

July 26, 2018

Subject Property:

190 Vancouver Avenue

Lot 1, District Lot 202, Similkameen
Division Yale District, Plan 5429

Application:

The applicant is proposing to construct a four-unit townhouse building with two flex units. The following applications are being considered:

- **Rezone PL2018-8259**
Rezone 190 Vancouver Avenue from RD2 (Duplex Housing: Lane) to RM5 (Urban Residential)
- **Development Variance Permit PL2018-8288**
To vary Section 10.11.3.1 of Zoning Bylaw 2017-08 to allow vehicle access to be from both the lane and Van Horne Street

Information:

The staff report to Council, Zoning Amendment Bylaw 2018-50 and Development Variance Permit PL2018-8288 will be available for public inspection from **Friday, July 27, 2018 to Tuesday, August 7, 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, August 7, 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, August 7, 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 August 7, 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: July 17, 2018
To: Peter Weeber, Chief Administrative Officer
From: Nicole Capewell, Planner 1
Address: 190 Vancouver Ave
Subject: **Zoning Amendment Bylaw No. 2018-50**
Development Variance Permit PL2018-8288, and
Development Permit PL2018-8260

File No: PRJ2018-125

Staff Recommendation

Zoning Amendment Bylaw

THAT "Zoning Amendment Bylaw No. 2018-50", a bylaw to rezone Lot 1, District Lot 202, Similkameen Division Yale District Plan 5429, located at 190 Vancouver Avenue, from RD2 (Duplex Housing: Lane) to RM5 (Urban Residential), be given first reading and be forwarded to the August 7, 2018 Public Hearing.

Development Variance Permit

THAT delegations and submissions for "Development Variance Permit PL2018-8288" for Lot 1, District Lot 202, Similkameen Division Yale District Plan 5429, located at 190 Vancouver Avenue, a permit to allow vehicle access to be from both the lane and the street (Van Horne Street), be heard at the August 7, 2018 Public Hearing;

AND THAT Council consider "DVP PL2018-8288" following the adoption of "Zoning Amendment Bylaw No. 2018-50".

Development Permit

THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2018-50", approve Development Permit PL2018-8260 for Lot 1 District Lot 202, Similkameen Division Yale District Plan 5429, located at 190 Vancouver Avenue, a permit that allows for the construction of a 4 unit townhouse.

Excess and Extended Service

THAT Council, in accordance with Section 507 of the *Local Government Act*, require the full construction of the lane along the rear of the property tying the works into Vancouver Avenue, representing an excess and extended service.

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 centres.

Background

The subject property (Attachment 'A') is currently zoned RD2 (Duplex Housing: Lane), but is designated for high density residential (HR) by the City's Official Community Plan. The site currently has a single family house which was constructed in approximately 1951. Photos of the site are included as Attachment 'D'.

The property is within close proximity to the downtown, Okanagan Lake, and the KVR Trail. The area around the subject property has a variety of uses including duplex housing (RD2), low and medium density housing (RM2 and RM3), commercial (CT1, C5, C6, C9), and parks.

Proposal

The applicant is proposing to construct a four-unit townhouse building, with flex units in the two units that front Vancouver Avenue. Townhouses are not permitted in the RD2 (Duplex Housing: Lane) zone, therefore a rezoning to RM5 (Urban Residential) is required.

Secondly, the applicant is requesting a Development Variance Permit to vary the following sections of Zoning Bylaw No. 2017-08:

- Section 10.11.3.1: to allow vehicle access to be from both the lane and the street (Van Horne Street).

Lastly, the applicant is requesting the issuance of a Development Permit to allow for the construction of a four-unit townhouse within the High Density Development Permit Area. This has been included for Council's review and consideration.

Financial Implication

This application does not pose any significant financial implications to the City. Development costs are the responsibility of the developer. The developer is responsible for the construction of the City lane on the west of the property, which is not currently developed. Development cost charges (DCC's) will be collected for each new unit created.

Technical Review

This application was forwarded to the City's Technical Planning Committee and was reviewed by the Engineering and Public Works Departments. Any upgrades to servicing that are required will be at the developer's expense. As per City of Penticton Building Bylaw 94-95, section 7.1.5, storm water/drainage is to be maintained on site.

The developer is proposing to access the development from both the street (Van Horne St) and the lane. The lane is currently not developed, therefore the developer will be responsible for upgrading the lane from Vancouver Ave to the furthest property line (through an excess and extended service resolution).

If the requests for the zoning amendment and variance is supported by Council, BC Building Code and City Bylaw provisions will apply.

Development Statistics

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

	Requirement RM5 Zone	Provided on Plans
Minimum Lot Width:	10 m	17.0 m
Minimum Lot Area:	275 m ²	623 m ²
Maximum Lot Coverage:	100%	51%
Maximum Density:	2.0 Floor Area Ratio (FAR)	1.36 Floor Area Ratio (FAR)
Vehicle Parking:	5 (1 per unit, plus 0.25/unit for visitor parking)	10
Required Setbacks Front Yard (north): Exterior Side Yard (east): Interior Side Yard (west): Rear Yard (lane):	2.5 m 2.5 m 0 m 0 m	2.5 m 2.5 m 0.0 m 0.0 m
Maximum Building Height	15 m	13.3 m
Other Information:	- Property is located within the High Density DPA - The plans generally conform to the DPA guidelines	

Analysis

The intent of the applicant is to demolish the existing single family dwelling and construct a four-unit townhouse. The subject property slopes down from Van Horne Street to the lane. The proposed development has been designed with a terraced roofline to complement the natural slope of the property. This design also provides for large outdoor living spaces (patios) for each unit, while maintaining privacy (Attachment 'J'). The applicant is proposing vehicle access to be off of the lane for the lower units, and from Van Horne Street for the upper units. The proposed RM5 zone requires vehicle access to be from the lane only, and therefore a variance to allow vehicle access from the street is provided as part of this application.

