

Development Variance Permit

Permit Number: DVP PL2024-9917 (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 2 District Lot 116 Similkameen Division Yale District Plan EPP70049
 - Civic: 235 Yorkton Avenue
 - PID: 030-272-319
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 10.5.2.3 to increase the maximum lot coverage from 50% to 62%
 - b. Section 10.5.2.7 to reduce the minimum interior side yard (west) from 4.5 m to 1.8 m.
 - c. Section 10.5.2.9 to reduce the minimum rear yard from 6.0 m to 0.0 m.
 - d. Section 10.5.3.1 to reduce the amount of amenity space from 20m²/unit to 17m²/unit.
 - e. Section 4.9 to permit eaves, patios, balconies, and an open stairway to project a maximum of 2.7 m into the interior side yard setback (west).

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



PENTICTON MULTI-FAMILY RENTAL PROJECT BUILDING NO. 4 & 5

235 YORKTON AVE
PENTICTON, BC

SURF
ARCHITECTURE

SURF ARCHITECTURE INC.

#304- 1493 FOSTER ST
WHITE ROCK, BC V4B 3W7
TEL: 604 616-0646

CONTACT: MARK KOROPECKY
CELL: 604 562-2442
EMAIL: mark@surfarchitecture.com

STARLINE ENTERPRISES LTD
4479 GASPARDONE
ROAD,KELOWNA BC V1W 5A7

OWNER

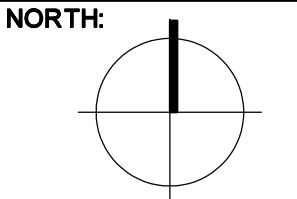
ARCHITECTURAL

STRUCTURAL

ELECTRICAL

CONSTRUCTION

A-0.0	COVER SHEET	A-09	SCHEMATIC CROSS SECTIONS A-A, B-B, C, D, DETAILS
A-01	KEY PLAN (SITE PLAN)	A-10	SCHEMATIC CROSS SECTIONS F, G, H, J
A-02	SITE PLAN / LEVEL 1	A-11	BUILDING 4 SOUTH & EAST ELEVATIONS
A-03	LEVEL 2 FLOOR PLAN	A-12	BUILDING 4 NORTH & WEST ELEVATIONS
A-04	BUILDING NO. 4&5 FLOOR PLANS	A-13	BUILDING 5 ELEVATIONS
A-05	BUILDING NO. 4&5 FLOOR PLANS	A-14	BUILDING 4 PHOTOREALISTIC RENDERINGS
A-06	APARTMENT SUITE PLANS A&B	A-15	BUILDING 4&5 PHOTOREALISTIC RENDERINGS
A-07	APARTMENT SUITE PLANS B1 & C		
A-08	APARTMENT SUITE PLANS D & E		



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6.	2025-04-10	RE-SUBMITTED TO CDP PLANNING FOR REZONING AND CUP APPLICATION
7.	2025-02-28	RE-SUBMITTED TO CDP PLANNING FOR REZONING AND CUP APPLICATION
5.	2025-01-13	RE-SUBMITTED TO CDP PLANNING FOR REZONING AND CUP APPLICATION
4.	2024-10-15	SUBMITTED TO CDP PLANNING FOR REZONING AND CUP APPLICATION
3.	2024-09-10	SUBMITTED FOR CDP PLANNING DEPT. REVIEW
2.	2024-09-05	ISSUED TO CLIENT FOR FINAL REVIEW
1.	2024-06-27	ISSUED TO CLIENT FOR PRELIMINARY REVIEW



SUITE 304 - 1493 FOSTER STREET
WHITE ROCK, BC V4B 0C3
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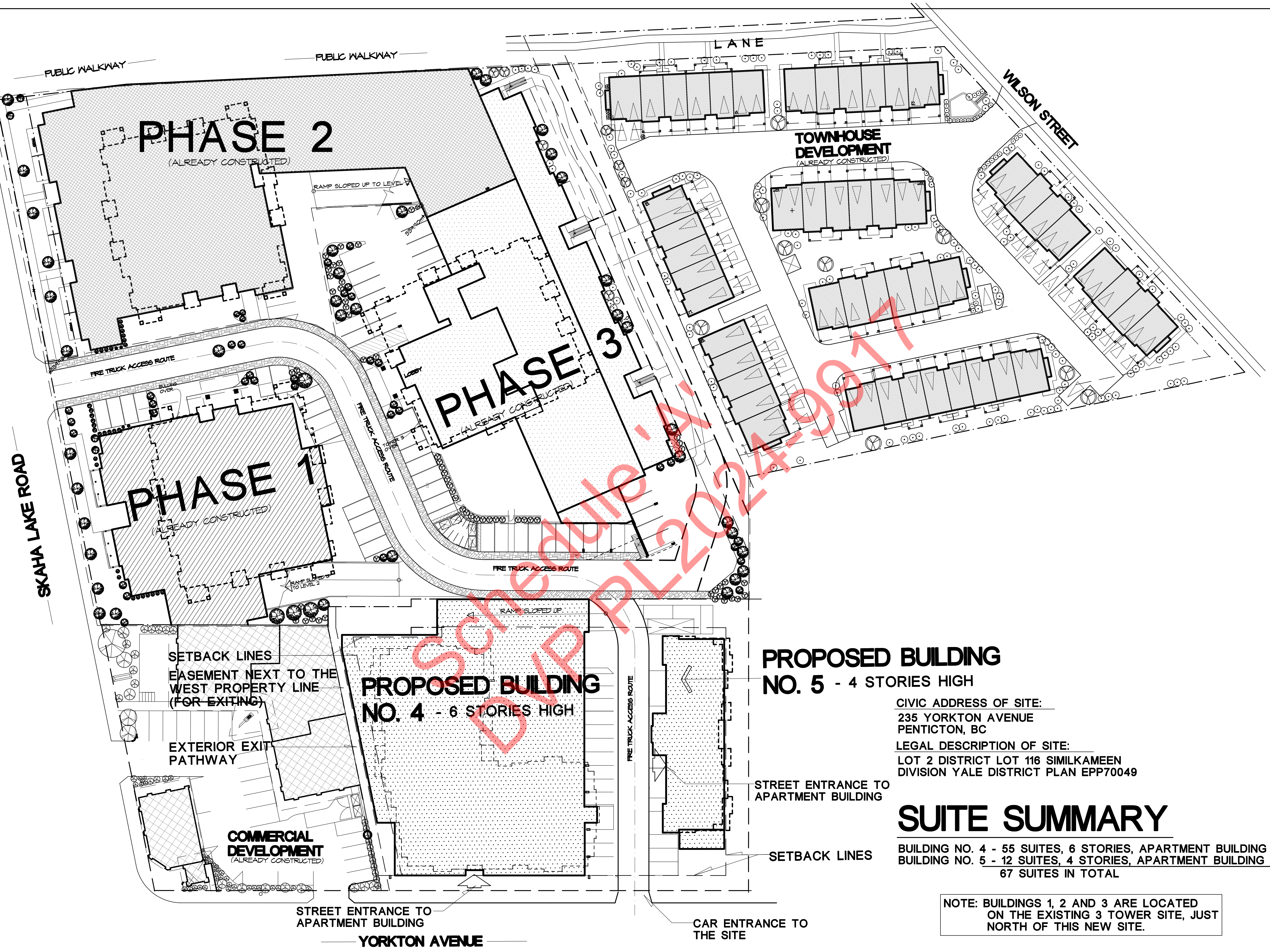
CLIENT:
STAR-LINE ENTERPRISES LTD.
4479 GASPARDONE RD.
KELOWNA, BC
V1W 5A7

PROJECT:
PENTICTON MULTI-FAMILY RENTAL PROJECT
BUILDINGS NO. 4 AND 5
- 67 SUITES OVERALL
PROJECT ADDRESS:
235 YORKTON AVENUE
PENTICTON, BC

DRAWING TITLE:
KEY PLAN (SITE PLAN)

PROJECT NO:
2024 10
DRAWN BY: RJ
CHECKED BY:
DATE:
JUNE 13, 2024
SCALE:
1" = 30'-0"
REVISION NO. **DRAWING NO.**

A-01



PROPOSED BUILDING NO. 5 - 4 STORIES HIGH

CIVIC ADDRESS OF SITE:
235 YORKTON AVENUE
PENTICTON, BC
LEGAL DESCRIPTION OF SITE:
LOT 2 DISTRICT LOT 116 SIMILKAMEEN
DIVISION YALE DISTRICT PLAN EPP70049

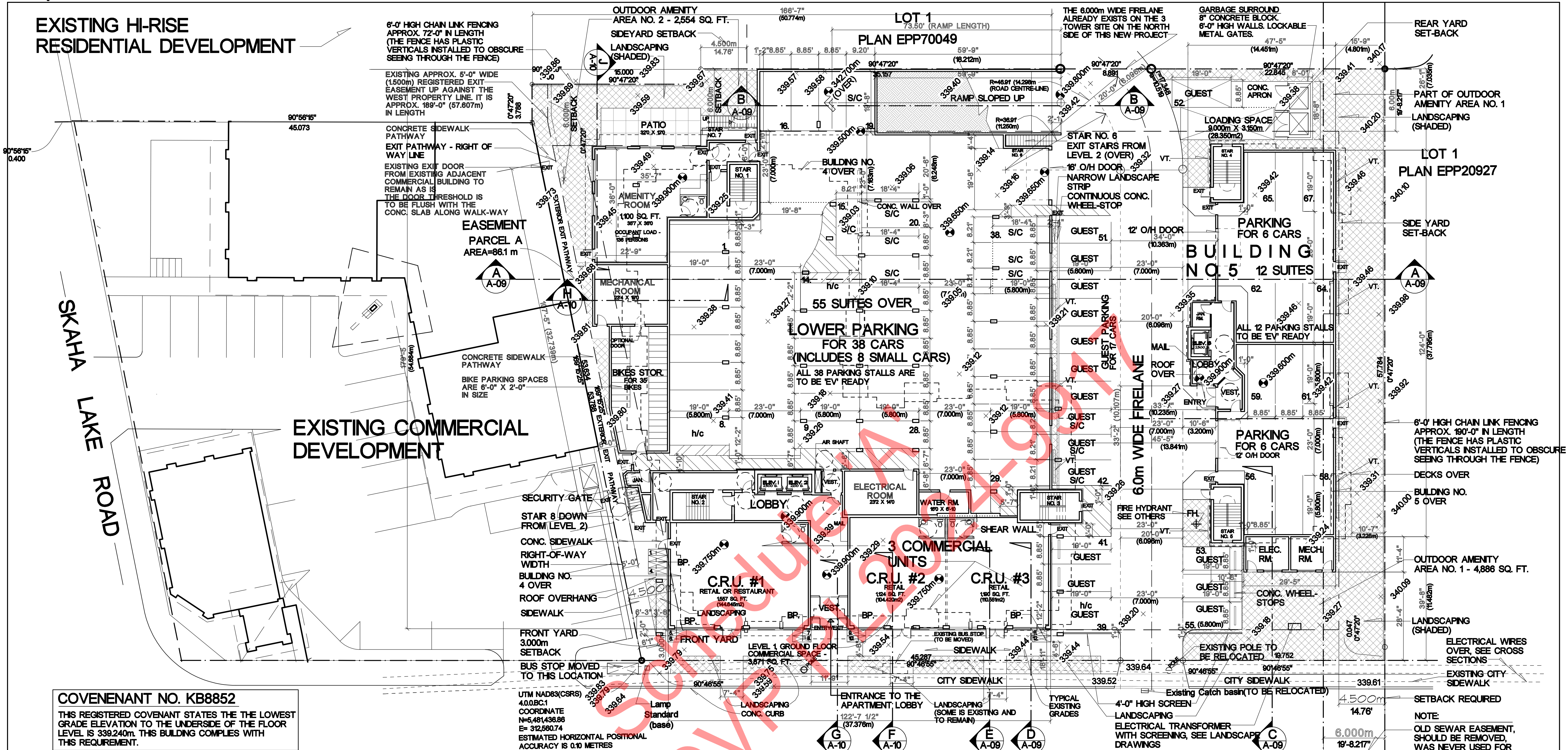
SUITE SUMMARY

BUILDING NO. 4 - 55 SUITES, 6 STORIES, APARTMENT BUILDING
BUILDING NO. 5 - 12 SUITES, 4 STORIES, APARTMENT BUILDING
67 SUITES IN TOTAL

NOTE: BUILDINGS 1, 2 AND 3 ARE LOCATED ON THE EXISTING 3 TOWER SITE, JUST NORTH OF THIS NEW SITE.

1 KEY PLAN/SITE PLAN
SCALE : 1" = 30'-0"

EXISTING HI-RISE RESIDENTIAL DEVELOPMENT



COVENANT NO. KB8852

THIS REGISTERED COVENANT STATES THE THE LOWEST GRADE ELEVATION TO THE UNDERSIDE OF THE FLOOR LEVEL IS 339.240m. THIS BUILDING COMPLIES WITH THIS REQUIREMENT.

NOTES:

SITE AREA - 1116 ACRES - 48,613 SQ. FT. (4,516,148m²)
OFFICIAL COMMUNITY PLAN - FUTURE LAND USE - URBAN RESIDENTIAL
PRESENT ZONING - CT3 - HOTEL RESORT
PROPOSED ZONING - RM-3

ON LEVEL 1, THERE IS APPROX. 8,219 SQ.FT. OF LANDSCAPING INCLUDING PATIO AREAS AND SIDEWALKS (ON SITE) 763,545m²
ON LEVEL 2, THERE IS APPROX. 187 SQ.FT. OF LANDSCAPING (18,301m²)

PARKING - 89 PARKING STALLS ON SITE OR IN 2 GARAGES (91 STALLS ARE ACTUALLY REQUIRED)
SMALL CARS - 3 SMALL CARS ARE ON SITE
- 8 SMALL CARS ARE IN GARAGE (BUILDING 4)
- 9 SMALL CARS ARE ON 2ND LEVEL (BUILDING 4)
REGULAR SIZED CARS STALLS - 66 STALLS
ACCESSIBLE PARKING STALLS - 3 STALLS

89 STALLS PROVIDED (ALTHOUGH 91 STALLS ARE REQUIRED)
ON LEVEL 1, THERE ARE 38 CAR STALLS FOR THE RESIDENTS OF BUILDING NO. 4, 12 CAR STALLS FOR BUILDING NO. 5, AND 17 ON SITE CAR STALLS FOR GUESTS
ON LEVEL 2, THERE ARE 17 CAR STALLS FOR BUILDING NO. 4'S RESIDENTS AND 5 CAR STALLS FOR GUESTS (FOR A TOTAL OF 22 CAR STALLS ON LEVEL 2)
THEREFORE, THERE ARE 67 PARKING STALLS FOR THE RESIDENTS, 13 STALLS FOR THEIR GUESTS AND 9 GUEST PARKING STALLS FOR THE COMMERCIAL AREA OF THE PROJECT = 89 STALLS.
NOTE: THERE IS ADDITIONAL INFORMATION REGARDING PARKING ON DRAWING A-10.
SEE DRAWING A-10 FOR WHICH PARKING STALLS ARE TO BE 'EV' READY, (AND HAVE ELECTRICAL CAR CHARGERS)
ALSO, THE PROJECT IS NOW 2 PARKING STALLS SHORT OF THE REQUIRED NUMBER VARIANCE POSSIBLY REQUIRED??

