

November 22, 2018

Subject Property:

463 Wade Ave E

Lot 15, District Lot 202, Similkameen Division Yale
District, Plan 933

Application:

The applicant is proposing to construct a four-unit townhouse development at 463 Wade Avenue East. The following application is being considered:

- **Rezone PL2018-8332**
Rezone from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing)



Information:

The staff report to Council and Zoning Amendment Bylaw 2018-79 will be available for public inspection from **Friday, November 23, 2018 to Tuesday, December 4, 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, December 4, 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, December 4, 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 December 4, 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

Date: November 20, 2018
To: Peter Weeber, Chief Administrative Officer
From: Nicole Capewell, Planner 1
Address: 463 Wade Avenue East
Subject: Zoning Amendment Bylaw No. 2018-79

File No: PRJ2018-177

Staff Recommendation

Zoning Amendment Bylaw

THAT "Zoning Amendment Bylaw No. 2018-79", a bylaw to rezone Lot 15 District Lot 202 Similkameen Division Yale District Plan 933, located at 463 Wade Avenue East, from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing), be given first reading and be forwarded to the December 4, 2018 Public Hearing.

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 463 Wade Avenue East from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing) to facilitate the development of a four-unit townhouse. At this time, the applicant has only applied to rezone the property. The property is located within the General Multiple Family Development Permit Area. The Developer will be required to attain a Development Permit prior to Building Permit issuance. The Development Permit will be issued by staff at a later date, should Council support the rezoning application.

The subject property is currently designated as MR (Medium Density Residential) by the City's Official Community Plan. The site currently has an older single family dwelling, which was constructed in approximately 1955. Photos of the site are included as Attachment 'D'. The intent of the applicant will be to demolish the existing home prior to building the townhouse units.

The property (481 Wade Ave E) directly east of 463 Wade Ave E, was successfully rezoned from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing) on October 2, 2018. This rezoning was completed to accommodate a 4-unit townhouse development. In addition to the rezoning, the property at 481 Wade Ave E also received a variance to reduce the exterior side



yard (along Townley Street). This variance created a larger buffer space along the western property line. A copy of the site plan and elevations for the neighbouring development are included as Attachment 'H'.

Draft Official Community Plan

The Official Community Plan review currently underway includes the subject property within the Future Land Use Category 'ground oriented residential'. In the draft Official Community Plan, ground oriented residential is described as medium-density residential areas where each unit has an exterior door and construction is primarily wood frame. Compatible types of development include duplexes with or without suites; cluster housing; higher-density rowhouses; townhouses and stacked townhouses; and bareland strata developments. This OCP designation supports building heights up to 3 ½ storeys.

Proposal

The applicant is proposing to construct a four-unit townhouse development at 463 Wade Avenue East. To facilitate this development, the applicant is requesting to rezone the property from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

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 proposed building 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.

Development Statistics

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

	Requirement RM2 Zone	Provided on Plans
Maximum Lot Coverage:	40%	36.6%
Maximum Density:	0.8 Floor Area Ratio (FAR)	0.73 Floor Area Ratio (FAR)
Vehicle Parking:	5 (1 per unit, plus 0.25/unit for visitor parking)	8
Required Setbacks Front Yard (Wade Ave E): Interior Side Yard (east): Interior Side Yard (west): Rear Yard (north):	3.0 m 3.0 m 3.0 m 6.0 m	4.73 m 3.15 m 5.8 m 6.16 m
Maximum Building Height	12 m	12.0 m

Other Information:	The development will be required to attain a Development Permit, which will be reviewed and issued by Staff at a future date.
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Analysis

Support Zoning Amendment Bylaw

The Official Community Plan 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 construct a four-unit townhouse development. 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 policy which promotes residential infill development as an appropriate method of maximizing the use of land and increasing housing choices for Penticton residents.
- The subject property is located within close proximity of the KVR trail, the downtown core, Penticton Creek pathway, Okanagan Lake and other desired amenities, which encourages more walking and active forms of transportation.

The zoning map of the neighbourhood (Attachment 'B') indicates that there is currently a mix of zones within the neighbourhood including RM2 (Low Density Multiple Housing), RM3 (Medium Density Multiple Housing), and RD1 (Duplex Housing). 481 Wade Ave E, which is the property directly east of 463 Wade Avenue, was successfully rezoned from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing) on October 2, 2018, also to facilitate the development of a four-unit townhouse. As indicated in the Future Land Use map (Attachment 'C'), this neighbourhood is identified for medium and high density development.

