

Zoning Bylaw Changes

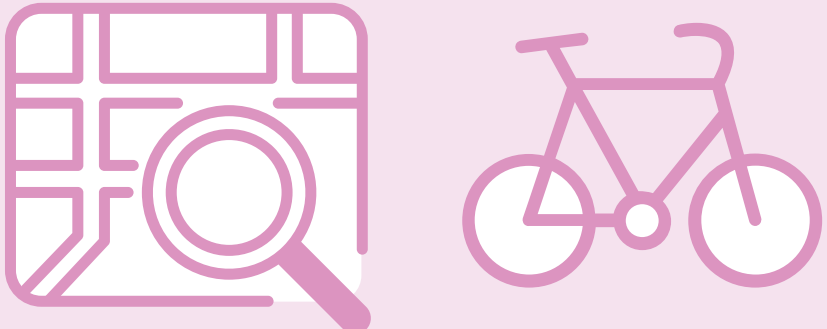
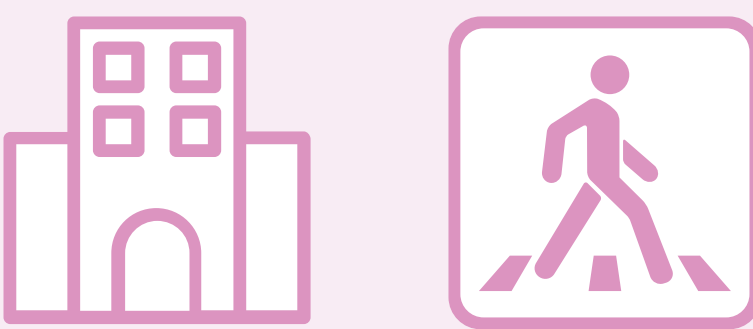
Updated based on engagement results



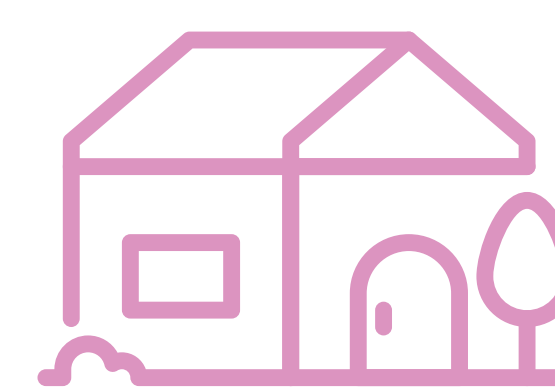
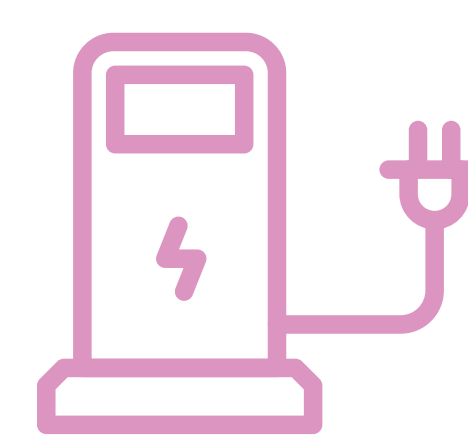
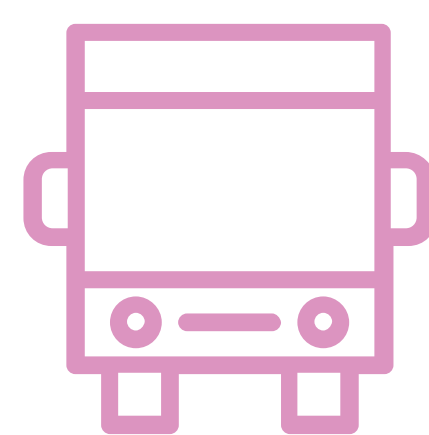
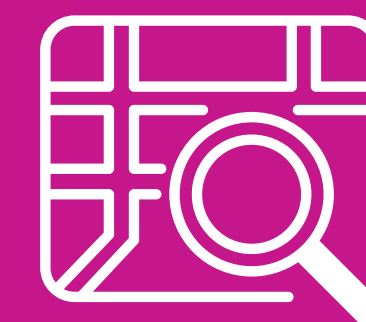
Properties will be rezoned

In fall 2023, the Province passed a number of housing policy changes that affect communities across BC, including Penticton. The City is in the process of amending its Official Community Plan and Zoning Bylaw to include the Provincial requirements and the local OCP Housing Task Force recommendations. Here are some of the key changes being proposed for the Zoning Bylaw:



Key Changes	Proposal	Rationale
<p>More Units in Urban Residential Zones <i>(Chapter 10: Urban Residential zones)</i></p>	<p>Replace existing single-detached and duplex zones with new zones (R4-L and R4-S) which allow for up to 4 units per lot with updated subdivision and development regulations.</p>	<p>The City is proposing to rezone single-detached and duplex-zoned properties to implement Provincial legislation requiring cities to allow 3 to 6 units per single-detached and duplex zoned lot. Given the provincial criteria, up to 4 units must be allowed on these lots in Penticton. A large lot category and small lot category are proposed. (Maps are available at shapeyourcitypenticton.ca)</p>
<p>Remove Residential Parking Requirements in the Downtown and for Accessory Units <i>(Chapter 6: Parking Requirements)</i></p> 	<ul style="list-style-type: none"> Remove on-site residential parking requirements in the downtown area. Remove parking requirements for carriage houses and secondary suites. <p>Staff are recommending a downtown parking study be completed, including options for a future parkade to plan ahead for future demands.</p>	<p>On-site parking requirements can be difficult to achieve on smaller sites which limits the number of potential homes. To support the development of more housing in the downtown, and more rental suites as carriage houses and secondary suites across the City, mandated parking requirements are proposed to be removed.</p> <p>While it is still expected parking will be provided on-site in many cases, this change provides flexibility for the parking ratio that makes the most sense for development.</p>
<p>Increase Allowable Downtown Building Heights on the 400-600 blocks of Main Street <i>(Chapter 11: C5 zone)</i></p> 	<p>Increase allowable building heights on the 400-600 blocks of Main Street from 15m to 36.6m.</p>	<p>The OCP Housing Task Force identified downtown building height restrictions on the 0-600 blocks of Main Street and on Front Street as potentially restricting new housing development. Recognizing the character of the 0-300 blocks of Main Street and 0-200 blocks of Front Street in particular, it's proposed to update the OCP and Zoning Bylaw to allow greater building heights on the 400-600 blocks of Main Street only. The 36.6m height (approx. 10 storeys) is already allowed through zoning in other parts of the downtown.</p>

Zoning Bylaw Changes



Key Changes

Proposal

Rationale

Creating Transit-Oriented Areas (Chapter 4: General Provisions)

Designate new transit-oriented areas through mapping, and new regulations to allow for the new height, density, and parking requirements in transit-oriented areas (within 400m of specific bus exchanges).

To implement the transit-oriented areas designated by the Province (Penticton Plaza and Peachtree Square), and any other areas identified as a potential transit-oriented development (Cherry Lane Mall), the Zoning Bylaw must be updated to allow for 4-6 storey buildings, higher densities (1.5-2.5 Floor Area Ratio), and eliminate residential parking requirements (except for accessible spaces) within those areas. Transit-Oriented Area maps are available at shapeyourcitypenticton.ca

Increase Lakeshore Drive Residential Front Yard Setbacks (Chapter 10: R4-L (new), RM2, RM3 & RM4 zones)

For single-detached and multi-family residential lots on Lakeshore Drive West, an increased front yard setback of 9m (29.5 ft) is proposed. This change would apply to 308-736 Lakeshore Drive West.

Through previous community engagement, it has been determined that the historic character of Lakeshore Drive is important to the community. One way of ensuring any new development on this residential section fits the unique character of the waterfront boulevard is to require greater front yard setbacks to help keep new residential development in line with existing developments.



Other Zoning Bylaw Updates

Many more Zoning Bylaw updates are proposed to help implement the OCP Housing Task Force recommendations and other minor technical updates to help with clarity, understanding, and interpretation of the Zoning Bylaw overall.

Please review a full tracked-changes version of the Zoning Bylaw available on shapeyourcitypenticton.ca and feel free to leave your comments on the specific changes being proposed.