The applicant is also required to attain a Development Permit for the proposed development, as the property is located within the High Density Development Permit Area.

Support Zoning Amendment Bylaw

The subject property is designated as HR (High Density Residential) by the City's Official Community Plan. The current RD2 (Duplex Housing: Lane) zoning on the property does not allow for the full density that the OCP envisions for high density areas. The proposed development is considered a medium density development. Although the OCP envisions a high density, the proposed development gently transitions

between the current uses in the area (which are between low and medium), and what the future land use identifies (high density). Introducing medium density developments into areas that are identified for high density will help to transition the existing neighbourhood, at a gradual pace. The proposed RM5 (Urban Residential) zone is intended for properties that are designated for medium and high density residential development, within close proximity to the downtown.

The applicant is requesting a rezoning to the subject property to accommodate a medium density development. The proposed development generally meets the development regulations of the RM5 zone. The development also meets the following objectives of the City's OCP:

- *New development should be accommodated through infill development.*
 - o This proposal is a form of infill development, as it uses a property that has existing services. No extension of City services is required. The property is also within walking distance to amenities and services, as well as local transit.
- *Encourage the intensification of the downtown.*
 - o This property is within a short walking distance to the downtown core.
- *Encourage a diversified range of housing types, tenures and densities.*
 - o The proposed development contributes housing in the form of townhouses, at a medium density. This development features larger units that have garages attached.
- *Support a mixture of multiple-family residential uses with commercial uses.*
 - o The proposed development is primarily residential; however, the design provides a lock-off unit that could be used as a small commercial space. The flex units' front onto Vancouver Avenue, which is the primary façade of the development.

In addition to the properties being within the HR (High Density Residential) OCP designation, the properties are also located within the High Density Development Permit Area (DPA). Prior to any development of the properties, the applicant must receive development permit approval. The Development Permit has been included for Council's consideration as part of this application.

Given the above, there is adequate policy provided through the OCP to support the proposal to rezone the subject property from RD2 (Duplex Housing: Lane) to RM5 (Urban Residential) and support is recommended for First Reading of "Zoning Amendment Bylaw No. 2018-50".

Deny Zoning Amendment Bylaw

Council may consider that the proposed development is not appropriate for the subject property. If this is the case, Council should deny first reading of "Zoning Amendment Bylaw No. 2018-50".

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.

Section 10.11.3.1: to allow vehicular access to be from both the lane and the street.

- The applicant is requesting to allow vehicle access to be from both the lane and the street (Van Horne St). The RM5 zone is one of many residential zones within the City's Zoning Bylaw (No. 2017-

08) that require primary vehicle access to be from the lane (provided there is a lane). There are many benefits associated with this requirement, including:

- o Maintaining on-street parking (allowing driveways off of a street reduces available parking spaces along the street, as it becomes full of driveways);
- o Increased greenery (less driveways allows for more space for boulevard grass, trees and other greenery), which provides many benefits including:
 - Regulating temperatures, dark heat-absorbing materials such as concrete and brick, the absence of tree or vegetative cover and waste heat from buildings, industry and automobiles all raise city temperatures; or
 - Manage water resources, green infrastructure can capture stormwater runoff, filter out pollutants and recharge groundwater supplies; and
- o Overall enhanced pedestrian experience (the street becomes comfortable and safe for pedestrians, rather than being dominated by vehicle parking and pavement).
- Although there are benefits to allowing vehicle access only from the lane, the proposed development is minimizing the impacts to the neighbourhood by:
 - o Installing new sidewalk along Van Horne Street in front of the development property, which will assist in increasing pedestrian safety;
 - o Integrating landscaping in the yards along Van Horne Street and Vancouver Avenue (including a variety of shrubs, grass and trees);
 - o Planting trees between driveways to break up pavement;
 - o The subject property currently has a large driveway (as shown in Figure 1). The proposed development will reduce the width of the driveway and ensure that it is adequately setback from the corner of Vancouver Avenue for safety purposes;
 - o Van Horne Street has several driveways farther south from the subject property (as shown in Figure 1);
 - o The proposed development primarily fronts onto Vancouver Ave, and there are no driveways purposed for this frontage, which achieves the intent of the zoning requirement to not allow driveways from the street.
- The proposed variance will allow the two units fronting Van Horne Street to have garages, which will provide the tenants with access to secure storage to either park their vehicles, or store large items (i.e. household storage, sports equipment, tools).



Figure 1 - Overview of Driveways On Van Horne Street

Given the above, Staff find that the proposed design successfully integrates driveways into the existing neighbourhood. The design provides mitigation efforts for the negative effects that are often associated with driveways from a street. Staff find the variance request reasonable and recommend that Council support the application.

Deny Development Variance Permit

Council may consider that the proposed access to the property is not appropriate at this location. If this is the case, Council should refer the permit back to staff to work with the developer as directed by Council.

Development Permit

Approve Development Permit

The subject property is located within the High Density Residential Development Permit Area (DPA), as such, a Development Permit (DP) is required prior to application for a building permit. The development permit, once approved, will be listed on title of the property and 'locks-in' the form and character of the building, giving some assurance that the building will look as was presented to Council.

The objective of the High Density DPA guidelines is to enhance the character of the Downtown and established urban villages as well as support high density development adjacent to the Downtown and in urban village centres at the commercial nodes along the north-south Skaha Lake spine. Proposed development that provides a friendly, pedestrian-oriented interface with the street and enhances walkability within the urban villages and throughout the City of Penticton is encouraged and supported. In this DPA, there is an emphasis on the following design considerations:

Limit street frontage of large buildings: building masses should be substantially broken up every 48m (160 ft.). This varies the spatial experience for a passer-by every 30 seconds at normal walking speed, enhancing the experience of urban interconnectivity. Building articulation also provides more outlook and visual interest for development across the street.