The plans submitted for this development 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 and compliance with the design guidelines. 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 General Multiple Family Development Permit Area, and staff will review the plans to ensure conformance with these guidelines when reviewing for Development Permit issuance. The plans that have been submitted meet the regulations for the RM2 zoning currently on the property. As such, the applicant does not require any variances.

Given the above, there is adequate policy to support the proposal to rezone from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing), and support is recommended for first reading of "Zoning Amendment Bylaw No. 2018-79".

Deny / Refer 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. 2018-79". Alternatively Council may refer the application back to staff with instructions for further refinement of the plans.

Alternate Recommendations

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2018-79"
2. THAT Council give first reading to "Zoning Amendment Bylaw No. 2018- 79" 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:	Site Plan for 481 Wade Ave E (directly west of 463 Wade Ave)
Attachment I:	Zoning Amendment Bylaw No. 2018-79

Respectfully submitted,

Nicole Capewell
Planner 1

Approvals

Director Development Services 	Chief Administrative Officer PW
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Figure 1 – Subject Property Highlighted in Red

Attachment B – Zoning Map of Subject Property

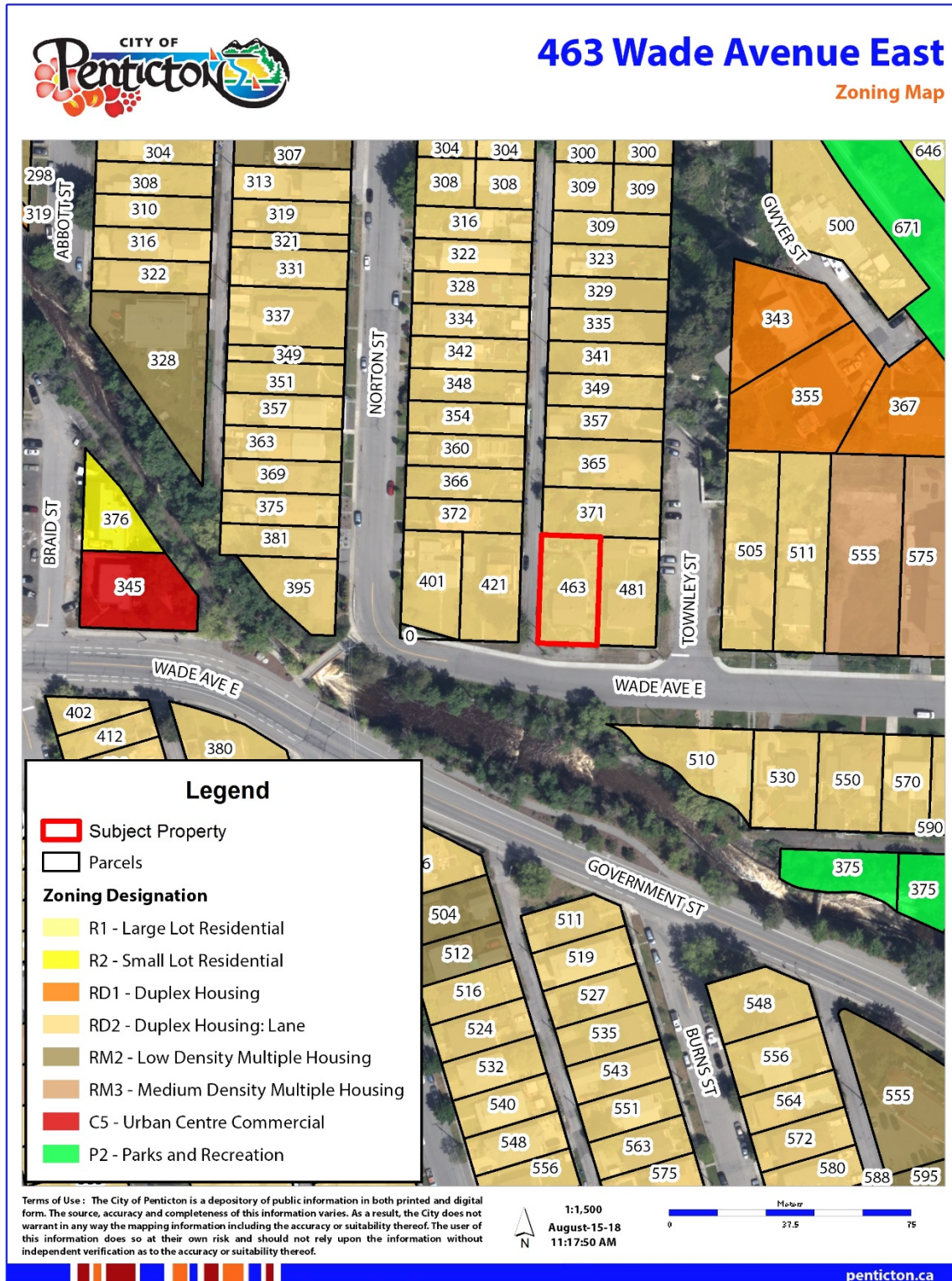


Figure 2 – Subject Property Currently Zoned RD2 (Duplex Housing: Lane)



Figure 3 – Subject Property Currently Designated as MR (Medium Density Residential) within Official Community Plan

Attachment D – Images of Subject Property



Figure 4 – Looking toward front of 463 Wade Avenue East from Wade Ave E

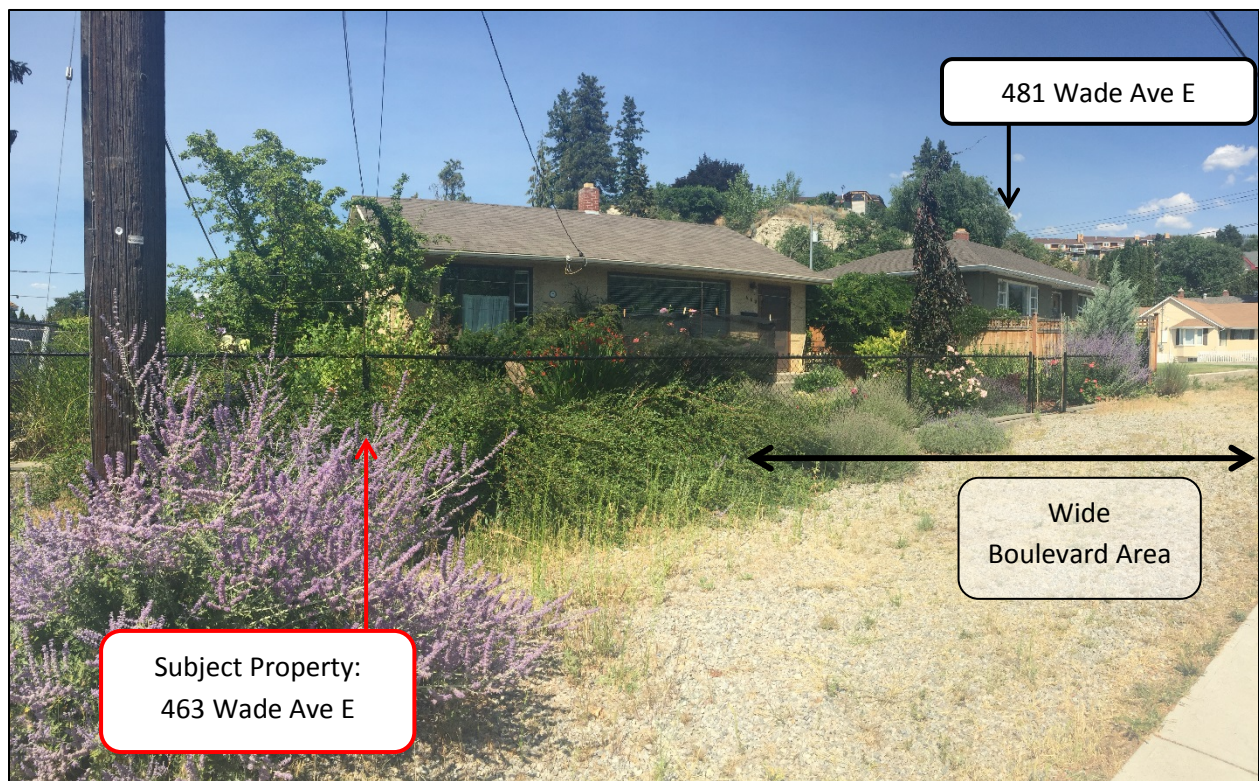


Figure 5 – Looking toward front of 463 Wade Avenue East from Wade Ave E



Figure 6 – Looking toward west of 463 Wade Ave E from lane



Figure 7 – Looking east at boulevard in front of 463 Wade Ave E



Figure 8 – Looking at 463 Wade Ave E from Wade Ave E



Figure 9 – Looking at property line between 463 Wade Ave E and 481 Wade Ave E



Figure 10 – Looking at 463 Wade Ave E from Wade Ave E



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Vernon, BC V1T 2S7
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E: office@trta.ca

