

September 6, 2018

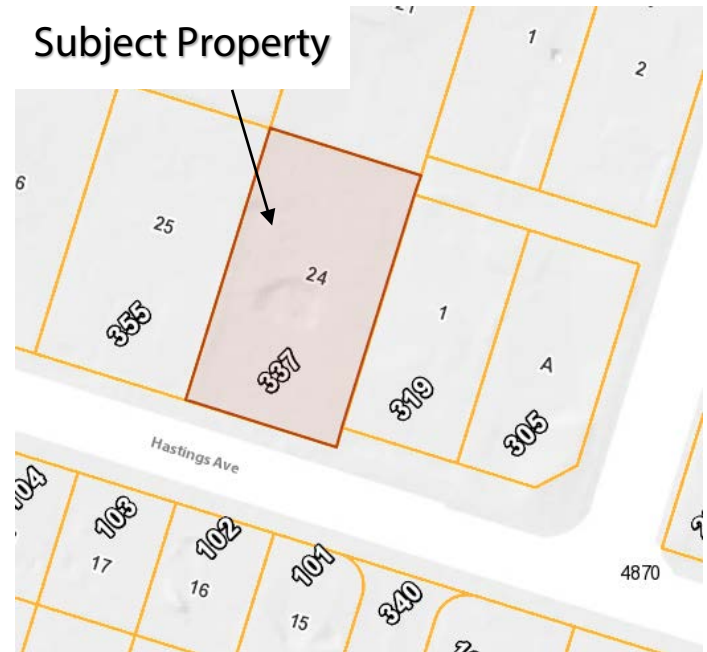
**Subject Property:**

337 Hastings Ave

Lot 24, District Lot 1, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 932

**Application:**

The applicant is intending to subdivide the property into two parcels (Figure 1 on Page 2), and construct a fourplex on one lot and a front-to-back duplex on the other lot. The following applications are being considered:



**Rezone PL2018-8312:**

1. Rezone a portion of the lot from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) and add the following site specific provisions to the RM2 zone:
  - Minimum lot width of 14.6m;
  - Floor Area Ratio (FAR) of 0.90;
  - Maximum Lot Coverage of 48%;
  - Maximum Building Height of 7.0m;
  - Minimum Interior Side Yard of 1.6m; and
  - Waive the requirement for one (1) visitor parking space.
  
2. Rezone a portion of the lot from R2 (Small Lot Residential) to RD2 (Duplex: Housing Lane).

**Development Variance Permit PL2018-8313:**

1. To vary the following section of Zoning Bylaw 2017-08 to allow for the construction of a duplex development:
  - Section 10.6.3.2: To allow vehicle access to be from both the lane and the street (Hastings Avenue).

**Information:**

The staff report to Council, Zoning Amendment Bylaw 2018-64 and Development Variance Permit PL2018-8313 will be available for public inspection from **Friday, September 7, 2018 to Tuesday, September 18, 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](http://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, September 18, 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, September 18, 2018** to:

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

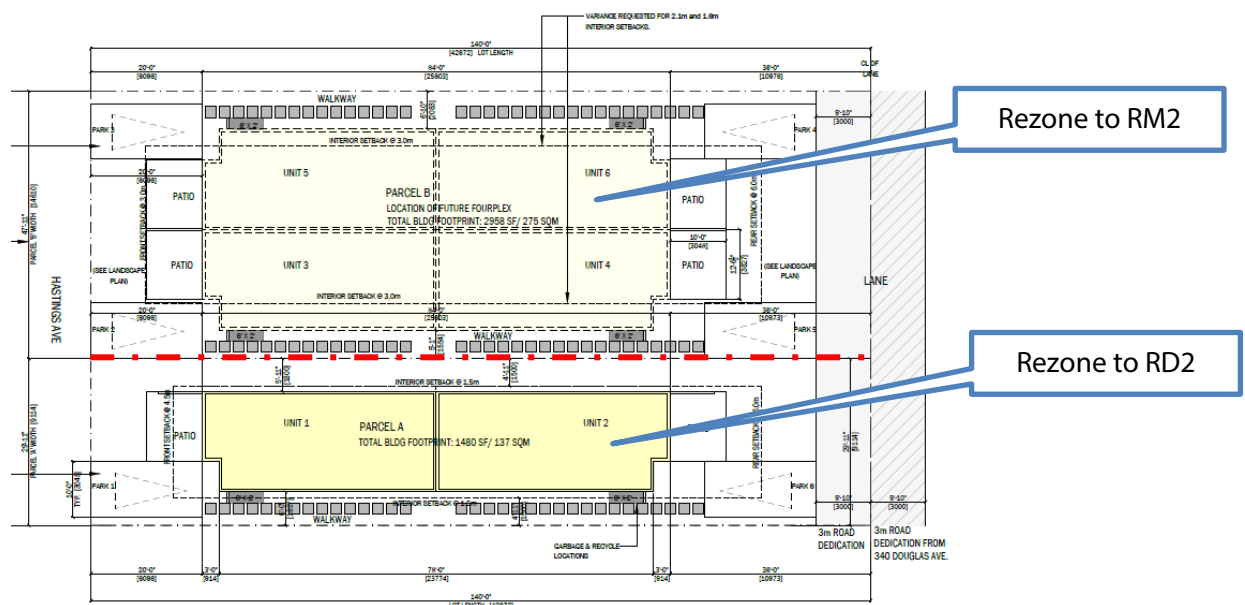
No letter, report or representation from the public will be received by Council after the conclusion of the September 18, 2018 Public Hearing.

