



Public Notice



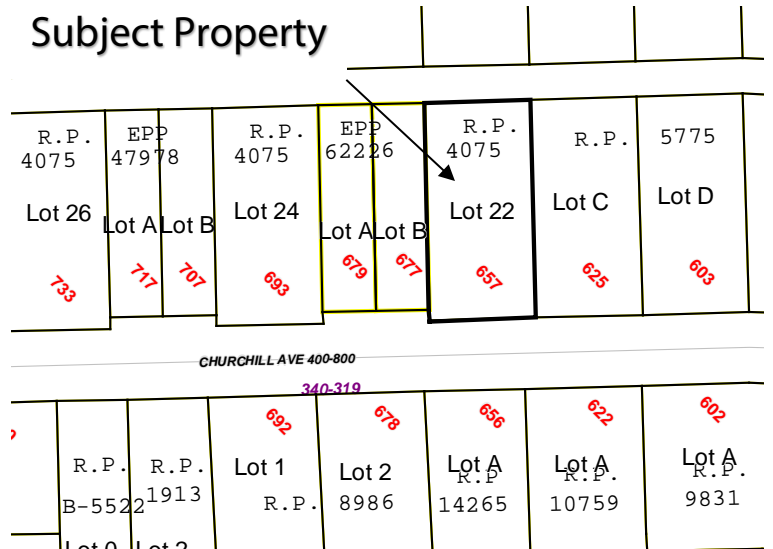
March 22, 2018

Subject Property:
657 Churchill Avenue

Lot 22, District Lot 2, Group 7, Similkameen Division
Yale (Formerly Yale Lytton) District, Plan 4075

Application:

The applicant is proposing to subdivide 657 Churchill Avenue into two lots and construct a front-to-back duplex on each lot. The following applications are being considered:



Rezone PL2018-8166:

Rezone 657 Churchill Avenue from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane)

Development Variance Permit PL2018-8178:

Vary the following section of Zoning Bylaw 2017-08:

- Section 10.6.2.3 to increase the maximum lot coverage from 40% to 43%

Information:

The staff report to Council, Zoning Amendment Bylaw 2018-18 and Development Variance Permit PL2018-8178 will be available for public inspection from **Friday, March 23, 2018 to Tuesday, April 3, 2018** at the following locations during hours of operation:

- Penticton City Hall, 171 Main Street
- Penticton Library, 785 Main Street
- Penticton Community Centre, 325 Power Street

You can also find this information on the City's website at www.penticton.ca/publicnotice.

Please contact the Planning Department at (250) 490-2501 with any questions.

Council Consideration:

A Public Hearing has been scheduled for **6:00 pm, Tuesday, April 3, 2018** in Council Chambers at Penticton City Hall, 171 Main Street.

Public Comments:

You may appear in person, or by agent, the evening of the Council meeting, or submit a petition or written comments by mail or email no later than **9:30 am, Tuesday, April 3, 2018** to:

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9
Email: publichearings@penticton.ca.

No letter, report or representation from the public will be received by Council after the conclusion of the April 3, 2018 Public Hearing.

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Blake Laven, RPP, MCIP
Manager of Planning



Council Report

penticton.ca

Date: March 20, 2018
To: Peter Weeber, Chief Administrative Officer
From: Nicole Capewell, Planner 1
Address: 657 Churchill Avenue
Subject: Zoning Amendment Bylaw No. 2018-18,
DVP PL2018-8178, DP PL2018-8168 and DP PL2018-8169

File No: PRJ2018-026

Staff Recommendation

Zoning Amendment Bylaw

THAT "Zoning Amendment Bylaw No. 2018-18", a bylaw to amend Zoning Bylaw 2017-08 for Lot 22, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 4075, located at 657 Churchill Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), be given first reading and be forwarded to the April 3, 2018 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2018-18", a 1.9 meter road dedication along the Churchill Avenue frontage of the property be registered with the Land Title Office;

Development Variance Permit

AND THAT delegations and submissions for "Development Variance Permit PL2018-8178" for Lot 22, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 4075, located at 657 Churchill Avenue, a permit to increase the maximum lot coverage from 40% to 43%, to allow for the construction of a front-to-back duplex on both newly formed lots, be heard at the April 3, 2018 Public Hearing;

AND THAT Council consider "DVP PL2018-8178" following the adoption of "Zoning Amendment Bylaw No. 2018-18".

Development Permit

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2018-18" and subdivision of the two lots, approve Development Permit PL2018-8168 and Development Permit PL2018-8169, for Proposed Lot A and Proposed Lot B of the subdivision of Lot 22, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 4075, located at 657 Churchill Avenue, a permit that allows for the construction of a front-to-back duplex on both newly formed lots.

Strategic Objective

The subject application demonstrates that it is aligned with the Council Priorities of Community Building and Economic Vitality. The application represents smart growth by increasing density in areas where existing services are in place, and in areas close to transit, commercial and employment centers.

Background

The subject property (Attachment 'A') is zoned R2 (Small Lot Residential) and is designated in the City's Official Community Plan as LR (Low Density Residential). Currently, the site contains an older single family dwelling which was constructed in approximately 1949. The property is located within the Downtown West Neighbourhood Plan Area, which is identified by the Official Community Plan for potential infill and higher density residential development. The Downtown West Neighbourhood Plan highlights that some of the key concerns raised by residents of the area were to maintain the character of their neighbourhood, clean-up and beautify the neighbourhood, control the form and character of new infill development (especially duplexes and fourplex buildings), maintain and improve the public green spaces, upgrade infrastructure (such as roads, sidewalks and lighting), and to address parking problems in some areas.

The intention of the applicant is to demolish the existing house, subdivide the property into two lots, and construct a front-to-back duplex on each lot. The applicant is required to attain a Development Permit for each lot, as these properties are located within the Downtown Multiple Family Development Permit Area. The applicant is also requesting a variance to increase the lot coverage from 40% to 43%.

The existing neighborhood contains a mixture of single family homes, duplexes, and small apartment buildings. There have been similar developments (subdivision to create two smaller lots for the purpose of duplex construction) within this neighbourhood, at 451, 679, and 707 Churchill Avenue.

The LR (Low Density Residential) designation envisions single family homes and duplex style construction. This designation was established via the Downtown West Neighbourhood Plan in 1999. Prior to this, the area was slated for medium-density future development; the low-density designation came into effect to preserve the area's character. Sound planning principles indicate that the appropriate densification in urban areas is warranted and creates more sustainable forms of development.

Proposal

The applicants are proposing that the subject property be rezoned from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane). The applicants are also requesting a Development Variance Permit to vary the following sections of Zoning Bylaw 2017-08:

- Section 10.6.2.3 to increase the maximum lot coverage from 40% to 43%.

