



Development Variance Permit

Permit Number: DVP PL2024-9807

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: Lot 7 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton)
District Plan 4075
 - Civic: 594 Lakeshore Drive West
 - PID: 001-717-774
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 four storey apartment building as shown in the plans attached in Schedule 'A':
 - a. Section 10.5.2.7: Reduce the interior side yard setbacks from 4.5m to 3.0m.
 - b. Section 5.2.2: To allow a landscape buffer to be interrupted by a parking lot at the rear of the property.
 - c. Section 4.9.1: Increase the permitted projection of a balcony in the front yard setback from 1.5m to 5.0m.

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 16th day of September, 2025.

Issued this ____ day of _____, 2025.

Angela Collison
Corporate Officer

DRAFT

PROPOSED MULTI-FAMILY DEVELOPMENT AT 594 LAKESHORE DRIVE , PENTICTON , BC



SUBJECT PROPERTY

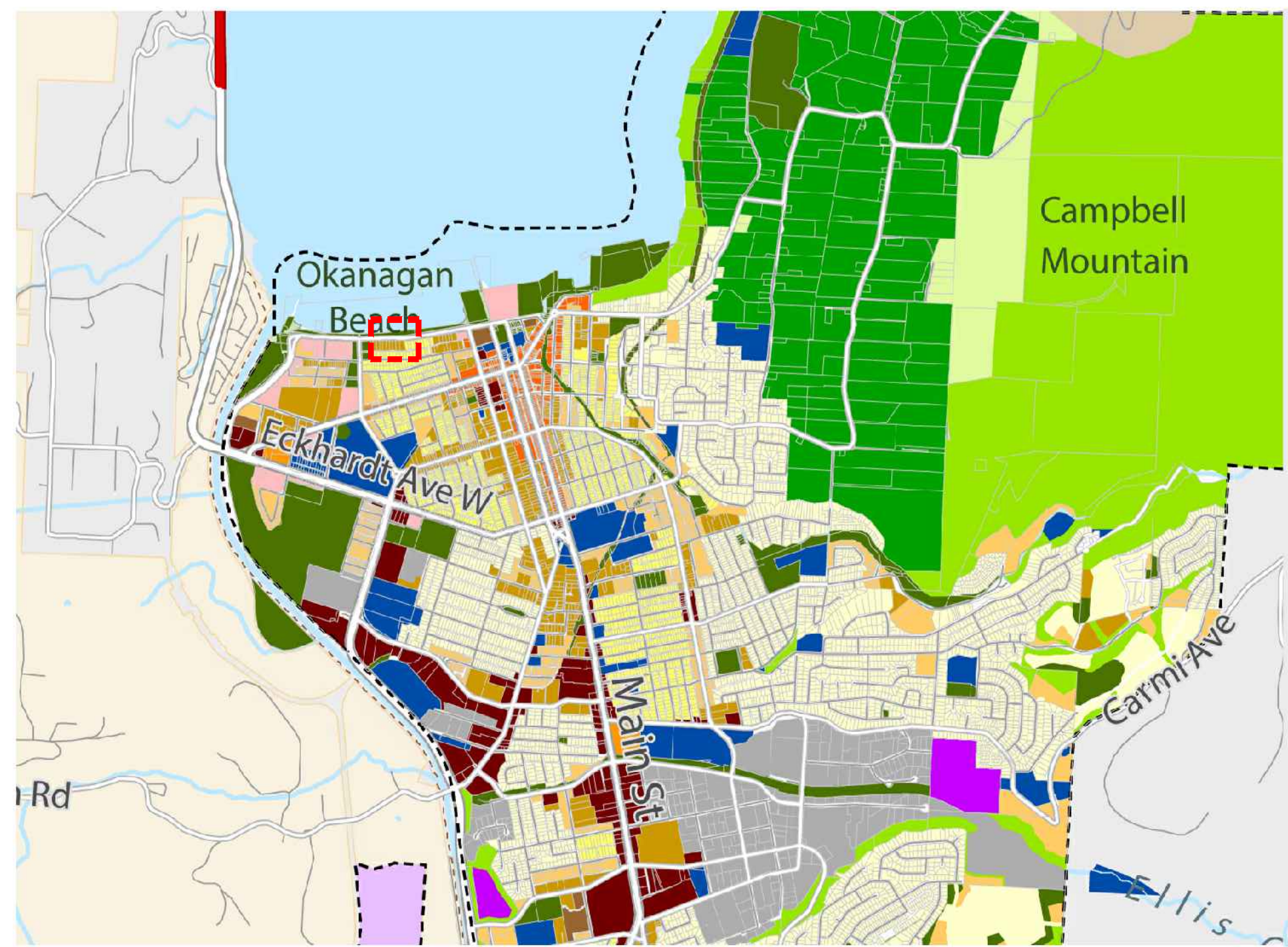
Lakeshore Dr W

Churchill Ave

Alexander Ave



OCP - FUTURE LANDUSE MAP



Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
Urban Residential 	Higher-density 3-6 storey apartment neighbourhoods in higher-amenity areas where building construction is primarily wood frame.	• Townhouses and stacked townhouses • Low-rise and mid-rise apartment/condo buildings	• Residential • Limited Retail/Service	• Heights up to 6 storeys	• RM3

UNIT FLOOR AREA SUMMARY								
FLOOR	UNIT TYPE	UNIT NO	NO.OF BEDS	TOTAL NO. OF UNITS	S.FT	SQ.M	DECK (S.FT.)	DECK (SQ.M)
2nd Floor	UNIT A	101	2 BED	1	1026	95	330	31
	UNIT B	102	2 BED	1	1092	101	330	31
	UNIT C	103	2 BED	1	1153	107	93.21	9
	UNIT D	104	2 BED	1	1110	103	93.21	9
3rd Floor	UNIT A	201	2 BED	1	1026	95	330	31
	UNIT B	202	2 BED	1	1092	101	330	31
	UNIT C	203	2 BED	1	1153	107	93.21	9
	UNIT D	204	2 BED	1	1110	103	93.21	9
4th Floor	UNIT A	301	2 BED	1	1026	95	330	31
	UNIT B	302	2 BED	1	1092	101	330	31
	UNIT C	303	2 BED	1	1153	107	93.21	9
	UNIT D	304	2 BED	1	1110	103	93.21	9
TOTAL				12	13143	1221	2539	236

GROSS FLOOR AREA CALCULATION	S.FT	S.M
MAIN FLOOR	2740	254.55
2ND FLOOR (TYPICAL)	4787	444.73
3RD FLOOR (TYPICAL)	4787	444.73
4TH FLOOR (TYPICAL)	4787	444.73
INDOOR AMENITY	1719	159.70
TOTAL (EX AMENITY)	15382	1429.03

	Required	Proposed	
Front	3.0 M	3.0 M	
Rear	6.0 M	6.0 M	
East	4.5 M	3.0 M	Variance Requested
West	4.5 M	3.0 M	Variance Requested

1) <u>ARCHITECT</u>	PERCEPT ARCHITECTURE INC. 5589 BYRNE ROAD, BURNABY. B.C V5J 3J1 PHONE : (778) 999 1761 EMAIL: hchopra@perceptarch.ca
2) <u>CIVIL</u>	MC ELHANNEY 290 NANAIMO AVE W, PENTICTON, B.C V2A 1N5 PHONE : (250) 492 7399 EMAIL :
3) <u>LANDSCAPE</u>	GEORGE HARRIS COLLABORATIVE INC. 201-1110 Harvey Ave, Kelowna, B.C V1Y 6E7 PHONE : (403) 369 0064 EMAIL : george@ghcollaborative.com

Legal description : LOT 7 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION
YALE (FORMERLY YALE- LYTTON) DISTRICT PLAN 4075

Civic Address : 594 Lakeshore Drive Penticton

Zoning : CD based on RM3

Site Area :					
Gross	11,786 S.F.	1,095.00	M ²	0.271 Ac	0.109 Ha
Net Site Area :	11,786 S.F.	1,095.00	M ²	0.271 Ac	0.109 Ha

Gross Floor Area : 15382 S.F. 1429.03 M²

F.A.R:	Allowed	1.60
	Proposed	1.31

Building Height :	Allowed	24 M
	Proposed	18 M (4 Storey)

Amenity : Required			
20 M ² / Apt. Unit	20 m ² / 13	2583 S.F	240.00 M ²
Breakdown-			
Indoor	0.2 x Allowed amenity	517 S.F	48.00 M ²
Indoor (at Main Floor)	0.25 x Allowed amenity	646 S.F	60.00 M ²
Outdoor Required	0.8 x Allowed amenity	2067 S.F	192.00 M ²

Provided		
Indoor Main Floor	1690 S.F	157.00 M ²
Outdoor Main Floor	900 S.F	83.61 M ²
Outdoor Rooftop	3940 S.F	366.04 M ²
Total Provided	6559 S.F	609.35 M ²

Parking calculations :

Required	
Residential	1 Spaces/Apt.Unit = 12 Spaces
Visitor	0.25 Spaces/Apt.Unit = 03 Spaces
Total required	= 15 Spaces
Proposed	
Residential	= 16 Spaces
Accessible	= 01 Spaces
Visitors	= 04 Spaces
Total Provided	= 20 Spaces

<u>Bicycle storage</u>		
<u>Class 1</u>		
Required	0.5 Spaces/Unit	= 06 Spaces
Provided		= 06 Spaces
<u>Class 2</u>		
Required	0.1 Spaces/Unit	= 1.2 Spaces
Provided		= 4 Spaces

- A-101 SITE CONTEXT AND DEVELOPMENT DATA
- A-102 SHADOW ANALYSIS
- A-103 SITE SURVEY & SITE PLAN WITH LANDSCAPE
- A-104 SITE PLAN WITH CIVIL & MAIN FLOOR PLAN
- A-201 SECOND & THIRD FLOOR PLAN
- A-202 FOURTH & ROOF FLOOR PLAN
- A-203 BUILDING ELEVATIONS
- A-204 BUILDING ELEVATIONS
- A-205 BUILDING SECTIONS
- A-206 3D VIEWS



230-5589 BYRNE ROAD
BURNABY, B.C.
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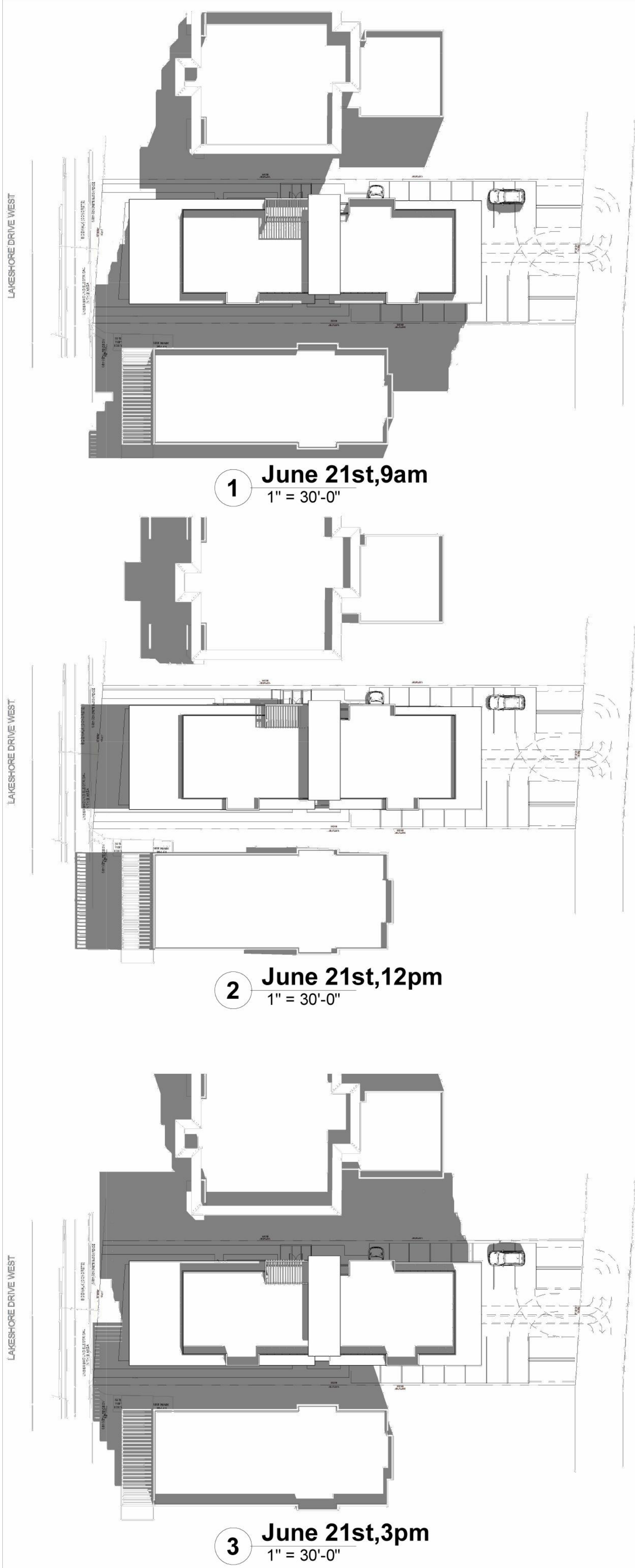
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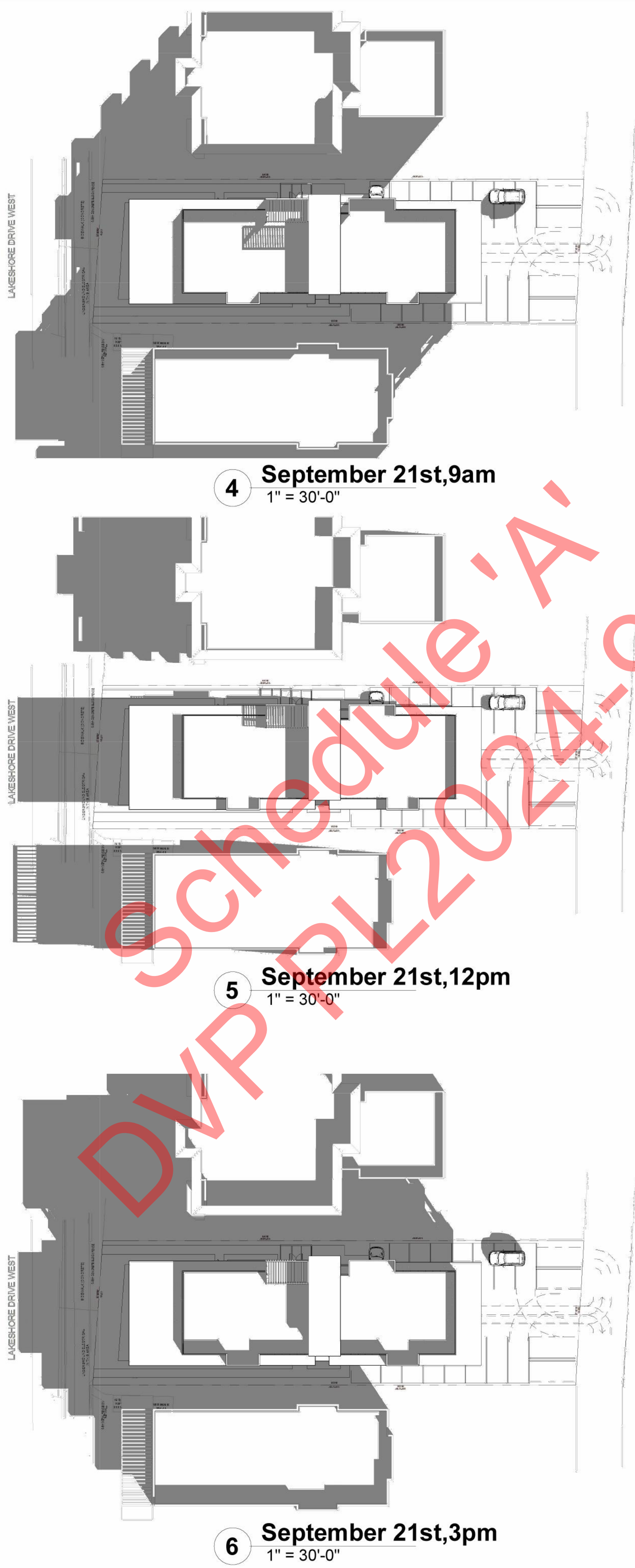


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SHEET NO. A-101	REV. NO.

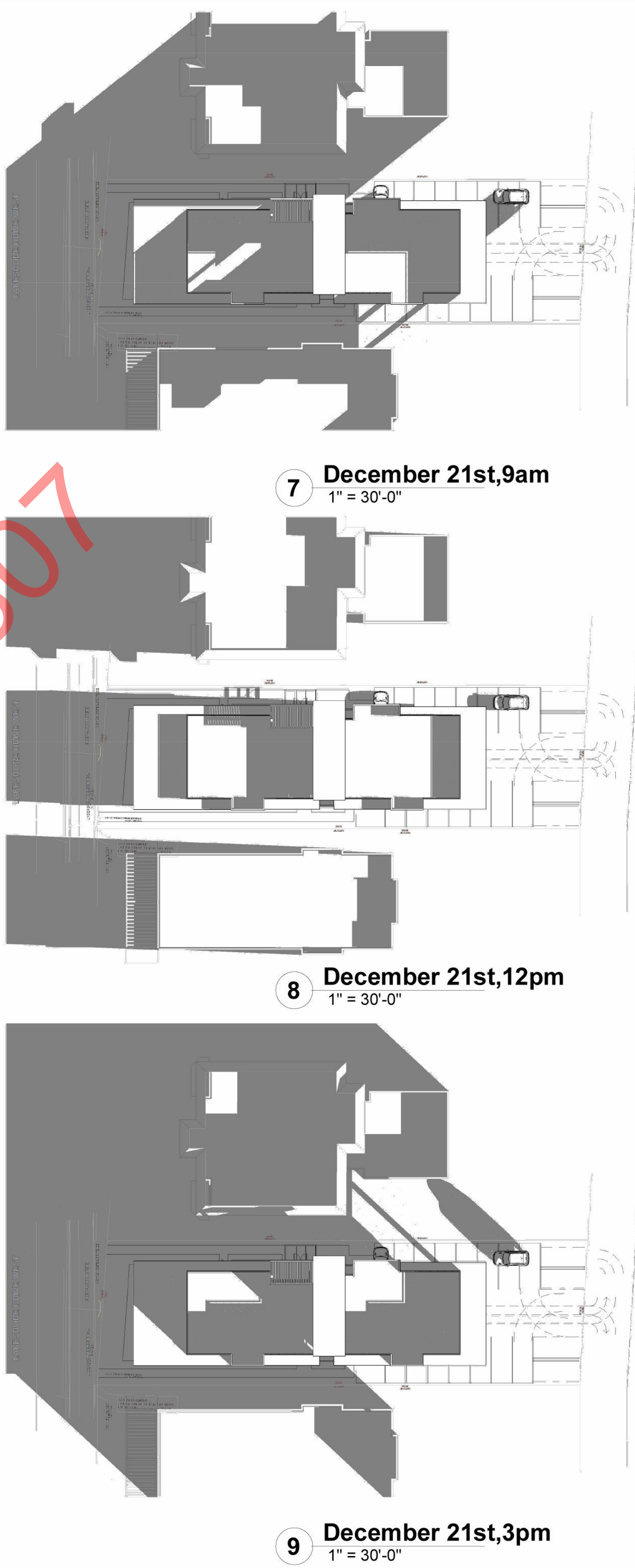
SUMMER SOLSTICE SHADOW STUDY



EQUINOX SHADOW STUDY



WINTER SOLSTICE SHADOW STUDY



REV	DATE	NOTE	DR	CD	ISSUE	ISSUED FOR

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PROJECT NO. 225003	REV. NO.
SHEET NO. A-102	

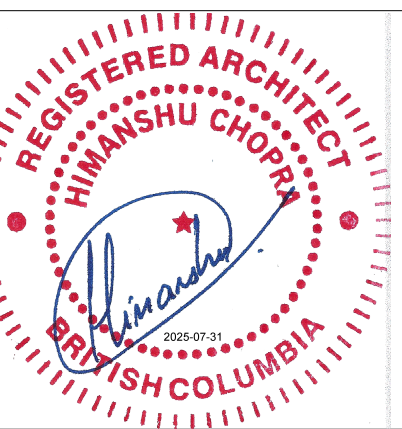


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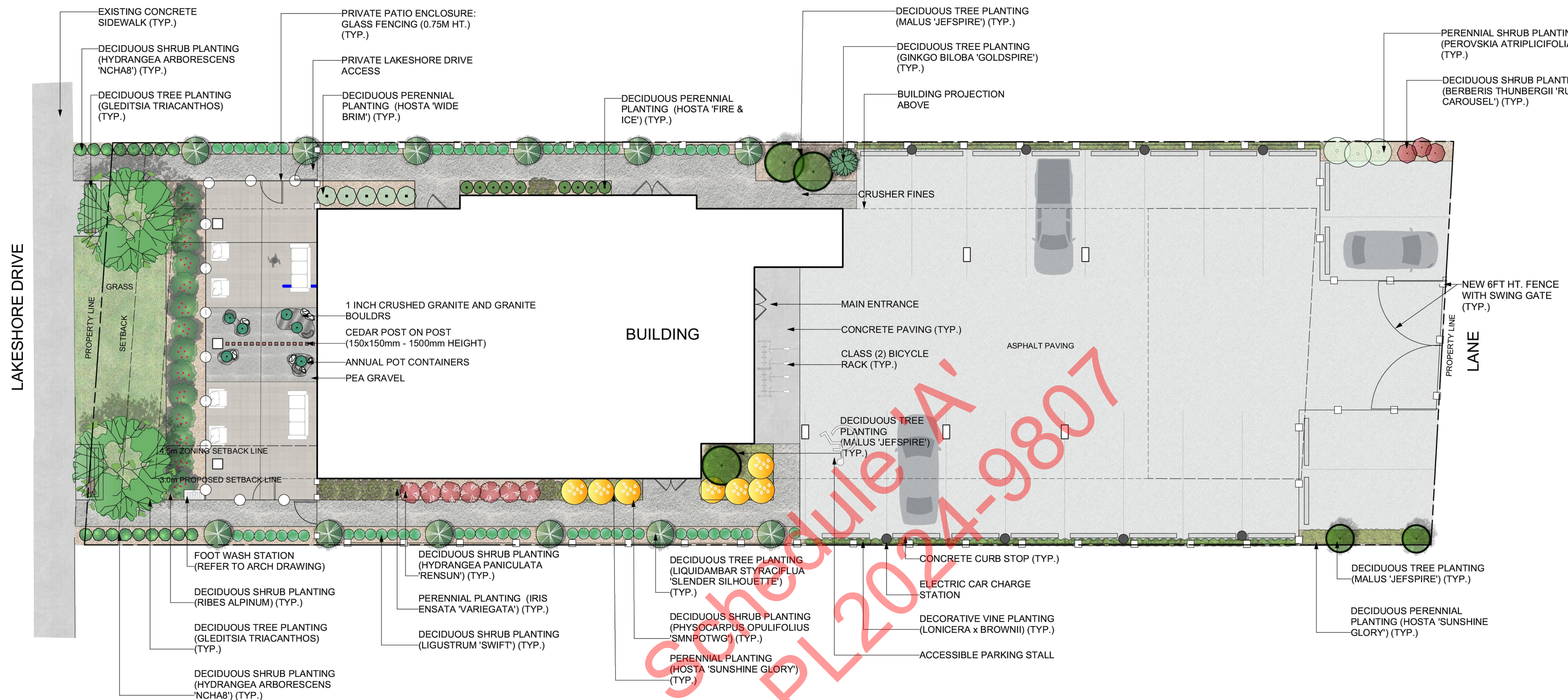
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CLIENT :	602 LAKESHORE DEVELOPMENTS LTD.
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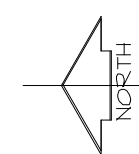


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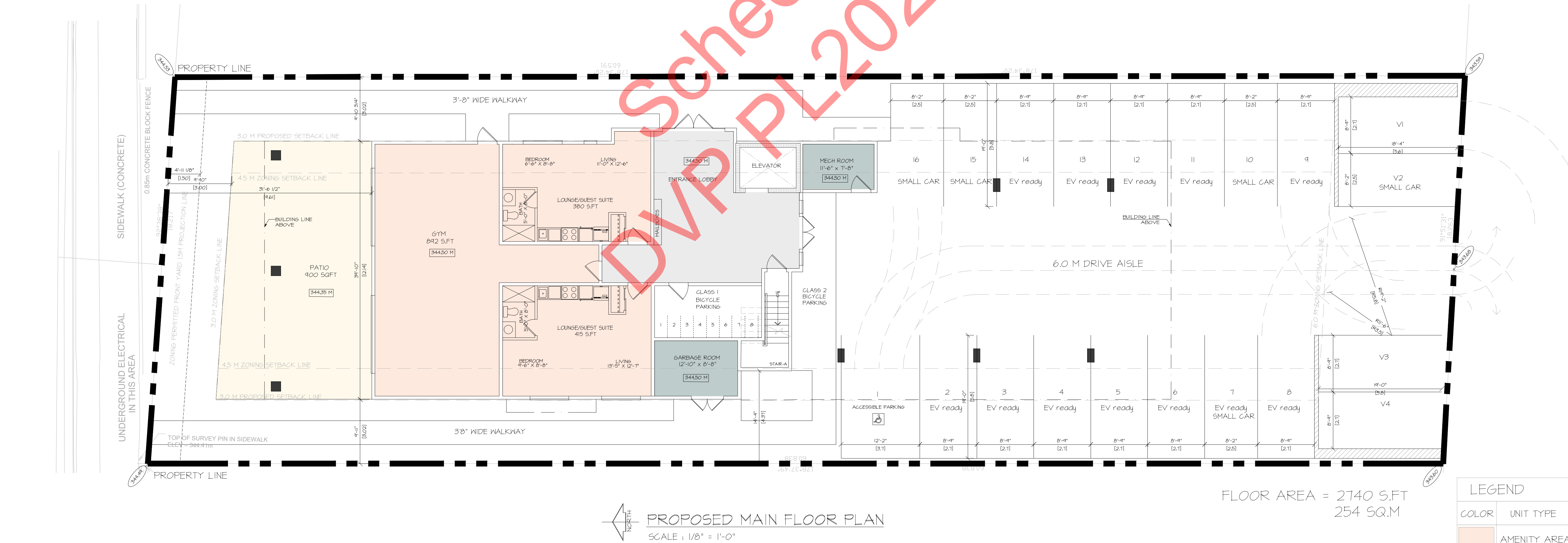


BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
GINKGO BILOBA 'GOLDSPIRE'	Goldspire Ginkgo	1	6cm CAL.
GLEDITSIA TRIACANTHOS	Honey Locust	2	6cm CAL.
LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	Slender Silhouette Sweetgum	12	6cm CAL.
MALUS 'JEFSPIRE'	Rosy Glo Columnar Crabapple	5	6cm CAL.
SHRUBS			
BERBERIS THUNBERGII 'RUBY CAROUSEL'	Ruby Carousel Japanese Barberry	3	#02 CONT. /0.9M O.C. SPACING
HYDRANGEA ARBORESCENS 'NCHA8'	Invincible® Spirit II Hydrangea	17	#02 CONT. /0.6M O.C. SPACING
HYDRANGEA PANICULATA 'RENSUN'	Strawberry Sundae® Hydrangea	7	#02 CONT. /0.9M O.C. SPACING
LIGUSTRUM 'SWIFT'	Swift Privet	71	#02 CONT. /0.5M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	Russian Sage	3	#02 CONT. /1.2M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'SMNPOTWQ'	Tiny Wine® Gold Ninebark	8	#02 CONT. /1.2M O.C. SPACING
RIBES ALPINUM	Alpine Currant	14	#05 CONT. /0.6M O.C. SPACING
PERENNIALS & ORNAMENTAL GRASSES			
HAKONECHLOA MACRA	Japanese Forest Grass		#01 CONT. /0.9M O.C. SPACING
HOSTA 'FIRE & ICE'	Fire & Ice Hosta		#01 CONT. /0.6M O.C. SPACING
HOSTA 'SUNSHINE GLORY'	Sunshine Glory Hosta		#01 CONT. /1.2M O.C. SPACING
HOSTA 'WIDE BRIM'	Wide Brim Hosta		#01 CONT. /0.9M O.C. SPACING
IRIS ENSATA 'VARIEGATA'	Variegated Japanese Iris		#01 CONT. /0.5M O.C. SPACING
VINES			
LONICERA X BROWNII	Brown's Honeysuckle		#01 CONT. /1.5M O.C. SPACING

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.