SITE PLAN - LEVEL NO. 1

SCALE: 1/16" = 1'-0" COMMERCIAL SPACE (LEVEL 1) - 3,871 SQ. FT. (359,616m²) IN 3 SEPARATE CRU'S

LEGEND

- LANDSCAPING, SEE LANDSCAPE DESIGNER'S DRAWINGS
- EXISTING GRADE
- PROPOSED GRADE
- 5'-7" (1700mm) IN DIAMETER WHEEL-CHAIR TURNING CIRCLE
- BP. - DENOTES PUBLIC BICYCLE PARKING SPACE (600 X 1800mm (2'-0" X 6'-0") 12 SPACES ON SITE
- ADP. - ADAPTABLE SUITE STORAGE LOCKER (7 LOCKERS ON THIS LEVEL)

67 SUITES IN 2 APARTMENT BUILDINGS

BUILDING NO. 4 - 55 SUITE, 6 STOREY APARTMENT BUILDING
BUILDING NO. 5 - 12 SUITE, 4 STOREY APARTMENT BUILDING
THIS BUILDING PROJECT HAS BEEN DESIGNED AS PER THE REQUIREMENTS OF BC BUILDING CODE, 2024 EDITION - 3-2.2.48 - GROUP C, UP TO 6 STOREYS SPRINKLERED, NON-COMBUSTIBLE CONSTRUCTION.

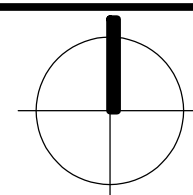
- SUITES DESCRIPTION:**
- BUILDING NO. 4 -
- A' SUITE - 2 BEDROOMS - 23
 - B' SUITES - 2 BEDROOMS - 13
 - C' SUITES - 1 BEDROOMS - 4
 - D' SUITES - 3 BEDROOMS - 4
 - E' SUITES - 2 BEDROOMS - 1
 - F' SUITES - 2 BEDROOMS - 6
 - F' SUITES - 2 BEDROOMS - 4
 - 55 SUITES (IN TOTAL)
- BUILDING NO. 5 -
- A' SUITES - 2 BEDROOMS - 6
 - B' SUITES - 2 BEDROOMS - 3
 - F' SUITES - 2 BEDROOMS - 3
 - 12 SUITES (TOTAL)

67 SUITES IN 2 BUILDINGS IN TOTAL (13 OF THE SUITES ARE THE ADAPTABLE TYPE - SUITE F' AND F')

ELEVATOR NOTES:

THE ELEVATORS SHOWN HERE FOR BOTH BUILDINGS ARE SPEC'D FROM THE ELEVATORS BUILDING NO. 4 SHAFT SIZE - 17'-4" X 5'-9" DEEP BUILDING NO. 5 SHAFT SIZE - 8'-6" WIDE X 5'-9" DEEP BUILDING NO. 4 WILL HAVE ONE 2,100 LB CAR AND ONE 2,500 LB CAR BUILDING NO. 5 WILL HAVE ONE 2,500 LB CAR MOTORS ARE MOUNTED ON THE CARS

NORTH:



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7.	2025-04-10	RE-SUBMITTED TO CIP PLANNING FOR REVIEW AND CIP APPLICATION
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5.	2024-10-15	RE-SUBMITTED TO CIP PLANNING FOR REVIEW AND CIP APPLICATION
4.	2024-10-14	RE-SUBMITTED TO CIP PLANNING FOR REVIEW AND CIP APPLICATION
3.	2024-09-10	RE-SUBMITTED TO CIP PLANNING FOR REVIEW AND CIP APPLICATION
2.	2024-09-05	ISSUED TO CLIENT FOR FINAL REVIEW
1.	2024-06-27	ISSUED TO CLIENT FOR FIRST REVIEW

ISSUES:

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KELOWNA, BC
V1W 5A7

PROJECT:

PENTICTON MULTIFAMILY
RENTAL PROJECT
BUILDING NO. 4 AND 5
- 67 SUITES OVERALL
PROJECT ADDRESS:
235 YORKTON AVENUE
PENTICTON, BC

DRAWING TITLE:

**SITE PLAN/LEVEL 1,
NOTES, STATISTICS**

PROJECT NO:

2024 10

DRAWN BY:

RJ

CHECKED BY:

DATE:

JUNE 13, 2024

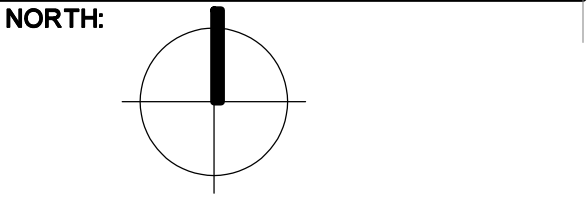
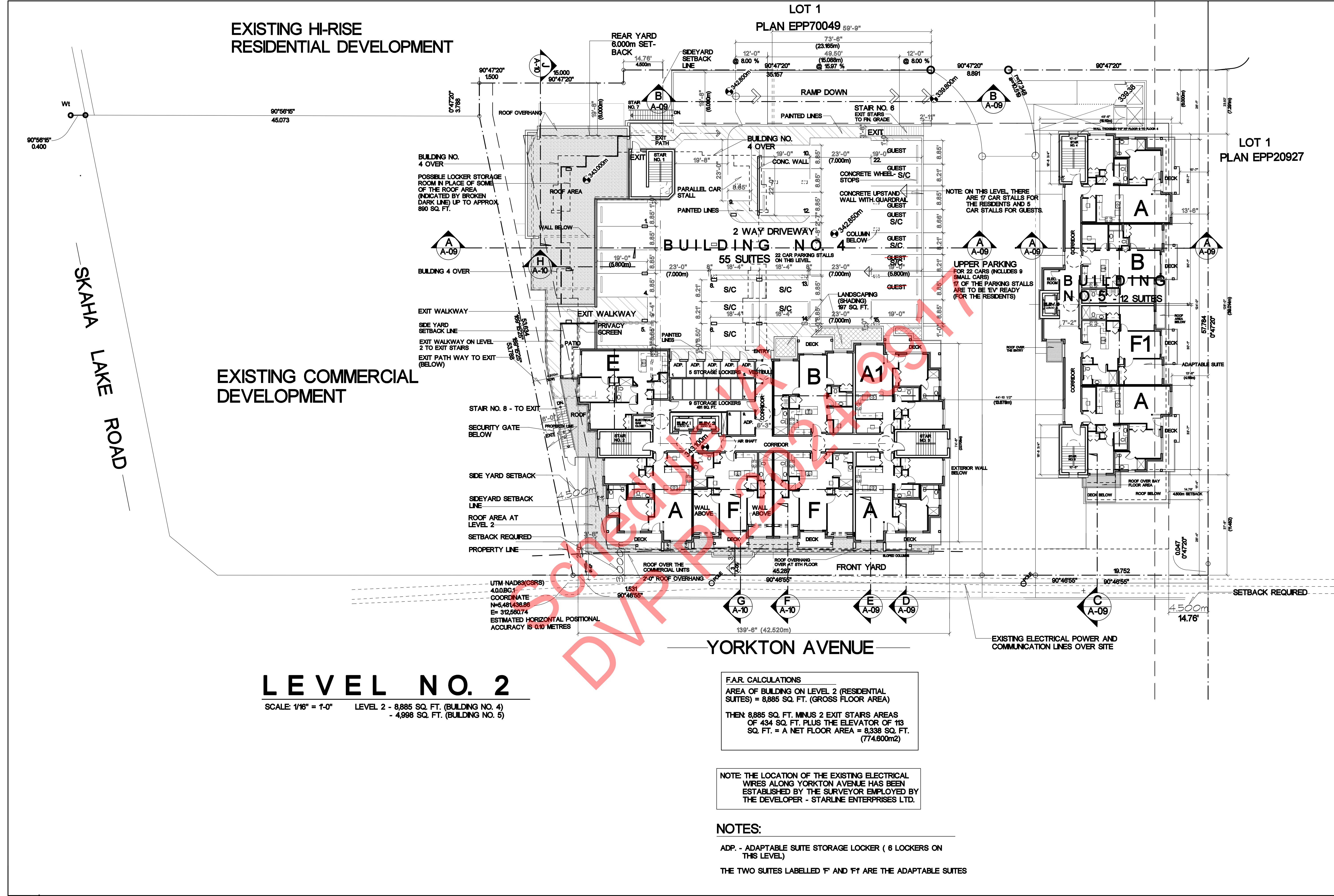
SCALE:

1/16" = 1'-0"

REVISION NO.

DRAWING NO.

A-02



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5.	2024-10-15	SUBMITTED TO CIP PLANNING FOR REVIEW AND CIP APPLICATION
4.	2024-09-10	SUBMITTED FOR CIP PLANNING REVIEW
3.	2024-09-05	ISSUED TO CLIENT FOR FINAL REVIEW
2.	2024-07-19	ISSUED TO CLIENT FOR SECOND REVIEW
1.	2024-06-27	ISSUED TO CLIENT FOR FIRST REVIEW

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KELOWNA, BC
V1W 5A7

PROJECT:
PENTICTON MULTI-FAMILY RENTAL PROJECT
BUILDINGS NO. 4 AND 5 - 67 SUITES OVERALL
PROJECT ADDRESS:
235 YORKTON AVENUE
PENTICTON, BC

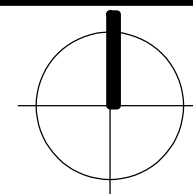
DRAWING TITLE:
LEVEL 2 FLOOR PLAN

PROJECT NO:
2024 10
DRAWN BY: RJ
CHECKED BY:
DATE:
JUNE 13, 2024
SCALE:
1/16" = 1'-0"
REVISION NO. **DRAWING NO.**

1 **LEVEL 2 FLOOR PLAN**
SCALE: 1" = 16'-0"

A-03

NORTH:



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5.	2024-10-15	SUBMITTED TO CIP PLANNING FOR REVIEW AND CIP APPLICATION
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3.	2024-09-05	ISSUED TO CLIENT FOR FINAL REVIEW
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1.	2024-06-27	ISSUED TO CLIENT FOR FIRST REVIEW

ISSUES:

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KELOWNA, BC
V1W 5A7

PROJECT:

PENTICTON MULTI-FAMILY
RENTAL PROJECT
BUILDINGS NO. 4 AND 5
- 67 SUITES OVERALL

PROJECT ADDRESS:

235 YORKTON AVENUE
PENTICTON, BC

DRAWING TITLE:

**LEVEL 2 FLOOR PLAN
FOR CAR MANUEVERING**

PROJECT NO:

2024 10

DRAWN BY:

RJ

CHECKED BY:

DATE:

JUNE 13, 2024

SCALE:

1/16" = 1'-0"

REVISION NO.

DRAWING NO.