Rezoning Application: From RD2 to RM2 - Letter of Intent

VA1807
463 Wade Avenue E
Client/Developer: Rob Walker
Architect: TRTA Architecture

Please accept this drawing package as a rezoning application (only) for 463 Wade Avenue E, Penticton. The site is currently occupied with a small single-family dwelling but is zoned RD2 - Duplex Housing. The City of Penticton's Official Community Plan allows for MR - Medium Density Residential in this neighbourhood. We believe the proposed design meets the future vision for density in this area. The proposed units are only 3 storeys in height to maintain the current language of the neighbourhood while increasing the density onsite to 4 units. The front façade, landscaping and entry facing Wade Avenue can be further developed as we move forward with the design.

As this is a simple schematic design proposed, all dimensions are approximate and may not meet all bylaw requirements at this time, as it is only a rezoning application. Once the rezoning has been approved, then the client will acquire a survey to confirm dimensions on site. This should be noted in reference to Zoning Bylaw 4.2.5 for distance of parking garages and to clarify the definition of "street" vs. laneway to classify a "flanking street".

This proposed design allows for more parking stalls than required and includes rooftop access for each unit to appreciate the spectacular lake and mountain views from downtown Penticton.

Garry J. Tomporowski, Architect AIBC, B.E.S., March
Kimberly J. Fuller, MFA, BEDs, MArch, Architect AIBC

Figure 11 – Letter of Intent

Attachment F – Conceptual Site Plan

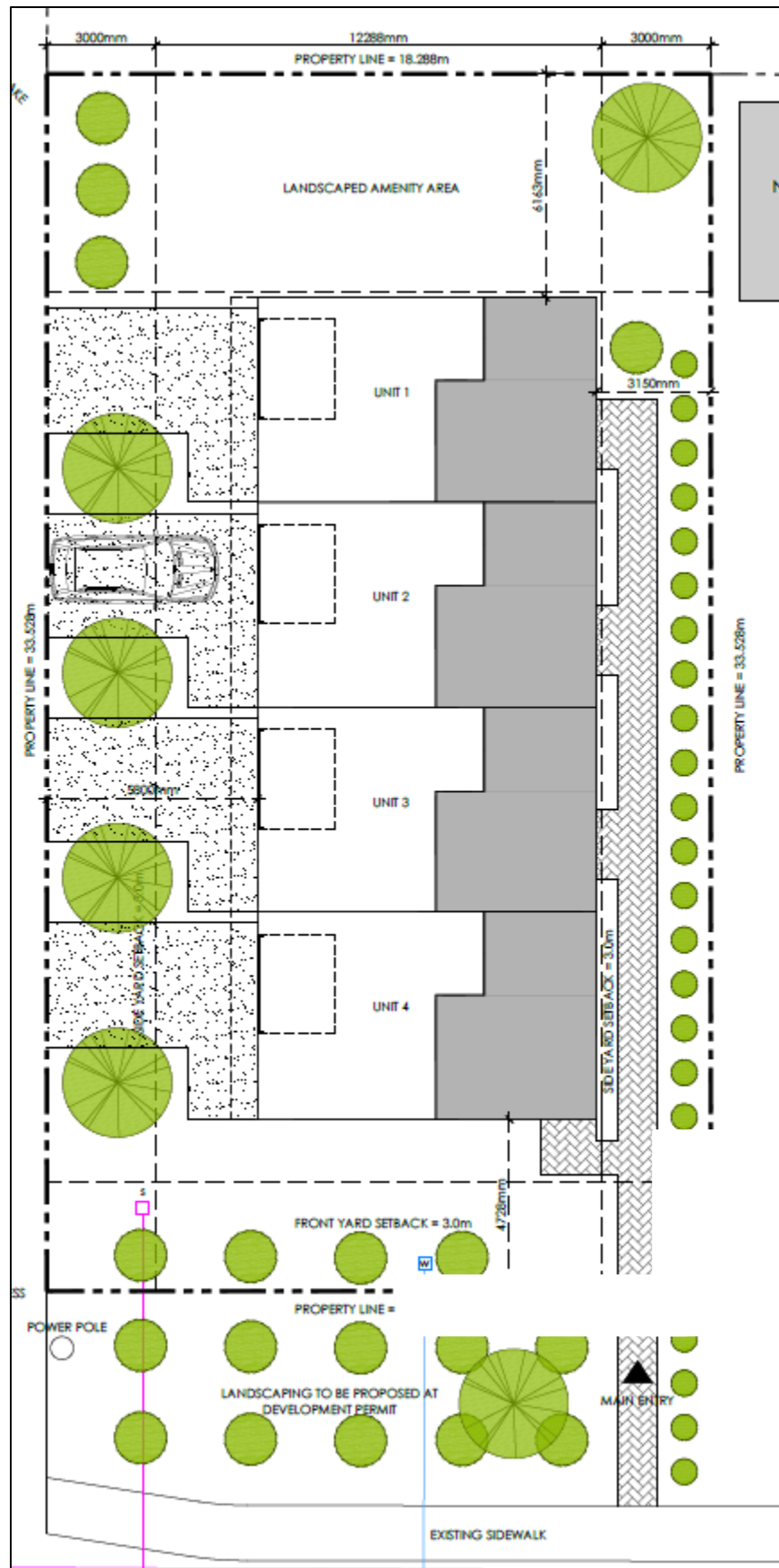


Figure 12 – Conceptual Site Plan

Attachment G – Conceptual Elevations



Figure 13 – Conceptual East Elevation (Facing 481 Wade Ave E)

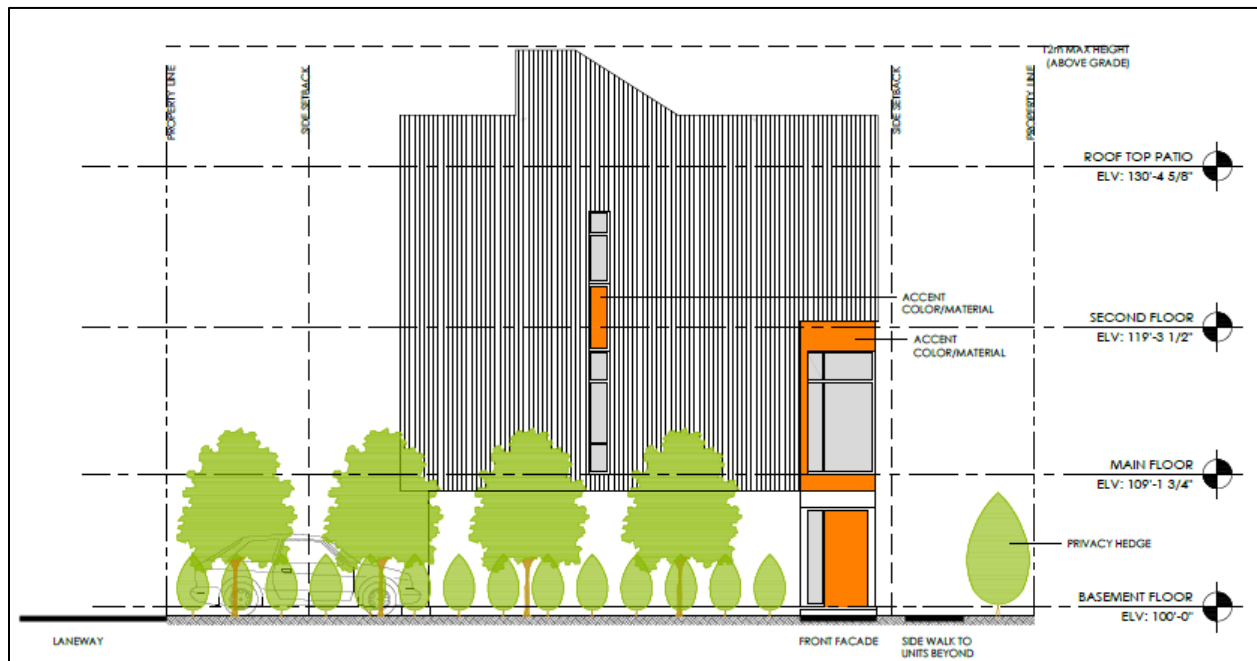


Figure 14 – Conceptual South Elevation (Facing Wade Ave E)



Figure 15 – Conceptual West Elevation (Facing Lane)

