



Public Notice

penticton.ca

June 21, 2018

Subject Property:

125 Calgary Avenue

Lot 4, District Lot 250, Similkameen Division Yale
District, Plan 1164, Except Plan B5473

Application:

Rezone PL2018-8261

The applicant is proposing to construct a four-unit townhouse as well as a duplex (fronting the lane) for a total of 6 dwelling units. In order to do so, they have applied to rezone the property from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

Information:

The staff report to Council and Zoning Amendment Bylaw 2018-46 will be available for public inspection from **Friday, June 22, 2018 to Tuesday, July 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.

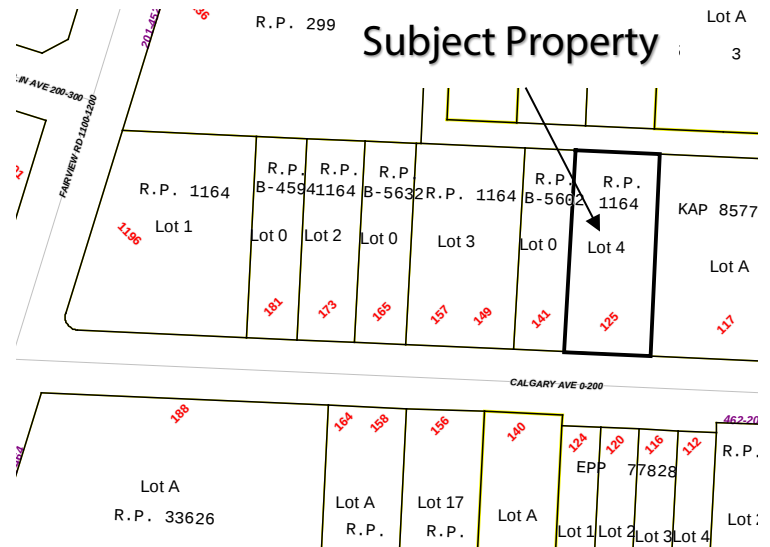
Council Consideration:

A Public Hearing has been scheduled for **6:00 pm, Tuesday, July 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, July 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 July 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: June 19, 2018
To: Peter Weeber, Chief Administrative Officer
From: Randy Houle, Planner I
Address: 125 Calgary Avenue
Subject: **Zoning Amendment Bylaw No. 2018-46**
Development Permit PL2018-8262

File No: 2018 PRJ-126

Staff Recommendation

Zoning Amendment

THAT "Zoning Amendment Bylaw No. 2018-46", a bylaw to rezone Lot 4 District Lot 250 Similkameen Division Yale District Plan 1164 Except Plan B5473, located at 125 Calgary Avenue from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing), be given first reading and forwarded to the July 3, 2018 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2018-46", a 2.4m road dedication along the south property line (Calgary Avenue) is registered with the Land Title Office.

Development Permit

THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2018-46," approve "Development Permit PL2018-8262" for Lot 4 District Lot 250 Similkameen Division Yale District Plan 1164 Except Plan B5473, located at 125 Calgary Avenue, a permit that allows for the construction of a multi-family development.

Background

The subject property (Attachment A) is zoned RD2 (Duplex Housing: Lane) and designated by the City's Official Community Plan as MR (Medium Density Residential). Photos of the sites are included as Attachment D. The subject property is approximately 1,001m² (10780ft²) and features a single family dwelling to be demolished. The surrounding properties are primarily zoned for multi-family development. A recently constructed four-storey, 20-unit apartment borders the subject property to the east. A Single Family Dwelling is constructed on the property to the west. Four new duplexes with suites are under construction across the street. The subject property is located on a street close to the Safeway shopping Centre and transit routes. The KVR is in close proximity to the subject property, providing a direct route to Pen-Hi. The area has seen densification occur recently given the OCP's vision for medium to high density residential.

Proposal

The applicant is proposing to construct a four-unit townhouse as well as a duplex at the rear of the property fronting the lane for a total of 6 dwelling units. Each unit will be approximately 1500ft² with four bedrooms. Each unit will have a covered porch with a grass amenity area and patio space. Since the proposed use is not permitted in the RD2 (Duplex Housing: Lane) zone, a rezoning to RM2 (Low Density Multiple Housing) is required. No variances are being proposed at this time.

The subject property is located within the General Multiple Family Development Permit area and requires approval for the form and character of the proposed development and to address landscaping requirements.

Financial implication

The City will receive Development Cost Charges from the developer at a rate of \$5,548 per dwelling unit for a total of \$33,288.00 in addition to the building permit fees, based on the cost of construction.

Technical Review

This application was forwarded to the City's Technical Planning Committee and reviewed by the Engineering and Public Works Departments. As per City of Penticton Building Bylaw 94-95 section 7.1.5, storm water/drainage is to be maintained on site. It has been determined that a 2.4m road widening along Calgary Avenue will form part of zoning approval to achieve the ultimate desired 20.0m width of Calgary Avenue. Servicing upgrades will be required based on fixture counts and condition of existing services. If the requests for the zoning amendment and development permit are 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 application:

Item	Requirement RM2 zone	Proposed
Maximum Lot Coverage:	40%	40%
Maximum Density:	0.8 FAR	0.8 FAR
Minimum Lot Width:	18.0m	20.647m
Minimum Lot Area:	540m ²	1,001m ²
Vehicle Parking:	1 space per dwelling unit + 0.25 per unit for visitors (7 total)	7 spaces
Required Setbacks		
Front yard (south, Calgary Avenue):	3.0m + (2.4m widening) = 5.4m	5.4m
Rear yard (north):	6.0m	7.0m
Interior yard (west):	3.0m	3.0m
Interior yard (east):	3.0m	3.0m
Maximum Building Height:	12.0m	8.2m
Amenity Area:	20m ² per unit (120m ² total)	171.2m ²
Other Information:	- The subject property is located within the General Multiple Family Development Permit Area, thus a development permit is required.	

Analysis

Zoning Amendment

Support “Zoning Amendment Bylaw No. 2018-46”

The OCP designation for this site is MR (Medium Density Residential), which supports the proposed development. Staff consider that the zoning amendment to allow for the proposed development represents best use of the land for the following reasons:

- The proposal is consistent with the OCP’s view that infill residential development is an appropriate method of maximizing the use of land and increasing housing choices for Penticton residents.
- The OCP encourages densification in areas where existing services can accommodate higher densities, which is the case here.
- The proximity to commercial nodes and nearby services encourages more walking and active forms of transportation. The property is approximately 700m from KVR middle school and Pen-Hi, with direct transportation along the KVR trail. Granby Park is within the 700m radius and the amenities and fields of King’s Park are just outside the 700m radius.
- The current proposal will add six units to the housing stock in a central location adjacent to a variety of services.
- Each of the proposed units will have three or four bedrooms, thus providing opportunities for families to live in a central area, close to services, transit routes and amenities.

Staff considers that the design is suitable and consistent with the redevelopment trends in the area. The location of the site and characteristics of the surrounding neighbourhood make it appropriate for residential densification. The number of parking spaces for the proposed development meets the requirements of the zoning bylaw. Adequate landscape buffering and screening is provided along the west and east property lines. The design has allowed for ample outdoor amenity space, through the incorporation of private back yards, patio space and covered porches. Attachment J shows the amenities and services that are located within 700m of the subject property, which is an approximate 10-minute walk. Given the above, staff recommends that Council support “Zoning Amendment Bylaw No. 2018-46” and forward the application to the July 3, 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 and that the zoning shall remain as is to construct a duplex. 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.

Development Permit

Support Development Permit

The subject property is in the General Multiple Family Development Permit Area. As such, a development permit is required prior to construction. The objective of this DPA is to ensure that siting, form, character and landscaping of new development and exterior renovations and additions to existing buildings are compatible with the context of the surrounding neighbourhood and that site access, parking, storage and landscaping matters are satisfactory resolved and development is of high aesthetic quality. In this DPA, there is an emphasis on the following design considerations:

- *Buildings should show varied rooflines and thoughtful architectural articulation to create visual interest.*
 - o The building features a peaked roof with upper storey projections, vertical and horizontal hardie board siding, vertical board and batten siding and picture windows.
- *All waste disposal bins should be completely screened within an enclosure.*
 - o The proposed development addresses this by storing the garbage and recycling bins in the yards between the dwellings, hidden from view.
- *Landscaping shall be of high quality and aesthetic value.*
 - o The developer will landscape the front of the yard with irrigated grass right up to the sidewalk. One large tree and several smaller trees and shrubs will be removed from the site, but will be replaced with 14 trees and multiple plant species.
- *The design of the building should attempt to maximize sun exposure to enhance the livability of the dwelling units.*
 - o The design allows for private outdoor amenity space in between the units, away from the street and lane.
- *Townhouse and four-plex development are encouraged to use rear lane access where available.*
 - o Vehicle access is provided from the rear lane only. This leaves the front yard to be landscaped, retains the on-street parking spaces and reduces potential vehicle-pedestrian conflict that a driveway can pose.

Staff consider that the plans submitted meet the intent of the DPA guidelines and generally conform to the zoning bylaw. As such, staff recommend that Council approve the Development Permit application.

Deny/Refer 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 deny the permit.

Alternate Recommendations

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2018-46" and deny "DP PL2018-8262."
2. THAT Council give first reading to "Zoning Amendment Bylaw No. 2018-46" but deny support for "DP PL2018-8262."
3. THAT Council give first reading to "Zoning Amendment Bylaw No. 2018-46" and support "DP PL2018-8262" with conditions that Council feels are appropriate.

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: Landscape Plan
Attachment G: Elevations
Attachment H: Proposed Renderings
Attachment I: Floor Plans
Attachment J: Nearby Services/Amenities
Attachment K: Letter of Intent
Attachment L: Development Permit PL2018-8262
Attachment M: Zoning Amendment Bylaw No. 2018-46

Respectfully submitted,

Randy Houle
Planner I

Approvals

DDS	CAO
	PW

Attachment A – Subject Property Location Map



Figure 1: Subject Property Location Map

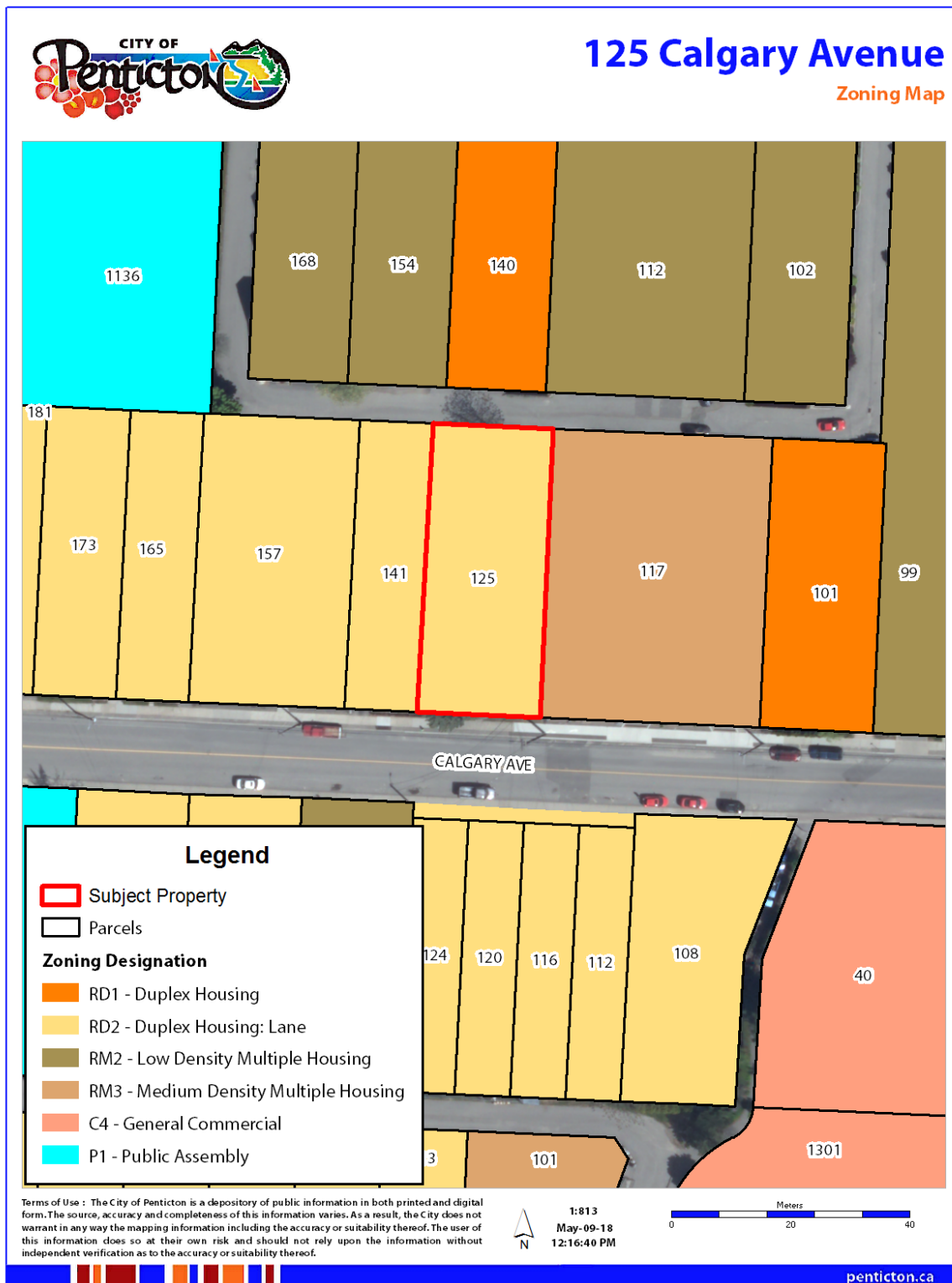


Figure 2: Zoning Map



Figure 3: OCP Map

Attachment D – Photos of Subject Property



Figure 4: South view of subject property (from Calgary Avenue)



Figure 5: South View showing eastern portion of property



Figure 6: South view showing western portion of property



Figure 7: North view showing eastern portion of property

Attachment E – Site Plan

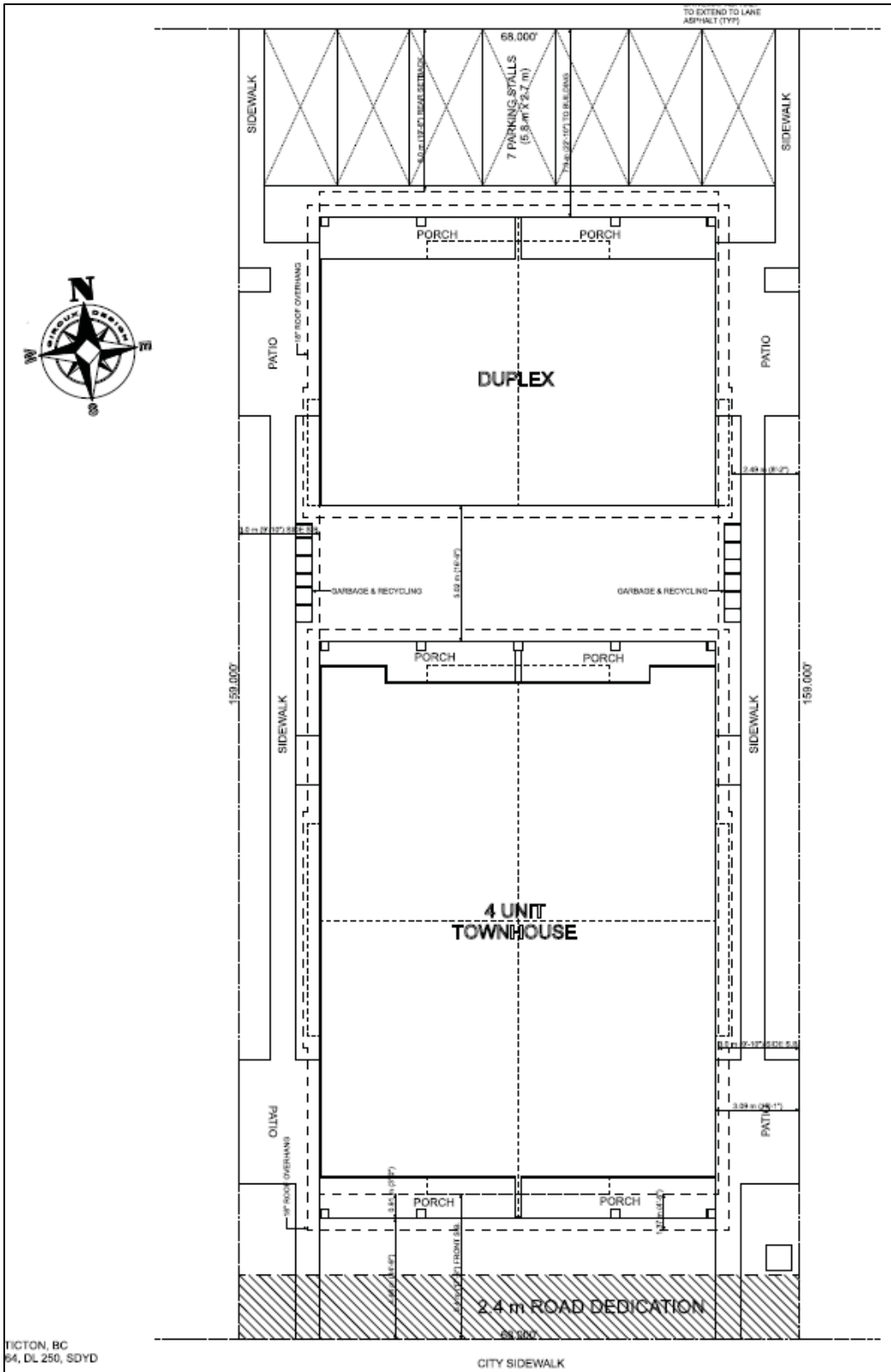


Figure 8: Site Plan

Attachment F – Landscape Plan

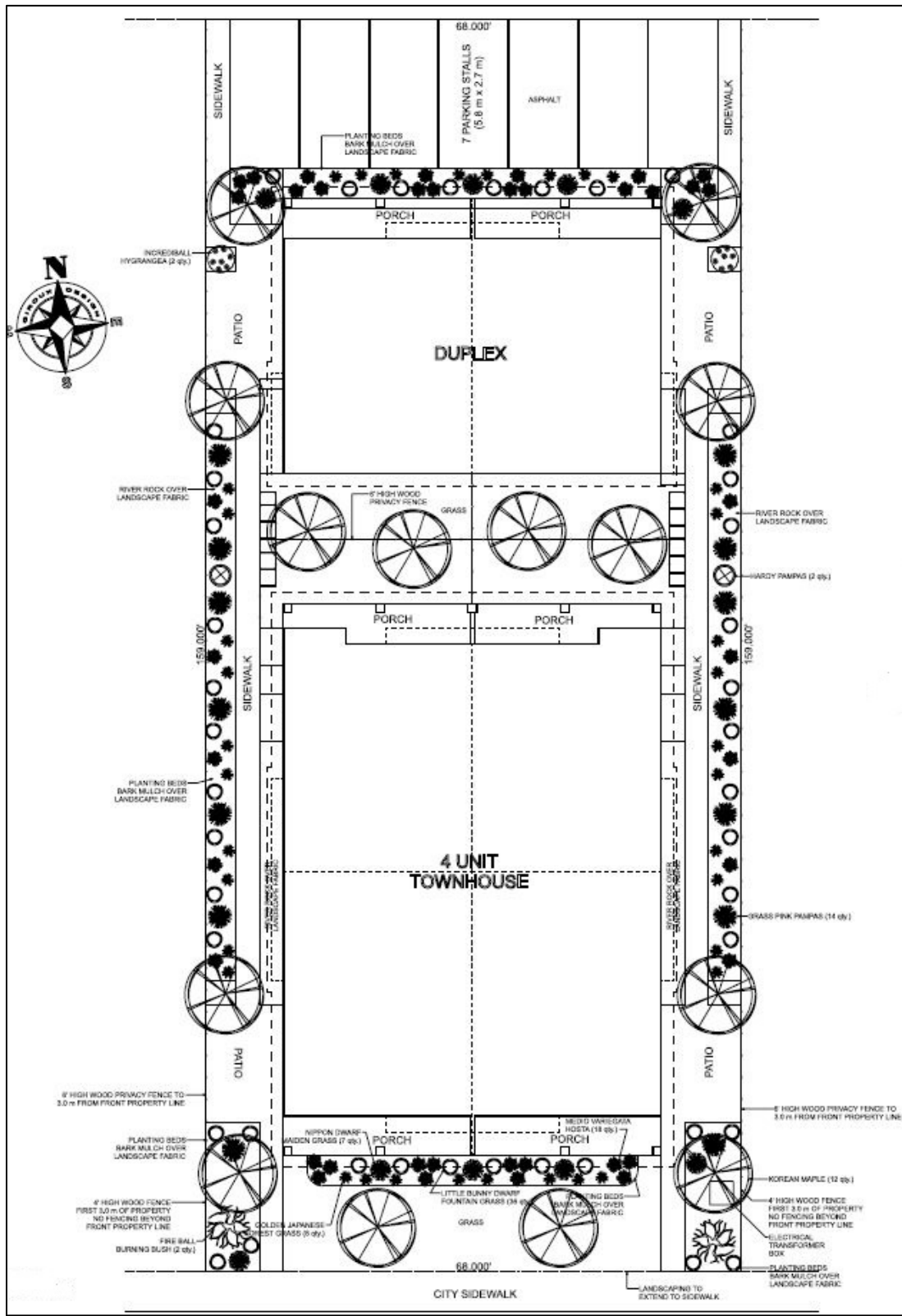


Figure 9: Landscape Plan

Attachment G – Elevations



Figure 10: South Elevation of four-unit townhouse (from Calgary Avenue)



Figure 11: Rear elevation of duplex (from the lane)

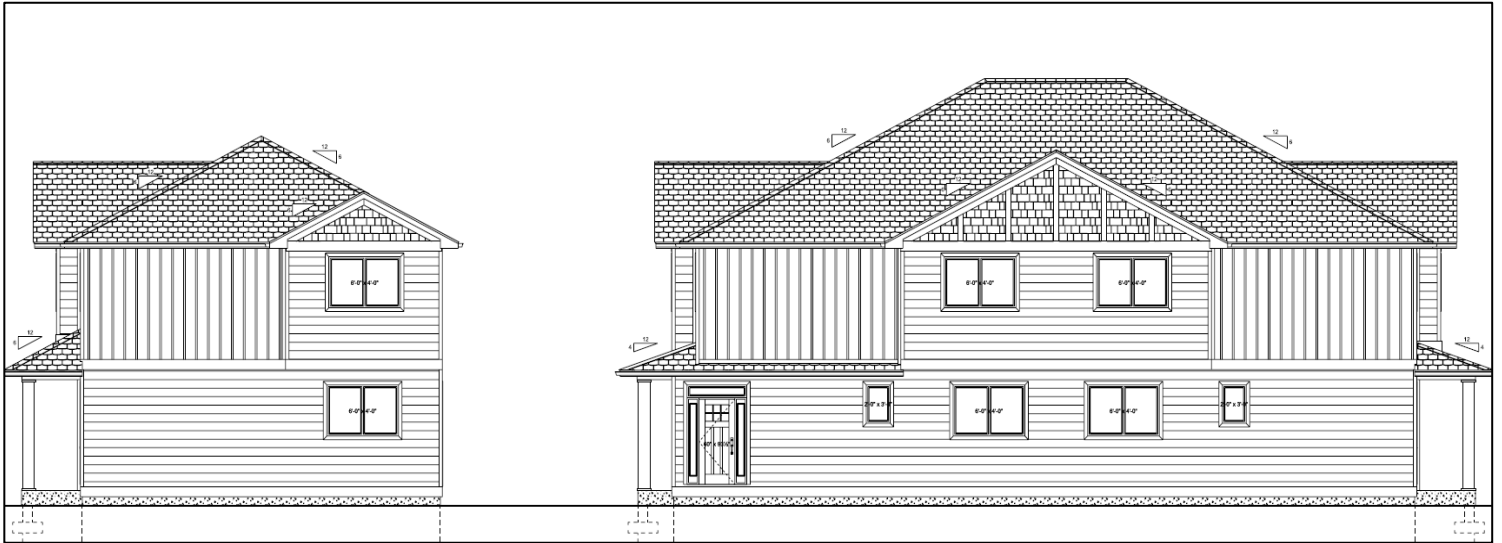


Figure 12: West Elevation of duplex and four-unit townhouse

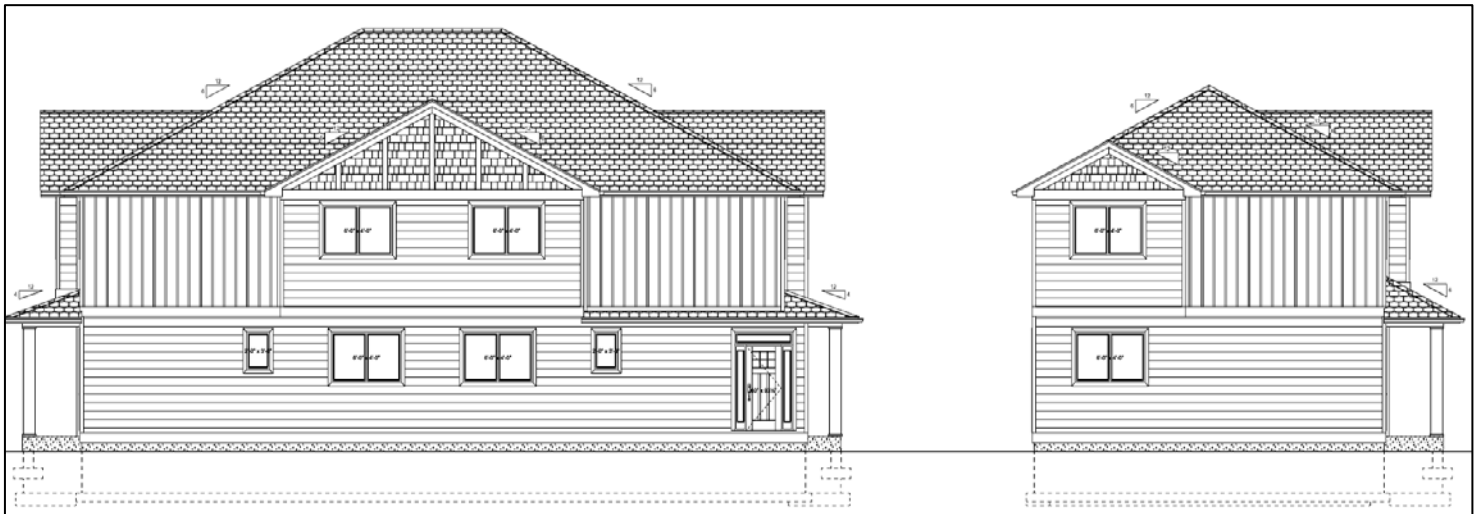


Figure 13: East Elevation of duplex and four-unit townhouse

Attachment H – Proposed Renderings



Figure 14: Street View



Figure 15: Bird's Eye View



Figure 16: Lane View

Attachment I - Floor Plans

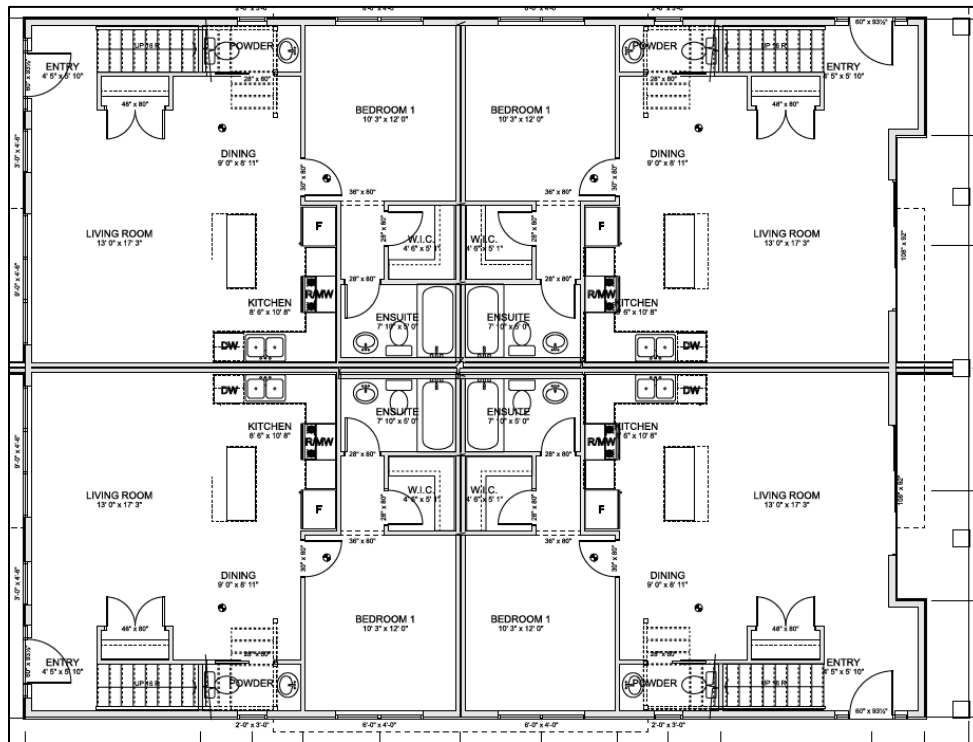


Figure 17: Four-unit Townhouse Main Floor Plan

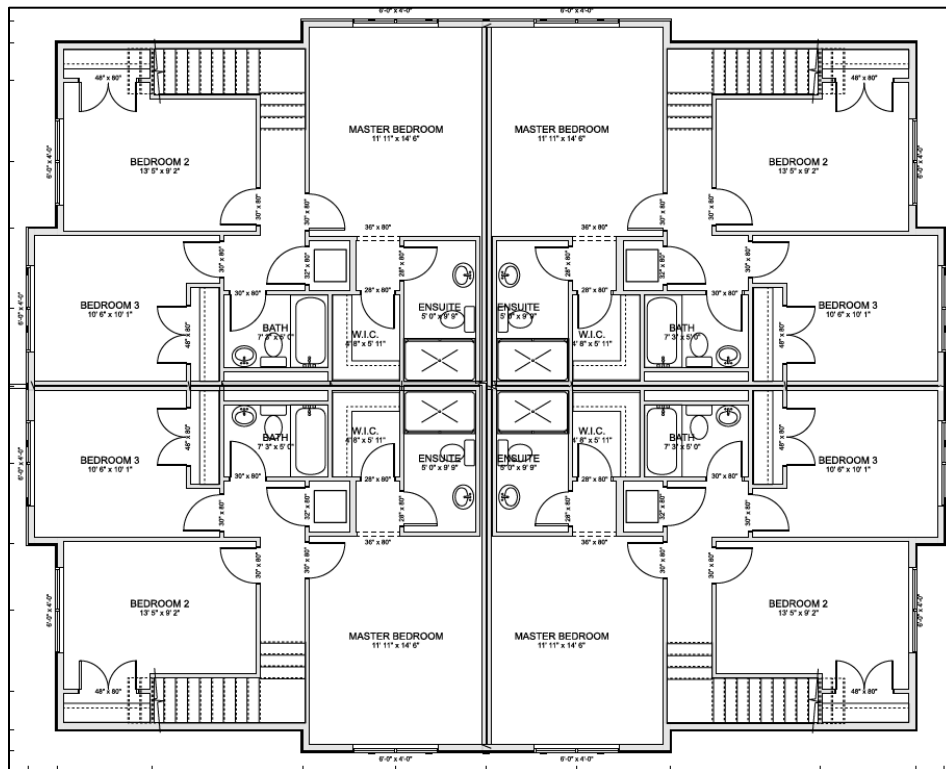


Figure 18: Four-unit Townhouse Second Floor Plan

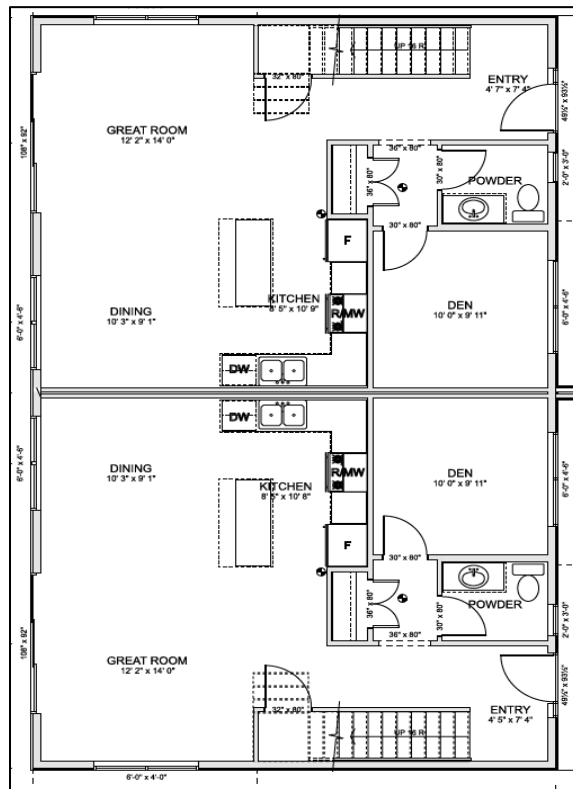


Figure 19: Duplex Main Floor Plan

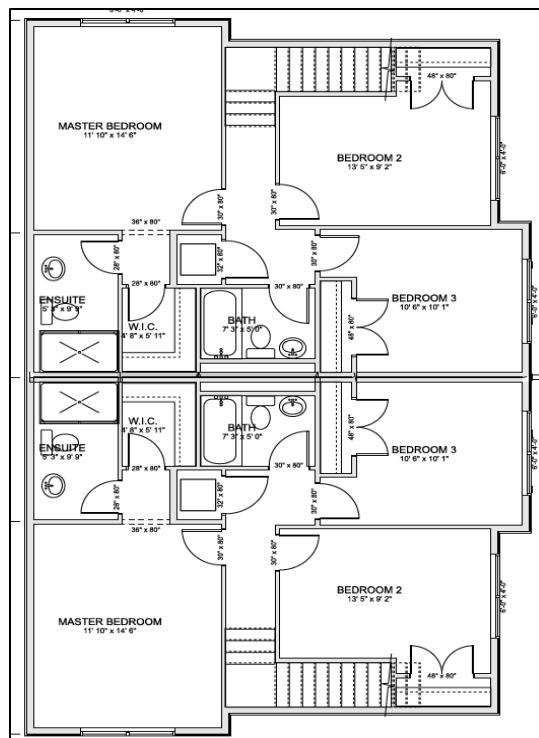


Figure 20: Duplex Second Floor Plan

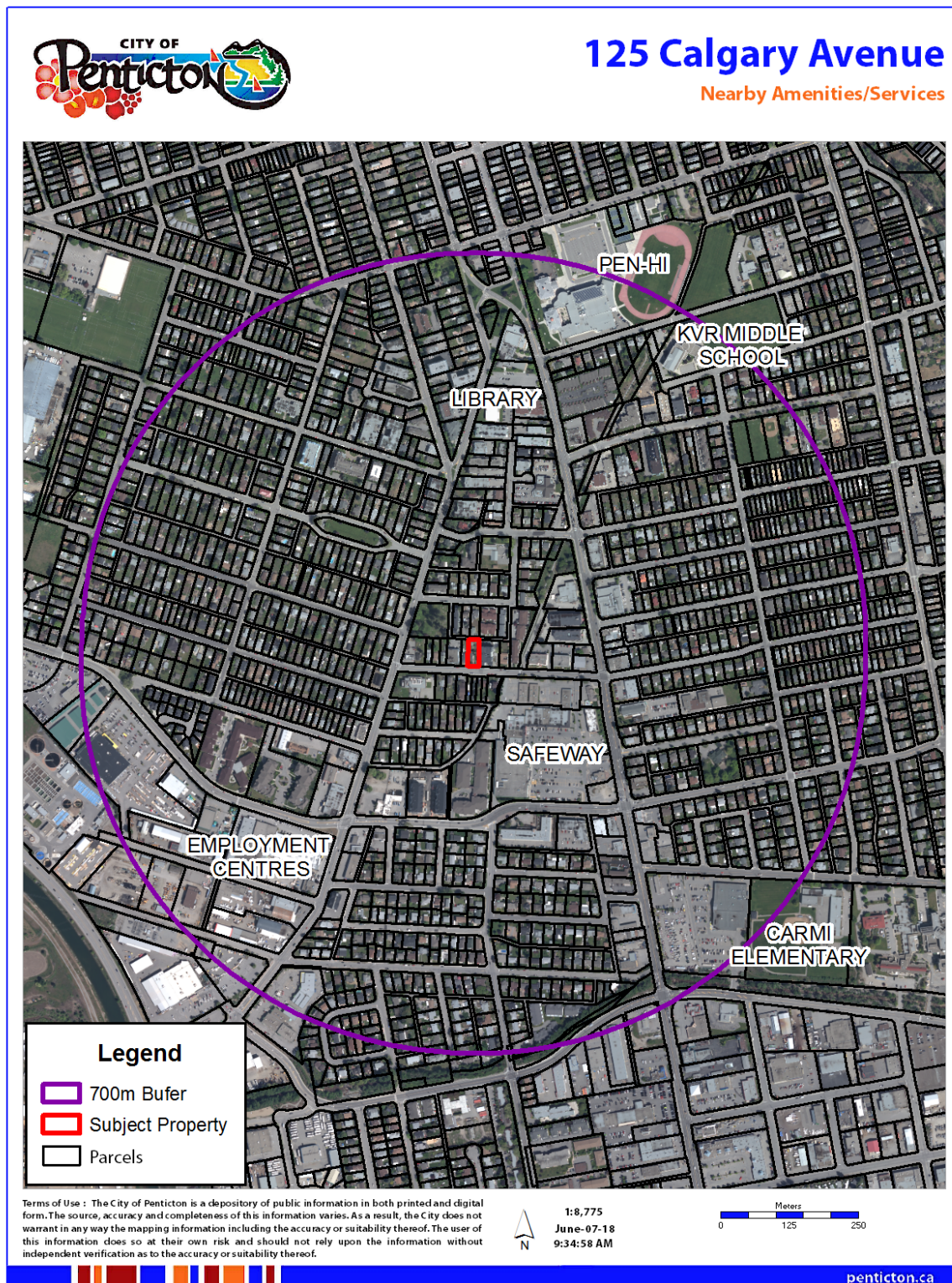


Figure 21: Nearby Amenities



May 1, 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: 125 Calgary 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 125 Calgary Avenue. The proposal is to take a large single-family lot with a single residence and rezone the lot to develop one four unit townhouse and on duplex building for a total of six units.

The intent is to rezone the property from an RD2 lot to an RM2 lot which fits into the MR future planning designation. The proposal fits nicely into a neighborhood mixed with apartments, single family, and multifamily developments. The property is close to shopping and schools which makes it ideal for family housing. No variances are required for this proposal, and there is ample green space and landscaping.

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, thank you for considering our proposal.

Best regards,

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

Tony Giroux **ASTTBC-BD**
Owner/Registered Building Designer

Figure 22: Letter of Intent



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

Development Permit

Permit Number: DP PL2018-8262

Name:

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 4 District Lot 250 Similkameen Division Yale District Plan 1164 Except Plan B5473
Civic: 125 Calgary Avenue
PID: 011-793-601
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a multi-family development, 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 \$12,937.00 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 5 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 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

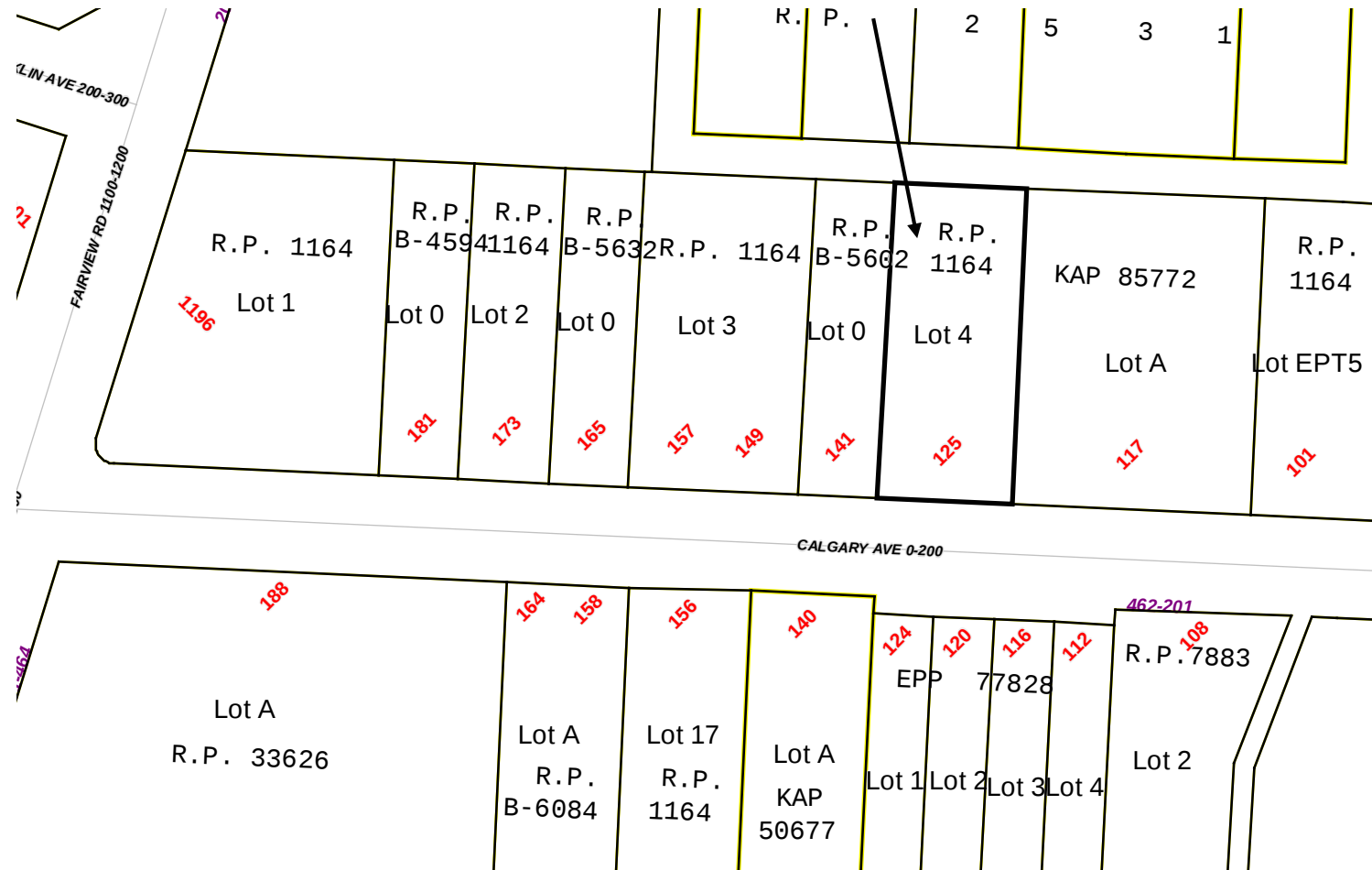
Dana Schmidt,
Corporate Officer

DP PL2018-8262

Page 2 of 2

Rezone 125 Calgary Avenue

From RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2018-46

Date: _____

Corporate Officer: _____