



Public Notice

penticton.ca

June 7, 2018

Application:

New Zoning Schedule: RD3 (Residential Infill)

The new zoning designation RD3 (Residential Infill) can support smart growth by increasing density in areas where existing services already exist and in areas close to transit, commercial and employment centers in a form compatible with adjacent lower-density residential areas.

The intent of the RD3 zone is to support a maximum of three dwelling units on one lot putting an emphasis on maintaining a single detached feel to the property.

Information:

The staff report to Council and Zoning Amendment Bylaw 2018-36 will be available for public inspection from **Friday, June 8, 2018 to Tuesday, June 19, 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, June 19, 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, June 19, 2018** to:

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

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No letter, report or representation from the public will be received by Council after the conclusion of the June 19, 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: June 5, 2018
To: Peter Weeber, Chief Administrative Officer
From: Audrey Tanguay, Senior Planner
New Zoning Schedule: RD3 (Residential Infill)

File No: 3360-02

Subject: Zoning Amendment Bylaw No. 2018-36

Staff Recommendation

THAT "Zoning Amendment Bylaw No. 2018-36", a bylaw to amend Zoning Bylaw 2017-08 to create a new zone called RD3 (Residential Infill) be given first reading and be forwarded to the June 19, 2018 Public Hearing.

Strategic priority objective

The new zoning designation RD3 (Residential Infill) can support smart growth by increasing density in areas where existing services already exist and in areas close to transit, commercial and employment centers in a form compatible with adjacent lower-density residential areas.

Financial implication

None.

Analysis

Support the creation of the RD3 (Residential Infill) zone

Staff proposed the creation of a new zone in Zoning bylaw 2017-08 to address some of the recent trends of development in the City, including carriage houses, clustering of housing and subdividing urban lots to create two or three new building lots. The intent of the RD3 zone is to support a maximum of three dwelling units on one lot putting an emphasis on maintaining a single detached feel to the property. The zone allows for a single detached dwelling, with a secondary suite as well as a carriage house.

The new zone is intended for areas of exiting single-family housing undergoing transition to higher density, but offers a built form fitting in more appropriately with single family and duplex housing as opposed to apartment or townhouses, which is seen as more disruptive building forms in traditionally single-family neighbourhoods.

The development regulations of the RD3 zone are very similar to the R3 (Small Lot Residential) and RD2 (Duplex Housing: Lane) zones, with minimal front yard setbacks (enough for a tree to be planted) and minimal side yard setback (1.2m) allowing for subdivision and infill to happen.

The new zone, will give the City's development and residential design industry opportunities for creative new housing projects in Penticton, meeting the demands outlined in the City's Housing Needs Assessment. The new zone meets several objectives of the City's Official Community Plan and Downtown Plan including:

- Ensuring the City's Zoning Bylaw accommodates development of a variety of housing types
- Promoting infill development in areas where higher densities can be accommodated
- Encouraging intensification in and around the downtown

Alternate Recommendations

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2018-36".

Attachments

Attachment A Proposed new RD3 zone to be included into Zoning Bylaw 2017-08
Attachment B: Zoning Amendment Bylaw No. 2018-36

Respectfully submitted,

Audrey Tanguay
Senior Planner

Approvals

DDS 	CAO PW
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10.12 RD3 – Residential Infill

PURPOSE

The purpose is to provide a **zone** for infill housing with a maximum of three units on small sized urban serviced **lots**.

10.12.1 PERMITTED USES

The **permitted uses** in this **zone** are:

- .1 **accessory use, building or structure**
- .2 **one back-to-back duplex, one side-by-side duplex, one stacked duplex, or one single detached dwelling**
- .3 **secondary suite** (subject to accessory suites regulations 8.1)
- .4 **carriage house** (subject to accessory suites regulation 8.2)
- .5 **minor home occupation** (subject to specific use regulation 7.3)
- .6 **vacation rental** (subject to specific use regulation 7.6)

10.12.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

- .1 Minimum **lot width**:
 - i. standard **lot** 9.1 m
 - ii. **corner lot** 10.5 m
- .2 Minimum **lot area**: 275 m²
- .3 Maximum **lot coverage**: 55%
- .4 Maximum **density**: 1.0 FAR
- .5 Maximum **height**:
 - i. **principal building** 10.5 m
 - ii. **accessory building or structure** 4.5 m
- .6 Minimum **front yard** (subject to general development regulation 4.2.5): 4.5 m
- .7 Minimum interior **side yard**: 1.2 m
Minimum **exterior side yard**: 3.0 m
- .8 Minimum **rear yard**:
 - i. **principal building** 6.0 m
 - ii. **accessory building or structure** 1.5 m
- .9 Maximum area of all accessory buildings 75 m²

10.12.3 OTHER REGULATIONS

- .1 Notwithstanding section 8.2.2, in the case of the RD3 zone, a **carriage house** is permitted on the same lot as a principal dwelling with a **secondary suite** or a **duplex** building for a maximum of three dwellings on a lot.
- .2 In the case of duplex development, where a rear **lane** is provided, vehicular access must be from the rear **lane**.
- .3 In cases where a **dwelling unit** faces the back of the lot, a clear, unobstructed and maintained access from the front of the property to the back unit at least 1.2 m in wide, must be provided.

The Corporation of the City of Penticton

Bylaw No. 2018-36

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. 2018-36”.

2. **Amendment:**

Zoning Bylaw 2017-08 is hereby amended as follows:

2.1 Add the following section to Chapter 10 – Urban Residential Zones:

10.12 RD3 – Residential Infill

PURPOSE

The purpose is to provide a **zone** for infill housing with a maximum of three units on small sized urban serviced **lots**.

10.12.1 PERMITTED USES

The **permitted uses** in this **zone** are:

- .1 ***accessory use, building or structure***
- .2 ***one back-to-back duplex, one side-by-side duplex, one stacked duplex, or one single detached dwelling***
- .3 ***secondary suite*** (subject to accessory suites regulations 8.1)
- .4 ***carriage house*** (subject to accessory suites regulation 8.2)
- .5 ***minor home occupation*** (subject to specific use regulation 7.3)
- .6 ***vacation rental*** (subject to specific use regulation 7.6)

10.12.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

- .1 Minimum ***lot width***:
 - i. standard ***lot*** 9.1 m
 - ii. ***corner lot*** 10.5 m
- .2 Minimum ***lot area***: 275 m²
- .3 Maximum ***lot coverage***: 55%
- .4 Maximum ***density***: 1.0 FAR
- .5 Maximum ***height***:
 - i. ***principal building*** 10.5 m
4.5 m

ii. **accessory building or structure**

.6	Minimum front yard (subject to general development regulation 4.2.5):	4.5 m
.7	Minimum interior side yard :	1.2 m
	Minimum exterior side yard :	3.0 m
.8	Minimum rear yard :	
	i. principal building	6.0 m
	ii. accessory building or structure	1.5 m
.9	Maximum area of all accessory buildings	75 m ²

10.12.3 OTHER REGULATIONS

- .1 Notwithstanding section 8.2.2, in the case of the RD3 zone, a **carriage house** is permitted on the same lot as a principal dwelling with a **secondary suite** or a **duplex** building for a maximum of three dwellings on a lot.
- .2 In the case of duplex development, where a rear **lane** is provided, vehicular access must be from the rear **lane**.
- .3 In cases where a **dwelling unit** faces the back of the lot, a clear, unobstructed and maintained access from the front of the property to the back unit at least 1.2 m in wide, must be provided.

2.2 Update Schedule 'A' Zoning Bylaw Text Table of Contents to include all the Urban Residential Zones.

2.3 Update Schedule 'B' Zoning Bylaw Map to include the new zone RD3 – Residential Infill.

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*.

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 2018

for Minister of Transportation & Infrastructure

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer