

April 5, 2018

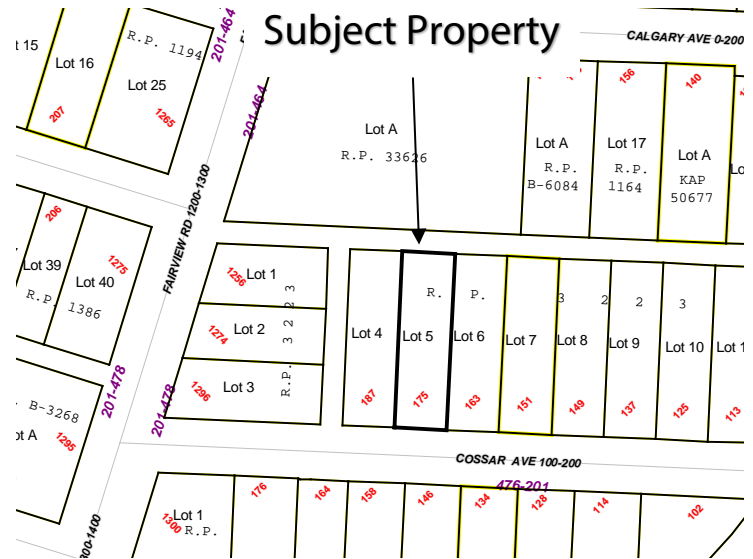
Subject Property:

175 Cossar Avenue

Lot 5, District Lot 1, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 3223

Application:

The applicant is proposing to construct two side-by-side duplexes. One duplex will front Cossar Ave. and the other will front the lane. The following applications are being considered:



Official Community Plan Amendment Application PL2018-8183

- Amend 'Schedule B: Future Land Use Map' of OCP Bylaw 2002-20 from HR (High Density Residential) to MR (Medium Density Residential), and
- Amend 'Schedule H: Development Permit Area' of OCP Bylaw 2002-20 from High Density Development Permit Area to General Multiple Family Development Permit Area

Rezone Application PL2018-8182

Rezone 175 Cossar Ave. from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing)

Development Variance Permit Application PL2018-8184

Vary Section 10.8.2.7.i of Zoning Bylaw 2017-08 to reduce the minimum interior side yard from 3.0m to 1.5m

Information:

The staff report to Council, Official Community Plan Amendment Bylaw 2018-21; Zoning Amendment Bylaw 2018-22 and Development Variance Permit PL2018-8184 will be available for public inspection from **Friday, April 6, 2018 to Tuesday, April 17, 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 17, 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 17, 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 17, 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: April 3, 2018
To: Peter Weeber, Chief Administrative Officer
From: Nicole Capewell, Planner 1
Address: 175 Cossar Avenue
Subject: OCP Amendment Bylaw No. 2018- 21
Zoning Amendment Bylaw No. 2018-22
DVP PL2018-8184
DP PL2018-8185

File No: PRJ2018-039

Staff Recommendation

Official Community Plan Bylaw

THAT prior to consideration of "OCP Amendment Bylaw No. 2018-21" and in accordance with Section 475 of the *Local Government Act*, Council considers whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67; and
5. The provincial or federal government and their agencies.

AND THAT it is determined that the public consultation conducted to date is sufficient;

AND THAT "OCP Amendment Bylaw No. 2018-21", being a bylaw to amend "OCP Bylaw No. 2002-20" on Lot 5, District Lot 1, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3223, located at 175 Cossar Avenue as follows:

- 'Schedule B: Future Land Use Map' to change the OCP designation of the site (as identified on Attachment 'B' of this report) from HR (High Density Residential) to MR (Medium Density Residential); and
- 'Schedule H: Development Permit Area' to change the Development Permit Area of the site (as identified on Attachment 'D' of this report) from High Density Development Permit Area to General Multiple Family Development Permit Area,

be given first reading and be forwarded to the April 17, 2018 Public Hearing.

Zoning Amendment Bylaw

THAT "Zoning Amendment Bylaw No. 2018-22", a bylaw to amend Zoning Bylaw 2017-08 for Lot 5, District Lot 1, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3223, located at 175 Cossar Ave from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing), be given first reading and be forwarded to the April 17, 2018 Public Hearing.

Development Variance Permit

THAT delegations and submissions for "Development Variance Permit PL2018-8184" for Lot 5, District Lot 1, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3223, located at 175 Cossar Ave, a permit to reduce the side yard setback from 3m to 1.5m, be heard at the April 17th Public Hearing;

AND THAT Council consider "DVP PL2018-8184", following the adoption of "Zoning Amendment Bylaw No. 2018-22".

Development Permit

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2018-22", approve Development Permit PL2018-8185, for Lot 5, District Lot 1, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3223, located at 175 Cossar Ave, a permit that allows for the construction of two side-by-side duplexes.

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 RD2 (Duplex Housing: Lane) and is designated in the City's Official Community Plan as HR (High Density Residential). Previously, there was a house on the property which was constructed in approximately 1947. A demolition permit was issued in January 2018 to remove the house. The site is currently empty without any structures on site, as shown in the images of the subject property (Attachment 'F').

The property is located within the Plaza Urban Village (Attachment 'E'), which encourages a mixture of housing types and tenures. The Urban Village surrounds the commercial area known as Penticton Plaza, which contains stores including Safeway, Shoppers Drug Mart, Dollar Superstore, etc. The subject property is within appropriate walking distance to this commercial node, encouraging a higher density than the previous single family dwelling.

The existing neighbourhood contains a mixture of single family homes, duplexes, and small apartment buildings. There has been a similar application in this neighbourhood, at 102 Cossar Avenue, to allow for the construction of a 4 unit townhouse.

Proposal

The applicant is proposing to construct two side-by-side duplex buildings on the subject property. To accommodate this development, the applicant is proposing that the subject property be rezoned from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

Secondly, the applicant is proposing an amendment to the Official Community Plan Bylaw No. 2002-20 as follows:

- 'Schedule B: Future Land Use Map' to change the OCP designation of the site (as identified on Attachment 'C' of this report) from HR (High Density Residential) to MR (Medium Density Residential).