**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

**Figure 1: Proposed Site Plan**

Illustrating the 2-lot subdivision and proposed fourplex and duplex:





# Council Report

penticton.ca

**Date:** September 4, 2018  
**To:** Peter Weeber, Chief Administrative Officer  
**From:** Nicole Capewell, Planner 1  
**Address:** 337 Hastings Avenue  
**Subject:** **Zoning Amendment Bylaw No. 2018-64 and  
Development Variance Permit PL2018-8313**

**File No:** PRJ2018-165

## Staff Recommendation

### *Zoning Amendment Bylaw*

THAT "Zoning Amendment Bylaw No. 2018-64", a bylaw to rezone Lot 24, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District Plan 932, located at 337 Hastings Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane) and allow a site specific provision inserted as Section 10.8.4.3 as follows: "In the case of Lot 24 Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 932, located at 337 Hastings Avenue, the following regulations shall apply:

- Minimum lot width of 14.6m;
- Maximum Density, Floor Area Ratio (FAR) of 0.90;
- Maximum Lot Coverage of 48%;
- Maximum Building Height of 7.0m;
- Minimum Interior Side Yard of 1.6m; and
- Waive the requirement for one (1) visitor parking space

be given first reading and be forwarded to the September 18, 2018 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2018-64", the following conditions be completed:

- Registration of a 3.0 m wide lane dedication from 337 Hastings Avenue and 340 Douglas Street,
- Registration of an easement to allow for the safe turning of vehicles at the west end of the lane.

### *Development Variance Permit*

AND THAT delegations and submissions for "Development Variance Permit PL2018-8313" for Lot 24, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District Plan 932, located at 337 Hastings Avenue, a permit to allow vehicle access to be from both the lane and the street (Hastings Avenue), be heard at the September 18, 2018 Public Hearing;

AND THAT Council consider "DVP PL2018-8313" following the adoption of "Zoning Amendment Bylaw No. 2018-64".

### Excess and Extended Service

THAT Council, in accordance with Section 507 of the *Local Government Act*, require the following excess and extended services

- Full construction of the lane along the rear of 337 Hastings and 319 Hastings Avenue tying the works into the existing lane
- Full construction of curb and sidewalk along the front of 337 Hastings Avenue and 319 Hastings Avenue, and tying the works into the existing sidewalk located in front of 305 Hastings Avenue.

### 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 centers.

### Background

The applicant is requesting to rezone 337 Hastings Avenue from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) and RD2 (Duplex Housing: Lane). This rezoning will facilitate the subdivision of the property into two parcels, which will allow the construction of a fourplex and a front-to-back duplex (Figure 1 – Proposed Subdivision). The applicant has also requested a variance to the RD2 zone to allow vehicle access from both the lane and the street.

The subject property (Attachment 'A') is currently zoned R2 (Small Lot Residential) and is designated for medium density residential by the City's Official Community Plan (OCP). In 2008, the previously existing single family home was demolished and the site has been vacant since. The surrounding neighbourhood is starting to experience redevelopment, and is transitioning from being a low density neighbourhood, to densifying and allowing medium density developments, as guided by the City's OCP Future Land Use.

The Official Community Plan designates 337 Hastings Avenue as MR (Medium Density Residential), which supports transitioning to an increased density. This property is within close proximity to the KVR trail, Okanagan College, and Penticton Plaza. The Zoning Map of the neighbourhood (Attachment 'B') indicates that there is a mix of zones within the neighbourhood including R2 (Small Lot Residential), RM2 (Low Density Multiple Housing), and RD2 (Duplex Housing: Lane). As indicated in the Future Land Use Map (Attachment 'C'), much of this neighbourhood is identified for medium density development. In 2008, a four-plex was built on the corner of Hastings Avenue and Argyle Street.



Figure 1 - Proposed Subdivision

## Proposal

The applicant is proposing to construct a fourplex and a front-to-back duplex at 337 Hastings Ave. To facilitate this development, the applicant is requesting to rezone the property from R2 (Small Lot Residential) to:

- RM2 (Low Density Multiple Housing) with a site specific text amendment to allow for:
  - Minimum lot width of 14.6m;
  - Floor Area Ratio (FAR) of 0.90;
  - Maximum Lot Coverage of 48%;
  - Maximum Building Height of 7.0m;
  - Minimum Interior Side Yard of 1.6m; and
  - Waive the requirement for one (1) visitor parking space, and
- RD2 (Duplex Housing: Lane).

The intent of the applicant is to subdivide the property into two parcels, and construct a fourplex and a front-to-back duplex.

The applicant is also requesting a variance to the proposed RD2 (Duplex Housing: Lane) parcel, to allow for vehicle access to be from both the lane and the street (Hastings Avenue).

The applicant is required to attain a Development Permit for the form and character of the building, as the properties are located within the CPR Heritage Multiple Family Development Permit Area. This will be issued by staff at a later date.

## Technical Review

This application was reviewed by the City's Technical Planning Committee. No significant issues arose in the process. Typical frontage upgrades and servicing requirements have been identified for the Building Permit stage of the project, if rezoning and variance permit applications are supported by Council. The applicant will be required to upgrade and extend the lane behind the development, which will be completed through an excess service resolution. Extension of curb and sidewalk will also require an excess service resolution to tie into the existing sidewalk at the corner development of Hastings Avenue and Argyle Street. The development is required to conform to the BC Building Code. These items have been communicated to the applicant.

## Financial Implication

The application does not pose any significant financial implications to the City. Development costs are the responsibility of the developer. The developer will be paying for the extension of the lane behind the development which is required to provide vehicle access to the rear of the proposed developments. The developer will also be responsible for the extension of curb and sidewalk to tie into existing sidewalks.

## Development Statistics

The following tables outline the proposed development statistics on the plans submitted with the rezoning application:

#### Fourplex – RM2 (Low Density Multiple Housing)

	Requirement RM2 Zone	Provided on Plans
<b>Minimum Lot Width:</b>	18 m	14.6 m
<b>Minimum Lot Area:</b>	540 m <sup>2</sup>	579 m <sup>2</sup>
<b>Maximum Lot Coverage:</b>	40 %	48% (text amendment)
<b>Maximum Density:</b>	.80 Floor Area Ratio (FAR)	0.90 Floor Area Ratio (FAR) (text amendment)
<b>Vehicle Parking:</b>	5 (1 per unit, plus 0.25/unit for visitor parking)	4 (text amendment)
<b>Required Setbacks</b> Front Yard (Hastings Ave): Side Yard (east): Side Yard (west): Rear Yard (lane):	3.0 m 3.0 m 3.0 m 6.0 m	6.0 m 1.6 m (text amendment) 2.1 m (text amendment) 7.9 m
<b>Maximum Building Height</b>	12 m	7.56 m
<b>Other Information:</b>	<ul style="list-style-type: none"> <li>The Development Permit would be issued by Staff</li> <li>Items in red are included in site specific rezoning</li> </ul>	

