

March 5, 2020

Subject Properties and Legal Descriptions:

- 1018 Churchill Avenue
Lot 3 District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 1017
- 1026 Churchill Avenue
Lot 4 District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 1017 Except Plan KAP74500
- 1034 Churchill Avenue
Lot B District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan KAP74500



Application:

Rezone PL2019-8673

The applicant is proposing to construct a four-storey, 13-unit apartment building. In order to facilitate the proposed development, they have applied to rezone the lands from R2 (Small Lot Residential) to RM3 (Medium Density Multiple Housing).

Information:

The staff report to Council and Zoning Amendment Bylaw 2020-07 will be available for public inspection from **Friday, March 6, 2020 to Tuesday, March 17, 2020** at the following locations during hours of operation:

- Penticton City Hall, 171 Main Street (8:30 am to 4:30 pm, Mon. to Fri., excluding statutory holidays)
- 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, March 17, 2020** 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, March 17, 2020** 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 March 17, 2020 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.

Audrey Tanguay
Manager of Planning



Council Report

penticton.ca

Date: March 3, 2020 **File No:** RMS/Address
To: Donny van Dyk, Chief Administrative Officer
From: Steven Collyer, Planner 1
Address: 1018, 1026 & 1034 Churchill Avenue
Subject: Zoning Amendment Bylaw No. 2020-07 and Development Permit PL2019-8674

Staff Recommendation

THAT "Zoning Amendment Bylaw No. 2020-07", a bylaw to rezone the following properties:

- Lot 3 District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 1017, located at 1018 Churchill Avenue;
- Lot 4 District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 1017 Except Plan KAP74500, located at 1026 Churchill Avenue; and
- Lot B District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan KAP74500, located at 1034 Churchill Avenue;

from R2 (Small Lot Residential) to RM3 (Medium Density Multiple Housing), be given first reading and be forwarded to the March 17, 2020 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2020-07", a road dedication between 1.7m and 4.3m along the Churchill Avenue frontage be registered with the Land Title Office;

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

- Full construction of road, curb, gutter and sidewalk on the southern half of Churchill Avenue along the frontages of 1010, 1018, 1026 and 1034 Churchill Avenue, to create a more complete section of pedestrian infrastructure;

AND THAT Council, subject to approval of "Zoning Amendment Bylaw No. 2020-07", consider approval of "Development Permit PL2019-8674", for the consolidated lot comprising 1018, 1026, and 1034 Churchill Avenue, a permit to allow for the construction of a 13-unit apartment building.

Strategic Priority Objective

Community Design: The City of Penticton will attract, promote and support sustainable growth and development congruent with the community's vision for the future.

Proposal

The applicant is proposing to construct a four-storey, 13-unit apartment building.

The applicant has submitted an application to rezone the lands from R2 (Small Lot Residential) to RM3 (Medium Density Multiple Housing) in order to accommodate the proposed development. The applicant has

also applied for a Development Permit, as the proposed apartment building falls within the Multifamily Residential Development Permit Area as per the OCP.

Background

The subject properties (Figure 1 – Location Map) are currently zoned R2 (Small Lot Residential), and are designated Urban Residential by the City's Official Community Plan (OCP). Higher-density, 3-6 storey apartment buildings near amenity-rich areas are envisioned in the Urban Residential designation.

The three subject properties are to be consolidated to create one 1,352m² property. Three single detached dwellings currently exist on the subject properties and are proposed to be demolished. As indicated in the Zoning Map (Attachment 'A'), the surrounding neighbourhood consists of a mix of residential zones ranging from R2 (Small Lot Residential) to RM4 (High Density Residential) and CT1 (Tourist Commercial). Housing types in the area include single family homes, duplexes, townhouses, apartments, a mobile home park, and tourist accommodations (hotels/motels). This area has been undergoing a transition from a low density neighbourhood to one featuring more medium and high density developments, as envisioned by the City's OCP.



Figure 1 - Location Map

This is a desirable area of the City for infill development to occur as it is within walking distance of the downtown, Okanagan Lake, the South Okanagan Events Centre, and other amenities and services and the building stock is older and on large lots. This area is well serviced for alternative methods of transportation, with adequate sidewalk connections for pedestrians, as well as a transit route located along Churchill Avenue.

Technical Review

This application was reviewed by the City's Technical Planning Committee (TPC). The TPC considers the proposed density to be appropriate for the site and the surrounding neighbourhood.

It is the property owner(s) responsibility to provide services and upgrade existing services as required. The TPC identified a road widening to be taken at the time of rezoning. The road widening is approximately 1.7 meters in front of 1026 and 1034 Churchill Avenue, increasing to approximately 4.3m in front of 1018 Churchill Avenue. The property owner has agreed to transfer the lands to the City at no cost. The applicant has indicated the road widening area on the development plans and the proposed building complies with the new front yard setback.

The TPC also indicated that road work upgrades are required in association with this project. Staff are recommending that Council approve an excess and extended service agreement to require the applicant to construct road, curb, gutter and sidewalk across the Churchill Avenue frontage and extending to the corner of Churchill Avenue and Sydney Street. The works provided through the excess and extended service agreement will fill the gap in sidewalks planned on each side of this development, as shown on 'Figure 2 – Infrastructure Improvements'. Staff have confirmed there is adequate space across the frontage of 1010 Churchill Avenue for a sidewalk.



Figure 2 - Infrastructure Improvements

Other TPC comments requested additional information to be shown on the plans. These comments did not result in substantial design changes from the original concept. Comments and requirements related to the future building permit application have been communicated to the applicant.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the rezoning and development permit applications:

	Requirement RM3 Zone	Provided on Plans
Minimum Lot Width:	25 m	36 m
Minimum Lot Area:	1,400 m ²	1,352 m ² *
Maximum Lot Coverage:	50%	45.8%
Maximum Density:	1.6 Floor Area Ratio (FAR)	1.23 FAR
Vehicle Parking:	13 resident spaces + 3 visitor spaces	15 ^t
Required Setbacks		
Front Yard (Churchill Avenue):	3.0 m	3.0m
Side Yard (east):	4.5 m	4.5m
Side Yard (west):	4.5 m	4.5m
Rear Yard (lane):	6.0 m	8.71m
Maximum Building Height	24 m	15.76 m
Maximum Hard Surfacing	60%	60%

Other Information:	* The minimum parcel standards do not apply in the case of lot consolidation ^t 5 indoor bicycle parking stalls are being used to reduce the required number of vehicle parking spaces by 1, as allowed by Section 6.1.2.1 of the Zoning Bylaw
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Financial Implication

This application does not pose any significant financial implications to the City. Development costs are the responsibility of the developer. The applicant will be paying for the construction of the road works required by the excess and extended service agreement. In cases where the City desires road widening, the cost for survey and registration are usually borne by the City with the property owners agreeing to transfer the land at no costs. These costs are generally less than \$2,000.

Analysis

Zoning Amendment

The OCP designation for the property is Urban Residential which supports 3 to 6 storey apartment buildings in higher-amenity neighbourhoods. The proposed development is consistent with the OCP vision for the neighbourhood.

Staff consider that the proposed zoning amendment will allow for development that is supported through the following OCP Policies:

- Policy 4.1.1.1 Focus new residential development in or adjacent to existing developed areas.
- Policy 4.1.3.1 Encourage more intensive “infill” residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.
- Policy 4.1.3.5 Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.
- Policy 4.1.4.1 Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
- Policy 4.2.1.5 Create ‘complete streets’ (designed for everyone) in suitable areas that provide safe and comfortable mobility (i.e. allow for access, movement and crossing) for all users: pedestrian, cyclists, drivers, commercial vehicle operators and transit users.
- Policy 4.2.1.7 Promote walking, cycling and transit use through strategic land use planning that facilitates denser, attractive, mixed-use communities that are rich in amenities.
- Policy 4.2.2.2 Address gaps in the pedestrian network by providing sidewalks on at least one side of the street in residential neighbourhoods, and commercial and mixed-use areas, using excess street rights-of-way where possible or through land acquisition if necessary. Where possible, provide sidewalks by requiring their construction or upgrades from developers

- Policy 4.2.2.5 Require that vehicle access to parking in residential areas is from the laneway in neighbourhoods where laneways exist.
- Policy 4.2.3.8 Require adequate levels of secure bike parking in new multi-family, mixed-use and commercial development.
- Policy 4.2.5.2 Encourage land use planning that results in neighbourhoods that can be easily serviced by transit.

The proposed rezoning conforms with the OCP policies. Staff consider that the application proposes an appropriately scaled development in an area of the community that has been identified for increased density within the OCP. The proposed rezoning to RM3 (Medium Density Multiple Housing) is consistent with the Urban Residential OCP designation. The development conforms with all the development regulations of the RM3 zone.

Given that there is adequate policy through the OCP to support the proposal, staff recommend Council give First Reading to "Zoning Amendment Bylaw No. 2020-07, and send the bylaw to the March 17, 2020 Public Hearing for comment from the public.

Development Permit

The property is included in the Multifamily Residential Development Permit Area (DPA), which is established to enhance neighbourhoods and create sensitive transitions in scale and density by addressing issues such as privacy, landscape retention, and neighbourliness. Staff have completed a development permit analysis (Attachment 'D') that shows how the development conforms to the DPA guidelines. The applicant provided a letter of intent with their submission which outlines the project and conformance with municipal policies (Attachment 'E').

The proposed development has been designed with the OCP policies in mind and is a project aimed at achieving the desired density for this area of the City, while being courteous to the surrounding neighbours. As such, staff recommend that Council consider approving the Development Permit after considering adoption of the zoning bylaw.

Alternate Recommendations

Council may consider that the proposed Zoning Bylaw amendment is not suitable or desirable for this site. If this is the case, Council should deny first reading of the Zoning Bylaw amendment (Alternate Recommendation 1).

Council may consider the proposed rezoning is appropriate for this location. However, Council may consider that improvements could be made to the plans and design to more accurately reflect the Development Permit Area guidelines. If this is the case, Council should give first reading to the zoning amendment bylaw, and deny the development permit after the public hearing.

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2020-07" and deny "Development Permit PL2019-8674".

Attachments

- Attachment A – Zoning Map of Subject Properties
- Attachment B – Official Community Plan Map of Subject Properties
- Attachment C – Images of Subject Properties
- Attachment D – Development Permit Analysis (staff)
- Attachment E – Letter of Intent
- Attachment F – Draft Development Permit
- Attachment G –Zoning Amendment Bylaw No. 2020-07

Respectfully submitted

Steven Collyer
Planner 1

Concurrence

Director Development Services	A/Chief Administrative Officer
<i>BL</i>	<i>LWB</i>

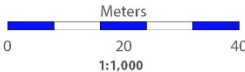


1018, 1026, 1034 Churchill Avenue

Zoning Map



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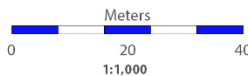
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penticton.ca

Official Community Plan Future Land Use Map

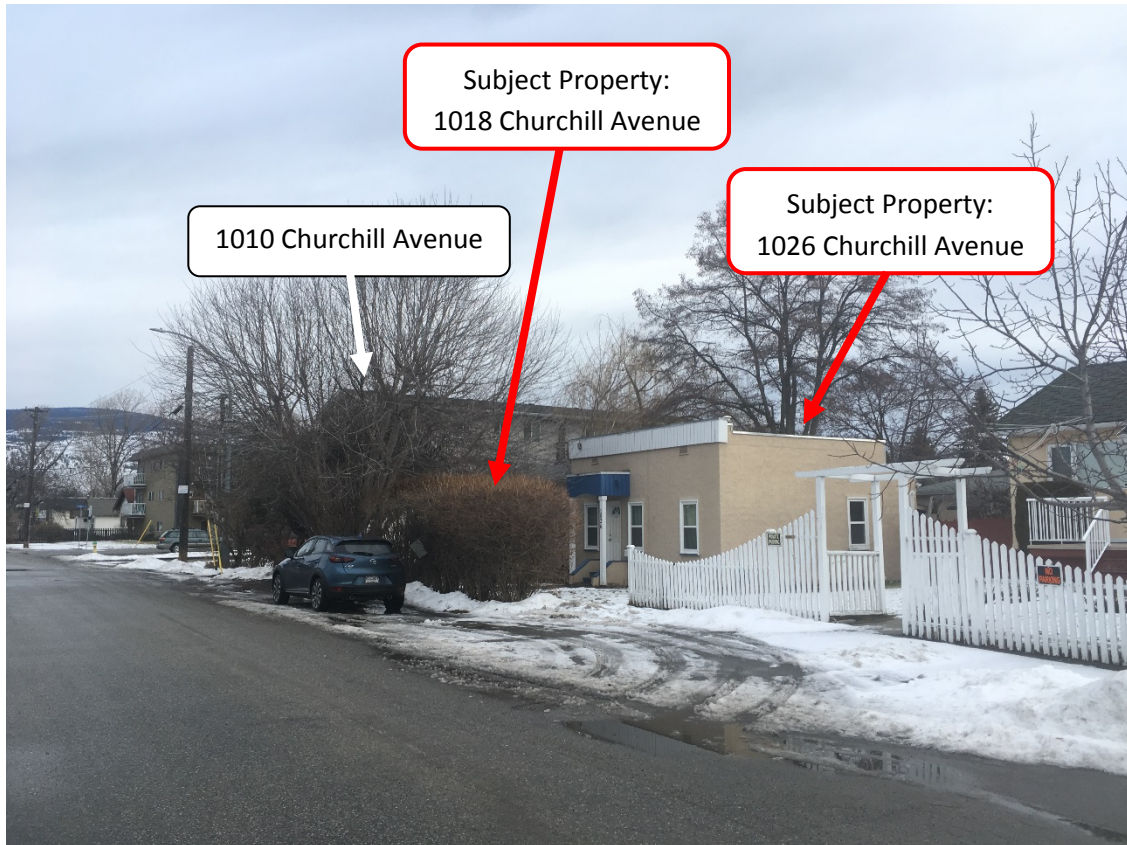
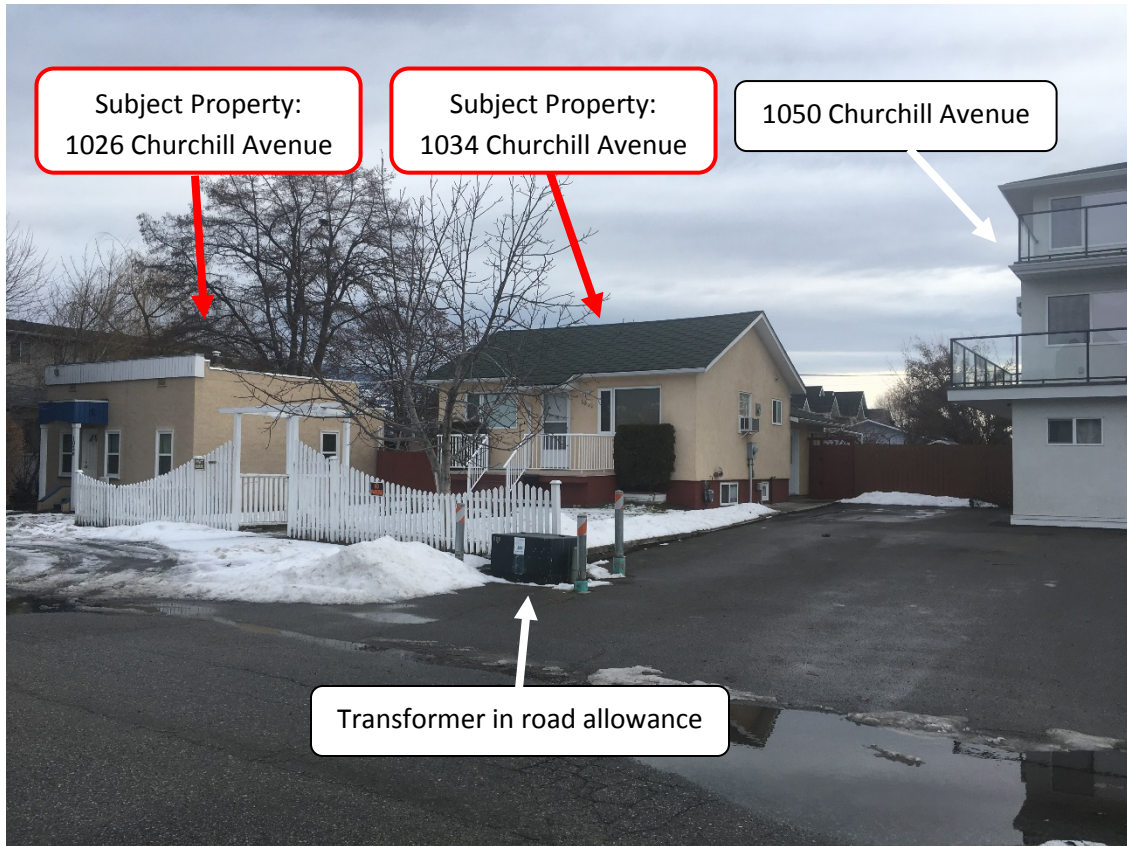


