



Public Notice

penticton.ca

May 10, 2018

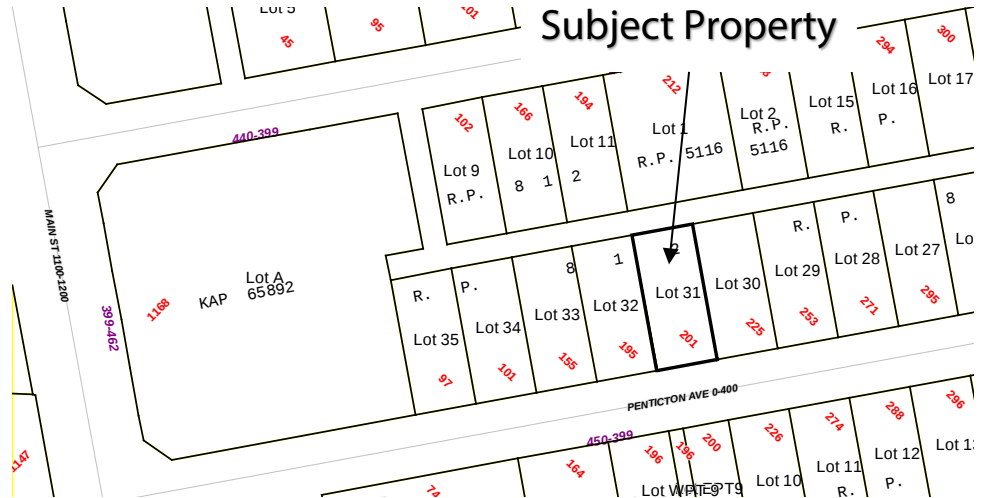
Subject Property:

201 Penticton Avenue

Lot 31, Block 1, District Lot 250,
Similkameen Division Yale District,
Plan 812

Application:

The applicant is proposing to construct a side-by-side duplex with suites (4 units total). To facilitate the project, the following bylaw amendments are being considered:



Rezone PL2018-8180

Rezone 201 Penticton Avenue from R2 (Small Lot Residential) to RD1 (Duplex Housing).

Official Community Plan Amendment PL2018-8254

Amend Schedule "H" of Official Community Plan Bylaw 2002-20 to include 201 Penticton Avenue in the Downtown Multiple Family Development Permit Area.

Information:

The staff report to Council, Zoning Amendment Bylaw 2018-27 and Official Community Plan Amendment Bylaw 2018-28 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.

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: Randy Houle, Planner I
Address: 201 Penticton Avenue
Subject: Zoning Amendment Bylaw No. 2018-27
Official Community Plan Amendment Bylaw No. 2018-28

File No: 2018 PRJ-036

Staff Recommendation

Zoning Amendment

THAT "Zoning Amendment Bylaw No. 2018-27", a bylaw to Rezone Lot 31 Block 1 District Lot 250 Similkameen Division Yale District Plan 812, located at 201 Penticton Avenue from R2 (Small Lot Residential) to RD1 (Duplex Housing), be given first reading and be forwarded to the May 22, 2018 Public Hearing;

OCP Amendment

THAT prior to consideration of "OCP Amendment Bylaw No. 2018-28" and in accordance with Section 475 of *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 "Official Community Plan Amendment Bylaw No. 2018-28," a bylaw to amend Schedule 'H' Development Permit Area Map of the City's OCP, to include the subject property in the Downtown Multiple Family Development Permit Area; be introduced, given first reading and forwarded to the May 22, 2018 Public Hearing.

Background

The subject property (Attachment A) is zoned R2 (Small Lot Residential) and designated by the City's Official Community Plan (OCP) as LR (Low Density Residential). Photos of the site are included as Attachment D. The lot is 520.2m² (5,600ft²) in area and features an older single family dwelling which is intended to be demolished. Surrounding properties are primarily zoned R2 (Small Lot Residential), P1 (Public Assembly) and

C2 (Neighbourhood Commercial). Surrounding properties are designated by the OCP as LR (Low Density Residential) and A (Administration/Institutional). The site is located at the periphery of the downtown, close to the Penticton Plaza, KVR trail and Pen-Hi school. The properties in this area are predominately single family. The close proximity to commercial and duplex-zoned properties creates the potential for more density.

Proposal

The applicant is proposing to construct a side-by-side duplex with suites in the basements for a total of four units. The main units in each duplex will be approximately 1400ft² over two storeys with living space and a flex room on the main level and three bedrooms upstairs. The basement suites will be approximately 900ft² each and have two bedrooms.

Since a duplex is not a permitted use in the current zone, an amendment is required to Zoning Bylaw 2017-08 to rezone the subject property from R2 (Small Lot Residential) to RD1 (Duplex Housing).

Strategic Priority 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.

Public consultation

The developers hosted a public information session on April 18, 2018 at the Shatford Centre. The developers sent invitations by mail to property owners and hand delivered them to tenants of the properties depicted on Attachment I. At the open house, the developers and consultants presented the plans and helped answer any questions. Eight neighbours attended the meeting along with two members of City staff. The main concern raised was in regards to the precedent setting that the rezoning may have on the rest of the street. Other concerns were around ensuring adequate screening measures are put in place and adequate outdoor space is provided for the future residents of the development. The public liked the design of the building and felt it would be an improvement to the neighbourhood. Staff consider that the plans submitted meet the general wishes of the neighbourhood.

Staff are not recommending any further consultation above and beyond what has occurred to date. The public hearing will allow for an additional opportunity for comment from the public.

Technical Review

This application was forwarded to the City's Technical Planning Committee and reviewed by the Engineering and Public Works departments. At the building permit stage, servicing requirements will be addressed and upgrades may be required given the density increase. As per City of Penticton Building Bylaw 94-95 section 7.1.5, storm water/drainage is to be maintained on site. If the request for the zoning amendment is supported, BC Building Code and City bylaw provisions, such as height restrictions, will apply.

Development Statistics

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

Item	Requirement RD1 zone	Proposed
Maximum Lot Coverage:	50%	32.6%
Maximum Density:	NA	0.84 FAR
Minimum Lot Width:	15.0m	15.24m
Minimum Lot Area:	540m ²	520.0m ² *
Vehicle Parking:	1 per unit (4 total)	4 spaces
Required Setbacks		
Front yard (south, Penticton Avenue):	4.5m	4.5m
Rear yard (north, lane):	6.0m	10.0m+
Interior yard (west):	1.5m	1.5m
Interior yard (east):	1.5m	1.5m
Maximum Building Height:	10.5m	9.3m
Other Information:	The subject property is not located in a Development Permit Area, but staff are recommending that the property be included in the Downtown Multiple Family DPA to ensure the form and character of the building and landscaping are of high quality. <i>*The minimum parcel standards (in terms of width and area) only apply when a new parcel is being created, not through rezoning of an existing parcel.</i>	

Analysis

Zoning Amendment

Support "Zoning Amendment Bylaw No. 2018-27"

The subject lands are designated as Low Density (LR) Residential by the City's Official Community Plan. The OCP states that "when reviewing applications to allow duplexes within the LR designation, Council and staff should consider overall neighbourhood character and locating duplexes in areas that meet the following guidelines:"

- areas with existing duplexes;
- areas in close proximity to multiple family, commercial or institutional uses.
- predominately in single family areas undergoing redevelopment.
- duplexes shall have a high aesthetic value and be consistent with the character of the recipient neighbourhood.

With those guidelines in mind, staff can provide the following points:

- The surrounding neighbourhood features two duplex zoned properties to the east side of Manitoba Avenue and commercial zoned properties along Main Street as depicted in Attachment H.
- The renderings submitted with the application are of high aesthetic value with a peaked roof, picture windows and various building material types. Given the age of the building stock and the

size of the lots in this area, it is anticipated that re-development will occur in this area in some form or another in the next decade. The inclusion of the subject duplexes represents a gentle densification to respect the character of the exiting area.

Staff considers that it is reasonable to densify this property given the location's proximity to commercial nodes as well as the KVR trail and other transit routes. A parking space is provided for each unit, accessed from the lane. With no driveways proposed in the front, three on-street parking spaces are retained. The plans show that a sizeable duplex can be built on the property with no variances. If the applicant does not follow through with the development, the existing dwelling will still conform to the RD1 (Duplex Housing) zone as a single family dwelling is a permitted use.

Given the information presented above, staff recommends that Council support "Zoning Amendment Bylaw No. 2018-27" and forward the application to the May 22, 2018 Public Hearing for comments from the public.

Deny/Refer Zoning Amendment

Council may consider that the proposed amendment is not suitable for this site. If this is the case, Council should deny the bylaw amendment. Alternatively, Council may wish to refer the matter back to staff to work with the applicant with any direction that Council considers appropriate.

OCP Amendment

Support "OCP Amendment Bylaw No. 2018-28"

If the rezoning is approved by Council, the developer could completely change the design of the proposed duplex as long as it meets the zoning bylaw and building code requirements. Staff are recommending to include the property in the Downtown Multiple Family DP area to ensure the design is retained as proposed.

The Downtown Multiple Family Development Permit Area guidelines are intended to address the form and character of new multi-family buildings. The objective of these guidelines, according to the OCP, is to "ensure that the citing, form, character and landscaping of new multi-family development and exterior renovations and additions to existing buildings in the downtown area are compatible with the context of the traditional neighbourhood character in some downtown neighbourhoods."

Deny/Refer OCP Amendment

Council may feel that it is not necessary to include the subject property in a DP area. If this is the case, Council should deny the bylaw amendment.

Alternate Recommendations

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2018-27" and deny first reading of "OCP Amendment Bylaw No. 2018-28."
2. THAT Council support first reading of "Zoning Amendment Bylaw No. 2018-27," but deny first reading of "OCP Amendment Bylaw No. 2018-28."
3. THAT Council support first reading of the bylaws with conditions.
4. THAT Council refer the bylaws back to staff.

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:	Renderings
Attachment G:	Floor Plans
Attachment H:	Surrounding Commercial and Duplex Zoned Properties
Attachment I:	Consultation Area for Open House
Attachment J:	Open House Invitation
Attachment K:	Letter of Intent
Attachment L:	Zoning Amendment Bylaw No. 2018-27
Attachment M:	Official Community Plan Amendment Bylaw No. 2018-28

Respectfully submitted,

Randy Houle
Planner I

Approvals

DDS 	CAO PW
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Attachment A – Subject Property Location Map



Figure 1: Subject Property Location Map



Figure 2: Zoning Map



Figure 3: OCP Map

Attachment D – Photos of Subject Property



Figure 4: South View (from Penticton Avenue)



Figure 5: North View (from the lane)



Figure 6: South View showing proximity to west neighbour



Figure 7: South View showing proximity to east neighbour

Attachment E – Site Plan

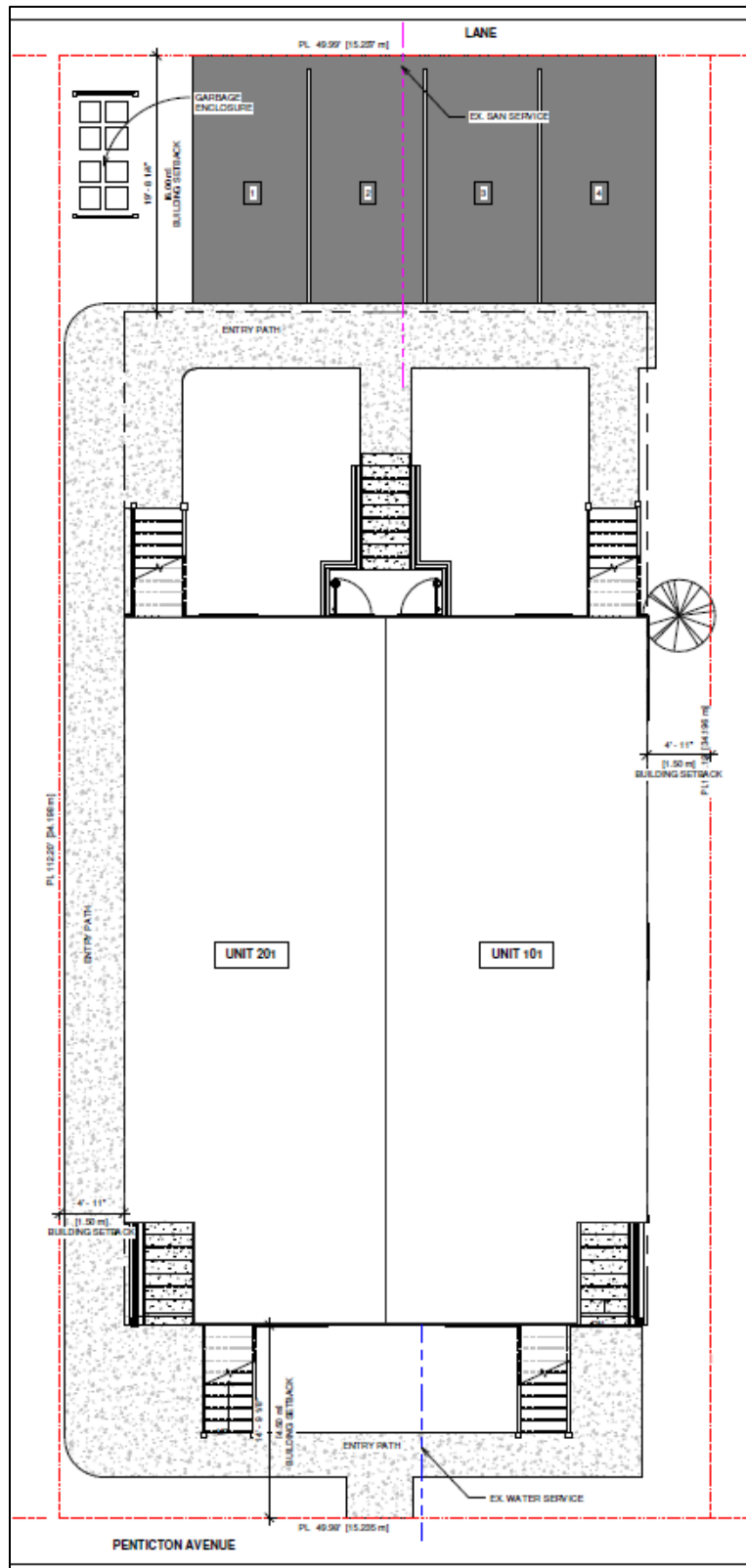


Figure 8: Site Plan

Attachment F – Renderings



Figure 9: Proposed Front Elevation



Figure 10: Proposed Rear Elevation

Attachment G –Floor Plans

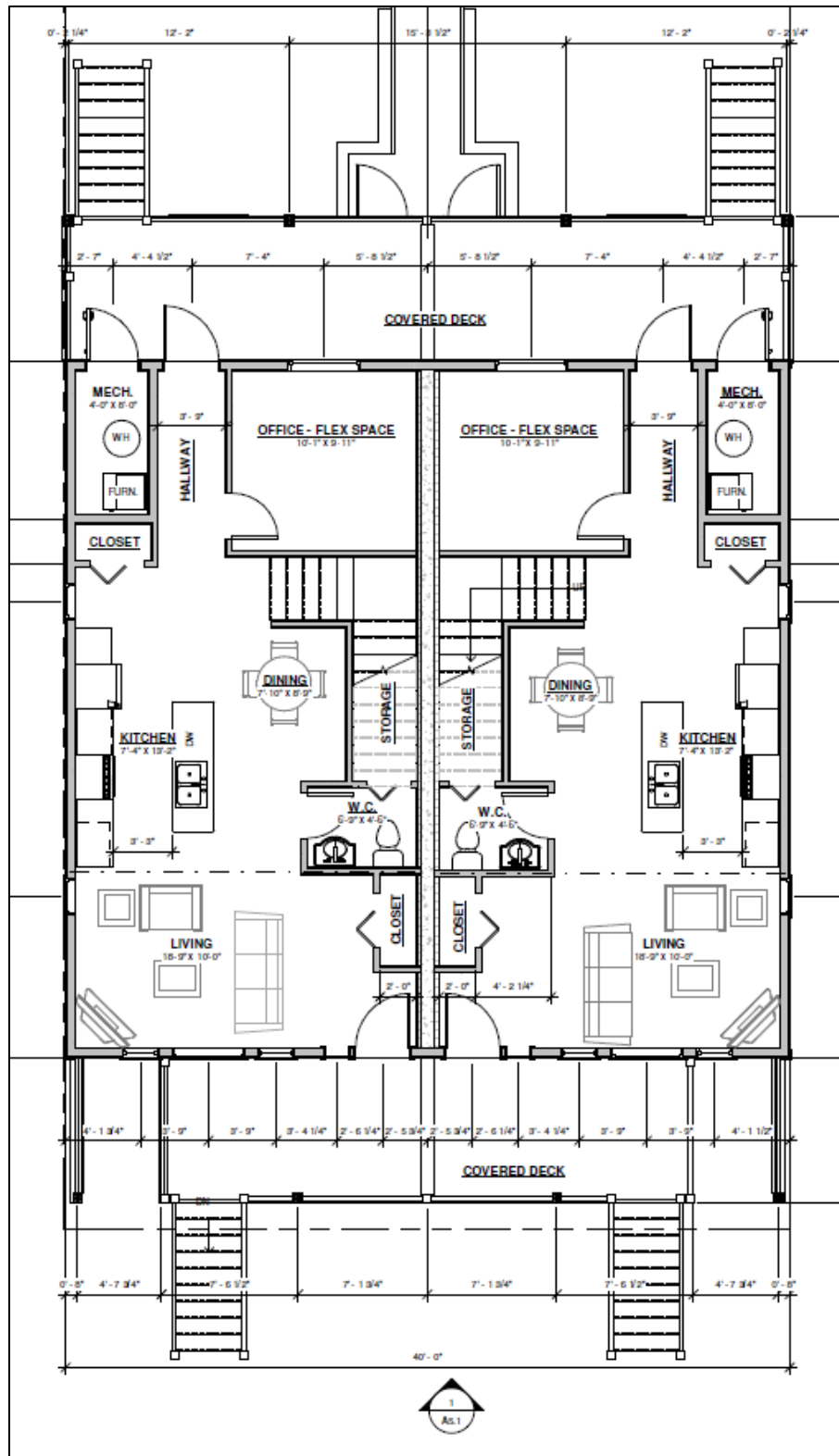


Figure 11: Main Floor Plan

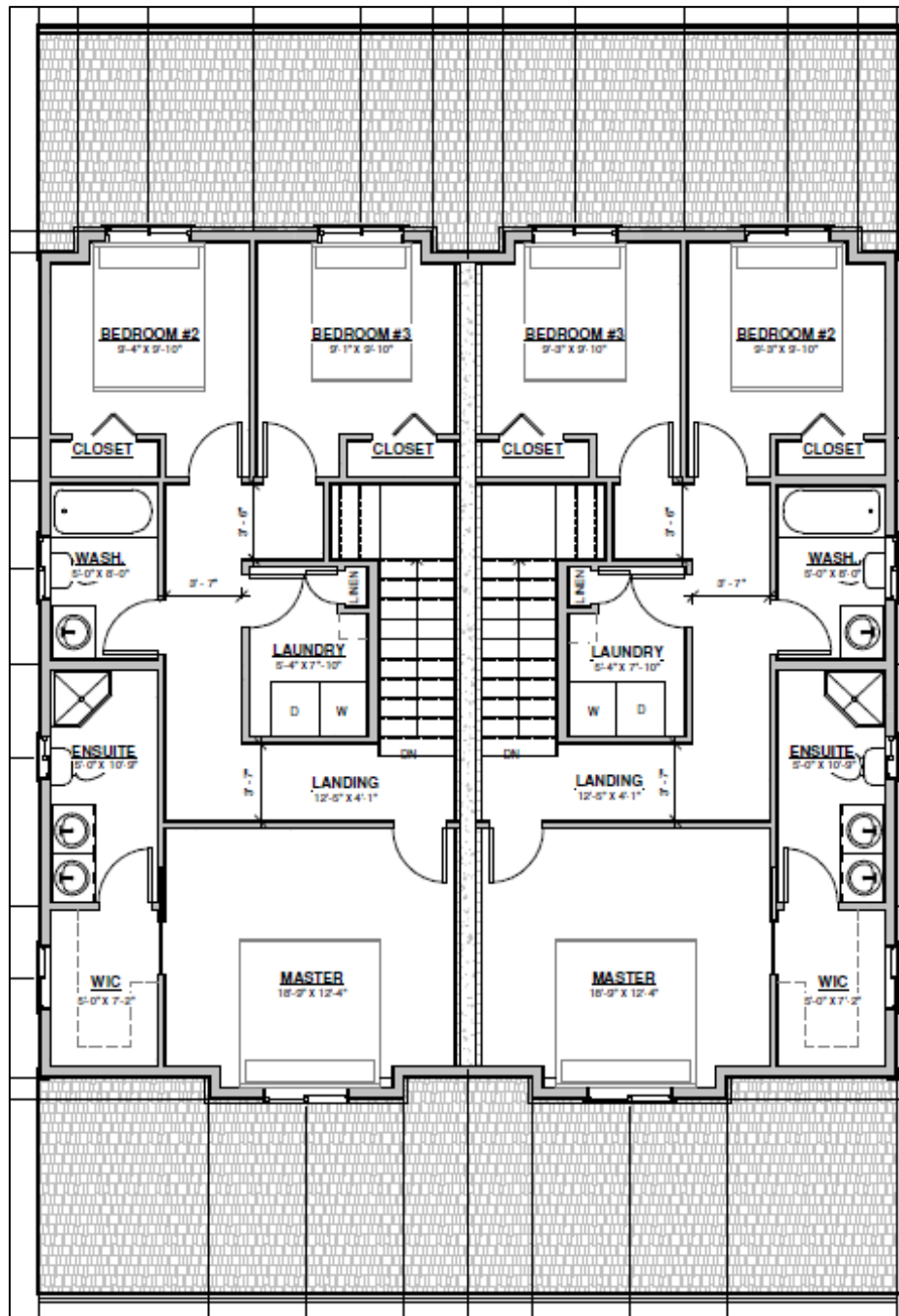


Figure 12: Second Floor Plan

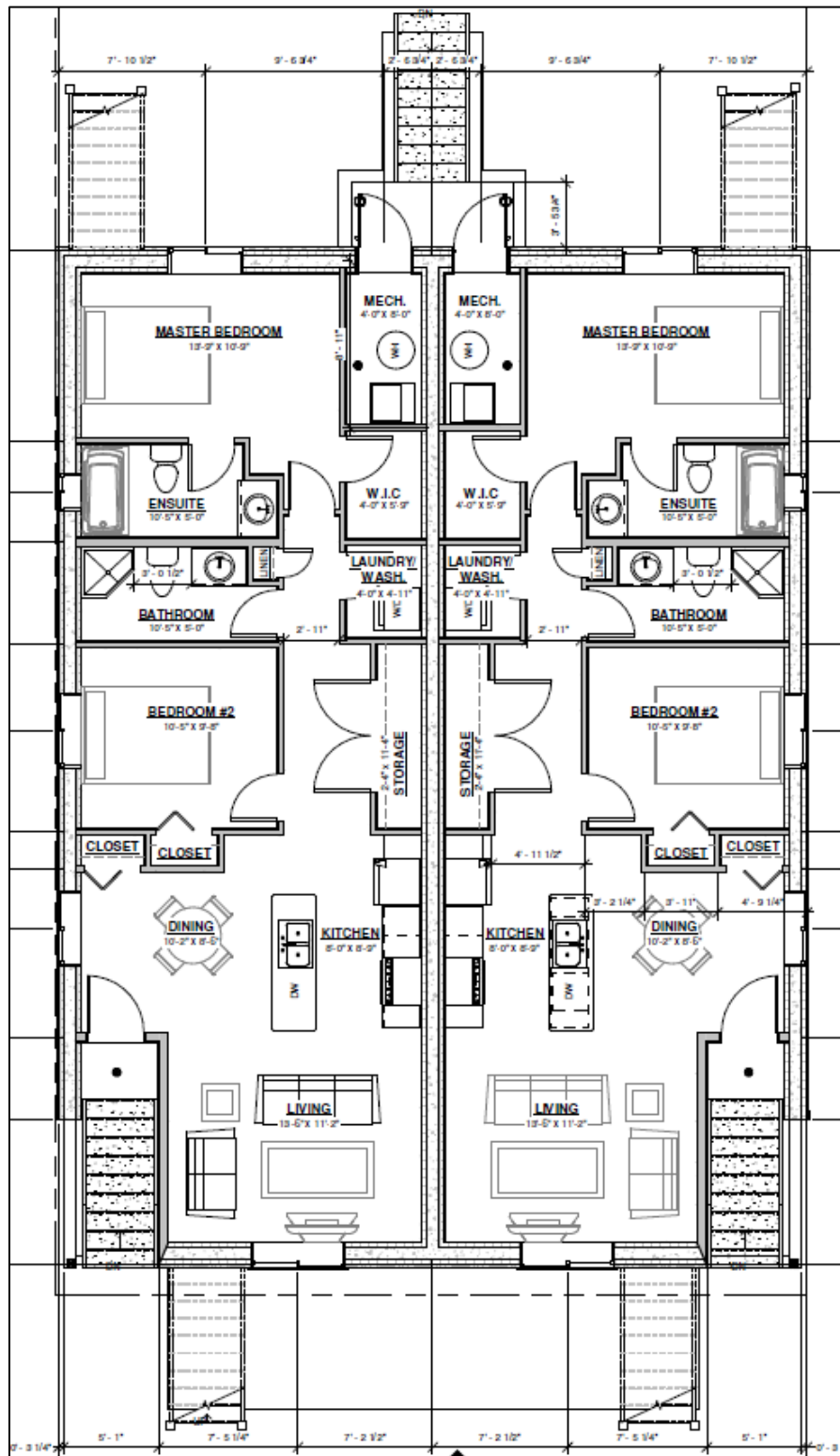


Figure 13: Basement Suites

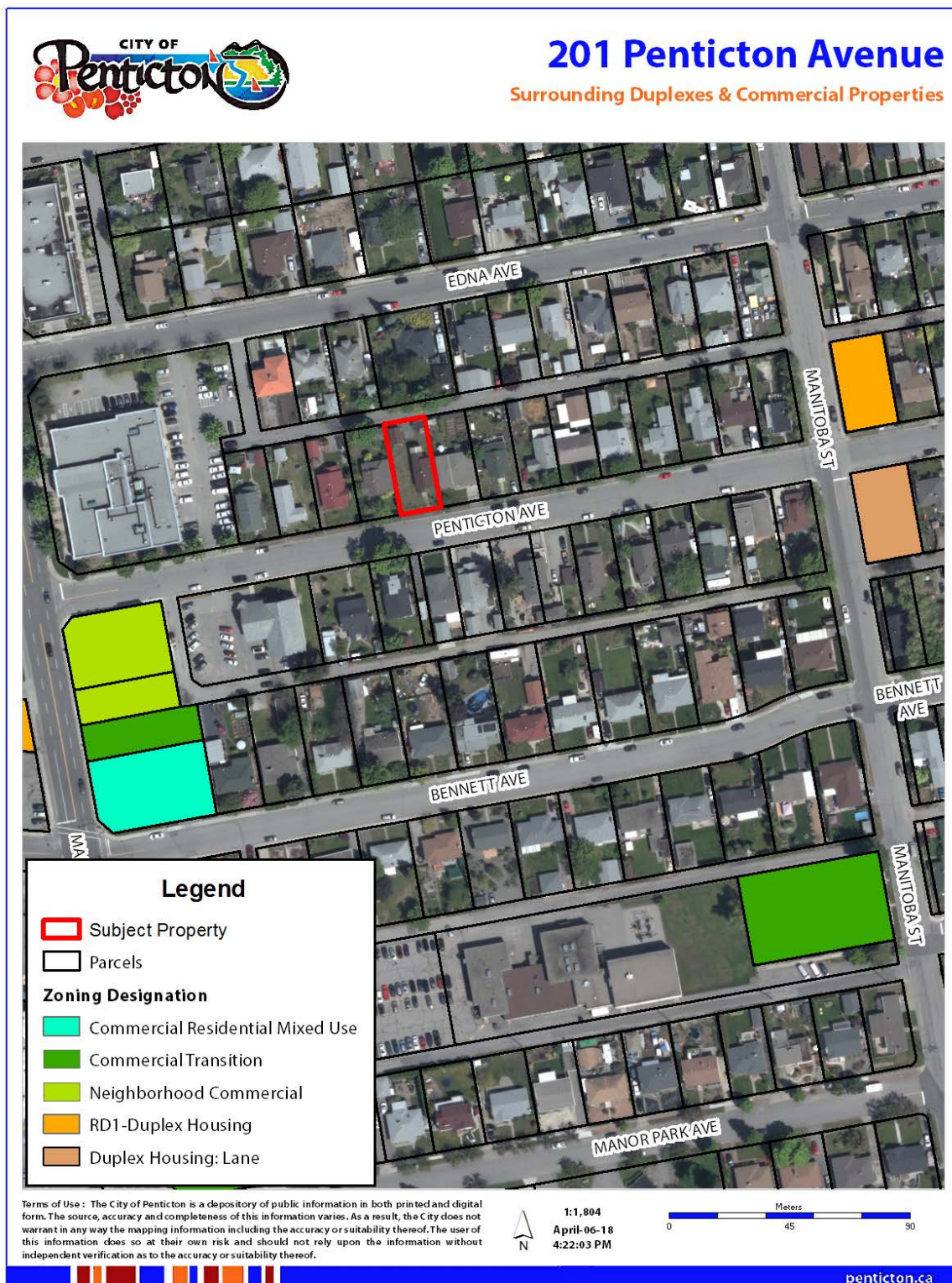


Figure 14: Surrounding Commercial & Duplex Zoned Properties



Figure 15: Consultation Area

You are Invited to an
OPEN HOUSE
At the Shatford Centre, Galleria Room - 760 Main Street
April 18, 2018
from 4:30 to 6:30 p.m.

The new owners of the lot at 201 Penticton Avenue are proposing to demolish the existing old house and rebuild a new duplex. A rezoning application for the duplex has been submitted to the City of Penticton. As part of that process, a public Open House is required to provide an opportunity for neighbours to view the plans and provide comments before the application is received by City Council.

The new duplex is a side-by-side design, with secondary suites in each. The design is a traditional style, consistent with the Penticton Avenue neighbourhood. Parking is provided off the rear lane.

Please drop by and meet with owners, consultant and City staff.

For further information contact:

Donna Butler, Ecora Engineering at 250 492-2227 or donna.butler@ecora.ca

Randy Houle, City of Penticton at 250 490-2507 or Randy.Houle@penticton.ca

Figure 16: Open House Invitation



April 19, 2018

Ecora File No.: CP-17-608-FOP

City of Penticton
171 Main Street
Penticton, B.C. V2A 5A9

Attention: Planning Department

Reference: Rezoning of 201 Penticton Avenue

This letter is to accompany a rezoning application for the above property from RS2 to RD1. The subject site is located on Penticton Avenue in an established residential area located south of the Downtown and between Main and Government Streets. The Plaza Shopping Centre is nearby to the south.

The area is characterized by good sized lots, typically 50' x 110 with lane access. It is primarily a single family area, with 2 duplexes on Manitoba Street. 201 Penticton Avenue is located 5 lots from the RCMP Building to the west on Main Street and a few lots from a church at 74 Penticton Avenue.

Development Proposal

The proposed development is a side by side duplex with duplex suites under the RD1, Duplex Housing Zone. The building features a traditional design with sloping roof lines, front porches, front stairs, window and door trim and horizontal siding – in keeping with the character of the neighbourhood. Outdoor spaces are provided in the front and back yards for the residents and in response to comments at the Open House, the building will be moved forward 1.5m (5') closer to the street to enlarge the rear yard space. Four parking spaces are accessed off the lane in compliance with zoning requirements.

Neighbourhood Meeting

An Open House was held at the Shatford Centre on April 18 and 8 residents attended. There was some concern expressed about the amount of off-street parking provided and the precedent that this rezoning may result in more duplexes in this area in future. There was support for the rezoning of the subject site and for the traditional design of the development. It was also noted that the new duplex is a good replacement for the old house on the site. A report on this Open House is attached.



Select office location from dropdown | www.ecora.ca

Planning Considerations

This area of the City is designated as LR, Low Density Residential in the Community Plan and duplex development is consistent with this designation. The Community Plan supports infill housing within existing serviced areas as well a goal of fostering a variety of housing types, tenures and density. The OCP outlines guidelines of where duplex development is appropriate including in areas with existing duplexes, areas in close proximity to multiple family, commercial or institutional uses and predominately single family areas undergoing redevelopment.

The site at 201 Penticton Avenue is consistent with these guidelines for duplex development. The neighbourhood is generally of well-kept older homes, while the subject site is in poor repair and in need of redevelopment. The proposed duplex provides an opportunity for a new housing in an established area that is compatible with area character.

Sincerely

Ecora Engineering & Resource Group Ltd.

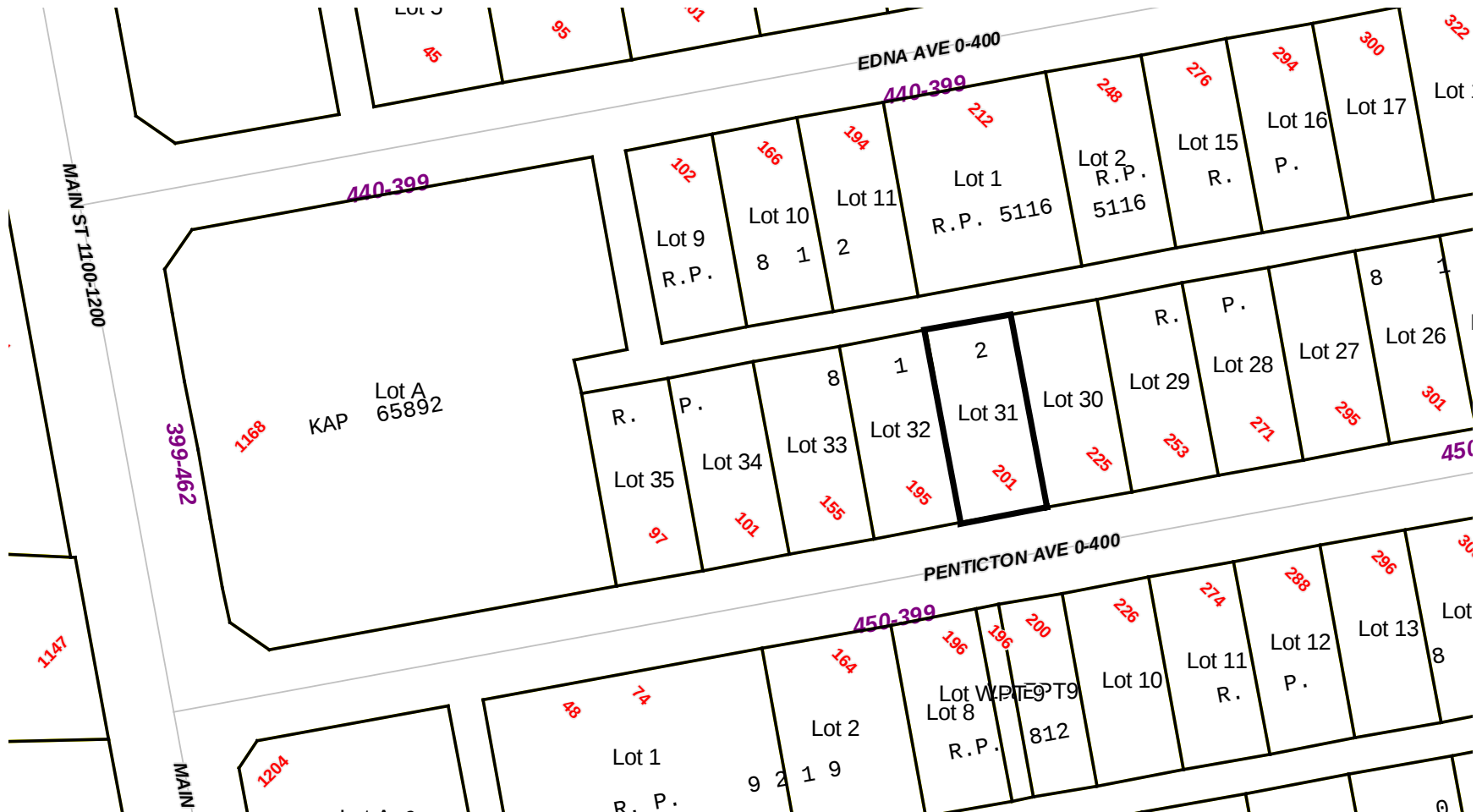


Donna M. Butler, MCIP, RPP

Senior Planner

Figure 17: Letter of Intent

Rezone 201 Penticton Avenue From R2 (Small Lot Residential) to RD1 (Duplex Housing)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2018-27

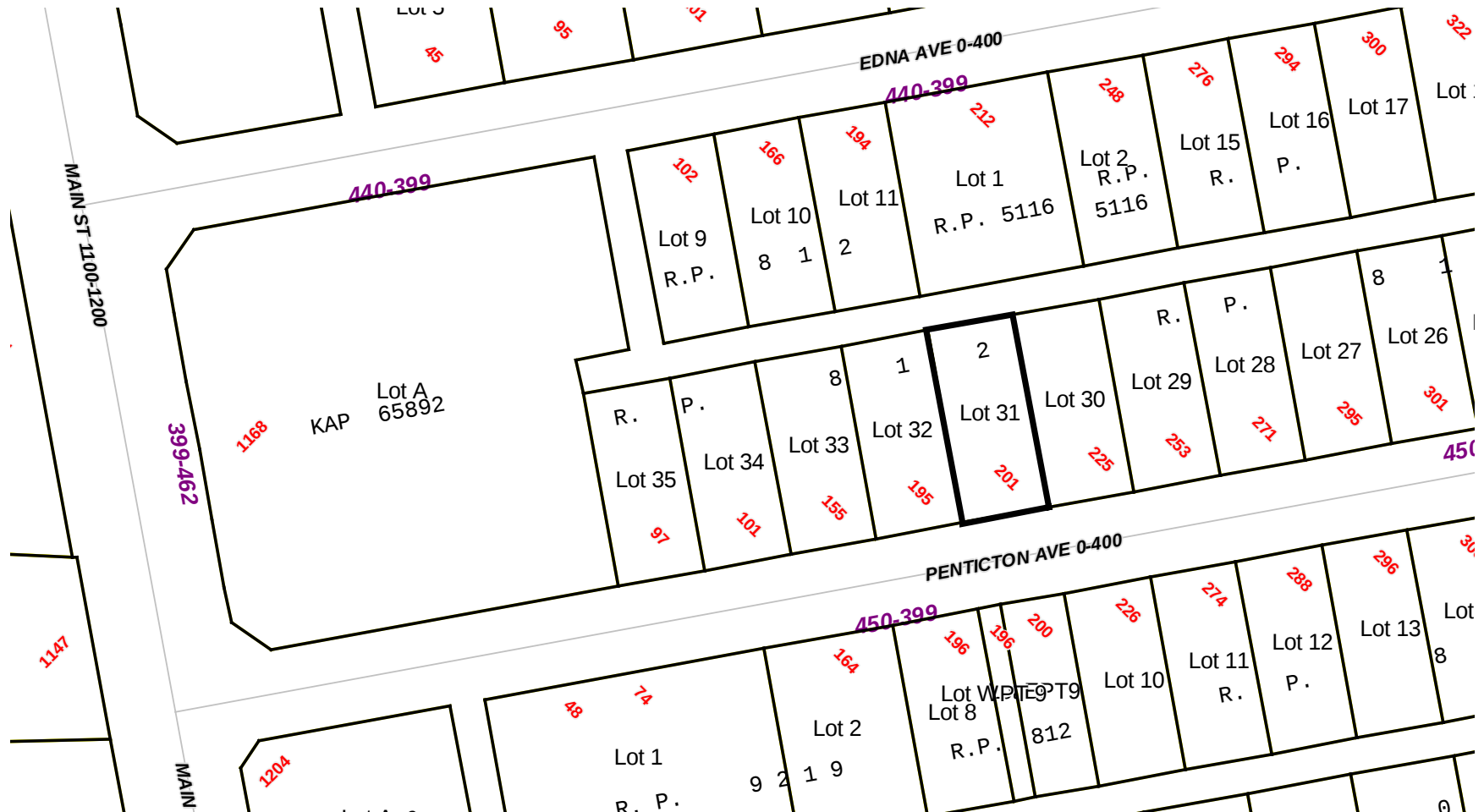
Date: _____

Corporate Officer: _____

Bylaw No. 2018-28

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Amend Schedule 'H' of OCP Bylaw 2002-20 to include 201 Penticton Avenue in the Downtown Multiple Family Development Permit Area



City of Penticton – Schedule 'A'

Official Community Plan Amendment Bylaw No. 2018-28

Date: _____

Corporate Officer: _____