



Development Variance Permit

Permit Number: DVP PL2024-9897 (Major)

Property Owner
Property Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 4 District Lot 116 Similkameen Division Yale District Plan 9696
 - Civic: 172 Green Avenue W
 - PID: 006-241-662
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2024-22 to allow for the construction of a 6-storey mixed use building and 4-storey apartment building, as shown in the plans attached in Schedule 'A':
 - a. Section 6.1.5.4 to increase the amount of off-street parking spaces that may be designed as small car parking spaces from 25% to 32%
 - b. Section 10.4.2.3 to increase the maximum lot coverage from 40% to 55%
 - c. Section 10.4.2.7 to reduce the minimum interior side yard from 3.0 m to 2.0 m.

General Conditions

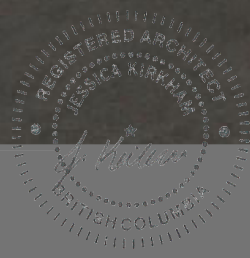
4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence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

Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

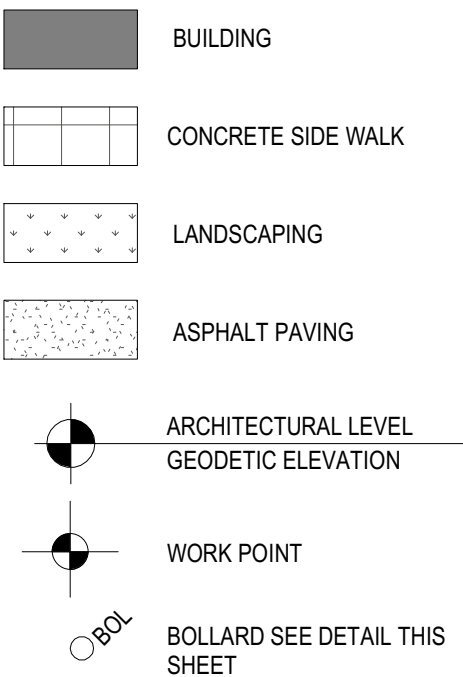
Authorized by City Council, the ____ day of _____, 2025.

Issued this ____ day of _____, _____.

Angela Collison
Corporate Officer



SITE LEGEND



PROJECT STATISTICS

ADDRESS
172 GREEN AVE WEST, PENTICTON, BC
LOT 4, DL 116, SDYD, PLAN 9696 PID 006-241-662
ZONING
EXISTING ZONING: RM 2 - TRANSIT ORIENTATED AREA 1
OCP DESIGNATION: HIGH DENSITY RESIDENTIAL

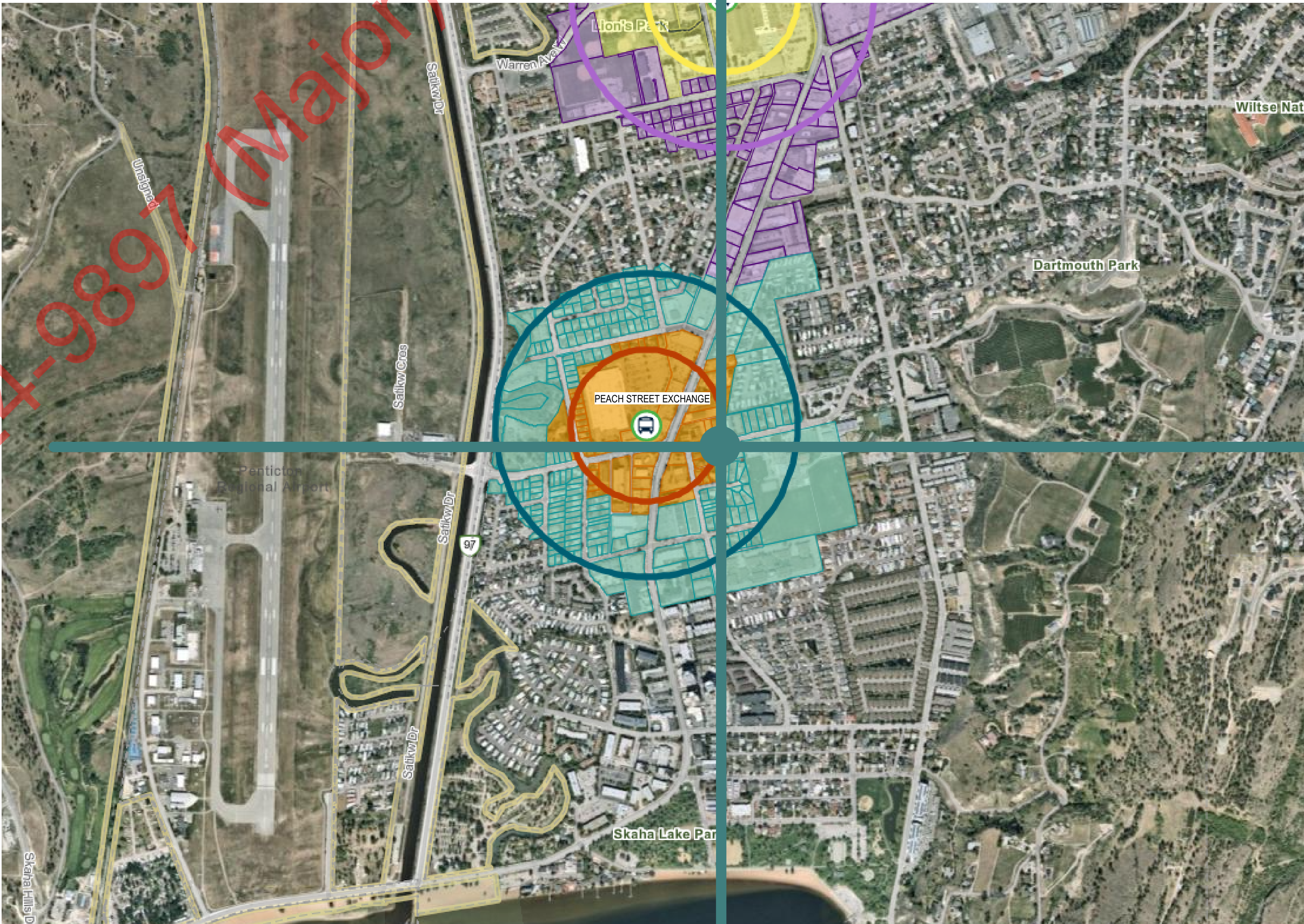
GROSS BUILDING AREA

Level	Area
LEVEL 1	5544 SF
LEVEL 2	4660 SF
LEVEL 3	4722 SF
LEVEL 4	4660 SF
LEVEL 5	4660 SF
LEVEL 6	4662 SF
TOTAL	28914 SF

ITEM	RM2	TRANSIT-ORIENTATED AREA-1	PROPOSED	ITEM	RM2	TRANSIT-ORIENTATED AREA-1	PROPOSED
HEIGHT	12 m	6 STORIES ABOVE GRADE	6.0 STOREYS / 21.5 m	LOT AREA (NET)		/	954 m ²
LOT AREA	/	/	954 m ²	SITE COVERAGE RATIO	40.0% (MAX)	/	55%
FLOOR AREA RATIO (FAR)	0.8	2.5	1.7	5. PARKING			
LOT COVERAGE	40.0% (MAX)	/	55%	DWELLING UNIT (1 PER DWELLING UNIT)	25	NO REQMT	19
1. SETBACKS				VISITOR PARKING (0.2 SPACES/UNIT)	5	NO REQMT	0
FRONT YARD (MIN)	3.0 m	/	3.9 m (3.0m from Road Dedication)	TOTAL PARKING	30		19
INTERIOR SIDE YARD	3.0 m	/	2.0m	6. LOADING			
EXTERIOR SIDE YARD	3.0 m	/	2.0m	CLASSIFICATION	0	/	0
REAR YARD	6.0 m	/	9.0m	TOTAL LOADING SPACES	0	/	0
2. LANDSCAPE BUFFERS				7. BICYCLE PARKING			
FRONT YARD (NORTH)	3.0 m	3.0 m	3.9 m	CLASSIFICATION (CLASS I) (0.5 PER UNIT)	13		25
SIDE YARD (EAST)	3.0 m	3.0 m	2.0 m	CLASSIFICATION (CLASS II) (0.1 PER UNIT)	3	/	4
SIDE YARD (WEST)	3.0 m	3.0 m	2.0 m	8. ELECTRIC VEHICLE (EV)			
REAR YARD (SOUTH)	3.0 m	3.0 m	9.0 m	ENERGIZED OUTLETS FOR LEVEL 2 CHARGING (1 PER UNIT)	25	/	13
3. FLOOR SPACE RATIO		/	1624 m ²	9. DENSITY			
TOTAL FLOOR AREA, NET (NFA)		/	1624 m ²	1 BEDROOM UNITS			15
LOT AREA		/	954 m ²	2 BEDROOM UNITS			10
FLOOR AREA RATIO (FAR)		/	1.7	TOTAL DWELLING UNITS			25
4. BUILDING SITE COVERAGE		/	501m ²	10. AMENITY SPACE			
TOTAL BUILDING COVERAGE		/	501m ²	AMENITY SPACE (20 m ² FOR EACH DWELLING UNIT)	500m ²		628 m ²