Further, the applicants require Development Permit approval for the form and character of the buildings, as they are located within the Downtown Multiple Family Development Permit Area.

Financial Implication

This application does not pose any significant financial implications to the City. Development costs are the responsibility of the developer.

Technical Review

This application was reviewed by the City's Technical Planning Committee; no significant issues arose in the process. A small road widening of 1.9 meters has been identified and the property owner has agreed to transfer the lands to the City at no cost. The road dedication will be processed at the time of subdivision to facilitate development of a continuous sidewalk along Churchill Avenue. Typical frontage upgrades and servicing requirements have been identified for the Subdivision and Building Permit stage of the project, if the rezoning and variance permit applications are supported by Council. These items have been communicated to the applicant.

Parking is often a concern in the downtown area due to the close proximity to Okanagan Lake and downtown shops and services. The applicant has proposed 2 parking spots per lot (1 per dwelling unit), which conforms to the Zoning Bylaw. This section of Churchill Avenue also has residential parking in place, which restricts visitor parking on the street.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the rezoning application:

	Requirement RD2 Zone	Provided on Plans
Minimum Lot Width:	9.1 m	9.144 m
Minimum Lot Area:	275 m ²	325.42 m ²
Maximum Lot Coverage:	40%	43% Variance Requested
Maximum Density:	0.95 Floor Area Ratio (FAR)	0.83 Floor Area Ratio (FAR)
Vehicle Parking:	4	4
Required Setbacks		
Front Yard (Churchill Avenue):	4.5 m	4.5 m
Side Yard (east):	1.5 m	1.5 m
Side Yard (west):	1.5 m	1.5 m
Rear Yard (lane):	6.0 m	6.0 m
Maximum Building Height	10.5	9.44
Other Information:	<ul style="list-style-type: none"> Property is located within the Downtown Multiple Family DPA The plans generally conform to the DPA guidelines 	

Analysis

Zoning Bylaw Amendment

Support Zoning Amendment Bylaw

When reviewing rezoning applications to allow for the construction of duplexes within LR (Low Density Residential) designations, the Official Community Plan provides guidance to staff and Council to consider the following:

1. Overall neighbourhood character,
2. Does the area have existing duplexes?
3. Is the area close in proximity to multiple family, commercial, or institutional uses?
4. Is the area predominantly a single family neighbourhood that is undergoing redevelopment?

Churchill Avenue already contains several duplexes and the area, including Alexander Avenue and Heales Avenue to the south. As stated above similar applications have been supported by Council over the past few years. Additionally, there are several small apartment buildings and other multi-family developments in the area. It is an area within close proximity to downtown shops and services, further supporting the rationale for a modest density increase. Given that the above policies apply to the subject property, this lot is suited to the zoning change, anticipated in this application.

The proposed zoning amendment also meets the following Official Community Plan policies:

1. Encourage an intensification of residential land use and density in areas where existing services can accommodate higher densities.
2. Encourage a diversified range of housing types and tenures.
3. Consistent with the City's desire to provide a variety of housing types, the City encourages the development of higher-end residential development including single-family, multi-family and townhouse developments.

Given the above, there is adequate policy to support the proposal to rezone from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane) and support is recommended for First Reading of "Zoning Amendment Bylaw No. 2018-18".

Deny Zoning Amendment Bylaw

Council may consider that duplex style development is not appropriate for the subject properties. If this is the case, Council should deny the First Reading of Zoning Amendment Bylaw No. 2018-18".

Development Variance Permit

Approve Development Variance Permit

When considering a variance to a City bylaw, staff encourages Council to be mindful of any constraints on the property that makes the bylaw difficult or impossible; whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable.

Section 10.6.2.3: to increase the maximum lot coverage from 40% to 43%.

- The applicant is requesting a variance for the construction of the front-to-back duplexes. To accommodate the construction of the proposed plans, the maximum lot coverage will need to be varied.
- The lot coverage being proposed is slightly larger than the maximum permitted under the RD2 (Duplex Housing: Lane) zoning. The applicant's design would require the maximum lot coverage increase from 40% to 43%.
- The applicant meets all other requirements of the RD2 zone, including parking, yard setbacks, height, etc. Often, developers will request a variance to their yard setbacks or maximum height to allow for the construction of a duplex. This application has been designed to fit within the setbacks of the RD2 zone, while still allowing enough room to accommodate the required parking. The contemporary design that the applicant has proposed requires a slightly larger lot coverage than the zone currently allows.
- It is important that densification be done in areas close to downtown amenities. In an effort to be sensitive to the existing neighbourhood, while increasing density in a modest way, infill development should be encouraged and supported. Accommodating densification within existing neighbourhoods can have some constraints for developers. Given that this development is within the required yard setbacks and does not exceed the maximum height allowance, staff finds that the lot coverage variance is warranted to allow infill development to occur.

Given the above, staff find the variance request reasonable and recommend that Council support the application.

Deny Development Variance Permit

Council may consider that the increase of lot coverage will have a negative impact on the neighbourhood. If that is the case, Council should deny the variance request.

Development Permit

Approve Development Permit

The property is within the 'Downtown Multiple Family' Development Permit Area (DPA), as such, a Development Permit (DP) is required prior to being able to apply for a building permit. The development permit is listed on title of the property and 'locks-in' the form and character of the building, giving some assurance that the building will look as was presented to Council.

The objective of the Downtown Multiple Family Development Permit Area is to ensure that the citing, form, character and landscaping of new multi-family development are compatible with the context of the traditional neighbourhood character of the neighbourhood. New housing should foster a sense of community, enhance the existing streetscape and should maintain or enhance the area's character and livability. In this DPA, there is an emphasis on the following design considerations:

The mass and façade of buildings should be articulated with variations in materials and detailing to maintain the scale of the existing neighbourhood. The use of building character elements, such as porches, verandas, raised front stairs, window and door detailing, sloped and varied roof lines which are found on single family homes are required to provide interest while blending into the existing neighbourhood.

- The proposed duplexes are designed with interesting front facades, which have variations in building materials. The applicant has displayed that there will be a mixture of acrylic stucco, and longboard or hardie siding.

Square or rectangular buildings comprised of straight walls are discouraged.

- The applicant has proposed an interesting design to be able to accommodate an increase of density on the smaller lots. The outermost walls, bordering the neighbouring properties, have a cantilevered area, which eliminates straight, flat walls against property lines. The north and south of the duplexes are varied through unique window designs, entranceways, and balconies.

All units should have a street orientation, including picture windows and pedestrian entrance to the street.

- The proposed duplexes feature balconies on each unit, creating a connection to both the street and the lane.

Private amenity space shall be provided for each dwelling unit constructed.

- The proposed design allows each unit to have adequate private amenity space through both a balcony fronting either the street or the lane, and a rooftop patio.

The design presented by the applicant has been created with street presentation and architectural interest in mind. The siting, form and character are appropriate, particularly when considered contextually with other contemporary development in the area. As such, Staff recommend that Council approve the Development Permit.

Deny Development Permit

Council may consider that the developer can change the design to more accurately reflect the current built form of the neighbourhood, or soften the impact of the development on neighbouring properties. If this is the case, Council should refer the permits back to staff to work with the developer as directed by Council.

Alternate Recommendations

1. THAT Council deny First Reading of “Zoning Amendment Bylaw No. 2018-18” and deny support for DVP PL2018-8168 and DP PL2018-8168, and DP PL2018-8169.
2. THAT Council give First Reading to “Zoning Amendment Bylaw No. 2018-18” , but deny support for DVP PL2018-8168 and DP PL2018-8168, and DP PL2018-8169
3. THAT Council give First Reading to “Zoning Amendment Bylaw No. 2018-18”, and support for DVP PL2018-8168 and DP PL2018-8168, and DP PL2018-8169 with conditions that Council feels are appropriate.

Attachments

- Attachment A: Subject Property Location Map
- Attachment B: Zoning Map of Subject Property
- Attachment C: Official Community Plan Map of Subject Property
- Attachment D: Images of Subject Property
- Attachment E: Letter of Intent
- Attachment F: Building Elevations
- Attachment G: Site Plan
- Attachment H: Landscape Plan
- Attachment I: Floor Plans
- Attachment J: Renderings
- Attachment K: Draft Development Variance Permit (DVP)
- Attachment L: Draft Development Permit (DP)
- Attachment M: Zoning Amendment Bylaw No. 2018-18

Respectfully submitted

Nicole Capewell
Planner 1



Approvals

Director Development Services <i>AC</i>	Chief Administrative Officer
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Attachment A – Subject Property Location Map

