



Public Notice

penticton.ca

May 10, 2018

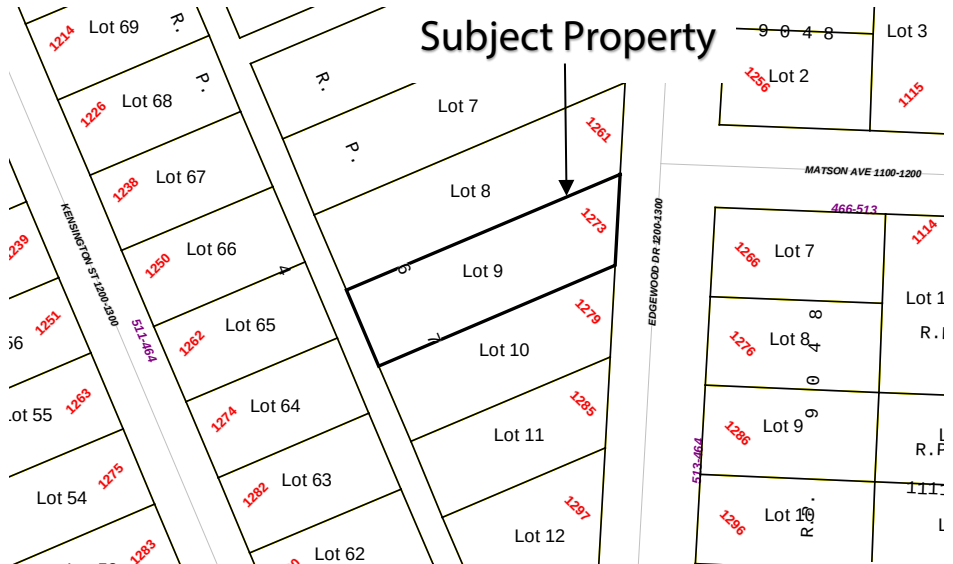
Subject Property:

1273 Edgewood Drive

Lot 9, District Lot 250, Similkameen
Division Yale District, Plan 6748

Application:

The applicant is proposing to subdivide 1273 Edgewood Drive into two lots and construct a single family dwelling on each lot. A zoning amendment is required to facilitate the subdivision. The following has been applied for:



Rezone PL2018-8217

Rezone from R2 (Small Lot Residential) to R3 (Small Lot Residential: Lane)

Information:

The staff report to Council and Zoning Amendment Bylaw 2018-30 will be available for public inspection from **Friday, May 11, 2018 to Tuesday, May 22, 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, May 22, 2018** in Council Chambers at Penticton City Hall, 171 Main Street.

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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, May 22, 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 May 22, 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: May 8, 2018
To: Peter Weeber, Chief Administrative Officer
From: Audrey Tanguay, Senior Planner
Address: 1273 Edgewood Drive
Subject: Zoning Amendment Bylaw No. 2018-30

File No: PRJ-087

Staff Recommendation

Zoning Bylaw Amendment

THAT "Zoning Amendment Bylaw No. 2018-30," a bylaw to amend Zoning Bylaw 2017-08 to rezone Lot 9, District Lot 250, Similkameen Division Yale District, Plan 6748, located at 1273 Edgewood Drive from R2 (Small Lot Residential) to R3 (Small Lot Residential: Lane) be given first reading and forwarded to the May 22, 2018 Public Hearing;

AND THAT, in accordance with section 507 of the *Local Government Act*, Council require the developer to construct the full width of the lane directly contiguous to the property including provisions for storm water management.

Strategic priority objective

The subject application is aligned with the Council Priorities of Community Building and Economic Vitality and Environmental Sustainability. The project represents smart growth by increasing density in areas where existing services already exist and in areas close to transit, commercial and employment centers.

Background

The subject property (Attachment 'A') is currently zoned R2 (Small lot Residential) and is designated by the City's Official Community Plan as LR (Low Density). Photos of the site are incorporated as Attachment 'D'. The site is 1,133m² (0.28 acre) in area and presently features a single detached dwelling. The surrounding area is predominantly single family dwellings. All the properties along Edgewood Drive are designated Low Density (LR) in the OCP.

The lot presently features a single family dwelling that will be demolished. The applicant intends to subdivide the lot and develop two small lots with a single detached dwelling on each lot with vehicular access only from the lane. A zoning amendment is required to accommodate the proposal.

Proposal

The applicant is requesting that the subject property be rezoned from R2 (Small Lot Residential) to R3 (Small Lot Residential: Lane), as identified in Zoning Bylaw 2017-08.

Financial Implication

Approval of the subject proposal will allow for the increase in property value substantially. This increase in land value will have a positive impact on the City's tax base.

Development Engineering Review

This application was forwarded to the City's Technical Planning Committee and reviewed by the Engineering and Public Works Departments. Frontage upgrades and servicing requirements have been identified and will be included in the subdivision approval. These items have been communicated to the applicant.

Excess Service Resolution

Under current Subdivision and Development Bylaw requirements, the developer is responsible to design and construct works to the centerline of existing roads adjacent to the development including upgrade to the lane. In cases where it is in the public interest, the *Local Government Act* gives authority to Council to formally require the developer to build beyond that requirement. In those cases, that developer is eligible for latecomer contributions from any landowner that later-on ties into the excess services constructed.

The applicant has applied to rezone the property to R3 (Small Lot Residential: Lane) where vehicular access is only allowed from the rear lane. The existing lane does not conform to the required 6m of the Subdivision and Development Bylaw. Staff proposed to upgrade the lane past the centre line of the property.

Project Specifications

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

Item	Requirement R2 Zone	Requirement R3 Zoning	Provided on Plans
Minimum Lot Size:	390m ²	275 m ²	544m ²
Minimum Lot Width	13m	9.1m	10.1m
Maximum Lot Coverage:	40%	50%	50%
Vehicle Parking:	2 stalls	2 stalls	2 stalls
Required Setbacks Front yard: Interior Side yard: Rear yard :	4.5m 1.5m 6m	4.5m 1.2m 6.0m	4.5m 1.2m 6m
Maximum Building Height:	10.5m	10.5m	10.5

Analysis

Support Zoning amendment

The subject property is designated as LR (Low Density Residential) according to the City's OCP. The proposed R3 zone is consistent with this OCP designation. No development variance permit is necessary to accommodate the dimensions of the proposed lots and to construct two single detached homes. The proposed development meets several objectives of the OCP and will maintain the character of the existing single family neighbourhoods. The main differences between the R2 and R3 zone are the required lot width, lot coverage and the interior yard setback, which is 1.5m for an R2 zoned property and 1.2m for an R3 property.

The proposed lot width at 10.1m is considerably lower than the average lot width in the area. This is an older established neighborhood with lot widths ranging from 18m to 21m and slightly deeper lots. In the downtown area, smaller sized lots have been developed successfully with single family and duplex dwellings. The lot width being proposed is more common in the downtown area of Penticton. The site is located on the outer edges of the periphery of the downtown core and the proposed development will assist in achieving increased residential densities in a sustainable location, nearby downtown. Staff do not feel the zoning change will negatively affect the neighbourhood hence accommodating small infill development in areas where existing services can accommodate higher densities in keeping with the single-family character of the neighborhood.

Given that the proposed zone conforms to the OCP designation and that the development meets the objectives of the OCP, staff recommend that Council support the application and forward it to the May 22 2018 Public Hearing for neighbourhood and public comment.

Deny / Refer

Council may feel that the proposed zone is not appropriate for the area. If that is the case, Council should deny the rezoning application, or support the application with conditions that Council feels are appropriate. Alternatively, Council may refer the application back to staff with further instructions.

Alternate Recommendations

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2018-30".
2. THAT Council support Zoning Amendment Bylaw No. 2018-30 but deny excess or extended service.

Attachments

Attachment A:	Subject Property Location Map
Attachment B:	Zoning Map
Attachment C:	OCP Map
Attachment D:	Photos of Subject Property
Attachment E:	Site Plan
Attachment F:	Elevations
Attachment G:	Subdivision Plan
Attachment H:	Letter of Intent
Attachment I:	Zoning Amendment Bylaw No. 2018-30

Respectfully submitted,

Senior Planner

Approvals

DDS	CAO
	PW

Attachment A – Subject Property Location Map



Figure 1: Subject Property Location Map

Attachment B – Zoning Map



Figure 2: Zoning Map

Attachment C- OCP Map



Figure 3: OCP Map

Attachment D – Photos of Subject Property



Figure 4: View on Edgewood Drive



Figure 5: View from the lane

Attachment E - Site Plan

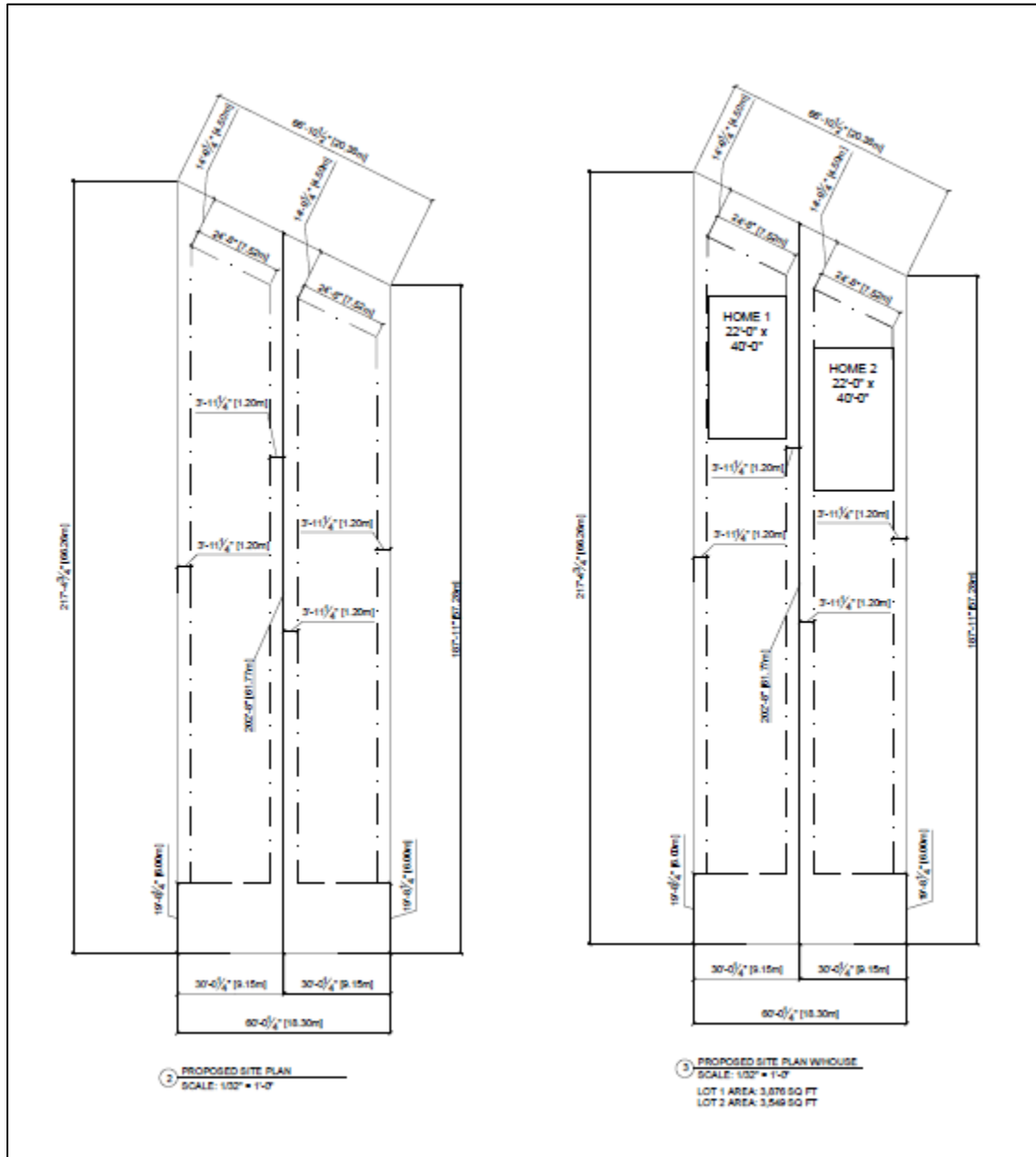


Figure 6: Site Plan

Attachment F – Proposed Subdivision

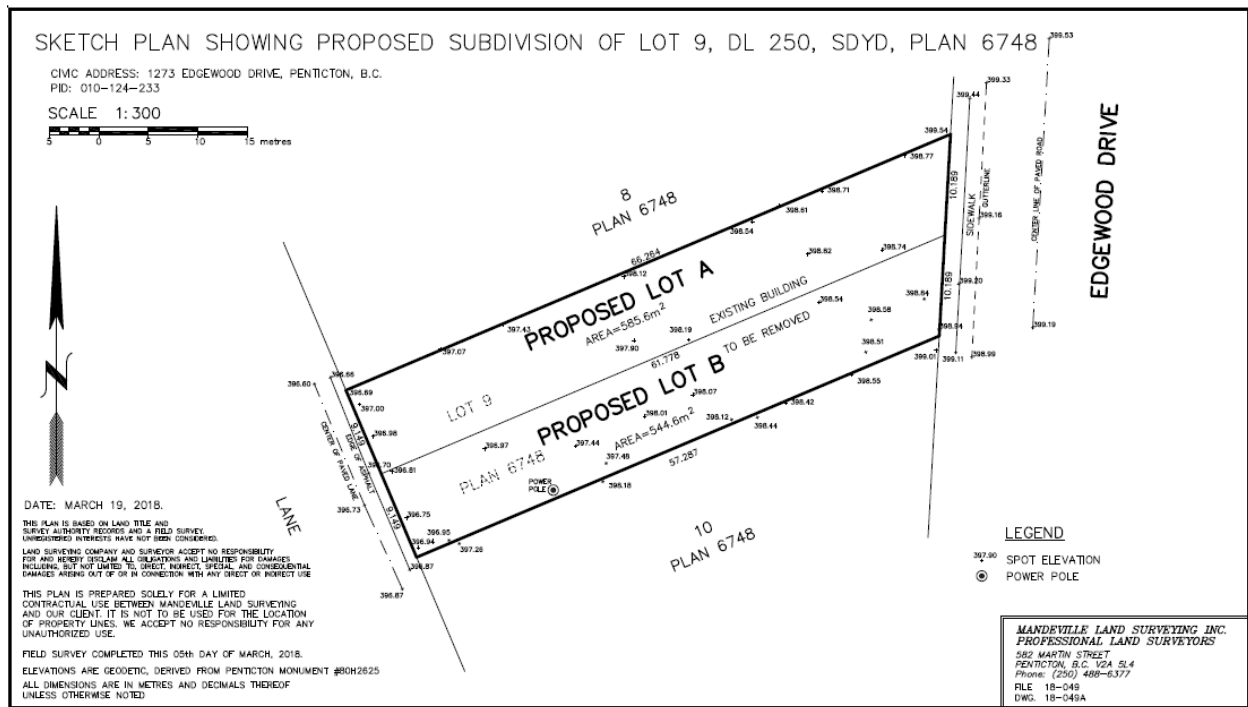


Figure 7: Proposed Subdivision

Attachment G – Elevations



① OPTION 1



② OPTION 2

Figure 8: Proposed Elevations



Radec Group Inc.
955 Timmins St.
Penticton, BC V2A 5V3

Rezoning/Subdivision Letter of Intent

1273 Edgewood Dr. Penticton, BC

The attached application for Rezoning and Subdivision is being submitted by Radec Group Inc. on behalf of Dave Pascoe, owner of 1273 Edgewood Dr. in Penticton, BC. These proposed subdivision and rezoning plans are targeted to meet the growing demand for affordable, single family living in the Penticton market.

The subject property is zoned R2 (Small Lot Residential). Radec Group proposes to change this R2 zoned lot into a large R3 zoned lots. Radec intends to construct two single family homes (one per lot). Each property will have a large backyard for outdoor space and ample parking access in the back alley. These homes will be replacing one old run down single family home and is located in an area of low density residential homes. We feel that these single family homes will provide a much needed housing option for people looking for affordable housing with backyard space.

These single family homes will have two floor plan options. The first option will be a full, two storey home. The top floor will be a three bedroom, master ensuite and main bathroom with the main floor consisting of a modern, open concept living, kitchen and dining area. The second option will be a rancher style home with complete with an open storage loft. There are to be 3 bedrooms, a den and an open concept kitchen, living and dining area. Outdoor amenity space will be provided for each home to accommodate an outdoor seating/entertaining area as well as a spacious backyard.

Radec Group would like to thank the City of Penticton for the opportunity to add thoughtfully designed and well-constructed ground orientated family living into the Penticton housing market. We respectfully request a Rezoning/Subdivision for these beautiful new homes on Edgewood Dr.

Figure 9: Letter of Intent

Rezone 1273 Edgewood Drive From R2 (Small Lot Residential) to R3 (Small Lot Residential)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2018-30

Date: _____

Corporate Officer: _____