRESS:
951-963 Dynes Ave, Penticton BC

ZONING:
RM3 (Medium Density Multiple Housing)

SITE AREA: 15,577 SF (1,447 SM)

BLDG AREA:
BLDG. #1: 4,425 SF (411.1 SM)
BLDG. #2: 1,881 SF (174.7 SM)
BLDG. #3: 1,881 SF (174.7 SM)
TOTAL: 8,187 SF (760.6 SM)

SITE COVERAGE: 52.56%

G.F.A:
BLDG. #1: 13,231 SF (1,229 SM)
BLDG. #2: 5,680 SF (527.7 SM)
BLDG. #3: 5,680 SF (527.7 SM)
TOTAL: 24,591 SF (2,284.5 SM)

PROPOSED F.A.R.: 1.58
TOTAL UNITS: 12

MAX. BUILDING HEIGHT: 24 M
PROPOSED BLDG. HEIGHT: 12.2 M

PARKING PROVIDED: 12
BICYCLE PARKING PROVIDED: 4

LEGEND:

L.P. LIGHTING POLE,

POWER POST

F.H. FIRE HYDRANT

DRAWING LIST:

A1.0 SITE PLAN, FIRE ACCESS
PLAN & DWG LIST

A2.1 FLOOR PLANS (BLDG. #2 & #3)
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A2.4 FLOOR PLANS (BLDG. #1)

A3.1 BUILDING ELEVATIONS (BLDG. #2 & #3)
A3.2 BUILDING ELEVATIONS (BLDG. #1)

1 SITE PLAN
A1.0 3/32"=1'-0" (1:128)

ISSUED FOR

2023.10.14 ISSUED FOR REVIEW

2024.03.11 ISSUED FOR REVISION

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STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

STAMPS/SEALS

Pentinction BC Townhouse

951 & 963 Dynes Ave. Pentinction

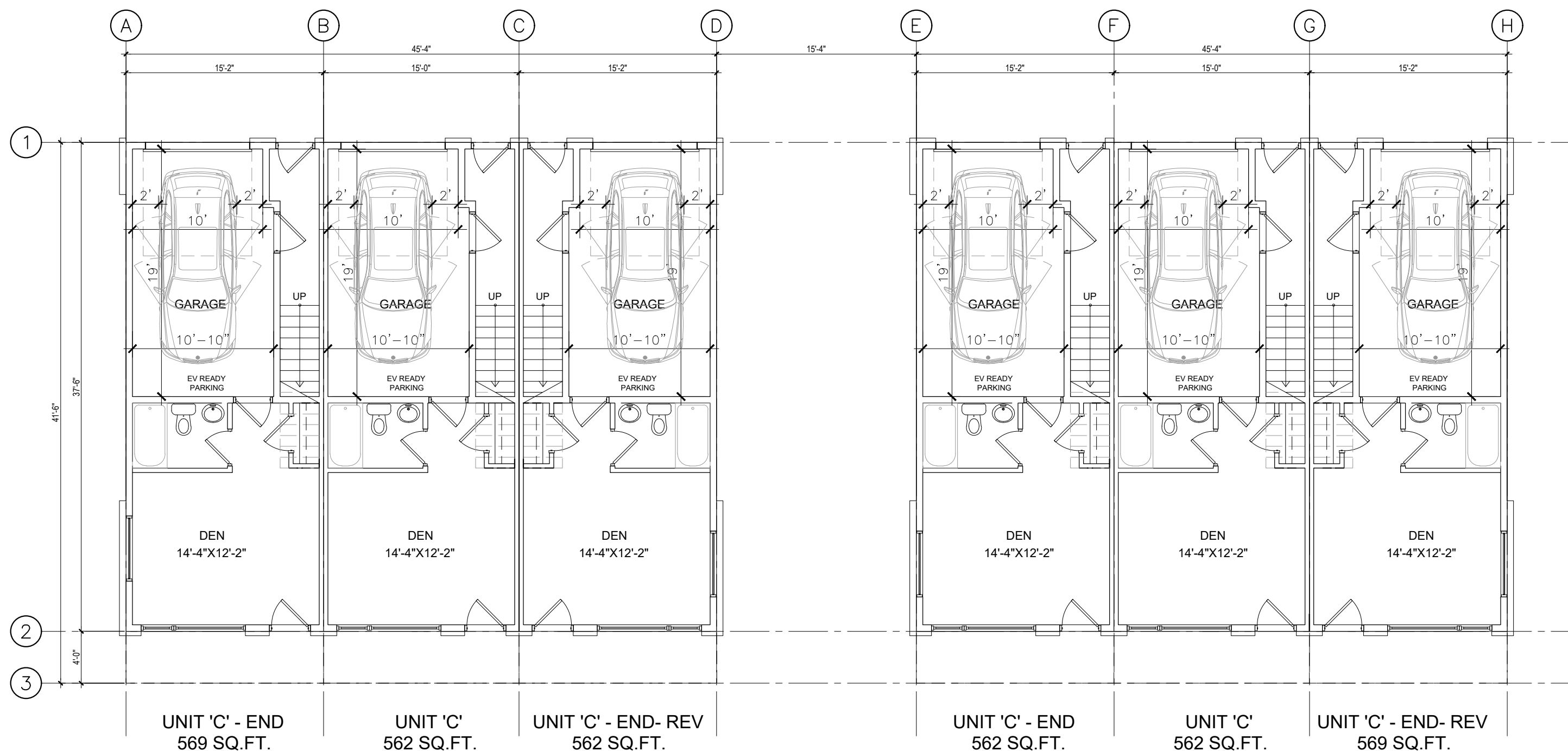
TOWNHOUSE FLOOR
PLANS (Bldg #2 & #3)