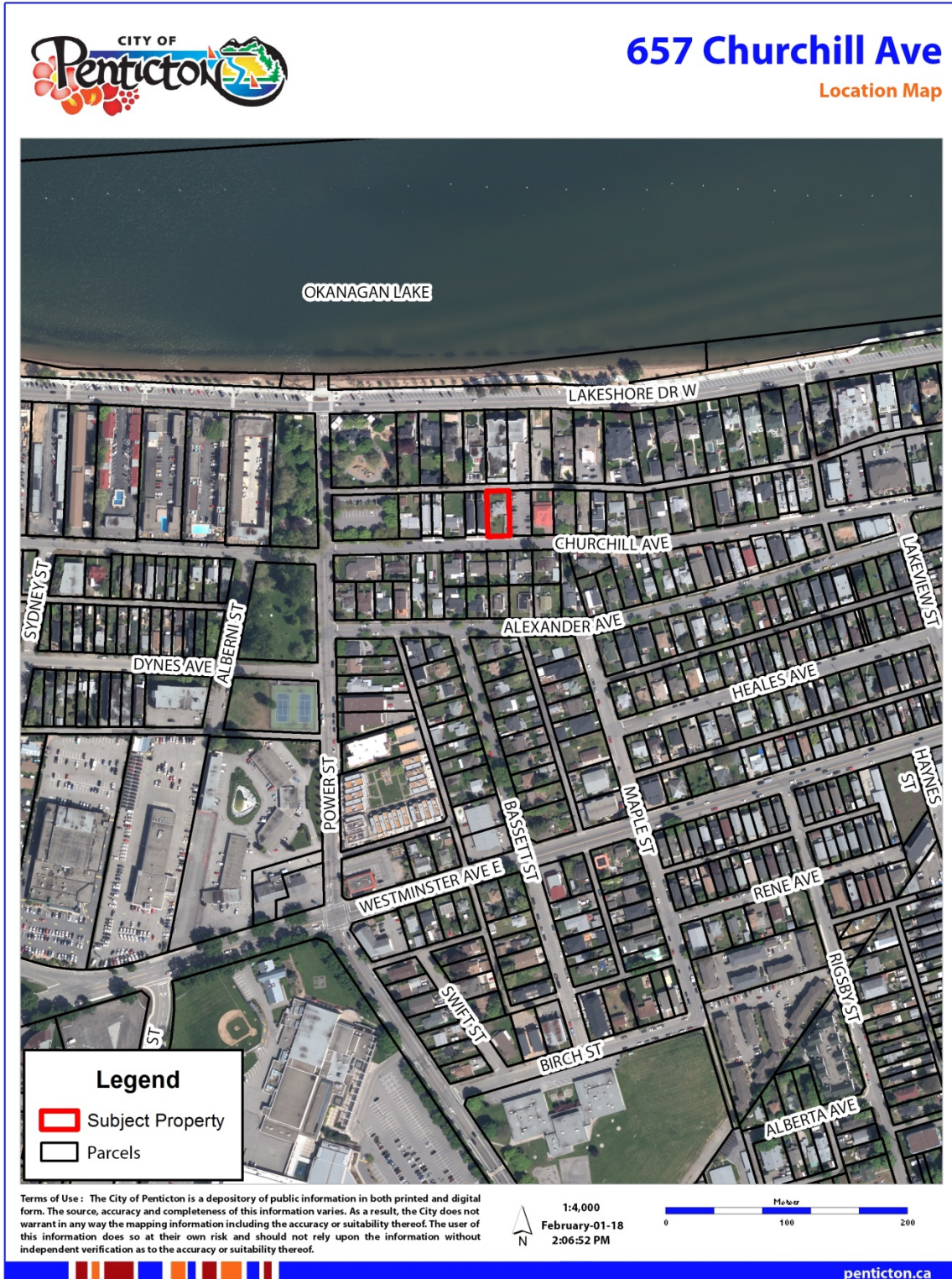


Figure 1 – Subject Property Highlighted in Red

Attachment B – Zoning Map of Subject Property

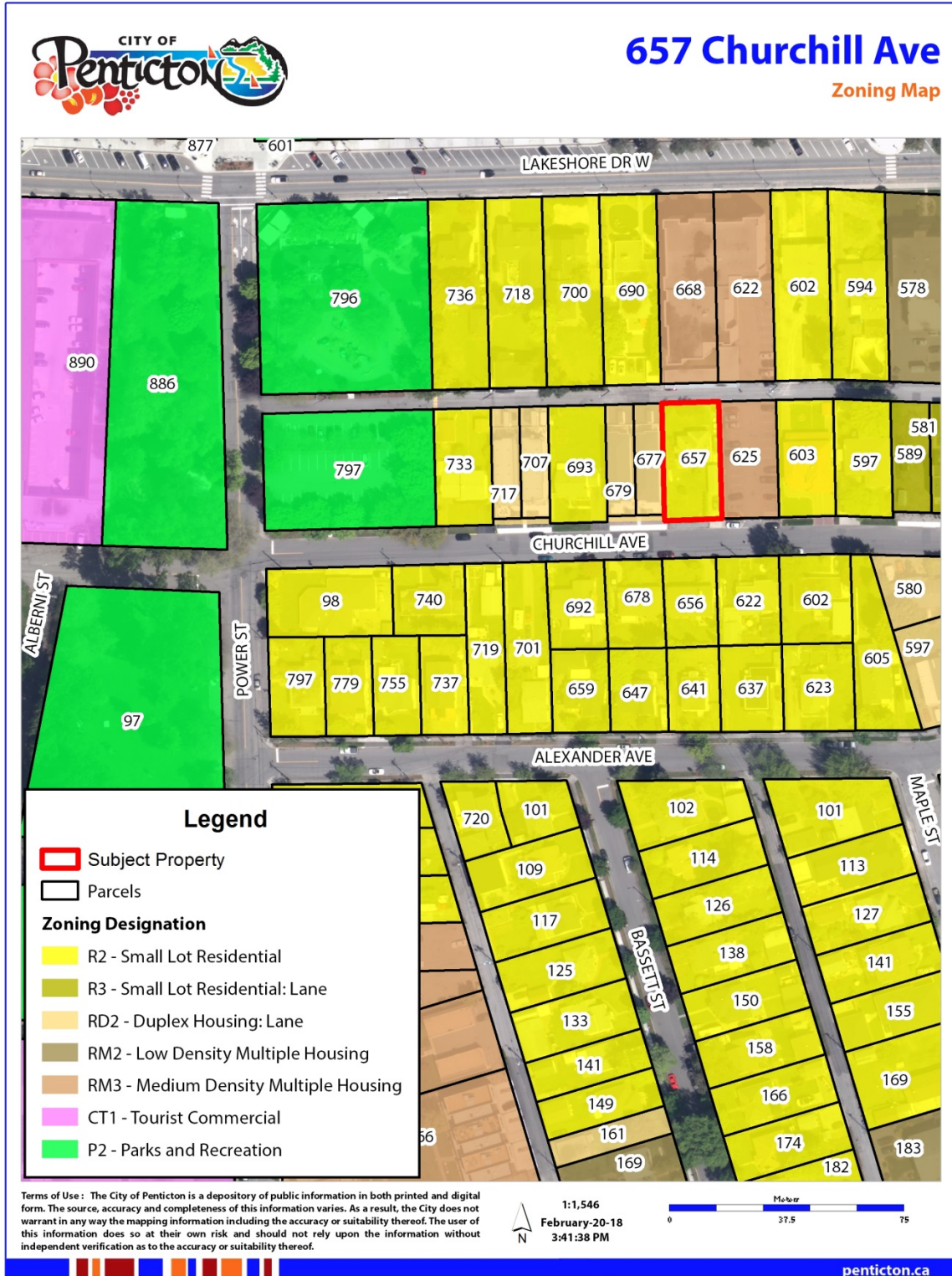


Figure 2 – Subject Property Currently Zoned R2 (Small Lot Residential)

Attachment C – Official Community Plan Map of Subject Property



Figure 3 – Subject Property Currently Designated as LR (Low Density Residential) within Official Community Plan

Attachment D – Images of Subject Property



Figure 4 – Looking toward front of 657 Churchill Avenue from Churchill Avenue

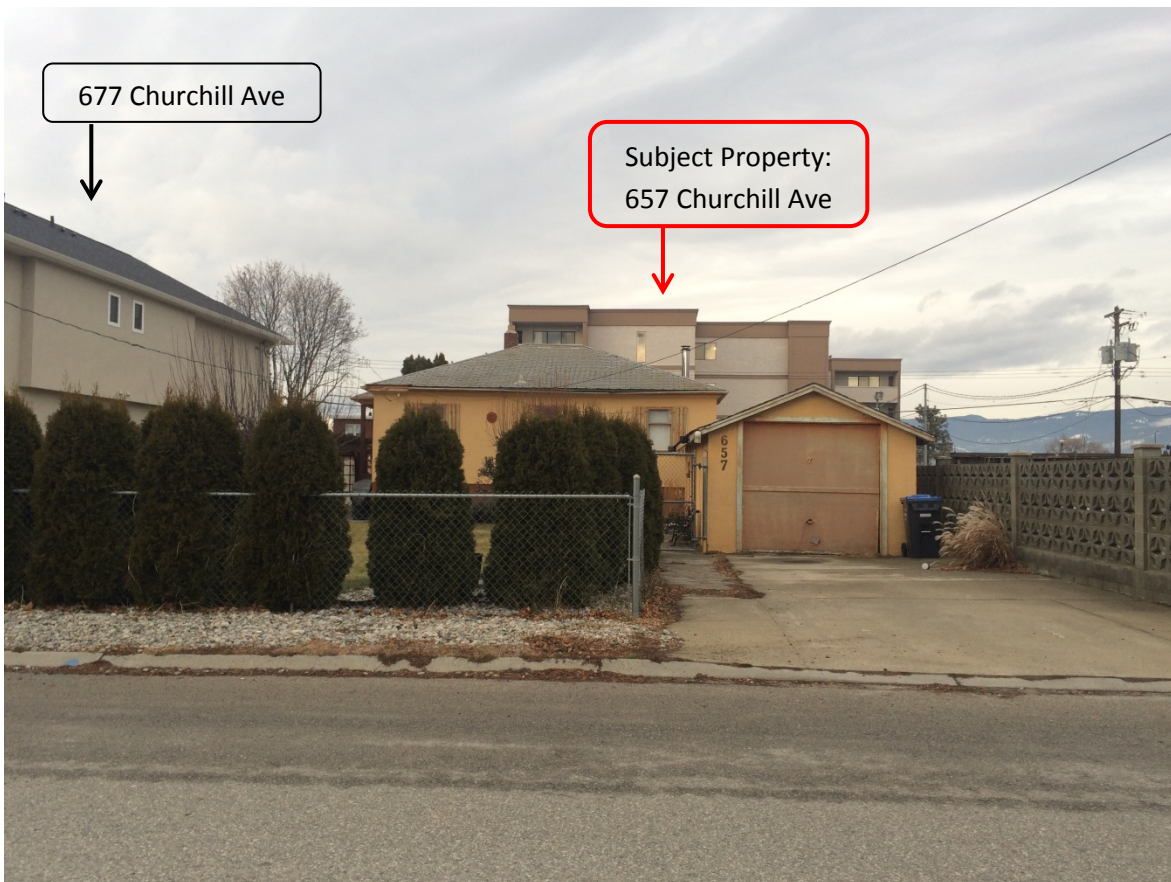


Figure 5 – Looking toward front of 657 Churchill Avenue from Churchill Avenue



Figure 6 – Looking down the western property line of 657 Churchill Avenue from Churchill Avenue



Figure 7 – Looking down the eastern property line of 657 Churchill Avenue from Churchill Avenue



Figure 8 – Looking at 657 Churchill Avenue from the lane



Figure 9 – Looking down the western property line of 657 Churchill Avenue from the lane

Attachment E – Letter of Intent

Date: January 19,2018

City of Penticton

1114784 B.C. Ltd.
13536 Marine Drive Surrey, B.C. V4A 1G2

Dear: City of Penticton;

The proposed project at 657 Churchill Avenue is like many in the neighborhood a standard size sixty-foot wide lot to be subdivided into two duplex lots of thirty feet each. I intend to build a design of contemporary looks with a smart home all the way through to allow control and security of the premises from a phone. I also intend to use as much as possible the least amount of glued woods and low fume adhesives through out all the units. I intend to upgrade all the landscaping to beyond minimum standards to create a pleasant environment for the end user. I designed the dining room to be a flex room like an office or a den, toddler space, art spot and an imagination. The roof decks were designed to create privacy and serenity from all the other units in lieu of yard space, with the ability to grow some flowers and/or vegetables in containers. Please share my vision in creating a more pleasant living space. Thank you!

Sincerely,



Richard Langfield
604-626-6974

Figure 10 – Letter of Intent

Attachment F – Building Elevations



Figure 11: South Elevation (from Churchill Avenue)

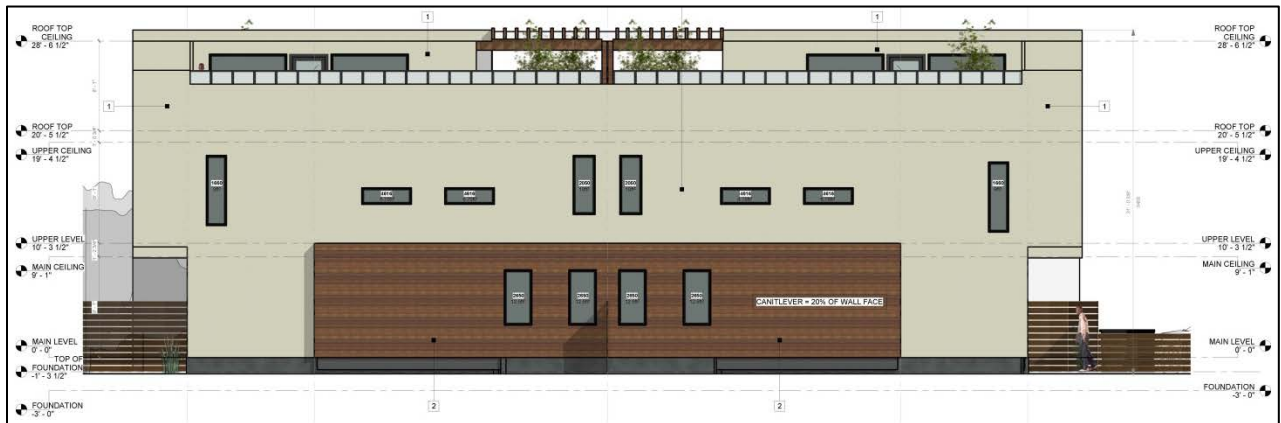


Figure 12 – East Elevation



Figure 13 – North Elevation (from lane)