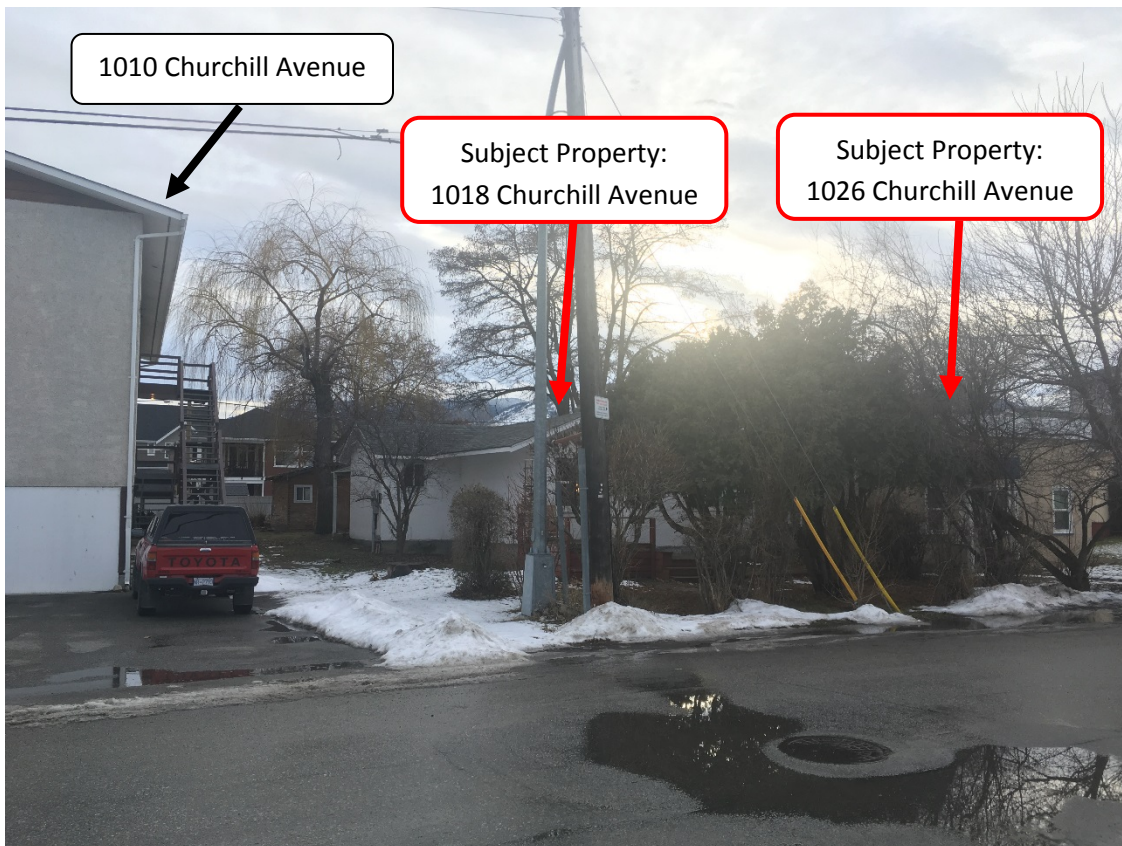
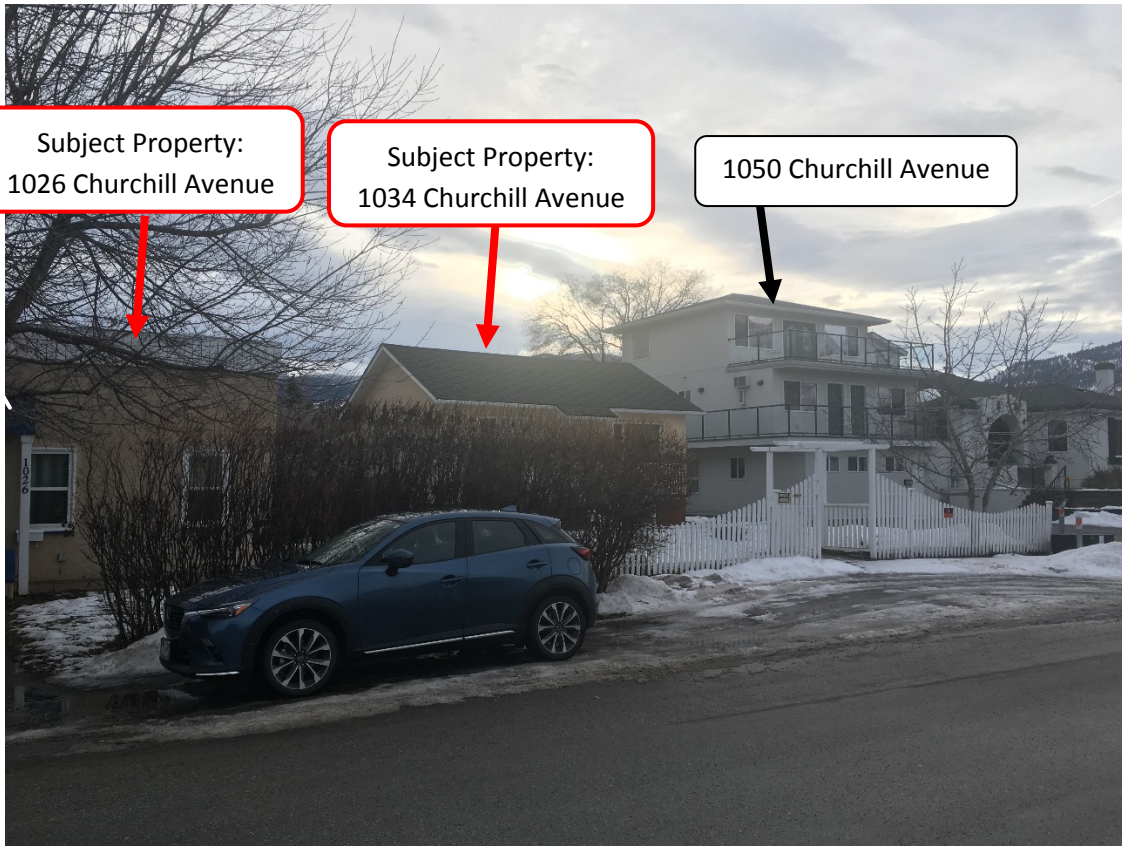
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Attachment C – Images of Subject Properties