DRAWN: SP

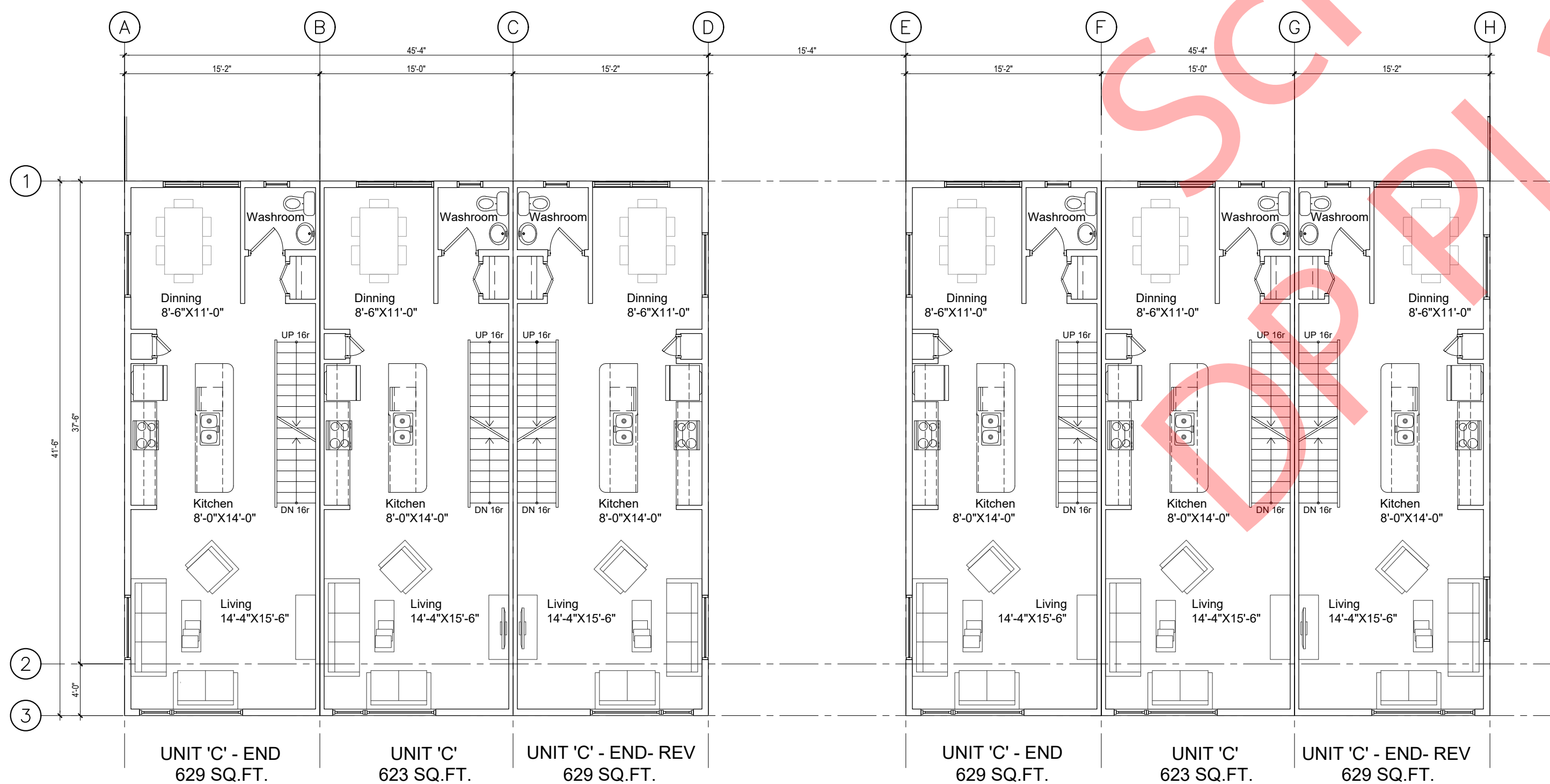
CHECKED: SP

PLOT DATE: 2024-03-12

A2.1
23-149



1 OVERALL MAIN FLOOR
A2.1 1/8"=1'-0"



2 OVERALL 2ND FLOOR
A2.1 1/8"=1'-0"



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MECHANICAL ENGINEER

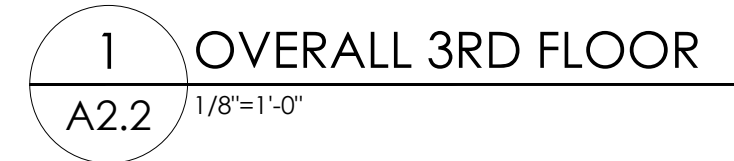
ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

STAMPS/SEALS

TOWNHOUSE FLOOR PLANS (Bldg #2 & #3)

A2.2



ISSUED FOR

2023.10.14	ISSUED FOR REVIEW
2024.03.11	ISSUED FOR REVISION

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MECHANICAL ENGINEER

ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

STAMPS/SEALS

Pentinction BC Townhouse

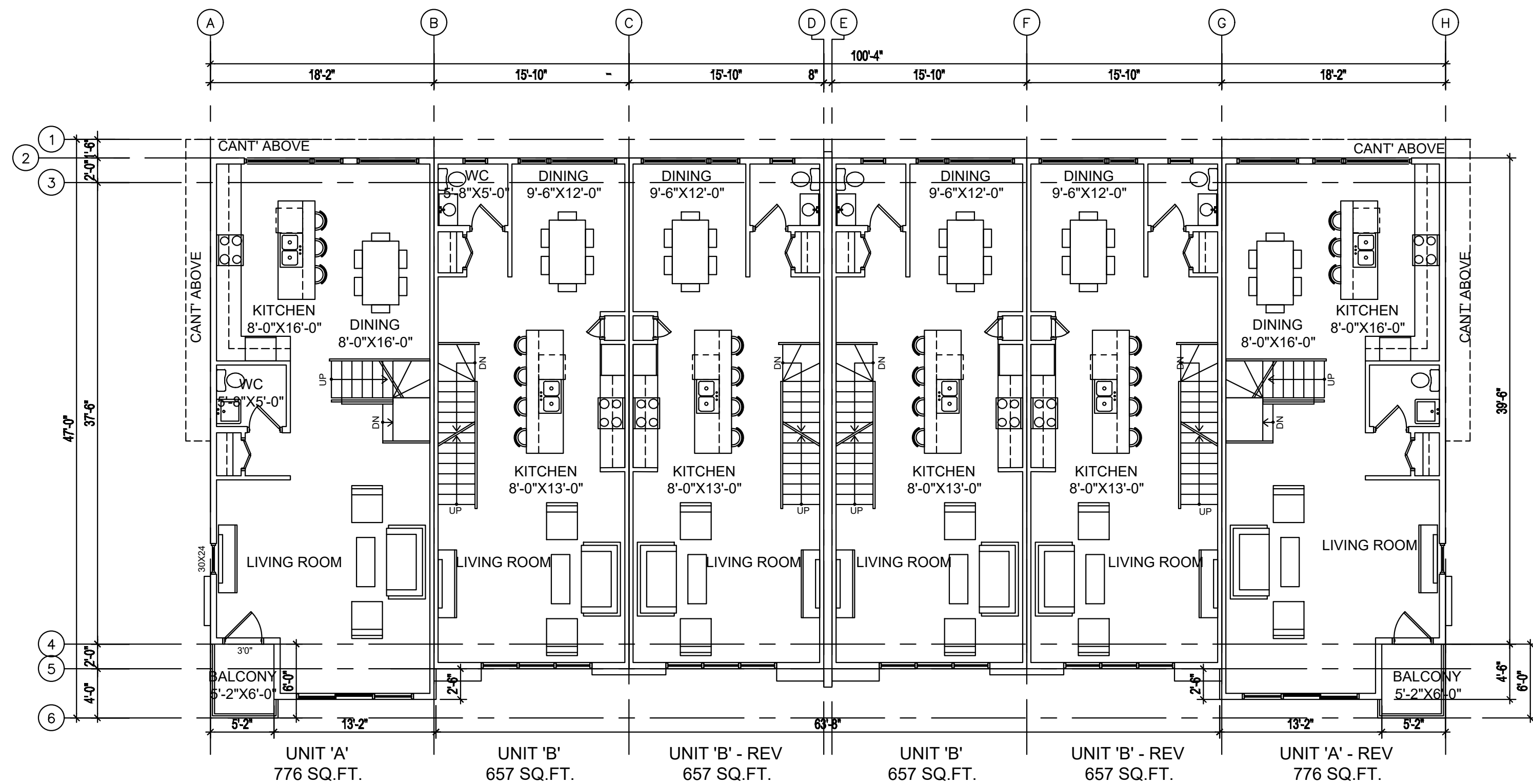
951 & 963 Dynes Ave. Pentinction

TOWNHOUSE FLOOR PLANS (Bldg #1)