#### Duplex – RD2 (Duplex Housing: Lane)

	Requirement RD2 Zone	Provided on Plans
<b>Minimum Lot Width:</b>	9.1 m	9.1 m
<b>Minimum Lot Area:</b>	275 m <sup>2</sup>	362 m <sup>2</sup>
<b>Maximum Lot Coverage:</b>	40 %	38%
<b>Maximum Density:</b>	.80 Floor Area Ratio (FAR)	0.76 Floor Area Ratio (FAR)
<b>Vehicle Parking:</b>	2 (1 per dwelling unit)	2
<b>Required Setbacks</b> Front Yard (Hastings Ave): Side Yard (east): Side Yard (west): Rear Yard (lane):	4.5 m 1.5 m 1.5 m 6.0 m	6.0 m 1.8 m 1.8 m 7.9 m
<b>Maximum Building Height</b>	10.5 m	7.0 m
<b>Other Information:</b>	<ul style="list-style-type: none"> <li>The Development Permit will be issued by Staff</li> <li>Variance requested to allow parking from both the lane and the street</li> </ul>	

## Analysis

### *Support Zoning Amendment Bylaw*

The Official Community Plan (OCP) designation for the subject property is MR (Medium Density Residential), which supports townhouses, cluster housing, condominiums and other forms of increased density. The applicant is proposing to subdivide a large property into two parcels, which will allow for both a duplex and a fourplex to be constructed. Staff consider that the proposed zoning amendments will allow for a development that is supported through the following City Policies:

- OCP goal to facilitate the provision of a variety of housing types, tenures and densities that will continue to respond to the diverse needs, including income levels, of individuals and families in Penticton in varying stages of their life.
- OCP goal to strive to achieve a housing stock that includes high quality, luxury housing.
- OCP policy which promotes residential infill development as an appropriate method of maximizing the use of land and increasing housing choices for Penticton residents.
- OCP policy to encourage the development of a multi-family enclave on the former CPR railway lands on Hastings Street which is compatible with the character of the CPR station and which is designed to minimize the impact on adjacent industrial and commercial uses.
- The subject property is located along an arterial roadway and is near existing transit services. The subject property is within close proximity to the KVR trail, Okanagan College, and Penticton Plaza, which encourages more walking and active forms of transportation.

The plans submitted are conceptual in nature and an application for a development permit will be required prior to any approval for construction on the lands. The development permit drawings will have more details on the elevations, to include: building types, materials, and colours. The development permit will also require a detailed landscaping plan from the applicant, which will allow staff to review the landscaping being proposed as part of the development. The subject property is located within the CPR Heritage Multiple Family Development Permit Area, and staff will review the plans to ensure conformance with these guidelines when reviewing for Development Permit issuance.

Given the above, there is adequate policy to support the proposal to rezone from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) and RD2 (Duplex Housing: Lane), and support is recommended for First Reading of "Zoning Amendment Bylaw No. 2018-64".

### *Deny Zoning Amendment Bylaw*

Council may consider that the proposed development is not appropriate for the subject properties. If this is the case, Council should deny First Reading of Zoning Amendment Bylaw No. 2018-64".

### *Support 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. The proposed variance is to allow vehicle access to the RD2 (Duplex Housing: Lane) zone to be from both the lane and the street (Hastings Avenue).

*Section 10.6.3.2: to allow vehicle access to be from both the lane and the street (Hastings Avenue).*

- The applicant is requesting a variance to allow vehicle access to be from both the lane and the street (Hastings Avenue) on the proposed RD2 (Duplex Housing: Lane) parcel. The RD2 (Duplex Housing:

Lane) zone, is one of many residential zones in the 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:

- Maintaining on-street parking (allowing driveways off of a street reduces available parking spaces along the street, as it becomes full of driveways);
- Increased greenery (less driveways allows for more space for boulevard grass, trees and other greenery); and
- Overall enhanced pedestrian experience (the street becomes more comfortable and safe for pedestrians, rather than being dominated by vehicle parking and pavement).
- Although there are benefits to requiring vehicle access be only from the lane, the proposed development is minimizing the impacts to the neighbourhood by:
  - Installing new sidewalk along Hastings Avenue to tie into existing sidewalks at the corner of Hastings Avenue and Argyle Street, which will assist in increasing pedestrian safety;
  - Integrating landscaping along the front of the properties that border Hastings Avenue to increase greenery (including a variety of shrubs, grass and trees); and
  - The subject property is located near the end of Hastings Avenue. This block of Hastings Avenue is classed as a local residential street, as there is no thru-road (Attachment 'A'), which limits traffic on the street to local.

The proposed variance will allow for each unit of the duplex to have a more private entry into their home. It will also provide each unit with more private yard space.

Given the above, staff find that the proposed design successfully integrates driveways into the existing neighbourhood. 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.

#### **Alternate Recommendations**

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2018-64" and deny support for DVP PL2018-8313.
2. THAT Council give first reading to "Zoning Amendment Bylaw No. 2018-64", but deny support for DVP PL2018-8313.
3. THAT Council give first reading to "Zoning Amendment Bylaw No. 2018-64", and give support for DVP PL2018-8313 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:	Conceptual Site Plan
Attachment G:	Conceptual Elevations
Attachment H:	Draft Development Variance Permit (DVP)