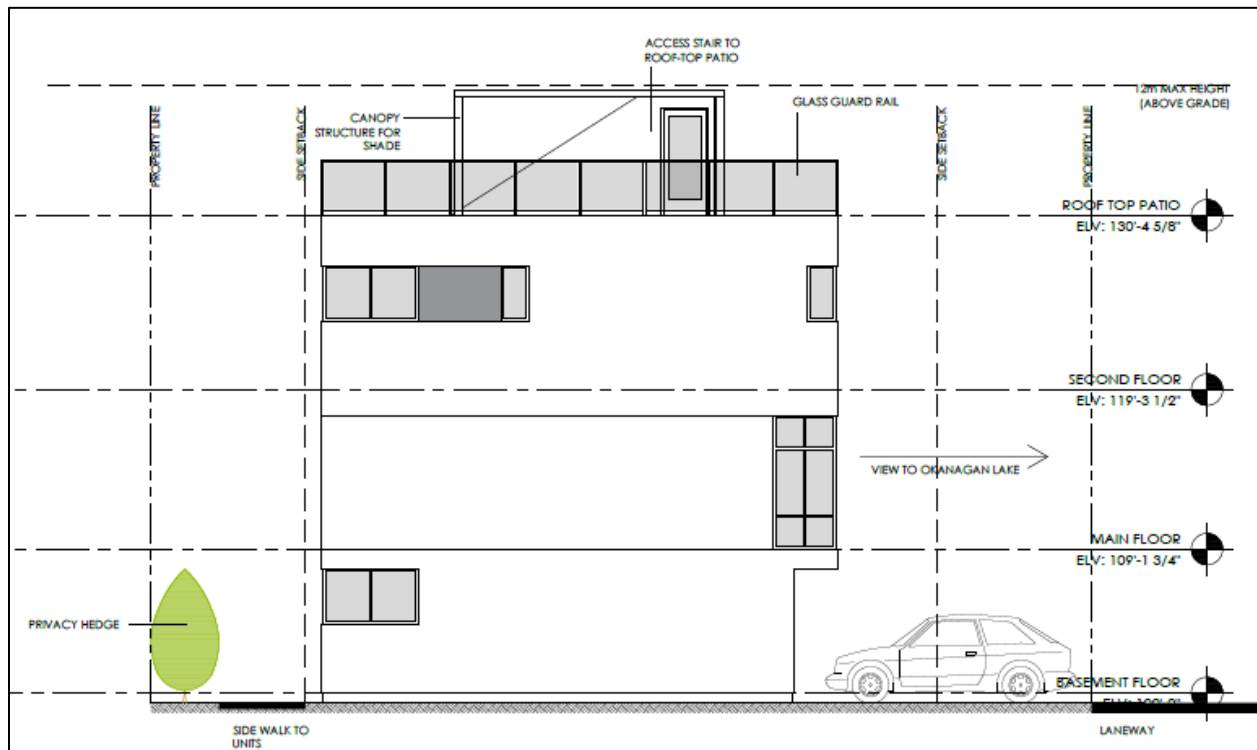


Figure 16 – Conceptual North Elevation (Facing 371 Townley St)

Attachment H – Site Plan for 481 Wade Ave E
(Directly west of subject property – 463 Wade Ave)