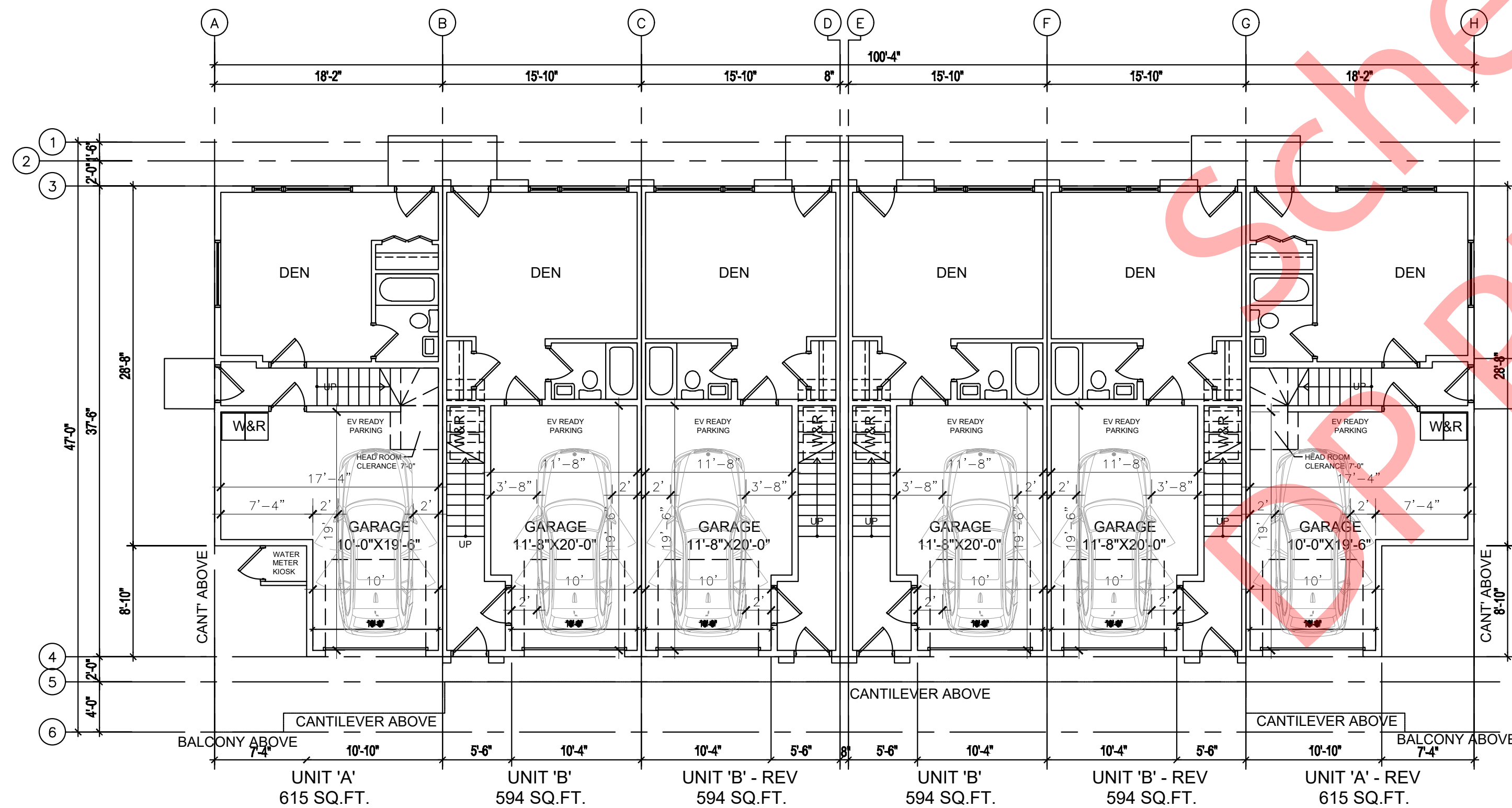
DRAWN: SP CHECKED: SP

PLOT DATE: 2024-03-12

A2.3
23-149



1 MAIN FLOOR
A2.3 1/8"=1'-0"



2 2ND FLOOR
A2.3 1/8"=1'-0"

ISSUED FOR

2023.10.14 ISSUED FOR REVIEW

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Tel: (780) 800-0258 Email: spanarch@yahoo.com

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

STAMPS/SEALS

Pentintown BC Townhouse

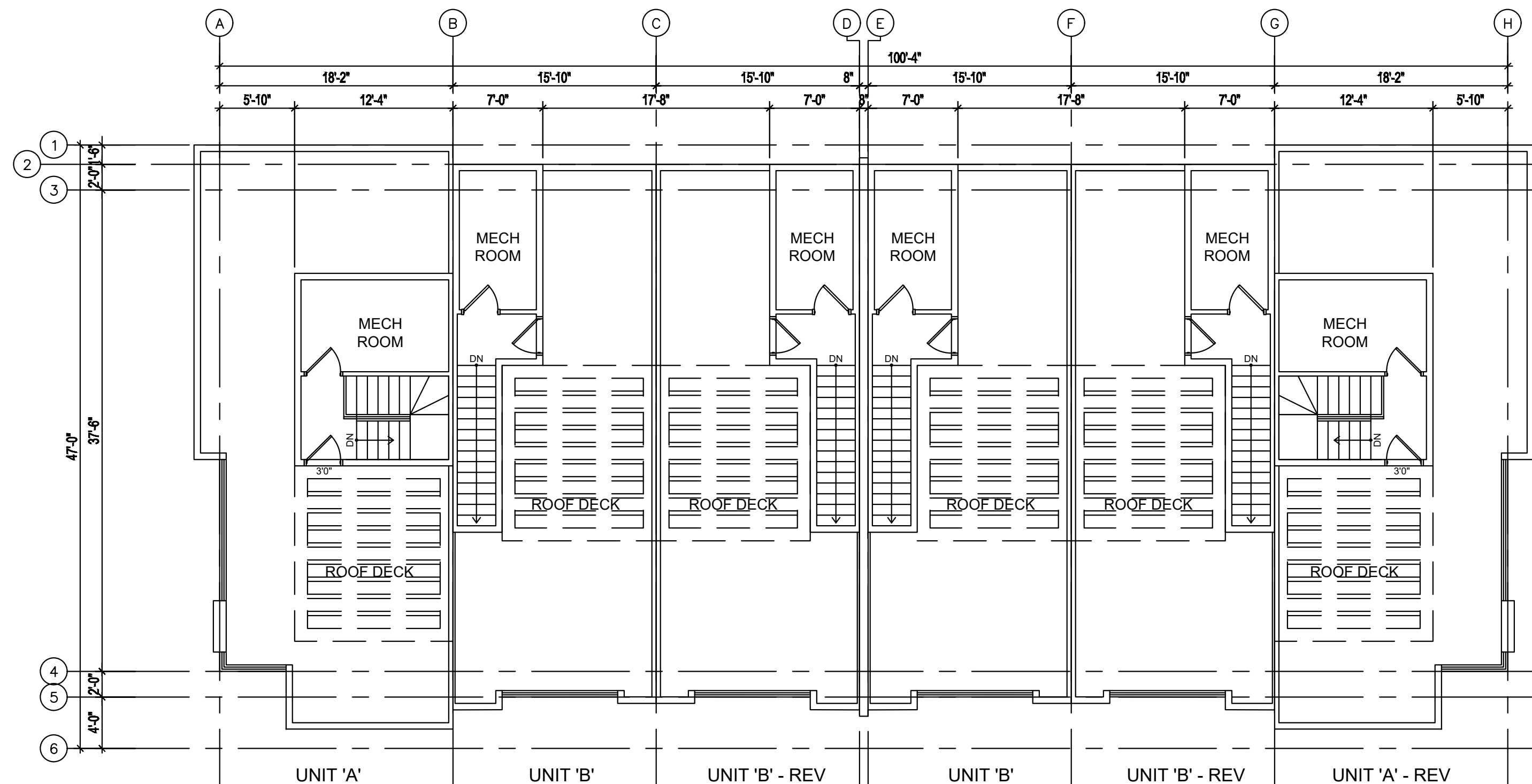
951 & 963 Dynes Ave. Pentintown

TOWNHOUSE FLOOR PLANS (Bldg #1)

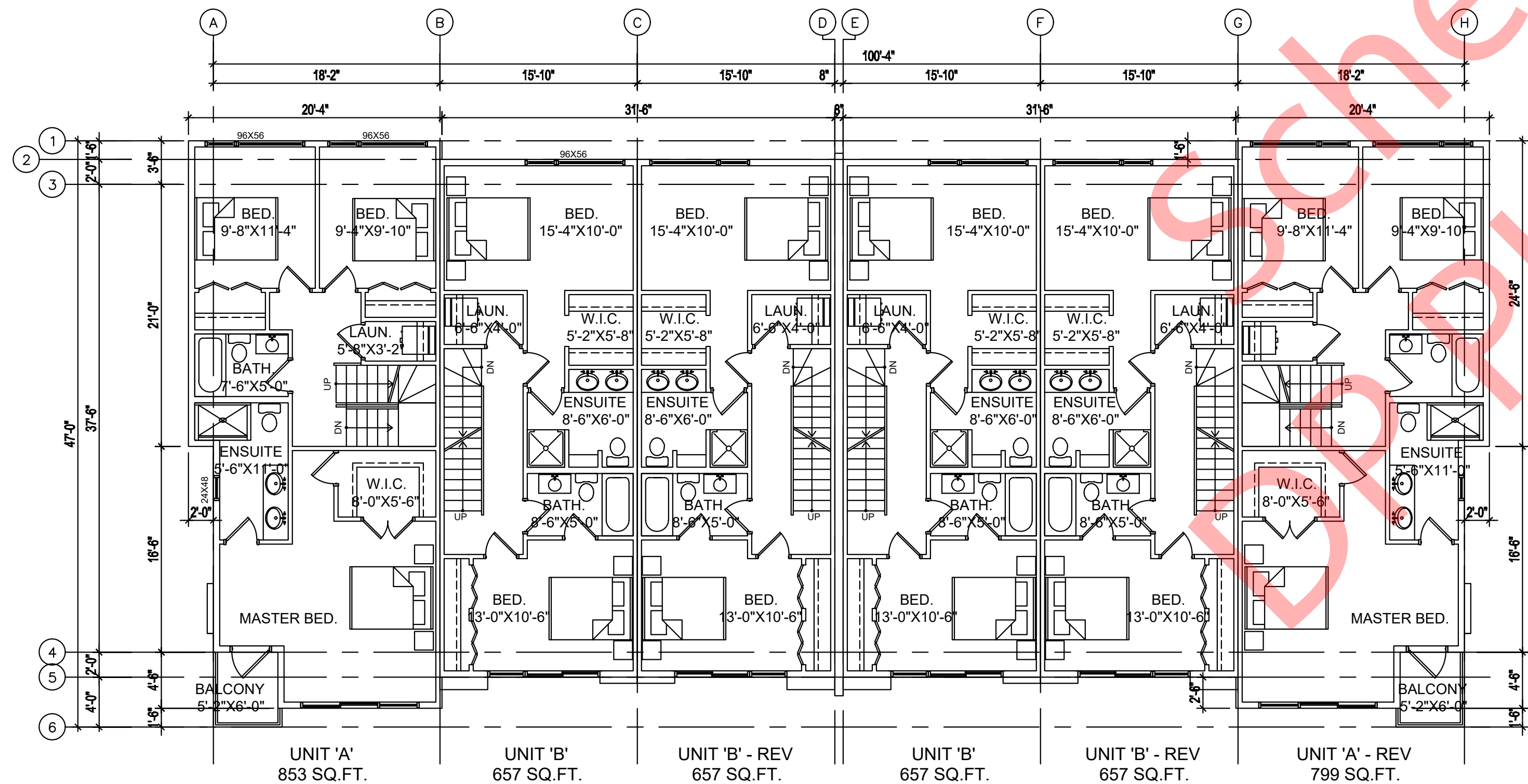
DRAWN: SP CHECKED: SP

PLOT DATE: 2023-10-21

A2.4
23-149



1 MAIN FLOOR
A2.4 1/8"=1'-0"



2 2ND FLOOR
A2.4 1/8"=1'-0"