Attachment D – Development Permit Analysis (staff)

Development Permit Analysis

The proposed development is located within the Multifamily Residential Development Permit Area. The following analysis demonstrates how the proposal is aligned with the applicable design guidelines.

- Guideline G1 Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints, including built and natural elements (e.g., structures, slopes and drainage, significant landscape features, etc.).*
- Site analysis was completed to review elevations on the property. The building elevations were updated to consider the grade. The road widening was indicated on the initial design and factored into the location of the proposed building.
- Guideline G3 Private and semi-private open spaces should be designed to optimize solar access.*
- The building design incorporates patios/decks for each unit which provide solar access to the outdoor and indoor areas of the units. The location of the open parking area increases the opportunity for solar access onto the building throughout the day due to the southern exposure.
- Guideline G5 Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The proposed front yard setback is minimal which improves connectivity between the building and the street, and connects with the pedestrian realm.
 - The proposed front yard setback is similar to that of new developments along Churchill Avenue.
 - The building façade includes minor projections and decks to create interest from the public realm.
- Guideline G7 All designs shall consider Crime Prevention Through Environmental Design (CPTED) principles and balance the reduction of crime and nuisance opportunities with other objectives to maximize the enjoyment of the built environment.*
- The design incorporates fencing and gates to separate the parking area from the public realm. A secure bicycle storage room within the building improves the security of personal bicycles. The orientation and location of patios and balconies allows for visual overlook onto the street and lane.
- Guideline G11 Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.*
- A ramp and steps are proposed to access the front door, connecting to the new public sidewalk. Direct, level access from the building to the parking and garbage/recycling area at the rear.
- Guideline G13 Entry to ground-level residential units should be no more than 1.8m above the grade of adjacent public sidewalks and walkways.*
- The main entrance is less than 1m above the grade of the public right of way along the street.
- Guideline G16 Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...*

- The parking area for the proposed development is accessed from the rear lane while the primary pedestrian entrance is at the front, accessed from Churchill Avenue. and minimizes potential conflict between vehicles and pedestrians.
- The site accommodates vehicles, bicycle parking, and storage lockers for the units.

Guideline G17 On-site location and design should minimize visual impact and provide safe connections for pedestrians...

- Safe pedestrian access is provided for in this design. A new sidewalk is proposed along Churchill Avenue and will be accessed along a short path, staircase, and ramp from the main entrance of the building. As shown on the plans, the majority of windows are oriented towards the street and lane which helps improve privacy onto neighbouring properties to the east and west.

Guideline G19 All multifamily developments should accommodate sustainable modes of transportation...

- The property is located near a bus stop on Churchill Avenue and includes a secure bicycle storage room for residents. The recommended excess and extended service agreement will result in improved pedestrian infrastructure in this area and improved connections to nearby amenities and Okanagan Lake.

Guideline G23 Articulation of building mass should include horizontal (minor) setbacks and stepbacks (along upper storeys) to provide visual interest and enrich the pedestrian experience. Balconies and/or cantilever upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.

- Stepbacks and minor projections of the building face and decks are incorporated into the building design. These architectural features, along with the varying façade materials, assist with creating visual interest. These features exist on all facades and not solely the street-facing façade which improves the visual interest on all sides.

Guideline G28 Entries should be visible and clearly identifiable from the fronting public street.

- The main building entrance faces Churchill Avenue and is clearly identifiable by a pathway, stairs, and accessible ramp to the sidewalk. Signage is proposed at the front with the building name. The building is set close to the street which further improves the visibility of the main entrance.