1 SITE PLAN
A.05
SCALE: 1/16" = 1'-0"



SITE CONTEXT AND ZONING

BIRCHBANK
172 GREEN AVENUE, PENTICTON, BC

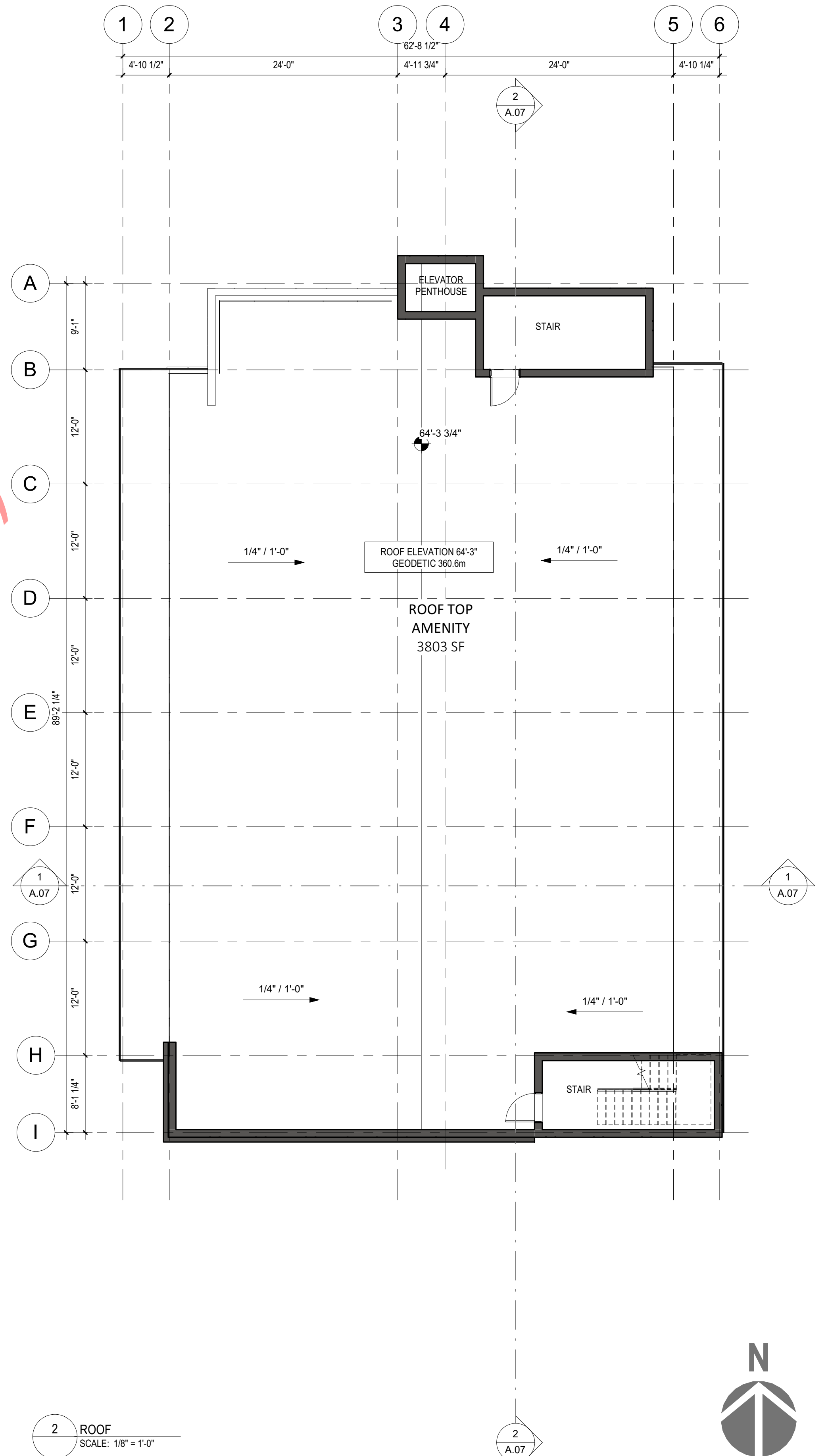
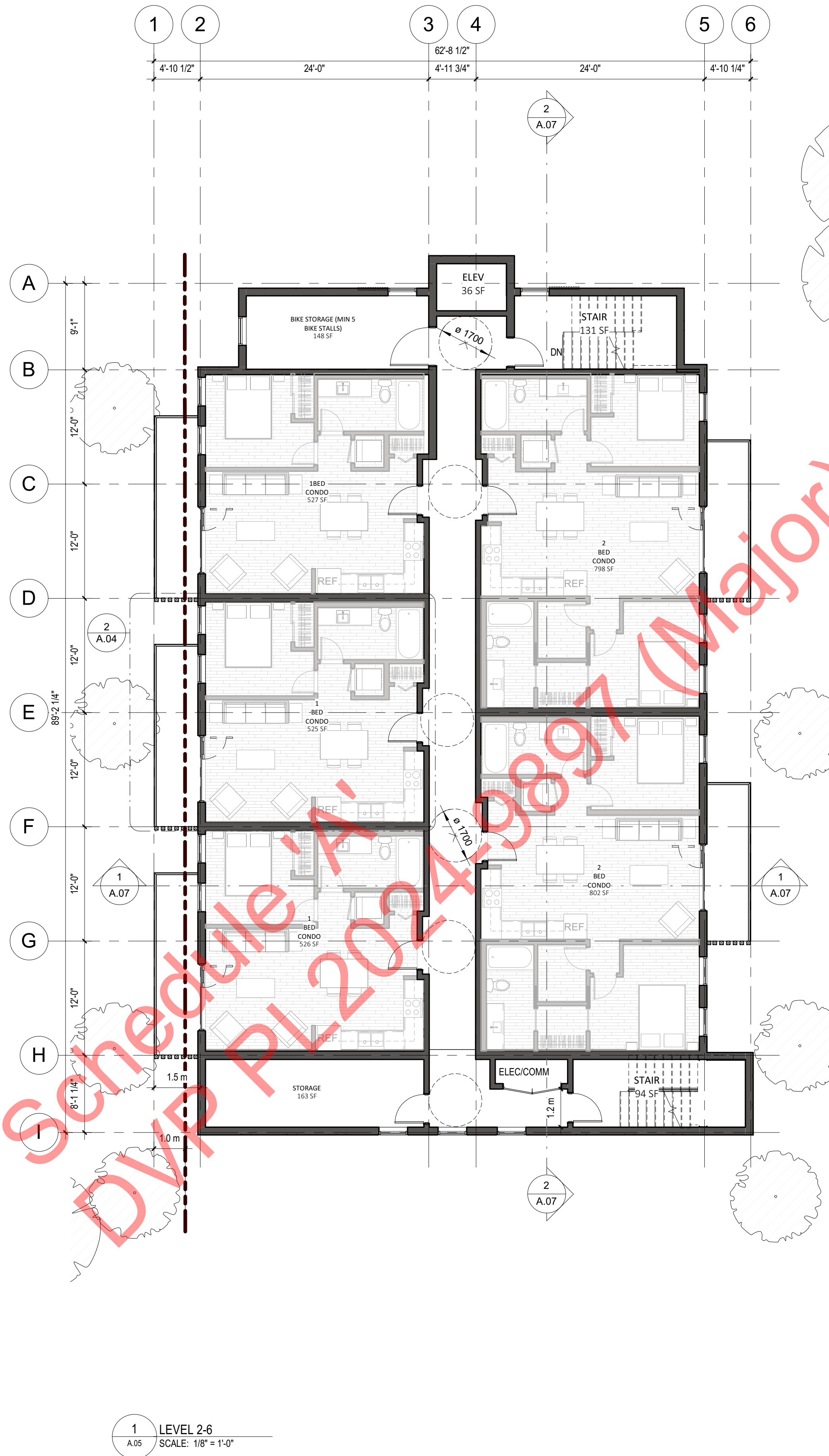
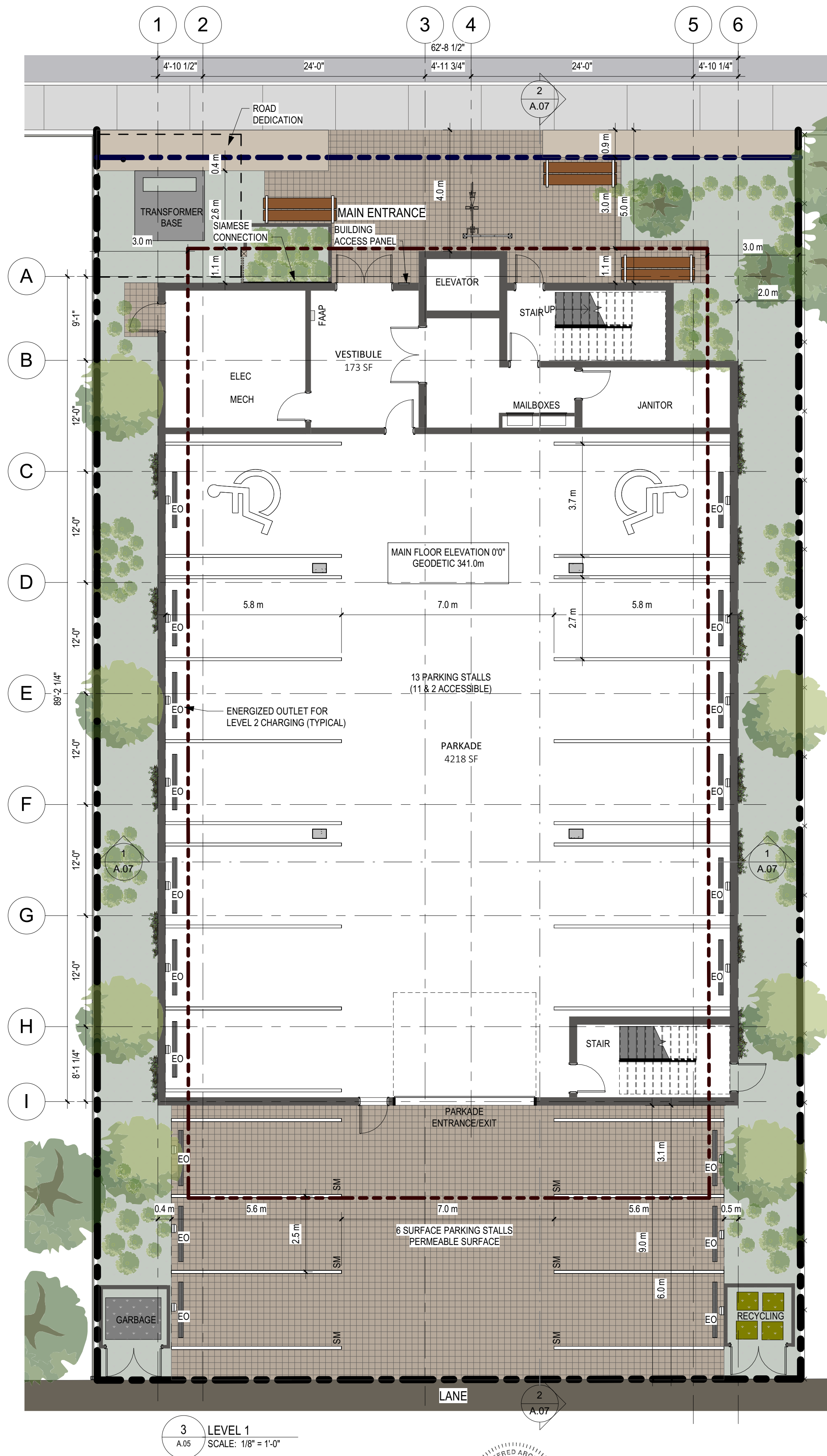