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STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

STAMPS/SEALS

Pentintion BC Townhouse

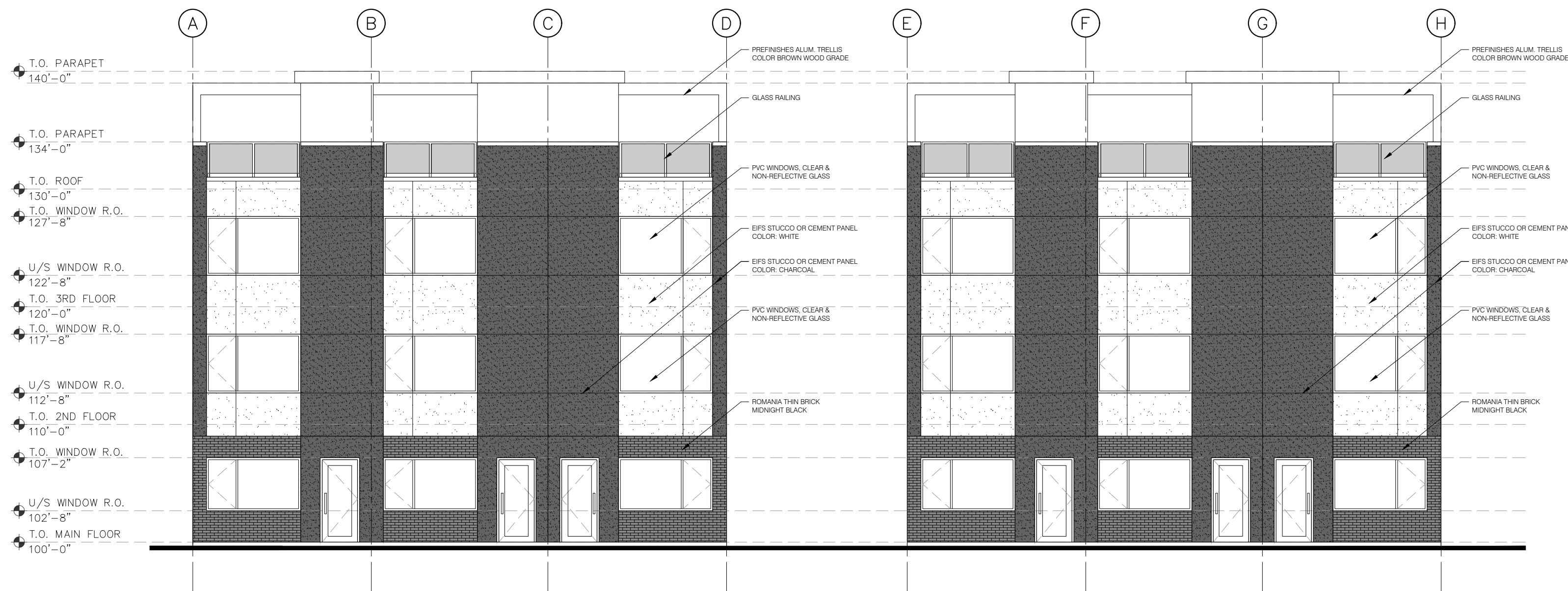
951 & 963 Dynes Ave. Pentintion

TOWNHOUSE ELEVATIONS (Bldg #2 & #3)