SITE PLAN WITH LANDSCAPE



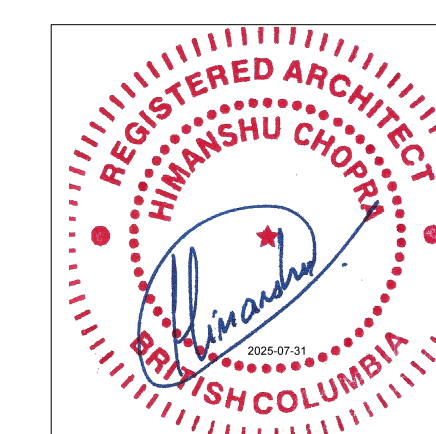


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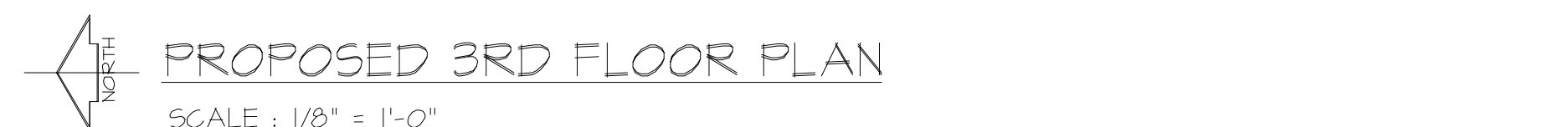
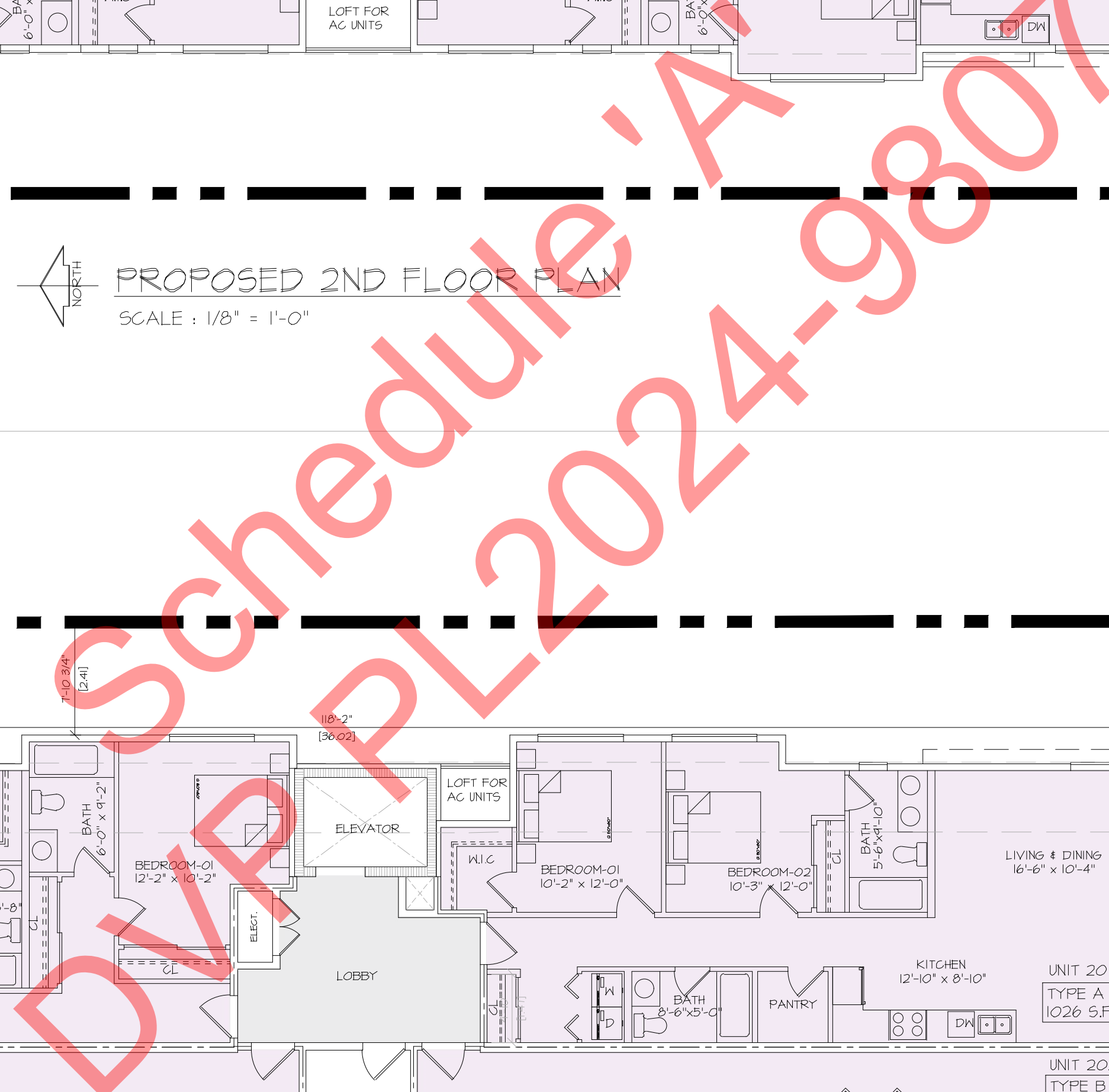
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DATE :	31/07/2025
SCALE :	1/8" = 1'-0"

SHEET CONTENTS : 2ND & 3RD FLOOR PLAN

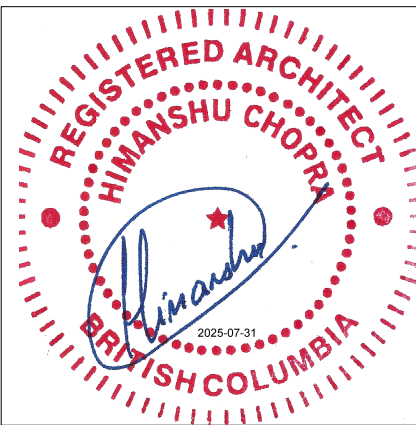


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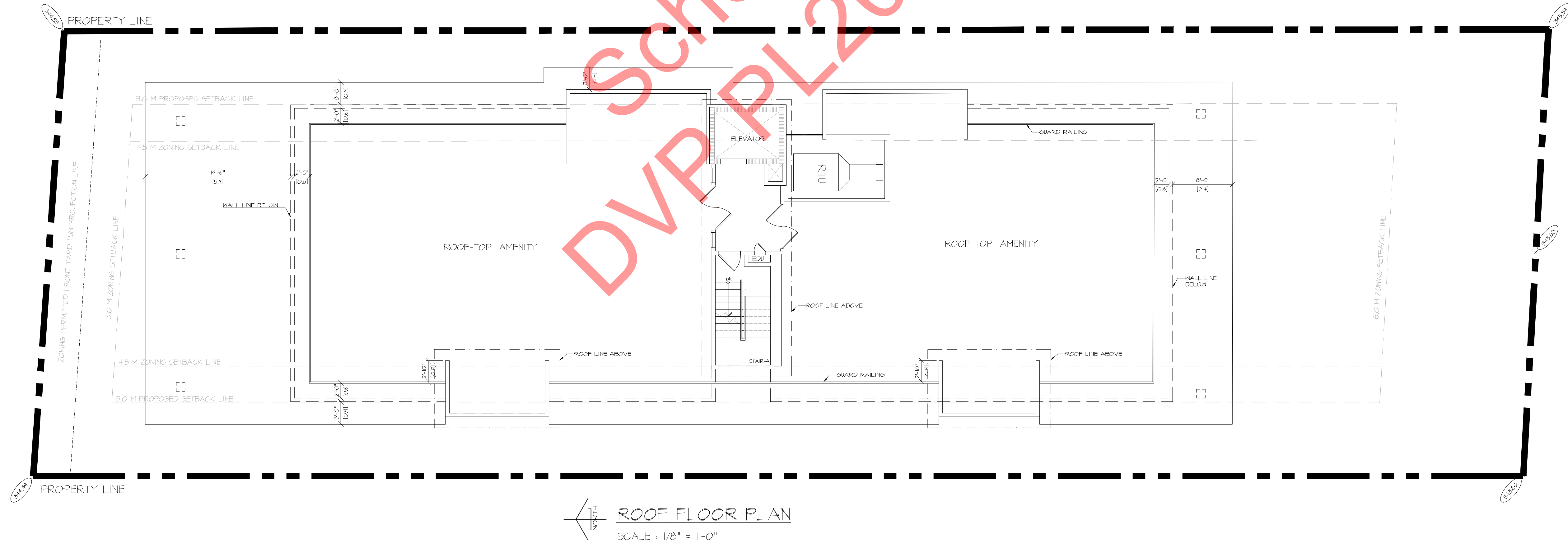
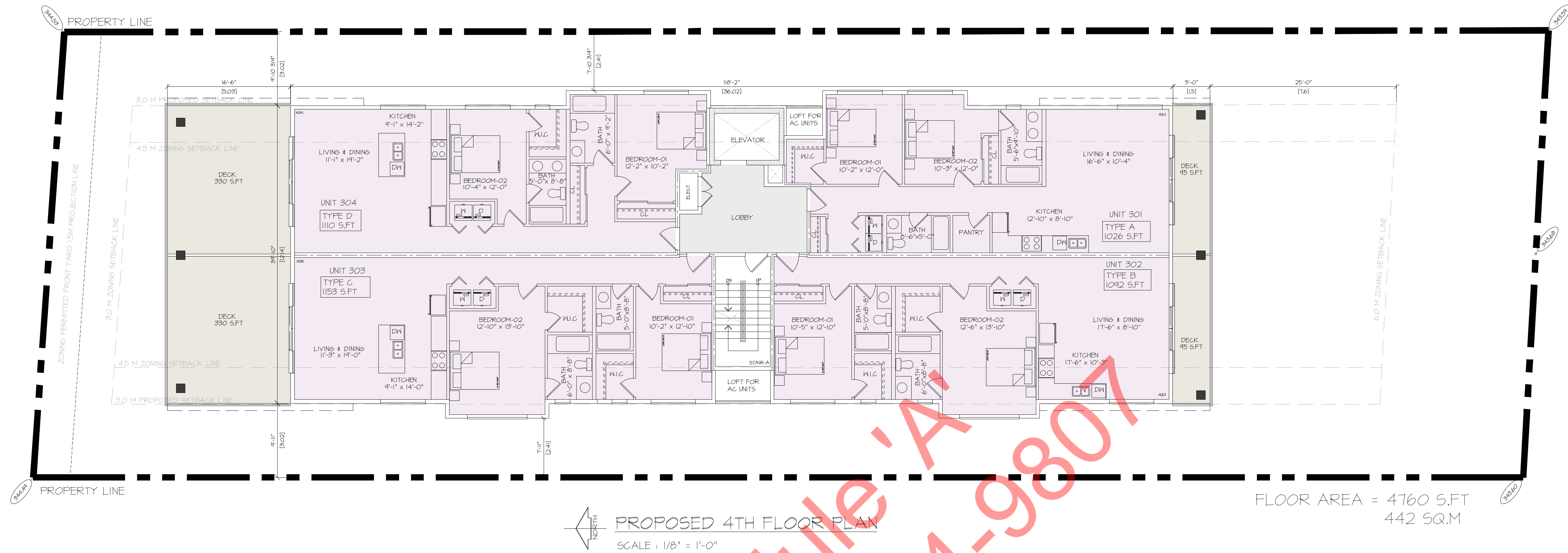


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CHECKED :	HC	DRAWN :	AA	DATE :	31/07/2025	SCALE :	1/8" = 1'-0"
CLIENT :	602 LAKESHORE DEVELOPMENTS LTD.						
PROJECT :	594 LAKESHORE DRIVE , PENTICTON , BC						
SHEET CONTENTS :	4TH & ROOF FLOOR PLAN						



PROJECT NO.	225003
SHEET NO.	A-202
REV. NO.	





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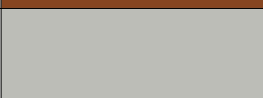
SHEET CONTENTS : **BUILDING ELEVATIONS**



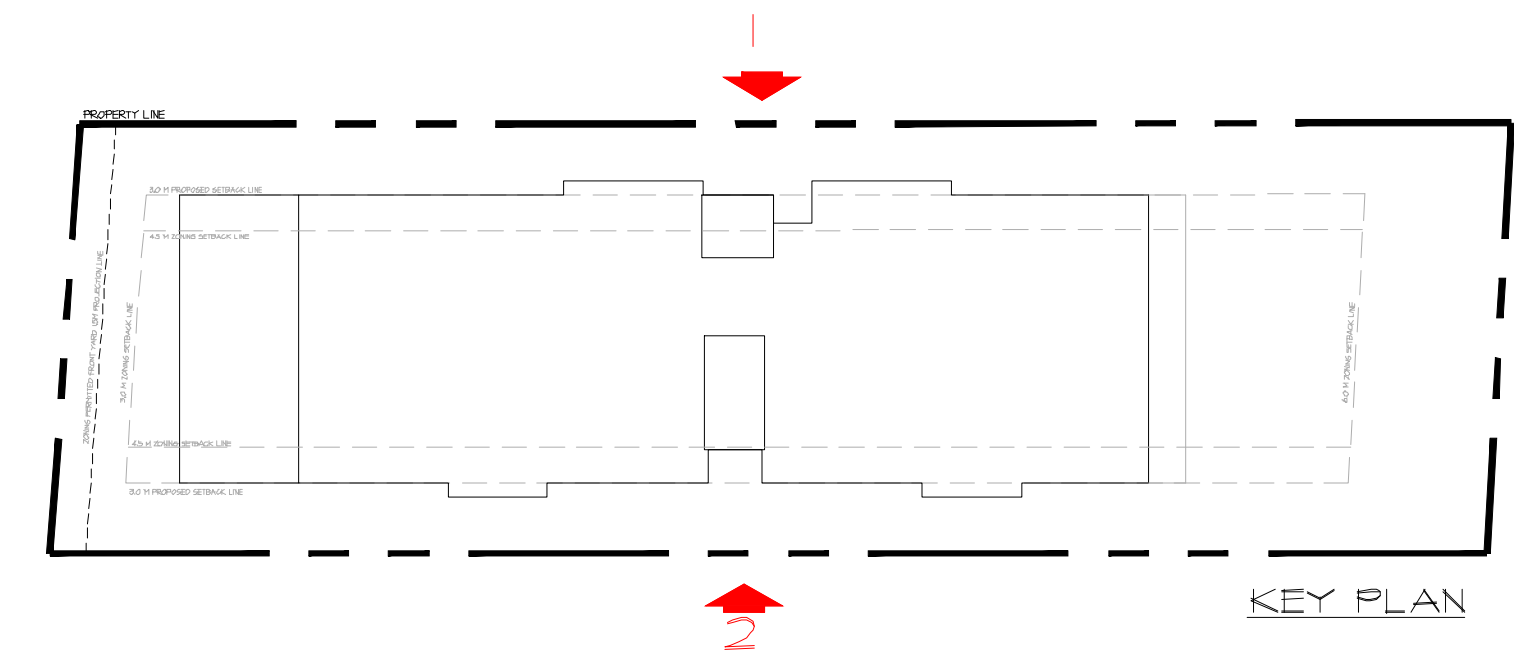
SHEET NO.	REV. NO.
A-203	



2. WEST ELEVATION

SCHEDULES OF FINISHES			
NO.	MATERIALS	COLOR SHADES	
1	6" PROFILE HARDIE PLANK	CEDAR	
2	8" PROFILE HARDIE PLANK	LIGHT GREY	
3	HARDIE PANELS WITH REVEAL SYSTEM	BLACK	
4	STUCCO WITH EXTERIOR PAINT FINISH	HIGH REFLECTIVE WHITE	
5	HARDIE PANELS WITH REVEAL SYSTEM	DARK GREY	

NOTE: ALL EXPOSED FASTENERS / TRIMS / REVEALS / CLIPS / REGLETS TO MATCH THE COLOR OF FACE MATERIAL, UNLESS NOTED OTHERWISE.



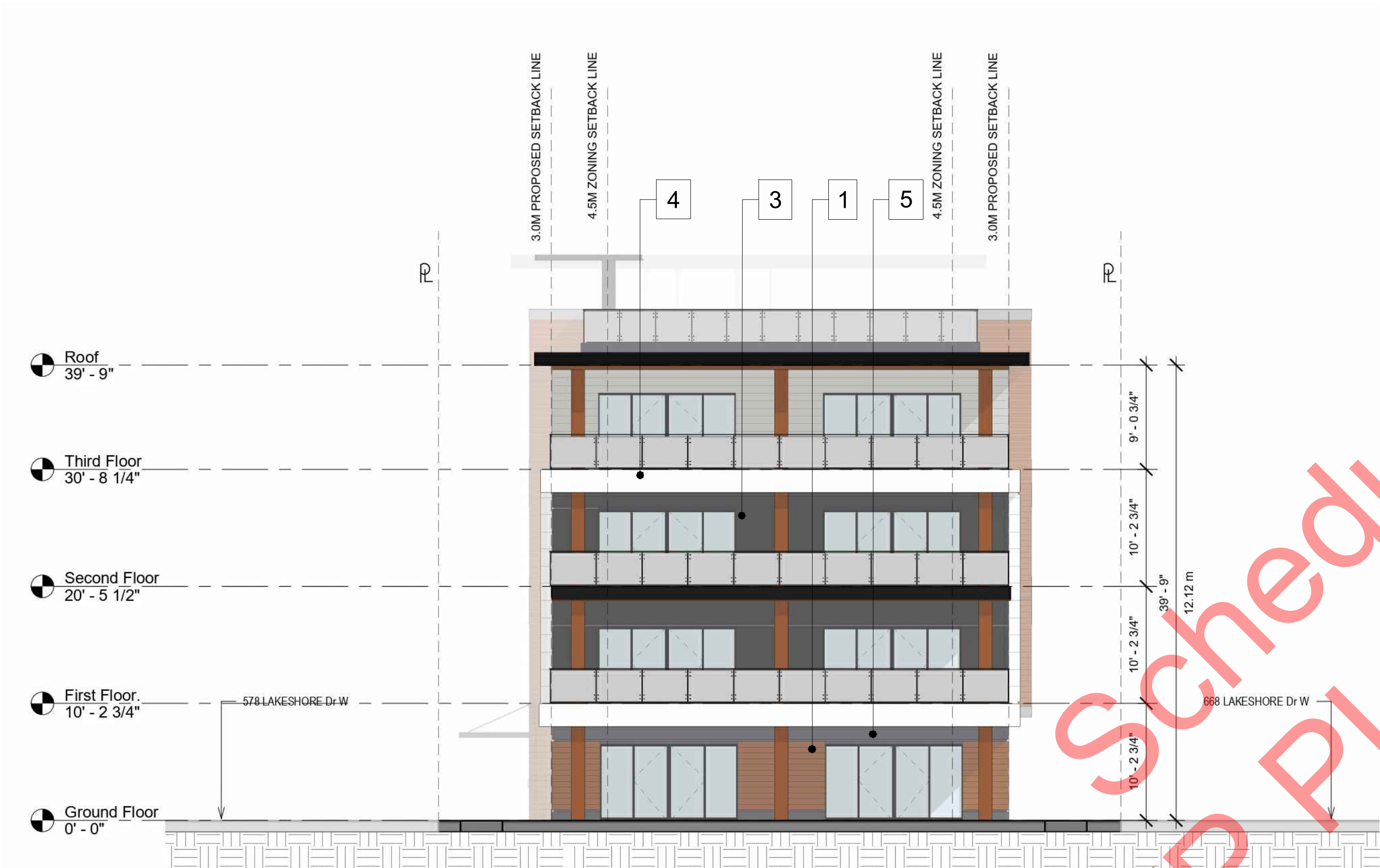
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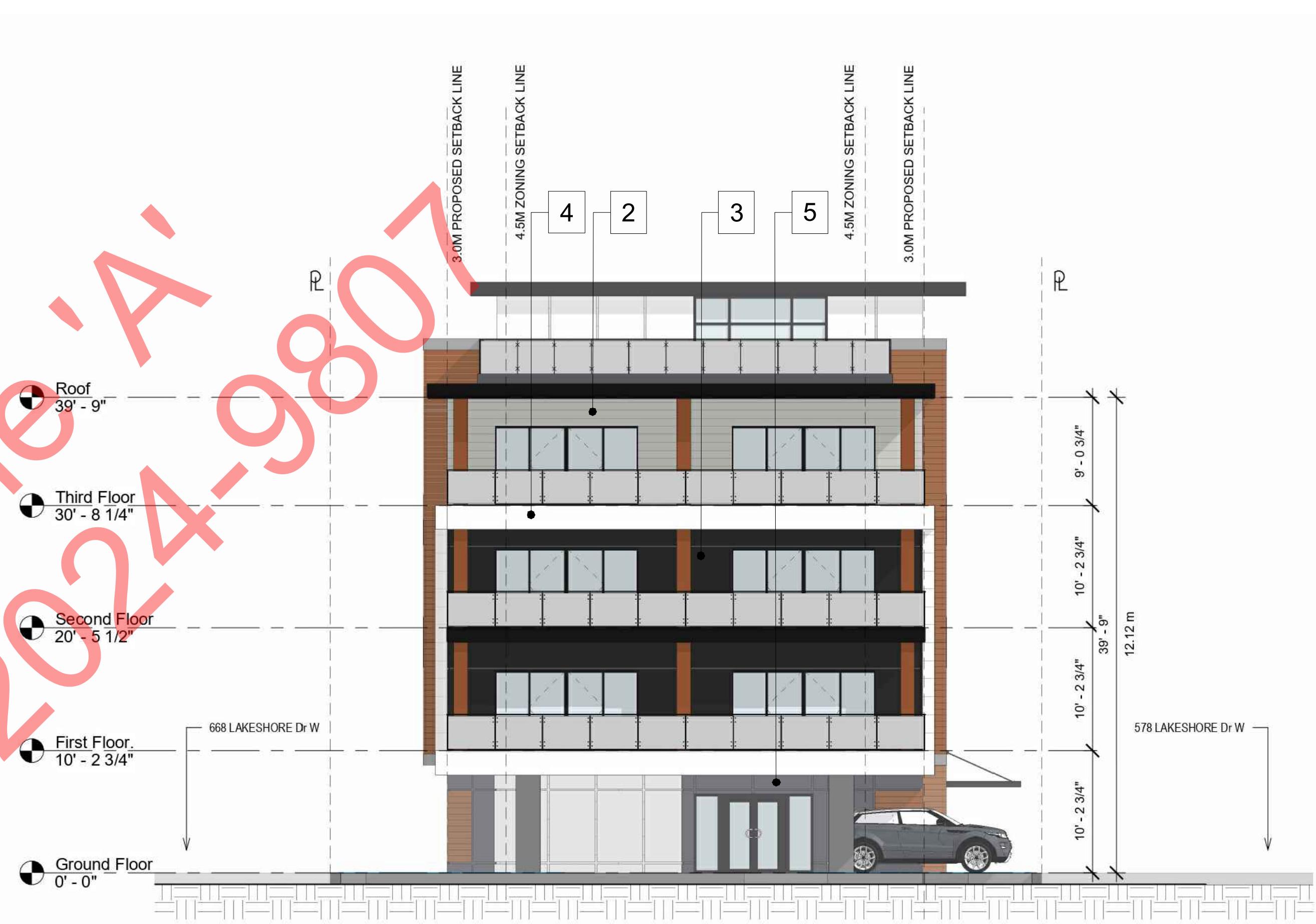
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PROJECT NO. 225003
SHEET NO. A-204
REV. NO.