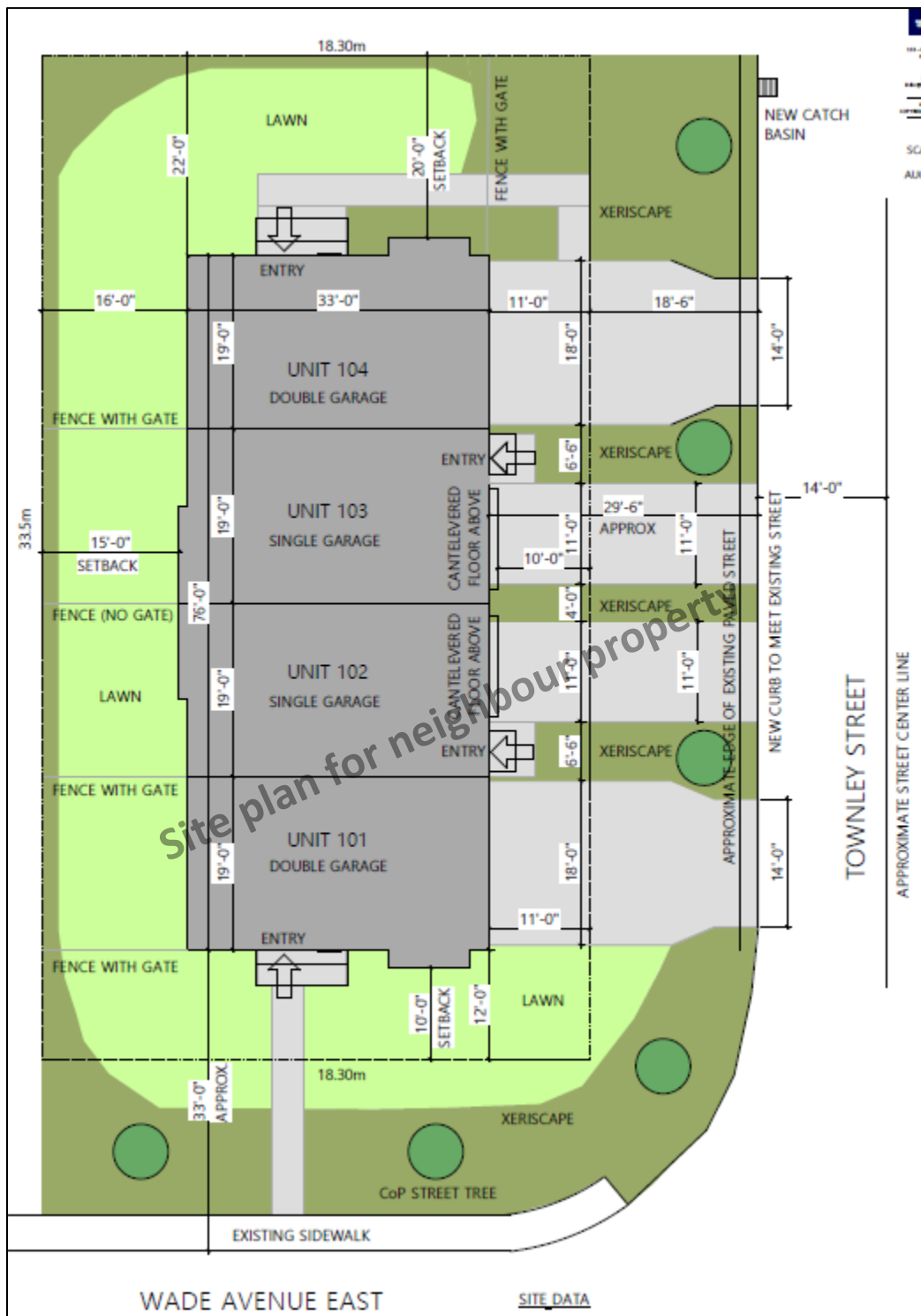


Figure 17 – Conceptual Site Plan for 481 Wade Ave E (neighbour property)

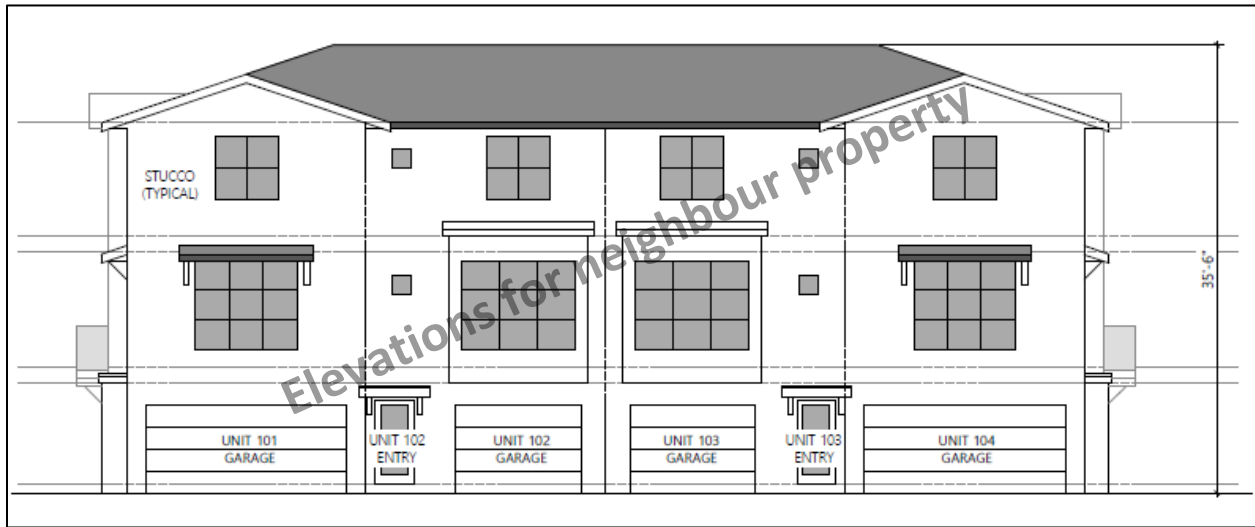


Figure 18 – Conceptual East Elevation for 481 Wade Ave E (neighbour property)

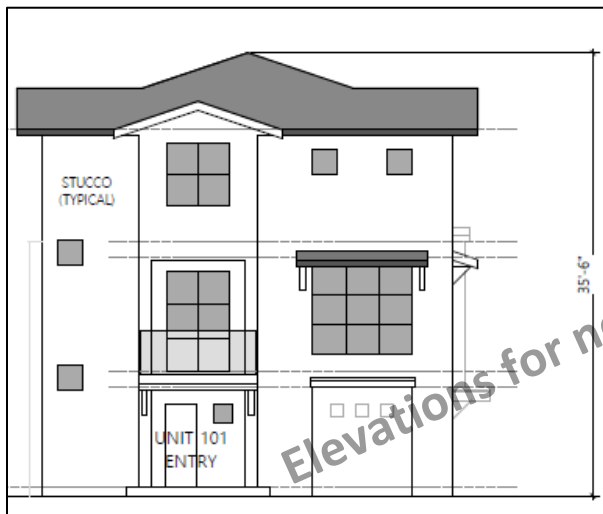


Figure 16 – Conceptual South Elevation (481 Wade Ave E)

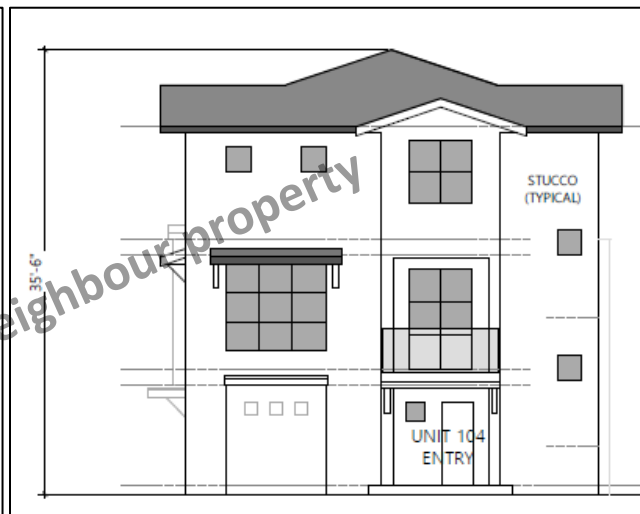


Figure 17 – Conceptual North Elevation (481 Wade Ave E)

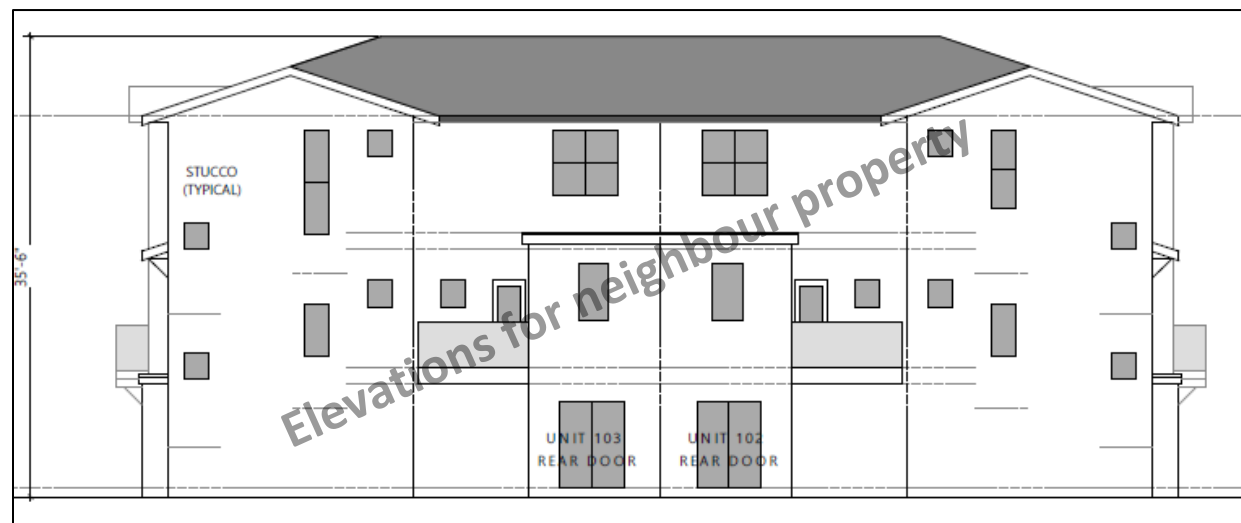


Figure 18 – Conceptual West Elevation for 481 Wade Ave E (neighbour property)

Rezone 463 Wade Ave E

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



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2018-79

Date: _____

Corporate Officer: _____