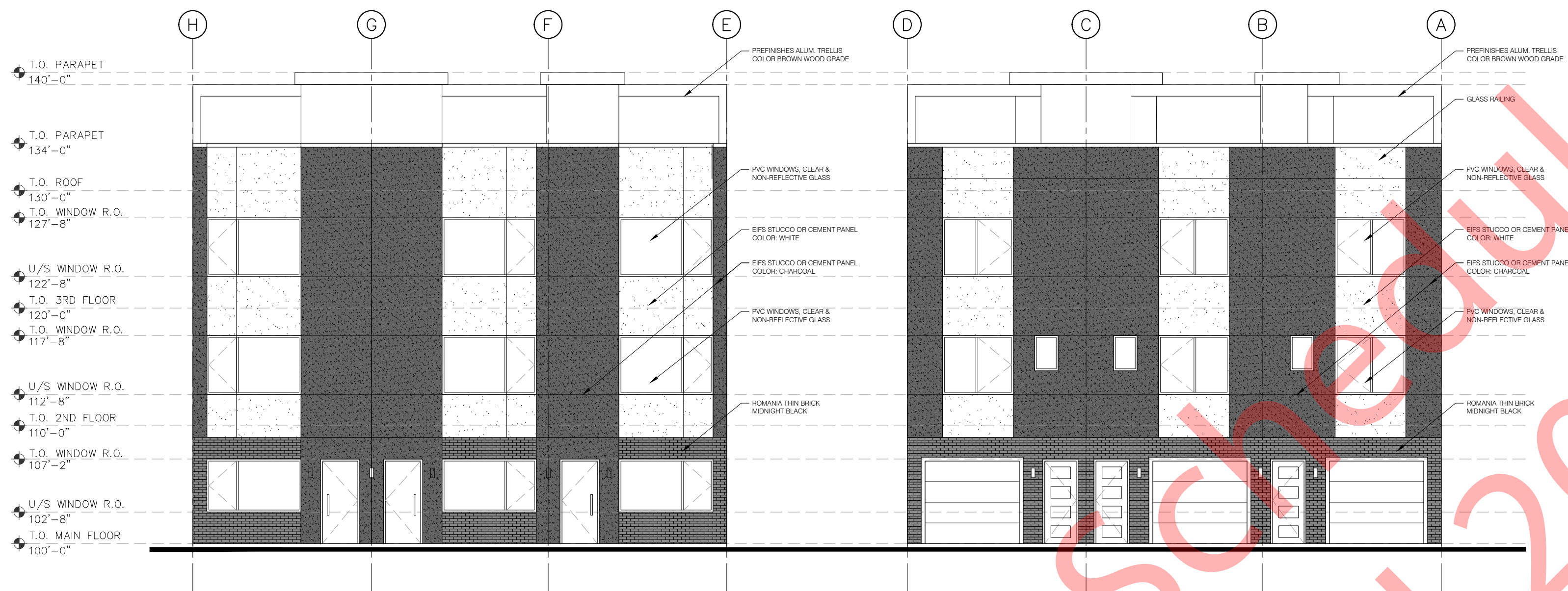
DRAWN: SP CHECKED: SP

PLOT DATE: 2023-10-21

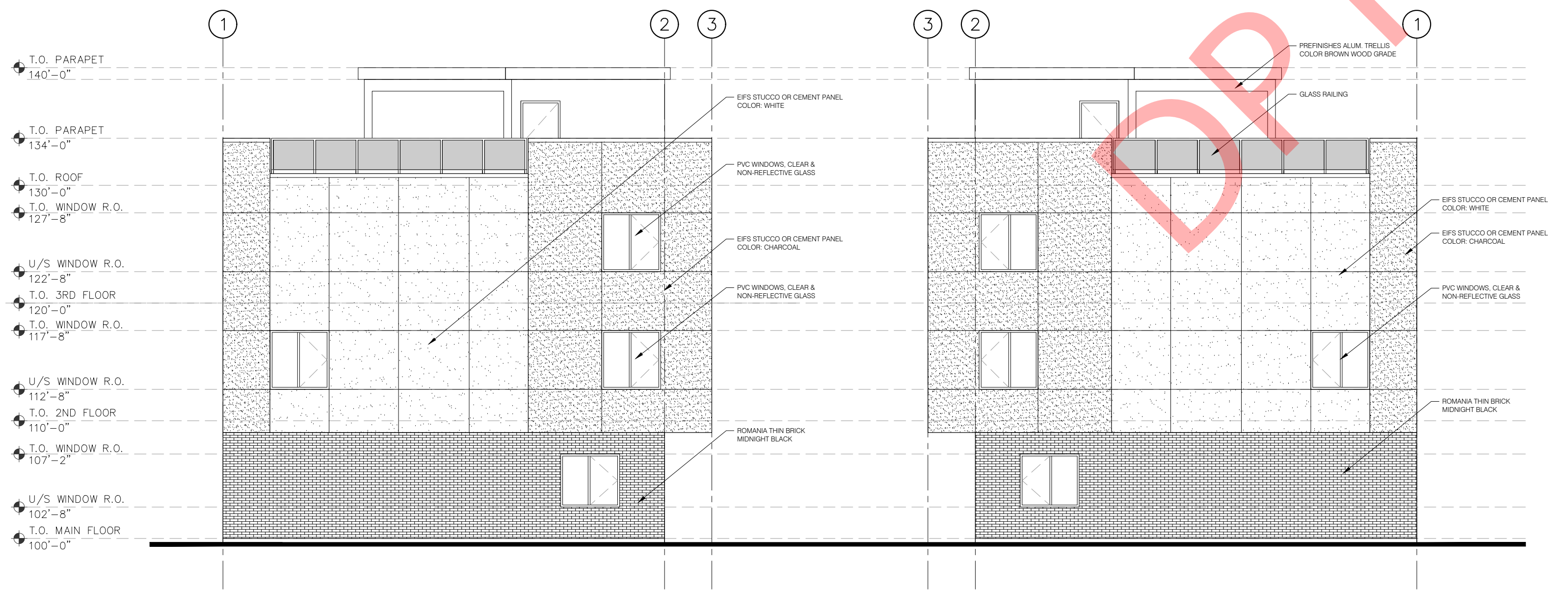
A3.1
23-149



1 OVERALL SOUTH ELEVATION
A3.1 1/8"=1'-0"



2 OVERALL NORTH ELEVATION
A3.1 1/8"=1'-0"



3 WEST ELEVATION
A3.1 1/8"=1'-0"

4 EAST ELEVATION
A3.1 1/8"=1'-0"

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Pentinction BC Townhouse

951 & 963 Dynes Ave. Pentinction

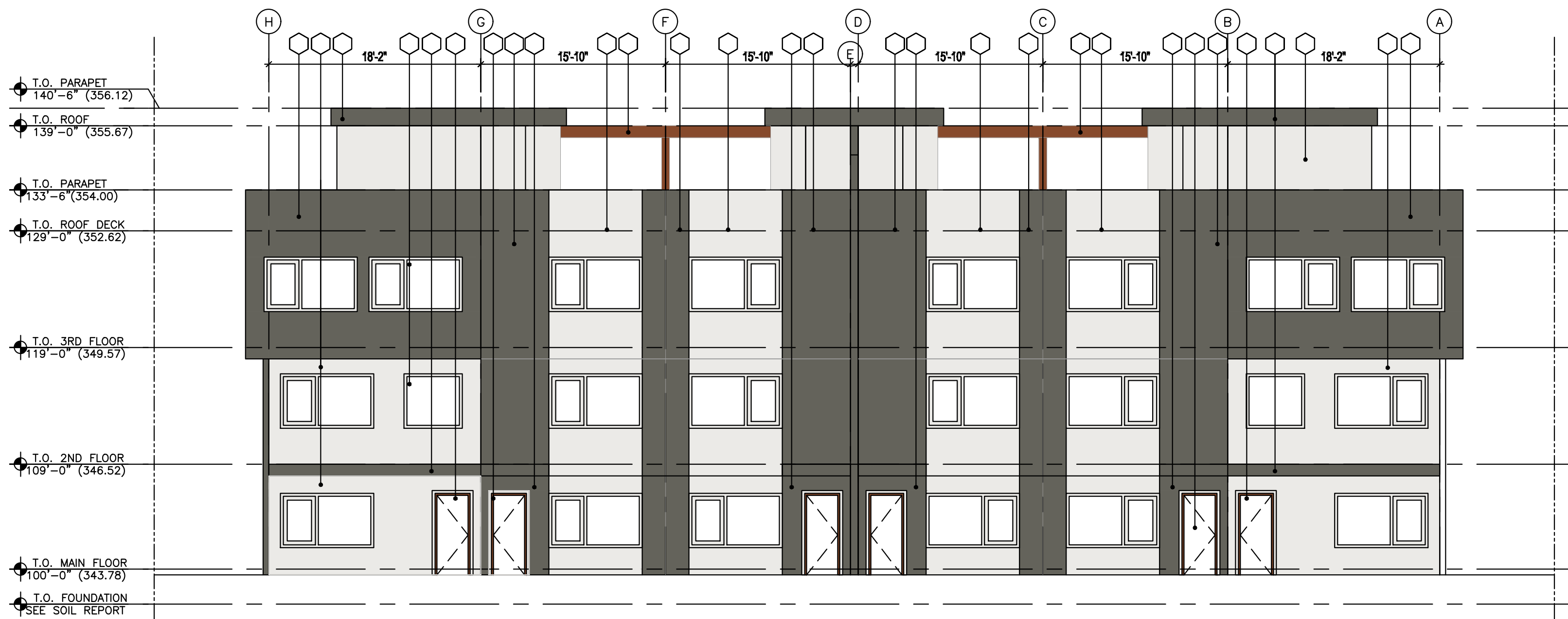
TOWNHOUSE ELEVATIONS (Bldg #1)