A-03A

90°56'15"
0.400

90°56'15"
45.073

SKAHA LAKE ROAD

NOTE: BROKEN LINE INDICATES
CAR TRAVEL ROUTE

UTM NAD83(CRS)
400.BC1
COORDINATE
N=5,481,438.88
E= 312,580.74
ESTIMATED HORIZONTAL POSITIONAL
ACCURACY IS 0.10 METRES

LEVEL NO. 2

FOR CAR MANUEVERING

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

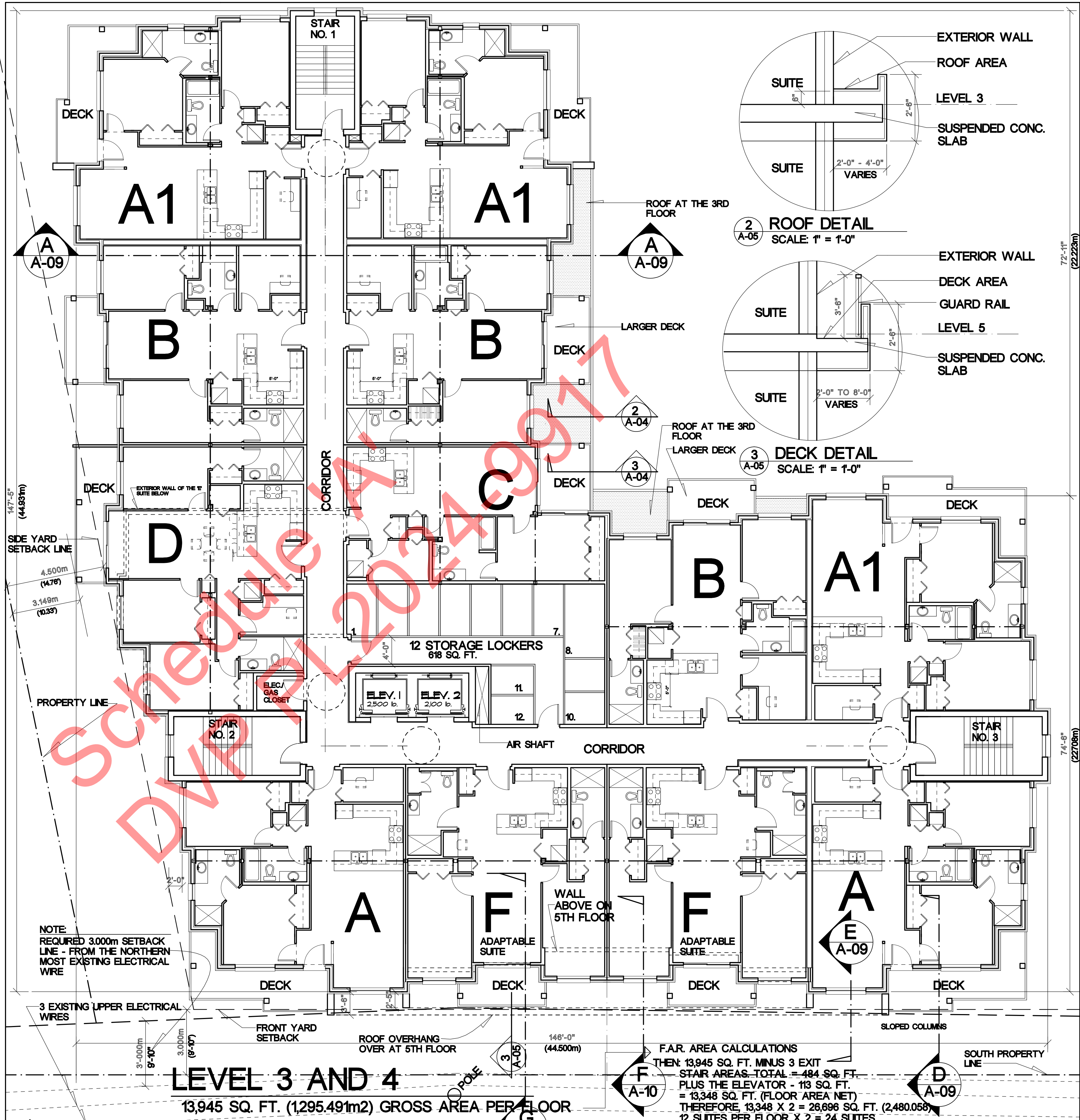
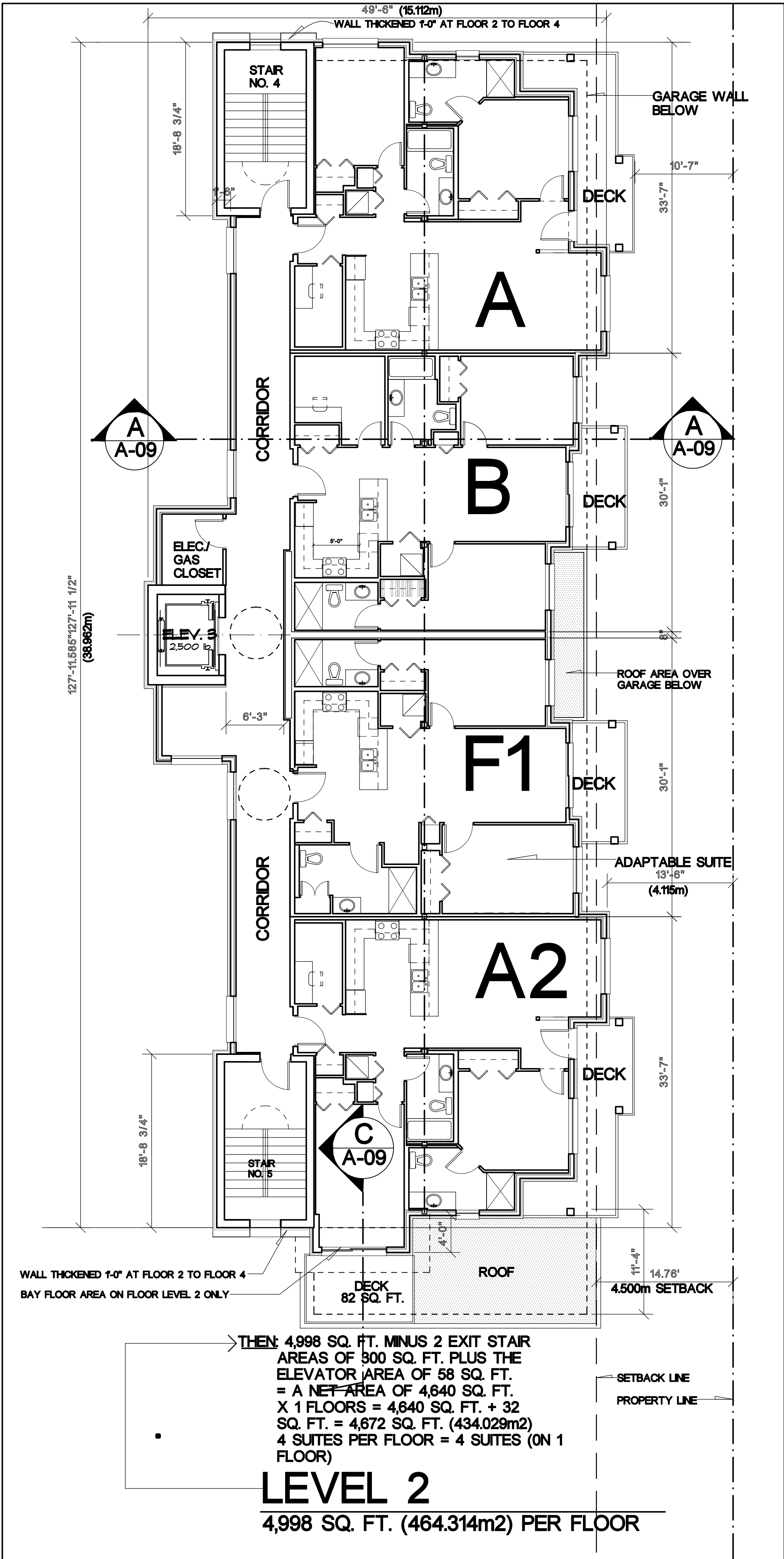
YORKTON AVENUE

146'-0" (44.500m)

LEGEND

INDICATES A VEHICLE (AND THE
DIRECTION THE VEHICLE IS GOING)

1 LEVEL 2 FLOOR PLAN
SCALE: 1" = 16'-0"



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4.	2024-09-10	SUBMITTED FOR CIP PLANNING REVIEW
3.	2024-09-05	ISSUED TO CLIENT FOR FINAL REVIEW
2.	2024-08-12	ISSUED TO CLIENT FOR REVIEW
1.	2024-06-27	ISSUED TO CLIENT FOR FIRST REVIEW

SURF ARCHITECTURE

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PROJECT:
PENTICTON MULTI-FAMILY RENTAL PROJECT
BUILDINGS NO. 4 & 5
- 67 SUITES OVERALL
PROJECT ADDRESS:
235 YORKTON AVENUE
PENTICTON, BC

DRAWING TITLE:
BUILDINGS NO. 4 AND 5
FLOOR PLANS, LEVELS 3 AND 4 (IN BUILDING 4)
AND FLOORS 2 (BUILDING 5)

PROJECT NO:
2024 10

DRAWN BY:
RJ

CHECKED BY:
RJ

DATE:
JUNE 13, 2024

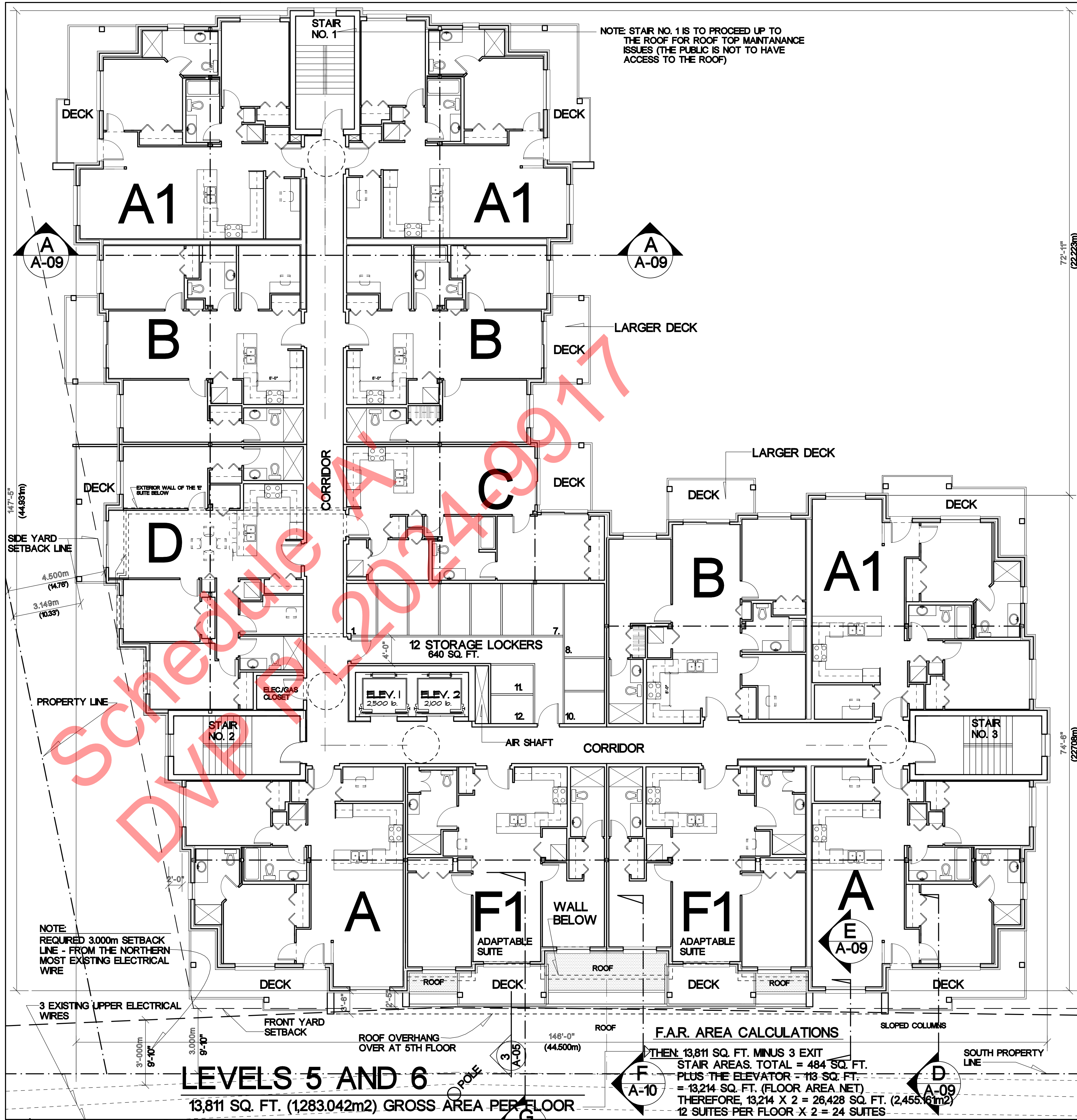
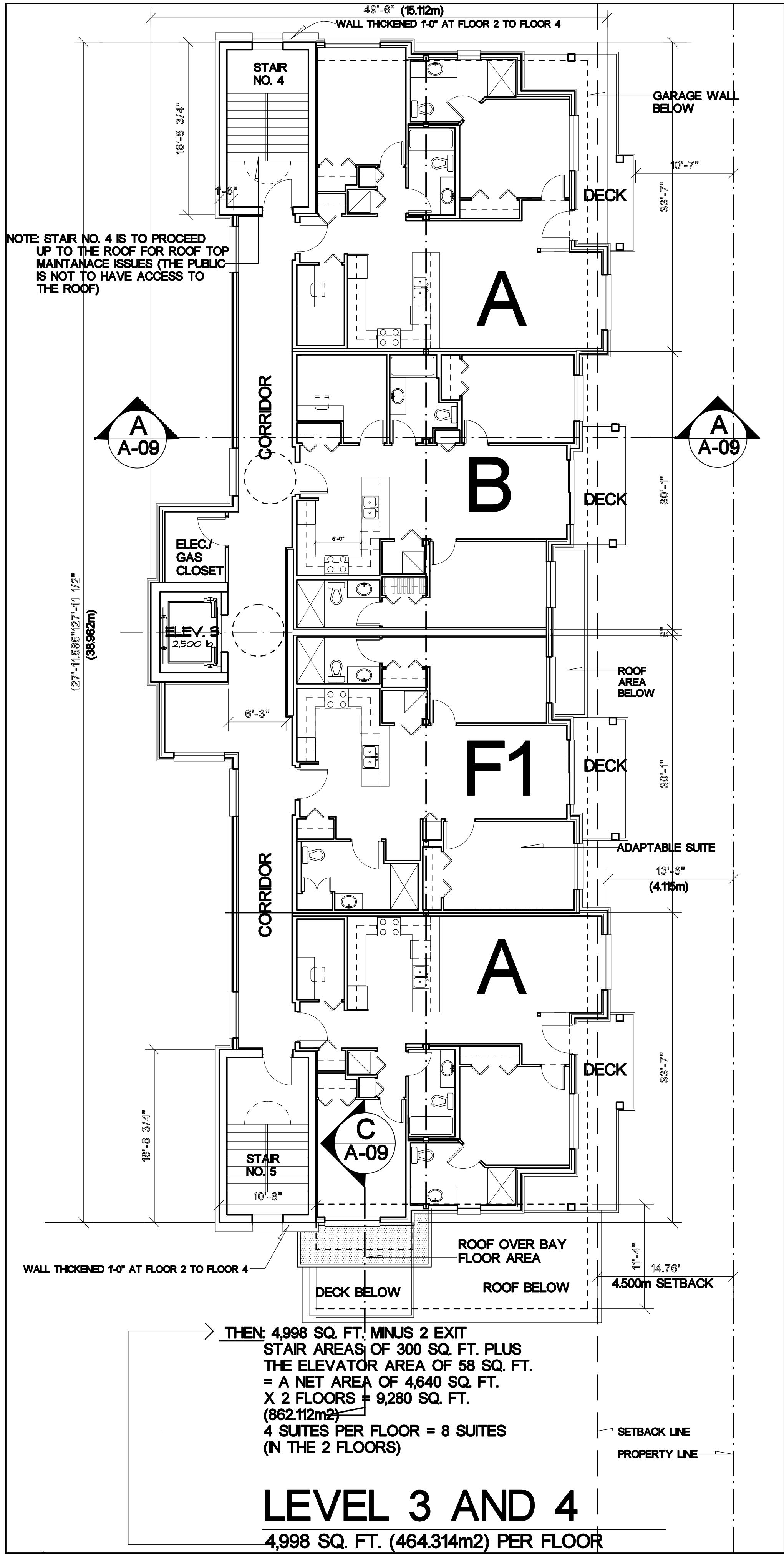
SCALE:
1/8" = 1'-0"

REVISION NO.
A-04

DRAWING NO.
A-04

2 BUILDING PLANS - BUILDING 5
SCALE : 1/8" = 1'-0"

1 BUILDING PLANS - BUILDING 4
SCALE : 1/8" = 1'-0"



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NO.	DATE	DESCRIPTION
8.	2025-04-10	RE-SUBMITTED TO CIP PLANNING FOR REVIEW AND CIP APPLICATION
7.	2025-02-28	RE-SUBMITTED TO CIP PLANNING FOR REVIEW AND CIP APPLICATION
6.	2025-01-13	RE-SUBMITTED TO CIP PLANNING FOR REVIEW AND CIP APPLICATION
5.	2024-10-15	SUBMITTED TO CIP PLANNING FOR REVIEW AND CIP APPLICATION
4.	2024-09-10	SUBMITTED TO CIP PLANNING FOR REVIEW AND CIP APPLICATION
3.	2024-09-05	REVIEWED BY CLIENT FOR FINAL REVIEW
2.	2024-08-12	ISSUED TO CLIENT FOR SECOND REVIEW
1.	2024-06-27	ISSUED TO CLIENT FOR FIRST REVIEW

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PROJECT:
PENTICTON MULTI-FAMILY RENTAL PROJECT
BUILDINGS NO. 4 & 5
- 67 SUITES OVERALL
PROJECT ADDRESS:
235 YORKTON AVENUE
PENTICTON, BC

DRAWING TITLE:
BUILDING NO. 4 & 5
FLOOR PLANS, LEVELS 5 AND 6
IN BUILDING 4 AND LEVELS 3 AND 4 - BUILDING NO. 5

PROJECT NO:
2024 10

DRAWN BY: RJ
CHECKED BY: RJ

DATE:
JUNE 13, 2024

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

REVISION NO. **DRAWING NO.**

A-05

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5.	2024-10-15	SUBMITTED TO CIP PLANNING FOR REVIEWING AND D.P. APPLICATION
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PROJECT:

PENTICTON MULTI-FAMILY
RENTAL PROJECT
BUILDINGS NO. 4 AND 5
- 67 SUITES OVERALL

PROJECT ADDRESS:

235 YORKTON AVENUE
PENTICTON, BC

DRAWING TITLE:

APARTMENT SUITE
PLANS - A, B AND C

PROJECT NO:

2024 10

DRAWN BY:

RJ

CHECKED BY:

DATE:

JUNE 13, 2024

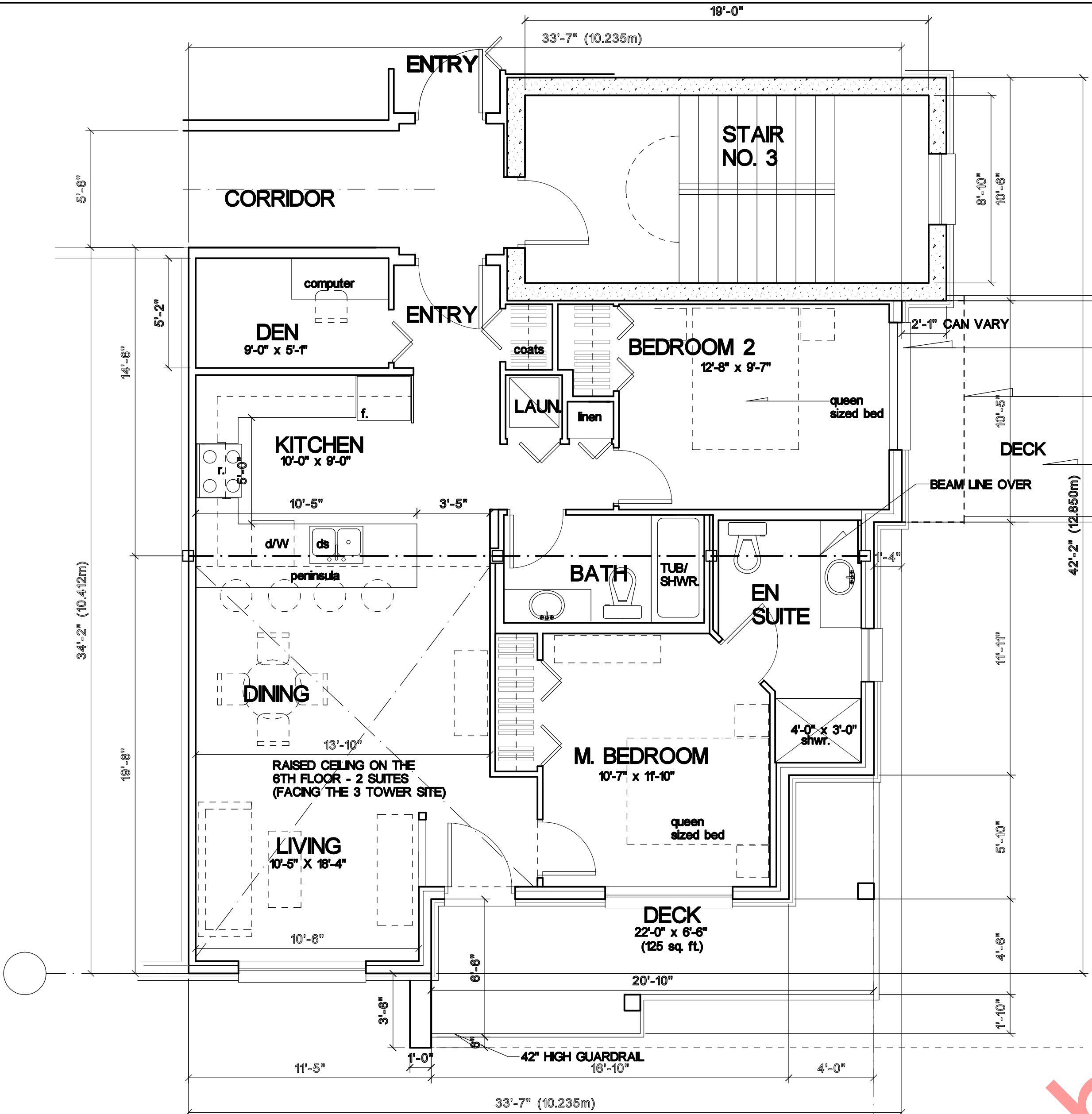
SCALE: AS SHOWN

AS SHOWN

REVISION NO.

DRAWING NO.

A-06



PROPOSED 'A' SUITE FLOOR AREA - 977 SQ. FT. (90.763m²)
SCALE: 1/4" = 1'-0" 2 BEDROOM SUITE (PLUS A DEN)

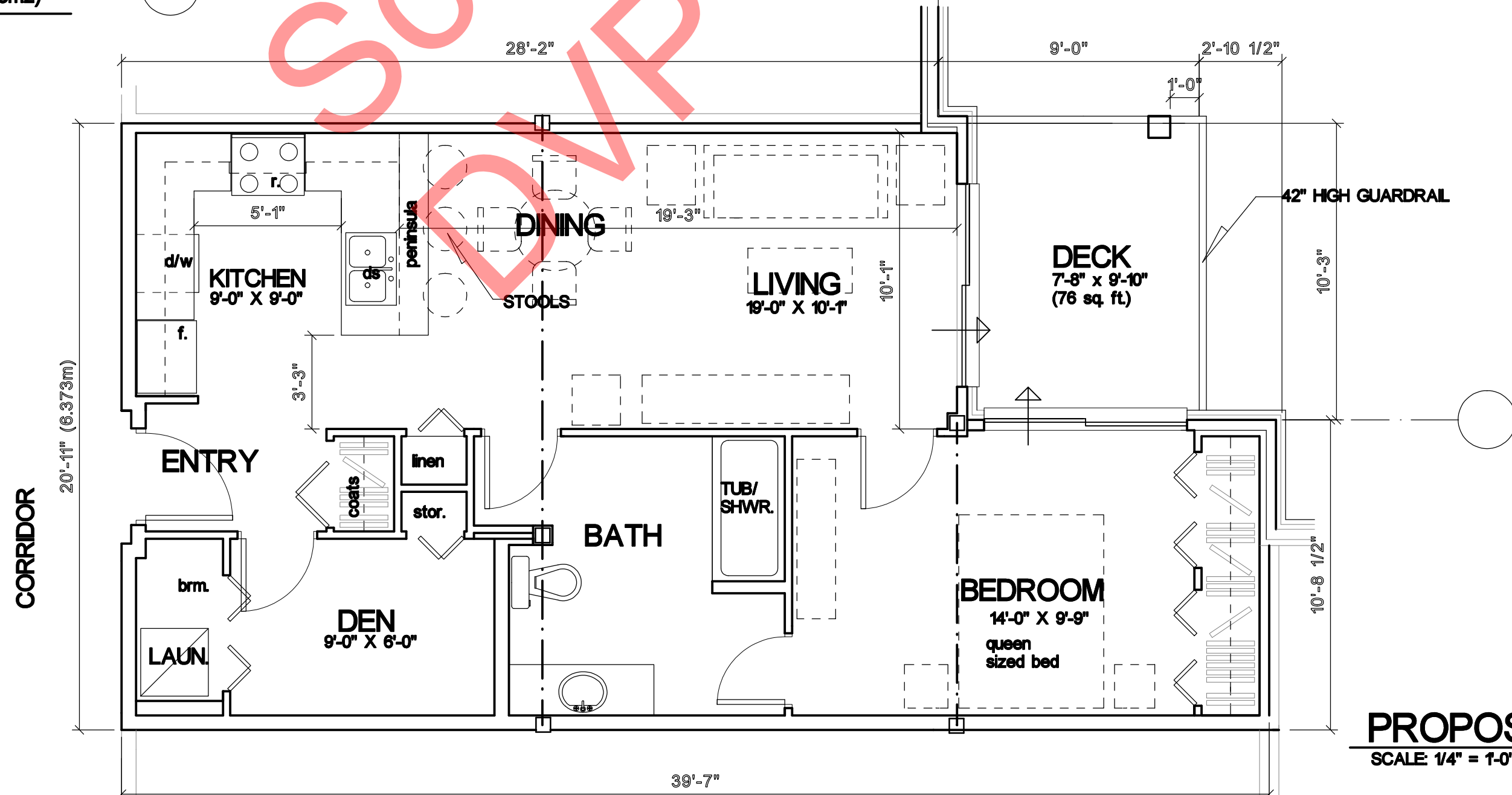
7'-0" PATIO SLIDER DOOR FOR
THE ONE DECK ON LEVEL 2
(7'-0" WIDE WINDOWS OVER)

BUILDING NO. 5 - SOUTH END
ONE DECK/BALCONY ON LEVEL 2
SUITE 'A'.

DECK ON LEVEL 2 - BUILDING NO.
5, SOUTH END OF BUILDING

PROPOSED 'B' SUITE FLOOR AREA - 903 SQ. FT. (83.888m²)
SCALE: 1/4" = 1'-0" 2 BEDROOM SUITE (PLUS A DEN)

NOTE ON THE NORTH SIDE OF BUILDING NO. 4,
THERE ARE 2 'B' SUITES WITH LARGER
DECKS.



PROPOSED 'C' SUITE FLOOR AREA - 724 SQ. FT. (67.260m²)
SCALE: 1/4" = 1'-0" 1 BEDROOM SUITE (PLUS A DEN)

1 APARTMENT SUITE PLANS - A, B & C

SCALE: 1/4" = 1'-0"

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PROJECT:

PENTICTON MULTI-FAMILY
RENTAL PROJECT
BUILDINGS NO. 4 AND 5
- 67 SUITES OVERALL

PROJECT ADDRESS:

235 YORKTON AVENUE
PENTICTON, BC

DRAWING TITLE:

APARTMENT SUITE
PLANS - D AND E

PROJECT NO:

2024 10

DRAWN BY:

RJ

CHECKED BY:

DATE:

JUNE 13, 2024

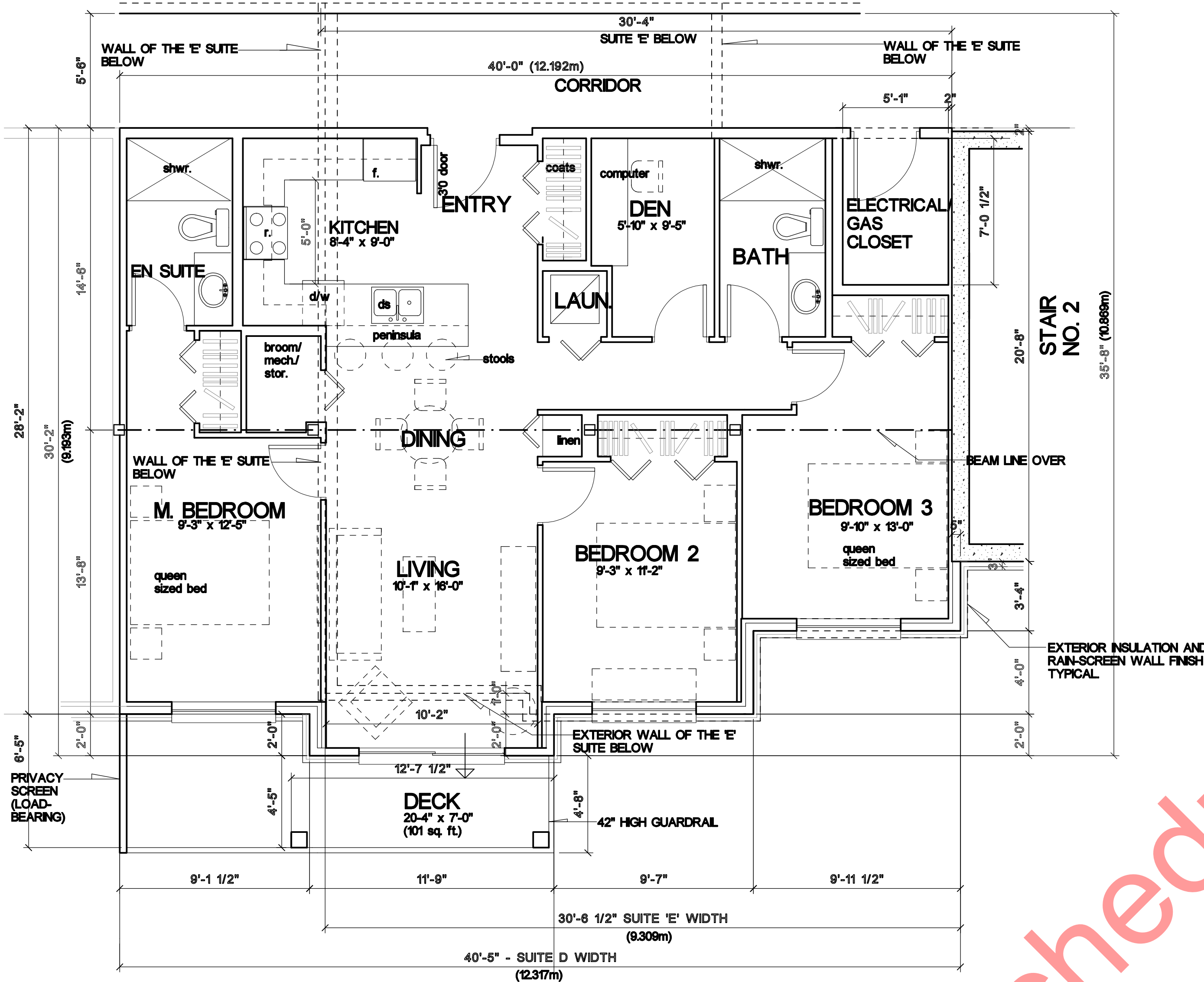
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REVISION NO.