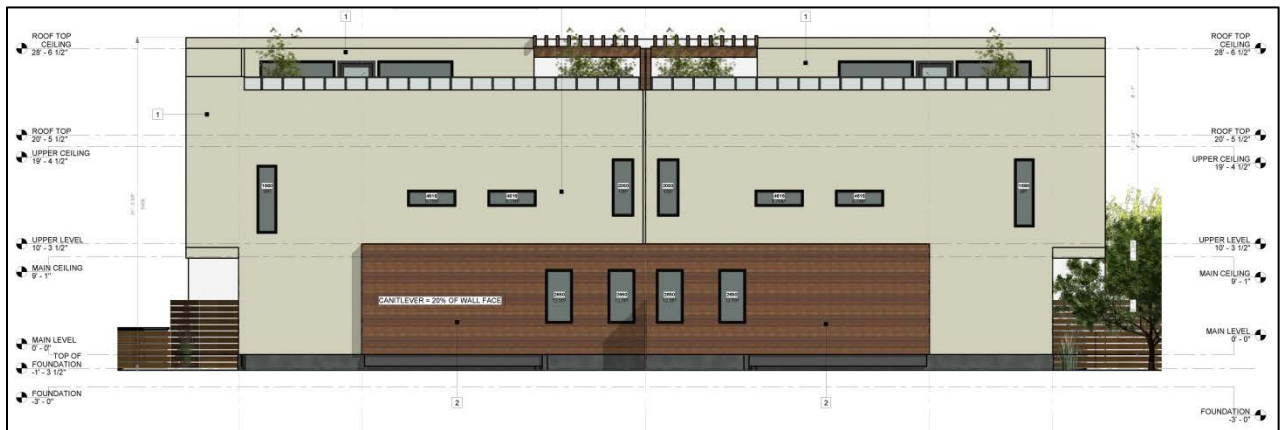


Figure 14 – West Elevation

Attachment G – Site Plan

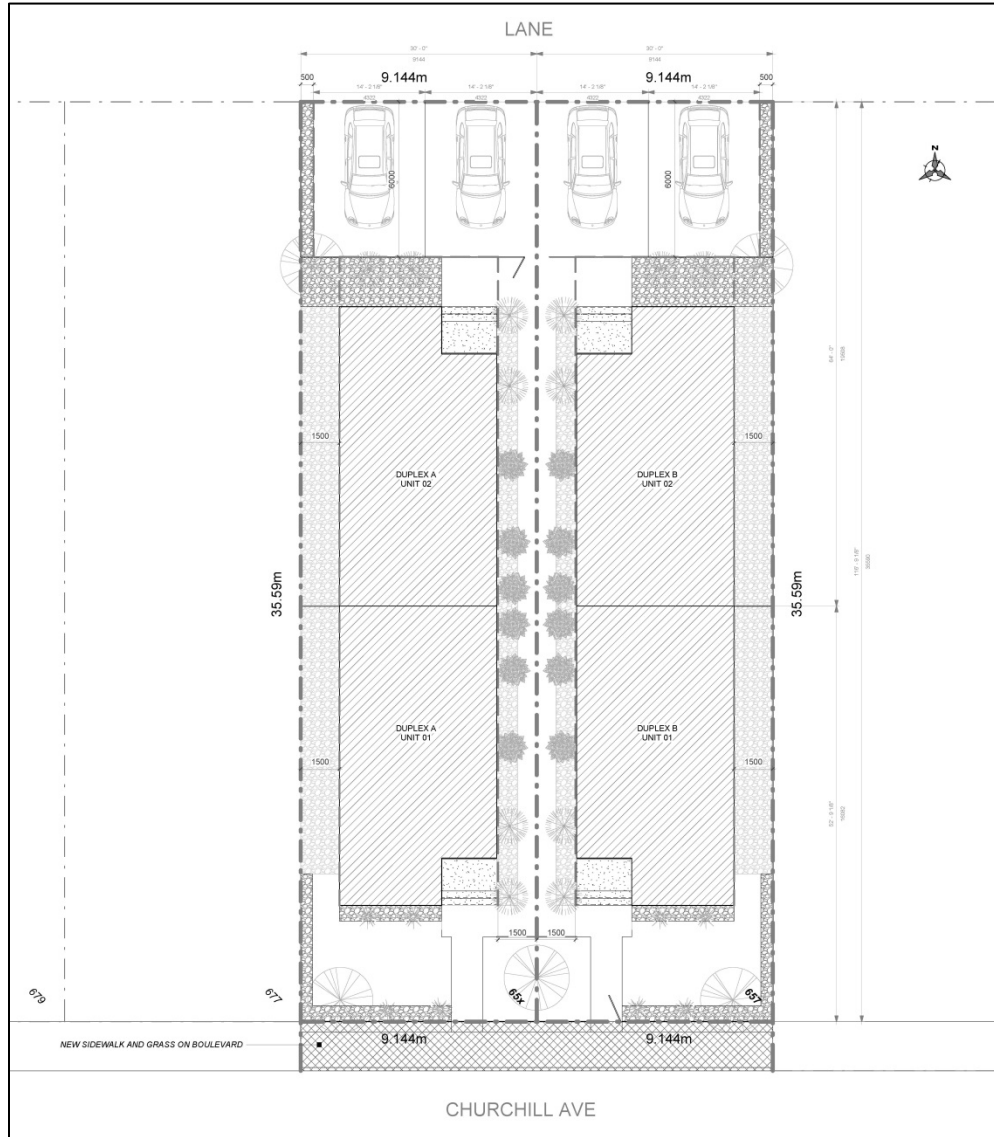


Figure 15 – Site Plan

Attachment H – Landscape Plan

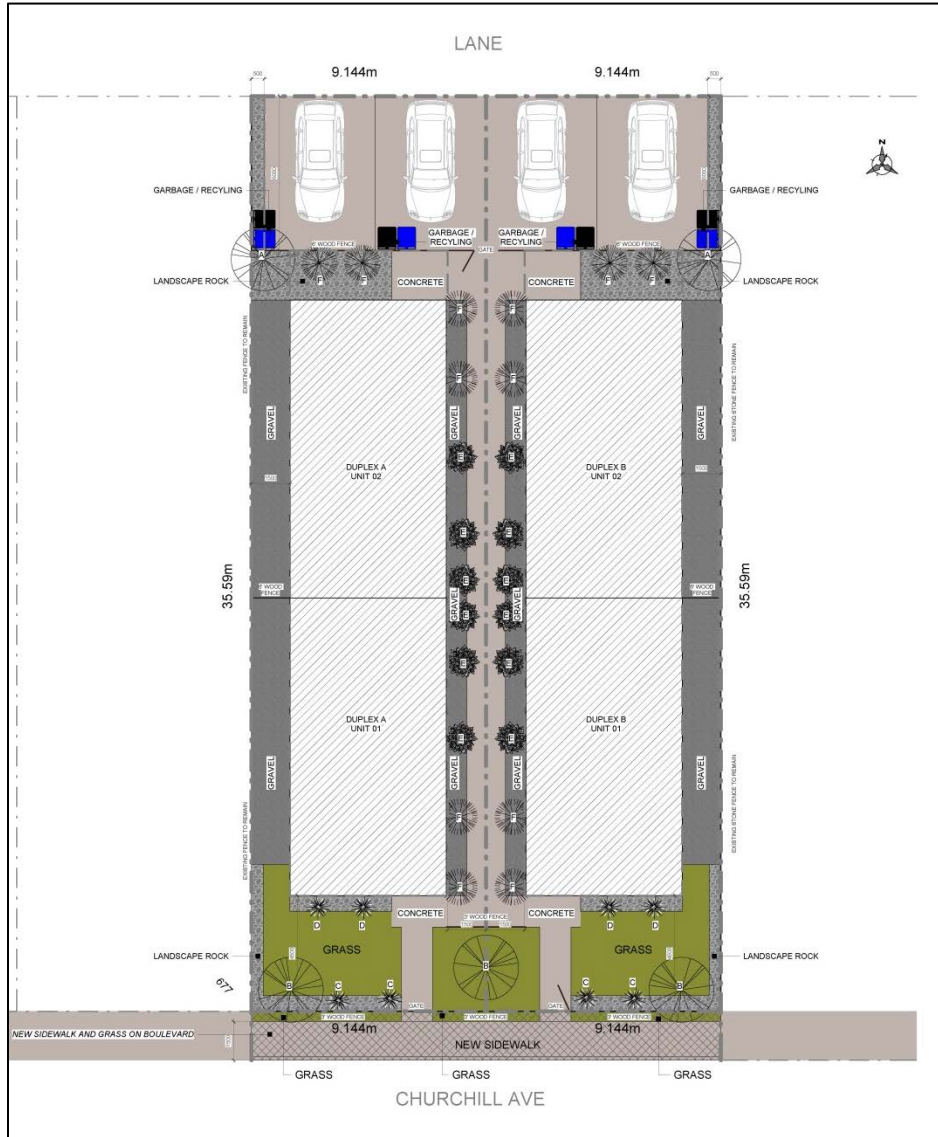


Figure 16 – Landscape Plan

Attachment I – Floor Plans

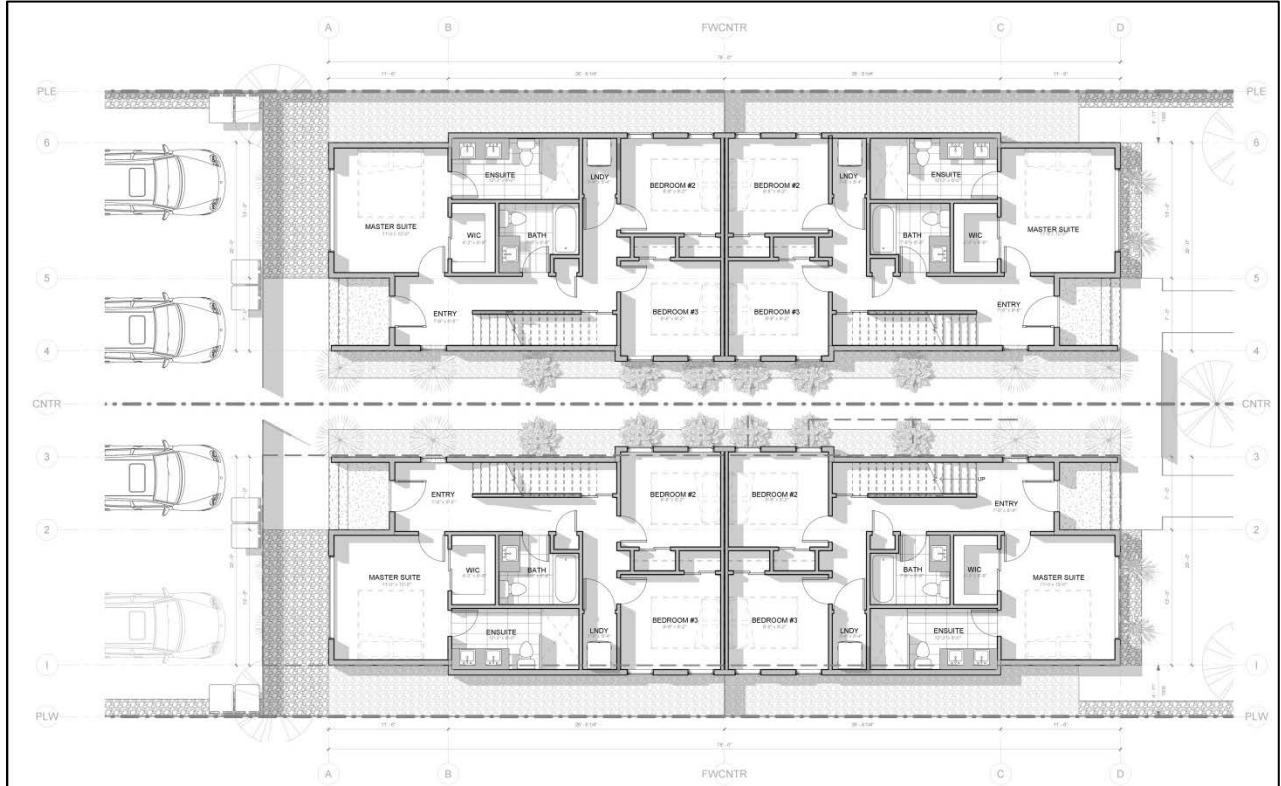


Figure 17 – Main Floor Plan



Figure 18 – Upper Floor Plan

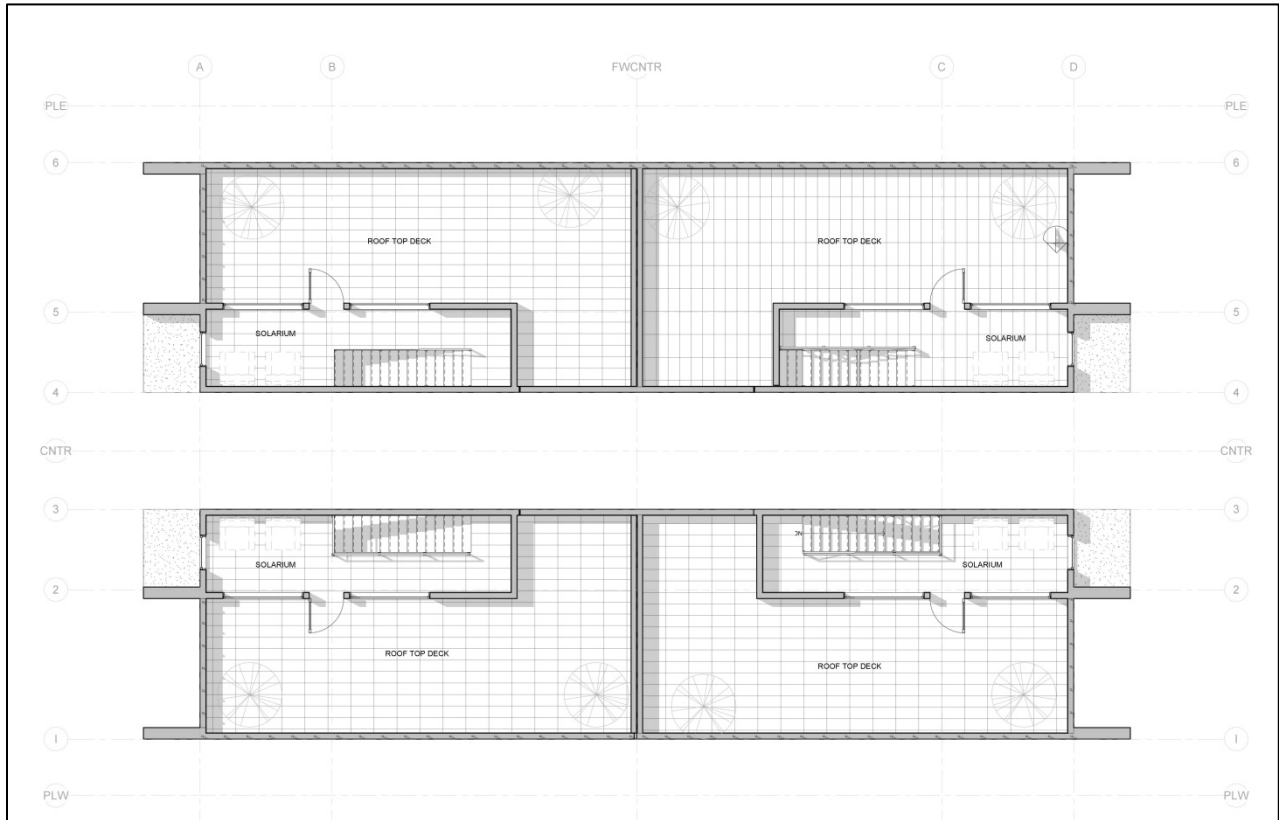


Figure 19 – Roof Top Deck Plan

Attachment J – Renderings



Figure 20 – View from South East Corner of Property



Figure 21 – View of Entrance to Building from Churchill Avenue



Figure 22 – Western Side of Building



Figure 23 – View from lane



Figure 24 – View from Churchill Avenue



Figure 25 – View from lane



Figure 26 – View of Entrance to Building from Churchill Avenue



Figure 27 – View of Entrance to Building from Churchill Avenue



City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Variance Permit

Permit Number: DVP PL2018-8168

Name
Address I
Address II

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 22, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton)
District, Plan 4075
Civic: 657 Churchill Avenue
PID: 010-584-528
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary Section 10.6.2.3 of Zoning Bylaw 2017-08 to allow for an increase to the maximum lot coverage from 40% to 43%, as shown in the plans attached in Schedule 'A'.