DRAWN: SP

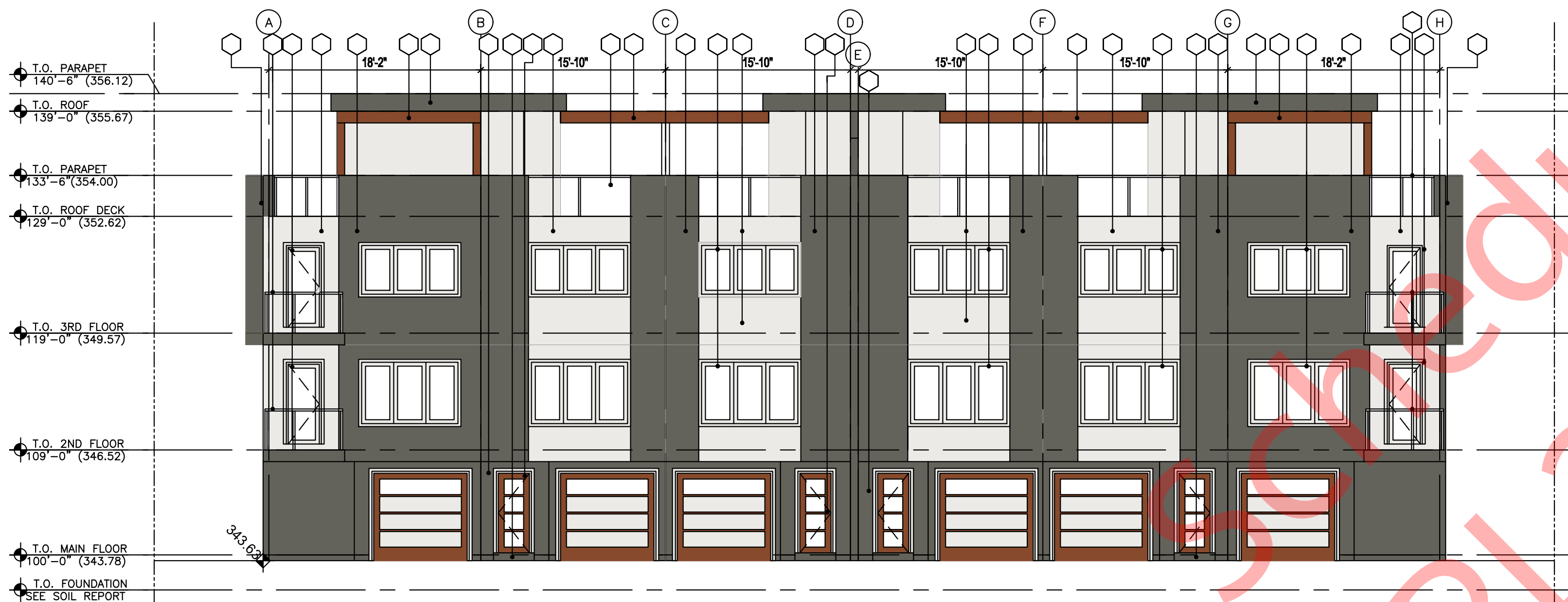
CHECKED: SP

PLOT DATE: 2023-10-21

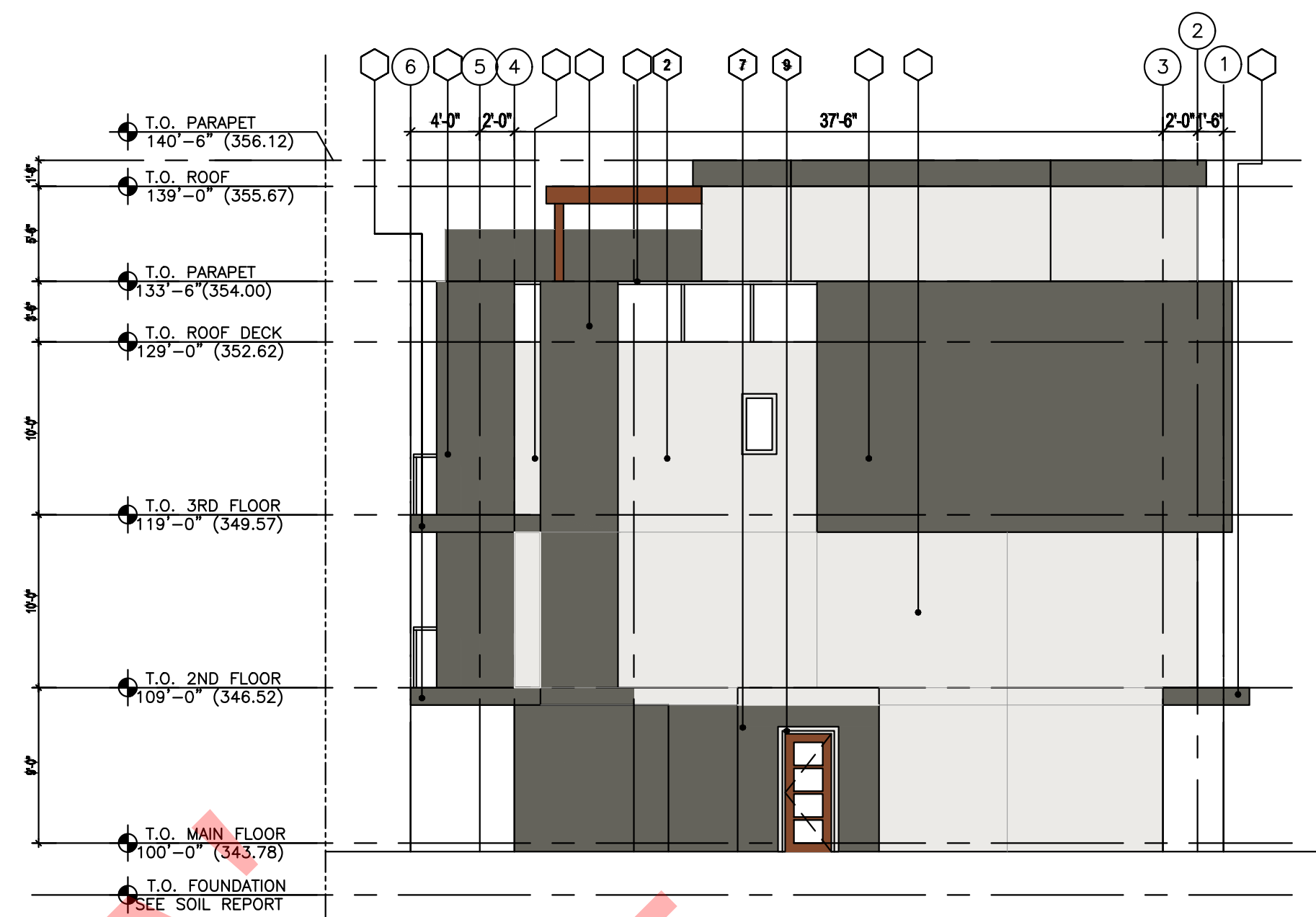
A3.2
23-149



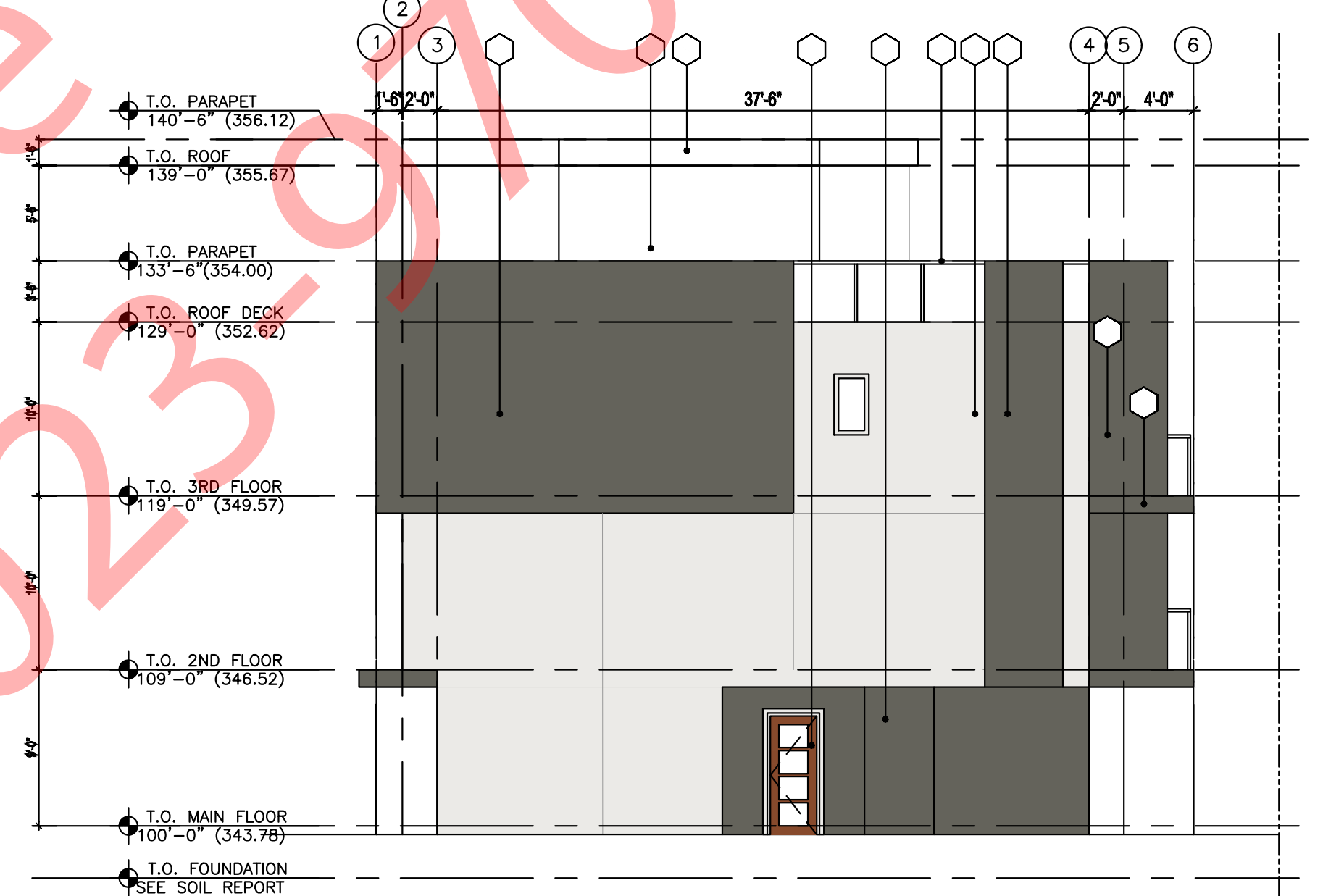
1 NORTH ELEVATION
A3.2 1/8"=1'-0"