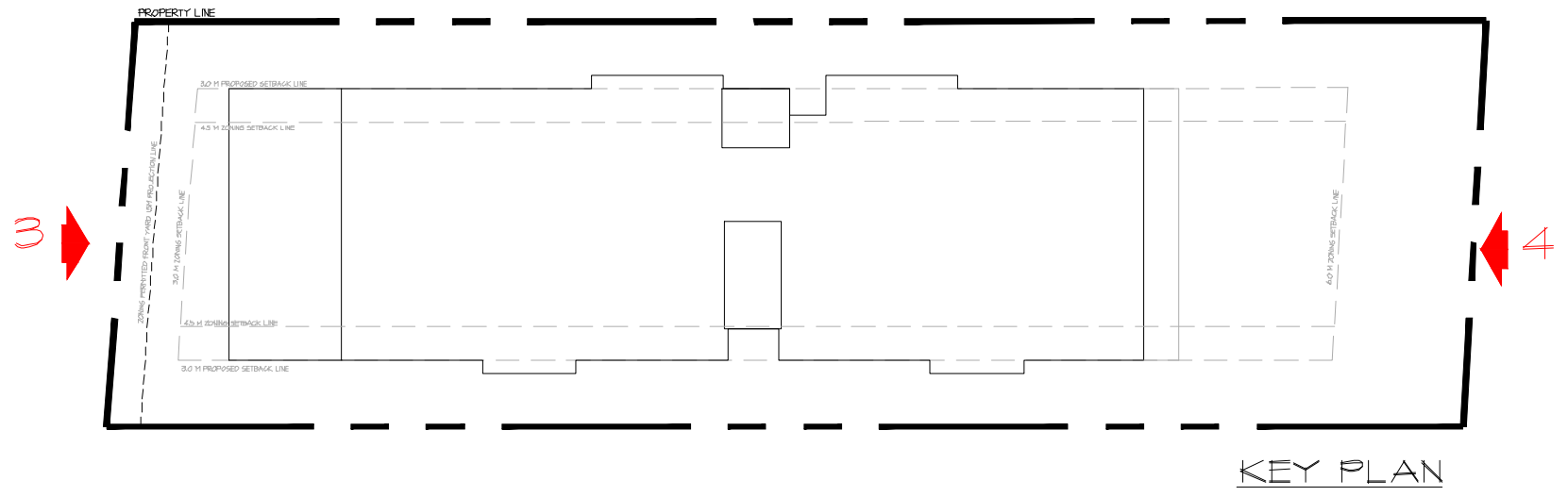
3. NORTH ELEVATION



4. NORTH ELEVATION

SCHEDULES OF FINISHES			
NO.	MATERIALS	COLOR SHADES	
1	6" PROFILE HARDIE PLANK	CEDAR	
2	8" PROFILE HARDIE PLANK	LIGHT GREY	
3	HARDIE PANELS WITH REVEAL SYSTEM	BLACK	
4	STUCCO WITH EXTERIOR PAINT FINISH	HIGH REFLECTIVE WHITE	
5	HARDIE PANELS WITH REVEAL SYSTEM	DARK GREY	

NOTE: ALL EXPOSED FASTENERS / TRIMS / REVEALS / CLIPS / REGLETS TO MATCH THE COLOR OF FACE MATERIAL, UNLESS NOTED OTHERWISE.



PROPOSED BUILDING ELEVATION

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



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CLIENT : 602 LAKESHORE DEVELOPMENTS LTD.

PROJECT : 594 LAKESHORE DRIVE , PENTICTON , BC

SHEET CONTENTS : 3D VIEWS



PROJECT NO.
225003

SHEET NO.	REV. NO.
A-206	



3D VIEWS