Attachment I: Zoning Amendment Bylaw No. 2018-64

Respectfully submitted

Nicole Capewell  
Planner 1

Approvals

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

Attachment B – Zoning Map of Subject Property

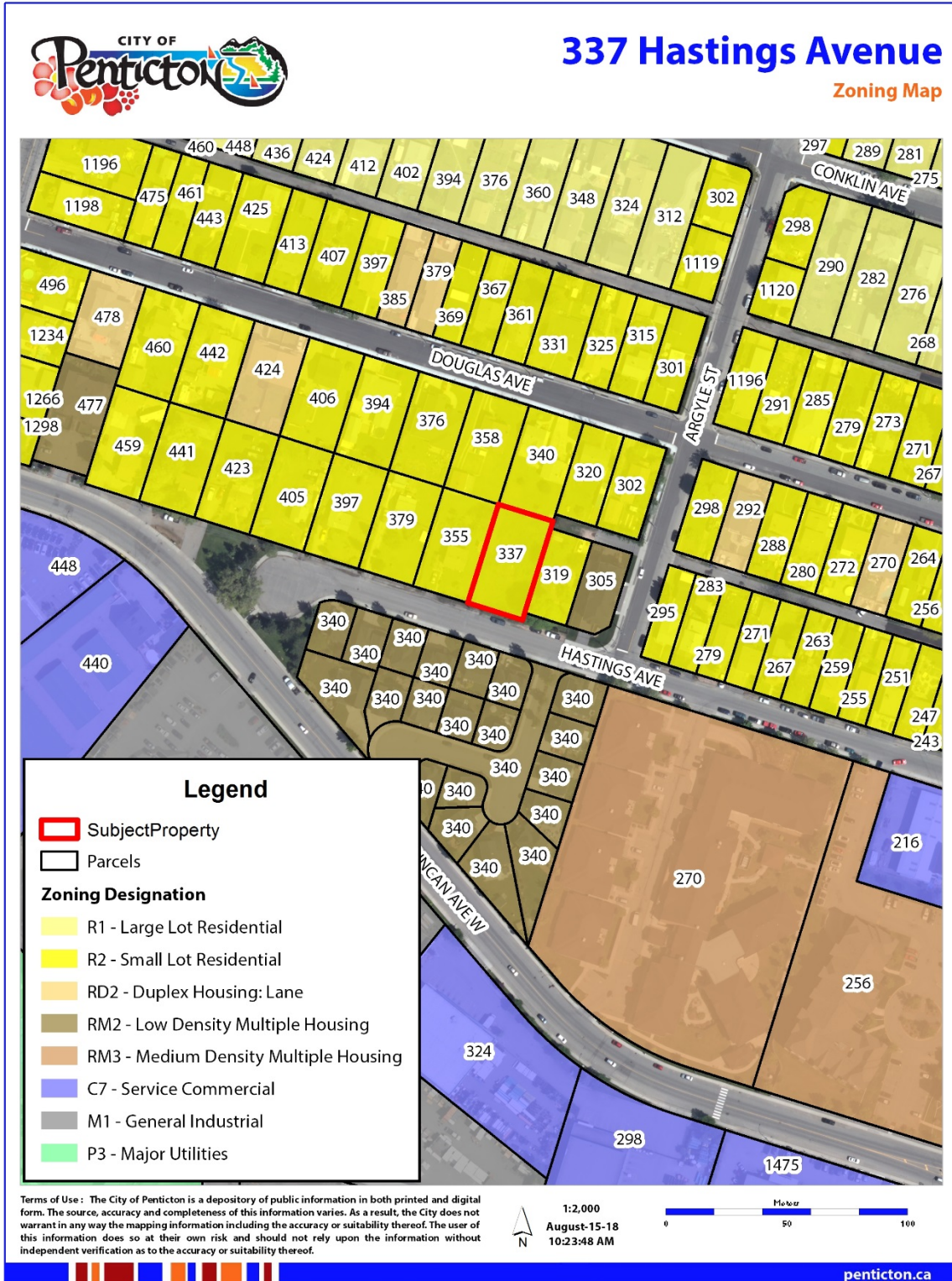


Figure 3 – Subject Property Currently Zoned R2 (Small Lot Residential)