3 SOUTH ELEVATION
A3.2 1/8"=1'-0"



2 EAST ELEVATION
A3.2 1/8"=1'-0"



4 WEST ELEVATION
A3.2 1/8"=1'-0"

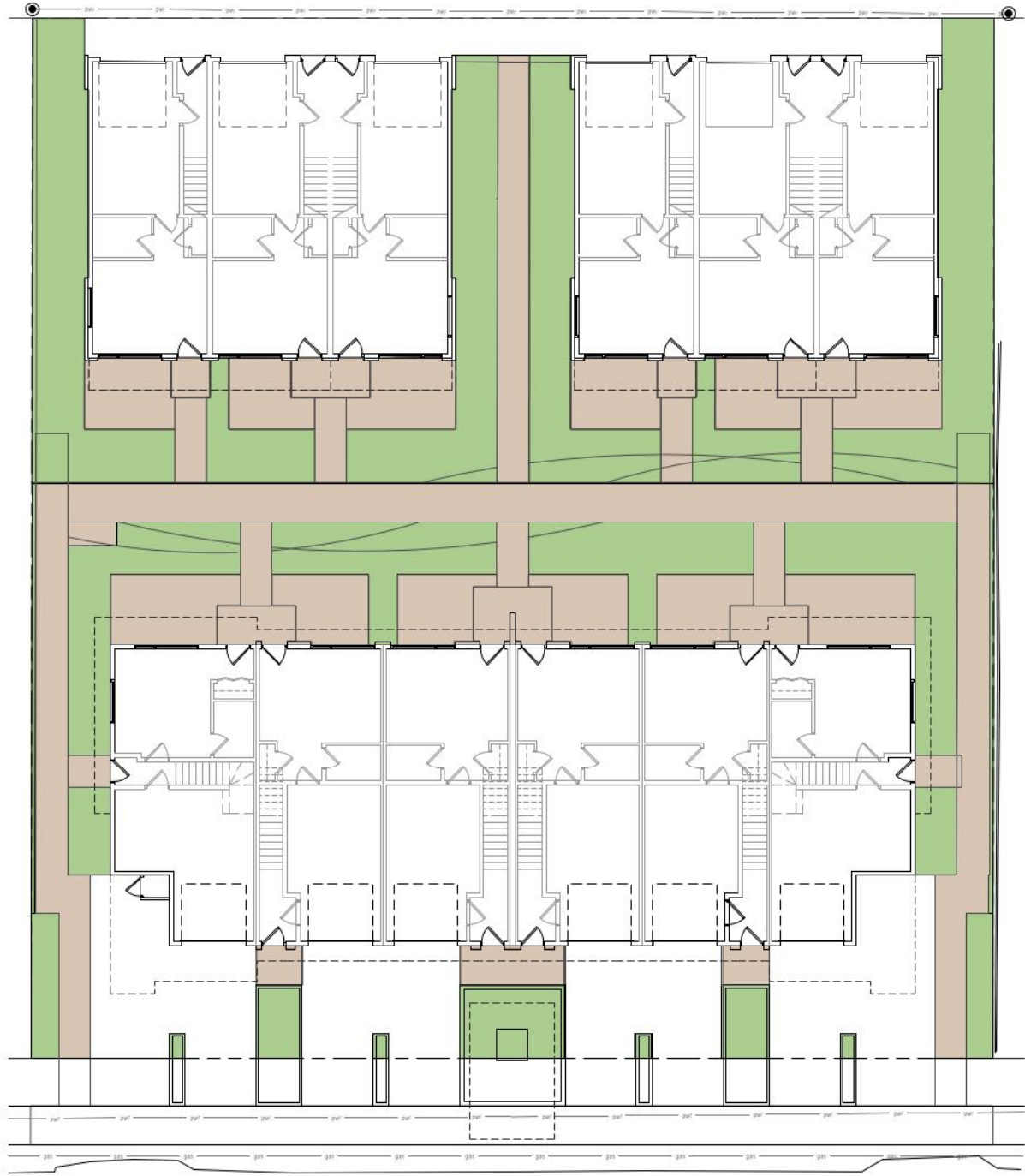
EXTERIOR MATERIALS LEGEND

- 1 FIBRE CEMENT PANEL
COLOUR: DARK GREY
- 2 FIBRE CEMENT PANEL
COLOUR: WHITE
- 3 PRE-FINISHED METAL FASCIA/ FLASHING
COLOUR: DARK GREY
- 4 PRE-FINISHED ALUMINUM TRELLISES
COLOUR: BROWN WOOD GRAIN (POWDER COATED)
- 5 C.I.P. CONCRETE STEPS
- 6 42" HIGH BALCONY CLEAR GLASS RAILING
C/W ALUMINUM POSTS / FRAME
COLOUR: POWDER COATED BLACK
- 7 BRICK VENEER
COLOUR: MEDIUM GREY
- 8 PVC WINDOWS/BALCONY DOORS
COLOUR: WHITE
- 9 PVC ENTRANCE DOORS-WOOD COLOUR
C/W FROSTED GLASS

NOTE: EXTERIOR MATERIALS
TYPICAL TO ALL ELEVATIONS



1 Overall Plan
Scale: 1:200



340.50 sq.m. permeable hardscape
237.59 sq.m. soft landscape

2 landscape areas
Scale: 1:250

Site Information

Address:	951-963 Dynes Ave Penticton, B.C.
City of Penticton Zoning:	RM-3 Medium Density Multiple Housing
Site Area	1,447.04 sq m
Bicycle parking spaces required 1.3 spaces required (0.1 per dwelling unit)	provided 4 spaces (2 bicycle racks)

Landscape Statistics

Landscape area provided	629.88 sq m 43.53 % of site	
soft landscape area	321.59	51.06%
permeable hard landscape area	308.29	48.94%
Trees min 1 tree per 10 lm of required buffer	required 8	provided 20
Deciduous Trees 60mm cal		20.00 20
Coniferous Trees		0.00
Shrubs min 1 shrub per 1 lm of required buffer	required 80	provided 141
Deciduous		93.00
Coniferous		48.00

trees
dakota pinnacle birch
min 60 mm cal

japanese tree lilac
min 60 mm cal

columnar swedish aspen
min 60 mm cal

shrubs

blue carpet juniper

globe spruce

amber jubilee ninebark

red twig dogwood

oso easy rose

groundcovers

avalanche reed grass

flame grass

northern lights hair grass

prairie fire red switch grass

purple emperor cornflower

variegated moor grass

wood mulch

rock mulch

permeable paving
Ozinga Filcrete or similar

Plant List

Qty	Common Name	Botanical Name
-----	-------------	----------------

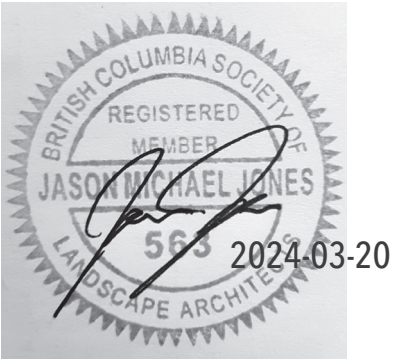
Ornamental Grasses and Groundcovers

Shrubs

Coniferous		
40	Blue Carpet Juniper	Juniperus squamata 'Blue Carpet'
8	Globe Blue Spruce (tree form)	Picea pungens 'Globosa (tree form)'
Deciduous		
26	Amber Jubilee Ninebark	Physocarpus opulifolius 'Jefam'
12	Arctic Fire Red Twig Dogwood	Cornus sericea 'Farrow'
55	Oso Easy Paprika Rose	Rosa sp 'Oso Paprika'

Trees

Coniferous		
Deciduous		
4	Columnar Swedish Aspen	Populus tremula 'Erecta'
10	Dakota Pinnacle Birch	Betula platyphylla 'Fargo'
6	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'



General Notes

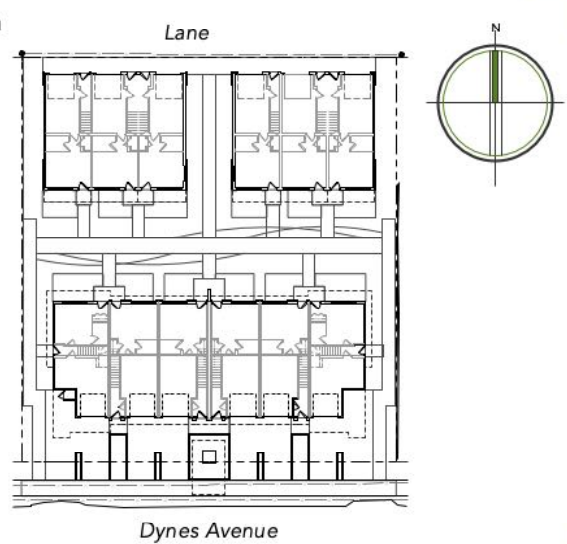
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Municipal Construction standards rule over these drawings.

7. Driveway Separation landscaping to be minimum 1.0m wide as per Architectural Site Plan

Irrigation Notes

- All landscape areas shall be watered by a low water use automatic underground irrigation system as per municipal standards.
Irrigation and maintenance to extend beyond property line and include boulevard areas.

Key Plan



13 development permit TPC response 24.04.19

12 development permit TPC response 24.03.18

11 development permit TPC response 23.11.15

10 development permit TPC response 23.04.11

9 review and coordination 23.03.30

8 development permit TPC response 23.01.24

Issued for: Date: (yy.mm.dd)

Project No. 27-001

Project Title.

Dynes Avenue Townhomes

951 - 963 Dynes Avenue
Penticton, B.C.

Drawing Title:

Overall Plan

Drawn by: cmp Drawing No.