- ‘Schedule H: Development Permit Area’ to change the Development Permit Area of the site (as identified on Attachment ‘D’ of this report) from the High Density Development Permit Area to the General Multiple Family Development Permit Area.

Thirdly, the applicant is seeking a Development Variance Permit to vary the following section(s) of the Zoning Bylaw No. 2017-08:

- Section 10.8.2.7.i: to reduce the minimum interior side yard from 3.0 m to 1.5 m.

Further, the applicant requires Development Permit approval for the form and character of the buildings, as they will be located within the General 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. 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.

Zoning Bylaw No. 2017-08 provides a provision that allows for developers to pay cash-in-lieu when reducing side yard setbacks, as permitted through Section 5.3.4 and Section 5.3.5 of the Zoning Bylaw No. 2017-08. This section allows for buffer widths for residential – multiple family developments to be reduced to the actual setback of the building. The applicant is required to pay \$2,700.00 in lieu of 6 trees not being planted. These funds are deposited into the Urban Forest Reserve Fund to be used for tree infilling in the City. This has been communicated to the applicant.

Development Statistics

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

	Requirement RM2 Zone	Provided on Plans
Minimum Lot Width:	18 m	*14.3 m
Minimum Lot Area:	540 m ²	688.2 m ²
Maximum Lot Coverage:	40%	38.5 %
Maximum Density:	0.8 Floor Area Ratio (FAR)	0.75 FAR
Vehicle Parking:	5	5
Required Setbacks		
Front Yard (Cossar Avenue):	3.0 m	3.0 m
Side Yard (east):	3.0 m	1.5 m – Variance Requested
Side Yard (west):	3.0 m	1.5 m – Variance Requested
Rear Yard (lane):	6.0 m	6.8 m
Maximum Building Height	12 m	7.4 m
Other Information:	<ul style="list-style-type: none"> • Property is located within the Plaza Urban Village • Property is located within the General Multiple Family Development Permit Area 	

	* The minimum parcel standards (in terms of width and area) only apply when a new parcel is being created, not through the rezoning of an existing parcel.
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Analysis

Official Community Plan and Zoning Amendment

Support OCP and Zoning Amendment

The subject property is designated High Density Residential (HR) under OCP Bylaw No. 2002-20. Schedule K: Urban Village of the OCP also places the subject property within the “Plaza Urban Village”. The Plaza Urban Village is centered behind the Safeway plaza and is well connected to the downtown via the KVR trail, which currently ends near the subject property. The OCP supports a range of development in these nodes, including low, medium and high density residential, institutional and commercial uses.

The OCP envisions ongoing small scale densifications on the lands north of the Plaza Urban Village; but also contains an area of high density residential development between the Plaza and Fairview Road, on Cossar Avenue. Although the City’s OCP projected higher density in this area, staff considers that the Medium Density Residential (MR) designation will achieve the intent of small scale densification of this area and is more compatible with adjoining land uses. The character of the neighbourhood will slowly change as this is an area that is seeing redevelopment through replacement of older residential building stock over time. This proposal adds to the already diverse range of housing types, tenures and densities of this area.

In summary, the development meets the following objectives of the OCP:

- Encourage residential intensification near commercial actives and in the urban villages;
- Provide for the integration of new medium density development adjacent to lower density development;
- Encourage densification in areas where existing services can accommodate high densities;
- Make efficient use of existing land resources by encouraging use of vacant lands or lands that are transitory in nature;
- Manage growth along transportation corridors and ensure the livability of existing commercial and residential areas;
- The City will encourage growth and residential densification to occur in the vicinity of existing and proposed major transportation corridors, and will promote and encourage more efficient use of public transportation; and
- Encourage a wide range of Medium Density Residential housing, including cluster housing and compact house.

Staff considers that the design is appropriate and consistent with the redevelopment trend in the area. The location of the site and characteristics of the surrounding neighbourhood make it ideally suited for residential densification. There have been similar proposals in the neighbourhood at 102 and 134 Cossar Avenue, which allowed for OCP amendments from HR (High Density Residential) to MR (Medium Density Residential), and Zoning amendments from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

For the reasons mentioned above, staff are recommending that Council support the land use designation change, as provided in this report and refer the application to the April 17th Public Hearing.

Given the above, there is adequate policy to support the proposal to amend the OCP designation of the subject property from HR (High Density Residential) to MR (Medium Density Residential) and to rezone from

RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing) and support is recommended for first reading of "OCP Amendment Bylaw No. 2018-21" and "Zoning Amendment Bylaw No. 2018-22".

Deny Zoning Amendment Bylaw

Council may consider that the proposed amendments are not suitable for this site. If this is the case, Council should deny the bylaw amendments. If the OCP and zoning amendments do not go forward, the property will be restricted to one duplex, with suites if so desired. Alternatively, Council may wish to refer the matter back to staff to work with the applicant with any direction that Council considers appropriate.

Development Variance Permit

Approve Development Variance Permit

When considering a variance to a City bylaw, staff encourages Council to consider whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable. The proposed variances are as follows:

Section 10.8.2.7.i: to reduce the minimum interior side yard from 3.0m to 1.5m.

- The applicant is requesting a 1.5m interior setback reduction along both interior property lines. The height of the proposed building (7.4m) is much less than the 12.0 m permitted, thus reducing the impact on neighbours. Under the current RD2 (Duplex Housing: Lane) zoning, a developer could construct a duplex with suites with a 1.5m setback. Council recently approved a variance for an interior yard reduction from 3.0m to 1.5m at 102 Cossar Ave. In 2016, Council approved a variance to both interiors yards from 3.0m to 1.5m for the duplexes constructed at 134 Cossar Avenue.
- The applicant has provided a design that improves the pedestrian experience along this property by adding landscaping and sidewalks to connect the duplex to the public realm. This design helps to integrate a medium density development within an existing single family area.

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 proposed variance will negatively affect the neighbourhood, in particular, the adjacent neighbours. Council may decide that the developer should reduce the size and/or number of units to meet the setbacks. If this is the case, Council should deny the variance.

Development Permit

Approve Development Permit

If Council supports the amendment to the Development Permit Area, as part of this report, from High Density Development Permit Area to the General Multiple Family Development Permit Area, the following policies from the OCP shall be applied to this development. The intention of amending the Development Permit Area is to better reflect the type of development being proposed, which is medium density residential.

If Council supports amending the Development Permit Area, the property will be located within the 'General Multiple Family Development Permit Area (DPA). As such, a Development Permit (DP) is required prior to being able to apply for a building permit. Although the Development Permit can be staff-issued, it has been included in this report for Council's decision in order to streamline the approvals process. The Development Permit Area guidelines are intended to address the form and character of new multi-family buildings.

The objective of the General Multiple Family DPA is to ensure that the siting, form, character and landscaping of new development is compatible with the context of the existing 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:

Larger buildings should be designed in a way that creates the impression of smaller units and less bulk; by using buildings jogs and irregular faces.

- The applicant is proposing two duplexes on the subject property, which helps to create the impression of smaller units, as opposed to one large building with the same number of units. The height of the buildings is significantly less than the maximum permitted, reducing the impact on the neighbouring single family homes.

Building shape, roof lines, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance.

- The applicant is proposing an interesting design to be able to accommodate an increase of density on the smaller lot. 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 (variety of accent colours), and cultured stone. The front façade of both duplexes also displays variety in depth through the utilization of an offset wall.

Townhouse and multi-family developments should front or appear to front onto adjacent roadways. This may be achieved through appropriate treatment of the building exteriors and through the provision of pedestrian entrance-ways and walkways to the street.

- The proposed duplexes have been designed to enhance the pedestrian connection to Cossar Avenue. The design includes a sidewalk connecting the entranceway from the duplex fronting Cossar Avenue to a newly constructed sidewalk along the subject property. The boulevard will also see landscaping improvements in the form of trees and shrubs.

Parking areas between the front of buildings and the street is discouraged.

- The applicant is proposing parking stalls to be located in the rear of the property adjacent to the lane. The design includes a 0.5m buffer between the parking spaces and the fencing along the property line.

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 considering the integration into the current lower density neighbourhood that is projected for higher density. As such, Staff recommend that Council approve the Development Permit.

Deny Development Permit

Council may consider that the proposal does not reflect the current built form of the neighbourhood or that the development should soften the impact 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 "OCP Amendment Bylaw No. 2018-21" and "Zoning Amendment Bylaw No. 2018-22" and deny support for DVP PL2018-8184 and DP PL2018-8185.

2. THAT Council give first reading to "OCP Amendment Bylaw No. 2018-21" and "Zoning Amendment Bylaw No. 2018-22", but deny support for DVP PL2018-8184 and DP PL2018-8185.
3. THAT Council give first reading to "OCP Amendment Bylaw No. 2018-21" and "Zoning Amendment Bylaw No. 2018-22", and support DVP PL2018-8184 and DP PL2018-8185 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: Development Permit Area Map
- Attachment E: Plaza Urban Village Map
- Attachment F: Images of Subject Property
- Attachment G: Letter of Intent
- Attachment H: Renderings
- Attachment I: Draft Development Variance Permit (DVP)
- Attachment J: Draft Development Permit (DP)
- Attachment K: OCP Amendment Bylaw No. 2018-21
- Attachment L: Zoning Amendment Bylaw No. 2018-22

Respectfully submitted



Nicole Capewell
Planner 1

Approvals

Acting Director Development Services	Chief Administrative Officer
<i>BJ</i>	PW

Attachment A – Subject Property Location Map

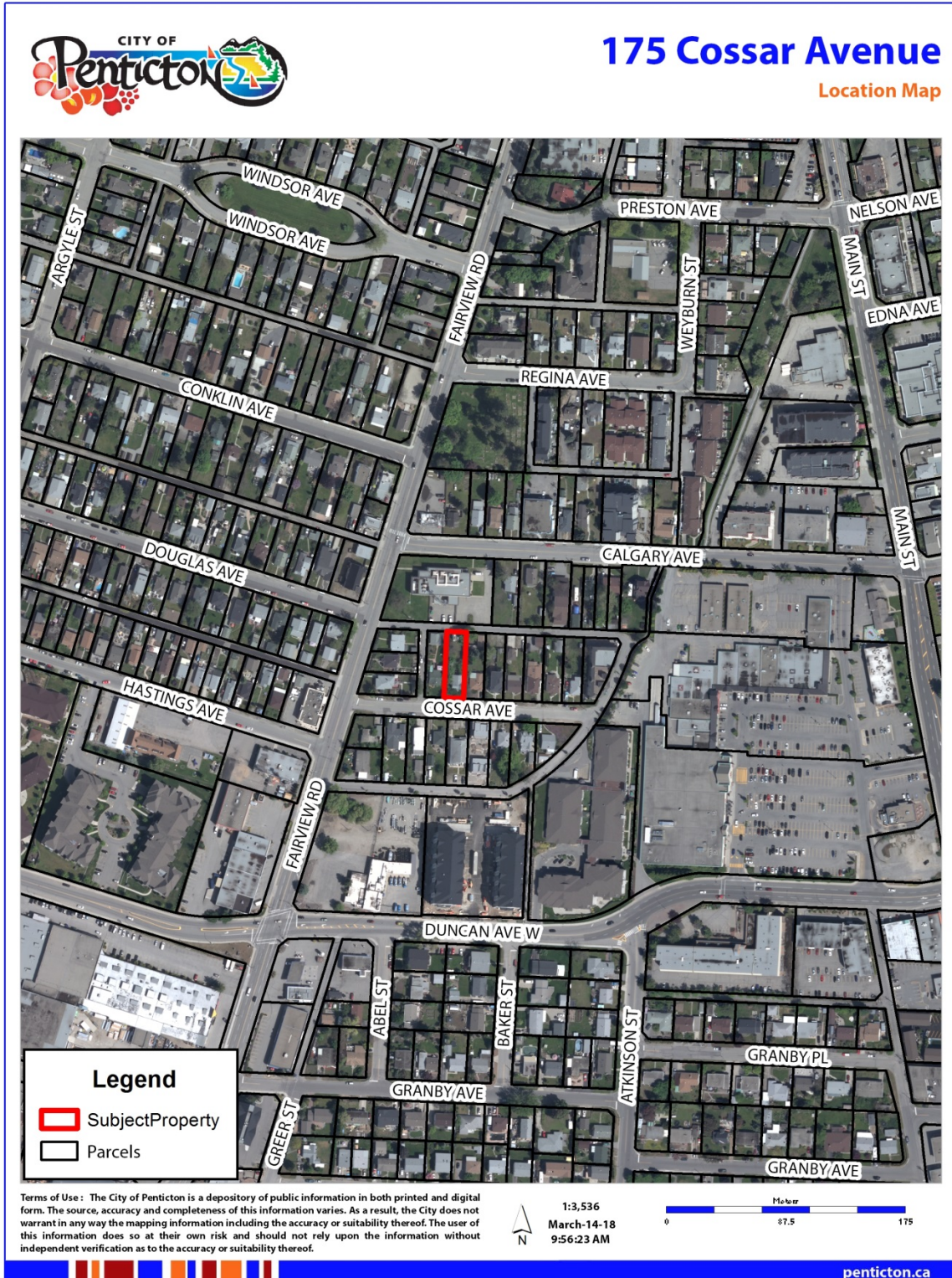


Figure 1 – Subject Property Highlighted in Red

Attachment B – Zoning Map of Subject Property

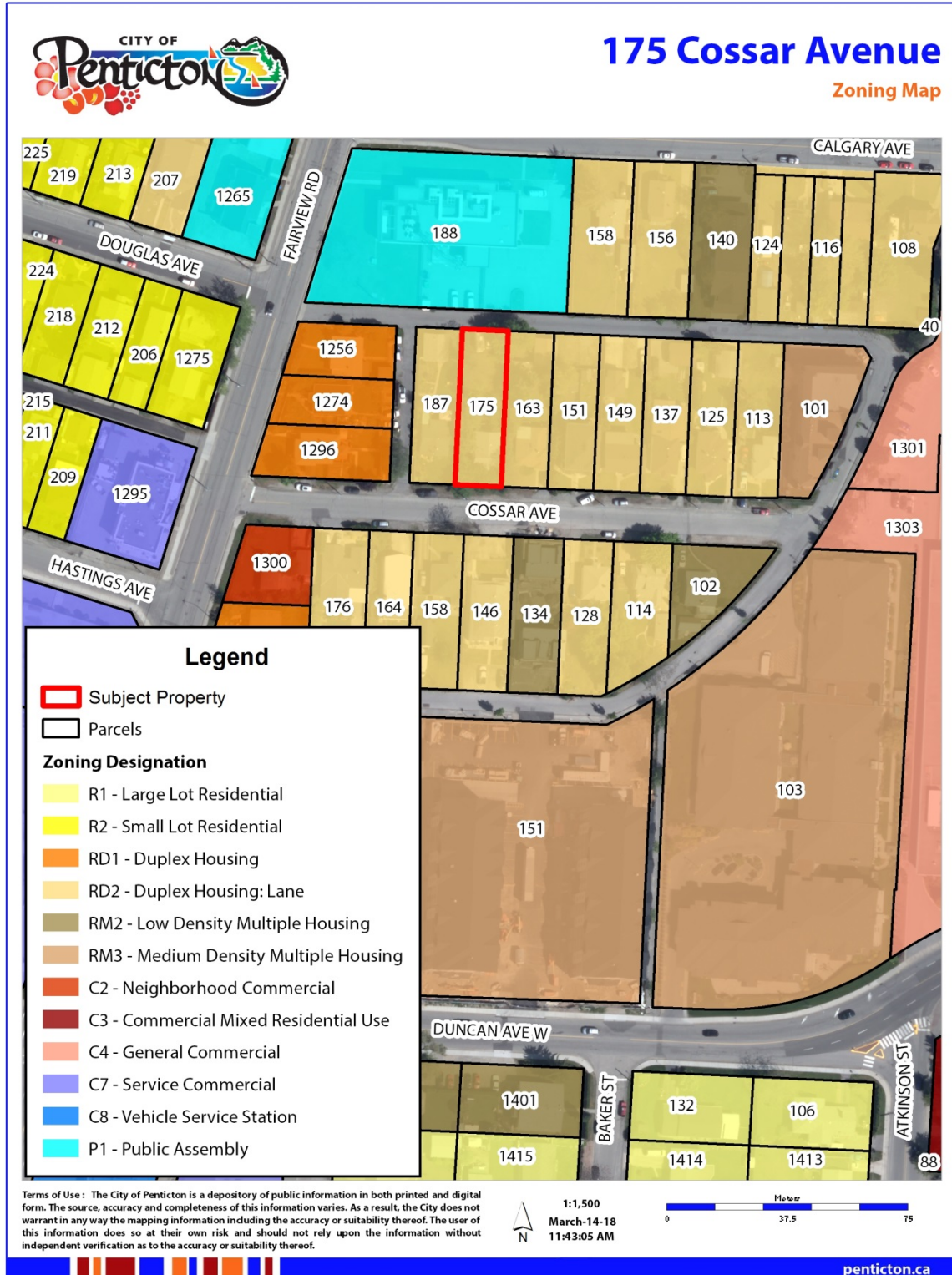


Figure 2 – Subject Property Currently Zoned RD2 (Duplex Housing: Lane)

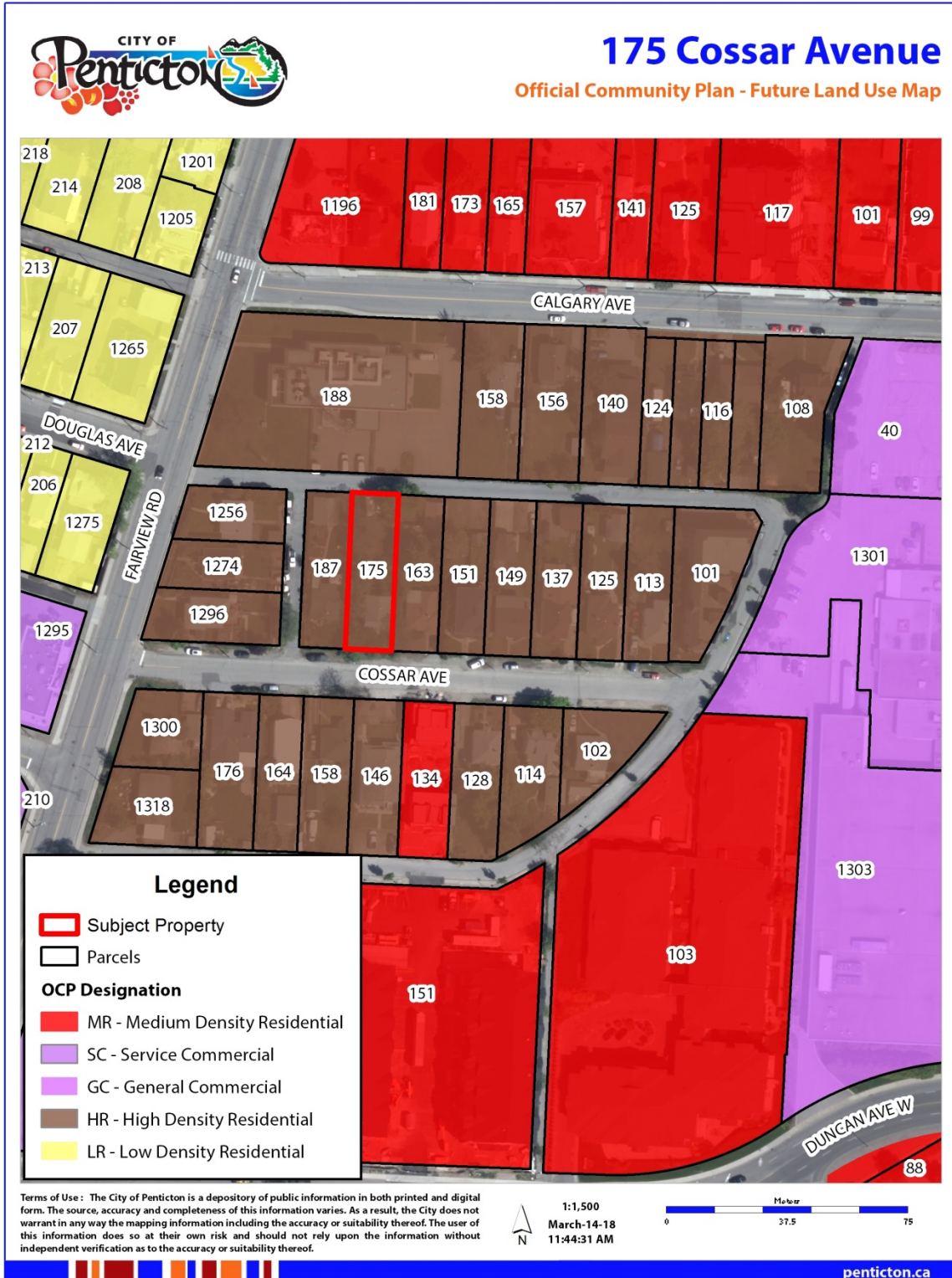


Figure 3 – Subject Property Currently Designated as HR (High Density Residential) within Official Community Plan

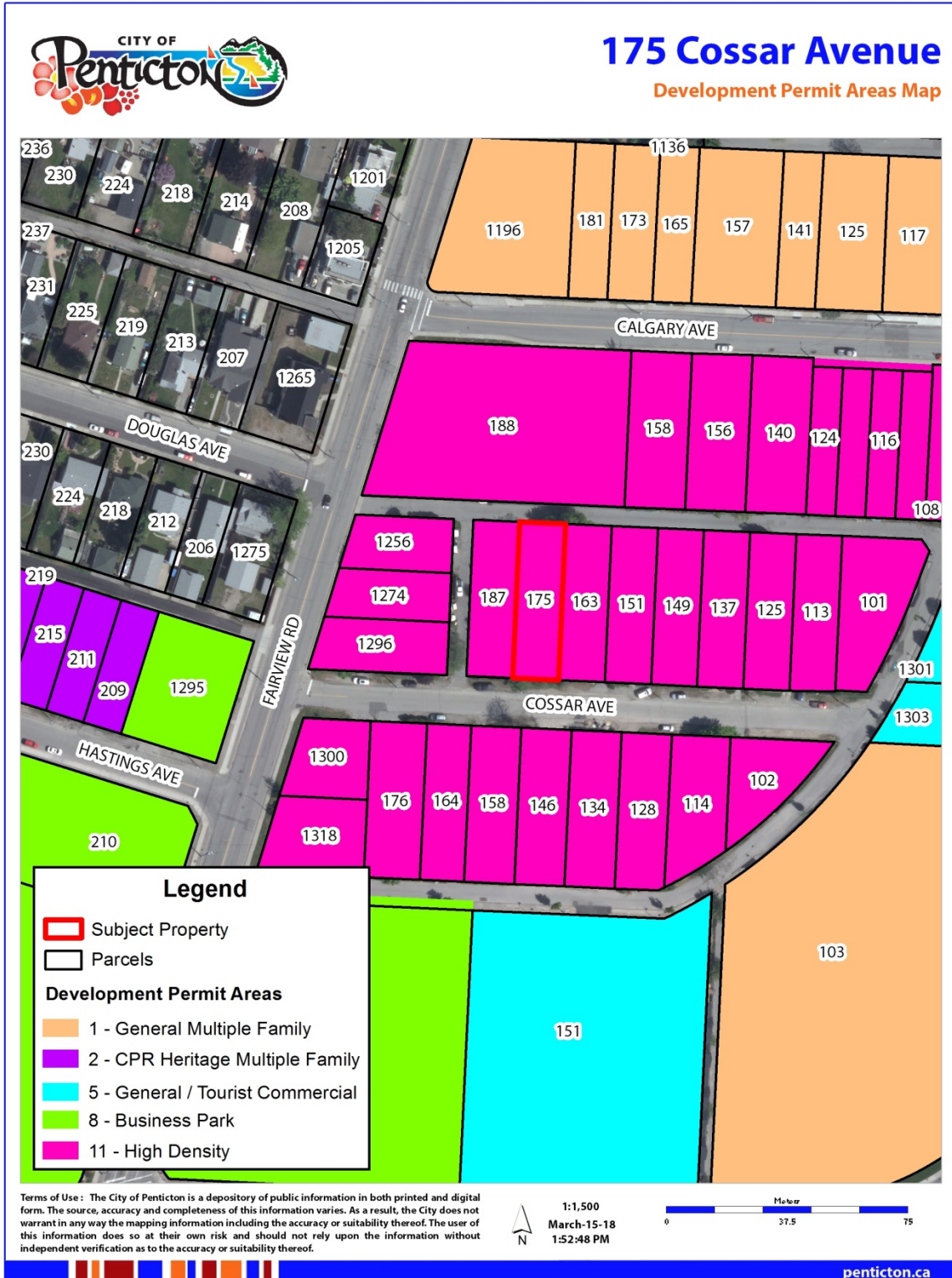


Figure 4 – Subject Property Currently Designated as High Density Development Permit Area

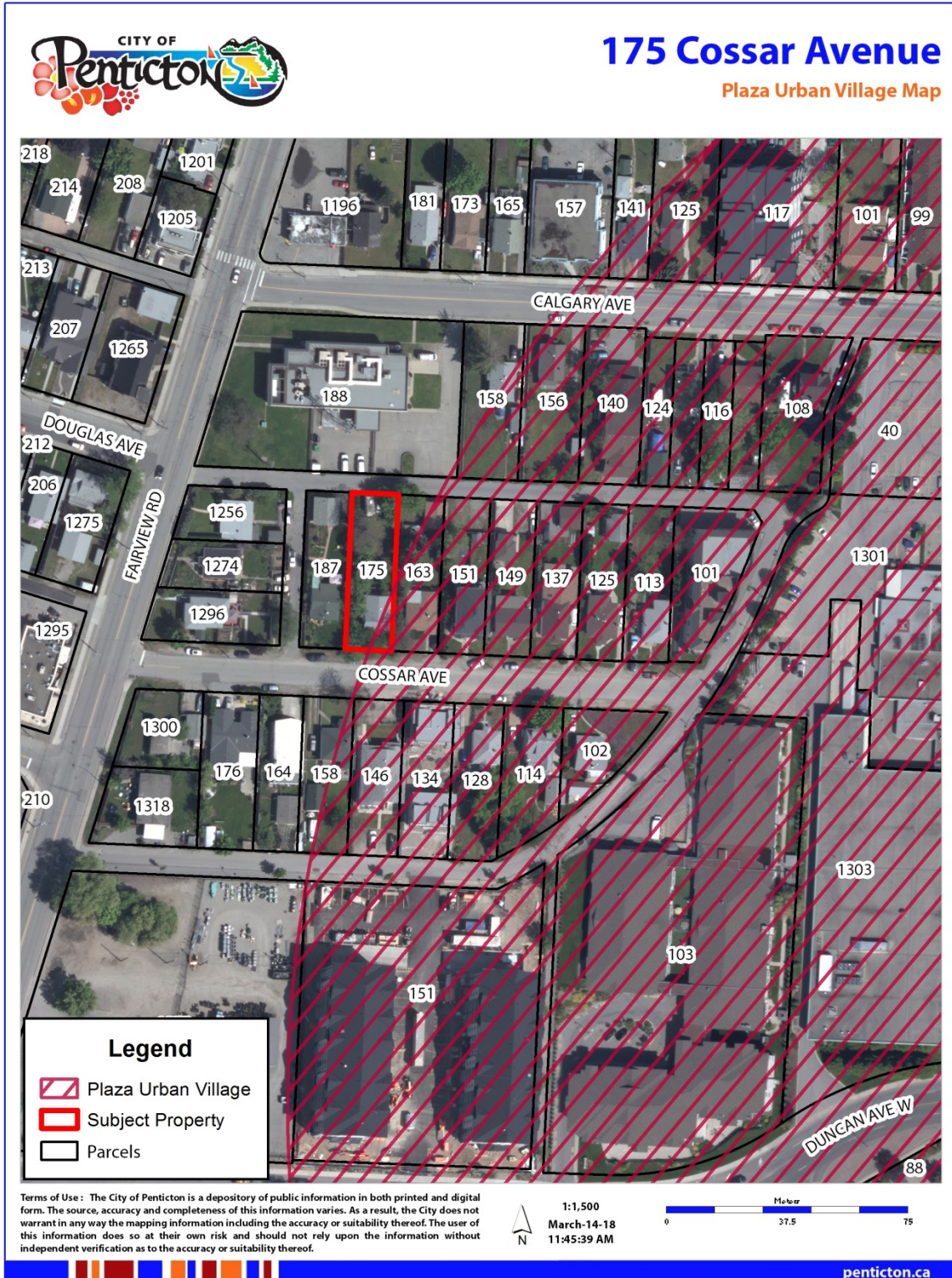


Figure 5 – Subject Property Located within the Plaza Urban Village

Attachment F – Images of Subject Property



Figure 6 – Looking toward front of 175 Cossar Avenue from Cossar Avenue

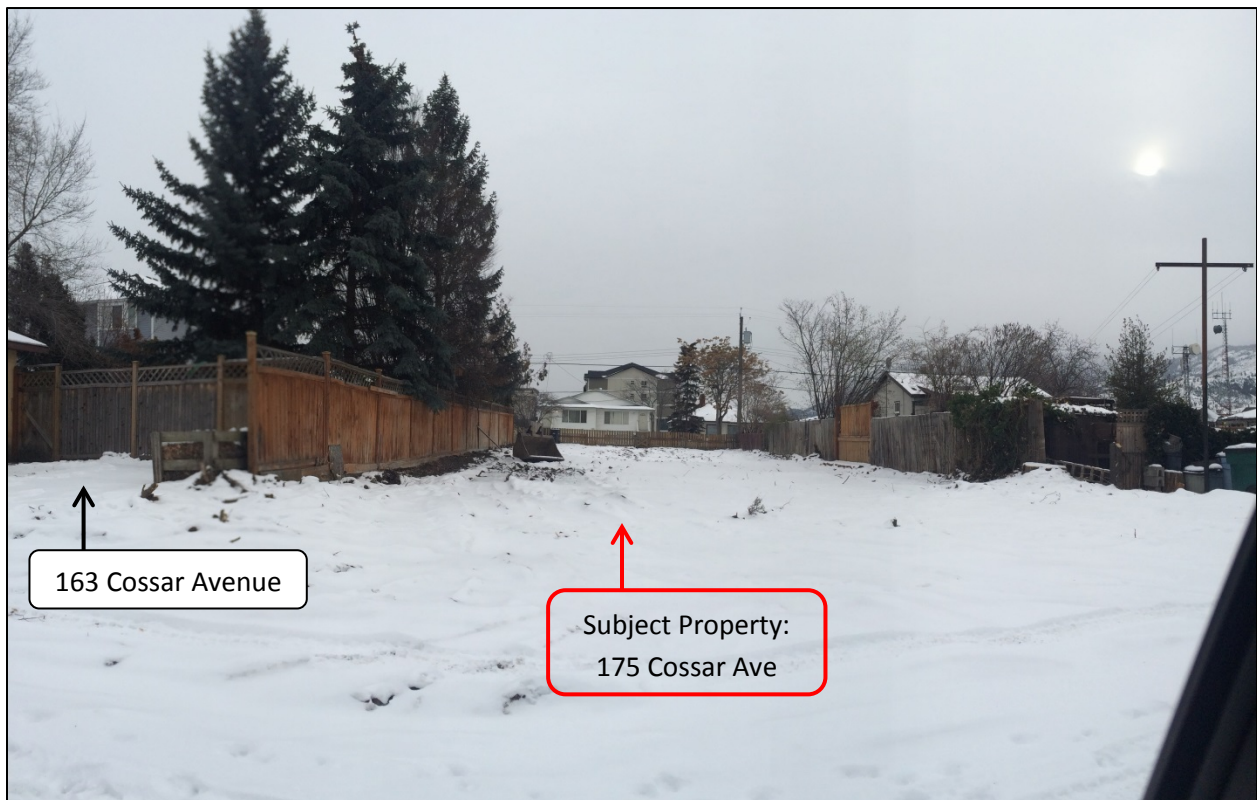


Figure 7 – Looking toward rear of 175 Cossar Avenue from the lane

187 Cossar Avenue →



← Subject Property:
175 Cossar Ave

Figure 8 – Looking down the western property line of 175 Cossar Avenue from Cossar Avenue

Subject Property:
175 Cossar Ave →



← 163 Cossar Avenue

Figure 9 – Looking down the eastern property line of 175 Cossar Avenue from Cossar Avenue



Figure 10 – Looking west along front property line (along Cossar Avenue)



Figure 11 – Looking east along front property line (along Cossar Avenue)

Attachment G – Letter of Intent



March 12, 2018

Giroux Design Group Inc.
1405-160 Lakeshore Drive W.
Penticton, BC V2A 9C2

City of Penticton
171 Main Street
Penticton, BC V2A 5A9

Re: 175 Cossar Avenue Development Permit Application

To City of Penticton Mayor, Council, and Planning Department,

This letter is regarding the proposed OCP amendment, rezoning, and development of the property located at 175 Cossar Avenue. The proposal is to take a large single-family lot with a single residence and rezone the lot to develop two duplex buildings. While the project requires an OCP amendment the City planning department suggested it was not necessary to consult the neighbors as the OCP change is to a lower density (HR to MR). The project also fits in with other similar developments and OCP amendments approved on the same street.

The project requires one variances to reduce the side interior setbacks from 3.0 m to 1.5 m. This variance brings the side setbacks in harmony with the normal requirement for duplex zoned lots, as well it is consistent with other properties on the street.

In summary, we feel confident that the proposed development is tasteful and respectful of the existing character of the neighborhood. This development will help provide quality housing for families in our community along with student housing. Thank you for considering our proposal.

Best regards,

A handwritten signature in black ink, appearing to read 'Tony', is written over a light blue horizontal line.

Tony Giroux **BD.ASTTBC**
Owner/Registered Building Designer
Giroux Design Group Inc.

Figure 12 – Letter of Intent

Attachment H – Renderings



Figure 13 – Rendering of front view from Cossar Avenue



Figure 14 – Rendering of rear view from the lane



Figure 15 – Rendering of overhead view of proposed development



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

Development Variance Permit

Permit Number: DVP PL2018-8184

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 5, District Lot 1, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3223
Civic: 175 Cossar Ave
PID: 010-875-433
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary Section 10.8.2.7.i of Zoning Bylaw 2017-08 to allow for a reduction to the minimum interior side yard from 3.0m to 1.5m, 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



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

Development Permit

Permit Number: DP PL2018-8185

Owner Name
Owner Address
Owner Email 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 5, District Lot 1, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3223
Civic: 175 Cossar Avenue
PID: 010-875-433
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 _____, 2018

Issued this _____ day of _____, 2018

 Dana Schmidt,
 Corporate Officer

Schedule A: Plans

GIROUX DESIGN GROUP
175 COSSAR AVENUE, PENTICTON, BC, V9A 2E6 CANADA
PHONE: 250.773.2888 FAX: 250.276.4119



WP-5534

westHOME
houseplan@westhome.com
175 COSSAR AVENUE, PENTICTON, BC, V9A 2E6 CANADA
PHONE: 250.773.2888 FAX: 250.276.4119



Quality Home and Building Design Since 1950.
HARRY HOWARD
175 COSSAR AVENUE, PENTICTON, BC

www.girouxdesigngroup.com



GENERAL COMPLIANCE TABLE	APPLICABLE CODES	PROPOSED OR IN PLACE	REMARKS/NOTES
1. ZONING	RS-1	RS-1	
2. SETBACKS	10m	10m	
3. HEIGHT	11m	11m	
4. AREA	1000 sqm	1000 sqm	
5. LOT COVERAGE	40%	40%	
6. GARAGE	100 sqm	100 sqm	
7. DRIVEWAY	10m	10m	
8. DECK	10m	10m	
9. PORCH	10m	10m	
10. FENCE	1.8m	1.8m	
11. SIGNAGE	1.8m	1.8m	
12. UTILITIES	1.8m	1.8m	
13. LANDSCAPING	1.8m	1.8m	
14. OTHER			

SITE PLAN
175 COSSAR AVENUE, PENTICTON, BC, V9A 2E6 CANADA
PHONE: 250.773.2888 FAX: 250.276.4119

COSSAR AVENUE

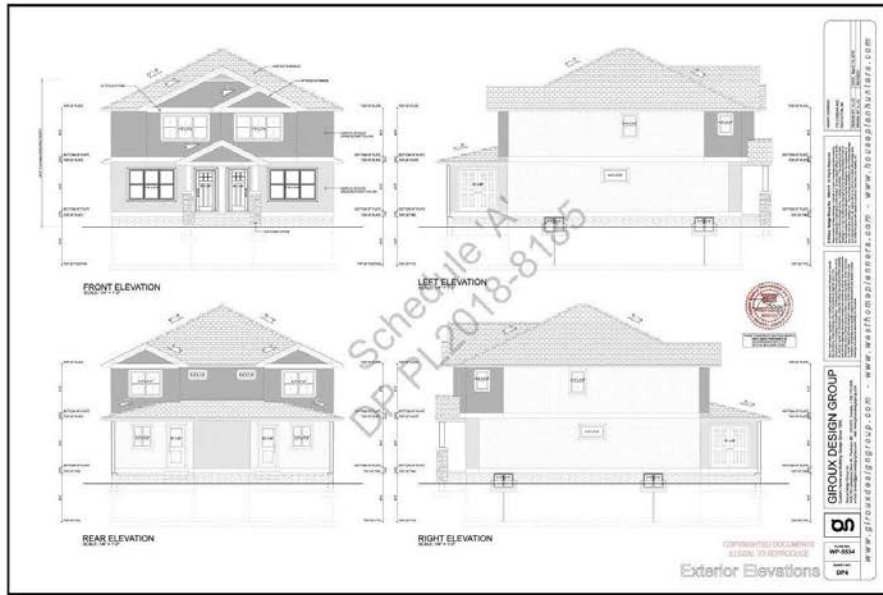
GIROUX DESIGN GROUP
175 COSSAR AVENUE, PENTICTON, BC, V9A 2E6 CANADA
PHONE: 250.773.2888 FAX: 250.276.4119
www.girouxdesigngroup.com

Site Plan & Calculations

Page 3 of 5

Council Report – 175 Cossar Avenue

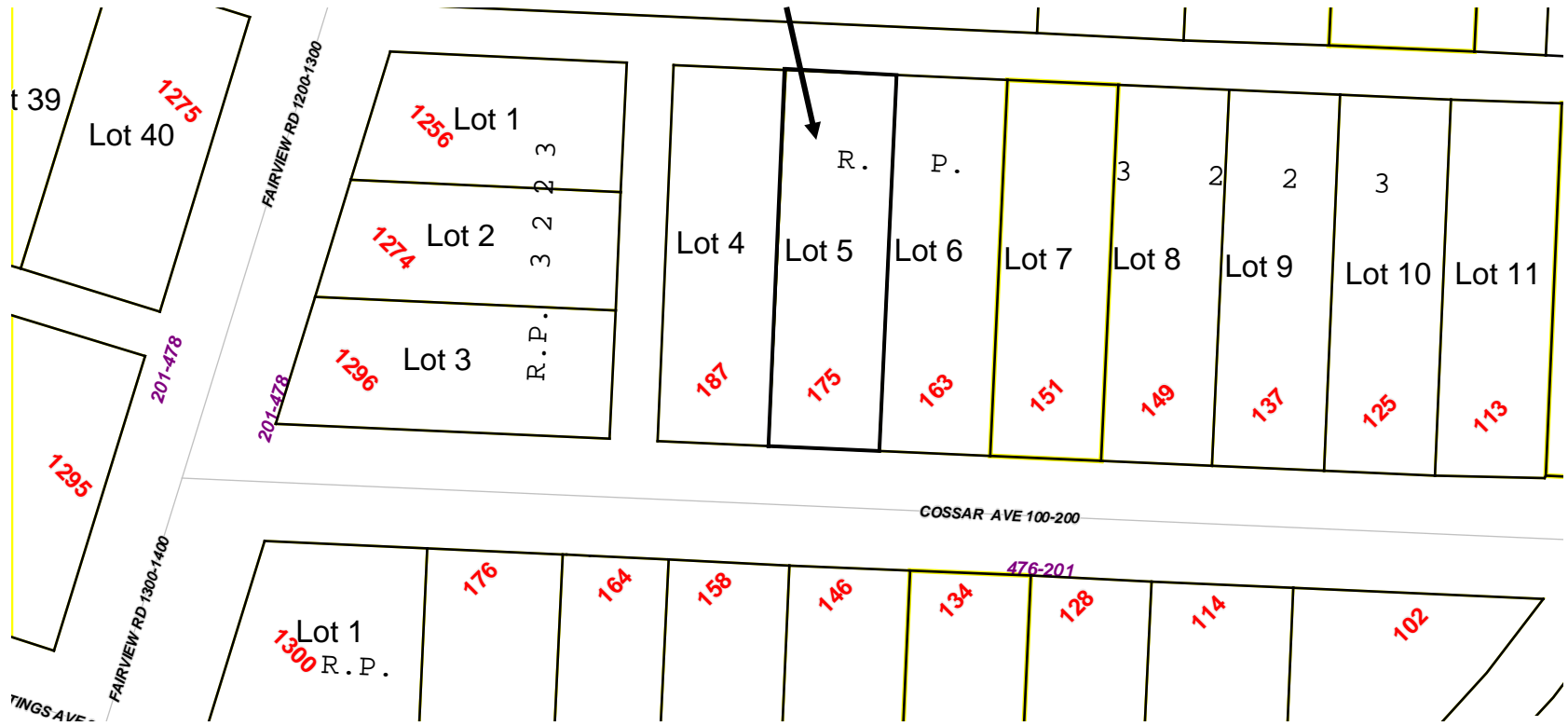
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175 Cossar Avenue

Amend Schedule B: Future Land Use Designation
From HR (High Density Residential) to MR (Medium Density Residential)

Amend Schedule H: Development Permit Area
From High Density Development Permit Area to General Multiple Family Development Permit Area



City of Penticton – Schedule 'A'

Official Community Plan Amendment Bylaw No. 2018-21

Date: _____

Corporate Officer: _____

The Corporation of the City of Penticton

Bylaw No. 2018-22

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. 2018-22".

2. Amendment:

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

Rezone Lot 5 District Lot 1, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3223, located at 175 Cossar Avenue from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

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

