



Development Variance Permit

Permit Number: DVP PL2026-10196

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: Lots 24, 23 and 22 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 877
 - Civic: 217, 225 and 233 Brunswick Street
 - PID: 007-314-582, 011-999-047, and 011-999-039
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 six-storey mixed-use building, as shown in the plans attached in Schedule 'A':
 - a. Section 6.1.5.4 to increase the amount of small car parking from 25% to 30%.

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 23rd day of June, 2026.

Issued this 23rd day of June, 2026.

Angela Collison
Corporate Officer

DRAFT



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NOTES
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LEGEND

□ CONCEPT STAGE
■ DEVELOPMENT PERMIT
□ BUILDING PERMIT
□ ISSUED FOR CONSTRUCTION

DISTRIBUTION OF PRINTS

09 FEB 2026	SUBMITTED TO CITY FOR DP APPROVAL
25 MAY 2026	RESUBMITTED TO CITY FOR DP APPROVAL

CLIENTS:
FINE PROJECTS LTD.
&
MEDALLION SIGNATURE HOMES

PROJECT:
MIXED-USE BUILDING AT
211 - 225,
BRUNSWICK STREET
PENTICTON, BC

DRAWING TITLE:
SITE PLAN

PROJECT NO.	DATE	01.15.2024	DRG. NO.	
2305.JP	DEALT	AL	DP-1.01	
	CHECKED	AM	REV.	RO

SEAL:

STAGE:

□ CONCEPT STAGE
■ DEVELOPMENT PERMIT
□ BUILDING PERMIT
□ ISSUED FOR CONSTRUCTION

SITE RECONCILIATION:

A. PROPERTY DESCRIPTION:
CIVIL: 211 - 225, BRUNSWICK ST., PENTICTON
LEGAL: LOT 24 + LOT 23 DISTRICT LOT 4 GROUP 1
SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 811

B. BC ENERGY STEP CODE COMPLIANCE:

C. ZONING:
CURRENT - C6 URBAN PERIPHERAL
PROPOSED ZONING - C6 (AS PER OCP)
SITE AREA = 10,646 SF - 987.45 SQ.M

D. SETBACKS:

DESCRIPTION	PERMITTED	PROPOSED
FRONT	0 M	0 M / 1.8 M
YARD(SIDE)	3 M	0 M / 4.42 M
YARD(REAR)	0 M	0 M / 0.68 M

E. HEIGHT:
PERMITTED: MAX 21M
PROPOSED: 19.5M

F. SITE COVERAGE:
SITE COVERAGE OF BUILDINGS:
PERMITTED = 100%
PROPOSED = 100%

G. BUILT-UP AREAS:
FLOOR AREA:
LEVEL 1 = 2,650 SF (COMMERCIAL)
LEVEL 2 = 6,330 SF (RESIDENTIAL)
LEVELS 3-6 = 6,272 X 4 = 25,088 SF (RESIDENTIAL)
TOTAL = 34,068 SF (3165 SQ.M.)

H. NO. OF UNITS:
LEVELS 2 = 7 UNITS
LEVEL 3-6 = 4 X 8 = 32 UNITS
TOTAL = 39 UNITS

I. PARKING STALLS:
PROVIDED:
REGULAR = 11 STALLS
SMALL = 5 STALLS (5 OF 11: 23.4% - VARIANCE REQUESTED)
ACCESSIBLE = 1 STALLS
TOTAL = 17 CAR STALLS