Checked by: jj / cmp

Scale: 1:200

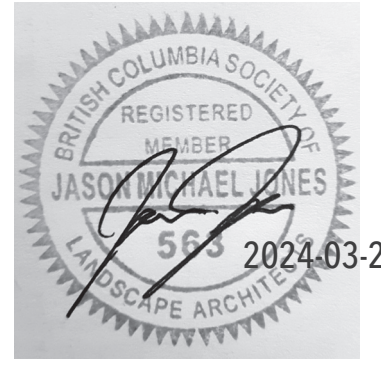
0 5 10 15m



Arquiecos Group Ltd.
Design and Development Consultants
8-121 Village Heights SW
Calgary, Alberta T3H 2L2
p. 403.618.44.27
e. info@arquiecos.com



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NCSLA #653 & 250-508-7337
e. larchlandscape@gmail.com
www.larchlandscapearchitecture.com



BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
JASONT MICHAEL JONES
563
2024-03-20

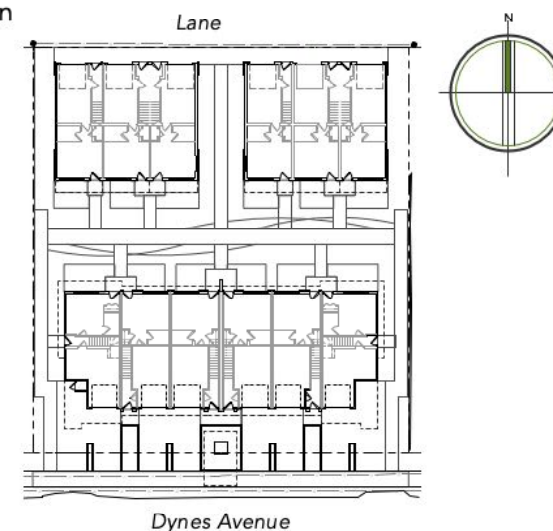
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Irrigation and maintenance to extend beyond property line and include boulevard areas.

Key Plan



Lane
Dynes Avenue

13 development permit TPC response 24.04.19

12 development permit TPC response 24.03.18

11 development permit TPC response 23.11.15

10 development permit TPC response 23.04.11

9 review and coordination 23.03.30

8 development permit TPC response 23.01.24

Issued for: Date: (yy.mm.dd)

Project No. 27-001

Project Title. Dynes Avenue Townhomes

951 - 963 Dynes Avenue
Penticton, B.C.

Drawing Title: Overall Landscape Plan

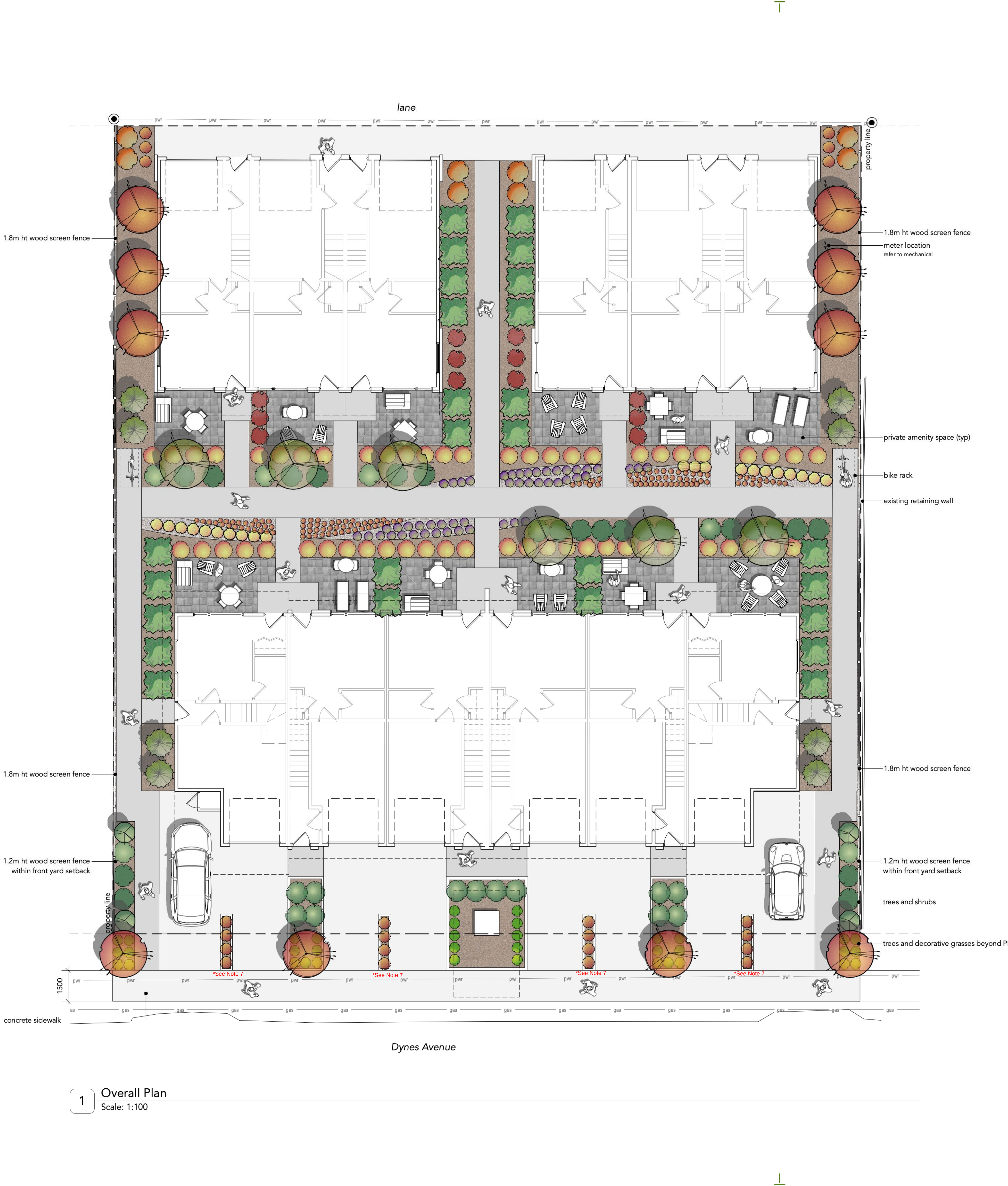
Drawn by: cmp

Checked by: jj / cmp

Drawing No. L-1

Scale: 1:100







1 Overall Plan
Scale: 1:50

Legend

trees	shrubs	groundcovers	
dakota pinnacle birch min 60 mm cal	blue carpet juniper	avalanche reed grass	variegated moor grass
japanese tree lilac min 60 mm cal	globe spruce	flame grass	wood mulch
sutherland caragana min 60 mm cal	amber jubilee ninebark	northern lights hair grass	rock mulch
	red twig dogwood	prairie fire red switch grass	permeable paving Ozinga Filcrete or similar
	oso easy rose	purple emperor cornflower	

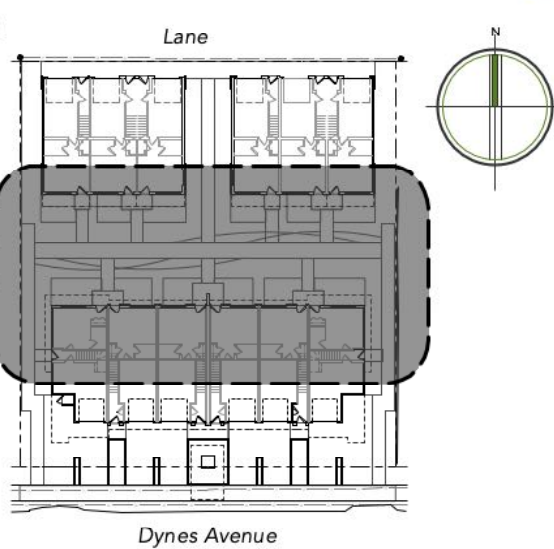
General Notes

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7. Driveway Separation landscaping to be minimum 1.0m wide as per Architectural Site Plan

Irrigation Notes

- All landscape areas shall be watered by a low water use automatic underground irrigation system as per municipal standards.
Irrigation and maintenance to extend beyond property line and include boulevard areas.

Key Plan



13	development permit TPC response	24.04.19
12	development permit TPC response	24.03.18
11	development permit TPC response	23.11.15
10	development permit TPC response	23.04.11
9	review and coordination	23.03.30
8	development permit TPC response	23.01.24
Issued for:		Date: (yy.mm.dd)

Project No. 27-001

Project Title.

Dynes Avenue Townhomes

951 - 963 Dynes Avenue
Penticon, B.C.

Drawing Title:

Central Courtyard Plan

Drawn by:

Drawing No.

cmp

L-2

Checked by:

jj / cmp

Scale:

1:50