- The proposed building fronting onto Vancouver Avenue is just less than 26m of continuous building wall. The design of the building face along Vancouver Avenue also has a variety of building materials and colours in an attempt to break up the continuous building wall, and appear as individual units.

Outlooks to the lakes and hillsides shall be considered in site placement and sculpting of building forms and enhanced through the provision of cones of view and creation of amenable public spaces.

- The proposed design complements the views to Okanagan Lake, by providing a terraced building form. All of the proposed units will maintain a view of the lake, without compromising privacy of the residents.

Trees should be planted along all street frontages and internal roadways with spacing appropriate to the species.

- The proposed development incorporates trees and other landscaping features along all street frontages, as well as between driveways.

New development should be street-oriented and enhance the existing pedestrian environment.

- The proposed development primarily faces onto Vancouver Avenue and Van Horne Street. The proposed site plan allows for pedestrian access from Vancouver Avenue and Van Horne Street. There is adequate landscaping provided along both Vancouver Avenue and Van Horne Street, which enhances the pedestrian experience.

When development occurs on a corner site, both street facing facades should be fully developed as front elevations.

- The proposed design fronts both Vancouver Avenue and Van Horne Street and there are pedestrian connections from the building to both streets.

Landscaping should be used to soften the presence of large numbers of vehicles, both in the parking lot and on the surrounding streets.

- The proposed landscaping plan incorporates a variety of plantings throughout the development. Trees have been incorporated between driveways, which helps to soften the presence of vehicles and pavement. The development has provided adequate parking, which may help to reduce guests of the units parking on the street. Also noted, this stretch of Vancouver Avenue does not allow for on-street parking (currently no parking signs existing).

The design presented by the applicant has been created with street presentation and architectural interest in mind. The proposed development is supported through OCP Policy to increase density within established areas, where servicing exists. As such, Staff recommend that Council approve the Development Permit.

Deny Development Permit

Council may consider that the developer can change the design to more accurately reflect the current built form of the neighbourhood, or soften the impact of the development on neighbouring properties. If this is the case, Council should refer the permit back to staff to work with the developer as directed by Council.

Alternate Recommendations

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2018-50" and deny support for DVP PL2018-8288 and DP PL2018-8260.
2. THAT Council give first reading to "Zoning Amendment Bylaw No. 2018-50", but deny support for DVP PL2018-8288 and DP PL2018-8260.
3. THAT Council give first reading to "Zoning Amendment Bylaw No. 2018-50", and give support for DVP PL2018-8288 and DP PL2018-8260 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:	Images of Subject Property
Attachment E:	Letter of Intent
Attachment F:	Proposed Site Plan
Attachment G:	Proposed Landscape Plan
Attachment H:	Proposed Floor Plans
Attachment I:	Proposed Building Elevations
Attachment J:	Proposed Renderings
Attachment K:	Draft Development Variance Permit (DVP)
Attachment L:	Draft Development Permit (DP)
Attachment M:	Zoning Amendment Bylaw No. 2018-50

Respectfully submitted,

Nicole Capewell
Planner 1

Approvals

Director Development Services <i>AH</i>	Chief Administrative Officer PW
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Figure 2 – Subject Property Highlighted in Red

Attachment B – Zoning Map of Subject Property



Figure 3 – Subject Property Currently Zoned RD2 (Duplex Housing: Lane)