DRAWING: A.02

RE-ISSUED FOR DEVELOPMENT PERMIT
ON 2025-05-27

PROJECT: 23877
SCALE: 1/16" = 1'-0"





MQN
ARCHITECTS

FLOOR PLANS

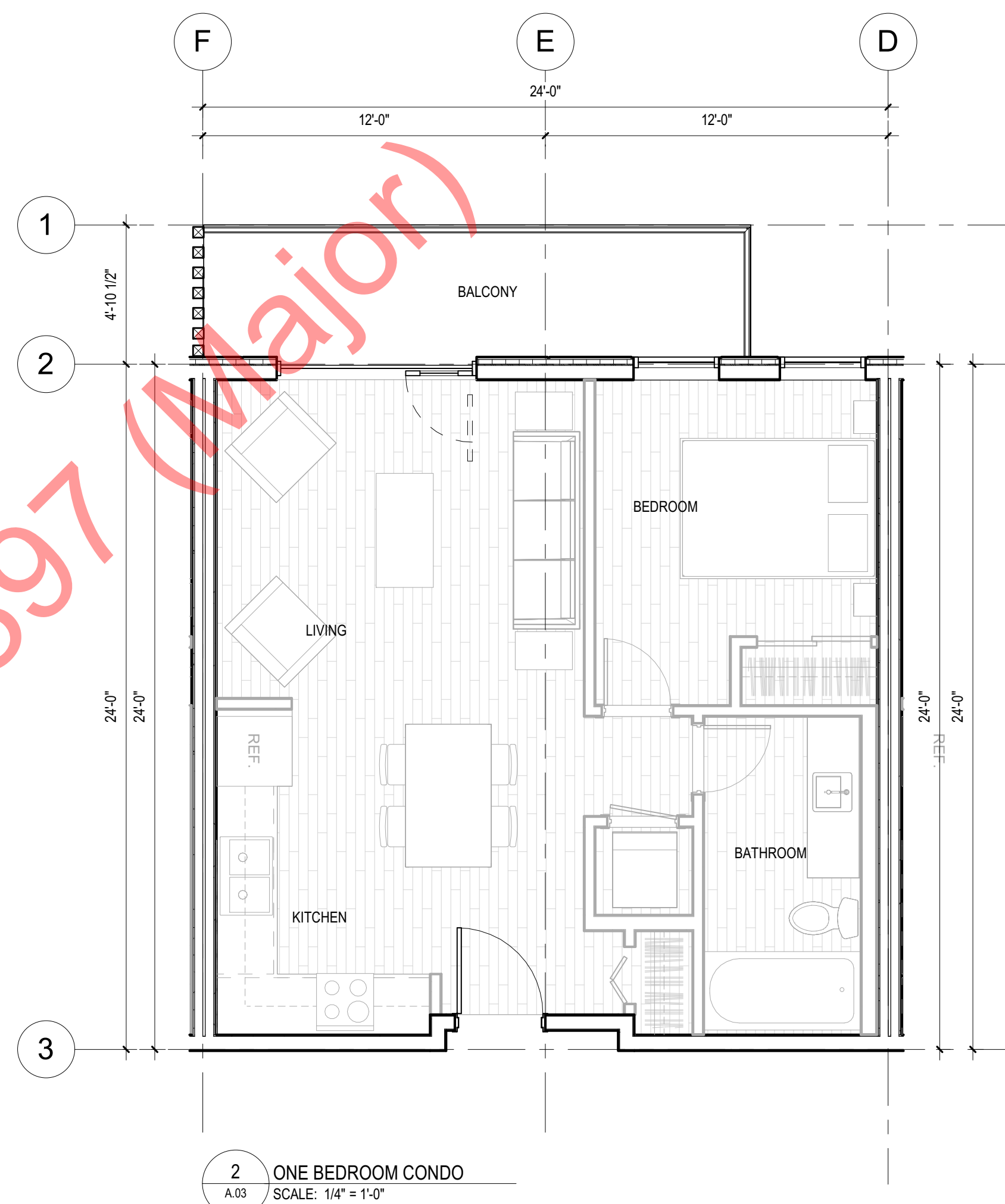
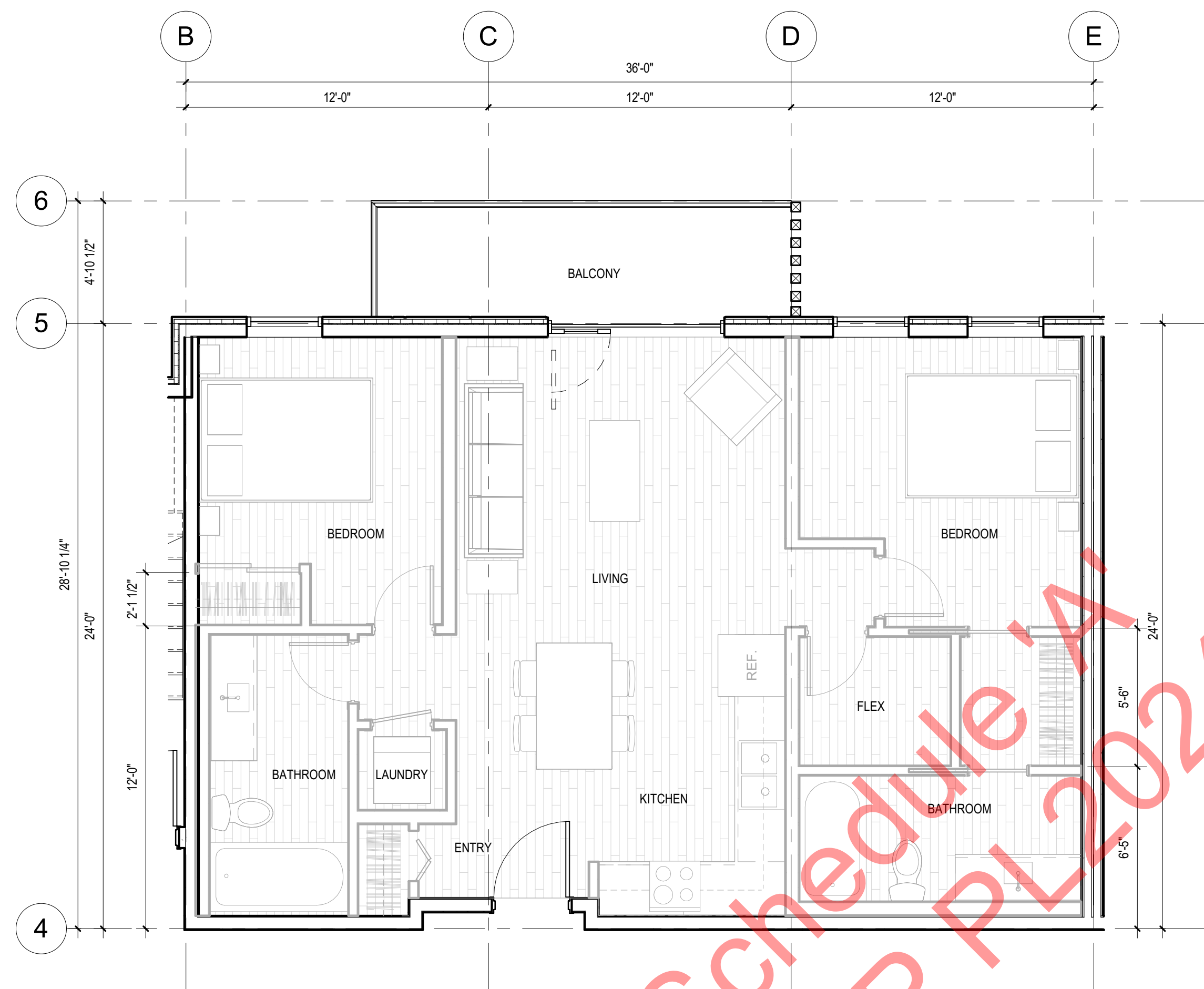
BIRCHBANK
172 GREEN AVENUE, PENTICTON, BC



DRAWING: **A.03**

RE-ISSUED FOR DEVELOPMENT PERMIT
ON 2025-05-27

PROJECT: 23877
SCALE: 1/8" = 1'-0"



Schedule 'A'
DVP PL2024-9897 (Major)





Schedule 'A'
DVP PL2024-9897 (Major)

EXTERIOR FINISH LEGEND

- | | | | |
|---|--|---|--|
| 1 | SMOOTH CEMENTITIOUS PANEL
MANUFACTURER: HARDI PANEL
COLOUR: ARCTIC WHITE | 5 | DOOR AND WINDOW FRAMES
MANUFACTURER: TBD
COLOUR: BLACK |
| 2 | SMOOTH CEMENTITIOUS PANEL
MANUFACTURER: HARDI PANEL
COLOUR: AGED PEWTER | 6 | BALCONY RAILINGS - CLEAR GLAZING
MANUFACTURER: TBD
COLOUR: CLEAR |
| 3 | SMOOTH CEMENTITIOUS PANEL
MANUFACTURER: ALLURA
COLOUR: EVERGREEN FOG | 7 | FLUTED COMPOSITE WOOD WALL PANEL
MANUFACTURER: NEWTECHWOOD
COLOUR: CEDAR |
| 4 | PLANK SOFFIT
MANUFACTURER: NEW TECHWOOD
COLOUR: CEDAR | 8 | CONCRETE WALL
VERTICAL BOARD FORMED
COLOUR: CONCRETE GREY |