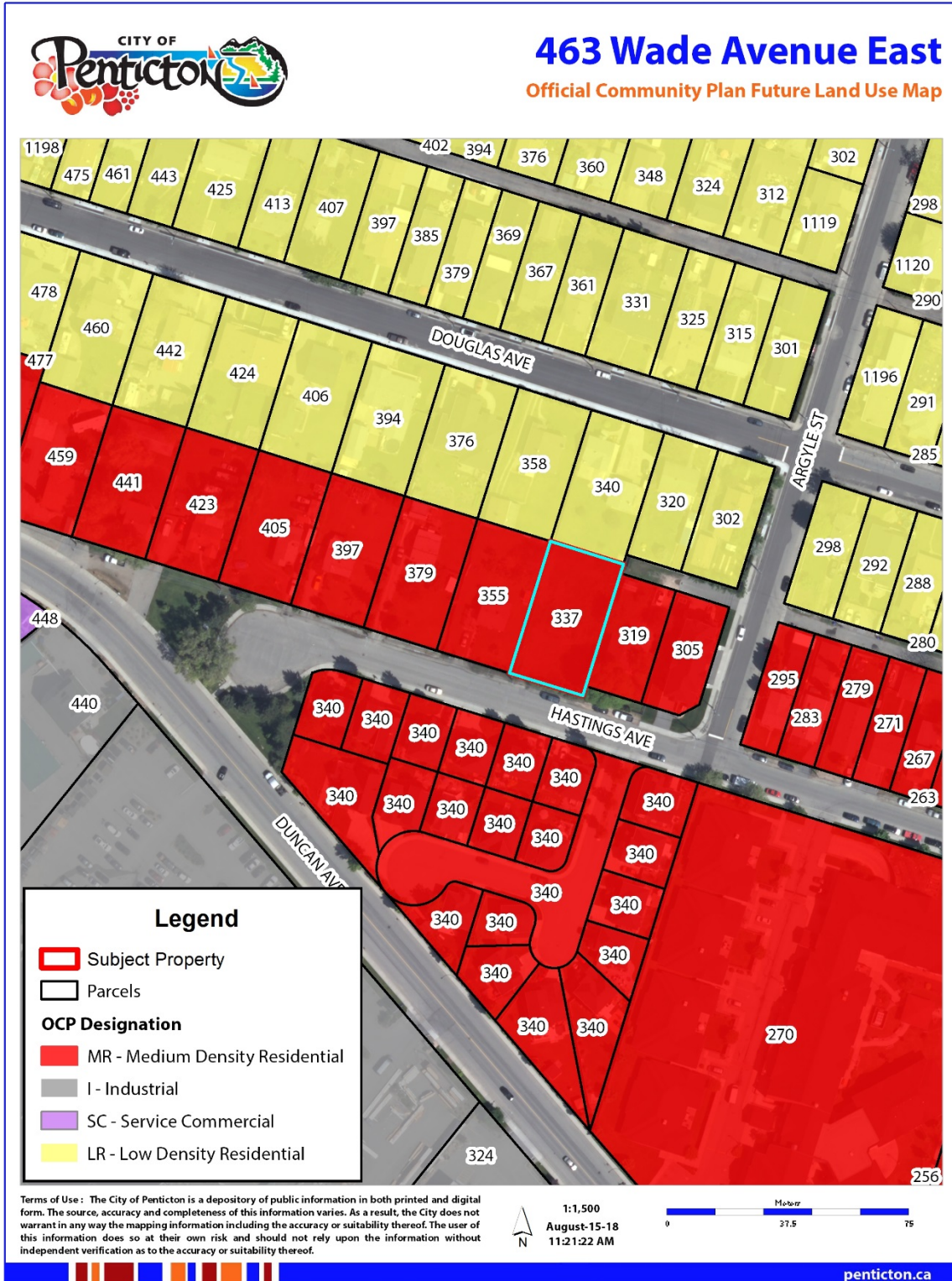


Figure 4 – Subject Property Currently Designated as MR (Medium Density Residential) within Official Community Plan

Attachment D – Images of Subject Property



Figure 5 – Looking at front of 337 Hastings Avenue (vacant lot) from Hastings Avenue



Figure 6 – Looking at rear of 337 Hastings Avenue from the lane



Figure 7 – Looking down the rear property line of 337 Hastings Avenue, where new lane will extend

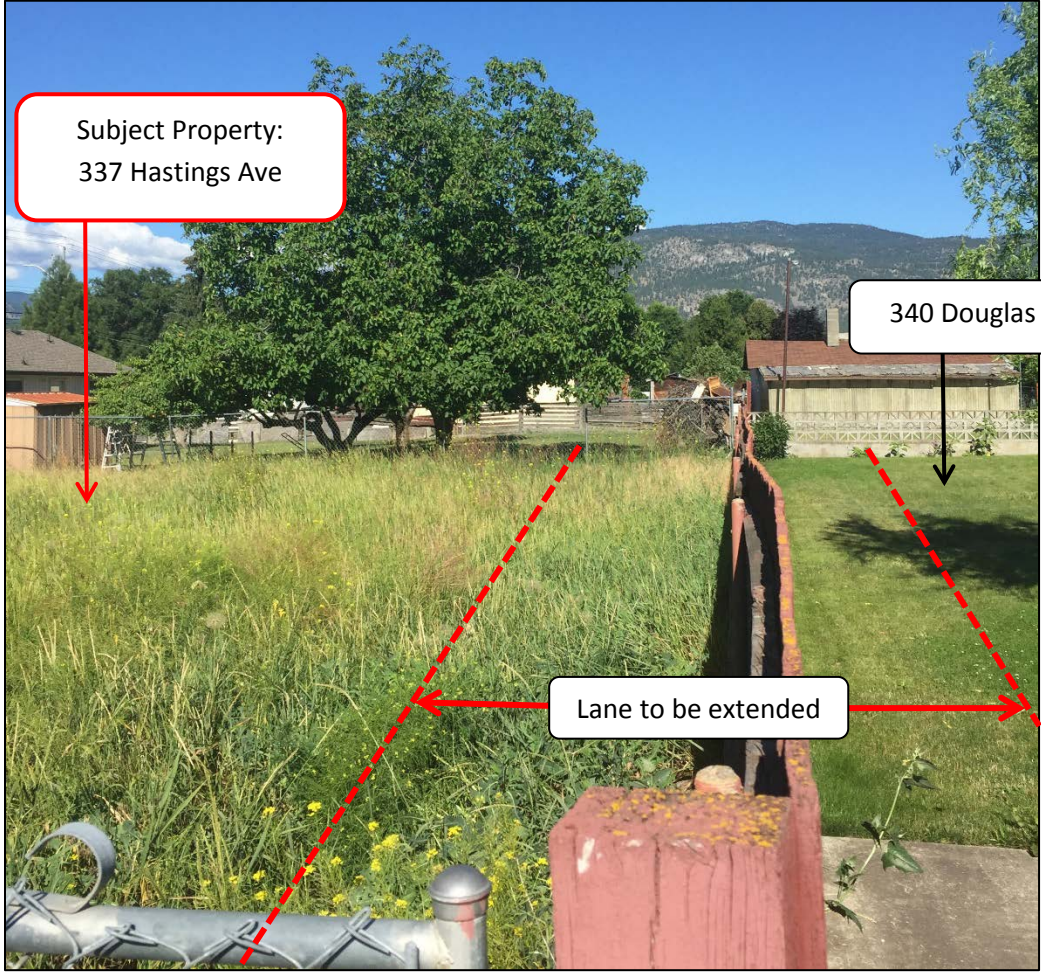


Figure 8 – Looking down the rear property line of 337 Hastings, where new lane will extend



Figure 9 – Looking down the western property line of 337 Hastings Avenue from Hastings Avenue



Figure 10 – Looking down eastern property line of 337 Hastings Avenue from the lane

# 337 Hastings Avenue

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Development Application, Rezoning & Subdivision Application

August 22nd, 2018

Blake Laven  
Planning Manager  
City of Penticton  
171 Main Street  
Penticton, BC V2A 5A9

**Dear Blake Laven:**

We are proposing to construct a duplex and fourplex at 337 Hastings Avenue. The project will require a re-zoning, subdivision of the lot, and a road dedication for a rear lane.

The goal of this project is to build an infill solution that provides more affordable housing and densification to accommodate the increase in population that is expected over the next few years. We believe this is a suitable lot for this townhome project as it is consistent with current development around the area, and the project will provide a great opportunity for young families to get in the market. Furthermore, the OCP designates this site as Medium Density Residential, which is consistent with the intent of this project.

Under the zoning bylaw, the lot is currently zoned as R2- Small Lot Residential, which we propose to subdivide into two parcels and re-zone to *RD2-Duplex Housing:Lane* and *RM2- Low Density Multiple Housing* with some site specific allowances, which we will get into detail below. The intent of this project is to start with a front-back duplex on Parcel A, in which we would re-zone to RD2-Duplex Housing. Following this, we will build a fourplex on Parcel B, which we would like to re-zone to RM2-Low Density Multiple Housing. For the Parcel B lot we ask for a site specific allowance to reduce the minimum lot width from 18.0m to down to 14.6m. Under RM2 maximum density is 0.80 FAR with maximum lot coverage being 40%. For this re-zoning we kindly ask for a site-specific allowance for a higher density of 0.90 FAR and 48% lot coverage. Furthermore, we request a site specific allowance to reduce the interior side yard setback requirement from 3.0m to 2.1m on the west side and 1.6m on the east. This would leave 11ft in between the buildings (duplex & fourplex) which is ample space for some landscaping and a walkway to the storage entries of the fourplex units.

We hope the planning department doesn't see these as unreasonable requests as these will help us achieve family-oriented affordable housing in the neighbourhood. If we were to make the units any smaller to fit density and setback requirements we'd have to resort to two-bedroom units, which through our experience, is not marketable towards young families. Our past two projects that have been 3-bedroom townhome units have been 1780sf and at a minimum 1526sf. Our proposed project already sits below 1500sf per unit therefore if we were to decrease floor area anymore we would have to resort to two-bedroom units which is not as desirable in today's market.

The final requests we have, for both Parcels, are to allow parking at the front yard of the units on Hastings Avenue and to waive the requirement for 1 guest parking spot. Allowing parking from the front yard would be consistent with the housing development across the street to the south of

Figure 11 – Letter of Intent (1/2)

Hastings Avenue. By having single-car driveways we still allow for parking spots out front of the project along the street.

To make this project feasible we also require a 3m road dedication at the rear of the property in order to extend the existing lane and allow parking off the lane for the north units. The lot directly behind, 340 Douglas Avenue, has also been purchased by 1167041 B.C. LTD, therefore we would also request the same road dedication there. Long-term goals would be to subdivide an RD2 lot on part of 340 Douglas Avenue while keeping the existing house as it is a very characteristic house that fits in well with the neighbourhood.

In summary, please accept the enclosed application package for the 337 Hastings Ave. We would greatly appreciate your consideration in granting the request to re-zone, site-specific allowance and lane dedication requests and subdivision application.

Sincerely,

A handwritten signature in black ink, appearing to be 'Drew Barnes', written in a cursive style.

**Drew Barnes**  
Owner 1167041 B.C. Ltd.

Page 2

Figure 12 – Letter of Intent (2/2)

# Attachment F – Conceptual Site Plan

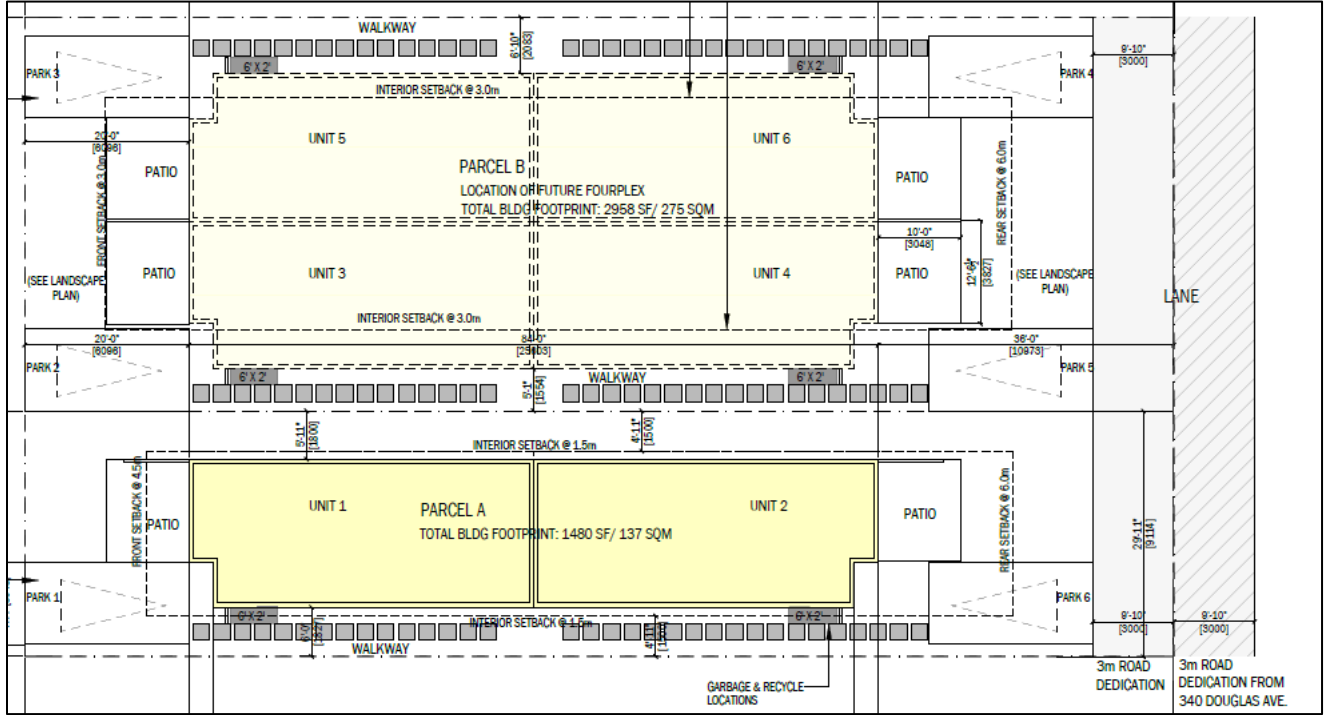


Figure 13 – Conceptual Site Plan

Attachment G – Conceptual Elevations

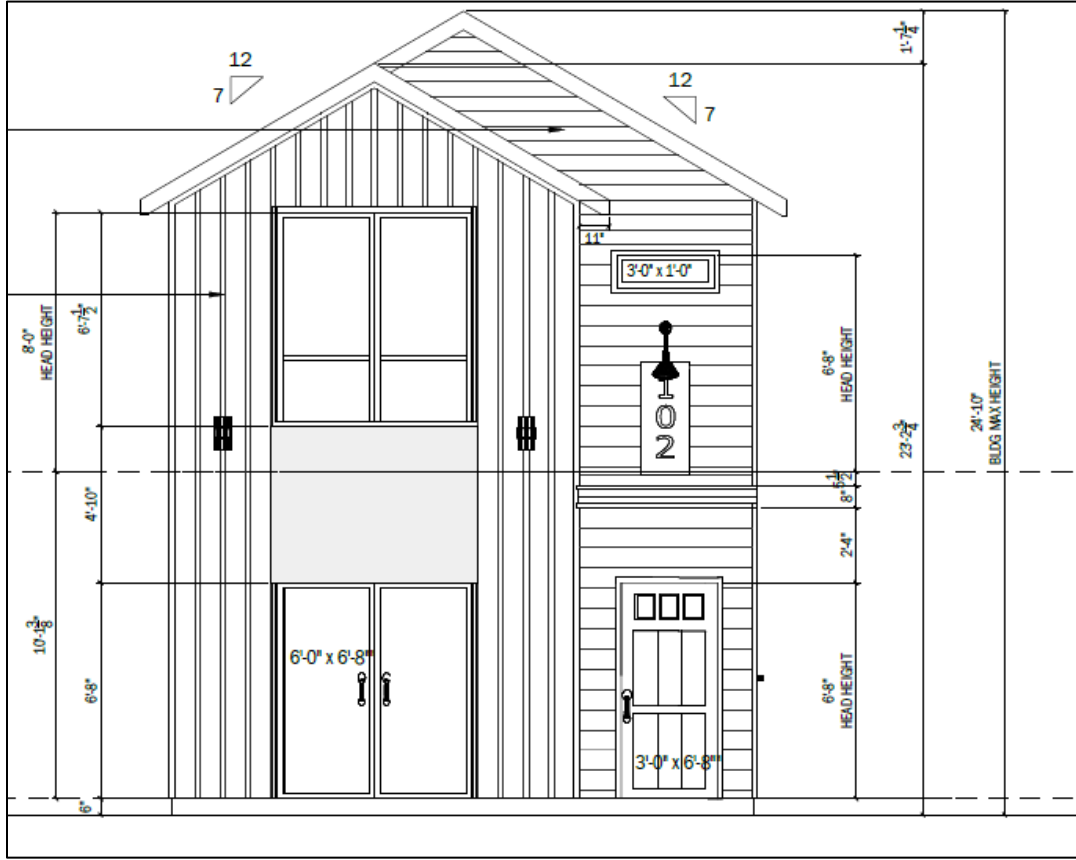


Figure 14 – Conceptual North Elevation



Figure 15 – Conceptual West Elevation

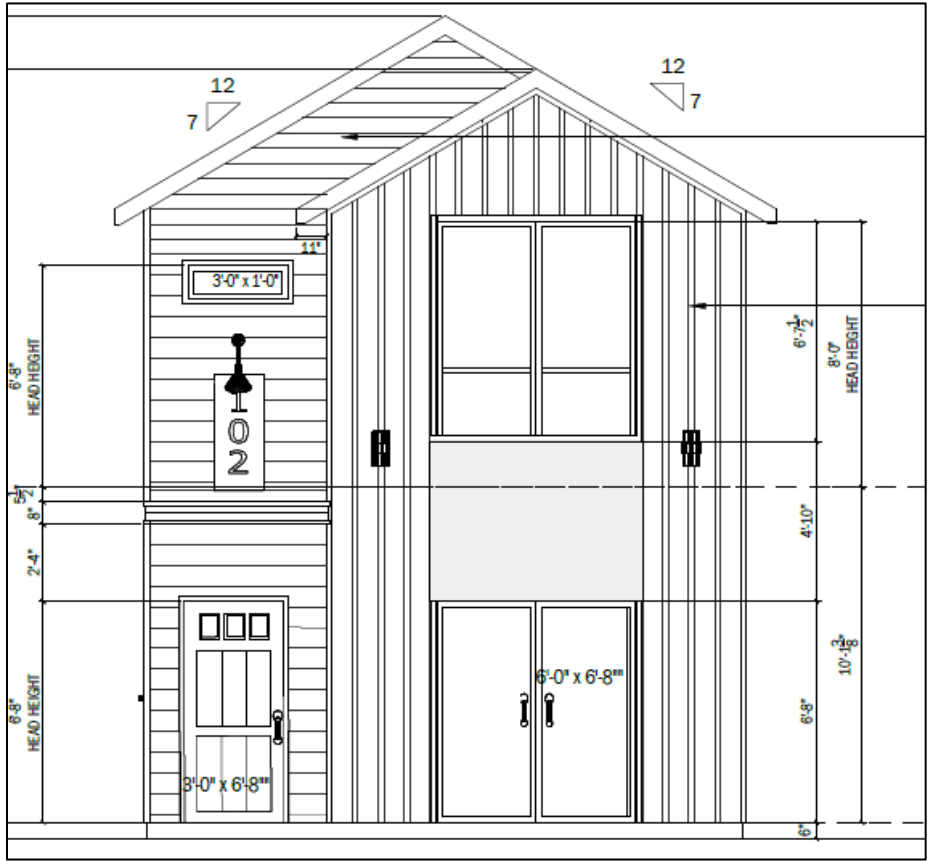


Figure 16 – Conceptual South Elevation

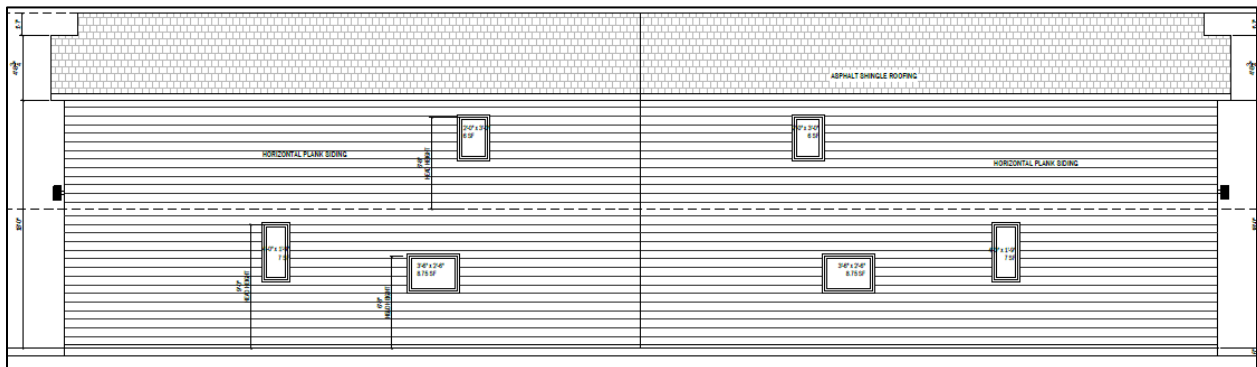


Figure 17 – Conceptual East Elevation



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

## Development Variance Permit

**Permit Number: DVP PL2018-8313**

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 24 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 932  
Civic: 337 Hastings Avenue  
PID: 003-408-663
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 duplex development:
  - a. Section 10.6.3.2: to allow vehicle access to be from both the lane and the street (Hastings Avenue).

### 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

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Dana Schmidt,  
Corporate Officer

DRAFT

The Corporation of the City of Penticton

Bylaw No. 2018-64

*A Bylaw to Amend Zoning Bylaw 2017-08*

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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. 2018-64".

2. **Amendment:**

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

Rezone that part of Lot 24, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District Plan 932, located at 337 Hastings Avenue, as shown on Schedule 'A', from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

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

Rezone that part of Lot 24, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District Plan 932, located at 337 Hastings Avenue, as shown on Schedule 'A', from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) and by adding the following site specific provisions to section 10.8.4:

.3 "In the case of Lot 24, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 932, located at 337 Hastings Avenue, the following regulations shall apply:

- Minimum lot width of 14.6m;
- Maximum Density, Floor Area Ratio (FAR) of 0.90;
- Maximum Lot Coverage of 48%;
- Maximum Building Height of 7.0m;
- Minimum Interior Side Yard of 1.6m; and
- Waive the requirement for one (1) visitor parking space.

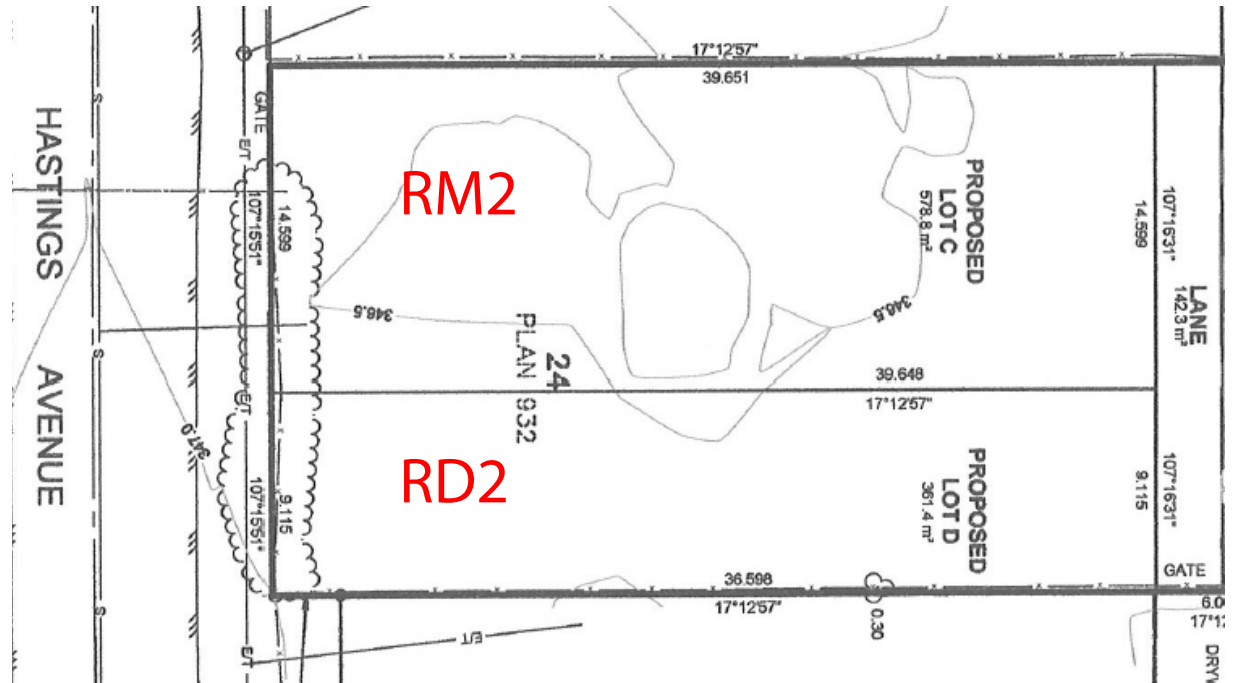
2.3 Schedule 'A' attached hereto forms part of this bylaw.

# 337 Hastings Avenue

Rezone a portion of the lot from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) and add the following site specific provisions to the RM2 zone:

- Minimum lot width of 14.6m;
- Floor Area Ratio (FAR) of 0.90;
- Maximum Lot Coverage of 48%;
- Maximum Building Height of 7.0m;
- Minimum Interior Side Yard of 1.6m; and
- Waive the requirement for one (1) visitor parking space, and

Rezone a portion of the lot from R2 (Small Lot Residential) to RD2 (Duplex: Housing Lane)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2018-64

Date: \_\_\_\_\_

Corporate Officer: \_\_\_\_\_

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 Ministry of Transportation on the	day of	, 2018
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*.

---

Andrew Jakubeit, Mayor

<p>Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i>  this _____ day of _____, 2018</p> <hr/> <p>for Minister of Transportation &amp; Infrastructure</p>
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Dana Schmidt, Corporate Officer