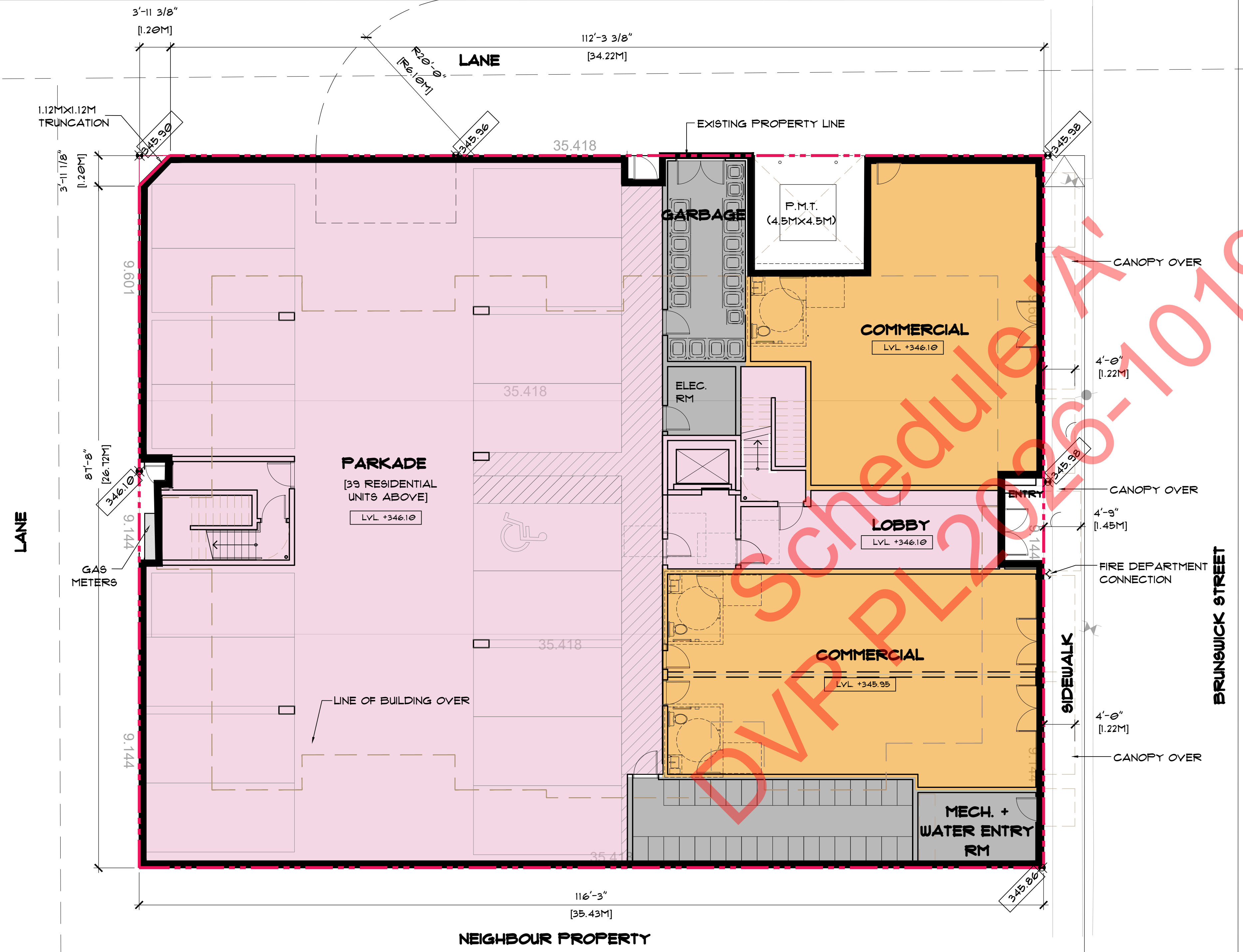
J. BICYCLE RACKS :
REQUIRED: 34
PROVIDED: 34 (BREAKDOWN AS BELOW)

	CLASS1		CLASS2	
	REQD.	PROPOSED	REQD.	PROPOSED
RESIDENTIAL	20	20	4	4
COMMERCIAL	5	5	5	5
	25	25	9	9

K. AMENITY AREA:
PROVIDED : 869 SF (INDOOR)
467 SF (OUTDOOR)
TOTAL = 1,336 SF

L. GARBAGE AND RECYCLING BINS:
RESIDENTIAL:
GARBAGE - 1 X 360L BINS
RECYCLING - 6X 360L + 1X 240L BINS
COMMERCIAL:
GARBAGE - 1X 360L + 1X 240L BINS
RECYCLING - 2X 360L + 1X 240L BINS
TOTAL = 13X 360L + 3X 240L BINS

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



DVP PL 2026-10196
 Schedule A