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 _____, 2018

Development Variance Permit PL
Issued this _____ day of _____, 2018

Dana Schmidt,
Corporate Officer

DRAFT

Attachment L – Draft Development Permit (DP)
Proposed Lot A and Lot B



City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Permit

Permit Number: DP PL20 18-8 168

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: Proposed Lot A of Lot 22, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 4075
Civic: 657 Churchill Avenue
PID: 010-584-528
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of two duplexes as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502(2.1) of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule A or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. the permit has lapsed as described under Condition 8, or
 - b. a completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities, provided in Schedule B, must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security as follows:

1 st Inspection	No fee
2 nd Inspection	\$50
3 rd Inspection	\$100
4 th Inspection or additional inspections	\$200

General Conditions

7. In accordance with Section 501(2) 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.
8. 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.
9. 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.
10. 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.
11. 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 _____, 20

Issued this _____ day of _____, 20

 Dana Schmidt,
 Corporate Officer

The Corporation of the City of Penticton

Bylaw No. 2018-18

A Bylaw to Amend Zoning Bylaw 2017-08

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2017-08;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title:

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2018-18".

2. Amendment:

2.1 Zoning Bylaw 2017-08 is hereby amended as follows:

Rezone Lot 22, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 4075, located at 657 Churchill Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	day of	, 2018
A PUBLIC HEARING was held this	day of	, 2018
READ A SECOND time this	day of	, 2018
READ A THIRD time this	day of	, 2018
RECEIVED the approval of the	day of	, 2018
Ministry of Transportation on the		
ADOPTED this	day of	, 2018

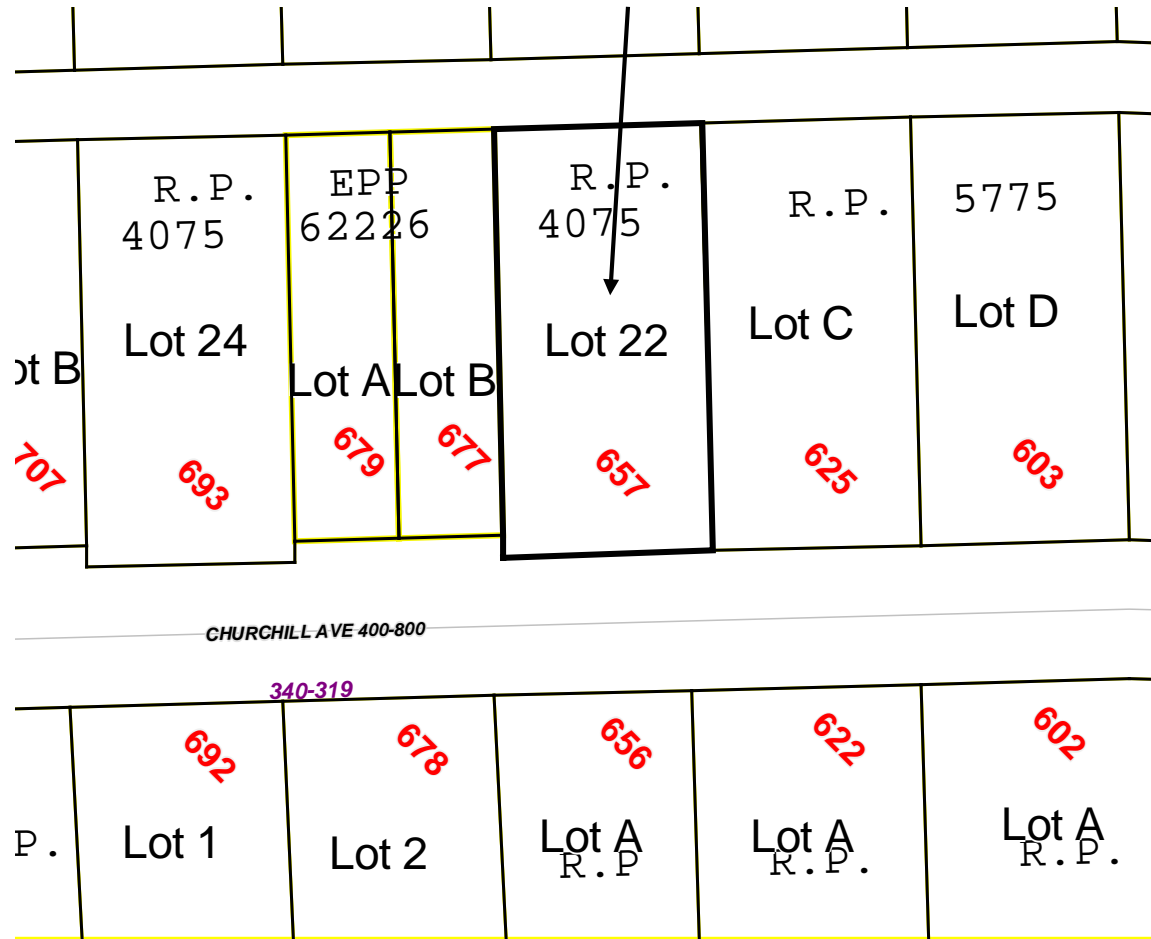
Notice of intention to proceed with this bylaw was published on the __ day of ____, 2018 and the __ day of ____, 2018 in the Penticton Western newspaper, pursuant to Section 94 of the *Community Charter*.

<p>Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i> this _____ day of _____, 2018</p> <p>_____</p> <p>for Minister of Transportation & Infrastructure</p>
--

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Rezone 657 Churchill Ave.
 From R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2018-18

Date: _____

Corporate Officer: _____