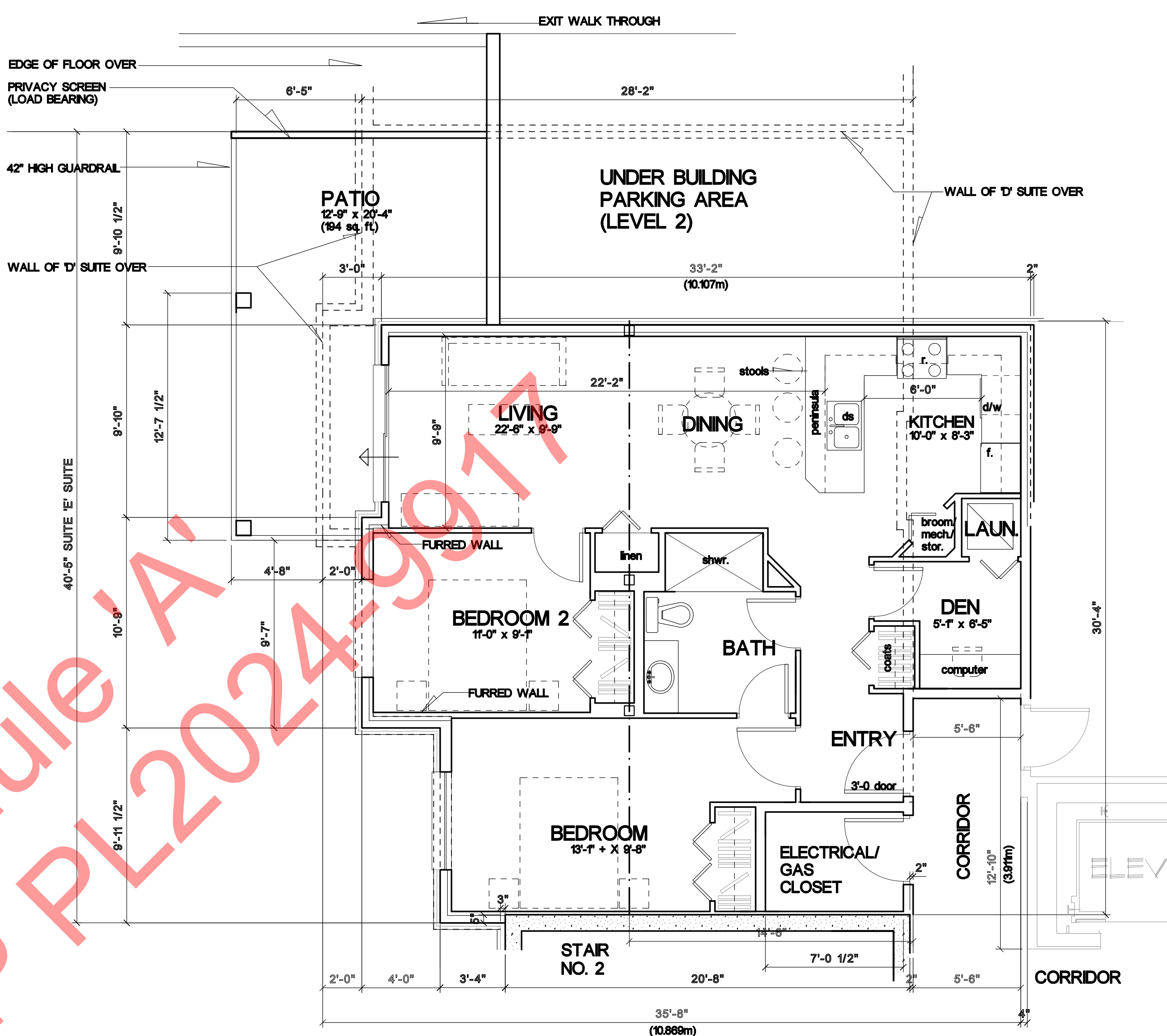
DRAWING NO.

A-07



PROPOSED 'D' SUITE FLOOR AREA - 1,071 SQ. FT. (99.496m²)

SCALE 1/4" = 1'-0" 3 BEDROOM SUITE



PROPOSED 'E' SUITE FLOOR AREA - 885 SQ. FT. (82.217m²)

SCALE 1/4" = 1'-0" 2 BEDROOM SUITE

1 | APARTMENT SUITE PLAN - D AND E

SCALE : 1/4" = 1'-0"

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V1W 5A7

PROJECT:

PENTICTON MULTI-FAMILY
RENTAL PROJECT
BUILDINGS NO. 4 AND 5
- 67 SUITES OVERALL

PROJECT ADDRESS:

235 YORKTON AVENUE
PENTICTON, BC

DRAWING TITLE:

**APARTMENT SUITE
PLANS - F AND F1
(ADAPTABLE SUITES)**

PROJECT NO:

2024 10

DRAWN BY:

RJ

CHECKED BY:

DATE:

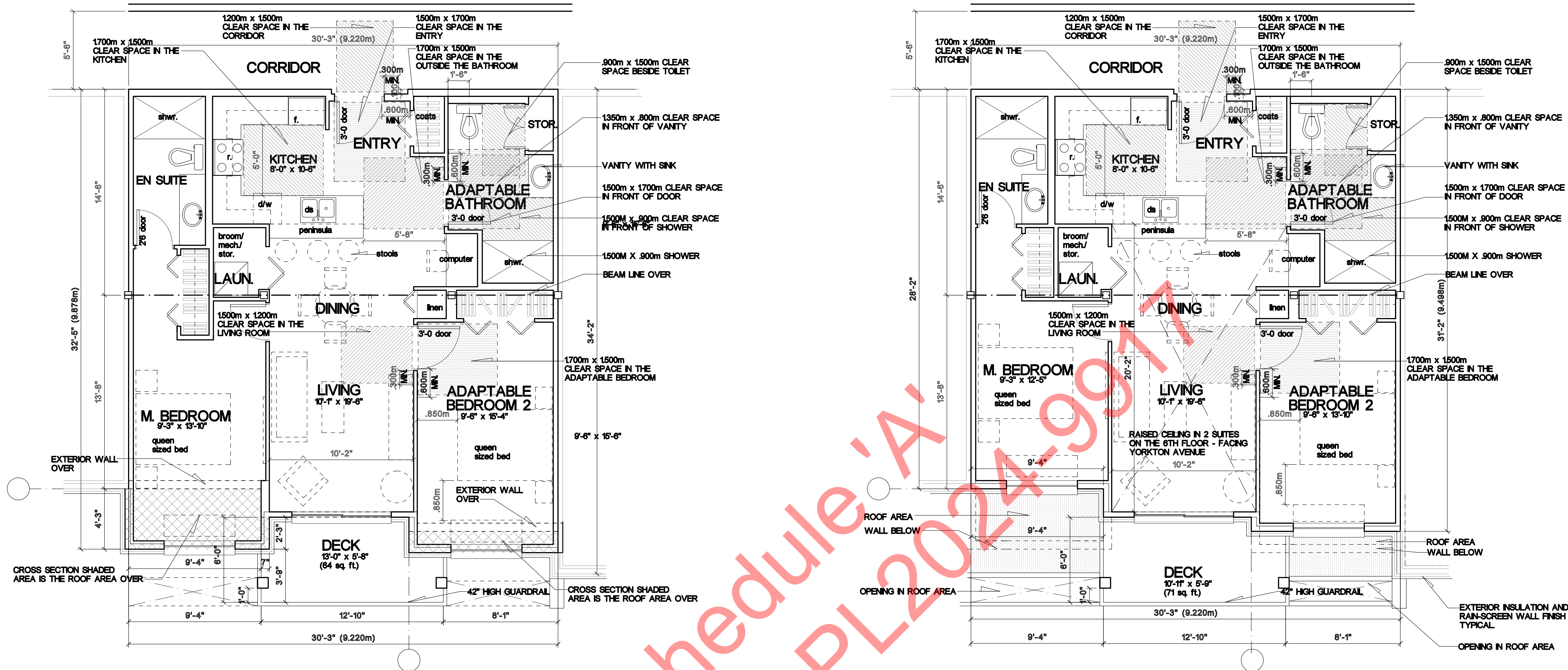
JUNE 13, 2024

SCALE: AS SHOWN

AS SHOWN

REVISION NO.

DRAWING NO.

A-08**PROPOSED 'F' SUITE** FLOOR AREA - 962 SQ. FT. (90.113m²)

SCALE: 1/4" = 1'-0" 2 BEDROOM SUITE (THIS IS AN ADAPTABLE SUITE)

NOTE IN THIS PROJECT, THERE ARE 13 ADAPTABLE 'F' AND 'F1' SUITES
(THIS WORKS OUT TO BE 20 % OF THE TOTAL SUITES
ON SITE)

PROPOSED 'F1' SUITE FLOOR AREA - 904 SQ. FT. (83.888m²)

SCALE: 1/4" = 1'-0" 2 BEDROOM SUITE (THIS IS AN ADAPTABLE SUITE)

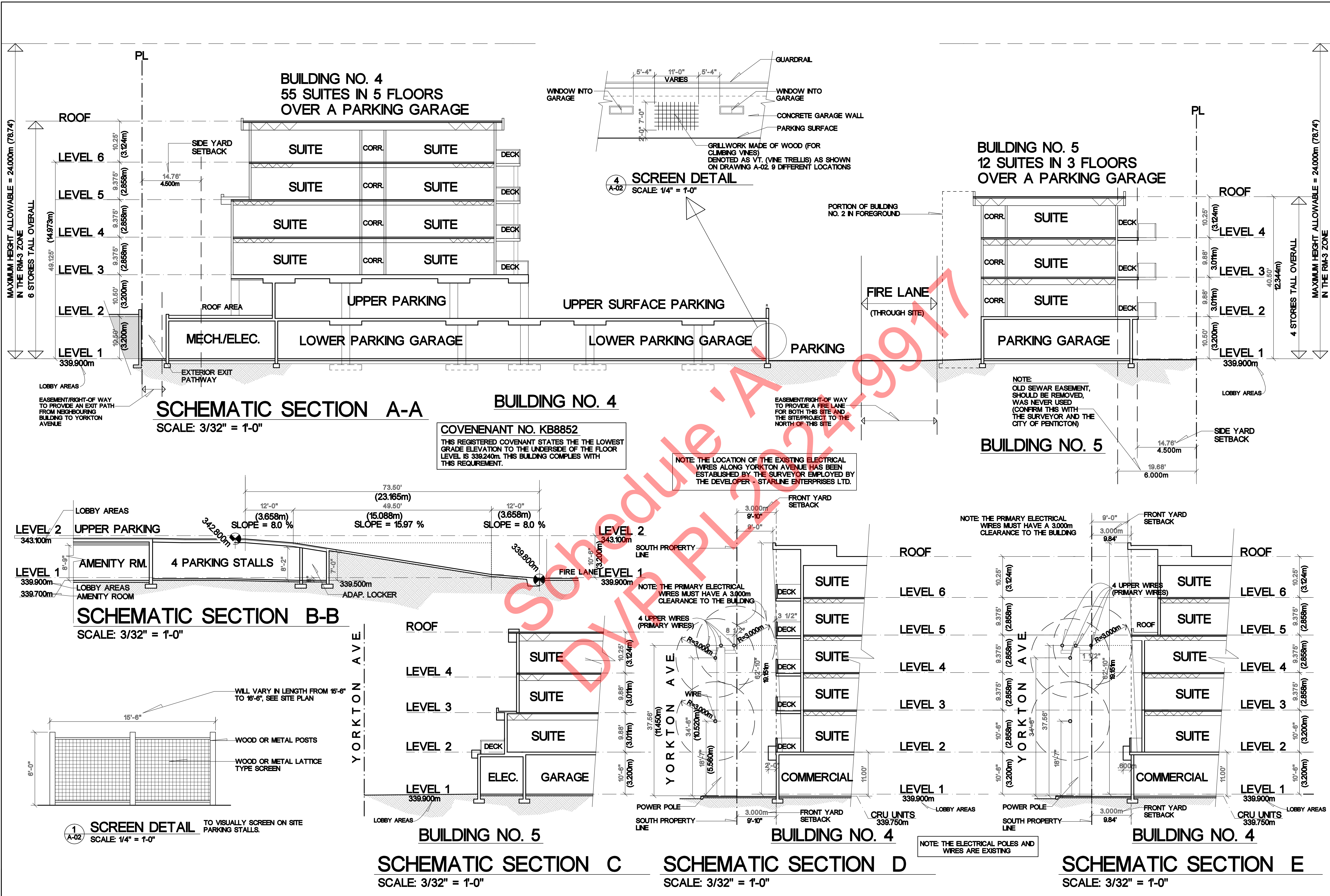
NOTE IN THIS PROJECT, THERE ARE 13 ADAPTABLE 'F' AND 'F1' SUITES
(THIS WORKS OUT TO BE 20 % OF THE TOTAL SUITES
ON SITE)

LEGEND

- 1500m X 1700m (OR 1700m X 1500m)
CLEAR SPACE IN FRONT OF DOOR (OPENING
INTO THIS CLEAR SPACE), FOR ADAPTABLE
BEDROOMS AND ADAPTABLE BATHROOMS
- 1500m X 1700m (OR 1700m X 1500m OR
1200m X 1500m) CLEAR SPACE IN HALLWAYS,
THE BUILDING CORRIDOR, ETC.
- OVERLAP OF CLEAR SPACES, I.E. BESIDE
THE SHOWER, BESIDE THE TOILET OR IN
FRONT OF THE VANITY (IN BATHROOMS)

1 | APARTMENT SUITE PLANS - F AND F1

SCALE : 1/4" = 1'-0"



NORTH

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3.	2024-09-10	RE-SUBMITTED TO CIP PLANNING FOR REZONING AND D.P. APPLICATION
2.	2024-08-05	RE-SUBMITTED TO CIP PLANNING FOR REZONING AND D.P. APPLICATION
1.	2024-06-27	RE-SUBMITTED TO CIP PLANNING FOR REZONING AND D.P. APPLICATION

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PROJECT:
PENTICTON MULTI-FAMILY RENTAL PROJECT BUILDINGS NO. 4 AND 5 - 67 SUITES OVERALL

PROJECT ADDRESS:
235 YORKTON AVENUE
PENTICTON, BC

DRAWING TITLE:
SCHEMATIC CROSS SECTIONS A-A & B-B, C, D, E, DETAILS

PROJECT NO:
2024 10

DRAWN BY:
RJ

CHECKED BY:

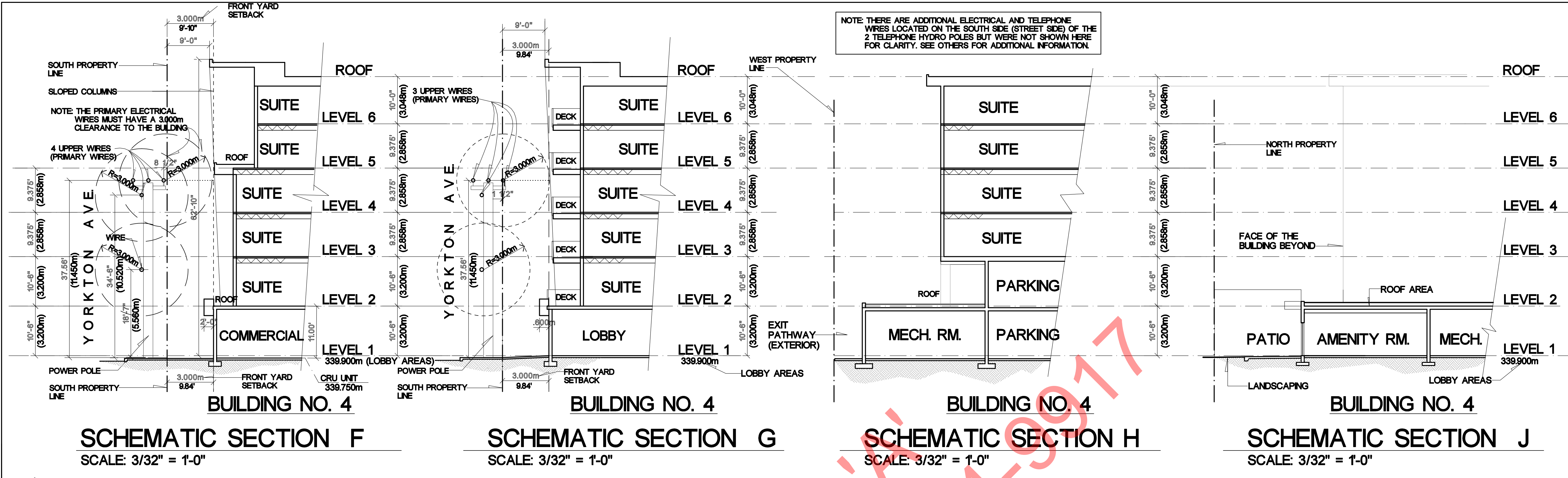
DATE:
JUNE 13, 2024

SCALE:
AS SHOWN

REVISION NO. DRAWING NO.