Guideline G29 Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas.

- Large windows, patios and decks on all levels of the building face Churchill Avenue and provide for visual overlook onto the public realm. Such features at the rear of the building provide overlook onto the parking area and the public lane.

Guideline G35 Tree planting...

- The landscape plan shows a number of new trees at the front, rear, and along the sides of the building to provide buffering between the public realm and adjacent properties. In addition, the mature tree at the front of the property is proposed to be retained. If removed, it will be replaced at a 2:1 ratio.

Guideline G58 Garbage/recycling areas and other similar structures should be located out of public view in areas that mitigate noise impacts and which do not conflict with pedestrian traffic.

- The garbage/recycling area is located at the rear of the property off the lane. It is screened by fencing and located far enough from the building that it does not impede pedestrian traffic, while still being easy for residents to access.

Guideline MF1 All multifamily development should incorporate community amenity spaces that provide opportunity for recreation and play and address the needs of all age groups likely to reside within the development.

- The proposed development has been designed with amenity areas at the rear of the buildings. The design also includes a bicycle storage room to encourage alternative methods of transportation.
- The subject property is located within walking distance of the Okanagan Lake promenade, recreation opportunities along the lake and channel, as well as sporting and shopping areas.
- A bus stop is located on Churchill Avenue next to the development.

Guideline MF4 Visitor parking should be in public view, easily accessible near the main entry to the site, and clearly indicated by pavement markings and/or signs.

- Three visitor parking spaces are provided. Two spaces are located near a lane entrance to the parking lot, while the third space is accessible and appropriately located near a rear door into the building. Spaces are to be clearly marked for visitors.

Guideline MF6 Entrances to apartment lobbies should be connected to adjacent sidewalks and provide seating, as well as clear pedestrian-oriented signage. Public art is also encouraged.

- The main entrance and lobby is located close to the sidewalk. The signage acts as an identifiable feature of the building and is purposely located to be seen from the public realm.



November 7, 2019

Ms. Audrey Tanguay
Senior Planner
City of Penticton
171 Main St
Penticton BC

Dear Ms. Tanguay

Re: 13 unit apartment building at 1034 Churchill Ave

At the request of the owner of the above-listed property, we are respectfully submitting a development permit drawing set your review for a combination re-zoning and development permit application. We are proposing that the three lots (in the process of being consolidated) be rezoned from RD2 to RM3. We feel that this change is justified as there is precedent for this zoning on Churchill Ave, the OCP supports densification of the area and the building façade is articulated and scaled to enhance the streetscape. Please note that the proposed project does not require any development variances under the RM3 zoning regulations. The proposed architectural four storey design respects the OCP guidelines for Multifamily Residential Development Permit Areas as listed in 5.3.2. As there are a number of three storey buildings on Churchill, this project is scaled to enhance the low-rise character of the streetscape as the fourth level is pulled back from the mass of the first three floors. The façade is articulated both in form and materials and has stepped roofs and decks for visual interest. The main lobby entrance is clearly defined and further demarcated with landscape planting. The landscaping will also define a proposed sidewalk to create a pedestrian-friendly streetscape. Parking is accessed from the lane at the rear of the building and contains one ev charging station and clearly demarcated visitor parking stalls and building access points.

Norman L. Goddard, Architect AIBC
Suite 209 212 Main Street Penticton, BC V2A 5B1

P: [REDACTED]



As part of the development permit review and approval process, we are respectfully requesting a 0.6m encroachment into the East sideyard to accommodate minor deck projections of 13.5 ft. and 6.5 ft in length. The decks are fitted with 42" high glass railings and act as architectural elements to articulate the East façade of the building.

Thank you for your assistance to date on this project. If you have any questions or require additional information, please do not hesitate to contact our office.

Yours truly,

Norman Goddard
Architect AIBC

Norman L. Goddard, Architect AIBC
Suite 209 212 Main Street Penticton, BC V2A 5B1

P: [REDACTED]

Attachment F – Draft Development Permit



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

Development Permit

Permit Number: DP PL2019-8674

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	Civic	PID
Lot 3 District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 1017	1018 Churchill Avenue	011-861-134
Lot 4 District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 1017 Except Plan KAP74500	1026 Churchill Avenue	011-861-151
Lot B District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan KAP74500	1034 Churchill Avenue	025-800-078

3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a 13-unit apartment building as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 489 of the *Local Government Act*, the following provisions of the City of Penticton Zoning Bylaw No. 2017-08 are varied by this permit:
 - a. Section 4.9: to increase the permitted architectural and deck projection distance from 0m to 0.6m into the interior side yard.
5. 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.
6. 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 10, 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.
7. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) 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 in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

General Conditions

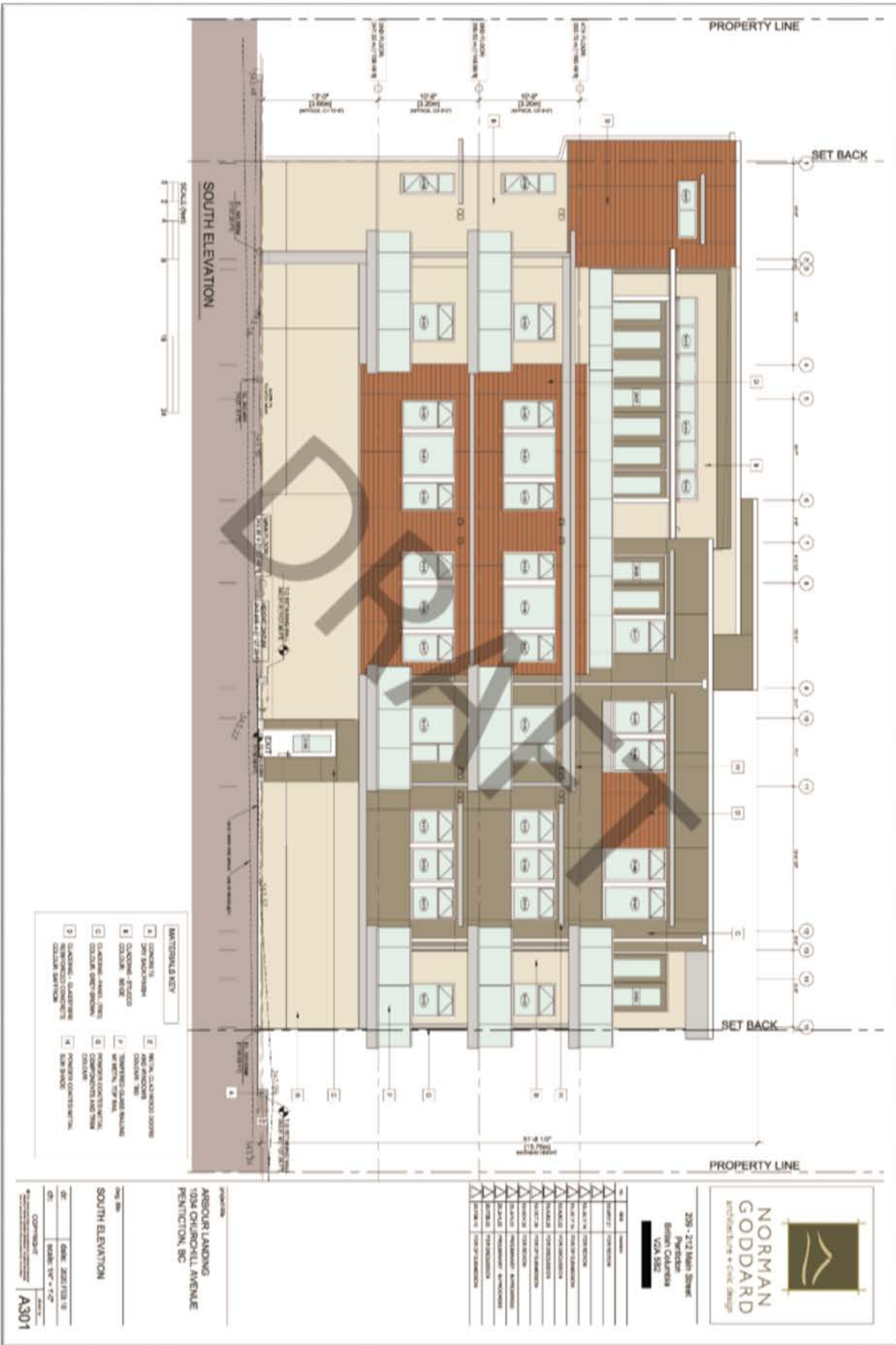
8. Issuance of this Development Permit is subject to lot consolidation.
9. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
10. In accordance with Section 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.
- 11. 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.**
12. 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.
13. 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 _____, 2020.

Issued this ____ day of _____, 2020.

Angela Collison
Corporate Officer

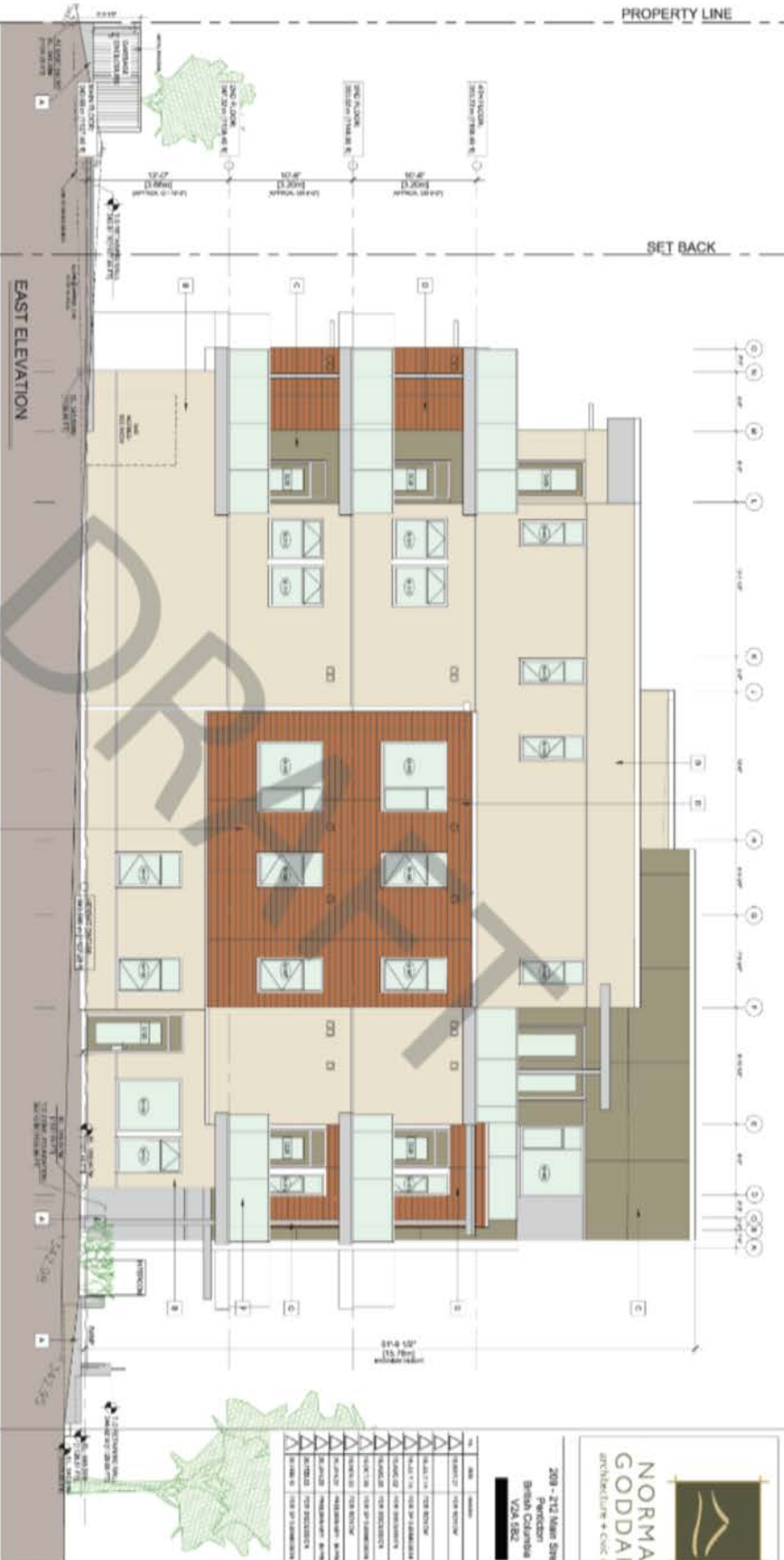






PROPERTY LINE

SET BACK



SEE PLAN SHEET 1004-1 FOR SETBACKS AND SETBACKS
TO THE REAR AND SIDE OF THE BUILDING. SEE PLAN SHEET 1004-2
FOR SETBACKS TO THE FRONT OF THE BUILDING. SEE PLAN SHEET 1004-3
FOR SETBACKS TO THE REAR AND SIDE OF THE BUILDING.

MATERIALS KEY

- A CONCRETE
- B BRICK
- C CLADDING - HORIZONTAL
- D CLADDING - VERTICAL
- E CLADDING - HORIZONTAL
- F CLADDING - VERTICAL
- G CLADDING - HORIZONTAL
- H CLADDING - VERTICAL
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- V CLADDING - VERTICAL
- W CLADDING - HORIZONTAL
- X CLADDING - VERTICAL
- Y CLADDING - HORIZONTAL
- Z CLADDING - VERTICAL

**NORMAN
GODDARD**
architecture + civic design

209 - 213 Main Street
Penikese
British Columbia
V2A 1B2

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	120.00	12000.00
2	BRICK	1000	SQ YD	10.00	10000.00
3	CLADDING - HORIZONTAL	1000	SQ YD	10.00	10000.00
4	CLADDING - VERTICAL	1000	SQ YD	10.00	10000.00
5	CLADDING - HORIZONTAL	1000	SQ YD	10.00	10000.00
6	CLADDING - VERTICAL	1000	SQ YD	10.00	10000.00
7	CLADDING - HORIZONTAL	1000	SQ YD	10.00	10000.00
8	CLADDING - VERTICAL	1000	SQ YD	10.00	10000.00
9	CLADDING - HORIZONTAL	1000	SQ YD	10.00	10000.00
10	CLADDING - VERTICAL	1000	SQ YD	10.00	10000.00
11	CLADDING - HORIZONTAL	1000	SQ YD	10.00	10000.00
12	CLADDING - VERTICAL	1000	SQ YD	10.00	10000.00
13	CLADDING - HORIZONTAL	1000	SQ YD	10.00	10000.00
14	CLADDING - VERTICAL	1000	SQ YD	10.00	10000.00
15	CLADDING - HORIZONTAL	1000	SQ YD	10.00	10000.00
16	CLADDING - VERTICAL	1000	SQ YD	10.00	10000.00
17	CLADDING - HORIZONTAL	1000	SQ YD	10.00	10000.00
18	CLADDING - VERTICAL	1000	SQ YD	10.00	10000.00
19	CLADDING - HORIZONTAL	1000	SQ YD	10.00	10000.00
20	CLADDING - VERTICAL	1000	SQ YD	10.00	10000.00

ARBOUR LANDING
1004 CHURCHILL AVENUE
PENIKES, BC

EAST ELEVATION

DATE: 2023.11.15
SCALE: 1/8" = 1'-0"
COMPILED: AS03



**NORMAN
GODDARD**
architecture + civic design

208 - 212 Main Street
British Columbia
V6A 5S2

NO.	DATE	REVISION
1	2024.07.15	INITIAL CONCEPTS
2		
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Project Name
ARBOUR LANDING
1034 CHURCHILL AVENUE
PENITICTON, BC

Drawn by
ARNDT
2024.07.15

Check by
ARNDT
2024.07.15

Scale
1/8" = 1'-0"

Sheet
A304



1018, 1026 & 1034 Churchill Ave.

Rezone
From R2 (Small Lot Residential) to
RM3 (Medium Density Multiple
Housing)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2020-07

Date: _____

Corporate Officer: _____