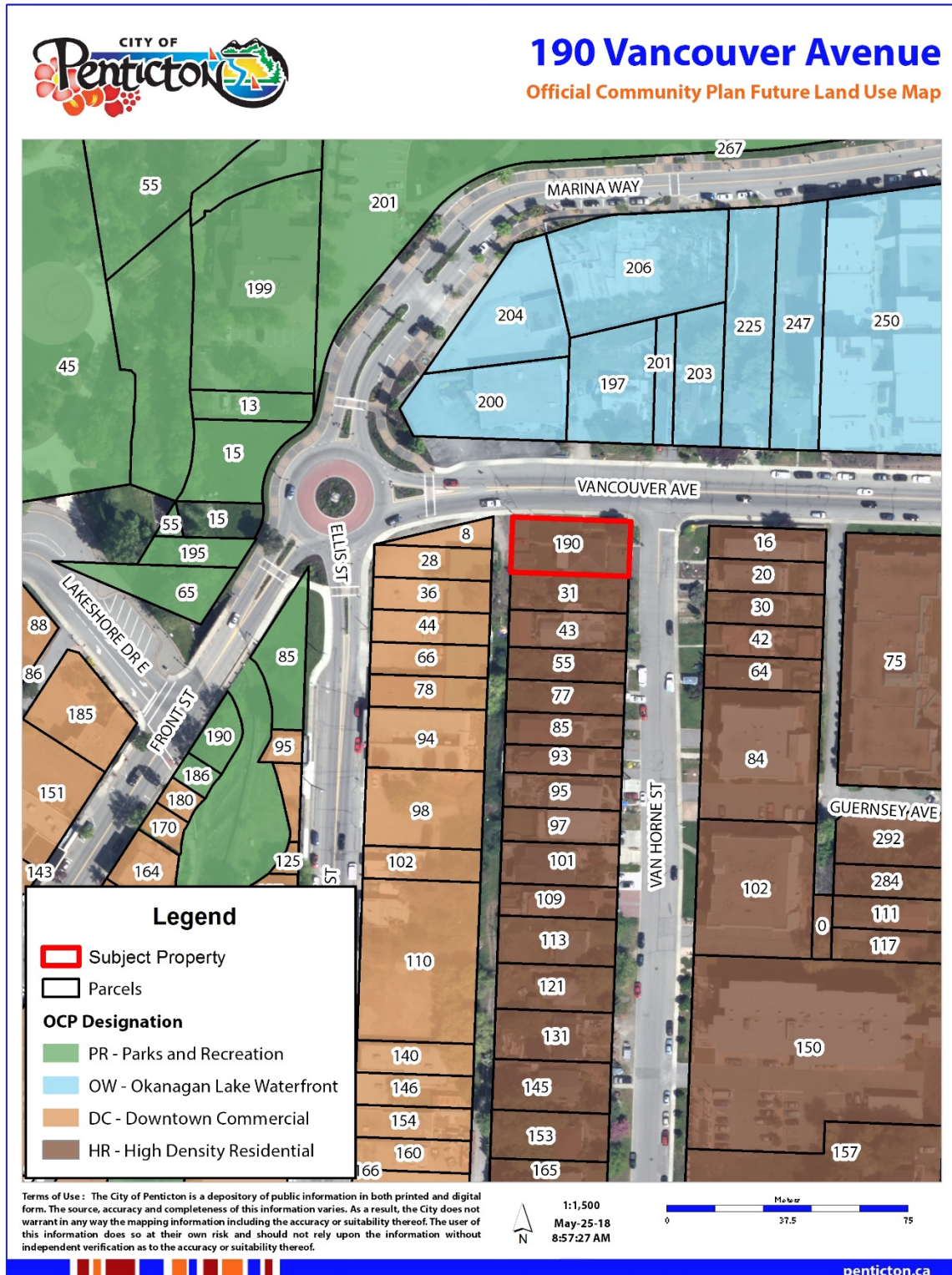


Figure 4 – Subject Property Currently Designated as HR (High Density Residential) within Official Community Plan

Attachment D – Images of Subject Property



Figure 5 – Looking toward 190 Vancouver Avenue from Van Horne Street



Figure 6 – Looking toward 190 Vancouver Avenue from Vancouver Avenue



Figure 7 – Looking at the rear of 190 Vancouver Avenue from the lane



Figure 8 – Looking down the northern property line of Vancouver Avenue

Attachment E – Letter of Intent



June 26, 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: 190 Vancouver Avenue Development Permit Application

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

This letter is regarding the proposed rezoning and development of the property located at 190 Vancouver Avenue. The proposal is to take a large single-family lot with a single residence and rezone the lot to develop a four unit townhouse with each unit having flex space for home-based businesses.

The current zoning is RD2, the proposal is to rezone to RM5 which fits into the future land use HR designation and allows for townhouses with flex space for home-based or artisan businesses. One variance is requested to allow for parking from Van Horne Avenue, instead of just from the lane. As most of the neighbouring properties have parking from Van Horne we believe this is a reasonable variance. The proposed townhouses will compliment the transition in the neighborhood from commercial to the west of the property and residential to the east.

Thank you for considering our proposal.

Best regards,

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

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

Figure 9 – Letter of Intent

Attachment F – Proposed Site Plan

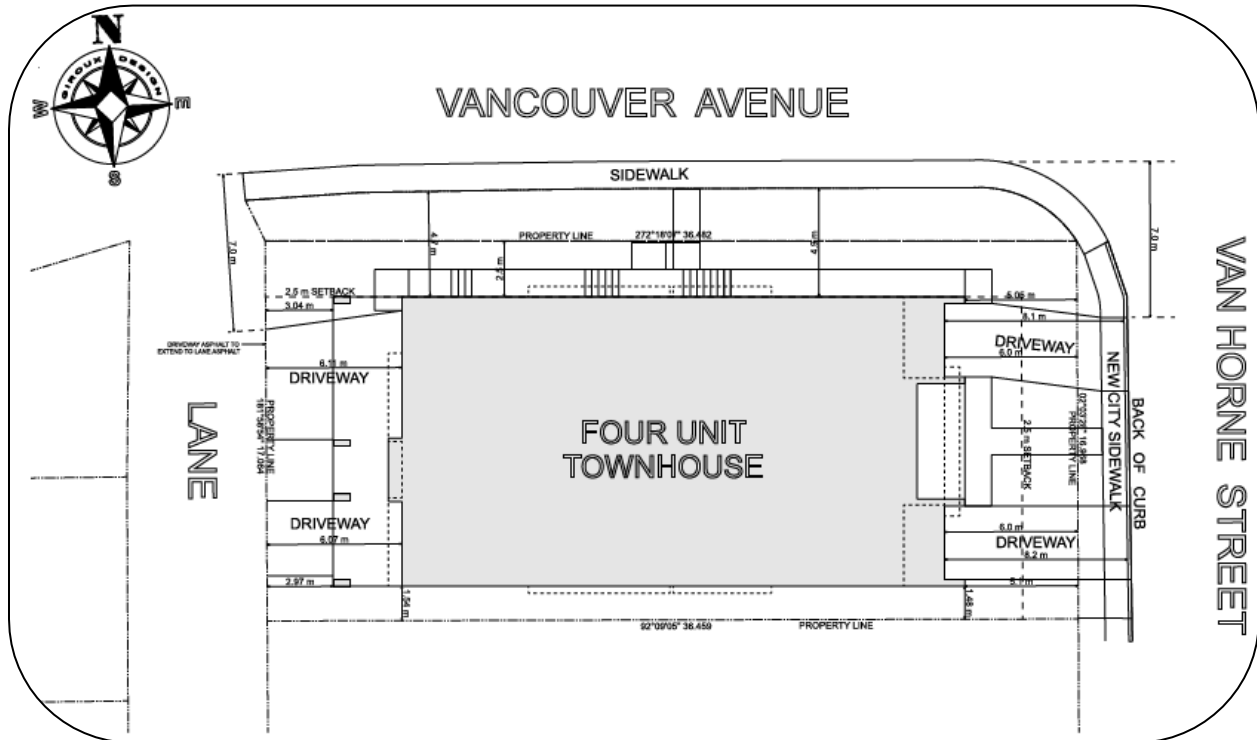


Figure 10 – Proposed Site Plan

Attachment G – Proposed Landscape Plan

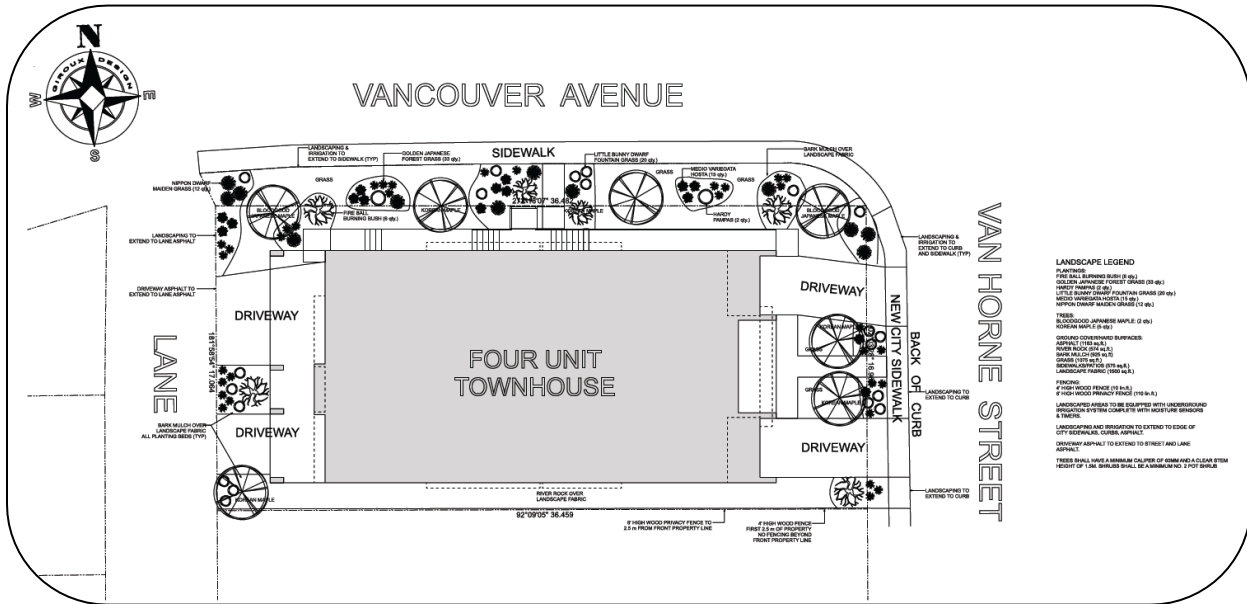


Figure 11 – Proposed Landscape Plan

Attachment H – Proposed Floor Plans

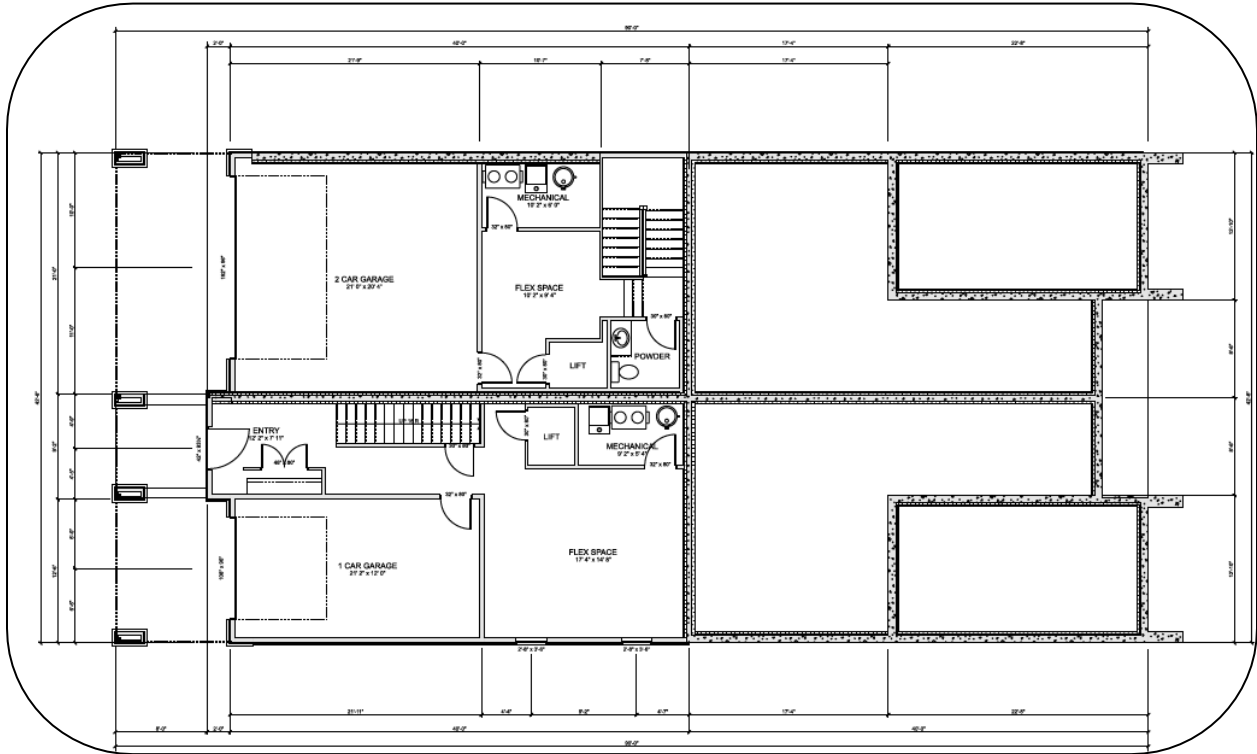


Figure 12 – Proposed Lower Floor Plan

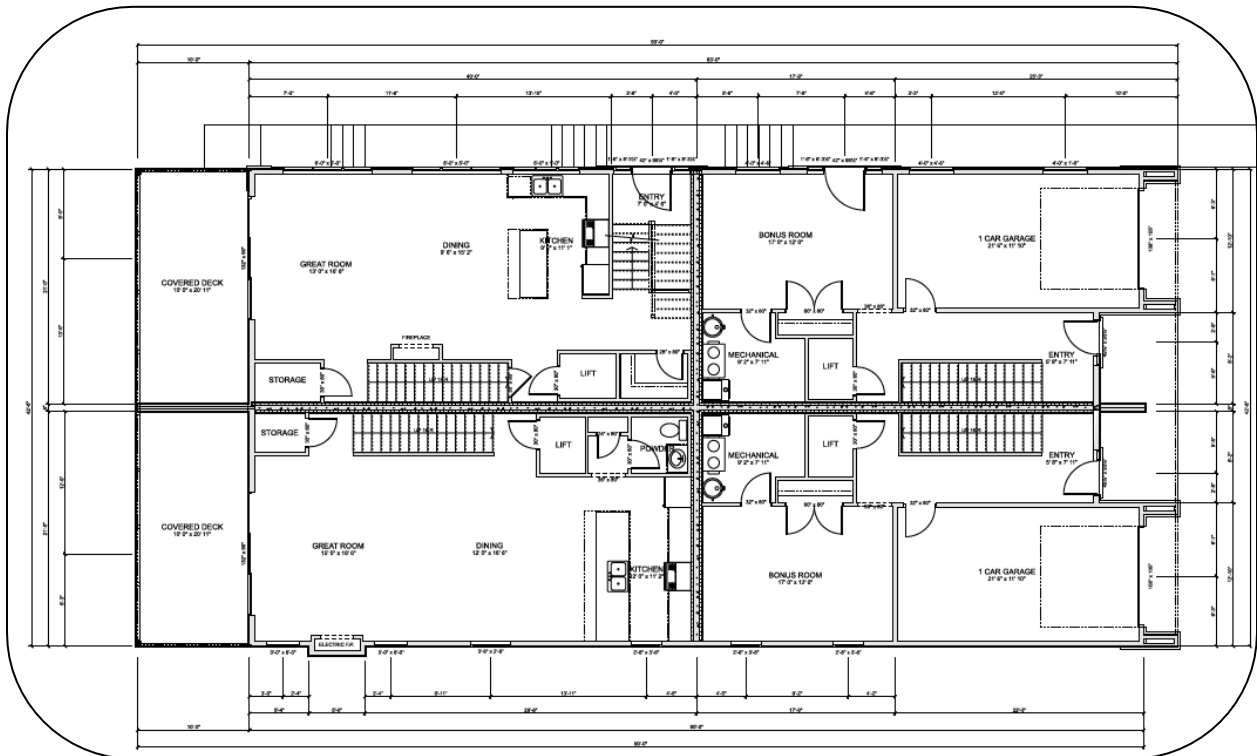


Figure 13 – Proposed Level Two Floor Plan

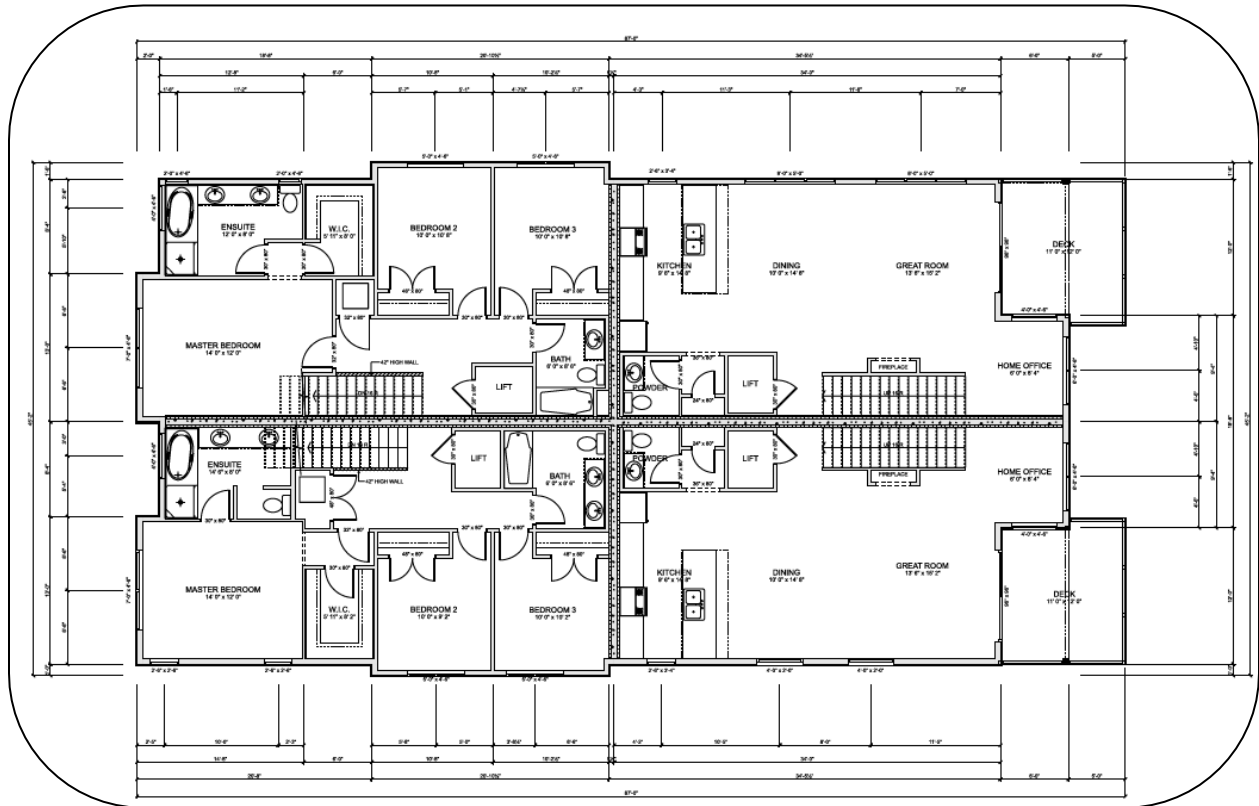


Figure 14 – Proposed Level Three Floor Plan

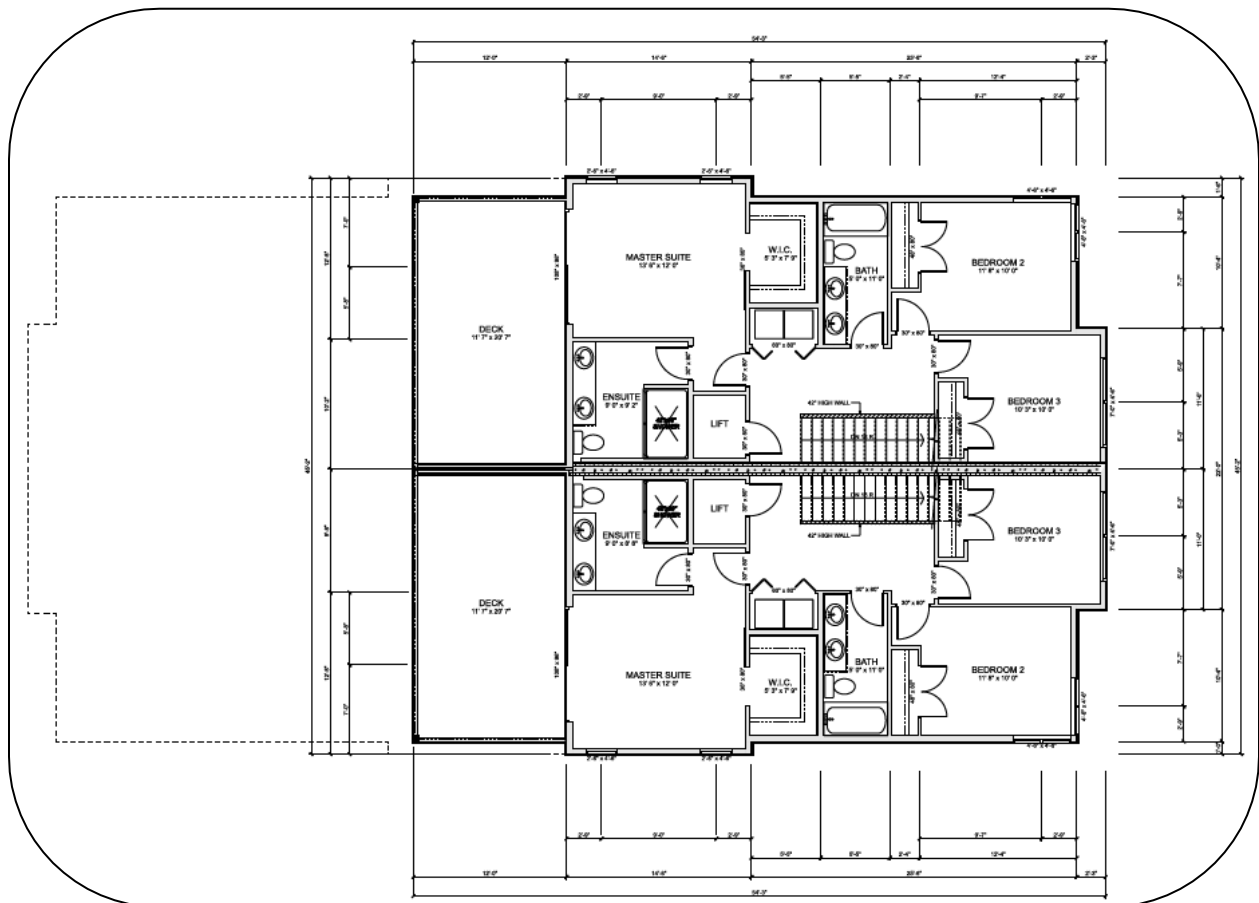


Figure 15 – Proposed Level Four Floor Plan

Attachment I –Proposed Building Elevations



Figure 16 – Front Elevation (Facing East to Van Horne St)

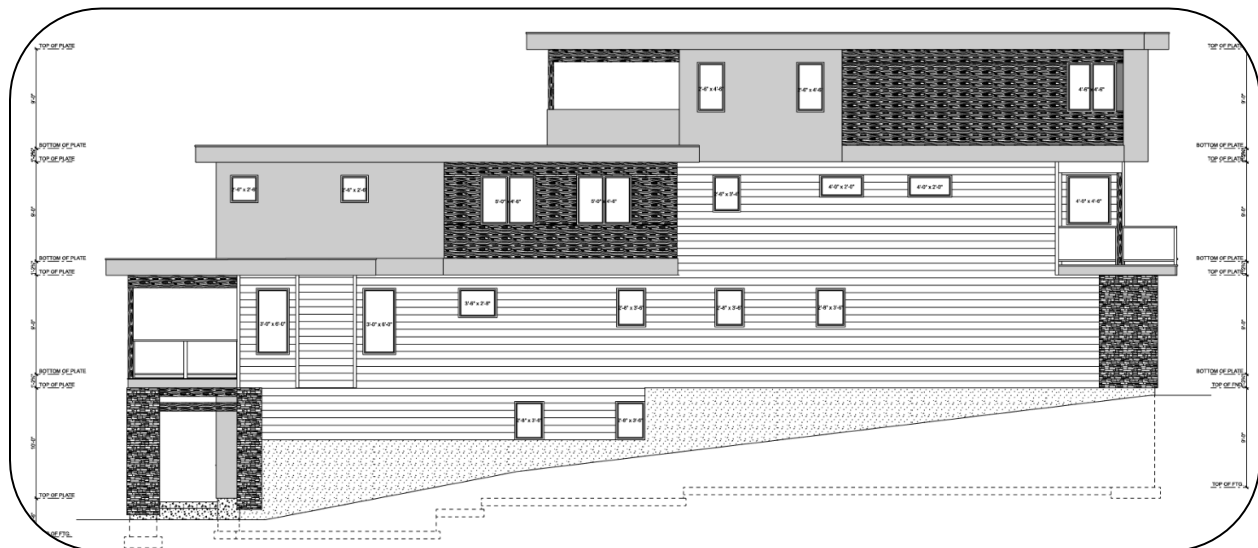


Figure 17 – Side Elevation (Facing South)



Figure 18 – West Elevation (Facing West to Lane)

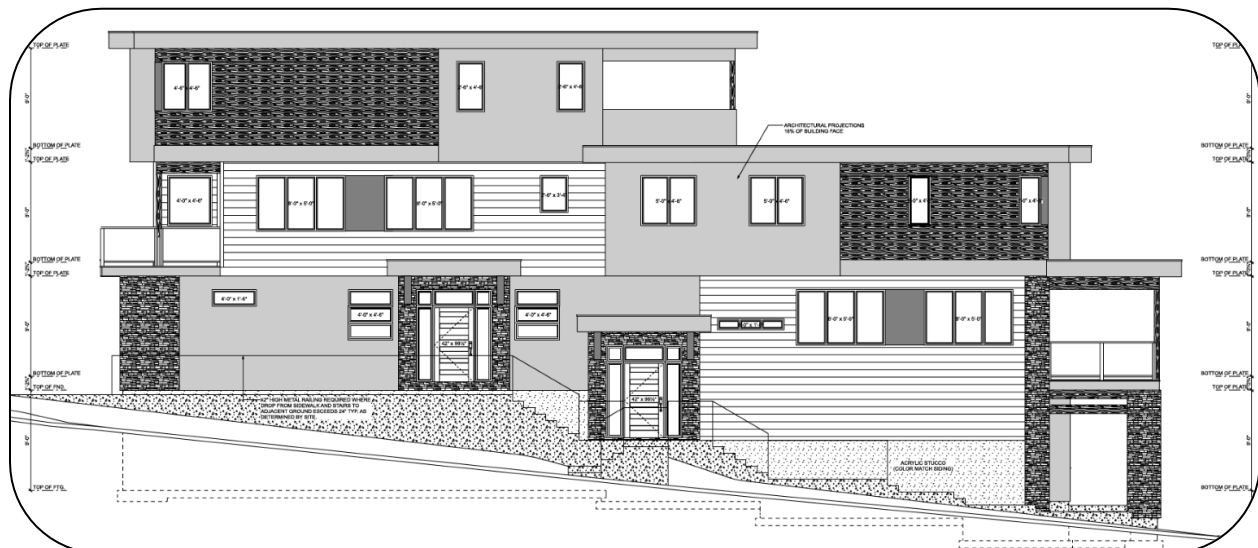


Figure 19 – Side Elevation (Facing North to Vancouver Ave)

Attachment J – Proposed Renderings



Figure 20 – Proposed Rendering facing North to Vancouver Ave



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

Development Variance Permit

Permit Number: DVP PL2018-8288

Owner Name
Owner 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 1 District Lot 202 Similkameen Division Yale District Plan 5429
Civic: 190 Vancouver Avenue
PID: 010-307-869
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2017-08 to allow for the construction of a four-unit townhouse
 - a. Section 10.11.3.1: to allow vehicular access to be from both the street and the lane.

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

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: DVP PL2018-8260

Owner Name
Owner 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 1 District Lot 202 Similkameen Division Yale District Plan 5429
Civic: 190 Vancouver Avenue
PID: 010-307-869
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

The Corporation of the City of Penticton

Bylaw No. 2018-50

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. 2018-50".

2. **Amendment:**

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

Rezone Lot 1, District Lot 202, Similkameen Division Yale District Plan 5429, located at 190 Vancouver Avenue, from RD2 (Duplex Housing: Lane) to RM5 (Urban Residential).

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this 17 day of July, 2018

A PUBLIC HEARING was held this 7 day of August, 2018

READ A SECOND time this day of , 2018

READ A THIRD time this day of , 2018

ADOPTED this day of , 2018

Notice of intention to proceed with this bylaw was published on the 27 day of July, 2018 and the 1 day of August, 2018 in the Penticton Western newspaper, pursuant to Section 94 of the *Community Charter*.

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

190 Vancouver Ave

Rezone From RD2 (Duplex Housing: Lane) to RM5 (Urban Residential)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2018-50

Date: _____

Corporate Officer: _____