A-09

1 SCHEMATIC CROSS SECTIONS
SCALE : 3/32" = 1'-0"



2 | SCHEMATIC CROSS SECTIONS

SCALE : 3/32" = 1'-0"

- ### NOTES:
- PROVIDE WHEEL STOPS FOR ALL 39 EXTERIOR PARKING STALLS ON LEVELS 1 AND 2. THE WHEEL STOPS ARE SHOWN ON DRAWINGS A-02 AND A-03.
 - REGARDING THE GARBAGE AND RECYCLING CENTRE, THE FINAL DESIGN AND SIZE WILL BE DETERMINED AT CONSTRUCTION DRAWING STAGE. SEE DRAWING A-02 FOR THIS (REAR OF SITE).
 - REGARDING GUEST BICYCLE PARKING SPACES - THERE ARE 8 - 6'-0" X 2'-0" PUBLIC BICYCLE PARKING SPACES NEXT TO THE 3 COMMERCIAL SPACES DENOTED BY THE SYMBOL 'BP'. THIS MEETS THE BYLAW REQUIREMENTS.
 - REGARDING ELECTRICAL CAR CHARGING STATIONS - 1 LEVEL 2 CHARGING STATION IS TO BE PROVIDED FOR ALL 67 RESIDENTIAL SUITES, 2 OF THE COMMERCIAL GUEST PARKING STALLS, AND 1 OF THE EXTERIOR ACCESSIBLE PARKING STALLS. THE ELECTRICAL CAR CHARGING STATIONS MUST CONFORM TO ALL THE REQUIREMENTS OF s.6.6 OF THE PENTICTON ZONING BYLAWS.
 - AN ELECTRICAL TRANSFORMER HAS BEEN LOCATED ON SITE NEAR PARKING STALL NO. 57. THE LOCATION SIZE ETC. TO BE CONFIRMED BY ELECTRICAL CONSULTANT.
 - A FIRE HYDRANT HAS BEEN LOCATED ON SITE. ITS LOCATION, SIZE ETC. TO BE CONFIRMED BY OTHERS. DENOTED AS 'FH'.
 - ON SITE ELECTRICAL LIGHTING - LIGHTING SHALL BE PROVIDED TO ALL BUILDING ENTRANCES/EXITS, WALKWAYS, DRIVEWAYS, PARKING AND LOADING AREAS PROVIDES SECURITY TO THE SITE.
 - SCREENING OF PARKING STALLS (NEAR PARKING STALLS 41 AND 57) IS DETAILED ON DRAWING NO. A-09 (DETAIL NO. 1).
 - 'VT' DENOTES - VINE TRELLIS - 8-9 OF THESE LOCATED ON BOTH BUILDINGS NO. 4 AND 5. SEE DETAIL NO. 4 ON DRAWING A-09. SEE LANDSCAPE DRAWINGS TOO.
 - ALONG YORKTON AVENUE, THERE IS AN EXISTING BC HYDRO SET OF POWER LINES AND 2 POWER POLES. BUILDING NO. 4 HAS BEEN DESIGNED TO FIT OUTSIDE OF THE REQUIRED 3.000m DISTANCE FROM THE PROPOSED BUILDING TO THE NEAREST POWER LINE, BUT JUST BARELY. IF ITS POSSIBLE, WE STRONGLY RECOMMEND THAT THE EXISTING MOST NORTHERN WIRE BE RELOCATED TO A DIFFERENT LOCATION ON THE EXISTING POWER POLES. SEE OTHERS FOR THIS INFORMATION.
 - THE POWER POLE ON THE EAST SIDE OF THE SITE WILL HAVE TO BE RE-LOCATED. THERE ARE EXISTING UNDERGROUND BC HYDRO AND TELUS SERVICES NEXT TO THIS POLE. THESE MAY HAVE TO BE MOVED TOO. SEE OTHERS. THE FIRE LANE/INTERNAL ROAD WILL HAVE TO BE EXTENDED TO YORKTON AVENUE WITH A NEW LET-DOWN PUT INTO PLACE. SEE OTHERS FOR THIS.
 - PLEASE NOTE, THE LOCATION OF THE POWER POLES AND THE ELECTRICAL WIRES HAS BEEN ESTABLISHED BY A BC LAND SURVEYOR EMPLOYED BY THE DEVELOPER, AND THAT INFORMATION HAS BEEN PLACED ON THESE DRAWINGS. SEE DRAWINGS A-02, A-03, A-04, A-05, A-09 AND A-10.
 - ALONG YORKTON AVENUE, JUST NORTH OF THE EXISTING CITY SIDEWALK, THERE IS SOME EXISTING LANDSCAPING INCLUDING SOME TREES. MOST OF THIS OLD LANDSCAPING CAN BE LEFT AS IS AND NEW LANDSCAPING CAN BE ADDED TO IT. SEE LANDSCAPE DRAWINGS.
 - AS PER THE CITY OF PENTICTON ZONING BYLAW - CHAPTER 6, SENTENCE 6.3.3 - REGARDING SITE LIGHTING AROUND ON-SITE PARKING AREAS AND LOADING AREAS WILL BE ILLUMINATED AS PER THE REQUIREMENTS OF THIS SECTION OF THE BYLAW.
 - AS SHOWN ON THE ELEVATIONS AND DRAWING A-05, STAIR SHAFTS NO. 1 AND 4 IN BOTH BUILDINGS WILL BE EXTENDED TO THE ROOF (TO ALLOW FOR ROOF MAINTENANCE). THIS MEANS THE ROOF OVER THESE 2 STAIRS WILL BE HIGHER THAN THE TYPICAL ROOF HEIGHT. THE 2 ELEVATOR PENTHOUSE ROOFS WILL ALSO BE HIGHER THAN THE TYPICAL ROOF HEIGHT. THE PUBLIC IS NOT BE ALLOWED TO HAVE ACCESS TO THE ROOF AREAS OF THE 2 BUILDINGS.

1 | SITE DATA AND NOTES

SCALE : 3/32" = 1'-0"

STATISTICS

SITE AREA - 116 ACRES - 48,613 SQ. FT. (4,516,148m²)
OFFICIAL COMMUNITY PLAN - FUTURE LAND USE - URBAN RESIDENTIAL
PRESENT ZONING - CT3 - HOTEL RESORT
PROPOSED ZONING - RM-3 (MODIFIED, AND WITH VARIANCES)
TOTAL PARKING = 91 STALLS ON SITE AND IN GARAGES
- 17 ON SITE
- 12 UNDER BUILDING NO. 5
- 40 UNDER BUILDING NO. 4
- 22 ON LEVEL 2 (BUILDING NO. 4)
91 STALLS PROVIDED (TOTAL)
(AND 91 STALLS ARE REQUIRED)
- 22 CARS ARE THE 'SMALL CAR TYPE'
- 3 CAR STALLS ARE THE 'ACCESSIBLE' TYPE

PARKING ANALYSIS:
RESIDENTIAL REQUIREMENTS - 67 SUITES X 120 = 8040 = 80
PARKING STALLS REQUIRED (INCLUDES 13 GUEST CAR STALLS)
COMMERCIAL SPACES REQUIREMENTS: 1 RESTAURANT -
144.65m² / 50m² = 2.89 STALLS. RETAIL # 1 - 104.41m² / 30m²
= 3.48 STALLS. RETAIL # 2 - 110.55m² / 30m² = 3.68 STALLS.
IF A PERSONAL SERVICES ESTABLISHMENT OR AN BUSINESS
OFFICE TAKES ONE OR BOTH OF THE RETAIL SPACES, THE
PARKING REQUIREMENTS IS THE SAME AS THE RETAIL SPACES
REQUIRE

THEREFORE WE NEED 3 + 4 + 4 STALLS = 11 STALLS REQUIRED
FOR THE COMMERCIAL SPACES
PARKING FOR RESIDENTIAL SUITES - 67 PARKING STALLS PLUS
13 PARKING STALLS FOR GUESTS PLUS 11 STALLS FOR THE
COMMERCIAL SPACES WHICH MEANS WE ARE REQUIRED TO
PROVIDE 91 STALLS (IN TOTAL)

ADDITIONALLY, 1 LOADING SPACE - 9.000m X 3.000m IS PROVIDED
ON SITE.

BIKE PARKING - 34 SPACES IN ONE STORAGE ROOM IN BUILDING
NO. 1 FOR BOTH BUILDINGS (THIS EQUALS .50 SPACES PER SUITE)

(CONTINUED)
THIS PROJECT NEEDS A RELAXED REAR YARD AND SIDE YARD
SETBACK (FOR THE PARKING GARAGE, RAMP, AMENITY ROOM
ON THE GARAGE LEVEL)
ADDITIONALLY, SOME BUILDING PROJECTIONS INTO SIDE, FRONT
AND SOME REAR YARDS MAY BE GREATER THAN THE ZONING
BYLAW WOULD NORMALLY ALLOW

ZONE RM-3 REQUIREMENTS

MAXIMUM LOT COVERAGE - 50 % (NEED APPROX. 62 %)
MAXIMUM DENSITY - 16 FAR (NEED 170)
MAXIMUM HEIGHT - 24.000m (78.74 FT) PRINCIPAL BUILDING)
MINIMUM FRONT YARD - 3.000 METRES
MINIMUM SIDE YARDS - 4.500 METRES
MINIMUM REAR YARD - 6.000 METRES
AMENITY SPACE REQUIRED = 20,000 SQ. METRES PER SUITE

THIS RM-3 ZONE MUST ALLOW SOME COMMERCIAL SPACES
FRONTING YORKTON AVENUE (BY REQUESTED VARIANCE)

SITE COVERAGE ACTUAL: NORMALLY, 50 % IS ALLOWED
WITH THE 2 GARAGE AREAS, INCLUDING THE RAMP AND THE
COMMERCIAL AREAS ALONG YORKTON AVENUE, THE AREAS
ADD UP TO - BUILDING NO. 4 - 24,494 SQ. FT. PLUS THE AREA
OF BUILDING NO. 5 - 5,434 SQ. FT. = 29,928 SQ. FT.(2,780.31m²)
= AN ACTUAL SITE COVERAGE OF 61.66 %
A VARIANCE IS REQUESTED FOR THIS TO BE INCREASED
TO 62 % SITE COVERAGE

FLOOR AREAS (F.A.R.)

COMMERCIAL SPACES - 3,871 SQ. FT.
BUILDING NO. 4 - 53,124 SQ. FT. (LEVELS 3-6)
BUILDING NO. 4 - 8,338 (LEVEL 2)
BUILDING NO. 5 - 13,952 SQ. FT.
LEVEL 1 LOBBY AREAS - 666 SQ. FT.

79,950 SQ. FT. (7,427.355m²)
DOES NOT INCLUDE ANY
AREAS IN GARAGE SUCH
AS PARKING, AMENITY RM,
STORAGE ROOMS, MECH,
ELEC. RMS, ETC.
WORKS OUT TO F.A.R. OF 164
THEREFORE F.A.R. NEEDS TO BE
INCREASED TO 170. VARIANCE REQUESTED

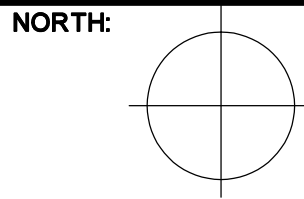
AMENITY SPACE AREAS

ALL SUITE DECKS ADD UP TO - 6,803 SQ. FT.
THE AMENITY RM. ON LEVEL 1 - 1,144 SQ. FT.
OUTDOOR AMENITY SPACE NO. 1 - 4,639 SQ. FT.
OUTDOOR AMENITY SPACE NO. 2 - 1,280 SQ. FT.
LOCKER STORAGE SPACES - 3,320 SQ. FT.

HAVE 16,986 SQ. FT.
NEED 216,30 SQ. FT. (20,000m²) PER SUITE X 67 SUITES
= 14,425 SQ. FT. TOTAL

HARD SURFACE AREAS

ALL HARD SURFACES ADD UP TO 88 % SITE COVERAGE. NORMALLY
AS PER CITY BYLAW, UP TO 60 % LOT COVERAGE FOR HARD SURFACING
IS USUALLY ALLOWED. VARIANCE REQUESTED HERE BECAUSE WE ARE
PROPOSING 88 % SITE COVERAGE FOR HARD SURFACING FOR THE SITE.



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7.	2025-04-10	RE-SUBMITTED TO CIP PLANNING FOR REZONING AND D.P. APPLICATION
6.	2025-02-28	RE-SUBMITTED TO CIP PLANNING FOR REZONING AND D.P. APPLICATION
5.	2025-01-13	RE-SUBMITTED TO CIP PLANNING FOR REZONING AND D.P. APPLICATION
4.	2024-10-16	RE-SUBMITTED TO CIP PLANNING FOR REZONING AND D.P. APPLICATION
3.	2024-09-10	RE-SUBMITTED TO CIP PLANNING FOR REZONING AND D.P. APPLICATION
2.	2024-08-05	RE-SUBMITTED TO CIP PLANNING FOR REZONING AND D.P. APPLICATION
1.	2024-06-27	RE-SUBMITTED TO CIP PLANNING FOR REZONING AND D.P. APPLICATION

ISSUES:

SURF
ARCHITECTURE

#304 - 1493 FOSTER STREET
WHITE ROCK, BC V4B 0C4
email - mark@surfarchitecture.com
www.surfarchitecture.com

CLIENT:

**STARLINE ENTERPRISES
LTD.**
4479 GASPARDONE RD.
KELOWNA, BC
V1W 5A7

PROJECT:

PENTICTON MULTI-FAMILY
RENTAL PROJECT
BUILDINGS NO. 4 AND 5
- 67 SUITES OVERALL
PROJECT ADDRESS:
235 YORKTON AVENUE
PENTICTON, BC

DRAWING TITLE:
**SCHEMATIC CROSS
SECTIONS F, G, H, J
STATISTICS, NOTES**

PROJECT NO:

2024 10

DRAWN BY:
RJ

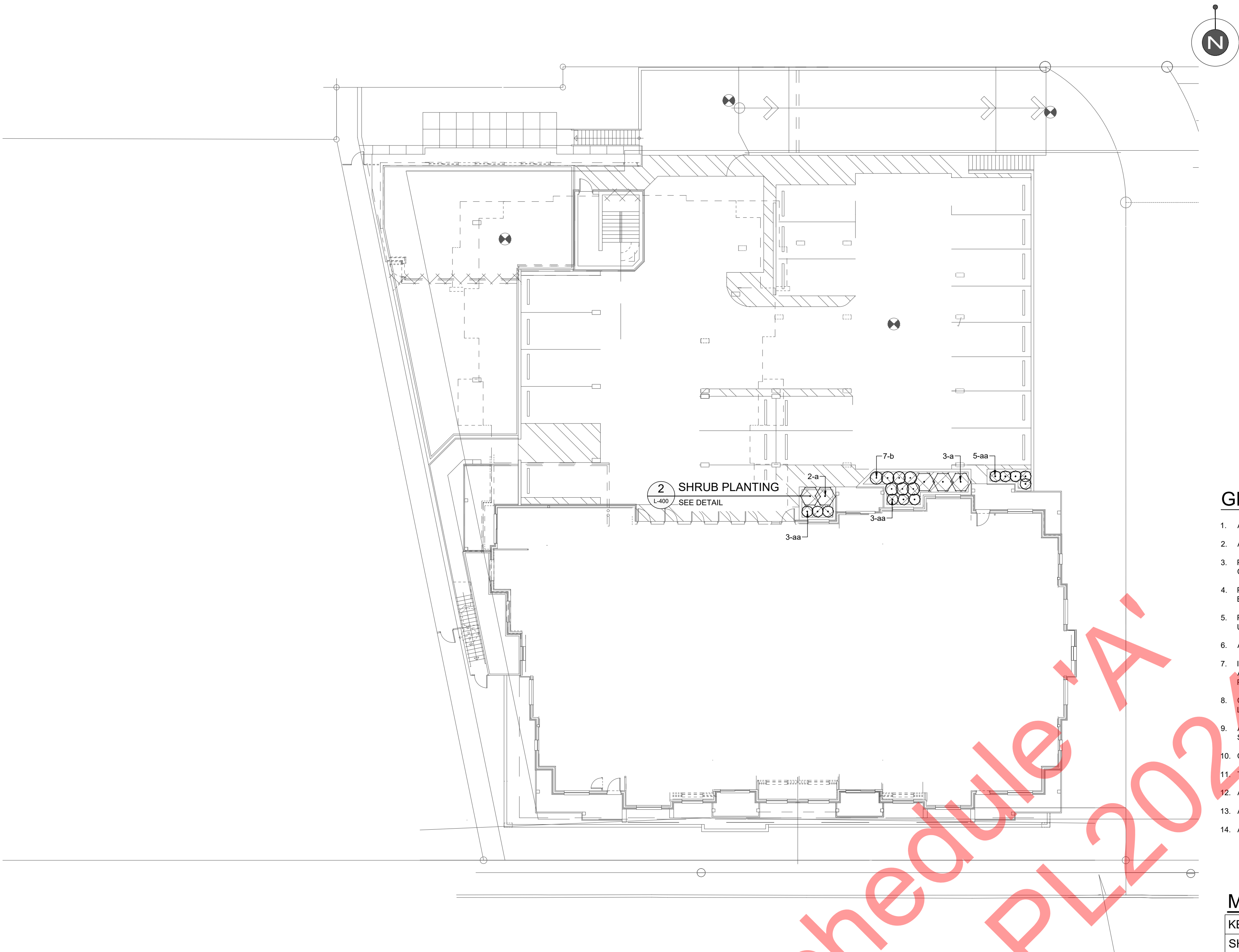
CHECKED BY:

DATE:
JUNE 13, 2024

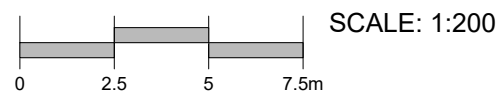
SCALE:
AS SHOWN

REVISION NO. DRAWING NO.

A-10



OVERALL LANDSCAPE PLAN - LEVEL 2



DEVELOPMENT REQUIREMENTS

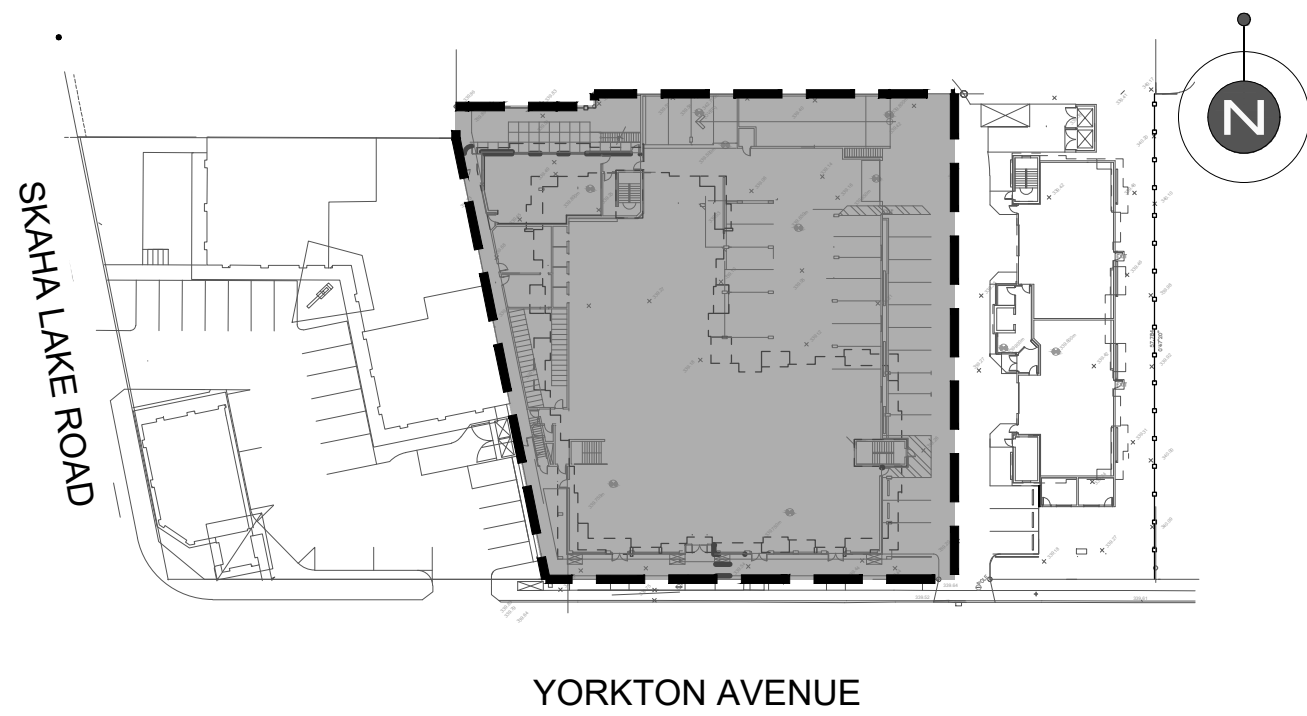
TREES:	1 TREE PER 10 Lm OF BUFFER AREA
SHRUBS:	1 SHRUB PER 1 Lm OF BUFFER AREA
BUFFER AREA:	100 Lm
CALCULATION:	100 / 10 = 10
REQUIRED:	10 TREES
PROVIDED:	18 TREES
	122 SHRUBS (332 PERENNIALS)

MINIMUM SETBACKS OF TREES

-ENSURE ALL SETBACKS CONFORM TO CITY OF PENTICTON SETBACKS.

IRRIGATION SYSTEMS

- THE CONTRACTOR SHALL SUPPLY AND INSTALL A FULLY FUNCTIONAL AUTOMATIC PROGRAMMABLE IRRIGATION SYSTEM. IRRIGATION SYSTEMS WILL BE DESIGNED IN SUCH A WAY THAT ALL AREAS, INCLUDING LAWNS, BEDS, PLANTERS, GARDENS, AND GREEN ROOFS, WHETHER EXISTING OR NEW, ARE WATERED IN THE MOST EFFICIENT MANNER WHILE PROVIDING FULL COVERAGE. ONLY LANDSCAPE AREAS ARE TO RECEIVE WATER.
- SYSTEM CONFIGURATION WILL VARY DEPENDING ON PLANT VARIETY AND LANDSCAPE AREA. ANY OVERLAPPING OR UNNECESSARY SPRAY PATTERNS ARE TO BE KEPT TO A MINIMUM. SYSTEM INSPECTION AND NOZZLE ADJUSTMENTS ARE TO BE MADE AFTER THE INSTALL IS COMPLETE AND AT THE START OF EVERY GROWING SEASON. NOZZLES SHOULD BE REPLACED EVERY FIVE YEARS. WATERING TIMES ARE TO BE SET FOR THE EARLY MORNING TO REDUCE EVAPORATION.
- ONCE ESTABLISHED, ONE INCH OF WATER PER WEEK SHALL BE IRRIGATED ON ALL LAWN AREAS. TREES, SHRUBS, PERENNIALS, AND ORNAMENTALS GRASSES WILL BE WATERED ACCORDING TO THEIR NEEDS. DRIP SYSTEMS ARE RECOMMENDED FOR TREES. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO PLANTS CAUSED BY OVER OR UNDER WATERING.
- IRRIGATION PLANS SHALL BE PREPARED BY A QUALIFIED IRRIGATION CONSULTANT AND INSTALLED BY A PROFESSIONALLY CERTIFIED IRRIGATION INSTALLER. CONTRACTOR SHALL PROVIDE MANUALS AND TOOLS, REQUIRED FOR SYSTEM OPERATION, TO THE OWNER UPON SYSTEM COMPLETION. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE OWNER.
- ALL UNDERGROUND IRRIGATION SYSTEMS ARE TO BE EQUIPPED WITH A HIGH FLOW SHUTOFF VALVE AND BACK FLOW PREVENTION VALVE. ALL DOWN SPOUTS ARE TO BE DIRECTED AWAY FROM FOUNDATIONS AND INTO SHRUB BEDS OR TREE WELLS WHERE PRACTICAL.



KEY PLAN

SCALE: N.T.S.

GENERAL NOTES

- ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
- ALL LANDSCAPE CONSTRUCTION TO MEET OR EXCEED CITY OF PENTICTON STANDARDS, CURRENT EDITION.
- PRIOR TO INSTALLATION, ALL LOCAL NURSERY STOCK MAY BE INSPECTED BY CIVIC REPRESENTATIVES TO ENSURE STOCK AVAILABILITY. LANDSCAPE ARCHITECT TO COORDINATE THIS OPTIONAL INSPECTION WITH THE DIRECTOR OF PROJECT MANAGEMENT.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, THE CONTRACTOR SHALL ENSURE COORDINATION WITH BC 1 CALL AND OTHER UTILITIES AS REQUIRED TO STAKE ALL BELOW GRADE UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES TO UTILITIES.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, THE LANDSCAPE ARCHITECT WILL INSPECT STAKING OF ALL TREE AND SHRUB LOCATIONS HAVING REGARD FOR THE UTILITIES STAKED BY BC 1 CALL AND OTHERS AND ALL SETBACKS.
- ALL EXCAVATIONS ARE TO MAINTAIN THE MINIMUM DEFINED SETBACKS FROM UTILITIES.
- IF EXCAVATIONS ARE REQUIRED CLOSER THAN 1.0m TO UNDERGROUND POWER, TELEPHONE AND GAS ALIGNMENTS, HAND DIGGING UNDER THE SUPERVISION OF THE AFFECTED UTILITY WILL BE REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE APPROPRIATE UTILITY TO APPROVE, REVIEW, AND/OR DEFINE SAFE PROCEDURES FOR THESE EXCAVATIONS.
- CONTRACTOR RESPONSIBLE FOR SOIL TESTS AND AMENDMENTS FOR TOPSOIL FROM STOCKPILE. SOIL TEST RESULTS AND RECOMMENDATIONS TO BE SUBMITTED TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL PLANT MATERIAL TO BE TRUE TO TYPE, SIZE, QUALITY, AND CONDITION AS SPECIFIED. ALL TREES MUST BE HIGH HEADED WITH FULL AND UNIFORM CROWNS AND SINGLE WELL DEVELOPED LEADERS. TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED. ALL ELM SPECIES MUST COME FROM A LOCAL DED FREE SOURCE.
- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND NOTIFYING CONSULTANT OF ANY OMISSIONS.
- TREE LOCATIONS TO BE ADJUSTED ON SITE WITH REGARD TO MINIMUM TREE SETBACKS FOR ABOVE AND BELOW GROUND UTILITIES AND DRIVEWAYS.
- ALL ARCHITECTURAL FEATURES TO BE LOCATED ON PRIVATE PROPERTY.
- ALL PINE SPECIES MUST COME FROM PITCH MOTH (PETROVA ALBICAPITANA) FREE SOURCE.
- ALL ELM SPECIES MUST COME FROM A DUTCH ELM DISEASE (DED) FREE SOURCE.

MATERIAL LIST L-101

KEY	QTY.	UNIT	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
SHRUBS					
a	5	each	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	450-600mm MIN. HT.; MIN. 5 CANES EVENLY BRANCHED; 300mm ROOT SPREAD; BUSHY PLANTS.
b	7	each	SYMPHORICARPOS ALBUS	SNOWBERRY	450mm MIN. SPREAD; EVENLY BRANCHED; BUSHY PLANTS WITH NO BARE OR BROWN SPOTS. CONTAINERS/SPECIMEN.
PERENNIALS & ORNAMENTAL GRASSES					
aa	11	each	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER	HEALTHY TWO YEAR TRANSPLANT WITH WELL CROWNS & DEVELOPED ROOT SYSTEM. MIN 15cm CONT.
MISC. MATERIALS					
	30	m²	75mm DEPTH BARK MULCH (OR APPROVED EQUAL)		INSTALL TO CITY OF PENTICTON SPECIFICATIONS
-	30	ea	450mm DEPTH TOPSOIL (SHRUB BED AREAS)		INSTALL TO CITY OF PENTICTON SPECIFICATIONS



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T: 780.460.7990

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Revisions

Description	No.	Date	By
Issued For DP Approval	A	02/25/2025	SP
Re-issued For DP Approval	B	03/14/2025	SP
Re-issued For DP Approval	C	04/16/2025	SP

Seals & Permits



Notes

THE LANDSCAPE CONSULTANT reserves the right to make changes onsite in order to improve the landscape design, or aesthetics at any time during the construction operation, as long as that construction operation is still in progress, at no cost to the OWNER, the LANDSCAPE CONSULTANT or any other professional associated with the project. Refer to specification for further clarification.

Client

Starline Enterprises Ltd.

4479 Gaspardone Rd.
Kelowna, BC

Project Title

Penticton Multifamily Rental Project
Building No. 4 & 5

235 Yorkton Avenue
Penticton, BC

Drawing Title

Level 2 Landscape Plan

Project No: 25-01

Date: 02/20/2025

Designed By: SP

Drawn By: SP

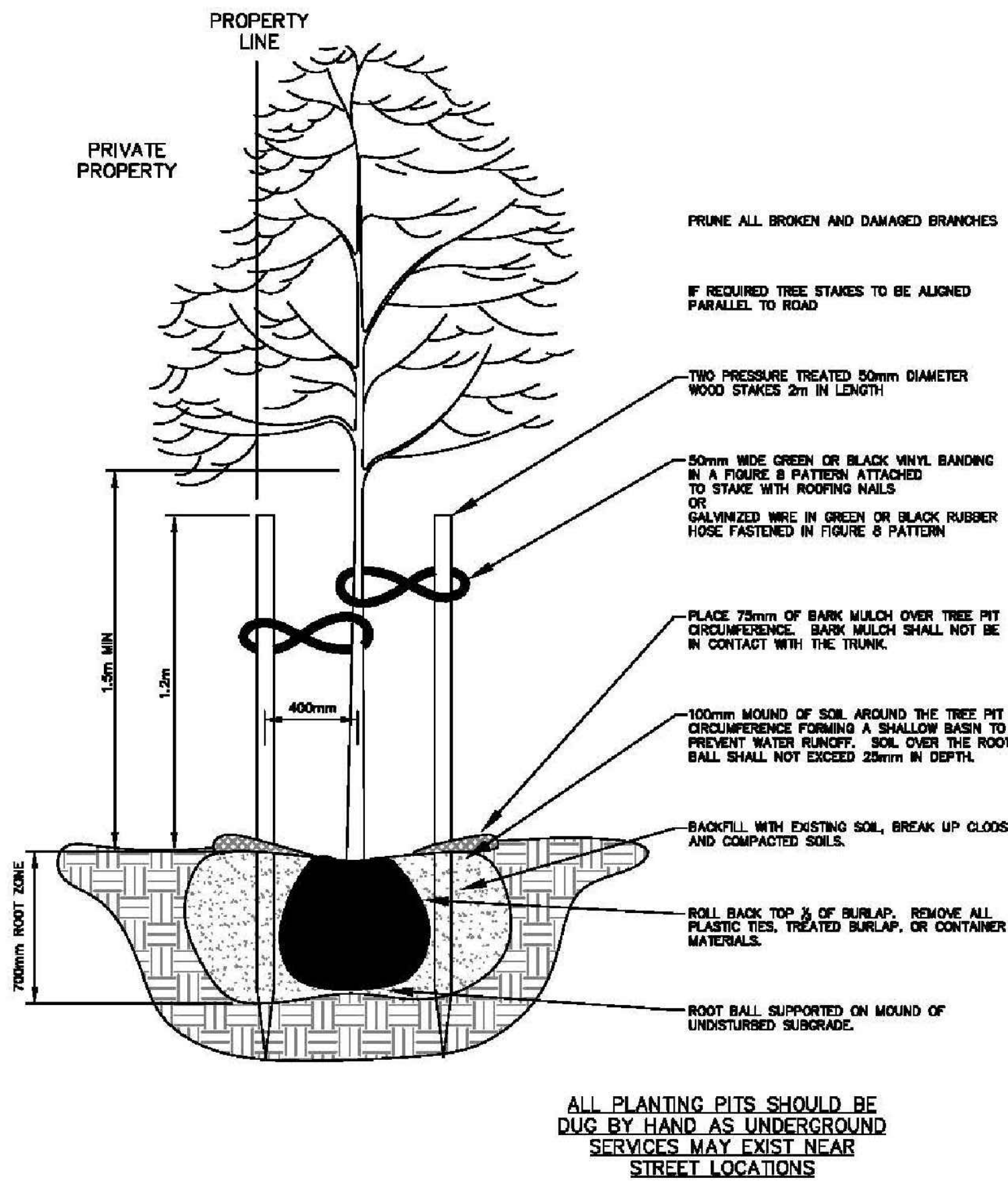
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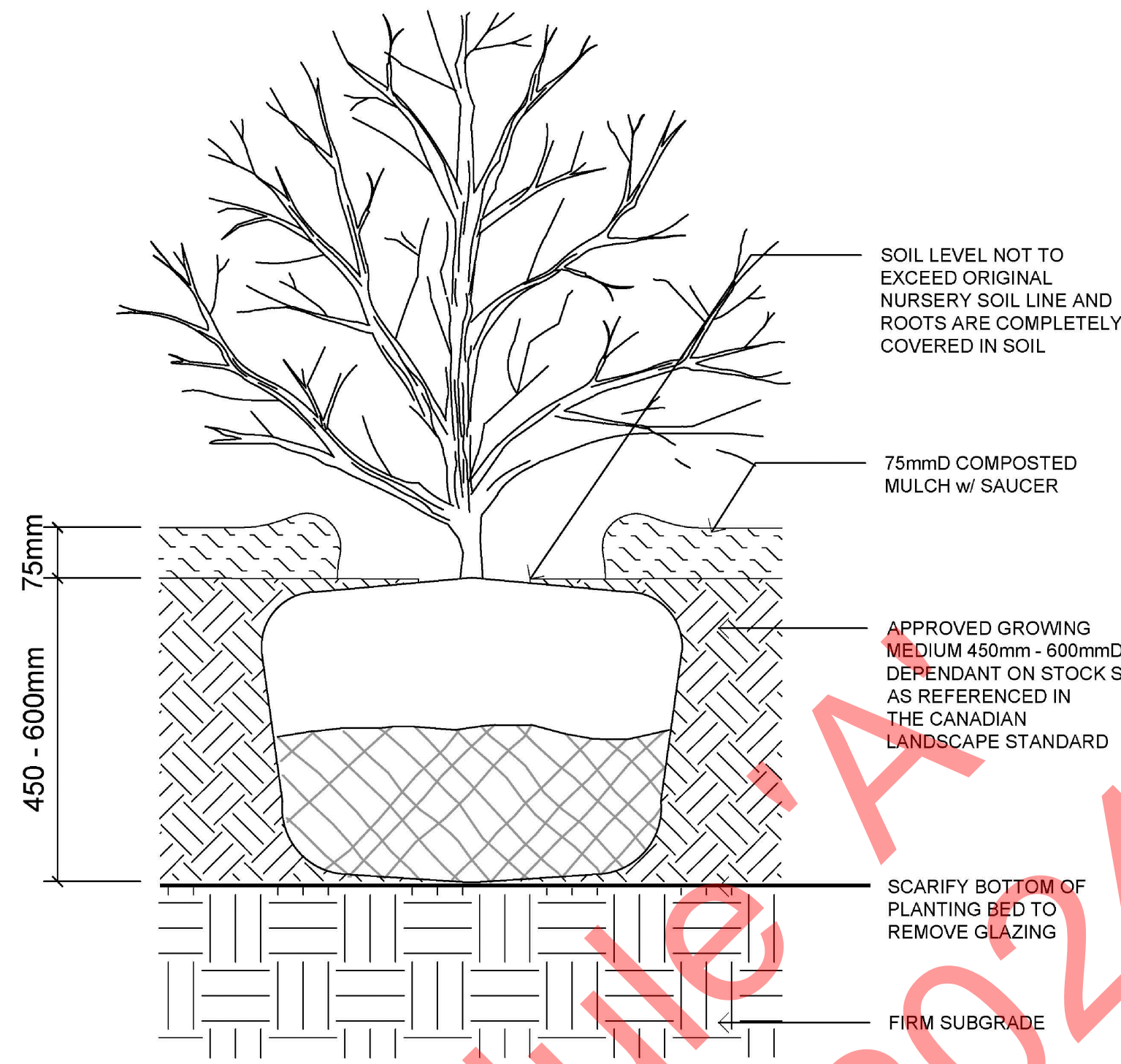
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L-101

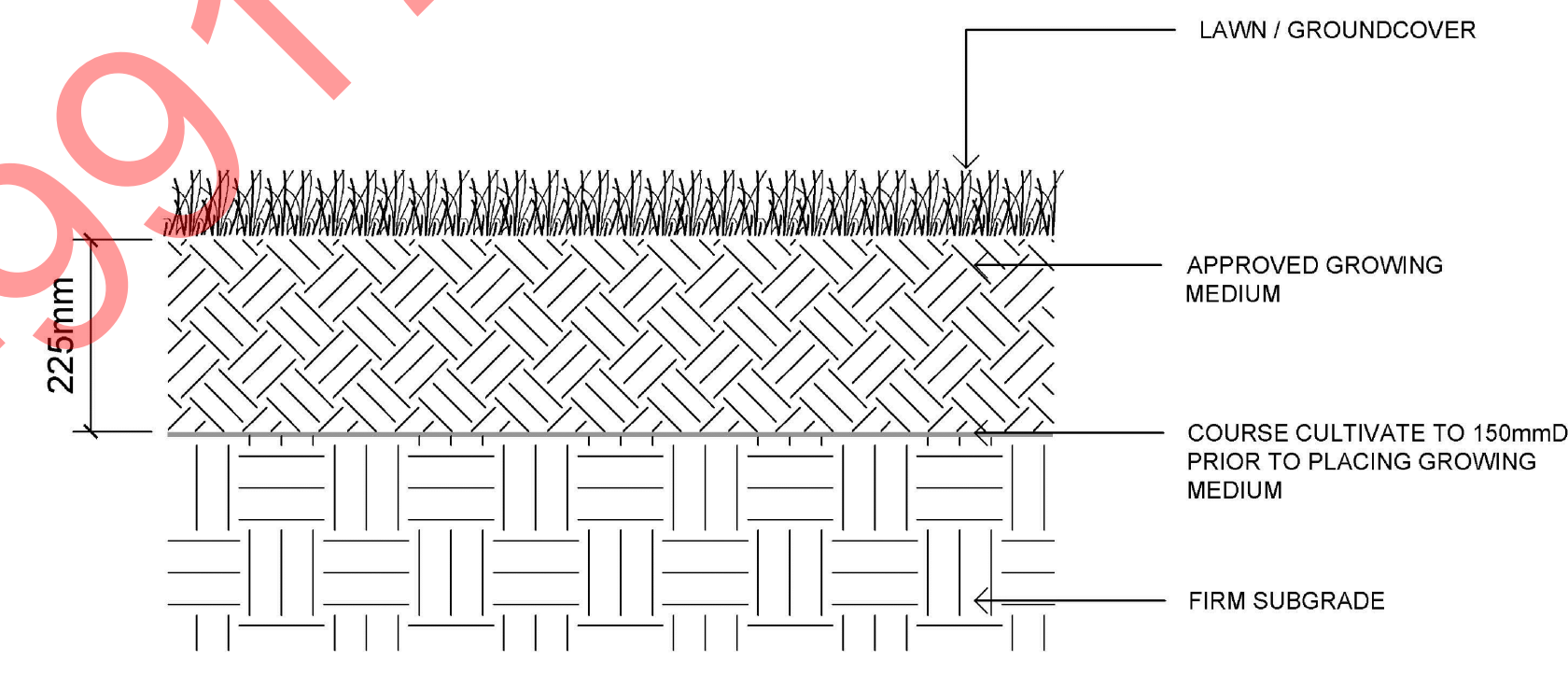
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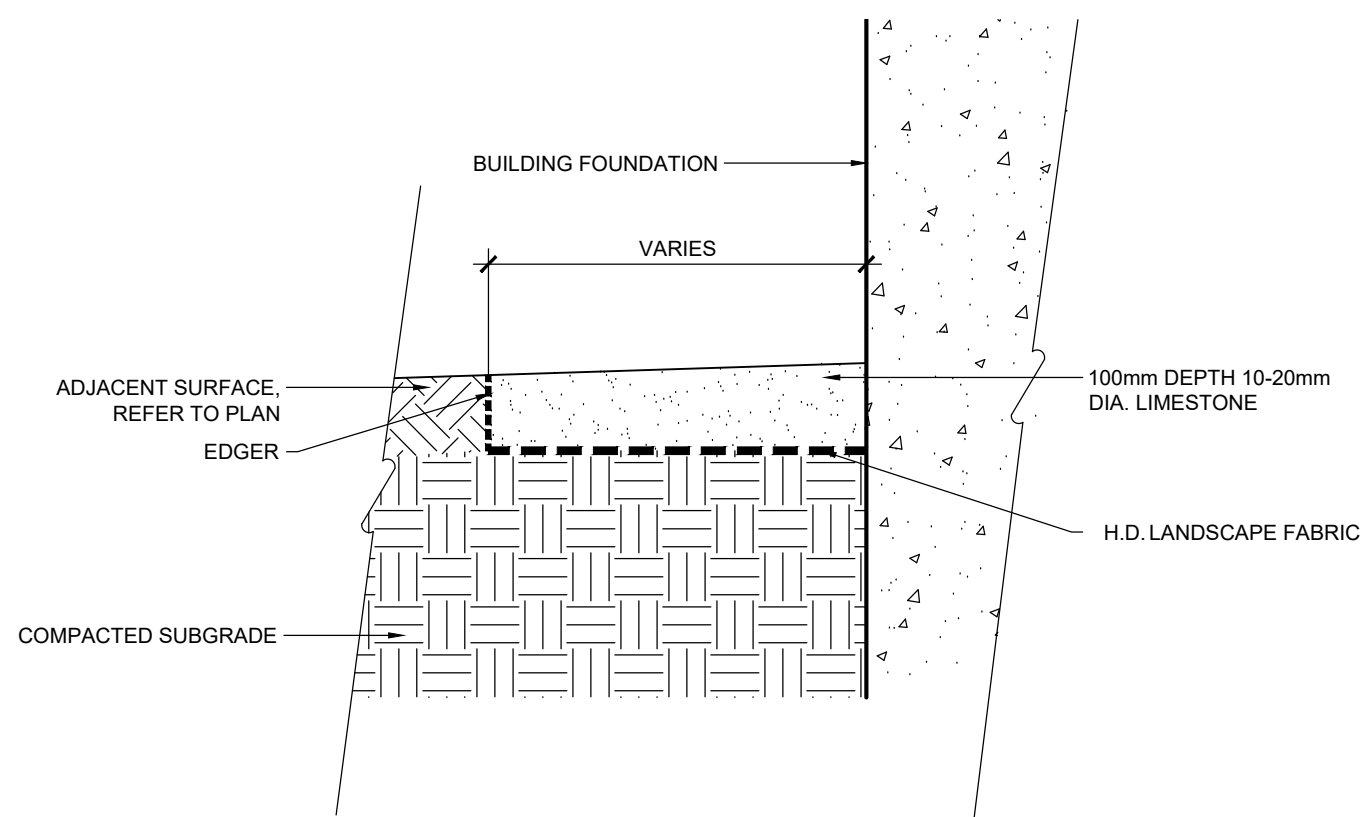
1 TREE PLANTING DETAIL
L-400 SCALE N.T.S.



2 SHRUB PLANTING DETAIL
L-400 SCALE N.T.S.



3 SOD DETAIL
L-400 SCALE N.T.S.



4 LIMESTONE INSTALLATION DETAIL
L-400 SCALE N.T.S.

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The Alberta Association of Landscape Architects
Gary E. Browning
04.16.2025

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Details

Project No: 25-01

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Sheet: Issue/Revision

L-400

C