MQN
ARCHITECTS

ELEVATIONS

BIRCHBANK
172 GREEN AVENUE, PENTICTON, BC



DRAWING: **A.05**

RE-ISSUED FOR DEVELOPMENT PERMIT
ON 2025-05-27

PROJECT: 23877
SCALE: As indicated





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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- | | |
|--|--|
| 1 SMOOTH CEMENTITIOUS PANEL
MANUFACTURER: HARDI PANEL
COLOUR: ARCTIC WHITE | 5 DOOR AND WINDOW FRAMES
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MANUFACTURER: NEW TECHWOOD
COLOUR: CEDAR | 8 CONCRETE WALL
VERTICAL BOARD FORMED
COLOUR: CONCRETE GREY |

MQN
ARCHITECTS

ELEVATIONS

BIRCHBANK
172 GREEN AVENUE, PENTICTON, BC

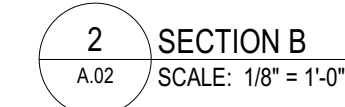


DRAWING: **A.06**

RE-ISSUED FOR DEVELOPMENT PERMIT
ON 2025-05-27

PROJECT: 23877
SCALE: As indicated







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RENDERINGS

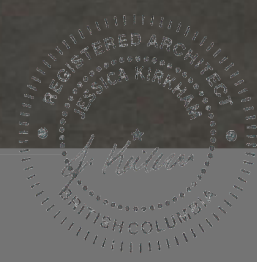
BIRCHBANK
172 GREEN AVENUE, PENTICTON, BC



DRAWING: **A.08**

RE-ISSUED FOR DEVELOPMENT PERMIT
ON 2025-05-27

PROJECT: 23877
SCALE:



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ARCHITECTS

RENDERINGS

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172 GREEN AVENUE, PENTICTON, BC



DRAWING: **A.09**

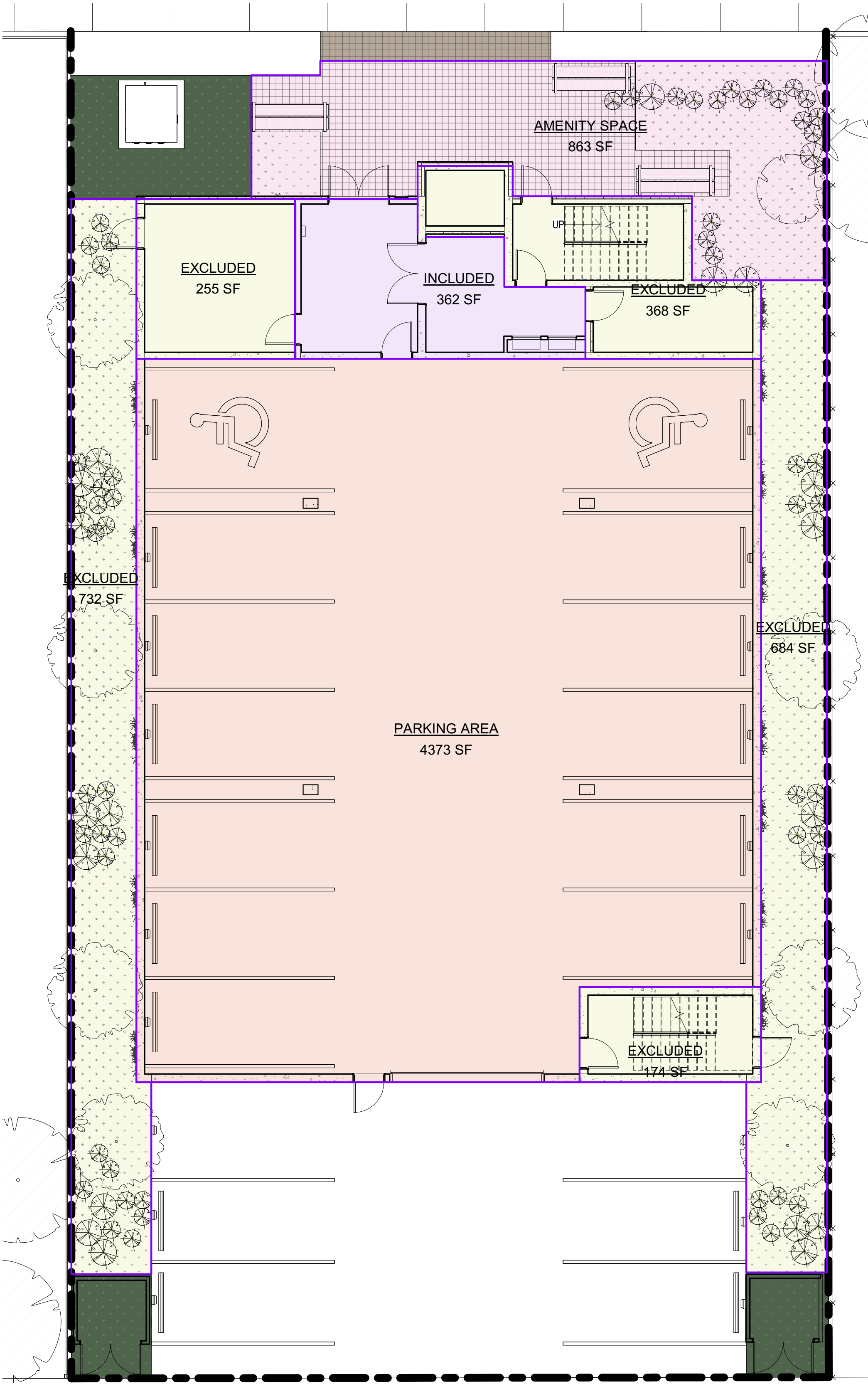
RE-ISSUED FOR DEVELOPMENT PERMIT
ON 2025-05-27

PROJECT: 23877
SCALE:

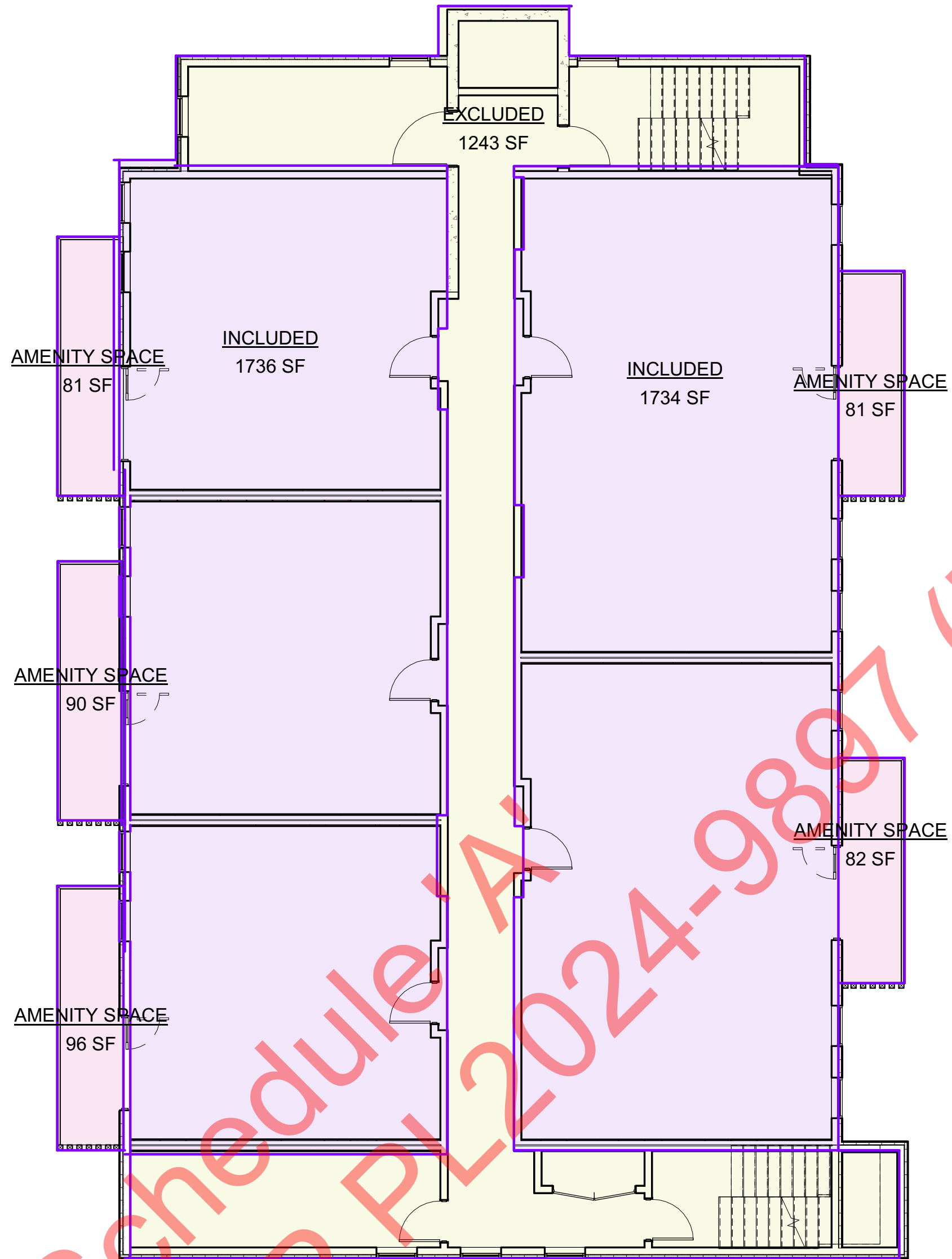




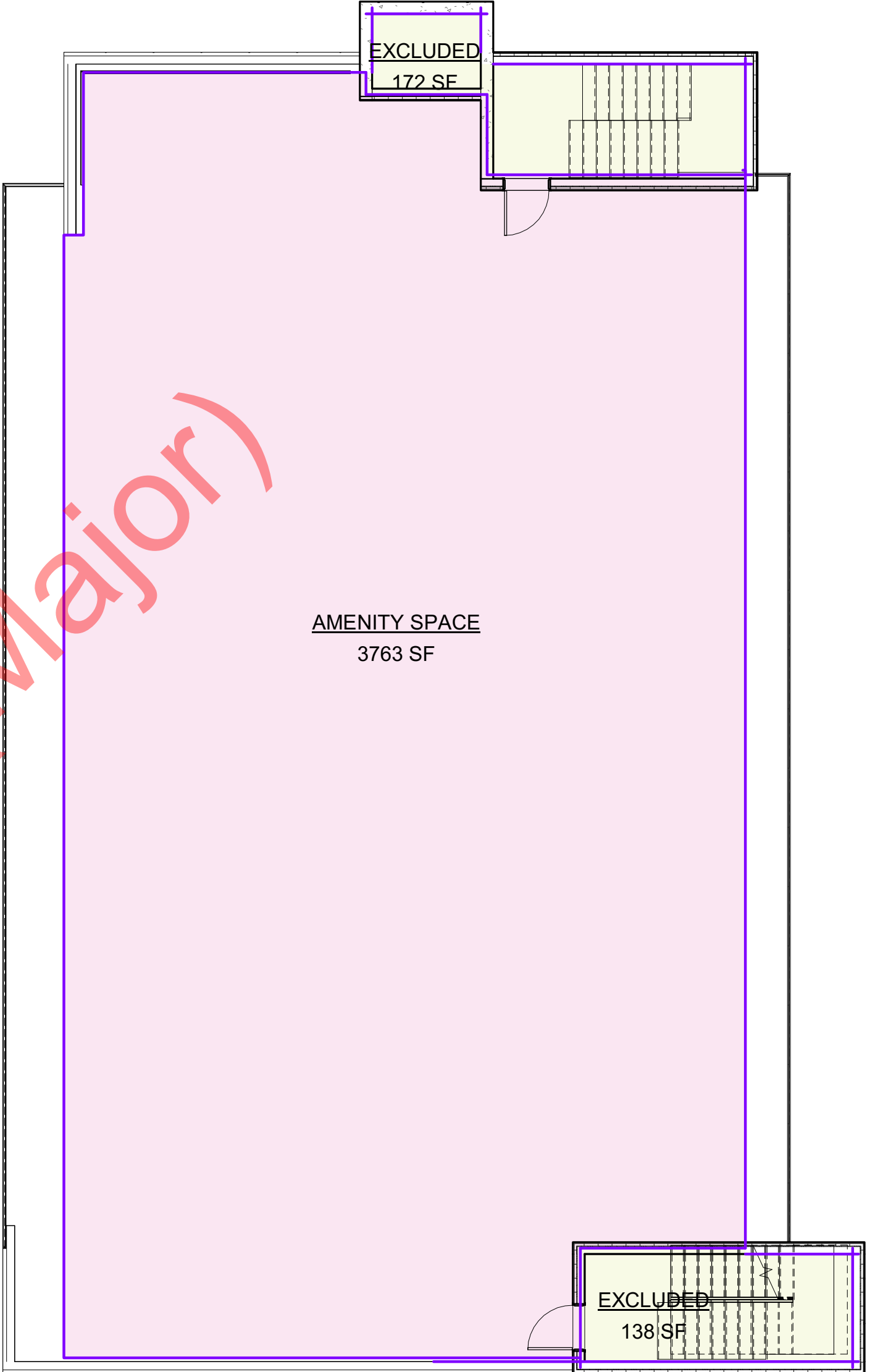
	SMOOTH CEMENTITIOUS PANEL MANUFACTURER: HARDI PANEL COLOUR: ARCTIC WHITE
	SMOOTH CEMENTITIOUS PANEL MANUFACTURER: HARDI PANEL COLOUR: AGED PEWTER
	SMOOTH CEMENTITIOUS PANEL MANUFACTURER: ALLURA COLOUR: EVERGREEN FOG
	PLANK SOFFIT MANUFACTURER: NEW TECHWOOD COLOUR: CEDAR
	DOOR AND WINDOW FRAMES MANUFACTURER: TBD COLOUR: BLACK
	FLUTED COMPOSITE WOOD WALL PANEL MANUFACTURER: NEWTECHWOOD COLOUR: CEDAR
	CONCRETE WALL VERTICAL BOARD FORMED COLOUR: CONCRETE GREY
	BRICK CLADDING VERMONT BRICK COLOUR: CHARCOAL GREY



1 LEVEL 1
A.05 SCALE: 1/8" = 1'-0"



2 LEVEL 2 - 6
A.05 SCALE: 1/8" = 1'-0"



3 ROOF DECK
A.05 SCALE: 1/8" = 1'-0"

Area Schedule (FAR Area)		
Level	Name	Area
AMENITY SPACE		
LEVEL 3	AMENITY SPACE	81 SF
LEVEL 3	AMENITY SPACE	90 SF
LEVEL 3	AMENITY SPACE	96 SF
LEVEL 3	AMENITY SPACE	82 SF
LEVEL 3	AMENITY SPACE	81 SF
ROOF DECK	AMENITY SPACE	3763 SF
LEVEL 2	AMENITY SPACE	81 SF
LEVEL 2	AMENITY SPACE	82 SF
LEVEL 2	AMENITY SPACE	90 SF
LEVEL 2	AMENITY SPACE	81 SF
LEVEL 2	AMENITY SPACE	96 SF
LEVEL 4	AMENITY SPACE	81 SF
LEVEL 4	AMENITY SPACE	90 SF
LEVEL 4	AMENITY SPACE	96 SF
LEVEL 4	AMENITY SPACE	82 SF
LEVEL 4	AMENITY SPACE	81 SF
LEVEL 5	AMENITY SPACE	77 SF
LEVEL 5	AMENITY SPACE	90 SF
LEVEL 5	AMENITY SPACE	93 SF
LEVEL 5	AMENITY SPACE	82 SF
LEVEL 5	AMENITY SPACE	81 SF
LEVEL 6	AMENITY SPACE	86 SF
LEVEL 6	AMENITY SPACE	90 SF
LEVEL 6	AMENITY SPACE	96 SF
LEVEL 6	AMENITY SPACE	79 SF
LEVEL 6	AMENITY SPACE	79 SF
LEVEL 1	AMENITY SPACE	863 SF
AMENITY SPACE: 27		6768 SF
EXCLUDED:		
LEVEL 1	EXCLUDED	255 SF
LEVEL 1	EXCLUDED	368 SF
LEVEL 1	EXCLUDED	174 SF
LEVEL 3	EXCLUDED	1243 SF
ROOF DECK	EXCLUDED	172 SF
ROOF DECK	EXCLUDED	138 SF
LEVEL 2	EXCLUDED	1175 SF
LEVEL 4	EXCLUDED	1175 SF
LEVEL 5	EXCLUDED	1205 SF
LEVEL 6	EXCLUDED	1188 SF
LEVEL 1	EXCLUDED	732 SF
LEVEL 1	EXCLUDED	684 SF
EXCLUDED: 12		8508 SF
INCLUDED:		
LEVEL 1	INCLUDED	362 SF
LEVEL 3	INCLUDED	1734 SF
LEVEL 3	INCLUDED	1736 SF
LEVEL 2	INCLUDED	1697 SF
LEVEL 2	INCLUDED	1727 SF
LEVEL 4	INCLUDED	1697 SF
LEVEL 4	INCLUDED	1724 SF
LEVEL 5	INCLUDED	1708 SF
LEVEL 5	INCLUDED	1760 SF
LEVEL 6	INCLUDED	1726 SF
LEVEL 6	INCLUDED	1712 SF
INCLUDED: 11		17583 SF
PARKING AREA		
LEVEL 1	PARKING AREA	4373 SF
PARKING AREA: 1		4373 SF



AREA CALCULATIONS

BIRCHBANK
172 GREEN AVENUE, PENTICTON, BC



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ON 2025-05-27

DRAWING: **A.11**

PROJECT: 23877
SCALE: 1/8" = 1'-0"



DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

1



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DESIGN BY: AJG	DATE: 2025-05-26
DRAWN BY: AJG	REVISED: