Public Hearing

to be held electronically and at the Penticton Trade and Convention Centre
273 Power Street, Penticton, B.C.
To view the Public Hearing, visit www.penticton.ca

Tuesday, November 2, 2021
at 6:00 p.m.

1.	Mayor Calls Public Hearing to Order for **"Zoning Amendment Bylaw No. 2021-38"**	1-80
CO	Reads Opening Statement and Introduction of Bylaw	
	"Zoning Amendment Bylaw No. 2021-38"	
	Purpose: To amend Zoning Bylaw No. 2021-01 as follows:	
	Rezone Lots 4, 5, 6 and 7 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445, located at 726, 738, 750 and 762 Westminster Avenue West, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).	
	The applicant is proposing to develop a fourplex on each of the four subject properties (total 16 units).	
	Notice: The Public Hearing was advertised in the Penticton Herald Newspaper on Tuesday, October 26, 2021 and Wednesday, October 27, 2021 (pursuant to the *Local Government Act*).	
CO	No correspondence received regarding the Zoning Amendment Bylaw (as of noon Wednesday, October 27, 2021).	
Mayor	Requests Development Services staff describe the proposed bylaw	
Mayor	Invitation to applicant for comment or elaboration on the application	
Mayor	Invitation to electronic and in person participants to present their views	
Mayor	Invites Council members to ask questions	
Mayor	Invites applicants to respond to questions and participants may provide new additional information	
	PUBLIC HEARING for "Zoning Amendment Bylaw No. 2021-38" is terminated and no new information can be received on this matter.	

Regular Council Meeting
held at the Penticton Trade and Convention Centre
273 Power Street, Penticton, B.C.

Tuesday, October 19, 2021
at 1:00 p.m.

Resolutions

15.2 Zoning Amendment Bylaw No. 2021-38
Development Variance Permit and Development Permits
Re: 726, 738, 750, 762 Westminster Avenue West

365/2021 **It was MOVED and SECONDED**

THAT Council give first reading to "Zoning Amendment Bylaw No. 2021-38", a bylaw to rezone Lots 4, 5, 6 and 7 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445, located at 726, 738, 750 and 762 Westminster Avenue West, from R2 (Small Lot Residential) zone to RM2 (Low Density Multiple Housing) zone;

AND THAT Council forward "Zoning Amendment Bylaw No. 2021-38 to the November 2, 2021 Public Hearing;

AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2021-38", require the following conditions:

- A 0.9m road dedication across the frontage of the subject properties be registered with the Land Title Office;
- A 3.5m by 3.5m corner cut in the southeast corner of 726 Westminster Avenue West be registered with the Land Title Office; and
- Payment for the installation of a new fire hydrant ($9,500);

AND THAT Council, subject to adoption "Zoning Amendment Bylaw No. 2021-38", consider "Development Variance Permit PL2021-9045", for Lots 4, 5, 6 and 7 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445, located at 726, 738, 750, 762 Westminster Avenue West, a permit to vary the following sections of Zoning Bylaw No. 2021-01:

1. Section 10.9.2.3 to increase the maximum lot coverage from 40% to 43%; and
2. Section 10.9.2.7.a to reduce the minimum interior side yard for a principal building from 3.0m to 1.2m;

AND THAT Council, subject to approval of "Development Variance Permit PL2021-9045", approve "Development Permit PL2021-9046" for Lot 7 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445, located at 726 Westminster Avenue West, a permit to approve the form and character of a proposed fourplex;

AND THAT Council, subject to approval of "Development Variance Permit PL2021-9045", approve "Development Permit PL2021-9047" for Lot 6 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445, located at 738 Westminster Avenue West, a permit to approve the form and character of a proposed fourplex;

AND THAT Council, subject to approval of "Development Variance Permit PL2021-9045", approve "Development Permit PL2021-9048" for Lot 5 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445, located at 750 Westminster Avenue West, a permit to approve the form and character of a proposed fourplex;

AND THAT Council, subject to approval of "Development Variance Permit PL2021-9045", approve "Development Permit PL2021-9049" for Lot 4 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445, located at 762 Westminster Avenue West, a permit to approve the form and character of a proposed fourplex;

AND THAT Council direct staff to issue the permits.

CARRIED UNANIMOUSLY

Council Report

penticton.ca

Date: October 19, 2021 File No: RMS/726 Westminster Ave W
To: Donny van Dyk, Chief Administrative Officer
From: Steven Collyer, Planner II
Address: 726, 738, 750, 762 Westminster Avenue West

Subject: **Zoning Amendment Bylaw No. 2021-38**
Development Variance Permit PL2021-9045, Development Permit PL2021-9046, Development Permit PL2021-9047, Development Permit PL2021-9048, Development Permit PL2021-9049

Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2021-38", a bylaw to rezone Lots 4, 5, 6 and 7 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445, located at 726, 738, 750 and 762 Westminster Avenue West, from R2 (Small Lot Residential) zone to RM2 (Low Density Multiple Housing) zone;

AND THAT Council forward "Zoning Amendment Bylaw No. 2021-38 to the November 2, 2021 Public Hearing;

AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2021-38", require the following conditions:

- A 0.9m road dedication across the frontage of the subject properties be registered with the Land Title Office;
- A 3.5m by 3.5m corner cut in the southeast corner of 726 Westminster Avenue West be registered with the Land Title Office; and
- Payment for the installation of a new fire hydrant ($9,500);

AND THAT Council, subject to adoption "Zoning Amendment Bylaw No. 2021-38", consider "Development Variance Permit PL2021-9045", for Lots 4, 5, 6 and 7 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445, located at 726, 738, 750, 762 Westminster Avenue West, a permit to vary the following sections of Zoning Bylaw No. 2021-01:

1. Section 10.9.2.3 to increase the maximum lot coverage from 40% to 43%; and
2. Section 10.9.2.7.a to reduce the minimum interior side yard for a principal building from 3.0m to 1.2m;

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AND THAT Council, subject to approval of "Development Variance Permit PL2021-9045", approve "Development Permit PL2021-9049" for Lot 4 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445, located at 762 Westminster Avenue West, a permit to approve the form and character of a proposed fourplex;

AND THAT Council direct staff to issue the permits.

Strategic Priority Objective

Community Vitality: The City of Penticton, guided by the Official Community Plan, will promote the economic wellbeing and vitality of the community.

Proposal

The applicant is proposing to develop a fourplex on each of the four subject properties (total 16 units). The properties will remain separate and will not be consolidated into one parcel. Each building will be two storeys tall with rooftop patios. All parking is proposed off of the laneways, with walking paths between each building to provide pedestrian access to each unit from the street and parking area. Landscaping is proposed on each property and the plans note that an existing tree along Westminster Avenue West is intended to be retained and protected through construction. A public node is proposed with a street library and bench, along the Westminster Ave W sidewalk. The applicant describes the proposal in the Letter of Intent submitted with this application, included in Attachment 'D'. Detailed development plans are included in Attachment 'H'.

In order to proceed with the proposed development, the applicant has submitted three land use applications:

Application Required	Description	Approval Authority
Zoning Amendment Bylaw	To change the zoning on the four subject properties from R2 (Small Lot Residential) zone to RM2 (Low Density Multiple Housing) zone.	Council

Development Variance Permit	To increase the permitted lot coverage for each property from 40% to 43%, and to reduce the minimum interior side yard setbacks from 3.0m to 1.2m.	Council
Development Permit	To approve the form and character of each fourplex within the Multifamily Development Permit Area.	Council

Background

The four subject properties are located on the south side of Westminster Avenue West, east of Power Street (Figure 1). Each of the subject properties currently contain a single detached dwelling, which are all proposed to be demolished. A rear lane runs behind all four subject properties, and a lane runs along the east side of the easternmost property. Surrounding land uses include commercial and residential properties, with primarily residential neighbourhoods further north, east and south. The subject properties are located within walking distance of the South Okanagan Events Centre, Trade and Convention Centre, Okanagan Lake, and are near the downtown and Riverside Plaza shopping areas.



Figure 1 - Property location map

The subject properties are designated 'Ground Oriented Residential' by the Official Community Plan (OCP), and are currently zoned 'R2 (Small Lot Residential)' in the Zoning Bylaw.

These properties are located at the easternmost section of the North Gateway plan area along Westminster Avenue, a transition area between the North Gateway and downtown. The North Gateway plan is currently under development and as such it has not yet been adopted by Council, however the plan is intended to identify specific policies and guidelines for new development in this neighbourhood, as well as guide City decisions on land use and infrastructure. As the plan is still under development, there are no policies or guidelines in effect at this time which would impact this development proposal, however the emerging vision for the area encourages increasing the range of housing mix in the area, contributing high quality building design and ensuring new developments provide active frontages to the street. Staff note that the applicant is a stakeholder in the North Gateway planning process and has been involved in discussions around the North Gateway plan to date.

Financial Implication

The City is responsible for the legal and surveying costs associated with the recommended road dedication and corner cut. The applicant is responsible for all other development costs, including any service upgrades and the payment of Development Cost Charges (DCC's) to help offset the added demand on City services from the proposed development.

Technical Review

This application package was reviewed by the Technical Planning Committee, a group of internal staff who review planning applications. The committee identified the need for a 0.9m road dedication along Westminster Ave W, as well as a 3.5m by 3.5m corner cut at the intersection of the side and rear lanes (Figure 2). These dedications will allow these public right-of-ways to meet the City's bylaw requirements. In addition, staff noted that the proposal to rezone the properties to multifamily results in a deficiency in fire hydrant spacing at this location. As such, staff are recommending that Council require payment for a new fire hydrant as a condition of adopting the RM2 zoning on this site.



Figure 2 - Location of road dedication and corner cut

Staff noted that one property (726 Westminster Ave W) is not providing the minimum The Zoning Bylaw requires 5 parking spaces, and only 4 spaces are shown on the plans for this property. This is due to existing electrical infrastructure located at the southeast corner of that lot. Cash-in-lieu of parking will be paid for the one required visitor parking space not being provided as allowed by Section 6.1.2.2 of the Zoning Bylaw. The cash-in-lieu rate is currently $13,000 per parking space not provided and will be collected at the time of building permit issuance.

The walking paths between the buildings are split between the shared property lines. As these pathways are shared between two properties, easements must be registered through the building permit stage, at the applicant's expense, to ensure these shared accesses between properties are legally established. The applicant is aware of this requirement.

Other comments from the committee requested additional information to be shown on the plans. These updates were completed. Comments and requirements related to the future building permit applications have been forwarded to the applicant, to expedite that future approvals process.

Development Statistics

The following table outlines how the proposed development meets the applicable Zoning Bylaw regulations:

	RM2 Zone Requirement	Provided on Plans
Maximum Lot Coverage:	40%	43% - Variance Requested
Maximum Density:	0.8 Floor Area Ratio (FAR)	0.7 FAR
Vehicle Parking:	1 parking space per dwelling unit 1 visitor parking space for every four dwelling units	5 parking spaces for three properties 4 parking spaces for one property *
Bicycle Parking:	Class I: 0.5 spaces per dwelling unit Class II: 0.1 spaces per dwelling unit	Class I: 2 spaces per property Class II: (0 required per property)

Required Setbacks Front Yard (street): Side Yard (east): Side Yard (west): Rear Yard (lane):	 3.0 m 3.0 m 3.0 m 6.0 m	 3.46 m 1.27 m to 1.76 m– Variance Requested 1.20 m to 1.82 m– Variance Requested 11.68 m
Maximum Building Height:	12 m	9.57 m
Minimum Amenity Space:	20 m^2 per dwelling unit Minimum 25% of requirement at grade	10 m^2 at grade patio per dwelling unit (50% of requirement), plus 17.9 m^2 rooftop patio per dwelling unit Total: 27.9m^2 amenity space per dwelling unit
Other Information:	* The applicant will be paying cash-in-lieu of parking for one required parking space not provided at 726 Westminster Avenue West (total: $13,000). Cash-in-lieu of parking is permitted under Section 6.1.2.2 of the Zoning Bylaw.	

Analysis

Zoning Amendment

The OCP designation for the property is 'Ground Oriented Residential' which supports medium-density residential areas with multifamily developments where each unit has an exterior door. Typical building types in the Ground Oriented Residential designation include cluster housing, fourplexes, and townhouses. 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 by 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 4.2.1.7	Promote walking, cycling and transit use through strategic land use planning that facilitates denser, attractive, mixed-use communities that are rich in amenities.
Policy 4.2.2.5	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.

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 the RM2 (Low Density Multiple Housing) zone is consistent with the Ground Oriented Residential OCP designation.

Given that there is adequate policy through the OCP to support the proposal, staff recommend Council give first reading to "Zoning Amendment Bylaw No. 2021-38", and forward the bylaw to the November 2, 2021 Public Hearing to hear comments from the public.

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. Staff have reviewed the two requested variances for all four subject properties and are recommending support for the following reasons:

1. Section 10.9.2.3: to increase the maximum lot coverage from 40% to 43%.
    a. These properties are each 557m^2 (6,000ft^2) in area. 40% lot coverage allows a maximum building envelope of 222.8m^2 (2,400ft^2)
    b. The lot coverage calculation includes a 2nd floor cantilever designed over the entrance area of each unit (Figure 3). The Zoning Bylaw requires that these cantilevered floor areas be counted towards lot coverage.
    c. Staff consider the request for an additional 3% lot coverage, equivalent to 16.74sqm (180ft ^{2}), to be minor in nature.
    d. The increased lot coverage still allows the majority of the site (57%) for open space including landscaping, paths, patios and parking.

2. Section 10.9.2.7.a: to reduce the minimum interior side yard setback for a principal building from 3.0m to 1.2m.
    a. The Zoning Bylaw allows a reduced interior side yard setback of 1.5m in the RM2 zone when the building is no more than 2 storeys and less than 8m in height. Each proposed fourplex is two storeys tall, but is 9.54m in height because of the design with rooftop patios.
    b. The reduced side yard setbacks are considered minor in nature because of the lower height of the proposed buildings. Paths will be provided between the buildings with sufficient width for emergency services access.
    c. Not every setback will be 1.2m, this is the minimum across all properties. Based on the plans, the interior side yard setbacks range from 1.2m to 1.82m (Attachment 'H').
    d. The new development has one neighbouring property to the west, a mixed use commercial and residential development at the corner of Power Street and Westminster Avenue West. The parking lot on that property is located adjacent to 762 Westminster Avenue West. On the east side of this development, a lane runs between 726 Westminster Avenue West and

the next residential property. These separations from neighbouring buildings not included as part of this development help limit the impacts from reduced interior side yard setbacks.

Given the reasons above, staff support the two variance requests to the RM2 zone regulations to facilitate the construction of a fourplex on each of the four subject properties. Staff recommend that Council, subject to adoption of Zoning Amendment Bylaw No. 2021-38, consider this development variance permit.

Development Permits

The proposed development is included in the Multifamily Residential Development Permit Area (DPA) outlined by the OCP. The Multifamily Residential DPA is established to enhance neighbourhoods and create sensitive transitions in scale and density by addressing issues such as privacy, landscape retention, and neighbourliness. The applicant has submitted a development permit analysis with their submission which outlines conformance with the OCP design guidelines (Attachment 'E'). Staff have also completed a development permit analysis (Attachment 'F') that shows how the development conforms to the DPA guidelines.

The proposed development has been designed with the OCP policies and guidelines in mind and is a project aimed at achieving the desired density for this area of the City, while being courteous in scale to the surrounding neighbours. As such, staff recommend that Council, subject to adoption of Zoning Amendment Bylaw No. 2021-38" and approval of "Development Variance Permit PL2021-9045", approve each of these four development permits and direct staff to issue the permits.

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.

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2021-38".

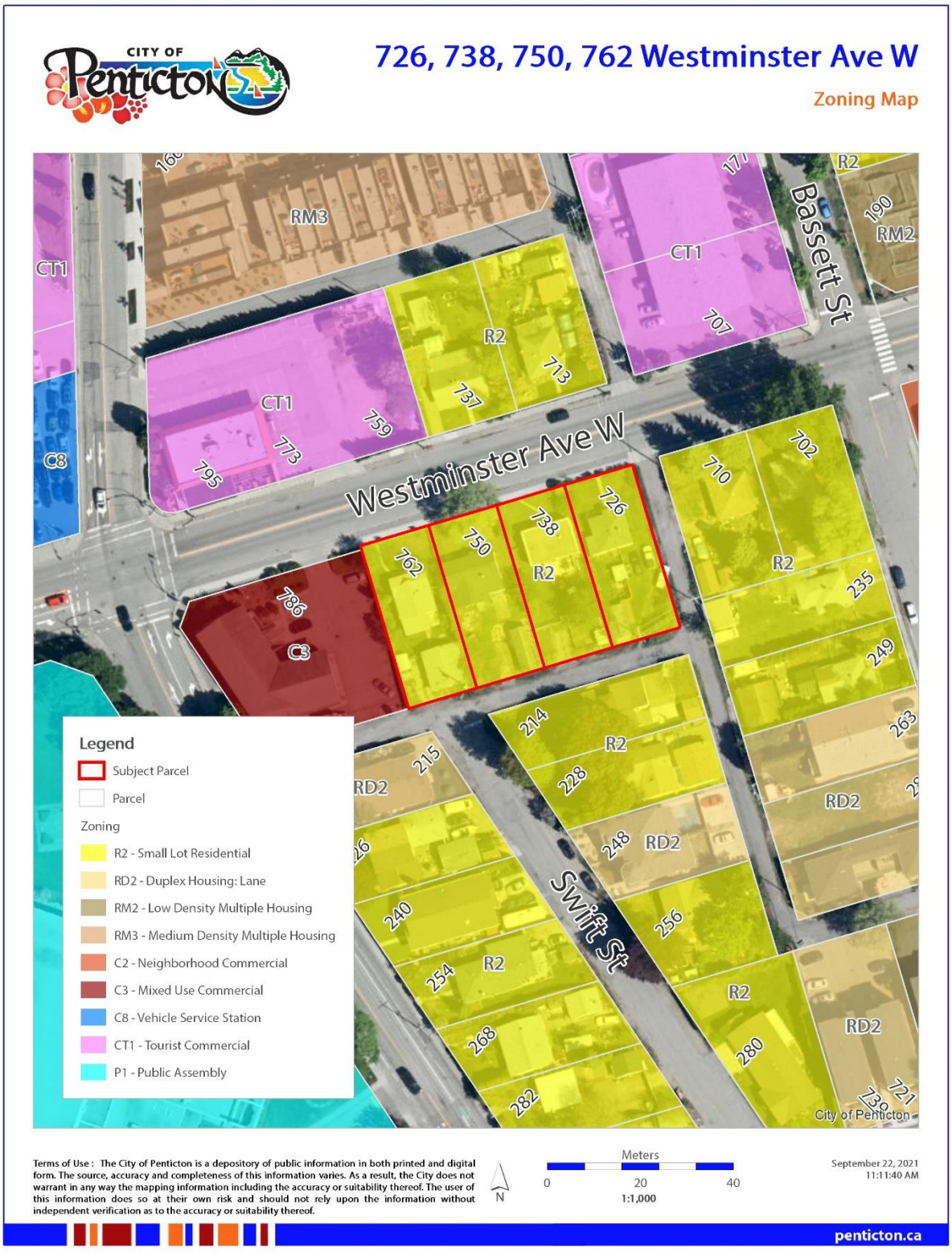
Attachments

Attachment A – Zoning Map
Attachment B – Official Community Plan Map
Attachment C – Photos of Subject Properties
Attachment D – Letter of Intent (applicant)
Attachment E – Development Permit Analysis (applicant)
Attachment F – Development Permit Analysis (staff)
Attachment G – Draft Development Variance Permit PL2021-9045
Attachment H – Draft Development Permits PL2021-9046, PL2021-9047, PL2021-9048, PL2021-9049
Attachment I – Zoning Amendment Bylaw No. 2021-38

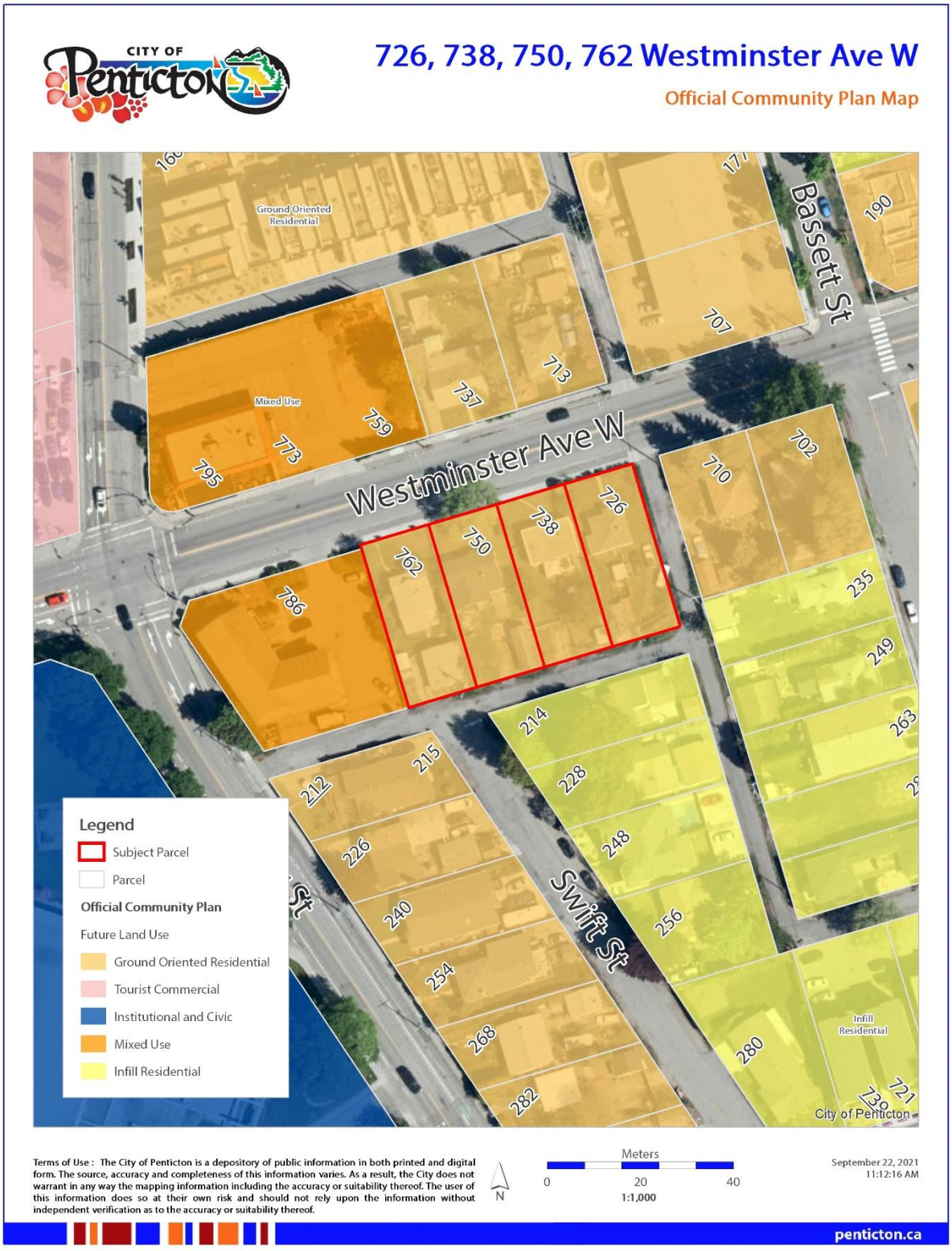
Steven Collyer, RPP, MCIP
Planner II

Director of Development Services	Chief Administrative Officer
BL	DvD

Attachment A – Zoning Map



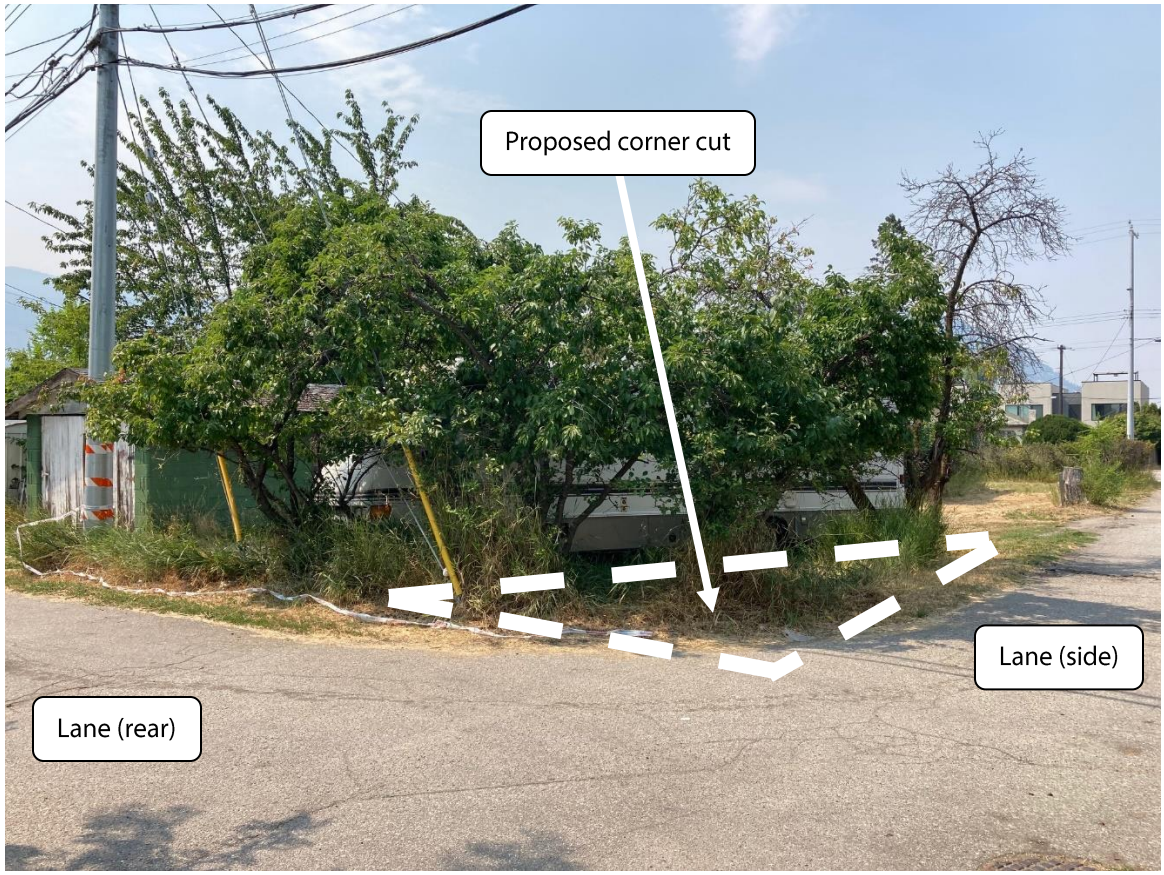
Attachment B – Official Community Plan Map

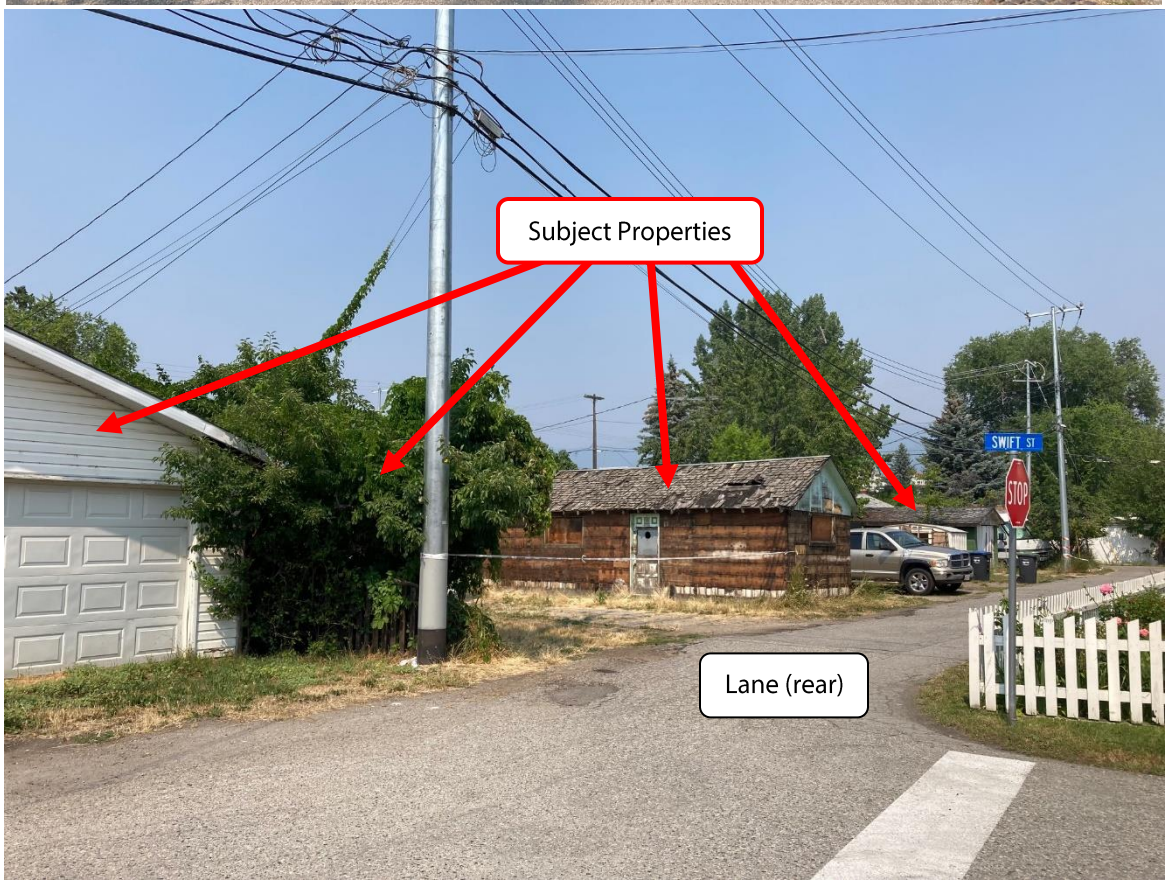


Attachment C – Photos of Subject Properties






Proposed corner cut
Lane (side)
Lane (rear)


Subject Properties
Lane (rear)
SWIFT ST
STOP

Attachment D – Letter of Intent (applicant)

JM Architecture Inc.

Registered in BC - AB
Joe M. Minten - principal
Architect AIBC | AAA | MRAIC

Revised 27 August 2021
2 June 2021

City of Penticton
Planning Department – Development Services Division
171 Main St.
Penticton B.C. V5A 5A9
E planning@penticton.ca

RE: Proposed Housing Development
726, 738, 750 and 762 Westminster Avenue W.
Penticton B.C.

LETTER OF INTENT

The intent of this development is to provide the City of Penticton a strong sustainable ground-oriented housing development.
The four lots noted above are all currently zoned R2 – Small lot residential. This development seeks to reclassify the zoning to RM2- Low density Multiple Residential.
Four urban lots will house 16 family-oriented (three bedroom) homes; all with approximately 210 sq m (2,250 SF) of living space.
Surface parking shall be provided from the rear lane and shall adhere to the City Parking standards
There are waste and recycling staging areas in two locations which the residents can use at pick up days.

The following requests for variance are included for this project:

1. For all lots have an allowance for side yard setback of 1.2. It is felt that since there or no windows to major habitable rooms the overall distance between buildings was not sacrificed
2. For all lots a site coverage of up to 43.0%. This will take into account that the second floor extends over the entrance to provide weather protection to the entry.

Individual amenity spaces are provided in the form of ground-oriented patios – raised 600mm above ground and directly accessible from each living area. In addition, each dwelling unit has a large roof top terrace. Combined these two amenity spaces offer more than 27.0 sq. m. (300 sq ft.) of comfortable outdoor living.

The scale of the project shall integrate into the urban fabric and public realm with ease. Along the street frontage a 1.2m high metal fence provides security and privacy as well as openness and welcoming for passersby. A small public node with bench and mini library is provided to enhance our desire to achieve neighbourly interaction.
A row of trees at the front yard and an existing tree also further reinforces a strong connection to nature and human scale

Each building will be faced with Hardie Panel and accented with stone. The colour palette is light and neutral with only an accent to direct attention to the entrances.

Bldg 4 -15243 91st Avenue
Surrey, B.C. V3R 8P8
604 583-2003 -T
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The planning enhances CPTED principles of natural surveillance, territorial reinforcement, natural access control. With close proximity to the street there is good 'eyes' on the street and protection from unwelcome visitors by fencing, smart lighting and electronic surveillances.

Each dwelling unit will be provided with sustainable design elements such as low flow plumbing fixtures and low energy consuming appliances and lighting. At this early stage in the development design process there is clear understanding a minimum Stage one step code compliance is mandatory; more detailed review may see the project take advantage of incentives offered by the city if Step three is achieved.

Overall, the scale, design and finishing of the four buildings will provide a handsome and comforting environment to the neighbourhood which one can argue is currently somewhat tired and aging.

The city planning department and city council are hereby requested to accept this application and support through your approval process.

Many Thanks

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Joe Minten Architect AIBC | AAA | MRAI
principal

2021-09-14

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Attachment E – Development Permit Analysis (applicant)

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6/17/2021

Project 726 | 738 | 750 | 762 Westminster Avenue W

Development Permit Analysis

The project consists of four lots currently zoned as single family. The intent is to provided four dwelling units to each lot in a side-by-side and back-to-back layout. The design is intended to address urban infill with compact family-oriented housing near the city center.

OCP 5.3.2.7	Multi-Family Residential Guidelines	
Framing Space		
MF1	All multifamily developments 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 project aims to provide infill housing to those residents wishing to live close to the city center in compact housing at an affordable cost.
MF2	. In an effort to promote community and social sustainability, multifamily developments should exhibit a preference for courtyard forms with views into them from groundoriented ground floor units.	The location of these lots in close proximity to the lake and the city business center - only several block in either direction - provides access to great amenities and employment opportunities in a pedestrian oriented manner.
MF3	Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest, and incorporate safe play areas in interior courtyards.	Each home has ground level patio as well as a roof top terrace. There is landscaping at the ground level patios. This is not a courtyard design.
Parking		
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	Parking is situated directly off the lane clearly marked . There are five parking spaces per lot - one per unit and one for visitor. The visitor space shall be clearly identified
MF5	Electric vehicle charging stations should be provided in larger developments	Currently this is not proposed but will be considered as an option to be provided for each unit.
Attractive Entries		
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.	n/a
OCP 5.2.2	General Conditions	
Site Planning		
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.	The four sites are relatively flat - there is an existing tree which is beign retained in the design. The intent is to place the buildings with as much direct access and view to the street as possibe.

JM Architecture Inc.

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Architect AIBC | AAA | MRAIC

G2	Applications shall include a comprehensive site plan – considering adjacent context for building and landscape architectural design and neighbourhood character analysis – to demonstrate that the development is sensitive to and integrated within its context and surrounding uses and neighbours. • All site / landscape plans should incorporate the boulevard	The Site Plan provided includes the context of the development.
G3	Private and semi-private open spaces should be designed to optimize solar access	All dwelling units are designed with both ground level patios and roof top terraces to promote outdoor living with sunlight as a top priority
G4	Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development	Not applicable to this development
Framing Space		
G5	Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.	All buildings are sited to meet the front yard setback and provide a strong street presence. Semi private fencing and a good sense of individual entry is provided to all units. Those units in the rear of the site still have front street access.
G6	Building placement and orientation should respect significant public water, mountain and ridgeline views	Not applicable to this site
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 sense of entry from the street defines territoriality as well as surveillance from all units facing the street. There shall be well lit paths to the rear units and overview of the parking spaces which are located at the lane side of the development.
G8	Secondary buildings should create comfortable and social, semi-public and semi-private spaces within interior courtyards and/or side-yards	Not applicable to this development
Prioritizing Pedestrians		
G9	Secondary buildings should create comfortable and social, semi-public and semi-private spaces within interior courtyards and/or side-yards	Not applicable to this development
G10	Development of larger parcels should provide pedestrian connections to adjacent public areas and create an effective street-fronting block scale of 60m-190m.	Not applicable to this development
G11	Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas	Not applicable to this development
G12	Where feasible, indicate pedestrian ways with continuity of paving treatments/paving materials	All pedestrian route are clearly defined - refer to site plan
G13	Entry to ground-level residential units should be no more than 1.8m (6.0 ft.) above the grade of adjacent public sidewalks and walkways	All private entries are set to 24" above fiinished grade.

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G14	The outdoor space of a residential unit should be raised no more than 1.2m (3.9 ft.) above adjacent public sidewalks and a "front stair" pedestrian connection shall be provided	All private outdoor spaces are set to 24" above fiinished grade.
G15	Fencing facing an active public realm should be lowered and transparent or semi-transparent.	The privacy fencing facing the public realm is set to 48" high (1.2m) and is an open metal fence design.

Cars and Parking

G16	Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space: • Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping (see Figure 5-4). • Where possible, shared automobile accesses should be considered to optimize land use, and to reduce impermeable surface coverage and sidewalk crossings	Off street parking for this development is at the lane
G17	On-site parking location and design should minimize visual impact and provide safe connections for pedestrians: • Parking between the front of buildings and the street is not permitted. • Parking should be located at the rear of buildings/sites. • Shared parking (where varying uses have parking demands that peak at different times of the day) is encouraged to reduce parking requirements. • Outdoor surface parking areas should incorporate pathways that provide safe, accessible and comfortable pedestrian connections to entries/destinations.	see above
G18	Attached parking structures, their access and associated components (doorways, ramps, etc.) should be architecturally integrated into the building so as to minimize visual impact to the public realm.	Not applicable to this development

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G19	All multifamily developments should accommodate sustainable modes of transportation through: • Provision of bike parking and/or safe storage of alternative transportation/ mobility equipment (bikes, mobility scooters, etc.). • Provision of electric vehicle charging stations. • Internal circulation and/or upgrades to adjacent rights-of-way to accommodate alternative transportation (e.g., multi-use pathways, separated bike lanes, etc.).	Parking is situated directly off the lane clearly marked . There are five parking spaces per lot - one per unit and one for visitor. The visitor space shall be clearly identified

Architecture

G20	Designs should respond to Penticton's setting and climate through use of: • passive solar strategies; • optimized placement of windows to maximize natural light; • energy-efficient building design; • passive solar principles; • landscape design and plantings that provide cooling through shade in summer months; • selecting roof materials to minimize heat loading and increase reflectivity.; and, • strategies for cross-ventilation.	All units have been designed with current best practices in mind for efficeint livability, energy efficiency. All plumbing fixtures will be low water consumption type. All appliances shall be selected on Energy star basis.

Orientation & Massing

G21	Orientation of buildings should face public spaces	All Units fronting onto the public street face the street with entrances also facing the street
G22	Massing of larger buildings should be composed of multiple volumes to reduce visual impact on the pedestrian realm	Not applicable to this development
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 cantilevered upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.	There is architectural articulation to the four 2 storey buildings which provide uniformity and variety through material choice and colour
G24	Street-facing units should utilize a layering of elements – including but not limited to street-facing entries, stairs, stoops, porches, patios and landscape elements – to create transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkway, ramp, stair), semi-private (e.g., stoop, balcony) and private areas.	All unit facing the street have raised patios and landscape features to provide security, privacy as well as visibility to the public realm.

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G25	Where appropriate, stepped massing should be utilized to transition and improve the relationship between developments of differing scale. In areas where there is an OCP Land Use Designation change, adjacent building heights should not be greater than one-and-a-half storeys higher than existing adjacent development with additional storeys terraced back with a minimum stepback of 3.0 metres	Not appropriate to this development
G26	Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.	Not applicable to this development

Eyes on the Street

G27	Development should activate the public realm (e.g., sidewalks) and shared open spaces by placing active uses at street-level.	The development provide a nodal point of interest along the street accessible by the public wich incorporates a mini plubmic shared library, bench and rest area for neighbours to get aquainted
G28	Entries should be visible and clearly identifiable from the fronting public street	Units facing the street have entries which also face the street
G29	Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas	Units facing the street have patios and living spaces fronting the street - providing strong sense of surveillance and security from/to the public realm.
G30	Extensive blank walls (over 5m in length, and including retaining walls) along the street should be avoided.	Not applicabale to this development
G31	Provide screening (e.g., varied materials/textures, murals, greenwalls or vines) on solid walls that exist as a function of an internal program (e.g., for privacy, merchandising, etc.).	Not applicable to this development

Lanscape Architecture

G32	Stream and Riparian Protection (see Riparian DPA section) • Sites adjacent to creeks, lakes and wetlands should retain or enhance fish and/or riparian habitat, through: » Retention, enhancement and restoration of trees and shrubs that shade streams and stabilize soil, with a preference for native species; » Management of post-development total yearly flow, magnitude (in individual events), and duration to mimic pre-development conditions; and, » Management/restriction of access to protect stream banks and meet Riparian Area Regulations (RAR)	Not applicable to this development

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G33	Water Conservation and Plant Maintenance: Xeriscaping, Irrigation & Mulching • Employ xeriscaping principles (see Glossary) in landscape design that reduce the need for supplemental water from irrigation. • Employ strategies such as stormwater management reuse (including rain gardens and water reclamation) to minimize impact on infrastructure and the use of potable water. • Encourage landscaping using native drought-tolerant plant species rather than water-hungry varieties. • All trees and vegetated landscaping should be irrigated using a sub-surface irrigation system, programmed to maximize efficient water use (e.g., drip irrigation). • Where appropriate, increased depth of top soil is recommended as a means to retain water and ensure more drought-tolerant landscapes. • Trees should be planted to provide shading for shrubs and grasses and south and west faces of buildings. • Where appropriate, mulching may further reduce irrigation demand by retaining soil moisture	
Enhance the Forest		
G34	Tree retention • New development should retain, where possible, existing mature and native trees and protect their root systems; • Pre- Tree planting • Where space permits, landscaped areas, boulevards and setback areas adjacent to streets should be planted with trees with appropriate soil volumes to ensure longevity. • All areas with planted trees must be irrigated • All development fronting a public street shall plant a landscaped area fronting the public road with regularly spaced street trees no further than 10 metres apart, and at least 2.5 meters tall at the time of planting. • The planting of additional trees is strongly encouraged, particularly if existing trees cannot be preserved, in order to maintain and expand the urban forest canopy.and post-development tree surveys are required must be undertaken.	There is one tree existing on the lots which is being retained

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G35 Tree planting • Where space permits, landscaped areas, boulevards and setback areas adjacent to streets should be planted with trees with appropriate soil volumes to ensure longevity. • All areas with planted trees must be irrigated • All development fronting a public street shall plant a landscaped area fronting the public road with regularly spaced street trees no further than 10 metres apart, and at least 2.5 meters tall at the time of planting. • The planting of additional trees is strongly encouraged, particularly if existing trees cannot be preserved, in order to maintain and expand the urban forest canopy.

Several trees are added within the lanscape design fronting onto the street side of the development.

Functional Use of Landscapes

G36 Habitat: designs should provide for and/or enhance habitat value (e.g., birds, pollinators, etc.) through the use of selected plant material (food & nutrients) and/or structural/grading improvements (e.g., hibernacula, pools, etc.).

G37 Stormwater management: mitigate impacts of runoff by diverting stormwater to infiltration galleries or other appropriate green infrastructure.

G38 . Screening & Buffering • Where appropriate (and in consideration of FireSmart principles and native ecosystems), screen walls and/ or landscape buffers (e.g., berms, shrub beds, hedges and/or trees) should be used to manage transitions and/or conflict between incompatible uses (e.g., industrial uses and/or parking); • Buffer design should complement neighbourhood character and landscape setting (refer to "Materials Selection – Hardscapes and Softscapes") • Notwithstanding the screening regulations in the Zoning Bylaw , landscape buffers should be utilized to reduce the visual impact of service areas and surface parking, including:

G39 Defining the Public- and Private Realms • Clearly signaled transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkways, ramp, stair), semi-private (e.g., stoop, balcony) and private (e.g., entry) realms shall be clearly defined to enhance both the privacy of residences and the pedestrian experience, and may include: » Landscape terracing (e.g., grading, retaining); » Structures (e.g., fences, pergolas, trellises), » Planting (e.g., low hedges) and/or » Changes in surfacing materials.

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G40 o. Energy • Landscape designs should support shading strategies (passive cooling) with deciduous plantings that allow increased solar gain in winter months; • Landscape designs should accommodate windbreaks (perpendicular to the direction of winter prevailing winds) to reduce heat loss in winter.

Material Selection

G41 Softscapes • Plant materials (size) and planting densities should be designed to meet and exceed the British Columbia Landscape and Nursery Association (BCLNA) Standards; • Landscape designs should consider opportunities for seasonal interest (e.g., colourful foliage and/or flowering at various times of the year). • Structural diversity in plant palette composition – including combinations of groundcovers, shrubs of various heights and trees – is encouraged. • Landscape design shall consider aesthetic qualities, plant suitability and soil volumes to ensure "right plant, right place" and to maximize growth to maturity of plants and trees. • Plant selection should emphasize local/native plants and/or similarly hardy/well-adapted plants to Penticton's desert climate. • Invasive species are prohibited. • Synthetic turf is prohibited.

G42 Hardscapes

• Material selection should reflect an extension of overall functional design and should emphasize local, natural, climate appropriate materials.

• Landscape construction should prioritize robust, durable and easily-maintained materials.

• Retaining walls should use natural-looking textures and natural colours.

• Colours should complement Penticton's natural setting and associated palette.

• Minimize the use of impervious surfaces and/or incorporate rainwater management strategies where surface runoff is captured.

• Where feasible, minimize the use of low albedo (heat-absorbing) surfacing materials to reduce heat island effect (i.e., use lighter-coloured, more reflective materials).

Attachment F – 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.).*

- While the development will be over four separate properties, the design leads to a congruent character over the whole site. Shared pathways make efficient use of the space between buildings, and will be formalized through agreements which will be registered on the properties. The development design factors in the identified road widening and corner cut.

Guideline G2 *Applications shall include a comprehensive site plan – considering adjacent context for building and landscape architectural design and neighbourhood character analysis to demonstrate that the development is sensitive to and integrated within its context and surrounding uses and neighbours.*

- The submitted plans show the development context in relation to the neighbouring uses. This shows the proposed scale f development is in line with surrounding neighbours. The plans also show an existing tree in the front yard which is intended to remain.

Guideline G3 Private and semi-private open spaces should be designed to optimize solar access.

- The building design incorporates rooftop decks and ground floor patios for each unit which provide solar access to the outdoor and indoor areas of the units. The location of the open parking area off the lane increases the opportunity for solar access onto the buildings 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, at just over 3m, which improves connectivity between the building and the street, and connects with the pedestrian realm.
- The building façades includes minor projections and different materials 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 low fencing along the street between the public and private realms. Secure bicycle storage areas are provided at the sides of each building. The orientation and location of patios and balconies allows for visual overlook onto the street and lane, allowing casual surveillance.

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 entrances to each unit are less than 1m above the grade of the public right-of-way along the street.

Guideline G14 *The outdoor space of a residential unit should be raised no more than 1.2m (3.9ft) above adjacent public sidewalks and a 'front stair' pedestrian connection shall be provided.*

- The outdoor, at-grade patios for each unit are less than 1m above grade of adjacent sidewalks. Direct pedestrian connections are provided with sidewalks and steps to each unit.

Guideline G15 *Fencing along an active public realm should be lowered and transparent or semi-transparent.*

- Fencing along Westminster Ave W is proposed to be open metal (see-through) and 0.75m in height, allowing visual connections between the development and the public realm.

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. Pedestrian paths are provided along the shared property lines to allow people to pass between the street, each unit entrance, and the parking area and garbage/recycling storage area. These paths minimize potential conflict between vehicles and pedestrians.

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

- Safe pedestrian access is provided for in this design. Pathways are proposed to connect the rear parking spaces to the entrance of each unit. 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 Westminster Avenue West and the design secure bicycle storage areas for residents. There are several amenities within walking distance of the site, including the downtown and Okanagan Lake.

Guideline G21 *Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types.*

- The buildings are designed to face the street and lane, with entry doors, building projections, and large windows oriented north and south. Smaller windows are provided on the sides of buildings to maintain privacy between residents.

Guideline G24 *Street-facing units should utilize a layering of elements – including but not limited to street-facing entries, stairs, stoops, porches, patios and landscape elements – to create transitions between the public, semi-public, semi-private and private areas.*

- Stepbacks and minor projections of the building face are incorporated into the design of each building. These architectural features, along with the varying façade materials and large windows, assist with creating visual interest from the street. Porches, large windows, and visible walkways are designed features that connect the development to the street. These features exist on both the front and rear facades to improve visual interest.

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

- As shown on the building elevations, units face positively towards the street. Paths provide connections from the public sidewalk to the entrance of each unit. The buildings are set close to the street which further improves the visibility of each 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 the street and provide for visual overlook onto the public realm. Such features at the rear of the building also provide overlook onto the parking area and the public lane.

Guideline G34 *Tree retention…*

- The plans note that an existing, mature tree in the front yard of 750 Westminster Ave W is proposed to be retained through development. New trees along the street are proposed to be planted, as shown on the landscape plan submitted.

Guideline G35 *Tree planting…*

- The landscape plan shows a number of new trees at the front and rear yards of each property to provide buffering between the public realm and adjacent properties. In addition, a mature tree in front of 750 Westminster Avenue West is proposed to be retained. If removed, it will need to be replaced at a 2:1 ratio.

Guideline G54 *Mechanical/utility cabinets and transformer pads (units) shall be located at the rear of the property, behind the building.*

- Transformer pad is located at the rear of the development, out of view from the fronting street. Utility meters are located at the sides of the buildings to better hide them from public view.

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 storage areas are located at the sides of the building and adjacent to the rear lane in a screened enclosure. The storage areas will be screened by fencing and located in a way that they do not impede pedestrian traffic, while still being easy for residents to access.

Guideline G59 *Garbage and recycling bins should be contained within screened enclosures that are coordinated with the overall design.*

- Bins are proposed to be stored in screened enclosures, as shown on the plans.

Guideline G61 *Fencing located along a street edge should be low and/or not create a solid barrier (i.e. it should be visually transparent).*

- Fencing along the street is 0.75m in height and designed to be see-through, providing 'eyes on the street' and a more engaging streetscape.

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 each unit having its own dedicated amenity areas, as rooftop decks or at-grade patios.
- 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 further east along Westminster Avenue West.

Guideline MF3 *Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest, and incorporate safe play areas in interior courtyards.*

- The patio areas are bordered by plantings to define these private outdoor spaces and enhance their visual interest for future unit occupants.

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 of the four properties have one visitor parking space, located off the rear lane. The visitor parking spaces shall be clearly marked. One property does not have a visitor parking space, and the applicants will instead pay cash-in-lieu of parking for the one required space not provided.

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

Development Variance Permit

Permit Number: DVP PL2021-9045

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 7 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445
Civic:	726 Westminster Avenue West
PID:	008-081-212

Legal:	Lot 6 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445
Civic:	738 Westminster Avenue West
PID:	010-854-169

Legal:	Lot 5 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445
Civic:	750 Westminster Avenue West
PID:	010-854-151

Legal:	Lot 4 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445
Civic:	762 Westminster Avenue West
PID:	001-915-894

3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2021-01 to allow for the construction of a fourplex on each subject property, as shown in the plans attached in Schedule 'A':
    a. Section 10.9.2.3: to increase the maximum lot coverage from 40% to 43%.
    b. Section 10.9.2.7.a: to reduce the minimum interior side yard for a principal building from 3.0m to 1.2m

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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 _____, 2021.

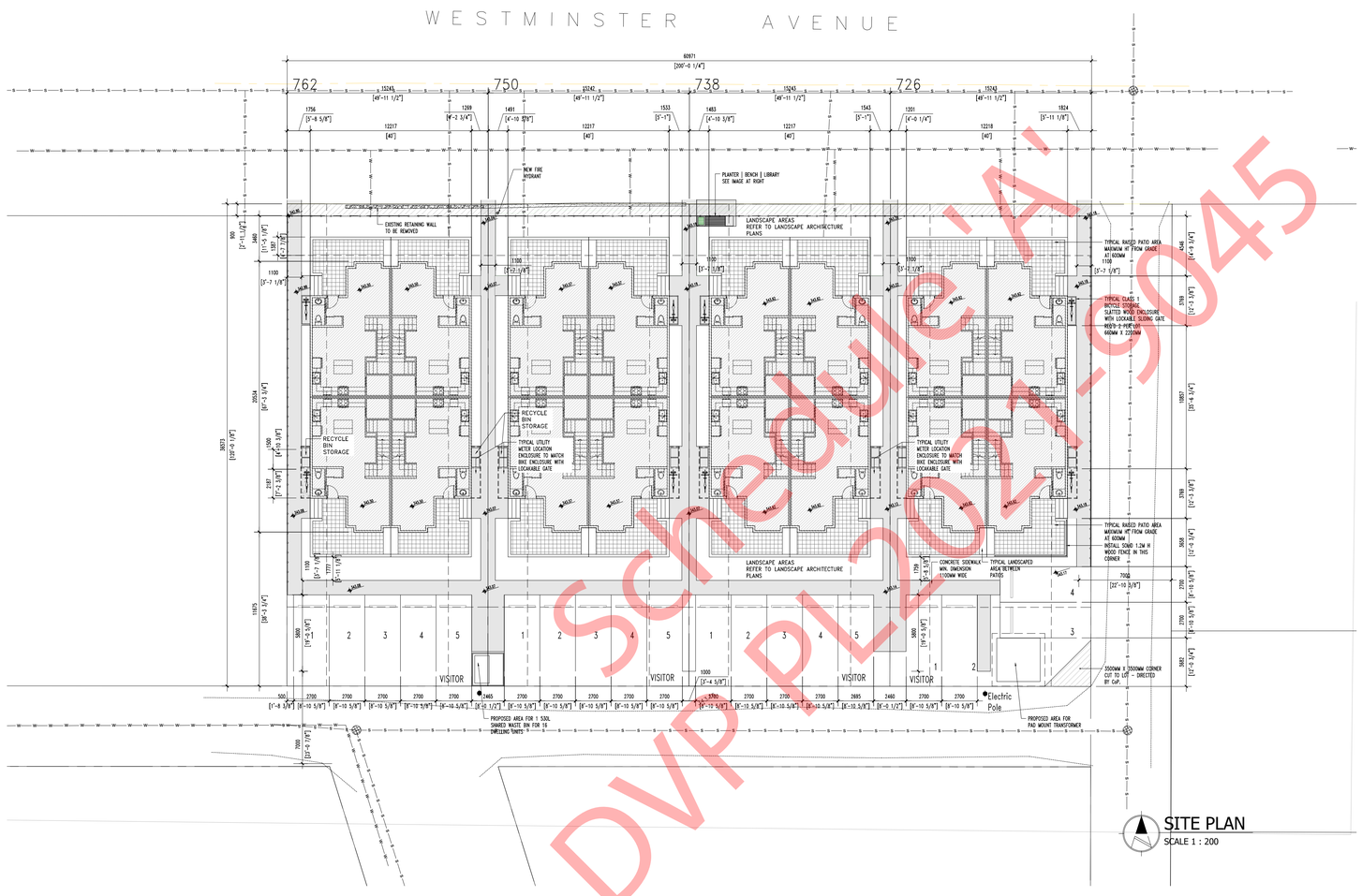
Issued this ____ day of _____, 2021.

_____

Angela Collison
Corporate Officer

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GENERAL NOTE:
1. ALL SPLIT SIDEWALKS THAT STRADDLE PROPERTY LINES SHALL REQUIRE LEGAL EASEMENT TO BE DRAWN UP FOR RECIPROCAL ACCESS TO BOTH LOTS
2. THIS SITE PLAN LAYOUT IS BASED ON SURVEY INFORMATION PROVIDED TO THE ARCHITECT. REFER TO SURVEY PLAN FOR ADDED INFORMATION AS NEEDED. SURVEY DATED



SITE PLAN
SCALE 1 : 200

ZONING RECONCILIATION

PROJECT NUMBER 2021-15

PROJECT NAME Penticton Town House

PID	CIVIC ADDRESS	LEGAL ADDRESS
008-081-312	726 Westminster Ave W, Penticton, BC V2A 1K8 (lot 7)	LOT 7 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
010-854-169	738 Westminster Ave W, Penticton, BC V2A 1K8 (lot 6)	LOT 6 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
010-854-151	750 Westminster Ave W, Penticton, BC V2A 1K8 (lot 5)	LOT 5 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
001-915-894	762 Westminster Ave W, Penticton, BC V2A 1K8 (lot 4)	LOT 4 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445

PLAN
Official Community Plan - Future Land Use: Ground Oriented Residential

NEIGHBORHOOD PLAN



CURRENT ZONING R2

PROPOSED CHANGE OF ZONING

Chapter 10.8 RM2 – LOW DENSITY MULTIPLE HOUSING - The Corporation of the City of Penticton - Zoning Bylaw No: 2017-08

PURPOSE THE PURPOSE IS TO PROVIDE A ZONE FOR LOW DENSITY MULTIPLE HOUSING, UP TO THREE (3) STOREYS ABOVE GRADE ON URBAN

10.8.1.6 PERMITTED USES — TOWNHOUSE
The proposed 4 buildings will accommodate: 16 townhouse units

10.8.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

		Regulation	Designed/Actual	Variance
10.8.2.1	Minimum lot width:			
	i Standard Lot (Meters)	18.00	15.24	waived
	ii Corner Lot (Meters)	19.50	15.24	waived
10.8.2.2	Minimum lot area (SQM):	540.00	726 - 557.31ft SQM (5998.93 SQFT)	waived
			738 - 557.29S SQM (5998.65 SQFT)	waived
			750 - 557.22S SQM (5997.86 SQFT)	waived
			762- 557.20S SQM (5997.64 SQFT)	waived
10.8.2.3	Maximum lot coverage: (Building area/Lot area)*	40.00%	726: 59.62+238.4M2)/557.31M2 = 42.77%	REQ'D
			738: 59.62+238.4M2)/557.30M2 = 42.77%	REQ'D
			750: 59.62+238.4M2)/557.22M2 = 42.78%	REQ'D
			762: 59.62+238.4M2)/557.20M2 = 42.78%	REQ'D
10.8.2.4	Maximum density (Floor Area Ratio or FAR)*:	80.00%	726 - (44.55 + 52.48) x 4 SQM)/557.31ft SQM=69.66%	N/A
			738 - (44.55 + 52.48) x 4 SQM)/557.29S SQM=69.66%	N/A
			750 - (44.55 + 52.48) x 4 SQM)/557.22S SQM=69.66%	N/A
			762- (44.55 + 52.48) x 4 SQM)/557.20S SQM=69.66%	N/A
10.8.2.5	Maximum height:			
	i. principal building: (Meters)	12.00	9.67m	N/A
	ii. Accessory building or structure : (Meters)	4.50	-	NA
10.8.2.6	Minimum front yard (subject to development regulations; Meters)	3.00	3.46m	N/A
10.8.2.7	Minimum interior side yard:			
	i. principal building: (Meters)	3.00	1.2 MIN.	REQ'D
	ii. Accessory building or structure : (Meters)	1.20	-	NA
10.8.2.8	Minimum exterior side yard:			
	i. principal building: (Meters)	3.00	N/A	N/A
	ii. Accessory building or structure : (Meters)	1.20	-	NA
10.8.2.9	Minimum rear yard:	6.00	11.68m	N/A
10.8.3	**AMENITY SPACE**			
10.8.3.1	Amenity space shall be provided at the rate of 20 m2 for each dwelling unit. 20 x 16 units=320sqm	320	1,231.60	N/A
10.8.3.2	25% of the required amenity space must be provided at the ground floor level.			
6.00	**Parking and Loading**			
6.5	Parking Requirements: Apartment, Townhouse Cluster Housing			
	1 per dwelling unit plus 0.25 spaces/unit for visitors (4 per lot = 1 Visitor	5 per lot	lots 738, 750& 762: 5 provided	
			Lot 726: 4 provided	

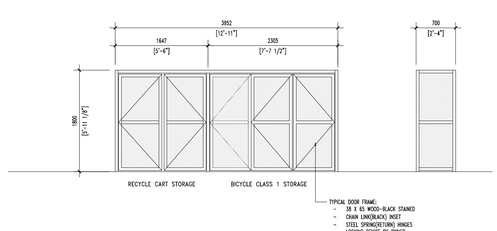
Note– Cash-in-lieu will be paid for 1 required parking space not provided at lot 726 Westminster Ave W.

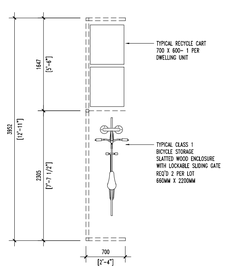


PUBLIC NODE BENCH AND LIBRARY

DIMENSIONS:
600mmW X 1500mmL x 450mm H C/W BACK

LIBRARY ADD-ON TO BE OF SAME SHAPE AND MATERIAL
760mmD X 600mmW X 1200mm H – CLOSED GLASS DOOR





Schedule 'A'
DVP PL2021-9045

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Principal: Joe M. Minten
architect aaa, aibc, saa, mraic
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15243 – 91st Avenue
Surrey, B.C. V3R 8P8
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REV	DATE	DESCRIPTION	BY
7.0	2021-09-14	RE-ISSUED FOR REZONING & DP APPROVAL	TJ
6.0	2021-08-31	RE-ISSUED FOR REZONING & DP APPROVAL	JMM
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4.0	2021-08-05	ISSUED FOR CLIENT REVIEW	TJ
3.0	2021-07-16	RE-ISSUED FOR REZONING & DP APPROVAL	JMM
2.0	2021-06-21	ISSUED FOR REZONING & DP APPROVAL	RR
1.0	2021-05-25	ISSUED FOR LANDSC CONSULTANT REV.	RR

START DATE	05-11-2021
PROJECT No	2021-15
DR.	RR
CH.	JMM
SCALE	SCALE

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2021-09-16

Project Name

PENTICTON TOWNHOMES
726, 738, 750, 762 WESTMINSTER AVE. WEST
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP – 780 217 7800

SITEPLAN

REV No.	Project No.	
07	2021-15	DP-100

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

Development Permit

Permit Number: DP PL2021-9046

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 7 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445
Civic:	726 Westminster Avenue West
PID:	008-081-212

3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a fourplex 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 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 (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).

DRAFT

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 _____, 2021.

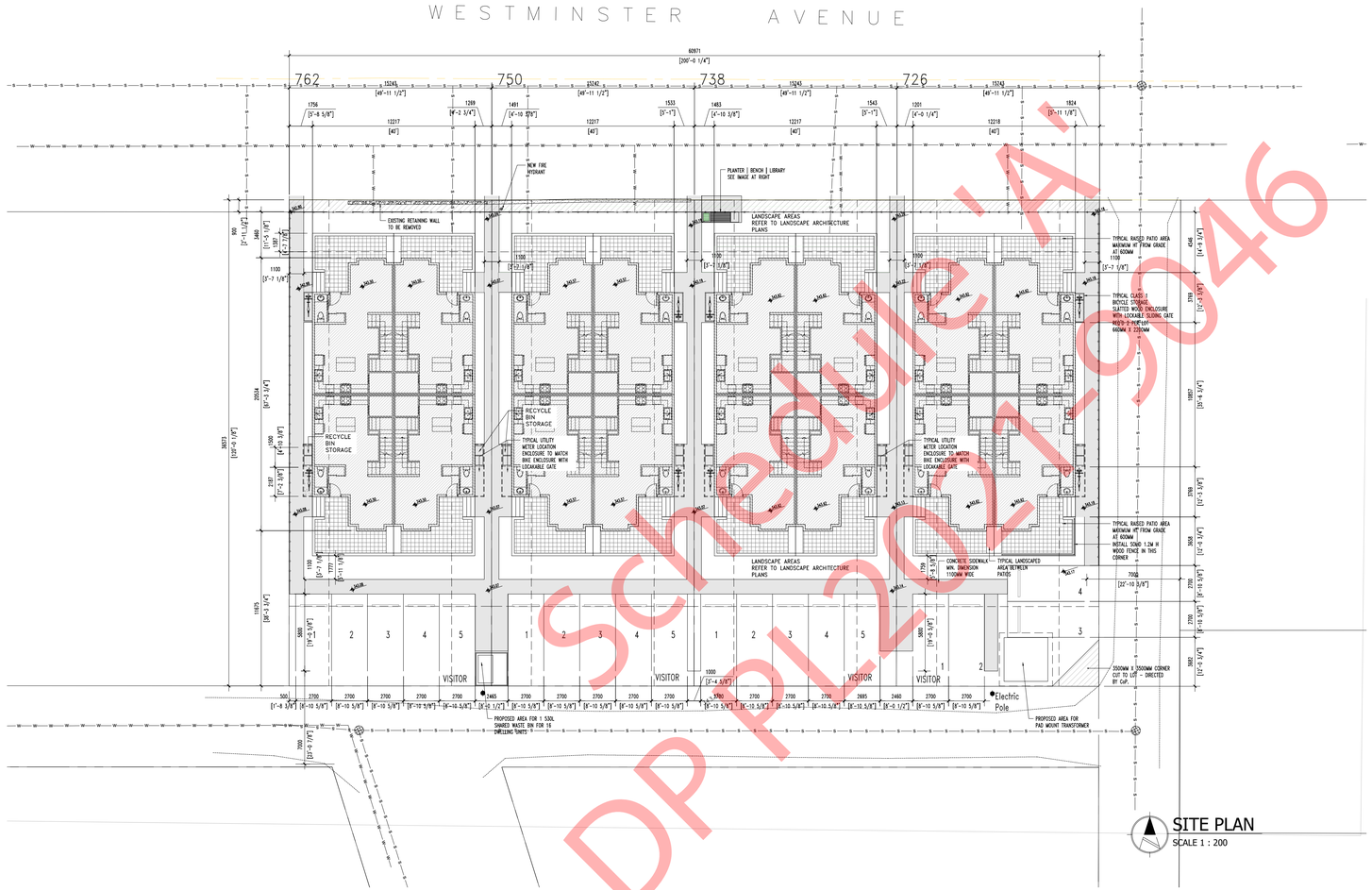
Issued this ____ day of _____, 2021.

_____

Angela Collison
Corporate Officer

DRAFT

GENERAL NOTE:
1. ALL SPLIT SIDEWALKS THAT STRADDLE PROPERTY LINES SHALL REQUIRE LEGAL EASEMENT TO BE DRAWN UP FOR RECIPROCAL ACCESS TO BOTH LOTS
2. THIS SITE PLAN LAYOUT IS BASED ON SURVEY INFORMATION PROVIDED TO THE ARCHITECT, REFER TO SURVEY PLAN FOR ADDED INFORMATION AS NEEDED. SURVEY DATED



SITE PLAN
SCALE 1 : 200

ZONING RECONCILIATION

PROJECT NUMBER 2021-15

PROJECT NAME Penticton Town House

PID	CIVIC ADDRESS	LEGAL ADDRESS
008-081-312	726 Westminster Ave W, Penticton, BC V2A 1K8 (lot 7)	LOT 7 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
010-854-169	738 Westminster Ave W, Penticton, BC V2A 1K8 (lot 6)	LOT 6 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
010-854-151	750 Westminster Ave W, Penticton, BC V2A 1K8 (lot 5)	LOT 5 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
001-915-894	762 Westminster Ave W, Penticton, BC V2A 1K8 (lot 4)	LOT 4 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445

PLAN
Official Community Plan - Future Land Use: Ground Oriented Residential

NEIGHBORHOOD PLAN



CURRENT ZONING R2

PROPOSED CHANGE OF ZONING

Chapter 10.8 RM2 – LOW DENSITY MULTIPLE HOUSING - The Corporation of the City of Penticton - Zoning Bylaw No: 2017-08

PURPOSE THE PURPOSE IS TO PROVIDE A ZONE FOR LOW DENSITY MULTIPLE HOUSING, UP TO THREE (3) STOREYS ABOVE GRADE ON URBAN

10.8.1.6 PERMITTED USES — TOWNHOUSE
The proposed 4 buildings will accommodate: 16 townhouse units

10.8.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

		Regulation	Designed/Actual	Variance
10.8.2.1	Minimum lot width:			
	i Standard Lot (Meters)	18.00	15.24	waived
	ii Corner Lot (Meters)	19.50	15.24	waived
10.8.2.2	Minimum lot area (SQM):	540.00	726 - 557.31ft SQM (5998.93 SQFT)	waived
			738 - 557.29S SQM (5998.65 SQFT)	waived
			750 - 557.22S SQM (5997.86 SQFT)	waived
			762- 557.20S SQM (5997.64 SQFT)	waived
10.8.2.3	Maximum lot coverage: (Building area/Lot area)*	40.00%	726: 59.64x-238.4M2)/557.30M2 = 42.77%	REQ'D
			738: 59.64x-238.4M2)/557.30M2 = 42.77%	REQ'D
			750: 59.64x-238.4M2)/557.22M2 = 42.78%	REQ'D
			762: 59.64x-238.4M2)/557.20M2 = 42.78%	REQ'D
10.8.2.4	Maximum density (Floor Area Ratio or FAR)*:	80.00%	726 - (44.55 + 52.48) x 4 SQM)/557.31ft SQM=69.66%	N/A
			738 - (44.55 +52.48) x 4 SQM)/557.29S SQM=69.66%	N/A
			750 - (44.55 + 52.48) x 4 SQM)/557.22A SQM=69.66%	N/A
			762- (44.55 + 52.48) x 4 SQM)/557.20S SQM=69.66%	N/A
10.8.2.5	Maximum height:			
	i. principal building: (Meters)	12.00	9.67m	N/A
	ii. Accessory building or structure (Meters)	4.50	-	NA
10.8.2.6	Minimum front yard (subject to development regulations; Meters)	3.00	3.46m	N/A
10.8.2.7	Minimum interior side yard:			
	i. principal building: (Meters)	3.00	1.2 MIN.	REQ'D
	ii. Accessory building or structure (Meters)	1.20	-	NA
10.8.2.8	Minimum exterior side yard:			
	i. principal building: (Meters)	3.00	N/A	N/A
	ii. Accessory building or structure (Meters)	1.20	-	NA
10.8.2.9	Minimum rear yard:	6.00	11.68m	N/A

10.8.3 AMENITY SPACE

10.8.3.1	Amenity space shall be provided at the rate of 20 m2 for each dwelling unit. 20 x 16 units=320sqm	320	1,232.60	N/A
10.8.3.2	25% of the required amenity space must be provided at the ground floor level.			

6.00 Parking and Loading

6.5	Parking Requirements: Apartment, Townhouse Cluster Housing			
	1 per dwelling unit plus 0.25 spaces/unit for visitors | 4 per lot + 1 Visitor	5 per lot	lots 738, 750& 762: 5 provided	
			Lot 726: 4 provided	

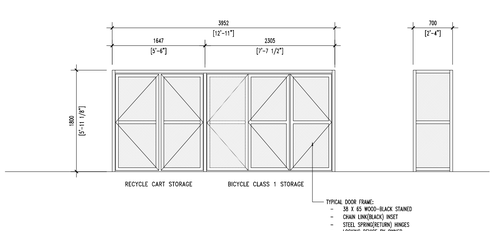
Note– Cash-in-lieu will be paid for 1 required parking space not provided at lot 726 Westminster Ave W.

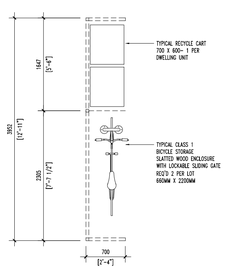


PUBLIC NODE BENCH AND LIBRARY

DIMENSIONS:
600mmW X 1500mmL x 450mm H C/W BACK

LIBRARY ADD-ON TO BE OF SAME SHAPE AND MATERIAL
760mmD X 600mmW X 1200mm H – CLOSED GLASS DOOR





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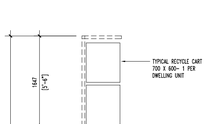
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1.0	2021-05-25	ISSUED FOR LANDSC CONSULTANT REV.	RR

START DATE	05-11-2021
PROJECT No	2021-15
DR.	RR
CH.	JMM
SCALE	SCALE

Architects Seal



Project Name

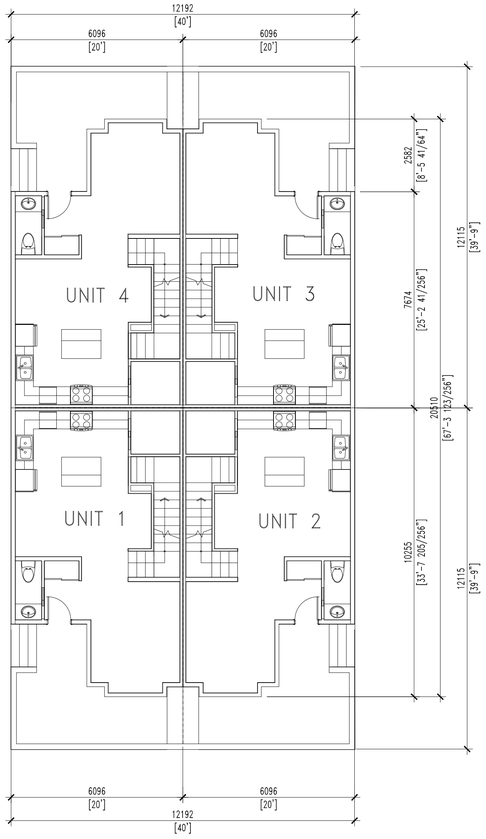
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Penticton B.C.

Client:
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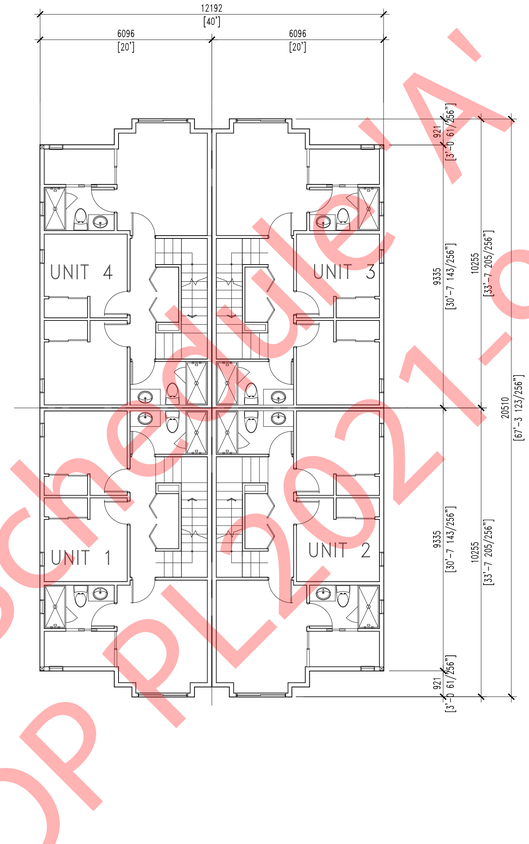
SITEPLAN

REV No. 07 | Project No. 2021-15 | DP-100

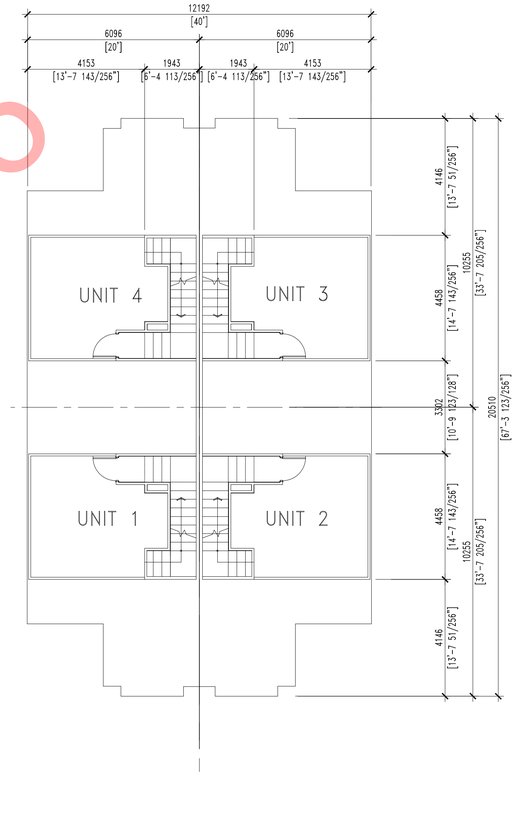
SCHEDULE 'A'
DP PL2021-9046



1 A-300 GROUND FLOOR BUILDING PLAN - TYP
SCALE 1 : 100



2 A-300 SECOND FLOOR BUILDING PLAN - TYP
SCALE 1 : 100



3 A-300 ROOF TERRACE PLAN - TYP
SCALE 1 : 100

Schedule 'A'
DP PL2021-9046

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REV	DATE	DESCRIPTION	BY
2	21.08.27	RE-ISSUED FOR DP APPROVAL	JMM
1	06-02-21	ISSUED FOR REZONING & DPA	RR

START DATE	MAY 2021
PROJECT No	2021–15
DR.	RR
CH.	JMM
SCALE	AS SHOWN

Architects Seal



Project Name

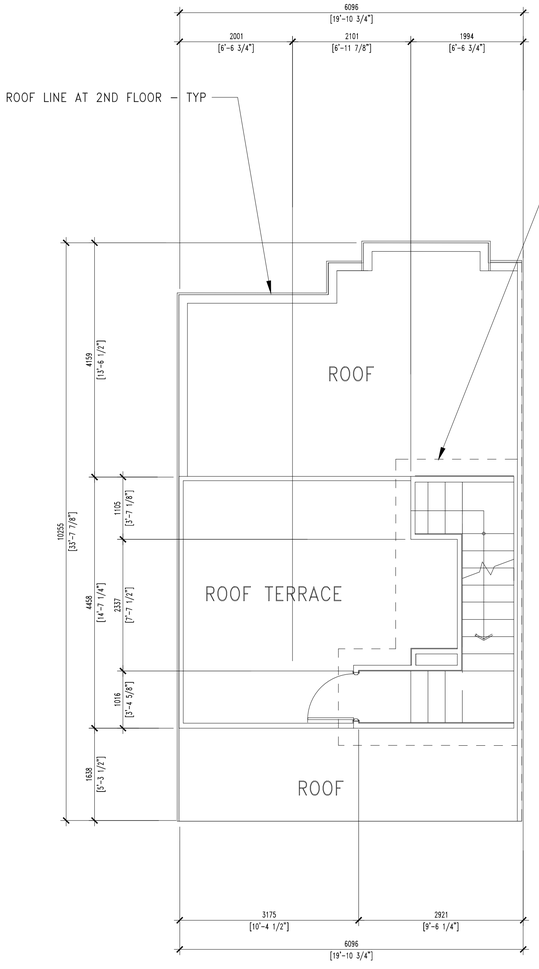
PENTICTON TOWNHOMES

ADDRESS
Penticton B.C.

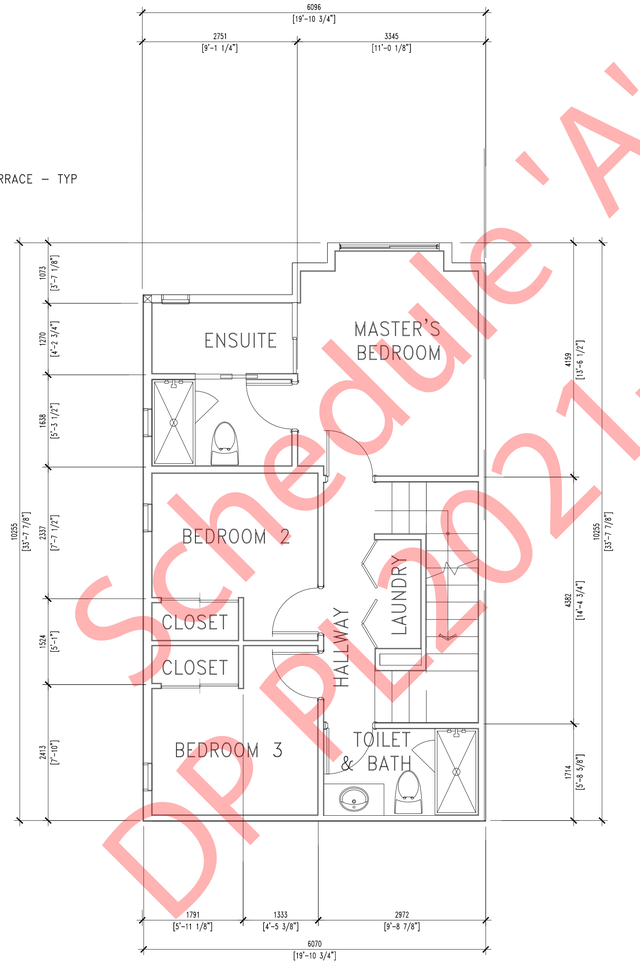
Client:
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Mr. Parm Kandola PMP – 780 217 7800

TYP.BUILDING PLAN

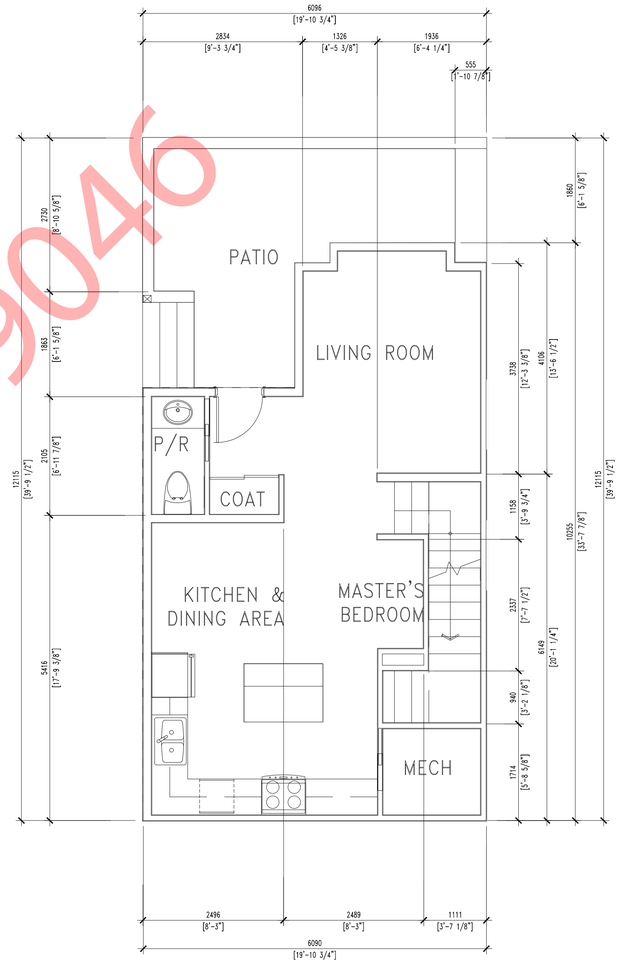
REV No.	Project No.	
1.0	2021–15	DP–101



1 ROOF TERRACE PLAN
A-102 SCALE 1 : 50



2 SECOND FLOOR PLAN
A-102 SCALE 1 : 50



3 FIRST FLOOR PLAN
A-102 SCALE 1 : 50

Schedule 'A'
DP PL2021-9046

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PROJECT No	2021-15
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Project Name

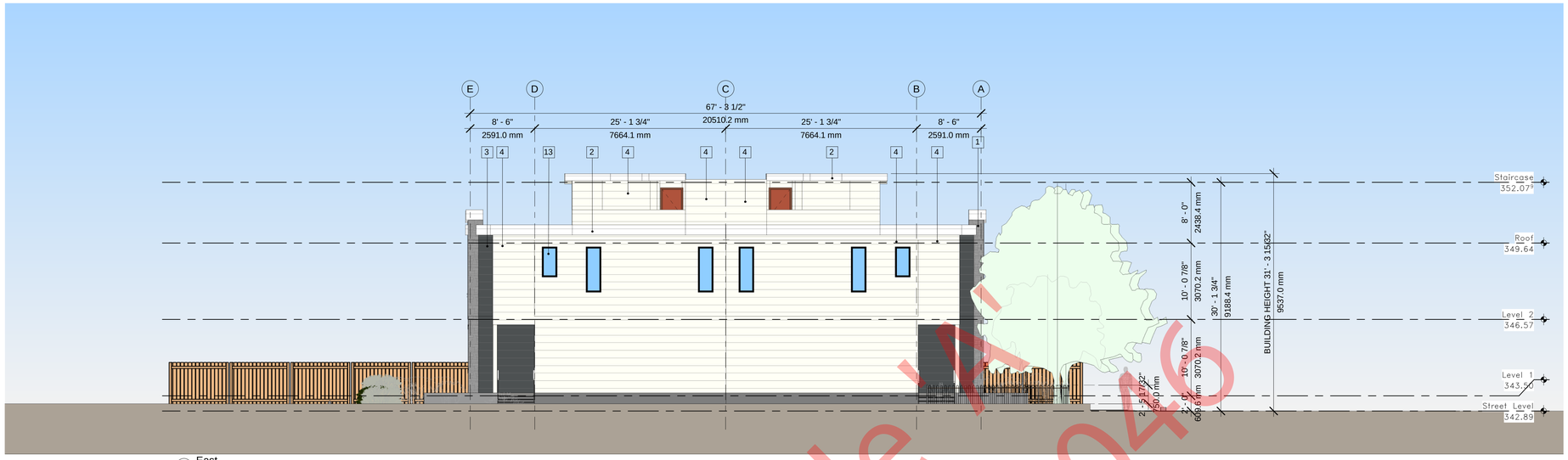
PENTICTON TOWNHOMES

ADDRESS
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP – 780 217 7800

TYP.UNITPLAN

REV No.	Project No.	
02	2021-15	DP-102



1 East
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND	
1	ELDORADO_STONE-STONE-BARLEY GRAY
2	HARDI BOARD FASCIA - ARCTIC WHITE
3	HARDIE BOARD - TIMBER BARK
4	HARDI BOARD - NAVAJO BEIGE
5	DOOR PANEL MATERIAL - SOLID WOOD DOOR PANEL
6	HARDIE BOARD - MONTEREY TAUPE
7	PAINTED ARCTIC WHITE WOOD COLUMN
8	GRAY PAINTED HANDRAIL
9	FENCING - VERT BAR WITH HAIR PIN TOPS
10	WOOD DOOR FRAME - CHOCOLATE BROWN
11	CONCRETE FOUNDATION WALL
12	VINYLE WINDOW FRAME
13	GLAZING



2 West
1/8" = 1'-0"

Schedule "A"
DP PL2021-9046

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03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	JMM
SCALE	1/8" = 1'-0"

Architects Seal

2021-09-16

Project Name
PENTICTON TOWN HOUSE

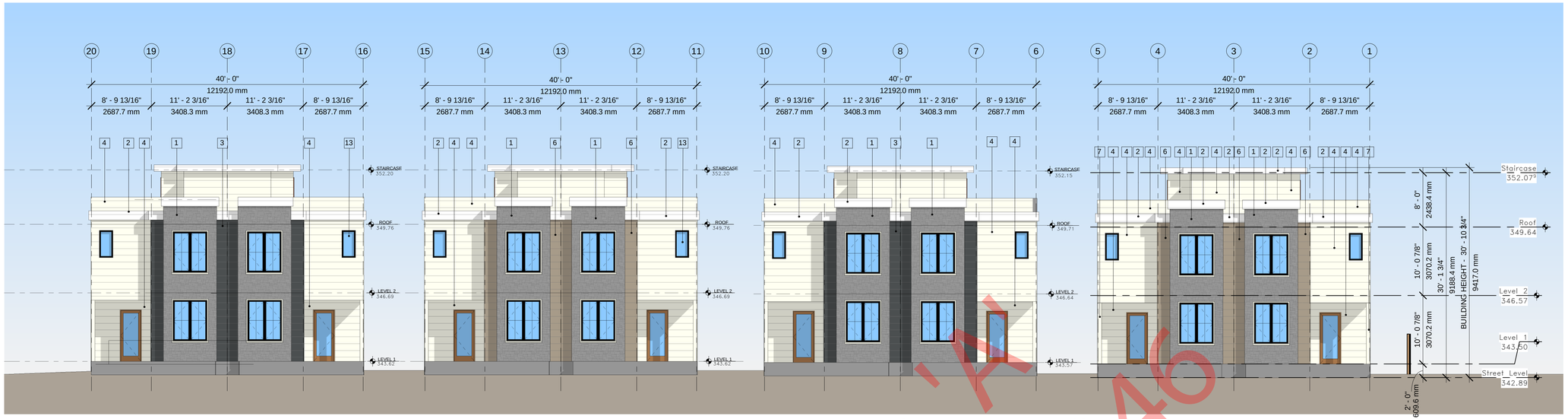
726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

EAST & WEST ELEVATIONS

REV No. 04 | Project No. 2021-15 | DP–200

9/16/2021 11:43:21 AM



1 North
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND	
1	ELDORADO_STONE-STONE-BARLEY GRAY
2	HARDI BOARD FASCIA - ARCTIC WHITE
3	HARDIE BOARD - TIMBER BARK
4	HARDI BOARD - NAVAJO BEIGE
5	DOOR PANEL MATERIAL - SOLID WOOD DOOR PANEL
6	HARDIE BOARD - MONTEREY TAUPE
7	PAINTED ARCTIC WHITE WOOD COLUMN
8	GRAY PAINTED HANDRAIL
9	FENCING - VERT BAR WITH HAIR PIN TOPS
10	WOOD DOOR FRAME - CHOCOLATE BROWN
11	CONCRETE FOUNDATION WALL
12	VINYLE WINDOW FRAME
13	GLAZING



2 South
1/8" = 1'-0"

Schedule "A"
DP PL2021-9046

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REV	DATE	DESCRIPTION	BY
04	2021-08-27	REISSUED FOR DP APPLICATION	TJ
03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	JMM
SCALE	1/8" = 1'-0"

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2021-09-16

Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

NORTH & SOUTH ELEVATIONS

REV No. 04 | Project No. 2021-15 | DP–201

9/16/2021 11:45:09 AM



1 North Streetscape
3/64" = 1'-0"



2 SouthStreetscape
3/64" = 1'-0"

Schedule 'A'
DP PL2021-9046

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01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	JMM
SCALE	3/64" = 1'-0"

Architects Seal

2021-09-16

Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

SITE CROSS ELEVATIONS

REV No. | Project No. 2021-15 | DP–202

9/1/2021 3:22:50 PM



3D VIEW 1



3D VIEW 2



3D VIEW 3

NOTE: THE BICYCLE AND RECYCLE ENCLOSURE ARE NOT SHOWN FOR CLARITY PURPOSE

Schedule 'A'
DP PL2021-9046

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03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	Checker
SCALE	

Architects Seal



Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

3D VIEWS

REV No.	Project No.	
	2021-15	DP-900

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3D VIEW 4



3D VIEW 5



3D VIEW 6

NOTE: THE BICYCLE AND RECYCLE ENCLOSURE ARE NOT SHOWN FOR CLARITY PURPOSE

Schedule A1
DP PL2021-9046

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01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE 05-11-2021

PROJECT No 2021-15

DR. Author

CH. Checker

SCALE

Architects Seal

2021-09-16

Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

3D VIEWS

REV No.

Project No. 2021-15

DP-901

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GENERAL NOTES:

1. ALL LANDSCAPING TO CONFORM TO THE LATEST EDITION OF THE 'CANADIAN LANDSCAPE STANDARD'.
2. ALL LANDSCAPED AREAS SHALL HAVE UNDERGROUND IRRIGATION INSTALLED.
3. LANDSCAPE GRADING SHALL CONFORM TO THE SITE GRADING & DRAINAGE PLAN PREPARED BY OTHERS, UNLESS OTHERWISE DETERMINED ON SITE BY THE ARCHITECT/ENGINEER.
4. THIS PLAN IS PREPARED FOR PERMIT APPLICATIONS ONLY AND SHALL NOT BE USED FOR CONSTRUCTION, UNLESS APPROVED IN WRITING BY L.A. WEST ASSOC. INC.
5. SITE PLAN INFORMATION OBTAINED FROM JMA ARCHITECTURE, MAY-SEPT 2021.

PLANT LIST:

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
TREES				
03	AA	Acer rubrum 'Armstrong'	Armstrong Maple (specimen)	60mm cal./ as shown
07	CC	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	40mm cal./ as shown
SHRUBS				
68	Bt	Berberis thunbergII 'Royal Burgundy'	Royal Burgundy Gentry Barberry	#2 pot/1.0M O.C.
62	o	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	#2 pot/1.0M O.C.
ORNAMENTAL GRASSES & PERENNIALS				
27	c	Calamagrostis x acutiflora 'Overdam'	Varigated Reed Grass	#1 pot/1.0M O.C.
40	g	Helictotrichon sempervirens	Blue Oat Grass	#1 pot/1.0M O.C.
23	h	Hemerocallis 'South Seas'	South Seas Daylily (coral)	#1 pot/0.6M O.C.
35	x	Nepeta X faassenni 'Dropmore Blue'	Dropmore Blue Catmint	#1 pot/0.6M O.C.

LANDSCAPE AREA CALCULATION:

TOTAL SITE AREA: 2,229 M2
TOTAL LANDSCAPING WITHIN PROPERTY: 424 M2
LANDSCAPED AREA = 19.0 %

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DESIGNING THE WORLD AS IT SHOULD BE
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L.A. West
Associates (Kamloops) Inc.
Landscape Architecture Environmental Planning
#104, 147 Victoria St. Kamloops, BC V2C 1Z4 www.lawest.ca

REV	DATE	DESCRIPTION	BY
7	09-16-21	REISSUED FOR DP	RV
6	09-13-21	NEW SITE PLAN	RV
5	07-20-21	REISSUED FOR DP	RV
4	07-19-21	SITE REVISIONS FOR DP	RV
3	05-31-21	ISSUED FOR DP	RV
2	05-31-21	SITE REVS.	RV
1	05-27-21	ISSUED FOR REVIEW	RV

START DATE	MAY 2021
PROJECT No	2021-15
DR.	RV
CH.	RV
SCALE	1:100

Architects Seal

Project Name

PENTICTON TOWNHOMES

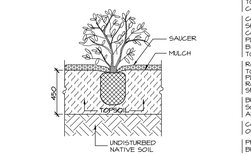
ADDRESS 726-762 WESTMINSTER AVE.
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP - 780 217 7800

LANDSCAPE PLAN

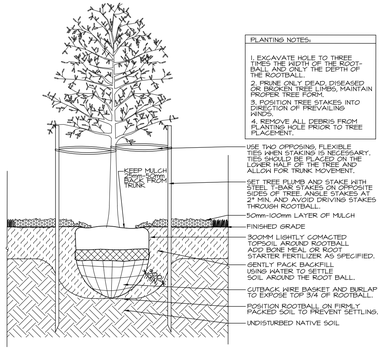
REV No. 0 | Project No. 2021-15 | L-100

Schedule A
DP PL2021-9046



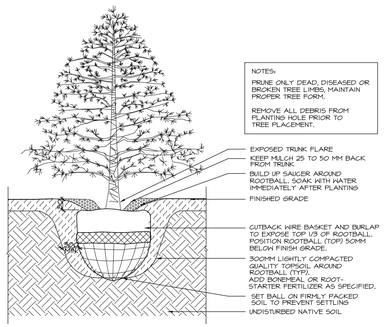
TYPICAL SHRUB PLANTING IN PLANTING BED

SCALE: N.T.S.



TYPICAL TREE PLANTING DETAIL (100MM CAL. OR LESS)

SCALE: N.T.S.



TYPICAL CONIFEROUS TREE PLANTING DETAIL (3.0M HT. OR LESS)

SCALE: N.T.S.

TYPICAL PLANTING DETAILS

LANDSCAPE SPECIFICATIONS

GENERAL

1. All landscape work undertaken shall conform to the B.C. Landscape Standard, latest edition, unless otherwise specified.

2. The Contractor shall be responsible for locating all underground utilities which may be affected by the work and report any possible conflicts to the Architect prior to construction. Any damage to existing utilities or site services must be repaired immediately to the satisfaction of the Architect or the Owner's representative. The Contractor is responsible for all costs for damages.

3. The Contractor shall leave the site in a neat and tidy condition at the end of each working day and at the completion of the contract. The Contractor shall ensure public safety is maintained at all times during the contract.

4. Materials substitutions will only be considered after a written list is submitted to the Architect prior to installation.

5. The Contractor shall notify the Architect, in advance, at least 24 hours prior to requesting an on-site field review of the work.

A. TREE PROTECTION (FROM BC LANDSCAPE STANDARDS 7TH ED.)

1. Critical Protection Zones for trees should be determined by referencing Table 1: Determining Critical Protection Zones for Trees.

2. Physical protection barriers, silt fences, shade or erosion protection shall be erected at the edge of the Critical Protection Zones before clearing, grubbing, excavation, or grading, or any other work occurs on the site.

3. Physical protection barriers shall meet all applicable municipal bylaws and regulatory requirements.

4. As a minimum, protective fencing should be erected outside the drip-line or as shown in Table 1: Guidelines for Determining Critical Protection Zones for Trees.

5. Signage should be provided at regular intervals along protective fencing indicating the function of the fencing, i.e. 'Tree/Plant Protection Area - Do Not Enter'.

6. Protective fencing and signage should be well maintained for all element Critical Protection Zones throughout construction. Damaged fencing or signs shall be repaired or replaced immediately.

7. Areas of trees and vegetation Critical Protection Zones shall be fence off by means of:
.1 Chain link fence of at least a 1.2m (4ft) height mounted on steel or sturdy wooden posts. Fence posts should be installed no farther than 2.4m (8ft) apart.
.2 Solid plywood hoarding mounted securely to steel or sturdy wooden posts. Posts should be installed no farther than 2.4m (8ft) apart.
.3 Board fencing consisting of posts minimum of 4cm by 8cm (2" by 4") set in securely in the ground and extending at least 1m (3ft) above the ground and minimum 4cm by 8cm (2in by 4in) top and bottom rail. Fence posts should be installed no farther than 2.4m (8ft) apart.
.4 Plastic fencing ('International orange' polyethylene web fencing) securely mounted on a wooden framework consisting of posts minimum of 4cm by 8cm (2in by 4in) set securely in the ground and extending at least 1m (3ft) above the ground and with minimum 4cm by 8cm (2in by 4in) top and bottom rail. Fence posts should be installed no farther than 2.4m (8ft) apart.

8. Protective fencing shall be removed only when all construction is fully completed.

B. SITE PREPARATION

1. Rough/finish subgrade and have rough grading approved by the Architect prior to fauling and spreading topsoil. The Contractor is responsible for all survey.

2. Remove excess rocks, boulders, twigs, roots, stumps or other impediments not conducive to landscaping. Dispose of these materials at an approved dumping location off-site unless otherwise directed by the Architect. Grade the site to drain away from buildings to comply with the Site Grading Plan or as directed by the Architect.

C. TOPSOIL & FINISH GRADING

1. Existing stockpiled or native topsoil shall be screened to remove rocks, weeds, grass and other deleterious material before being accepted for landscaping. Existing topsoil shall be amended with imported topsoil at a ratio of 1:1 and well blended by rototilling or other approved method. Testing existing topsoil will be paid for by the Contractor.

2. Imported topsoil shall be good quality, clean, loose well draining planting soil and shall be approved by the Architect prior to installation. The approved topsoil mix shall have the following characteristics:
a) maximum 15% clay content and 30-50% sand content;
b) pH of between 6.0 and 7.0 and a minimum organic content of 10%;
Testing of imported topsoil may be requested by the Architect and shall be paid by the Contractor until the required specification is met.

3. Topsoil shall be spread over a loose, scarified subgrade to depths as specified:
Dryland Grass/Wildflower (hydroseeded/seeded) areas: 75mm depth minimum;
Lawn grass (seeded or turf) areas: 150mm depth minimum;
Planting beds (shrub) areas: 450mm depth minimum;

Finish grade topsoil areas to permit finish landscaping as shown on the drawings. Backfill tree pits with a minimum 300mm of topsoil around all sides of the rootball unless otherwise specified.

4. Finish grade by leveling and hand-raking topsoil while removing all roots, stones, twigs and other deleterious material to grades and slopes as shown on the drawings or as directed by the Architect. Remove all rocks over 25mm diameter. Grade away from buildings at a minimum of 2% for positive surface drainage. Finish grade topsoil for planting beds 50mm (2") below curbs, sidewalks or planters to permit installation of mulch. Hand rake and finish grade topsoil for grass areas flush with the tops of curbs, sidewalks and planting beds to permit installation of grass seed or turf. Roll topsoil with 50 kg. roller and have finish grading approved by the Architect prior to grass seeding, turfing, shrub planting or mulch installation.

D. PLANT MATERIAL

1. All plant material shall be healthy, free of disease, pests, showing good growth characteristics and shall be No. 1 grade.

2. Plant material shall be guaranteed for a period of one (1) year from date of final acceptance/contract completion.

3. All plant material delivered to the site must be individually labeled with botanical and common names and labels left in place until the Architect has inspected and approved planting.

4. The Contractor shall supply the necessary planting soil, fertilizers, bonemeal, insecticides and anti-desiccants as required to ensure proper planting procedure. The Contractor shall maintain the plant material until final acceptance of the work and to the satisfaction of the Architect.

5. The Contractor shall supply and install tree support according to the planting details.

6. Finish all planting beds with 75mm depth of medium grade, clean, Fir bark mulch or rock mulch on landscape fabric to finished grade as shown or specified on the drawings.

7. Provide sample of mulch to Architect for approval prior to installation.

8. Avoid installing mulch in areas of groundcover or annual plantings, unless otherwise directed by the Architect.

E. TURFING

1. Grass sod (turf) shall be Canada No. 1 grade, cultured turf, composed of a minimum 50% Kentucky Bluegrass. Turf shall be healthy, free from weeds and disease and shall be installed on a smooth, even grade with tight joints in a running bond (brick laying) pattern. On slopes, install turf perpendicular to the direction of the slope. On steep slopes, secure turf with wooden pegs flush with top of turf.

2. Prior to laying turf, fertilize finish soil surface with a 16-32-6 turf-starter fertilizer (or approved equal) at the rate of 4kg/100m2. Roll turf lightly to obtain a smooth, uniform surface to be approved by the Architect prior to installation.

3. Water turf immediately after installation by underground irrigation or by manual methods, thoroughly soaking the turf and topsoil to a minimum depth of 75mm. Apply water as necessary to prevent drying-out and to ensure healthy turf development.

4. Protect new turf areas with appropriate signs, barriers or fencing to reduce damage. Repair all damaged areas immediately to the satisfaction of the Architect; repairs are the Contractor's responsibility until final acceptance.

5. Dead or discoloured turf will not be accepted and must be replaced at the direction of the architect.

6. Turf areas will only be accepted after:
.1 Turfed areas are healthy, rooted and properly established.
.2 Turf is free from open joints and dead spots and without weeds.
.3 No soil is visible when turf has been cut to 38mm in height.
.4 Turf areas have been mown at least twice.

7. During establishment of turf areas, the Contractor is responsible for all landscape maintenance including watering, garbage pick-up, mowing, fertilizing, turf repair or replacement, topdressing and overseeding to the satisfaction of the Architect.

F. LANDSCAPE MAINTENANCE

1. The Contractor shall be responsible for providing all materials, equipment and labour required for the purpose of maintaining all new and existing landscaping during the course of the contract.

2. Maintenance of the landscaping by the Contractor shall include, but not limited to, the following:
.1 The cutting of lawn areas to 38mm (1.5") height and at no time allowing the grass to exceed a height of 100mm (4"). All grass clippings shall be removed from the site;
.2 Top dressing, fertilizing and weed control of all grass areas and planting areas to good horticultural practice;
.3 Pruning, and the control of insects and diseases, for all plant material to good horticultural practice;
.4 Operation and adjustment of the underground sprinkler system and/or manual watering such that all landscaped areas are watered adequately;
.5 The nursing and protection of all seeded, hydroseeded, sodded or planted areas, as required to ensure adequate "catch" and growth of the plantings;
.6 The cleanup and removal of garbage so that the site is left in a neat and tidy condition each day;
.7 Topdressing of mulch to maintain the specified depth of cover.

3. All landscape maintenance procedures shall be to a high standard and shall be done to the satisfaction of the Architect.

IRRIGATION SPECIFICATIONS (CONTRACTOR TO PROVIDE SHOP DRAWING FOR DESIGN APPROVAL BY LANDSCAPE ARCHITECT)

GENERAL

1. All irrigation work shall conform to the latest edition of the Irrigation Industry Association of British Columbia, 'Standards for Landscape Irrigation Systems' unless otherwise specified herein.

2. The Contractor shall schedule installation of the underground sprinkler system in conjunction with the installation of landscape work in the contract. During the contract, the Contractor shall have a qualified foreman, well versed in all aspects of irrigation work, continuously on the job.

3. The Contractor shall be responsible for locating all underground services which may affect the work and immediately repair any damage to the satisfaction of the Owner's Representative at no cost to the Owner.

4. The Contractor is responsible for obtaining all necessary permits for electrical and plumbing connections as may be required. The Contractor shall be responsible for obtaining CSA approvals on parts or equipment if this is not provided by others.

5. The Contractor shall provide design and all the components of the irrigation system as specified on the approved shop drawings. Substitutions for alternative parts will only be considered if the Contractor submits a list of proposed equals to the Owner's Representative, in writing, prior to beginning work. Approval for design and/or rejection of substitutions will be provided to the Contractor in writing by the Owner's representative.

6. The Contractor shall guarantee the installation and operation of the irrigation system for a period of one (1) year from the date of final acceptance of the contract. This guarantee shall not override a manufacturer's guarantee on parts if it is for a longer period of time.

7. The Contractor shall be responsible for winterizing the system in the fall and starting the system the following spring as part of this contract.

8. The Contractor shall provide the Owner's Representative with an As-Built reproducible original drawing (equal in scale of the design drawing) of the completed system before final acceptance to the satisfaction of the Owner's Representative. The Contractor shall provide the Operations Manual for the controller(s) and any other information necessary for the regular operation or maintenance of the irrigation system.

A. PIPE AND FITTINGS

1. Irrigation main line pipe must be Sch. 40 PVC. Lateral lines 38mm (1.5") diameter and smaller shall be minimum Class 200 PVC pressure pipe, joined by solvent weld method or approved equal. All pipe shall be marked with manufacturer's name, material and pressure rating.

2. Irrigation fittings shall be minimum Schedule 40 PVC molded fittings.

3. Pipe for drip emitter zones or microjets shall be 100 psi. E.H.S. polyethylene tubing installed with stainless steel clamps as approved by the Owner's Representative. Completely flush entire piping system before installing emitters or microjets.

4. Irrigation pipe shall be laid in straight lines wherever possible, minimizing bends to prevent stress and pipe cracking. Pipe layout will be at the discretion of the Owner's Representative.

5. Pipe shall be buried a minimum of 400mm (16") below finished grade and trenches must be backfilled with sand or approved non-abrasive material. Stones over 15mm diameter must be removed from trenches and shall not be used as backfill.

B. VALVES AND WIRES

1. Wire burial shall conform to the B.C. Electrical Code and local regulations. Valve wires shall be installed in the irrigation main line trench wherever possible.

2. Control wires from automatic valves to controller shall be direct burial type TW-40 minimum 14 gauge. The common neutral wire shall be white. Wire sizing for proper operation of the irrigation valves shall be the responsibility of the Contractor.

3. All manual and remote control valves, double check/backflow preventers, pressure reducing valves, water meters, filters, drain valves and blow-out connections must be installed in valve boxes flush with the finished grade, unless otherwise noted on the plan. Lockable plastic valve boxes must be approved by the Owner's Representative prior to installation.

4. All double check valves/backflow preventers, pressure reducing valves and manual gate valves shall be bronze construction ('Hatts') or approved equal to conform to the local plumbing code.

C. SPRINKLERS

1. Pop-up sprinklers shall be mounted on triple swing joints equal in size to the inlet diameter of the sprinkler assembly. Sprinkler heads shall be set flush with finish grade and adjusted by the Contractor for maximum efficiency and minimum overspray.

2. Spray sprinklers on risers shall be installed on swing joints and shall be set plumb, approximately 300mm (12") above finished grade, unless otherwise directed by the Owner's Representative. Risers shall be minimum Schedule 40 PVC. All spray sprinklers must include a filter screen.

3. Drip emitters shall be pressure compensating, self-flushing, with a discharge of 2.0 GPH. Set emitters slightly above finished grade for visual confirmation of operation and ease of maintenance, unless noted otherwise on the plans.

4. Microjets shall be installed on poly riser extensions set 150mm (6") above finished grade. The location, layout and spray pattern of microjet heads shall be as noted on the plans or as approved by the Owner's Representative on site. The Contractor shall be responsible for providing full, head to head coverage as directed.

5. All drip emitter zones and microjet zones shall include a 3/4" diameter y-strainer filter, 3/4" diameter pressure regulation valve and 3/4" diameter isolation valve in a valve box with the zone control valve.

D. CONTROLLER

1. Mount irrigation controller(s) in location as shown on the drawings, or as directed by the Owner's Representative. Use an approved fastening method when connecting to a building wall, either interior or exterior. Any damage to the building wall or interior fixtures must be repaired immediately, at the expense of the Contractor to the satisfaction of the Owner's Representative.

2. The controller shall be hard-wired directly into the nearest suitable electrical service panel or electrical outlet in accordance with the B.C. Electrical Code requirements, and to the satisfaction of the Owner's Representative. The Contractor shall obtain all necessary permits, inspections and approvals from the local approving authority.

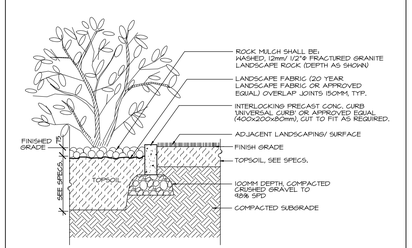
3. Interior Building Installation: mount the controller in a location as shown on the drawings and as approved by the Owner's Representative prior to installation.

4. Exterior Building Installation: mount the controller in a vandal proof, weatherproof, lockable, 3.2mm (1/8") steel box, of a suitable size for the irrigation controller. Finish the box with a minimum of 2 coats of rust inhibitive paint to match building colour or as directed by the Owner's Representative.

5. Exterior Remote Location: mount the controller in a vandal proof, weatherproof, lockable, painted pedestal cabinet or 3.2mm (1/8") steel box at a location as shown on the drawings. The Contractor shall provide a reinforced concrete pad on which to mount the controller, including suitable sized electrical conduits located through the pad for control wires.

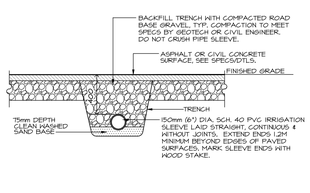
6. The Contractor shall prepare and submit shop drawings of any exterior controller installation, including the details of sizes, materials and construction methods for the weatherproof box to house the controller. Shop drawings must be approved by the Owner's Representative prior to construction or installation.

7. Connect valve wires to controller and provide approved electrical conduit fastened to the building wall to a minimum 450mm (18") below finished grade unless otherwise directed by the Owner's Representative.



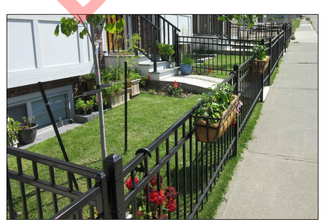
1 L-2 DECORATIVE ROCK MULCH DETAIL

SCALE: N.T.S.



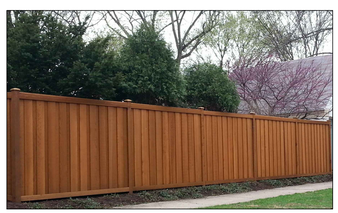
2 L-2 IRRIGATION SLEEVE DETAIL

SCALE: N.T.S.



3 L-2 EXAMPLE OF DECORATIVE STEEL FENCE

SCALE: N.T.S.



4 L-2 EXAMPLE OF CEDAR PRIVACY FENCE

SCALE: N.T.S.

Scanned DP PL2021-9046

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L.A. West
Associates (Kamloops) Inc.
Landscape Architecture Environmental Planning
#104, 167 Victoria St. Kamloops, BC V2C 1J4 www.lawest.ca

REV	DATE	DESCRIPTION	BY
7	09-16-21	REISSUED FOR DP	RV
6	09-13-21	NEW SITE PLAN	RV
5	07-20-21	REISSUED FOR DP	RV
4	07-19-21	SITE REVISIONS FOR DP	RV
3	05-31-21	ISSUED FOR DP	RV
2	05-31-21	SITE REVS.	RV
1	05-27-21	ISSUED FOR REVIEW	RV

START DATE	MAY 2021
PROJECT No	2021-15
DR.	RV
CH.	RV
SCALE	SHOWN

Architects Seal



Project Name

PENTICTON TOWNHOMES

ADDRESS 726-762 WESTMINSTER AVE.
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP - 780 217 7800

LANDSCAPE DETAILS & SPECIFICATIONS

REV No.	Project No.	
0	2021-15	L-200

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

Development Permit

Permit Number: DP PL2021-9047

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 6 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445
Civic:	738 Westminster Avenue West
PID:	010-854-169

3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a fourplex 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 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 (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).

DRAFT

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 Authority, the _____ day of _____, 2021.

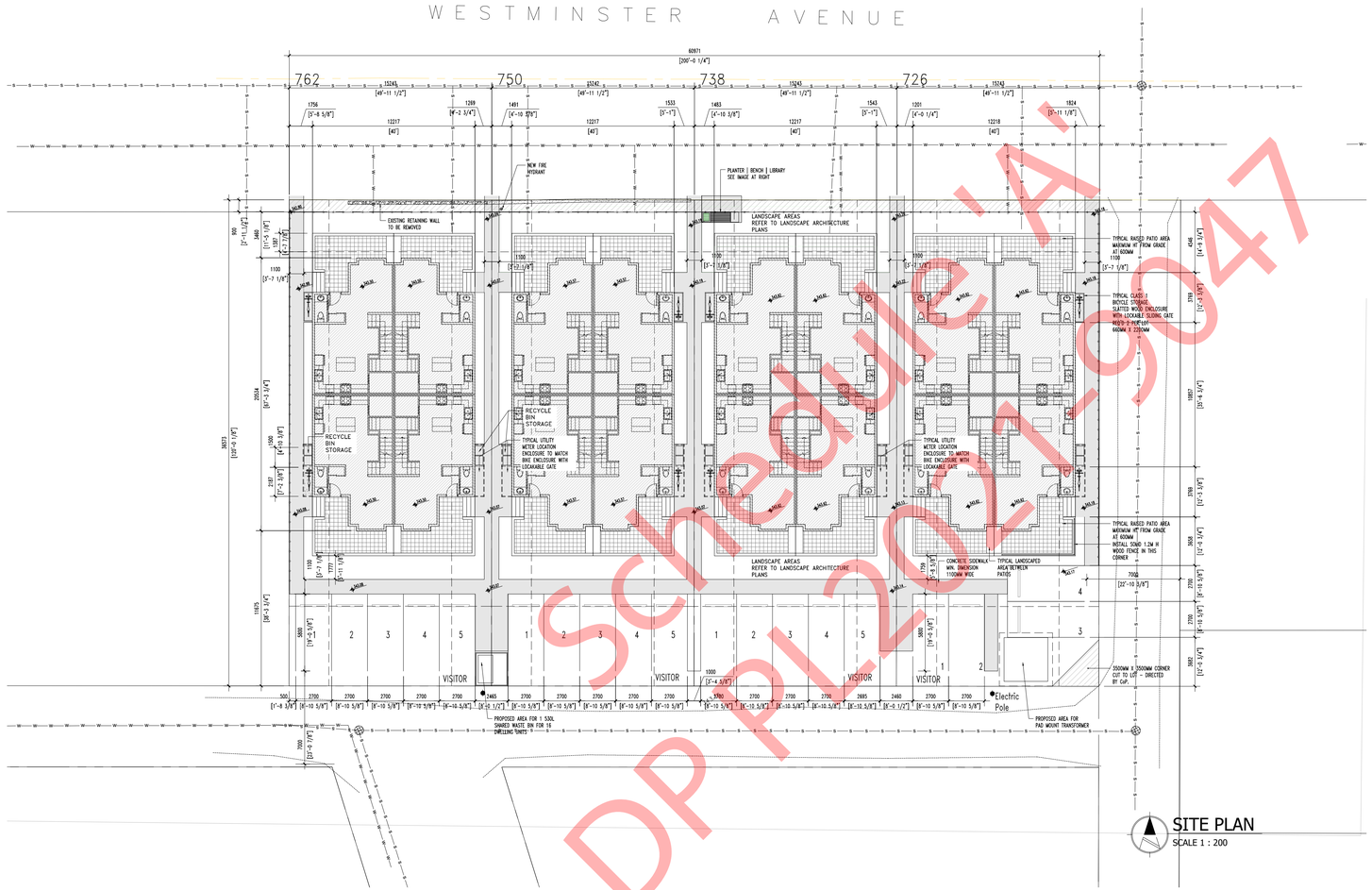
Issued this _____ day of _____, 2021.

_____

Angela Collison
Corporate Officer

DRAFT

GENERAL NOTE:
1. ALL SPLIT SIDEWALKS THAT STRADDLE PROPERTY LINES SHALL REQUIRE LEGAL EASEMENT TO BE DRAWN UP FOR RECIPROCAL ACCESS TO BOTH LOTS
2. THIS SITE PLAN LAYOUT IS BASED ON SURVEY INFORMATION PROVIDED TO THE ARCHITECT. REFER TO SURVEY PLAN FOR ADDED INFORMATION AS NEEDED. SURVEY DATED



SITE PLAN
SCALE 1 : 200

ZONING RECONCILIATION

PROJECT NUMBER 2021-15

PROJECT NAME Penticton Town House

PID	CIVIC ADDRESS	LEGAL ADDRESS
008-081-312	726 Westminster Ave W, Penticton, BC V2A 1K8 (lot 7)	LOT 7 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
010-854-169	738 Westminster Ave W, Penticton, BC V2A 1K8 (lot 6)	LOT 6 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
010-854-151	750 Westminster Ave W, Penticton, BC V2A 1K8 (lot 5)	LOT 5 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
001-915-894	762 Westminster Ave W, Penticton, BC V2A 1K8 (lot 4)	LOT 4 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445

PLAN
Official Community Plan - Future Land Use: Ground Oriented Residential

NEIGHBORHOOD PLAN



CURRENT ZONING R2

PROPOSED CHANGE OF ZONING

Chapter 10.8 RM2 – LOW DENSITY MULTIPLE HOUSING - The Corporation of the City of Penticton - Zoning Bylaw No: 2017-08

PURPOSE THE PURPOSE IS TO PROVIDE A ZONE FOR LOW DENSITY MULTIPLE HOUSING, UP TO THREE (3) STOREYS ABOVE GRADE ON URBAN

10.8.1.6 PERMITTED USES — TOWNHOUSE
The proposed 4 buildings will accommodate: 16 townhouse units

10.8.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

		Regulation	Designed/Actual	Variance
10.8.2.1	Minimum lot width:			
	i Standard Lot (Meters)	18.00	15.24	waived
	ii Corner Lot (Meters)	19.50	15.24	waived
10.8.2.2	Minimum lot area (SQM):	540.00	726 - 557.31ft SQM (5998.93 SQFT)	waived
			738 - 557.29S SQM (5998.65 SQFT)	waived
			750 - 557.22S SQM (5997.86 SQFT)	waived
			762- 557.20S SQM (5997.64 SQFT)	waived
10.8.2.3	Maximum lot coverage: (Building area/Lot area)*	40.00%	726: 59.64x-238.4M2)/557.30M2 = 42.77%	REQ'D
			738: 59.64x-238.4M2)/557.30M2 = 42.77%	REQ'D
			750: 59.64x-238.4M2)/557.22M2 = 42.78%	REQ'D
			762: 59.64x-238.4M2)/557.20M2 = 42.78%	REQ'D
10.8.2.4	Maximum density (Floor Area Ratio or FAR)*:	80.00%	726 - (44.55 + 52.48) x 4 SQM)/557.31ft SQM=69.66%	N/A
			738 - (44.55 + 52.48) x 4 SQM)/557.29S SQM=69.66%	N/A
			750 - (44.55 + 52.48) x 4 SQM)/557.22S SQM=69.66%	N/A
			762- (44.55 + 52.48) x 4 SQM)/557.20S SQM=69.66%	N/A
10.8.2.5	Maximum height:			
	i. principal building: (Meters)	12.00	9.67m	N/A
	ii. Accessory building or structure : (Meters)	4.50	-	N/A
10.8.2.6	Minimum front yard (subject to development regulations; Meters)	3.00	3.46m	N/A
10.8.2.7	Minimum interior side yard:			
	i. principal building: (Meters)	3.00	1.2 MIN.	REQ'D
	ii. Accessory building or structure : (Meters)	1.20	-	N/A
10.8.2.8	Minimum exterior side yard:			
	i. principal building: (Meters)	3.00	N/A	N/A
	ii. Accessory building or structure : (Meters)	1.20	-	N/A
10.8.2.9	Minimum rear yard:	6.00	11.68m	N/A

10.8.3 AMENITY SPACE

10.8.3.1	Amenity space shall be provided at the rate of 20 m2 for each dwelling unit. 20 x 16 units= 320sqm	320	1,232.60	N/A
10.8.3.2	25% of the required amenity space must be provided at the ground floor level.			

6.00 Parking and Loading

6.5 Parking Requirements
Apartment, Townhouse Cluster Housing
1 per dwelling unit plus 0.25 spaces/unit for visitors | 4 per lot = 1 Visitor — 5 per lot — lots 738, 750& 762: 5 provided; Lot 726: 4 provided

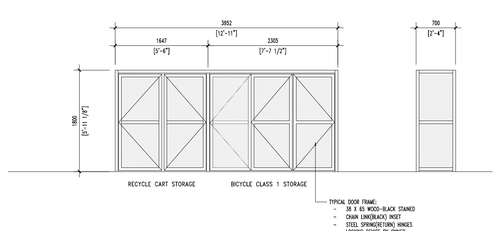
Note– Cash-in-lieu will be paid for 1 required parking space not provided at lot 726 Westminster Ave W.

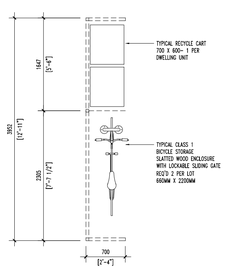


PUBLIC NODE BENCH AND LIBRARY

DIMENSIONS:
600mmW X 1500mmL x 450mm H C/W BACK

LIBRARY ADD-ON TO BE OF SAME SHAPE AND MATERIAL
760mmD X 600mmW X 1200mm H – CLOSED GLASS DOOR





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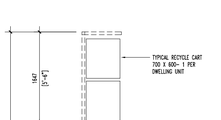
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REV	DATE	DESCRIPTION	BY
7.0	2021-09-14	RE-ISSUED FOR REZONING & DP APPROVAL	TJ
6.0	2021-08-31	RE-ISSUED FOR REZONING & DP APPROVAL	JMM
5.0	2021-08-09	RE-ISSUED FOR REZONING & DP APPROVAL	TJ
4.0	2021-08-05	ISSUED FOR CLIENT REVIEW	TJ
3.0	2021-07-16	RE-ISSUED FOR REZONING & DP APPROVAL	JMM
2.0	2021-06-21	ISSUED FOR REZONING & DP APPROVAL	RR
1.0	2021-05-25	ISSUED FOR LANDSC CONSULTANT REV.	RR

START DATE	05-11-2021
PROJECT No	2021-15
DR.	RR
CH.	JMM
SCALE	SCALE

Architects Seal



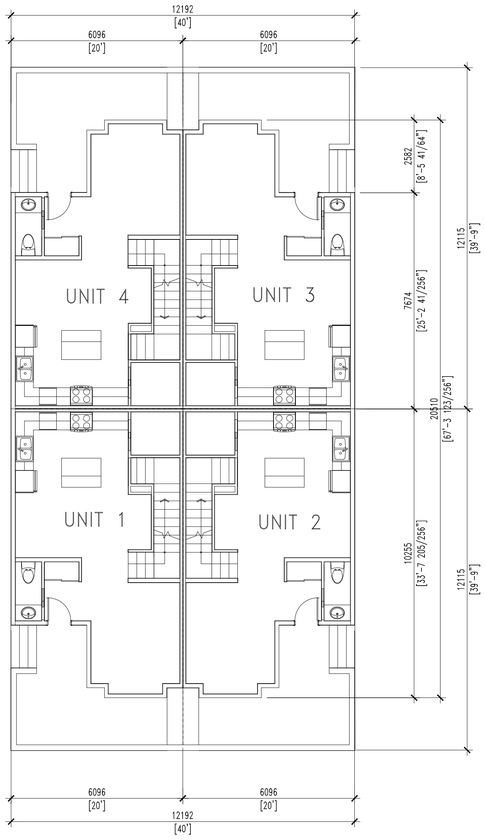
Project Name
PENTICTON TOWNHOMES
726, 738, 750, 762 WESTMINSTER AVE. WEST
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP – 780 217 7800

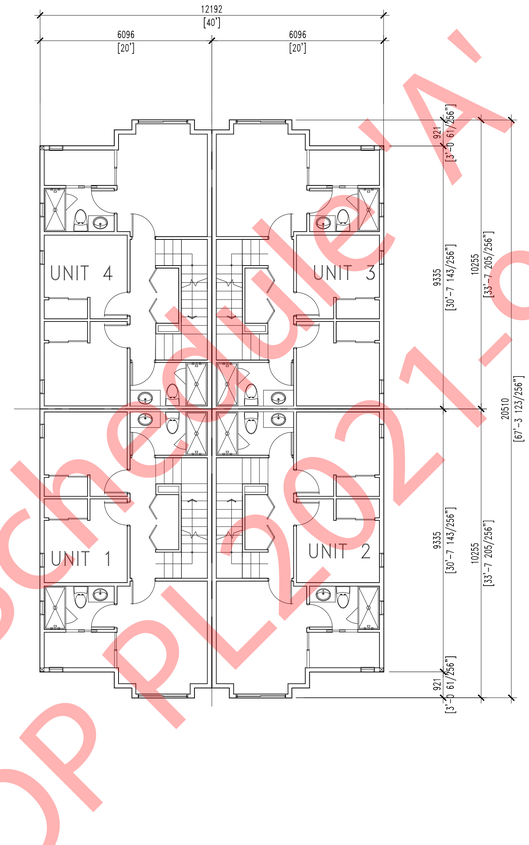
SITEPLAN

REV No.	Project No.	
07	2021-15	DP-100

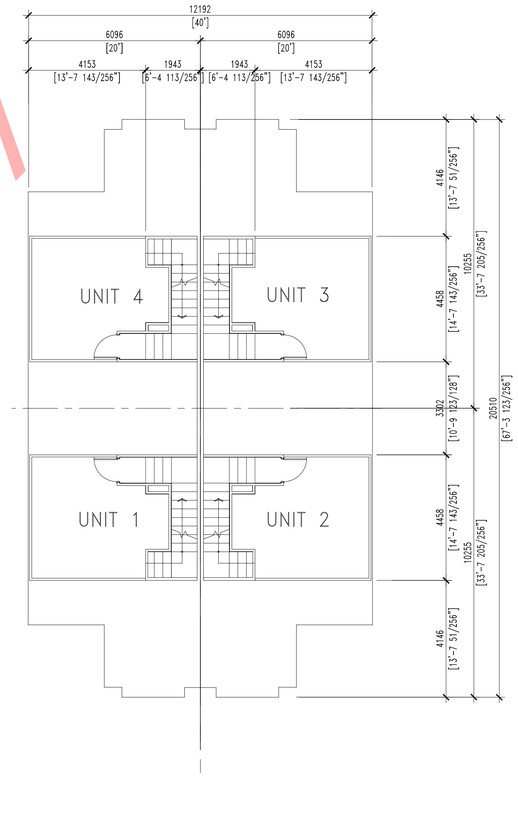
SCHEDULE 'A'
DP PL2021-9047



1 A-300 GROUND FLOOR BUILDING PLAN - TYP
SCALE 1 : 100



2 A-300 SECOND FLOOR BUILDING PLAN - TYP
SCALE 1 : 100



3 A-300 ROOF TERRACE PLAN - TYP
SCALE 1 : 100

Schedule 'A'
DP PL2021-9047

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2	21.08.27	RE-ISSUED FOR DP APPROVAL	JMM
1	06-02-21	ISSUED FOR REZONING & DPA	RR

START DATE	MAY 2021
PROJECT No	2021–15
DR.	RR
CH.	JMM
SCALE	AS SHOWN

Architects Seal

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2021-09-16

Project Name

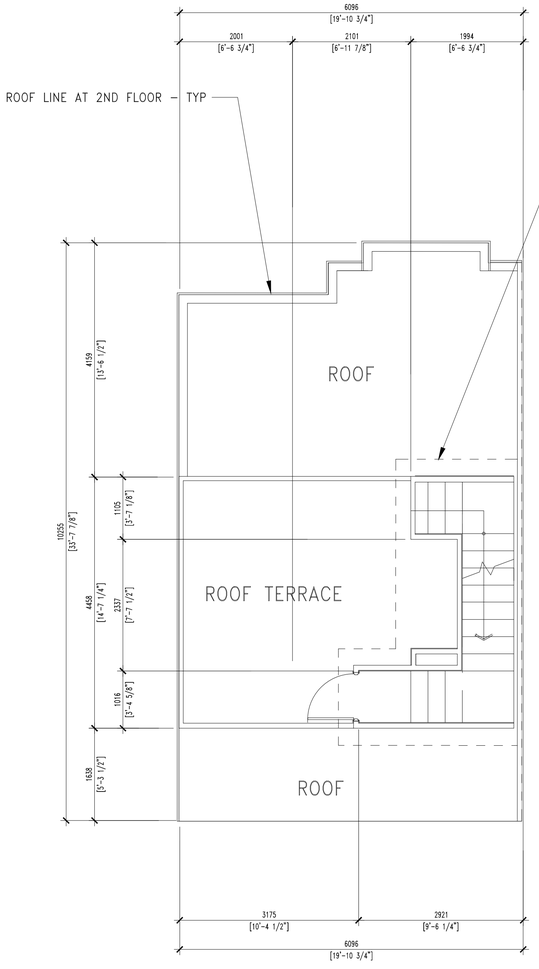
PENTICTON TOWNHOMES

ADDRESS
Penticton B.C.

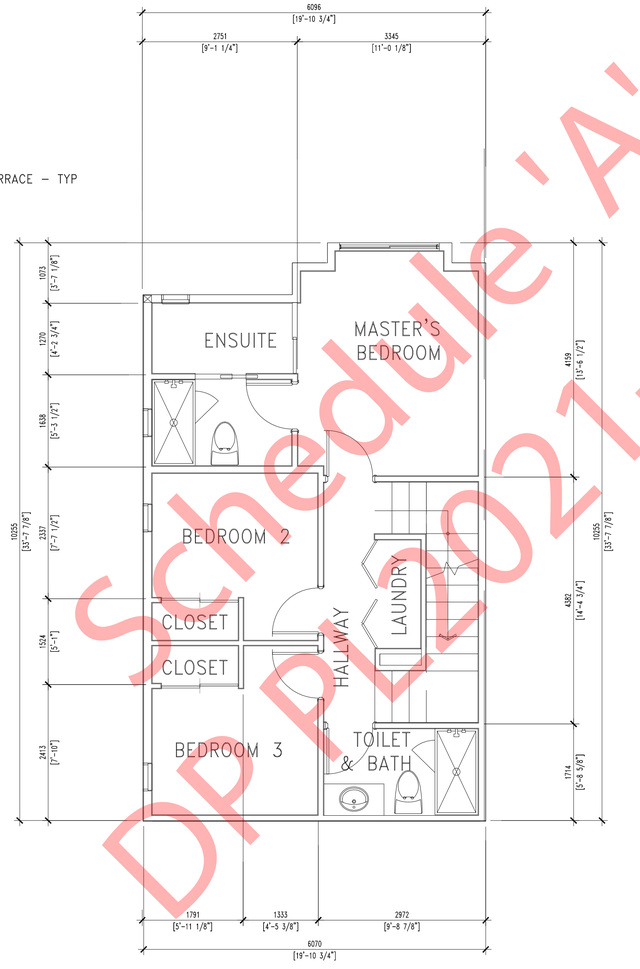
Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP – 780 217 7800

TYP.BUILDING PLAN

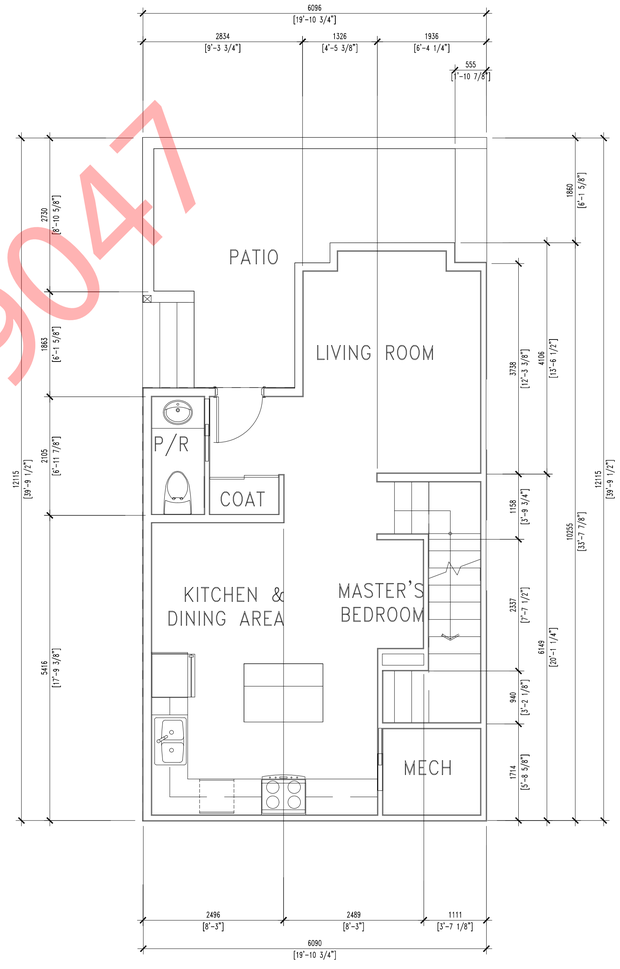
REV No.	Project No.	
1.0	2021–15	DP–101



1 ROOF TERRACE PLAN
A-102 SCALE 1 : 50



2 SECOND FLOOR PLAN
A-102 SCALE 1 : 50



3 FIRST FLOOR PLAN
A-102 SCALE 1 : 50

Schedule 'A'
DP PL2021-9047

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jmarch@shaw.ca – E

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REV	DATE	DESCRIPTION	BY
2	01-09-21	ISSUED FOR REZONING & DPA	RR
1	06-02-21	ISSUED FOR REZONING & DPA	RR

START DATE	05-11-2021
PROJECT No	2021-15
DR.	RR
CH.	JMM
SCALE	1:50

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2021-09-16

Project Name

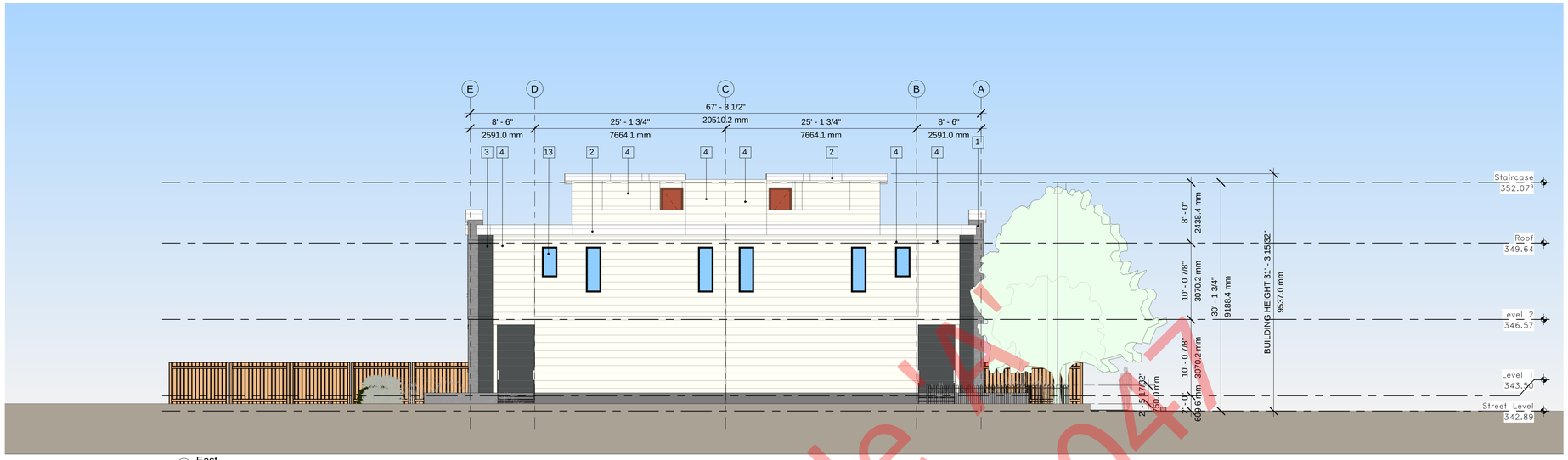
PENTICTON TOWNHOMES

ADDRESS
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP – 780 217 7800

TYP.UNITPLAN

REV No. 02 | Project No. 2021-15 | DP-102



1 East
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND	
1	ELDORADO_STONE-STONE-BARLEY GRAY
2	HARDI BOARD FASCIA - ARCTIC WHITE
3	HARDIE BOARD - TIMBER BARK
4	HARDI BOARD - NAVAJO BEIGE
5	DOOR PANEL MATERIAL - SOLID WOOD DOOR PANEL
6	HARDIE BOARD - MONTEREY TAUPE
7	PAINTED ARCTIC WHITE WOOD COLUMN
8	GRAY PAINTED HANDRAIL
9	FENCING - VERT BAR WITH HAIR PIN TOPS
10	WOOD DOOR FRAME - CHOCOLATE BROWN
11	CONCRETE FOUNDATION WALL
12	VINYLE WINDOW FRAME
13	GLAZING



2 West
1/8" = 1'-0"

Schedule 'A'
DP PL2021-9047

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REV	DATE	DESCRIPTION	BY
04	2021-08-27	REVISSUED FOR DP APPLICATION	TJ
03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	JMM
SCALE	1/8" = 1'-0"

Architects Seal

2021-09-16

Project Name
PENTICTON TOWN HOUSE

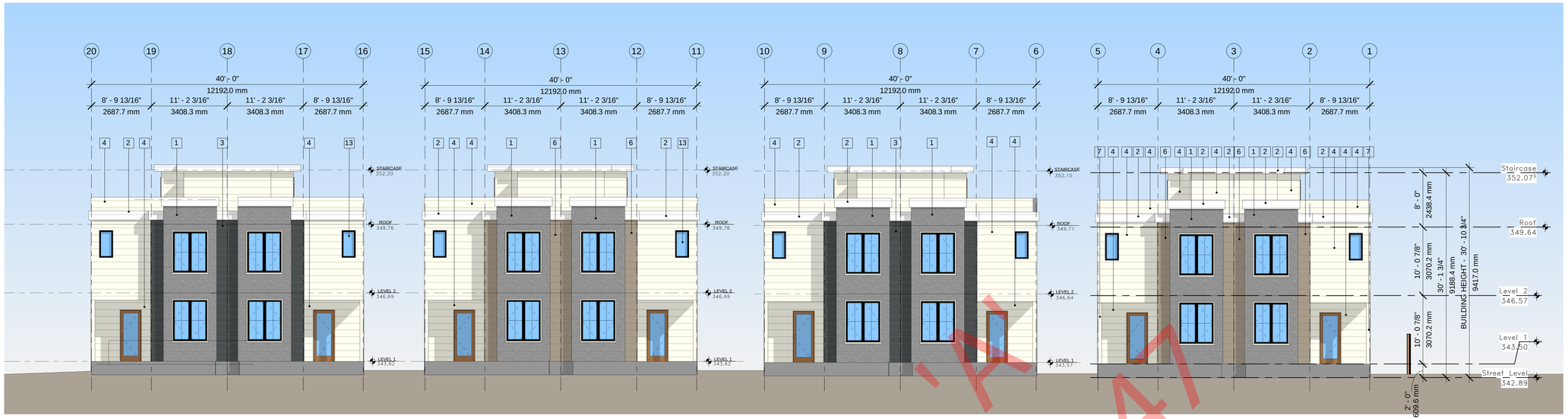
726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

EAST & WEST ELEVATIONS

REV No. 04 | Project No. 2021-15 | DP–200

9/16/2021 11:43:21 AM



1 North
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND	
1	ELDORADO_STONE-STONE-BARLEY GRAY
2	HARDI BOARD FASCIA - ARCTIC WHITE
3	HARDIE BOARD - TIMBER BARK
4	HARDI BOARD - NAVAJO BEIGE
5	DOOR PANEL MATERIAL - SOLID WOOD DOOR PANEL
6	HARDIE BOARD - MONTEREY TAUPE
7	PAINTED ARCTIC WHITE WOOD COLUMN
8	GRAY PAINTED HANDRAIL
9	FENCING - VERT BAR WITH HAIR PIN TOPS
10	WOOD DOOR FRAME - CHOCOLATE BROWN
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12	VINYLE WINDOW FRAME
13	GLAZING



2 South
1/8" = 1'-0"

Schedule 'A'
DP PL2021-9047

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04	2021-08-27	REISSUED FOR DP APPLICATION	TJ
03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	JMM
SCALE	1/8" = 1'-0"

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2021-09-16

Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

NORTH & SOUTH ELEVATIONS

REV No. 04 | Project No. 2021-15 | DP–201

9/16/2021 11:45:09 AM



1 North Streetscape
3/64" = 1'-0"



2 SouthStreetscape
3/64" = 1'-0"

Schedule 'A'
DP PL2021-9047

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02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	JMM
SCALE	3/64" = 1'-0"

Architects Seal

2021-09-16

Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

SITE CROSS ELEVATIONS

REV No. | Project No. 2021-15 | DP–202

9/1/2021 3:22:50 PM

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3D VIEW 1



3D VIEW 2



3D VIEW 3

NOTE: THE BICYCLE AND RECYCLE ENCLOSURE ARE NOT SHOWN FOR CLARITY PURPOSE

Schedule 'A'
DP PL2021-9047

REV	DATE	DESCRIPTION	BY
05	2021-09-13	REISSUED FOR DP APPLICATION	TJ
04	2021-08-27	REISSUED FOR DP APPLICATION	TJ
03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	Checker
SCALE	

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2021-09-16

Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

3D VIEWS

REV No.	Project No.	
	2021-15	DP–900

9/15/2021 1:15:48 PM



3D VIEW 4



3D VIEW 5



3D VIEW 6

NOTE: THE BICYCLE AND RECYCLE ENCLOSURE ARE NOT SHOWN FOR CLARITY PURPOSE

Schedule A
DP PL2021-9047

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REV	DATE	DESCRIPTION	BY
05	2021-09-13	REISSUED FOR DP APPLICATION	TJ
04	2021-09-01	REISSUED FOR DP APPLICATION	TJ
03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE 05-11-2021

PROJECT No 2021-15

DR. Author

CH. Checker

SCALE

Architects Seal

2021-09-16

Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

3D VIEWS

REV No.

Project No. 2021-15

DP-901

9/15/2021 1:16:13 PM

GENERAL NOTES:

1. ALL LANDSCAPING TO CONFORM TO THE LATEST EDITION OF THE 'CANADIAN LANDSCAPE STANDARD'.
2. ALL LANDSCAPED AREAS SHALL HAVE UNDERGROUND IRRIGATION INSTALLED.
3. LANDSCAPE GRADING SHALL CONFORM TO THE SITE GRADING & DRAINAGE PLAN PREPARED BY OTHERS, UNLESS OTHERWISE DETERMINED ON SITE BY THE ARCHITECT/ENGINEER.
4. THIS PLAN IS PREPARED FOR PERMIT APPLICATIONS ONLY AND SHALL NOT BE USED FOR CONSTRUCTION, UNLESS APPROVED IN WRITING BY L.A. WEST ASSOC. INC.
5. SITE PLAN INFORMATION OBTAINED FROM JMA ARCHITECTURE, MAY-SEPT 2021.

PLANT LIST:

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
TREES				
03	AA	Acer nibrum 'Armstrong'	Armstrong Maple (specimen)	60mm cal./ as shown
07	CC	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	40mm cal./ as shown
SHRUBS				
68	Bt	Berberis thunbergII 'Royal Burgundy'	Royal Burgundy Gentry Barberry	#2 pot/1.0M O.C.
62	o	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	#2 pot/1.0M O.C.
ORNAMENTAL GRASSES & PERENNIALS				
27	c	Calamagrostis x acutiflora 'Overdam'	Varigated Reed Grass	#1 pot/1.0M O.C.
40	g	Helictotrichon sempervirens	Blue Oat Grass	#1 pot/1.0M O.C.
23	h	Hemerocallis 'South Seas'	South Seas Daylily (coral)	#1 pot/0.6M O.C.
35	x	Nepeta X faassenni 'Dropmore Blue'	Dropmore Blue Catmint	#1 pot/0.6M O.C.

LANDSCAPE AREA CALCULATION:

TOTAL SITE AREA: 2,229 M2
TOTAL LANDSCAPING WITHIN PROPERTY: 424 M2
LANDSCAPED AREA = 19.0 %

WESTMINSTER AVENUE

0.6 DIA STORM SEWER

CENTRELINE OF ROAD

EXISTING TREE TO REMAIN

DECORATIVE FENCE, TYP. 0.75M HT. (3 L-2)

CATCH BASIN LID ELEVATION = 343.16

PUBLIC NODE, BENCH & LIBRARY BOX (SEE ARCH. DWGS.)

CURB CUT

CONCRETE CURB AND GUTTER

ASPHALT

CONCRETE SIDEWALK

GRASS TURF

WVS

EXISTING SIDEWALK

SANITARY SEWER

NORTH RIM INVERT NORTH INVERT SOUTH INVERT WEST INVERT EAST

GAS VALVE

UP

SOLID PRIVACY FENCE, 1.8M HT. (4 L-2)

ROCK MULCH IN PLANTING BEDS, TYP. (1 L-2)

IRRIGATION SLEEVE, TYP. (2 L-2)

ASPHALT PARKING LOT

CONCRETE CURB

36.576

15.240

VISITOR

COVERED DECK

SIDEWALK

PROPERTY LINE,

WASTE BIN, SEE ARCH. DWGS.

0.1 DIA SANITARY SEWER

0.2 DIA SANITARY SEWER

LANE

PMT

ANCHOR

Electric Pole

ASPHALT

SANITARY MH
NORTH RIM ELEVATION =
INVERT NORTH ELEVATION
INVERT SOUTH ELEVATION
INVERT ELEVATION -

SITE PLAN
1:100

Schedule A
DP PL2021-9047

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JMArchitecture Inc.
DESIGNING THE WORLD AS IT SHOULD BE
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L.A. West
Associates (Kamloops) Inc.
Landscape Architecture Environmental Planning
#104, 147 Victoria St. Kamloops, BC V2C 1Z4 www.lawest.ca

REV	DATE	DESCRIPTION	BY
7	09-16-21	REISSUED FOR DP	RV
6	09-13-21	NEW SITE PLAN	RV
5	07-20-21	REISSUED FOR DP	RV
4	07-19-21	SITE REVISIONS FOR DP	RV
3	05-31-21	ISSUED FOR DP	RV
2	05-31-21	SITE REVS.	RV
1	05-27-21	ISSUED FOR REVIEW	RV

START DATE	MAY 2021
PROJECT No	2021-15
DR.	RV
CH.	RV
SCALE	1:100

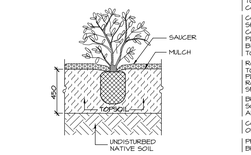
Architects Seal

Project Name
PENTICTON TOWNHOMES
ADDRESS 726-762 WESTMINSTER AVE.
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP - 780 217 7800

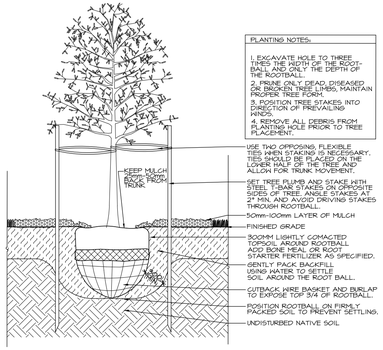
LANDSCAPE PLAN

REV No. 0 | Project No. 2021-15 | L-100



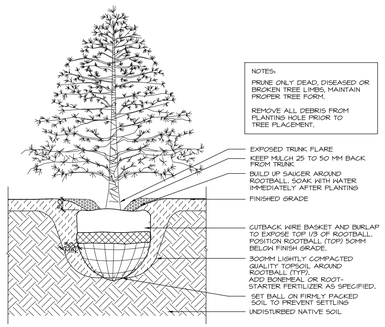
TYPICAL SHRUB PLANTING IN PLANTING BED

SCALE: N.T.S.



TYPICAL TREE PLANTING DETAIL (100MM CAL. OR LESS)

SCALE: N.T.S.



TYPICAL CONIFEROUS TREE PLANTING DETAIL (3.0M HT. OR LESS)

SCALE: N.T.S.

TYPICAL PLANTING DETAILS

LANDSCAPE SPECIFICATIONS

GENERAL

1. All landscape work undertaken shall conform to the B.C. Landscape Standard, latest edition, unless otherwise specified.

2. The Contractor shall be responsible for locating all underground utilities which may be affected by the work and report any possible conflicts to the Architect prior to construction. Any damage to existing utilities or site services must be repaired immediately to the satisfaction of the Architect or the Owner's representative. The Contractor is responsible for all costs for damages.

3. The Contractor shall leave the site in a neat and tidy condition at the end of each working day and at the completion of the contract. The Contractor shall ensure public safety is maintained at all times during the contract.

4. Materials substitutions will only be considered after a written list is submitted to the Architect prior to installation.

5. The Contractor shall notify the Architect, in advance, at least 24 hours prior to requesting an on-site field review of the work.

A. TREE PROTECTION (FROM BC LANDSCAPE STANDARDS 7TH ED.)

1. Critical Protection Zones for trees should be determined by referencing Table 1: Determining Critical Protection Zones for Trees.

2. Physical protection barriers, silt fences, shade or erosion protection shall be erected at the edge of the Critical Protection Zones before clearing, grubbing, excavation, or grading, or any other work occurs on the site.

3. Physical protection barriers shall meet all applicable municipal bylaws and regulatory requirements.

4. As a minimum, protective fencing should be erected outside the drip-line or as shown in Table 1: Guidelines for Determining Critical Protection Zones for Trees.

5. Signage should be provided at regular intervals along protective fencing indicating the function of the fencing, i.e. 'Tree/Plant Protection Area - Do Not Enter'.

6. Protective fencing and signage should be well maintained for all element Critical Protection Zones throughout construction. Damaged fencing or signs shall be repaired or replaced immediately.

7. Areas of trees and vegetation Critical Protection Zones shall be fence off by means of:
.1 Chain link fence of at least a 1.2m (4ft) height mounted on steel or sturdy wooden posts. Fence posts should be installed no farther than 2.4m (8ft) apart.
.2 Solid plywood hoarding mounted securely to steel or sturdy wooden posts. Posts should be installed no farther than 2.4m (8ft) apart.
.3 Board fencing consisting of posts minimum of 4cm by 8cm (2" by 4") set in securely in the ground and extending at least 1m (3ft) above the ground and minimum 4cm by 8cm (2in by 4in) top and bottom rail. Fence posts should be installed no farther than 2.4m (8ft) apart.
.4 Plastic fencing ('International orange' polyethylene web fencing) securely mounted on a wooden framework consisting of posts minimum of 4cm by 8cm (2in by 4in) set securely in the ground and extending at least 1m (3ft) above the ground and with minimum 4cm by 8cm (2in by 4in) top and bottom rail. Fence posts should be installed no farther than 2.4m (8ft) apart.

8. Protective fencing shall be removed only when all construction is fully completed.

B. SITE PREPARATION

1. Rough/finish subgrade and have rough grading approved by the Architect prior to fauling and spreading topsoil. The Contractor is responsible for all survey.

2. Remove excess rocks, boulders, twigs, roots, stumps or other impediments not conducive to landscaping. Dispose of these materials at an approved dumping location off-site unless otherwise directed by the Architect. Grade the site to drain away from buildings to comply with the Site Grading Plan or as directed by the Architect.

C. TOPSOIL & FINISH GRADING

1. Existing stockpiled or native topsoil shall be screened to remove rocks, weeds, grass and other deleterious material before being accepted for landscaping. Existing topsoil shall be amended with imported topsoil at a ratio of 1:1 and well blended by rototilling or other approved method. Testing existing topsoil will be paid for by the Contractor.

2. Imported topsoil shall be good quality, clean, loose well draining planting soil and shall be approved by the Architect prior to installation. The approved topsoil mix shall have the following characteristics:
a) maximum 15% clay content and 30-50% sand content;
b) pH of between 6.0 and 7.0 and a minimum organic content of 10%;
Testing of imported topsoil may be requested by the Architect and shall be paid by the Contractor until the required specification is met.

3. Topsoil shall be spread over a loose, scarified subgrade to depths as specified:
Dryland Grass/Wildflower (hydroseeded/seeded) areas: 75mm depth minimum;
Lawn grass (seeded or turf) areas: 150mm depth minimum;
Planting beds (shrub) areas: 450mm depth minimum;

Finish grade topsoil areas to permit finish landscaping as shown on the drawings. Backfill tree pits with a minimum 300mm of topsoil around all sides of the rootball unless otherwise specified.

4. Finish grade by leveling and hand-raking topsoil while removing all roots, stones, twigs and other deleterious material to grades and slopes as shown on the drawings or as directed by the Architect. Remove all rocks over 25mm diameter. Grade away from buildings at a minimum of 2% for positive surface drainage. Finish grade topsoil for planting beds 50mm (2") below curbs, sidewalks or planters to permit installation of mulch. Hand rake and finish grade topsoil for grass areas flush with the tops of curbs, sidewalks and planting beds to permit installation of grass seed or turf. Roll topsoil with 50 kg. roller and have finish grading approved by the Architect prior to grass seeding, turfing, shrub planting or mulch installation.

D. PLANT MATERIAL

1. All plant material shall be healthy, free of disease, pests, showing good growth characteristics and shall be No. 1 grade.

2. Plant material shall be guaranteed for a period of one (1) year from date of final acceptance/contract completion.

3. All plant material delivered to the site must be individually labeled with botanical and common names and labels left in place until the Architect has inspected and approved planting.

4. The Contractor shall supply the necessary planting soil, fertilizers, bonemeal, insecticides and anti-desiccants as required to ensure proper planting procedure. The Contractor shall maintain the plant material until final acceptance of the work and to the satisfaction of the Architect.

5. The Contractor shall supply and install tree support according to the planting details.

6. Finish all planting beds with 75mm depth of medium grade, clean, Fir bark mulch or rock mulch on landscape fabric to finished grade as shown or specified on the drawings.

7. Provide sample of mulch to Architect for approval prior to installation.

8. Avoid installing mulch in areas of groundcover or annual plantings, unless otherwise directed by the Architect.

E. TURFING

1. Grass sod (turf) shall be Canada No. 1 grade, cultured turf, composed of a minimum 50% Kentucky Bluegrass. Turf shall be healthy, free from weeds and disease and shall be installed on a smooth, even grade with tight joints in a running bond (brick laying) pattern. On slopes, install turf perpendicular to the direction of the slope. On steep slopes, secure turf with wooden pegs flush with top of turf.

2. Prior to laying turf, fertilize finish soil surface with a 16-32-6 turf-starter fertilizer (or approved equal) at the rate of 4kg/100m2. Roll turf lightly to obtain a smooth, uniform surface to be approved by the Architect prior to installation.

3. Water turf immediately after installation by underground irrigation or by manual methods, thoroughly soaking the turf and topsoil to a minimum depth of 75mm. Apply water as necessary to prevent drying-out and to ensure healthy turf development.

4. Protect new turf areas with appropriate signs, barriers or fencing to reduce damage. Repair all damaged areas immediately to the satisfaction of the Architect; repairs are the Contractor's responsibility until final acceptance.

5. Dead or discoloured turf will not be accepted and must be replaced at the direction of the architect.

6. Turf areas will only be accepted after:
.1 Turfed areas are healthy, rooted and properly established.
.2 Turf is free from open joints and dead spots and without weeds.
.3 No soil is visible when turf has been cut to 38mm in height.
.4 Turf areas have been mown at least twice.

7. During establishment of turf areas, the Contractor is responsible for all landscape maintenance including watering, garbage pick-up, mowing, fertilizing, turf repair or replacement, topdressing and overseeding to the satisfaction of the Architect.

F. LANDSCAPE MAINTENANCE

1. The Contractor shall be responsible for providing all materials, equipment and labour required for the purpose of maintaining all new and existing landscaping during the course of the contract.

2. Maintenance of the landscaping by the Contractor shall include, but not limited to, the following:
.1 The cutting of lawn areas to 38mm (1.5") height and at no time allowing the grass to exceed a height of 100mm (4"). All grass clippings shall be removed from the site;
.2 Top dressing, fertilizing and weed control of all grass areas and planting areas to good horticultural practice;
.3 Pruning, and the control of insects and diseases, for all plant material to good horticultural practice;
.4 Operation and adjustment of the underground sprinkler system and/or manual watering such that all landscaped areas are watered adequately;
.5 The nursing and protection of all seeded, hydroseeded, sodded or planted areas, as required to ensure adequate "catch" and growth of the plantings;
.6 The cleanup and removal of garbage so that the site is left in a neat and tidy condition each day;
.7 Topdressing of mulch to maintain the specified depth of cover.

3. All landscape maintenance procedures shall be to a high standard and shall be done to the satisfaction of the Architect.

IRRIGATION SPECIFICATIONS (CONTRACTOR TO PROVIDE SHOP DRAWING FOR DESIGN APPROVAL BY LANDSCAPE ARCHITECT)

GENERAL

1. All irrigation work shall conform to the latest edition of the Irrigation Industry Association of British Columbia, 'Standards for Landscape Irrigation Systems' unless otherwise specified herein.

2. The Contractor shall schedule installation of the underground sprinkler system in conjunction with the installation of landscape work in the contract. During the contract, the Contractor shall have a qualified foreman, well versed in all aspects of irrigation work, continuously on the job.

3. The Contractor shall be responsible for locating all underground services which may affect the work and immediately repair any damage to the satisfaction of the Owner's Representative at no cost to the Owner.

4. The Contractor is responsible for obtaining all necessary permits for electrical and plumbing connections as may be required. The Contractor shall be responsible for obtaining CSA approvals on parts or equipment if this is not provided by others.

5. The Contractor shall provide design and all the components of the irrigation system as specified on the approved shop drawings. Substitutions for alternative parts will only be considered if the Contractor submits a list of proposed equals to the Owner's Representative, in writing, prior to beginning work. Approval for design and/or rejection of substitutions will be provided to the Contractor in writing by the Owner's representative.

6. The Contractor shall guarantee the installation and operation of the irrigation system for a period of one (1) year from the date of final acceptance of the contract. This guarantee shall not override a manufacturer's guarantee on parts if it is for a longer period of time.

7. The Contractor shall be responsible for winterizing the system in the fall and starting the system the following spring as part of this contract.

8. The Contractor shall provide the Owner's Representative with an As-Built reproducible original drawing (equal in scale of the design drawing) of the completed system before final acceptance to the satisfaction of the Owner's Representative. The Contractor shall provide the Operations Manual for the controller(s) and any other information necessary for the regular operation or maintenance of the irrigation system.

A. PIPE AND FITTINGS

1. Irrigation main line pipe must be Sch. 40 PVC. Lateral lines 38mm (1.5") diameter and smaller shall be minimum Class 200 PVC pressure pipe, joined by solvent weld method or approved equal. All pipe shall be marked with manufacturer's name, material and pressure rating.

2. Irrigation fittings shall be minimum Schedule 40 PVC molded fittings.

3. Pipe for drip emitter zones or microjets shall be 100 psi. E.H.S. polyethylene tubing installed with stainless steel clamps as approved by the Owner's Representative. Completely flush entire piping system before installing emitters or microjets.

4. Irrigation pipe shall be laid in straight lines wherever possible, minimizing bends to prevent stress and pipe cracking. Pipe layout will be at the discretion of the Owner's Representative.

5. Pipe shall be buried a minimum of 400mm (16") below finished grade and trenches must be backfilled with sand or approved non-abrasive material. Stones over 15mm diameter must be removed from trenches and shall not be used as backfill.

B. VALVES AND WIRES

1. Wire burial shall conform to the B.C. Electrical Code and local regulations. Valve wires shall be installed in the irrigation main line trench wherever possible.

2. Control wires from automatic valves to controller shall be direct burial type TW-40 minimum 14 gauge. The common neutral wire shall be white. Wire sizing for proper operation of the irrigation valves shall be the responsibility of the Contractor.

3. All manual and remote control valves, double check/backflow preventers, pressure reducing valves, water meters, filters, drain valves and blow-out connections must be installed in valve boxes flush with the finished grade, unless otherwise noted on the plan. Lockable plastic valve boxes must be approved by the Owner's Representative prior to installation.

4. All double check valves/backflow preventers, pressure reducing valves and manual gate valves shall be bronze construction ('Watts') or approved equal to conform to the local plumbing code.

C. SPRINKLERS

1. Pop-up sprinklers shall be mounted on triple swing joints equal in size to the inlet diameter of the sprinkler assembly. Sprinkler heads shall be set flush with finish grade and adjusted by the Contractor for maximum efficiency and minimum overspray.

2. Spray sprinklers on risers shall be installed on swing joints and shall be set plumb, approximately 300mm (12") above finished grade, unless otherwise directed by the Owner's Representative. Risers shall be minimum Schedule 40 PVC. All spray sprinklers must include a filter screen.

3. Drip emitters shall be pressure compensating, self-flushing, with a discharge of 2.0 GPH. Set emitters slightly above finished grade for visual confirmation of operation and ease of maintenance, unless noted otherwise on the plans.

4. Microjets shall be installed on poly riser extensions set 150mm (6") above finished grade. The location, layout and spray pattern of microjet heads shall be as noted on the plans or as approved by the Owner's Representative on site. The Contractor shall be responsible for providing full, head to head coverage as directed.

5. All drip emitter zones and microjet zones shall include a 3/4" diameter y-strainer filter, 3/4" diameter pressure regulation valve and 3/4" diameter isolation valve in a valve box with the zone control valve.

D. CONTROLLER

1. Mount irrigation controller(s) in location as shown on the drawings, or as directed by the Owner's Representative. Use an approved fastening method when connecting to a building wall, either interior or exterior. Any damage to the building wall or interior fixtures must be repaired immediately, at the expense of the Contractor to the satisfaction of the Owner's Representative.

2. The controller shall be hard-wired directly into the nearest suitable electrical service panel or electrical outlet in accordance with the B.C. Electrical Code requirements, and to the satisfaction of the Owner's Representative. The Contractor shall obtain all necessary permits, inspections and approvals from the local approving authority.

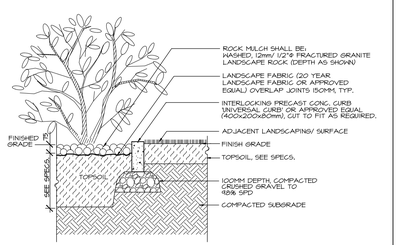
3. Interior Building Installation: mount the controller in a location as shown on the drawings and as approved by the Owner's Representative prior to installation.

4. Exterior Building Installation: mount the controller in a vandal proof, weatherproof, lockable, 3.2mm (1/8") steel box, of a suitable size for the irrigation controller. Finish the box with a minimum of 2 coats of rust inhibitive paint to match building colour or as directed by the Owner's Representative.

5. Exterior Remote Location: mount the controller in a vandal proof, weatherproof, lockable, painted pedestal cabinet or 3.2mm (1/8") steel box at a location as shown on the drawings. The Contractor shall provide a reinforced concrete pad on which to mount the controller, including suitable sized electrical conduits located through the pad for control wires.

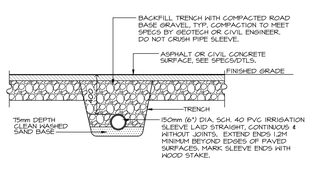
6. The Contractor shall prepare and submit shop drawings of any exterior controller installation, including the details of sizes, materials and construction methods for the weatherproof box to house the controller. Shop drawings must be approved by the Owner's Representative prior to construction or installation.

7. Connect valve wires to controller and provide approved electrical conduit fastened to the building wall to a minimum 450mm (18") below finished grade unless otherwise directed by the Owner's Representative.



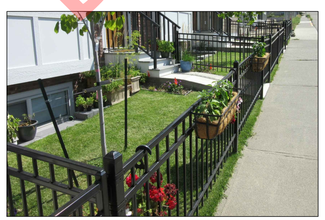
1 L-2 DECORATIVE ROCK MULCH DETAIL

SCALE: N.T.S.



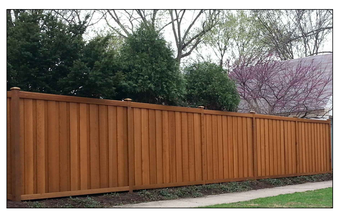
2 L-2 IRRIGATION SLEEVE DETAIL

SCALE: N.T.S.



3 L-2 EXAMPLE OF DECORATIVE STEEL FENCE

SCALE: N.T.S.



4 L-2 EXAMPLE OF CEDAR PRIVACY FENCE

SCALE: N.T.S.

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L.A. West
Associates (Kamloops) Inc.
Landscape Architecture Environmental Planning
#104, 167 Victoria St. Kamloops, BC V2C 1J4 www.lawest.ca

REV	DATE	DESCRIPTION	BY
7	09-16-21	REISSUED FOR DP	RV
6	09-13-21	NEW SITE PLAN	RV
5	07-20-21	REISSUED FOR DP	RV
4	07-19-21	SITE REVISIONS FOR DP	RV
3	05-31-21	ISSUED FOR DP	RV
2	05-31-21	SITE REVS.	RV
1	05-27-21	ISSUED FOR REVIEW	RV

START DATE	MAY 2021
PROJECT No	2021-15
DR.	RV
CH.	RV
SCALE	SHOWN

Architects Seal



Project Name

PENTICTON TOWNHOMES

ADDRESS 726-762 WESTMINSTER AVE.
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP - 780 217 7800

LANDSCAPE DETAILS & SPECIFICATIONS

REV No.	Project No.	
0	2021-15	L-200

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

Development Permit

Permit Number: DP PL2021-9048

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 5 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445
Civic:	750 Westminster Avenue West
PID:	010-854-151

3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of fourplex 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 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 (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).

DRAFT

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 _____, 2021.

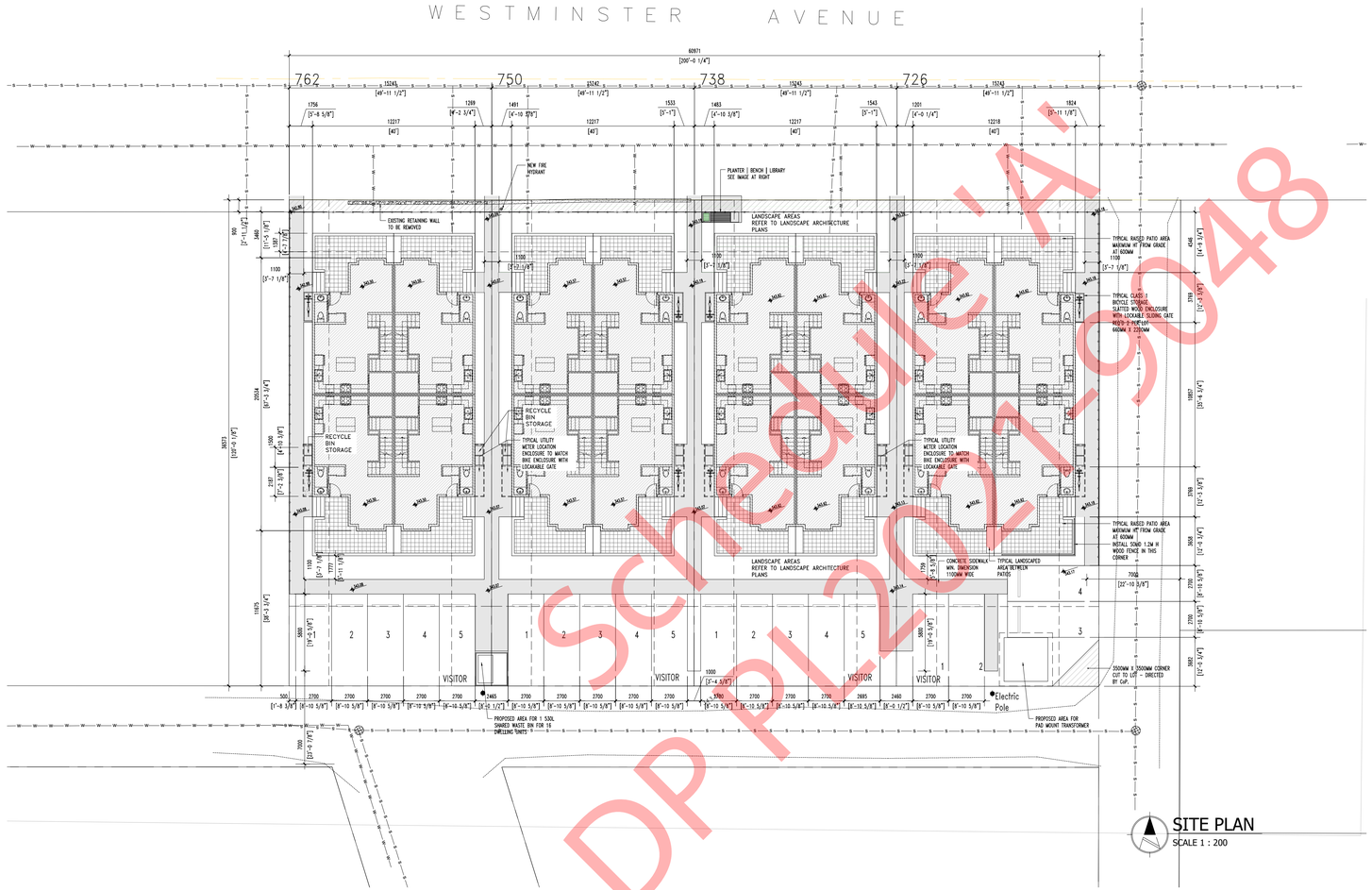
Issued this ____ day of _____, 2021.

_____

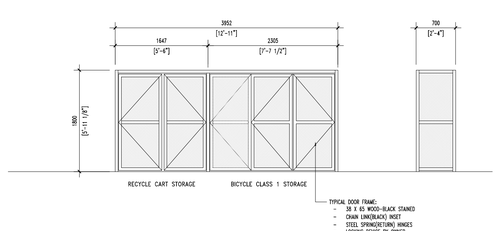
Angela Collison
Corporate Officer

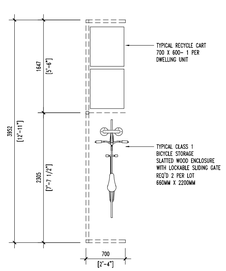
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GENERAL NOTE:
1. ALL SPLIT SIDEWALKS THAT STRADDLE PROPERTY LINES SHALL REQUIRE LEGAL EASEMENT TO BE DRAWN UP FOR RECIPROCAL ACCESS TO BOTH LOTS
2. THIS SITE PLAN LAYOUT IS BASED ON SURVEY INFORMATION PROVIDED TO THE ARCHITECT. REFER TO SURVEY PLAN FOR ADDED INFORMATION AS NEEDED. SURVEY DATED



SITE PLAN
SCALE 1 : 200





ZONING RECONCILIATION

PROJECT NUMBER	2021-15	
PROJECT NAME	Penticton Town House	
PID	**CIVIC ADDRESS**	**LEGAL ADDRESS**
008-081-312	726 Westminster Ave W, Penticton, BC V2A 1K8 (lot 7)	LOT 7 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
010-854-169	738 Westminster Ave W, Penticton, BC V2A 1K8 (lot 6)	LOT 6 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
010-854-151	750 Westminster Ave W, Penticton, BC V2A 1K8 (lot 5)	LOT 5 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
001-915-894	762 Westminster Ave W, Penticton, BC V2A 1K8 (lot 4)	LOT 4 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445

PLAN
Official Community Plan - Future Land Use: Ground Oriented Residential

NEIGHBORHOOD PLAN



CURRENT ZONING R2

PROPOSED CHANGE OF ZONING

Chapter 10.8 RM2 – LOW DENSITY MULTIPLE HOUSING - The Corporation of the City of Penticton - Zoning Bylaw No: 2017-08

PURPOSE THE PURPOSE IS TO PROVIDE A ZONE FOR LOW DENSITY MULTIPLE HOUSING, UP TO THREE (3) STOREYS ABOVE GRADE ON URBAN

10.8.1.6 PERMITTED USES — TOWNHOUSE
The proposed 4 buildings will accommodate: 16 townhouse units

10.8.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

		Regulation	Designed/Actual	Variance
10.8.2.1	Minimum lot width:			
	i Standard Lot (Meters)	18.00	15.24	waived
	ii Corner Lot (Meters)	19.50	15.24	waived
10.8.2.2	Minimum lot area (SQM):	540.00	726 - 557.31 SQM (5998.93 SQF)	waived
			738 - 557.29 SQM (5998.65 SQF)	waived
			750 - 557.224 SQM (5997.66 SQF)	waived
			762 - 557.203 SQM (5997.43 SQF)	waived
10.8.2.3	Maximum lot coverage: (Building area/Lot area)*	40.00%	726: 59.64+238.41/557.30M2 = 42.77%	REQ'D
			738: 59.64+238.41/557.30M2 = 42.77%	REQ'D
			750: 59.64+238.41/557.22M2 = 42.78%	REQ'D
			762: 59.64+238.41/557.20M2 = 42.78%	REQ'D
10.8.2.4	Maximum density (Floor Area Ratio or FAR)*:	80.00%	726 - (44.55 + 52.48) x 4 SQM/557.31ft SQM=69.66%	N/A
			738 - (44.55 + 52.48) x 4 SQM/557.29ft SQM=69.66%	N/A
			750 - (44.55 + 52.48) x 4 SQM/557.22ft SQM=69.66%	N/A
			762 - (44.55 + 52.48) x 4 SQM/557.20ft SQM=69.66%	N/A
10.8.2.5	Maximum height:			
	i. principal building: (Meters)	12.00	9.67m	N/A
	ii. Accessory building or structure: (Meters)	4.50	-	N/A
10.8.2.6	Minimum front yard (subject to development regulations; Meters)	3.00	3.46m	N/A
10.8.2.7	Minimum interior side yard:			
	i. principal building: (Meters)	3.00	1.2 MIN.	REQ'D
	ii. Accessory building or structure: (Meters)	1.20	-	N/A
10.8.2.8	Minimum exterior side yard:			
	i. principal building: (Meters)	3.00	N/A	N/A
	ii. Accessory building or structure: (Meters)	1.20	-	N/A
10.8.2.9	Minimum rear yard:	6.00	11.68m	N/A

10.8.3 AMENITY SPACE

10.8.3.1	Amenity space shall be provided at the rate of 20 m2 for each dwelling unit. 20 x 16 units= 320sqm	320	1,232.60	N/A
10.8.3.2	25% of the required amenity space must be provided at the ground floor level.			

6.00 Parking and Loading

6.5 Parking Requirements
Apartment, Townhouse Cluster Housing

1 per dwelling unit plus 0.25 spaces/unit for visitors | 4 per lot = 1 Visitor	5 per lot	lots 738, 750& 762	5 provided
		Lot 726	4 provided

Note– Cash-in-lieu will be paid for 1 required parking space not provided at lot 726 Westminster Ave W.



PUBLIC NODE BENCH AND LIBRARY

DIMENSIONS:
600mmW X 1500mmL x 450mm H C/W BACK

LIBRARY ADD-ON TO BE OF SAME SHAPE AND MATERIAL
760mmD X 600mmW X 1200mm H – CLOSED GLASS DOOR

Schedule 'A'
DP PL2021-9048

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Principal: Joe M. Minten
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604 – 583 2003 – T
jmarch@shaw.ca – E

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REV	DATE	DESCRIPTION	BY
7.0	2021-09-14	RE-ISSUED FOR REZONING & DP APPROVAL	TJ
6.0	2021-08-31	RE-ISSUED FOR REZONING & DP APPROVAL	JMM
5.0	2021-08-09	RE-ISSUED FOR REZONING & DP APPROVAL	TJ
4.0	2021-08-05	ISSUED FOR CLIENT REVIEW	TJ
3.0	2021-07-16	RE-ISSUED FOR REZONING & DP APPROVAL	JMM
2.0	2021-06-21	ISSUED FOR REZONING & DP APPROVAL	RR
1.0	2021-05-25	ISSUED FOR LANDSC CONSULTANT REV.	RR

START DATE	05-11-2021
PROJECT No	2021-15
DR.	RR
CH.	JMM
SCALE	SCALE

Architects Seal

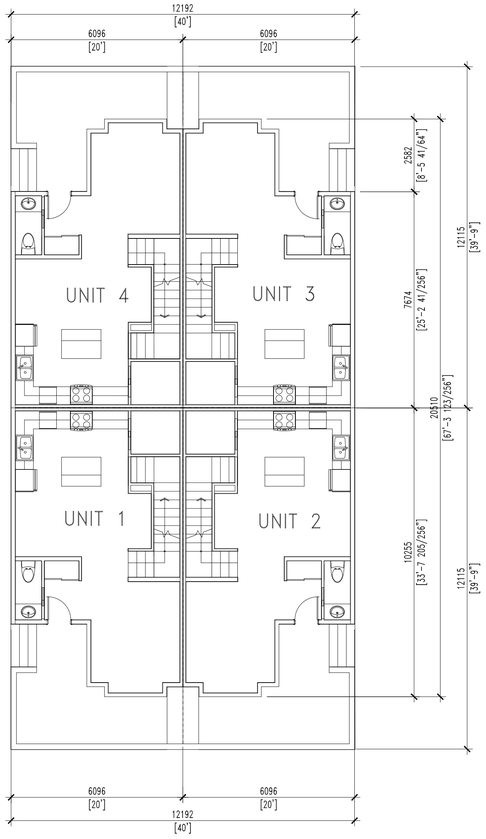
Project Name

PENTICTON TOWNHOMES
726, 738, 750, 762 WESTMINSTER AVE. WEST
Penticton B.C.

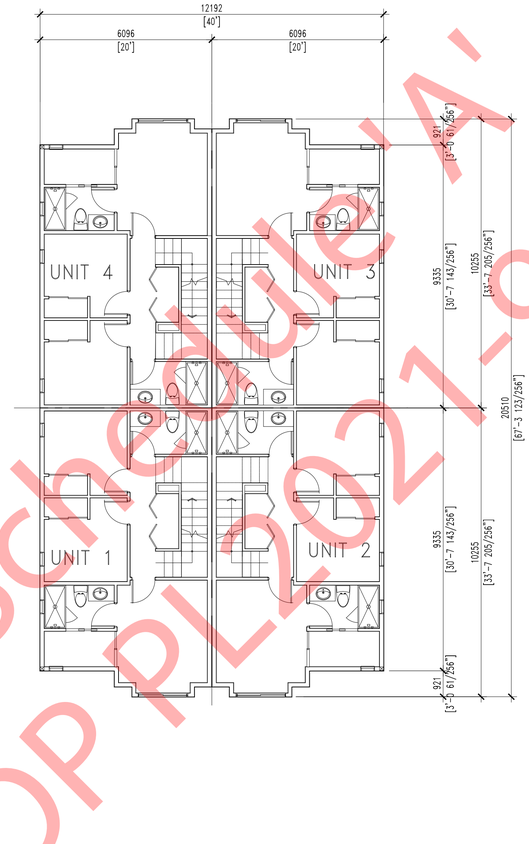
Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP – 780 217 7800

SITEPLAN

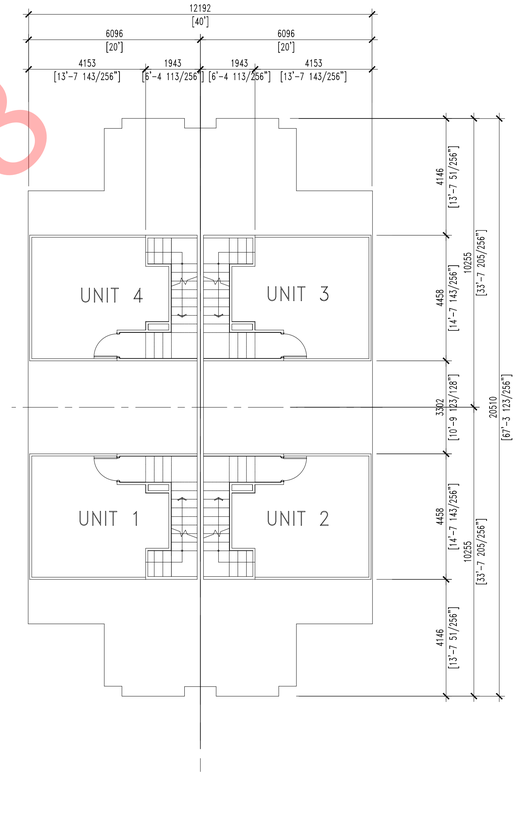
REV No. 07 | Project No. 2021-15 | DP-100



1 A-300 GROUND FLOOR BUILDING PLAN - TYP
SCALE 1 : 100



2 A-300 SECOND FLOOR BUILDING PLAN - TYP
SCALE 1 : 100



3 A-300 ROOF TERRACE PLAN - TYP
SCALE 1 : 100

Schedule 'A'
DP PL2021-9048

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Principal: Joe M. Minten
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REV	DATE	DESCRIPTION	BY
2	21.08.27	RE-ISSUED FOR DP APPROVAL	JMM
1	06-02-21	ISSUED FOR REZONING & DPA	RR

START DATE	MAY 2021
PROJECT No	2021–15
DR.	RR
CH.	JMM
SCALE	AS SHOWN

Architects Seal

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2021-09-16

Project Name

PENTICTON TOWNHOMES

ADDRESS
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP – 780 217 7800

TYP.BUILDING PLAN

REV No.	Project No.	
1.0	2021–15	DP–101

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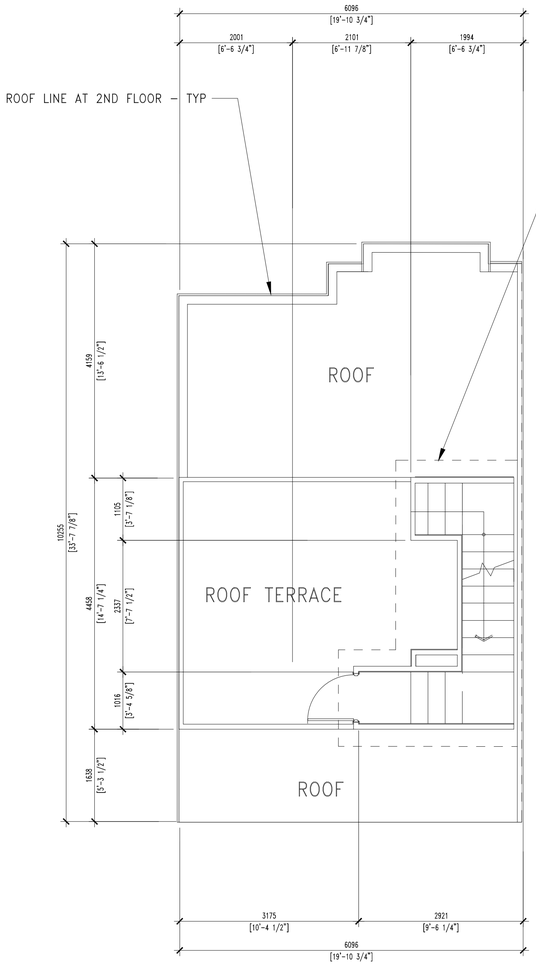
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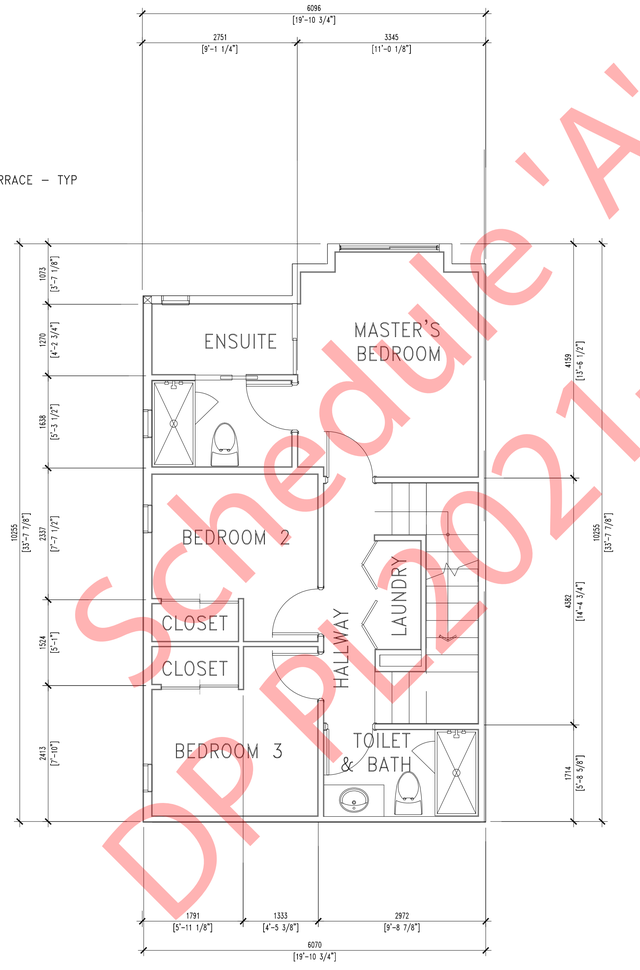
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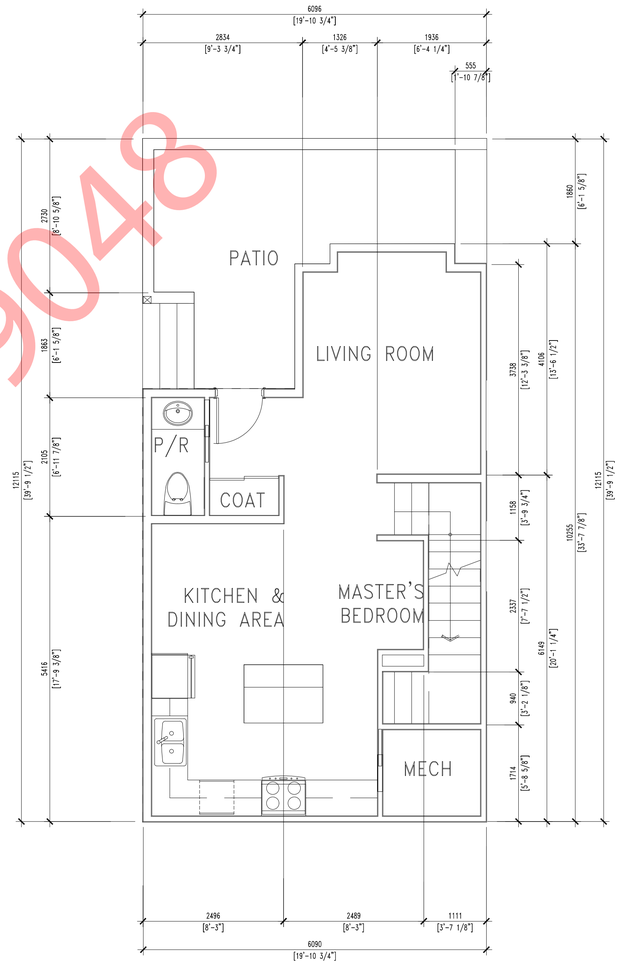
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1 A-102 ROOF TERRACE PLAN
SCALE 1 : 50



2 A-102 SECOND FLOOR PLAN
SCALE 1 : 50



3 A-102 FIRST FLOOR PLAN
SCALE 1 : 50

Schedule 'A'
DP PL2021-9048

REV	DATE	DESCRIPTION	BY
2	01-09-21	ISSUED FOR REZONING & DPA	RR
1	06-02-21	ISSUED FOR REZONING & DPA	RR

START DATE	05-11-2021
PROJECT No	2021-15
DR.	RR
CH.	JMM
SCALE	1:50

Architects Seal



Project Name

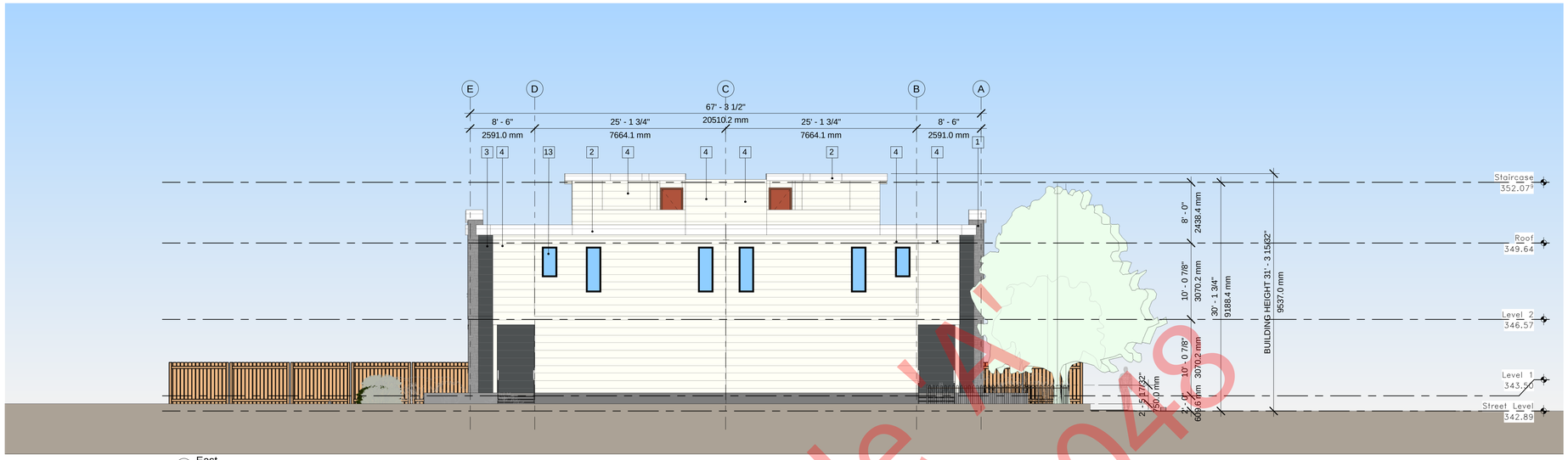
PENTICTON TOWNHOMES

ADDRESS
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP - 780 217 7800

TYP.UNITPLAN

REV No. 02 | Project No. 2021-15 | DP-102



1 East
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND	
1	ELDORADO_STONE-STONE-BARLEY GRAY
2	HARDI BOARD FASCIA - ARCTIC WHITE
3	HARDIE BOARD - TIMBER BARK
4	HARDI BOARD - NAVAJO BEIGE
5	DOOR PANEL MATERIAL - SOLID WOOD DOOR PANEL
6	HARDIE BOARD - MONTEREY TAUPE
7	PAINTED ARCTIC WHITE WOOD COLUMN
8	GRAY PAINTED HANDRAIL
9	FENCING - VERT BAR WITH HAIR PIN TOPS
10	WOOD DOOR FRAME - CHOCOLATE BROWN
11	CONCRETE FOUNDATION WALL
12	VINYLE WINDOW FRAME
13	GLAZING



2 West
1/8" = 1'-0"

Schedule "A"
DP PL2021-9048

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REV	DATE	DESCRIPTION	BY
04	2021-08-27	REVISSUED FOR DP APPLICATION	TJ
03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	JMM
SCALE	1/8" = 1'-0"

Architects Seal

2021-09-16

Project Name
PENTICTON TOWN HOUSE

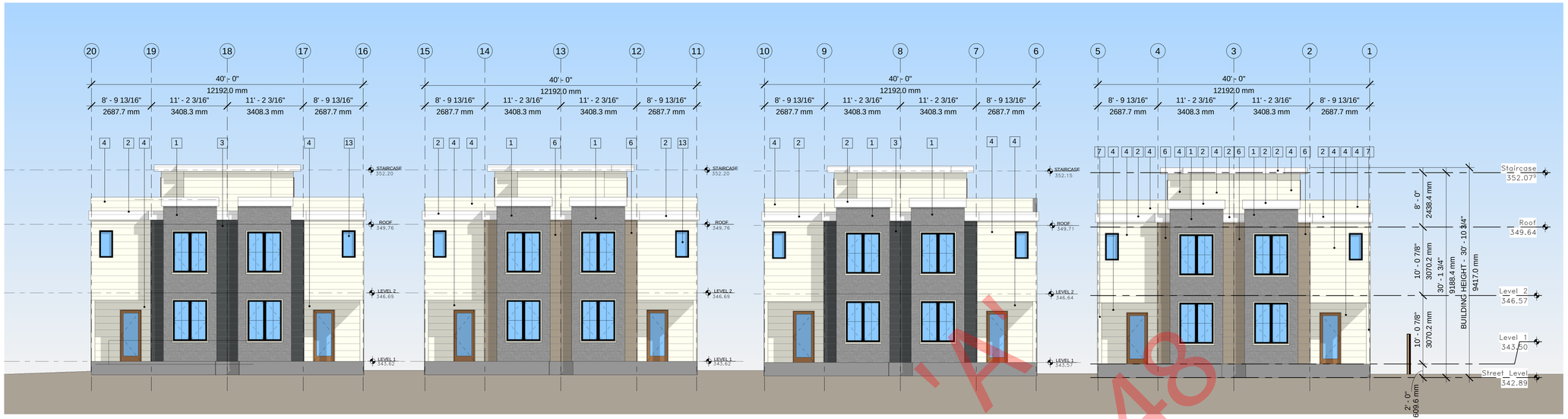
726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

EAST & WEST ELEVATIONS

REV No. 04 | Project No. 2021-15 | DP–200

9/16/2021 11:43:21 AM



1 North
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND	
1	ELDORADO_STONE-STONE-BARLEY GRAY
2	HARDI BOARD FASCIA - ARCTIC WHITE
3	HARDIE BOARD - TIMBER BARK
4	HARDI BOARD - NAVAJO BEIGE
5	DOOR PANEL MATERIAL - SOLID WOOD DOOR PANEL
6	HARDIE BOARD - MONTEREY TAUPE
7	PAINTED ARCTIC WHITE WOOD COLUMN
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9	FENCING - VERT BAR WITH HAIR PIN TOPS
10	WOOD DOOR FRAME - CHOCOLATE BROWN
11	CONCRETE FOUNDATION WALL
12	VINYLE WINDOW FRAME
13	GLAZING



2 South
1/8" = 1'-0"

Schedule "A"
DP PL2021-9048

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REV	DATE	DESCRIPTION	BY
04	2021-08-27	REISSUED FOR DP APPLICATION	TJ
03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	JMM
SCALE	1/8" = 1'-0"

Architects Seal



Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

NORTH & SOUTH ELEVATIONS

REV No. 04 | Project No. 2021-15 | DP–201

9/16/2021 11:45:09 AM



1 North Streetscape
3/64" = 1'-0"



2 SouthStreetscape
3/64" = 1'-0"

Schedule 'A'
DP PL2021-9048

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03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	JMM
SCALE	3/64" = 1'-0"

Architects Seal

2021-09-16

Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

SITE CROSS ELEVATIONS

REV No. | Project No. 2021-15 | DP–202

9/1/2021 3:22:50 PM



3D VIEW 1



3D VIEW 2



3D VIEW 3

NOTE: THE BICYCLE AND RECYCLE ENCLOSURE ARE NOT SHOWN FOR CLARITY PURPOSE

Schedule 'A'
DP PL2021-9048

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REV	DATE	DESCRIPTION	BY
05	2021-09-13	REISSUED FOR DP APPLICATION	TJ
04	2021-08-27	REISSUED FOR DP APPLICATION	TJ
03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	Checker
SCALE	

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2021-09-16

Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

3D VIEWS

REV No.	Project No.	
	2021-15	DP-900

9/15/2021 1:15:48 PM



3D VIEW 4



3D VIEW 5



3D VIEW 6

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Schedule A
DP PL2021-9048

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REV	DATE	DESCRIPTION	BY
05	2021-09-13	REISSUED FOR DP APPLICATION	TJ
04	2021-09-01	REISSUED FOR DP APPLICATION	TJ
03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE 05-11-2021

PROJECT No 2021-15

DR. Author

CH. Checker

SCALE

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2021-09-16

Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

3D VIEWS

REV No.

Project No. 2021-15

DP-901

9/15/2021 1:16:13 PM

GENERAL NOTES:

1. ALL LANDSCAPING TO CONFORM TO THE LATEST EDITION OF THE 'CANADIAN LANDSCAPE STANDARD'.
2. ALL LANDSCAPED AREAS SHALL HAVE UNDERGROUND IRRIGATION INSTALLED.
3. LANDSCAPE GRADING SHALL CONFORM TO THE SITE GRADING & DRAINAGE PLAN PREPARED BY OTHERS, UNLESS OTHERWISE DETERMINED ON SITE BY THE ARCHITECT/ENGINEER.
4. THIS PLAN IS PREPARED FOR PERMIT APPLICATIONS ONLY AND SHALL NOT BE USED FOR CONSTRUCTION, UNLESS APPROVED IN WRITING BY L.A. WEST ASSOC. INC.
5. SITE PLAN INFORMATION OBTAINED FROM JMA ARCHITECTURE, MAY-SEPT 2021.

PLANT LIST:

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
TREES				
03	AA	Acer nibrum 'Armstrong'	Armstrong Maple (specimen)	60mm cal./ as shown
07	CC	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	40mm cal./ as shown
SHRUBS				
68	Bt	Berberis thunbergII 'Royal Burgundy'	Royal Burgundy Gentry Barberry	#2 pot/1.0M O.C.
62	o	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	#2 pot/1.0M O.C.
ORNAMENTAL GRASSES & PERENNIALS				
27	c	Calamagrostis x acutiflora 'Overdam'	Varigated Reed Grass	#1 pot/1.0M O.C.
40	g	Helictotrichon sempervirens	Blue Oat Grass	#1 pot/1.0M O.C.
23	h	Hemerocallis 'South Seas'	South Seas Daylily (coral)	#1 pot/0.6M O.C.
35	x	Nepeta X faassenni 'Dropmore Blue'	Dropmore Blue Catmint	#1 pot/0.6M O.C.

LANDSCAPE AREA CALCULATION:

TOTAL SITE AREA: 2,229 M2
TOTAL LANDSCAPING WITHIN PROPERTY: 424 M2
LANDSCAPED AREA = 19.0 %

WESTMINSTER AVENUE

0.6 DIA STORM SEWER

CENTRELINE OF ROAD

CONCRETE CURB AND GUTTER

ASPHALT

CONCRETE SIDEWALK

GRASS TURF

EXISTING TREE TO REMAIN

DECORATIVE FENCE, TYP. 0.75M HT. (3 L-2)

CATCH BASIN LID ELEVATION = 343.16

PUBLIC NODE, BENCH & LIBRARY BOX (SEE ARCH. DWGS.)

CURB CUT

WVS

EXISTING SIDEWALK

SANITARY SEWER

NORTH RIM INVERT NORTH INVERT SOUTH INVERT WEST INVERT EAST

GAS VALVE

UP

SOLID PRIVACY FENCE, 1.8M HT. (4 L-2)

ROCK MULCH IN PLANTING BEDS, TYP. (1 L-2)

IRRIGATION SLEEVE, TYP. (2 L-2)

ASPHALT PARKING LOT

CONCRETE CURB

LANE

0.2 DIA SANITARY SEWER

SIDEWALK

WASTE BIN, SEE ARCH. DWGS.

PROPERTY LINE,

0.1 DIA SANITARY SEWER

0.2 DIA SANITARY SEWER

Electric Pole

ASPHALT

PMT

ANCHOR

SANITARY MH
NORTH RIM ELEVATION =
INVERT NORTH ELEVATION
INVERT SOUTH ELEVATION
INVERT ELEVATION -

SITE PLAN
1:200

EXISTING DWELLING
CIVIC ADDRESS #762
CIVIC ADDRESS #750
CIVIC ADDRESS #726

COVERED DECK

VISITOR

15.240

36.576

Schedule A
DP L2021-9048

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L.A. West
Associates (Kamloops) Inc.
Landscape Architecture Environmental Planning
#104, 147 Victoria St. Kamloops, BC V2C 1Z4 www.lawest.ca

REV	DATE	DESCRIPTION	BY
7	09-16-21	REISSUED FOR DP	RV
6	09-13-21	NEW SITE PLAN	RV
5	07-20-21	REISSUED FOR DP	RV
4	07-19-21	SITE REVISIONS FOR DP	RV
3	05-31-21	ISSUED FOR DP	RV
2	05-31-21	SITE REVS.	RV
1	05-27-21	ISSUED FOR REVIEW	RV

START DATE	MAY 2021
PROJECT No	2021-15
DR.	RV
CH.	RV
SCALE	1:100

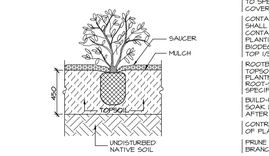
Architects Seal

Project Name
PENTICTON TOWNHOMES
ADDRESS 726-762 WESTMINSTER AVE.
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP - 780 217 7800

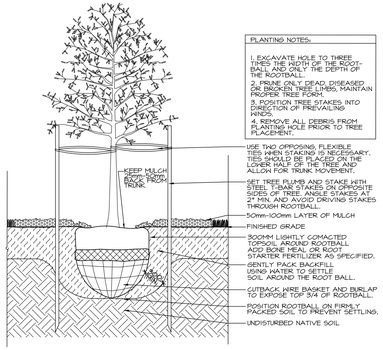
LANDSCAPE PLAN

REV No. 0 | Project No. 2021-15 | L-100



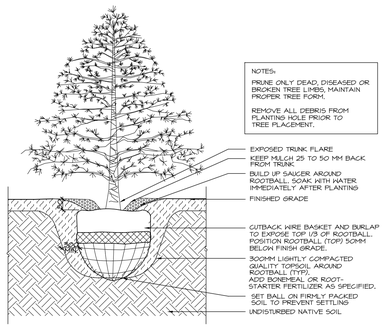
TYPICAL SHRUB PLANTING IN PLANTING BED

SCALE: N.T.S.



TYPICAL TREE PLANTING DETAIL (100MM CAL. OR LESS)

SCALE: N.T.S.



TYPICAL CONIFEROUS TREE PLANTING DETAIL (3.0M HT. OR LESS)

SCALE: N.T.S.

TYPICAL PLANTING DETAILS

LANDSCAPE SPECIFICATIONS

GENERAL

1. All landscape work undertaken shall conform to the B.C. Landscape Standard, latest edition, unless otherwise specified.

2. The Contractor shall be responsible for locating all underground utilities which may be affected by the work and report any possible conflicts to the Architect prior to construction. Any damage to existing utilities or site services must be repaired immediately to the satisfaction of the Architect or the Owner's representative. The Contractor is responsible for all costs for damages.

3. The Contractor shall leave the site in a neat and tidy condition at the end of each working day and at the completion of the contract. The Contractor shall ensure public safety is maintained at all times during the contract.

4. Materials substitutions will only be considered after a written list is submitted to the Architect prior to installation.

5. The Contractor shall notify the Architect, in advance, at least 24 hours prior to requesting an on-site field review of the work.

A. TREE PROTECTION (FROM BC LANDSCAPE STANDARDS 7TH ED.)

1. Critical Protection Zones for trees should be determined by referencing Table 1: Determining Critical Protection Zones for Trees.

2. Physical protection barriers, silt fences, shade or erosion protection shall be erected at the edge of the Critical Protection Zones before clearing, grubbing, excavation, or grading, or any other work occurs on the site.

3. Physical protection barriers shall meet all applicable municipal bylaws and regulatory requirements.

4. As a minimum, protective fencing should be erected outside the drip-line or as shown in Table 1: Guidelines for Determining Critical Protection Zones for Trees.

5. Signage should be provided at regular intervals along protective fencing indicating the function of the fencing, i.e. 'Tree/Plant Protection Area - Do Not Enter'.

6. Protective fencing and signage should be well maintained for all element Critical Protection Zones throughout construction. Damaged fencing or signs shall be repaired or replaced immediately.

7. Areas of trees and vegetation Critical Protection Zones shall be fence off by means of:
.1 Chain link fence of at least a 1.2m (4ft) height mounted on steel or sturdy wooden posts. Fence posts should be installed no farther than 2.4m (8ft) apart.
.2 Solid plywood hoarding mounted securely to steel or sturdy wooden posts. Posts should be installed no farther than 2.4m (8ft) apart.
.3 Board fencing consisting of posts minimum of 4cm by 8cm (2" by 4") set in securely in the ground and extending at least 1m (3ft) above the ground and minimum 4cm by 8cm (2in by 4in) top and bottom rail. Fence posts should be installed no farther than 2.4m (8ft) apart.
.4 Plastic fencing ('International orange' polyethylene web fencing) securely mounted on a wooden framework consisting of posts minimum of 4cm by 8cm (2in by 4in) set securely in the ground and extending at least 1m (3ft) above the ground and with minimum 4cm by 8cm (2in by 4in) top and bottom rail. Fence posts should be installed no farther than 2.4m (8ft) apart.

8. Protective fencing shall be removed only when all construction is fully completed.

B. SITE PREPARATION

1. Rough/finish subgrade and have rough grading approved by the Architect prior to fauling and spreading topsoil. The Contractor is responsible for all survey.

2. Remove excess rocks, boulders, twigs, roots, stumps or other impediments not conducive to landscaping. Dispose of these materials at an approved dumping location off-site unless otherwise directed by the Architect. Grade the site to drain away from buildings to comply with the Site Grading Plan or as directed by the Architect.

C. TOPSOIL & FINISH GRADING

1. Existing stockpiled or native topsoil shall be screened to remove rocks, weeds, grass and other deleterious material before being accepted for landscaping. Existing topsoil shall be amended with imported topsoil at a ratio of 1:1 and well blended by rototilling or other approved method. Testing existing topsoil will be paid for by the Contractor.

2. Imported topsoil shall be good quality, clean, loose well draining planting soil and shall be approved by the Architect prior to installation. The approved topsoil mix shall have the following characteristics:
a) maximum 15% clay content and 30-50% sand content;
b) pH of between 6.0 and 7.0 and a minimum organic content of 10%;
Testing of imported topsoil may be requested by the Architect and shall be paid by the Contractor until the required specification is met.

3. Topsoil shall be spread over a loose, scarified subgrade to depths as specified:
Dryland Grass/Wildflower (hydroseeded/seeded) areas: 75mm depth minimum;
Lawn grass (seeded or turf) areas: 150mm depth minimum;
Planting beds (shrub) areas: 450mm depth minimum;

Finish grade topsoil areas to permit finish landscaping as shown on the drawings. Backfill tree pits with a minimum 300mm of topsoil around all sides of the rootball unless otherwise specified.

4. Finish grade by leveling and hand-raking topsoil while removing all roots, stones, twigs and other deleterious material to grades and slopes as shown on the drawings or as directed by the Architect. Remove all rocks over 25mm diameter. Grade away from buildings at a minimum of 2% for positive surface drainage. Finish grade topsoil for planting beds 50mm (2") below curbs, sidewalks or planters to permit installation of mulch. Hand rake and finish grade topsoil for grass areas flush with the tops of curbs, sidewalks and planting beds to permit installation of grass seed or turf. Roll topsoil with 50 kg. roller and have finish grading approved by the Architect prior to grass seeding, turfing, shrub planting or mulch installation.

D. PLANT MATERIAL

1. All plant material shall be healthy, free of disease, pests, showing good growth characteristics and shall be No. 1 grade.

2. Plant material shall be guaranteed for a period of one (1) year from date of final acceptance/contract completion.

3. All plant material delivered to the site must be individually labeled with botanical and common names and labels left in place until the Architect has inspected and approved planting.

4. The Contractor shall supply the necessary planting soil, fertilizers, bonemeal, insecticides and anti-desiccants as required to ensure proper planting procedure. The Contractor shall maintain the plant material until final acceptance of the work and to the satisfaction of the Architect.

5. The Contractor shall supply and install tree support according to the planting details.

6. Finish all planting beds with 75mm depth of medium grade, clean, Fir bark mulch or rock mulch on landscape fabric to finished grade as shown or specified on the drawings.

7. Provide sample of mulch to Architect for approval prior to installation.

8. Avoid installing mulch in areas of groundcover or annual plantings, unless otherwise directed by the Architect.

E. TURFING

1. Grass sod (turf) shall be Canada No. 1 grade, cultured turf, composed of a minimum 50% Kentucky Bluegrass. Turf shall be healthy, free from weeds and disease and shall be installed on a smooth, even grade with tight joints in a running bond (brick laying) pattern. On slopes, install turf perpendicular to the direction of the slope. On steep slopes, secure turf with wooden pegs flush with top of turf.

2. Prior to laying turf, fertilize finish soil surface with a 16-32-6 turf-starter fertilizer (or approved equal) at the rate of 4kg/100m2. Roll turf lightly to obtain a smooth, uniform surface to be approved by the Architect prior to installation.

3. Water turf immediately after installation by underground irrigation or by manual methods, thoroughly soaking the turf and topsoil to a minimum depth of 75mm. Apply water as necessary to prevent drying-out and to ensure healthy turf development.

4. Protect new turf areas with appropriate signs, barriers or fencing to reduce damage. Repair all damaged areas immediately to the satisfaction of the Architect; repairs are the Contractor's responsibility until final acceptance.

5. Dead or discoloured turf will not be accepted and must be replaced at the direction of the architect.

6. Turf areas will only be accepted after:
.1 Turfed areas are healthy, rooted and properly established.
.2 Turf is free from open joints and dead spots and without weeds.
.3 No soil is visible when turf has been cut to 38mm in height.
.4 Turf areas have been mown at least twice.

7. During establishment of turf areas, the Contractor is responsible for all landscape maintenance including watering, garbage pick-up, mowing, fertilizing, turf repair or replacement, topdressing and overseeding to the satisfaction of the Architect.

F. LANDSCAPE MAINTENANCE

1. The Contractor shall be responsible for providing all materials, equipment and labour required for the purpose of maintaining all new and existing landscaping during the course of the contract.

2. Maintenance of the landscaping by the Contractor shall include, but not limited to, the following:
.1 The cutting of lawn areas to 38mm (1.5") height and at no time allowing the grass to exceed a height of 100mm (4"). All grass clippings shall be removed from the site;
.2 Top dressing, fertilizing and weed control of all grass areas and planting areas to good horticultural practice;
.3 Pruning, and the control of insects and diseases, for all plant material to good horticultural practice;
.4 Operation and adjustment of the underground sprinkler system and/or manual watering such that all landscaped areas are watered adequately;
.5 The nursing and protection of all seeded, hydroseeded, sodded or planted areas, as required to ensure adequate "catch" and growth of the plantings.
.6 The cleanup and removal of garbage so that the site is left in a neat and tidy condition each day.
.7 Topdressing of mulch to maintain the specified depth of cover.

3. All landscape maintenance procedures shall be to a high standard and shall be done to the satisfaction of the Architect.

IRRIGATION SPECIFICATIONS (CONTRACTOR TO PROVIDE SHOP DRAWING FOR DESIGN APPROVAL BY LANDSCAPE ARCHITECT)

GENERAL

1. All irrigation work shall conform to the latest edition of the Irrigation Industry Association of British Columbia, 'Standards for Landscape Irrigation Systems' unless otherwise specified herein.

2. The Contractor shall schedule installation of the underground sprinkler system in conjunction with the installation of landscape work in the contract. During the contract, the Contractor shall have a qualified foreman, well versed in all aspects of irrigation work, continuously on the job.

3. The Contractor shall be responsible for locating all underground services which may affect the work and immediately repair any damage to the satisfaction of the Owner's Representative at no cost to the Owner.

4. The Contractor is responsible for obtaining all necessary permits for electrical and plumbing connections as may be required. The Contractor shall be responsible for obtaining CSA approvals on parts or equipment if this is not provided by others.

5. The Contractor shall provide design and all the components of the irrigation system as specified on the approved shop drawings. Substitutions for alternative parts will only be considered if the Contractor submits a list of proposed equals to the Owner's Representative, in writing, prior to beginning work. Approval for design and/or rejection of substitutions will be provided to the Contractor in writing by the Owner's representative.

6. The Contractor shall guarantee the installation and operation of the irrigation system for a period of one (1) year from the date of final acceptance of the contract. This guarantee shall not override a manufacturer's guarantee on parts if it is for a longer period of time.

7. The Contractor shall be responsible for winterizing the system in the fall and starting the system the following spring as part of this contract.

8. The Contractor shall provide the Owner's Representative with an As-Built reproducible original drawing (equal in scale of the design drawing) of the completed system before final acceptance to the satisfaction of the Owner's Representative. The Contractor shall provide the Operations Manual for the controller(s) and any other information necessary for the regular operation or maintenance of the irrigation system.

A. PIPE AND FITTINGS

1. Irrigation main line pipe must be Sch. 40 PVC. Lateral lines 38mm (1.5") diameter and smaller shall be minimum Class 200 PVC pressure pipe, joined by solvent weld method or approved equal. All pipe shall be marked with manufacturer's name, material and pressure rating.

2. Irrigation fittings shall be minimum Schedule 40 PVC molded fittings.

3. Pipe for drip emitter zones or microjets shall be 100 psi. E.H.S. polyethylene tubing installed with stainless steel clamps as approved by the Owner's Representative. Completely flush entire piping system before installing emitters or microjets.

4. Irrigation pipe shall be laid in straight lines wherever possible, minimizing bends to prevent stress and pipe cracking. Pipe layout will be at the discretion of the Owner's Representative.

5. Pipe shall be buried a minimum of 400mm (16") below finished grade and trenches must be backfilled with sand or approved non-abrasive material. Stones over 15mm diameter must be removed from trenches and shall not be used as backfill.

B. VALVES AND WIRES

1. Wire burial shall conform to the B.C. Electrical Code and local regulations. Valve wires shall be installed in the irrigation main line trench wherever possible.

2. Control wires from automatic valves to controller shall be direct burial type TW-40 minimum 14 gauge. The common neutral wire shall be white. Wire sizing for proper operation of the irrigation valves shall be the responsibility of the Contractor.

3. All manual and remote control valves, double check/backflow preventers, pressure reducing valves, water meters, filters, drain valves and blow-out connections must be installed in valve boxes flush with the finished grade, unless otherwise noted on the plan. Lockable plastic valve boxes must be approved by the Owner's Representative prior to installation.

4. All double check valves/backflow preventers, pressure reducing valves and manual gate valves shall be bronze construction ('Watts') or approved equal to conform to the local plumbing code.

C. SPRINKLERS

1. Pop-up sprinklers shall be mounted on triple swing joints equal in size to the inlet diameter of the sprinkler assembly. Sprinkler heads shall be set flush with finish grade and adjusted by the Contractor for maximum efficiency and minimum overspray.

2. Spray sprinklers on risers shall be installed on swing joints and shall be set plumb, approximately 300mm (12") above finished grade, unless otherwise directed by the Owner's Representative. Risers shall be minimum Schedule 40 PVC. All spray sprinklers must include a filter screen.

3. Drip emitters shall be pressure compensating, self-flushing, with a discharge of 2.0 GPH. Set emitters slightly above finished grade for visual conformation of operation and ease of maintenance, unless noted otherwise on the plans.

4. Microjets shall be installed on poly riser extensions set 150mm (6") above finished grade. The location, layout and spray pattern of microjet heads shall be as noted on the plans or as approved by the Owner's Representative on site. The Contractor shall be responsible for providing full, head to head coverage as directed.

5. All drip emitter zones and microjet zones shall include a 3/4" diameter y-strainer filter, 3/4" diameter pressure regulation valve and 3/4" diameter isolation valve in a valve box with the zone control valve.

D. CONTROLLER

1. Mount irrigation controller(s) in location as shown on the drawings, or as directed by the Owner's Representative. Use an approved fastening method when connecting to a building wall, either interior or exterior. Any damage to the building wall or interior fixtures must be repaired immediately, at the expense of the Contractor to the satisfaction of the Owner's Representative.

2. The controller shall be hard-wired directly into the nearest suitable electrical service panel or electrical outlet in accordance with the B.C. Electrical Code requirements, and to the satisfaction of the Owner's Representative. The Contractor shall obtain all necessary permits, inspections and approvals from the local approving authority.

3. Interior Building Installation: mount the controller in a location as shown on the drawings and as approved by the Owner's Representative prior to installation.

4. Exterior Building Installation: mount the controller in a vandal proof, weatherproof, lockable, 3.2mm (1/8") steel box, of a suitable size for the irrigation controller. Finish the box with a minimum of 2 coats of rust inhibitive paint to match building colour or as directed by the Owner's Representative.

5. Exterior Remote Location: mount the controller in a vandal proof, weatherproof, lockable, painted pedestal cabinet or 3.2mm (1/8") steel box at a location as shown on the drawings. The Contractor shall provide a reinforced concrete pad on which to mount the controller, including suitable sized electrical conduits located through the pad for control wires.

6. The Contractor shall prepare and submit shop drawings of any exterior controller installation, including the details of sizes, materials and construction methods for the weatherproof box to house the controller. Shop drawings must be approved by the Owner's Representative prior to construction or installation.

7. Connect valve wires to controller and provide approved electrical conduit fastened to the building wall to a minimum 450mm (18") below finished grade unless otherwise directed by the Owner's Representative.

E. TURFING, Cont...

4. Protect new turf areas with appropriate signs, barriers or fencing to reduce damage. Repair all damaged areas immediately to the satisfaction of the Architect; repairs are the Contractor's responsibility until final acceptance.

5. Dead or discoloured turf will not be accepted and must be replaced at the direction of the architect.

6. Turf areas will only be accepted after:
.1 Turfed areas are healthy, rooted and properly established.
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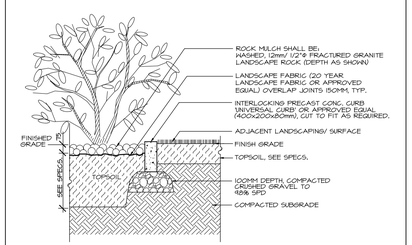
7. During establishment of turf areas, the Contractor is responsible for all landscape maintenance including watering, garbage pick-up, mowing, fertilizing, turf repair or replacement, topdressing and overseeding to the satisfaction of the Architect.

F. LANDSCAPE MAINTENANCE

1. The Contractor shall be responsible for providing all materials, equipment and labour required for the purpose of maintaining all new and existing landscaping during the course of the contract.

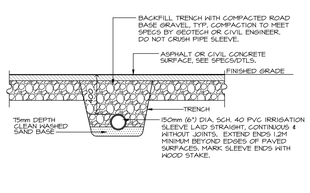
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.2 Top dressing, fertilizing and weed control of all grass areas and planting areas to good horticultural practice;
.3 Pruning, and the control of insects and diseases, for all plant material to good horticultural practice;
.4 Operation and adjustment of the underground sprinkler system and/or manual watering such that all landscaped areas are watered adequately;
.5 The nursing and protection of all seeded, hydroseeded, sodded or planted areas, as required to ensure adequate "catch" and growth of the plantings.
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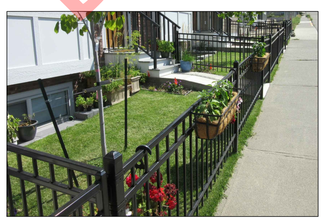
1 L-2 DECORATIVE ROCK MULCH DETAIL

SCALE: N.T.S.



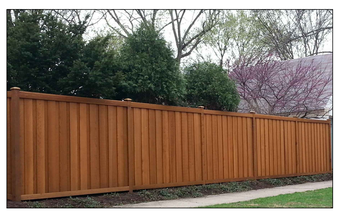
2 L-2 IRRIGATION SLEEVE DETAIL

SCALE: N.T.S.



3 L-2 EXAMPLE OF DECORATIVE STEEL FENCE

SCALE: N.T.S.



4 L-2 EXAMPLE OF CEDAR PRIVACY FENCE

SCALE: N.T.S.

Scanned DP PL2021-9048

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JMArchitecture Inc.
DESIGNING THE WORLD AS IT SHOULD BE
Principal: Joe M. Minten
architect aibc, aaa, mraic
Building 4 - Main Floor
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604 - 583 2003 - T
jmarch@shaw.ca - E

DO NOT SCALE DRAWING

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L.A. West
Associates (Kamloops) Inc.
Landscape Architecture Environmental Planning
#104, 167 Victoria St. Kamloops, BC V2C 1J4 www.lawest.ca

REV	DATE	DESCRIPTION	BY
7	09-16-21	REISSUED FOR DP	RV
6	09-13-21	NEW SITE PLAN	RV
5	07-20-21	REISSUED FOR DP	RV
4	07-19-21	SITE REVISIONS FOR DP	RV
3	05-31-21	ISSUED FOR DP	RV
2	05-31-21	SITE REVS.	RV
1	05-27-21	ISSUED FOR REVIEW	RV

START DATE	MAY 2021
PROJECT No	2021-15
DR.	RV
CH.	RV
SCALE	SHOWN

Architects Seal



Project Name
PENTICTON TOWNHOMES
ADDRESS 726-762 WESTMINSTER AVE.
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP - 780 217 7800

LANDSCAPE DETAILS & SPECIFICATIONS

REV No.	Project No.	
0	2021-15	L-200

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

Development Permit

Permit Number: DP PL2021-9049

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 4 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445
Civic:	762 Westminster Avenue West
PID:	001-915-894

3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a fourplex 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 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 (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).

DRAFT

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 _____, 2021.

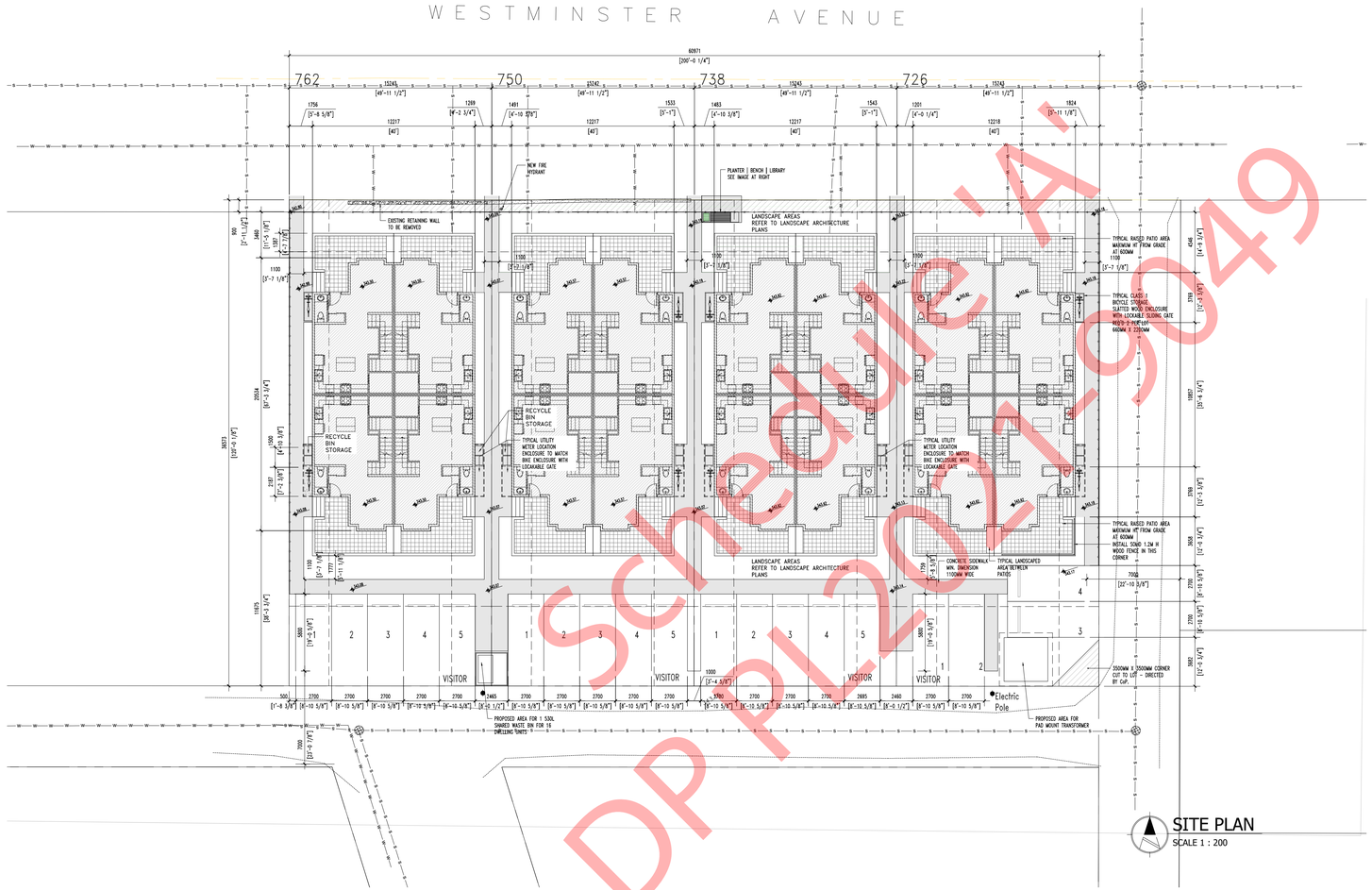
Issued this ____ day of _____, 2021.

_____

Angela Collison
Corporate Officer

DRAFT

GENERAL NOTE:
1. ALL SPLIT SIDEWALKS THAT STRADDLE PROPERTY LINES SHALL REQUIRE LEGAL EASEMENT TO BE DRAWN UP FOR RECIPROCAL ACCESS TO BOTH LOTS
2. THIS SITE PLAN LAYOUT IS BASED ON SURVEY INFORMATION PROVIDED TO THE ARCHITECT. REFER TO SURVEY PLAN FOR ADDED INFORMATION AS NEEDED. SURVEY DATED



SITE PLAN
SCALE 1 : 200

ZONING RECONCILIATION

PROJECT NUMBER 2021-15

PROJECT NAME Penticton Town House

PID	CIVIC ADDRESS	LEGAL ADDRESS
008-081-312	726 Westminster Ave W, Penticton, BC V2A 1K8 (lot 7)	LOT 7 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
010-854-169	738 Westminster Ave W, Penticton, BC V2A 1K8 (lot 6)	LOT 6 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
010-854-151	750 Westminster Ave W, Penticton, BC V2A 1K8 (lot 5)	LOT 5 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445
001-915-894	762 Westminster Ave W, Penticton, BC V2A 1K8 (lot 4)	LOT 4 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT PLAN 3445

PLAN
Official Community Plan - Future Land Use: Ground Oriented Residential

NEIGHBORHOOD PLAN



CURRENT ZONING R2

PROPOSED CHANGE OF ZONING

Chapter 10.8 RM2 – LOW DENSITY MULTIPLE HOUSING - The Corporation of the City of Penticton - Zoning Bylaw No: 2017-08

PURPOSE THE PURPOSE IS TO PROVIDE A ZONE FOR LOW DENSITY MULTIPLE HOUSING, UP TO THREE (3) STOREYS ABOVE GRADE ON URBAN

10.8.1.6 PERMITTED USES — TOWNHOUSE
The proposed 4 buildings will accommodate: 16 townhouse units

10.8.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

		Regulation	Designed/Actual	Variance
10.8.2.1	Minimum lot width:			
	i Standard Lot (Meters)	18.00	15.24	waived
	ii Corner Lot (Meters)	19.50	15.24	waived
10.8.2.2	Minimum lot area (SQM):	540.00	726 - 557.31ft SQM (5998.93 SQFT)	waived
			738 - 557.29S SQM (5998.65 SQFT)	waived
			750 - 557.22S SQM (5997.86 SQFT)	waived
			762- 557.20S SQM (5997.64 SQFT)	waived
10.8.2.3	Maximum lot coverage: (Building area/Lot area)*	40.00%	726: 59.64x-238.4M2)/557.30M2 = 42.77%	REQ'D
			738: 59.64x-238.4M2)/557.30M2 = 42.77%	REQ'D
			750: 59.64x-238.4M2)/557.22M2 = 42.78%	REQ'D
			762: 59.64x-238.4M2)/557.20M2 = 42.78%	REQ'D
10.8.2.4	Maximum density (Floor Area Ratio or FAR)*:	80.00%	726 - (44.55 + 52.48) x 4 SQM)/557.31ft SQM=69.66%	N/A
			738 - (44.55 + 52.48) x 4 SQM)/557.29S SQM=69.66%	N/A
			750 - (44.55 + 52.48) x 4 SQM)/557.22S SQM=69.66%	N/A
			762- (44.55 + 52.48) x 4 SQM)/557.20S SQM=69.66%	N/A
10.8.2.5	Maximum height:			
	i. principal building: (Meters)	12.00	9.67m	N/A
	ii. Accessory building or structure: (Meters)	4.50	-	N/A
10.8.2.6	Minimum front yard (subject to development regulations; Meters)	3.00	3.46m	N/A
10.8.2.7	Minimum interior side yard:			
	i. principal building: (Meters)	3.00	1.2 MIN.	REQ'D
	ii. Accessory building or structure: (Meters)	1.20	-	N/A
10.8.2.8	Minimum exterior side yard:			
	i. principal building: (Meters)	3.00	N/A	N/A
	ii. Accessory building or structure: (Meters)	1.20	-	N/A
10.8.2.9	Minimum rear yard:	6.00	11.68m	N/A

10.8.3 AMENITY SPACE

10.8.3.1	Amenity space shall be provided at the rate of 20 m2 for each dwelling unit. 20 x 16 units=320sqm	320	1,231.60	N/A
10.8.3.2	25% of the required amenity space must be provided at the ground floor level.			

6.00 Parking and Loading

6.5 Parking Requirements
Apartment, Townhouse Cluster Housing

1 per dwelling unit plus 0.25 spaces/unit for visitors | 4 per lot = 1 Visitor	5 per lot	lots 738, 750& 762	5 provided
		Lot 726	4 provided

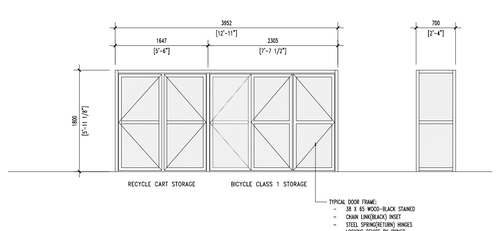
Note– Cash-in-lieu will be paid for 1 required parking space not provided at lot 726 Westminster Ave W.

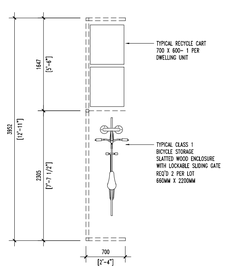


PUBLIC NODE BENCH AND LIBRARY

DIMENSIONS:
600mmW X 1500mmL x 450mm H C/W BACK

LIBRARY ADD-ON TO BE OF SAME SHAPE AND MATERIAL
760mmD X 600mmW X 1200mm H – CLOSED GLASS DOOR





Schedule 'A'
DP PL2021-9049

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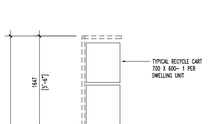
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REV	DATE	DESCRIPTION	BY
7.0	2021-09-14	RE-ISSUED FOR REZONING & DP APPROVAL	TJ
6.0	2021-08-31	RE-ISSUED FOR REZONING & DP APPROVAL	JMM
5.0	2021-08-09	RE-ISSUED FOR REZONING & DP APPROVAL	TJ
4.0	2021-08-05	ISSUED FOR CLIENT REVIEW	TJ
3.0	2021-07-16	RE-ISSUED FOR REZONING & DP APPROVAL	JMM
2.0	2021-06-21	ISSUED FOR REZONING & DP APPROVAL	RR
1.0	2021-05-25	ISSUED FOR LANDSC CONSULTANT REV.	RR

START DATE	05-11-2021
PROJECT No	2021-15
DR.	RR
CH.	JMM
SCALE	SCALE

Architects Seal

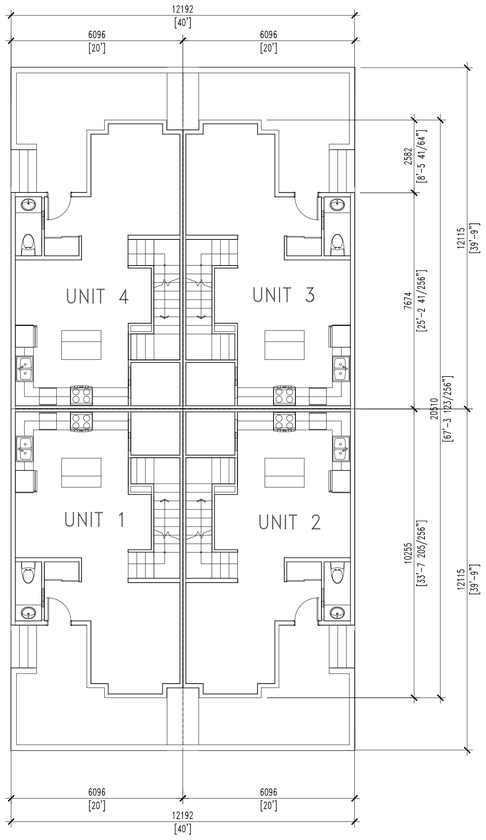


Project Name
PENTICTON TOWNHOMES
726, 738, 750, 762 WESTMINSTER AVE. WEST
Penticton B.C.

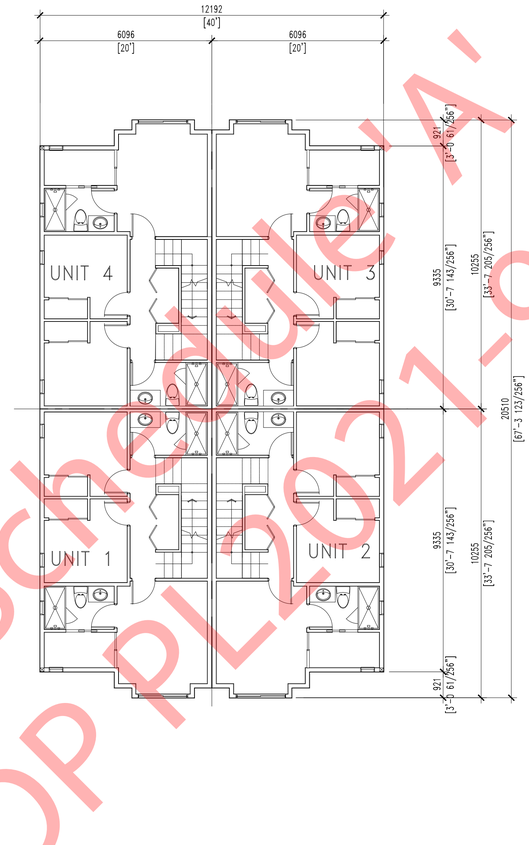
Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP – 780 217 7800

SITEPLAN

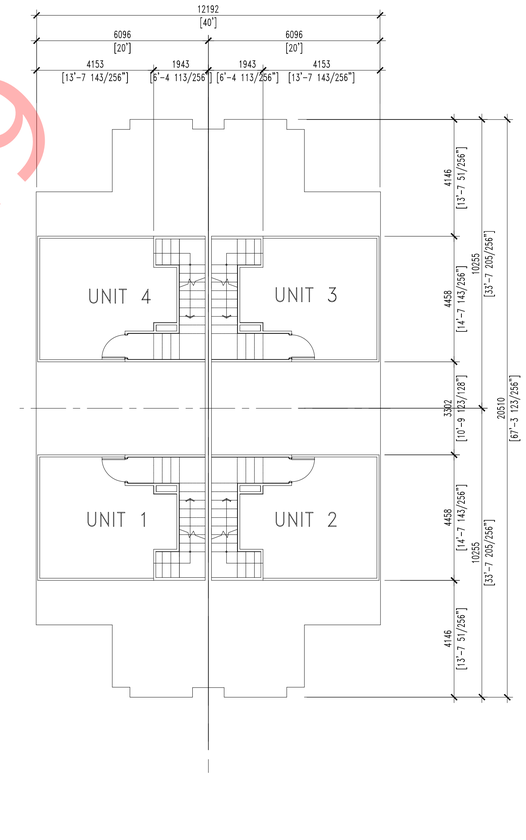
REV No. 07 | Project No. 2021-15 | DP-100



1 A-300 GROUND FLOOR BUILDING PLAN - TYP
SCALE 1 : 100



2 A-300 SECOND FLOOR BUILDING PLAN - TYP
SCALE 1 : 100



3 A-300 ROOF TERRACE PLAN - TYP
SCALE 1 : 100

Schedule 'A'
DP PL2021-9049

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REV	DATE	DESCRIPTION	BY
2	21.08.27	RE-ISSUED FOR DP APPROVAL	JMM
1	06-02-21	ISSUED FOR REZONING & DPA	RR

START DATE	MAY 2021
PROJECT No	2021-15
DR.	RR
CH.	JMM
SCALE	AS SHOWN

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2021-09-16

Project Name

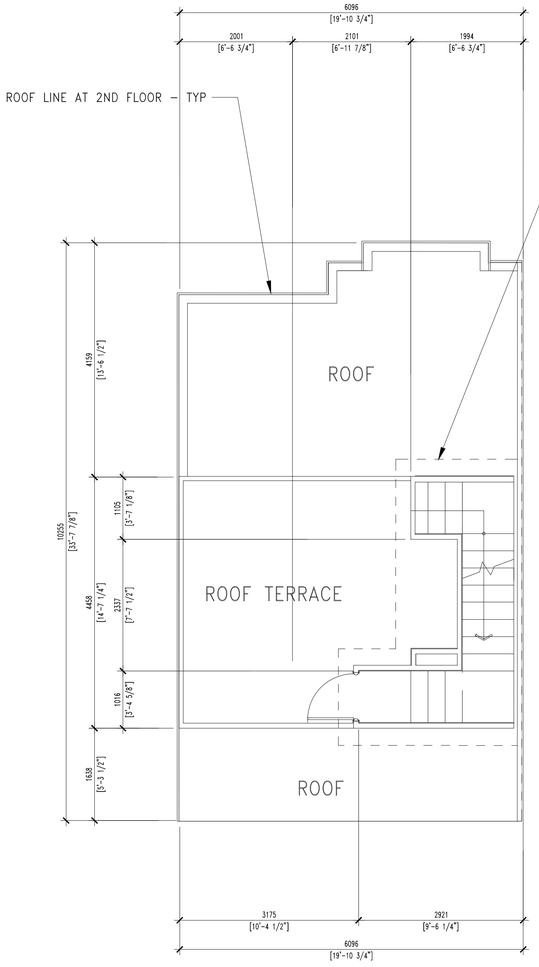
PENTICTON TOWNHOMES

ADDRESS
Penticton B.C.

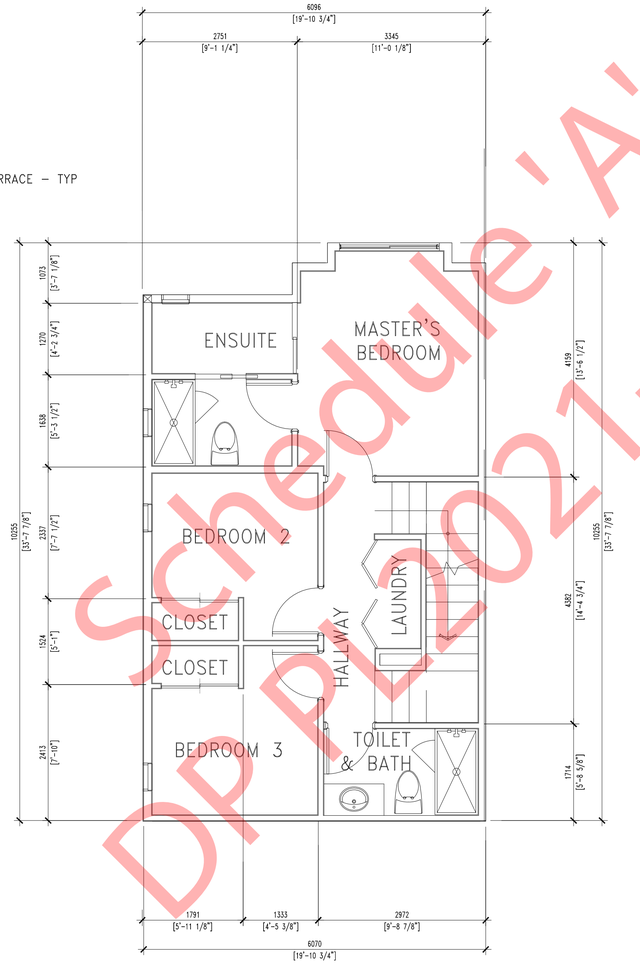
Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP – 780 217 7800

TYP.BUILDING PLAN

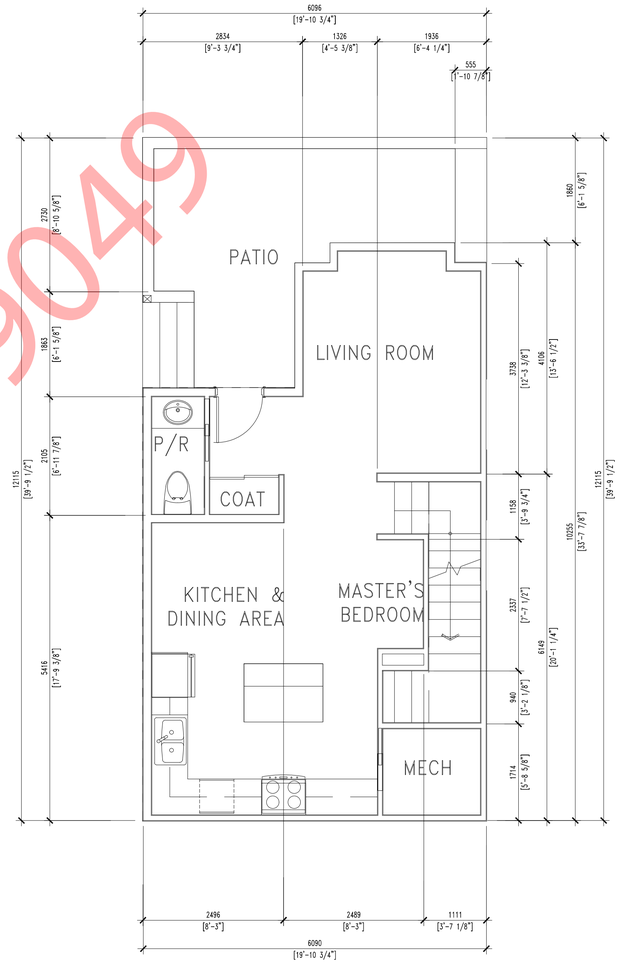
REV No.	Project No.	
1.0	2021-15	DP-101



1 ROOF TERRACE PLAN
A-102 SCALE 1 : 50



2 SECOND FLOOR PLAN
A-102 SCALE 1 : 50



3 FIRST FLOOR PLAN
A-102 SCALE 1 : 50

Schedule 'A'
DP PL2021-9049

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2	01-09-21	ISSUED FOR REZONING & DPA	RR
1	06-02-21	ISSUED FOR REZONING & DPA	RR

START DATE	05-11-2021
PROJECT No	2021-15
DR.	RR
CH.	JMM
SCALE	1:50

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Project Name

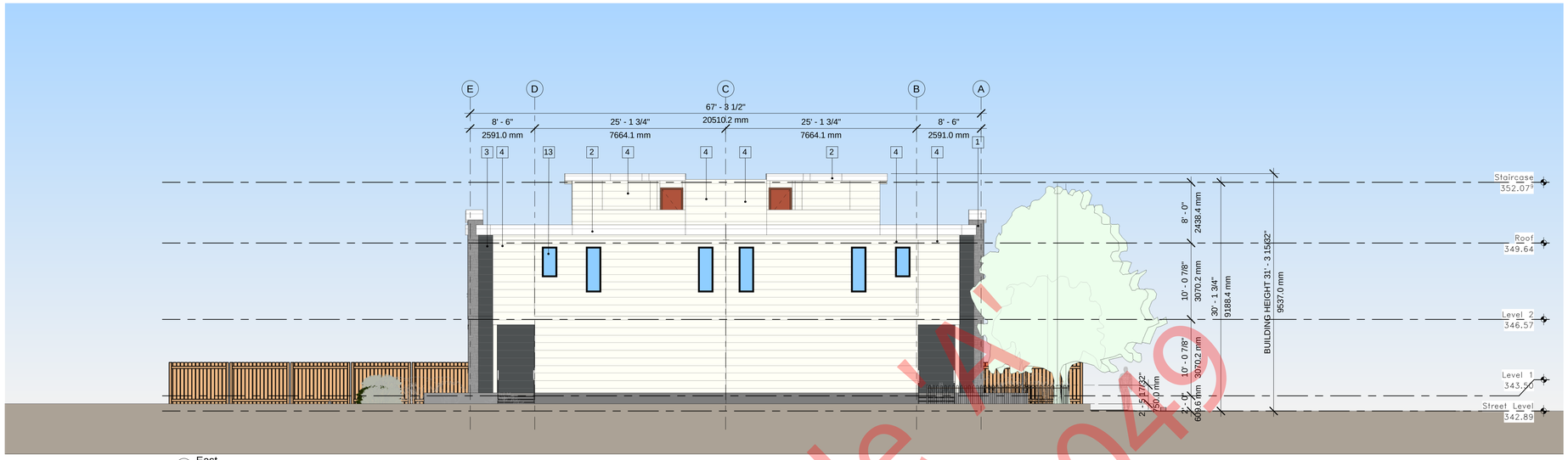
PENTICTON TOWNHOMES

ADDRESS
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP - 780 217 7800

TYP.UNITPLAN

REV No. 02 | Project No. 2021-15 | DP-102



1 East
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND	
1	ELDORADO_STONE-STONE-BARLEY GRAY
2	HARDI BOARD FASCIA - ARCTIC WHITE
3	HARDIE BOARD - TIMBER BARK
4	HARDI BOARD - NAVAJO BEIGE
5	DOOR PANEL MATERIAL - SOLID WOOD DOOR PANEL
6	HARDIE BOARD - MONTEREY TAUPE
7	PAINTED ARCTIC WHITE WOOD COLUMN
8	GRAY PAINTED HANDRAIL
9	FENCING - VERT BAR WITH HAIR PIN TOPS
10	WOOD DOOR FRAME - CHOCOLATE BROWN
11	CONCRETE FOUNDATION WALL
12	VINYLE WINDOW FRAME
13	GLAZING



2 West
1/8" = 1'-0"

Schedule "A"
DP PL2021-9049

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03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	JMM
SCALE	1/8" = 1'-0"

Architects Seal

2021-09-16

Project Name
PENTICTON TOWN HOUSE

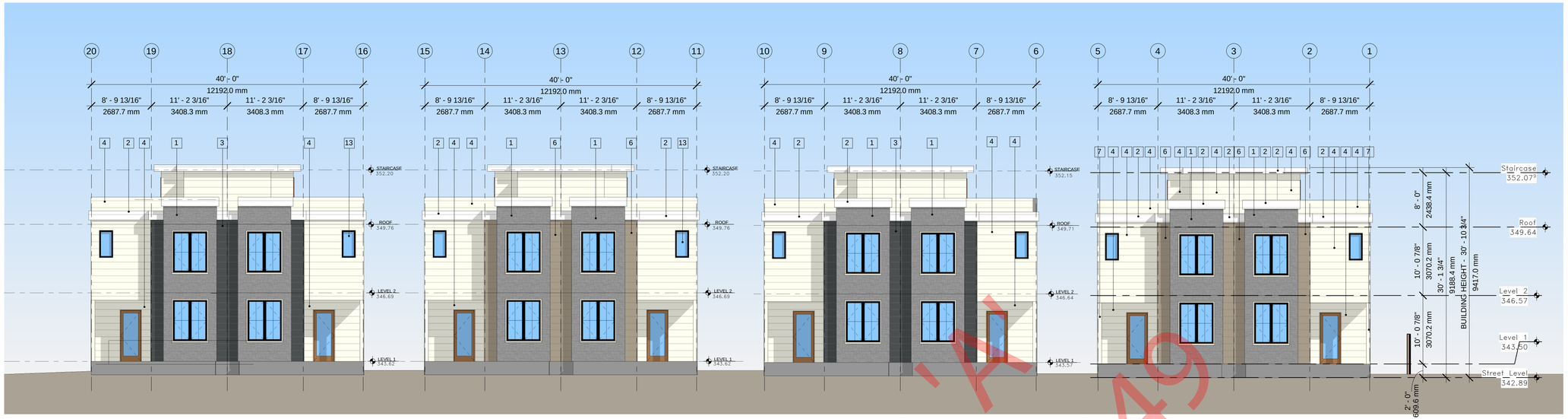
726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

EAST & WEST ELEVATIONS

REV No. 04 | Project No. 2021-15 | DP–200

9/16/2021 11:43:21 AM



1 North
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND	
1	ELDORADO_STONE-STONE-BARLEY GRAY
2	HARDI BOARD FASCIA - ARCTIC WHITE
3	HARDIE BOARD - TIMBER BARK
4	HARDI BOARD - NAVAJO BEIGE
5	DOOR PANEL MATERIAL - SOLID WOOD DOOR PANEL
6	HARDIE BOARD - MONTEREY TAUPE
7	PAINTED ARCTIC WHITE WOOD COLUMN
8	GRAY PAINTED HANDRAIL
9	FENCING - VERT BAR WITH HAIR PIN TOPS
10	WOOD DOOR FRAME - CHOCOLATE BROWN
11	CONCRETE FOUNDATION WALL
12	VINYLE WINDOW FRAME
13	GLAZING



2 South
1/8" = 1'-0"

Schedule A
DP PL2021-9049

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03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	JMM
SCALE	1/8" = 1'-0"

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2021-09-16

Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

NORTH & SOUTH ELEVATIONS

REV No. 04 | Project No. 2021-15 | DP–201

9/16/2021 11:45:09 AM



1 North Streetscape
3/64" = 1'-0"



2 SouthStreetscape
3/64" = 1'-0"

Schedule 'A'
DP PL2021-9049

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02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	JMM
SCALE	3/64" = 1'-0"

Architects Seal

2021-09-16

Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

SITE CROSS ELEVATIONS

REV No. | Project No. 2021-15 | DP–202

9/1/2021 3:22:50 PM

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3D VIEW 1



3D VIEW 2



3D VIEW 3

NOTE: THE BICYCLE AND RECYCLE ENCLOSURE ARE NOT SHOWN FOR CLARITY PURPOSE

Schedule 'A'
DP PL2021-9049

REV	DATE	DESCRIPTION	BY
05	2021-09-13	REISSUED FOR DP APPLICATION	TJ
04	2021-08-27	REISSUED FOR DP APPLICATION	TJ
03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE	05-11-2021
PROJECT No	2021-15
DR.	HM
CH.	Checker
SCALE	

Architects Seal

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2021-09-16

Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

3D VIEWS

REV No.

Project No.
2021-15

DP-900

9/15/2021 1:15:48 PM



3D VIEW 4



3D VIEW 5



3D VIEW 6

NOTE: THE BICYCLE AND RECYCLE ENCLOSURE ARE NOT SHOWN FOR CLARITY PURPOSE

Schedule A
DP PL2021-9049

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JMArchitecture Inc.

Principal: Joe M. Minten
architect aaa, aibc, mraic
Building 4 - Main Floor
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Surrey, B.C. V3R 8P8
604 - 583 2003 - T
joe@jmarchitecture.ca - E

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REV	DATE	DESCRIPTION	BY
05	2021-09-13	REISSUED FOR DP APPLICATION	TJ
04	2021-09-01	REISSUED FOR DP APPLICATION	TJ
03	2021-06-18	ISSUED FOR REVIEW DP	HM
02	2021-06-02	ISSUED FOR REVIEW DP	HM
01	2021-05-31	ISSUED FOR REVIEW	HM

START DATE 05-11-2021

PROJECT No 2021-15

DR. Author

CH. Checker

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2021-09-16

Project Name
PENTICTON TOWN HOUSE

726,738,750,762, WESTMINSTER AVE WEST.
PENTICTON, B.C

Client:
MUNDI GROUP

3D VIEWS

REV No.

Project No. 2021-15

DP-901

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GENERAL NOTES:

1. ALL LANDSCAPING TO CONFORM TO THE LATEST EDITION OF THE 'CANADIAN LANDSCAPE STANDARD'.
2. ALL LANDSCAPED AREAS SHALL HAVE UNDERGROUND IRRIGATION INSTALLED.
3. LANDSCAPE GRADING SHALL CONFORM TO THE SITE GRADING & DRAINAGE PLAN PREPARED BY OTHERS, UNLESS OTHERWISE DETERMINED ON SITE BY THE ARCHITECT/ENGINEER.
4. THIS PLAN IS PREPARED FOR PERMIT APPLICATIONS ONLY AND SHALL NOT BE USED FOR CONSTRUCTION, UNLESS APPROVED IN WRITING BY L.A. WEST ASSOC. INC.
5. SITE PLAN INFORMATION OBTAINED FROM JMA ARCHITECTURE, MAY-SEPT 2021.

PLANT LIST:

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
TREES				
03	AA	Acer rubrum 'Armstrong'	Armstrong Maple (specimen)	60mm cal./ as shown
07	CC	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	40mm cal./ as shown
SHRUBS				
68	Bt	Berberis thunbergII 'Royal Burgundy'	Royal Burgundy Gentry Barberry	#2 pot/1.0M O.C.
62	o	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	#2 pot/1.0M O.C.
ORNAMENTAL GRASSES & PERENNIALS				
27	c	Calamagrostis x acutiflora 'Overdam'	Varigated Reed Grass	#1 pot/1.0M O.C.
40	g	Helictotrichon sempervirens	Blue Oat Grass	#1 pot/1.0M O.C.
23	h	Hemerocallis 'South Seas'	South Seas Daylily (coral)	#1 pot/0.6M O.C.
35	x	Nepeta X faassenni 'Dropmore Blue'	Dropmore Blue Catmint	#1 pot/0.6M O.C.

LANDSCAPE AREA CALCULATION:

TOTAL SITE AREA: 2,229 M2
TOTAL LANDSCAPING WITHIN PROPERTY: 424 M2
LANDSCAPED AREA = 19.0 %

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JMArchitecture Inc.
DESIGNING THE WORLD AS IT SHOULD BE
Principal: Joe M. Minten
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L.A. West
Associates (Kamloops) Inc.
Landscape Architecture Environmental Planning
#104, 147 Victoria St. Kamloops, BC V2C 1Z4 www.lawest.ca

REV	DATE	DESCRIPTION	BY
7	09-16-21	REISSUED FOR DP	RV
6	09-13-21	NEW SITE PLAN	RV
5	07-20-21	REISSUED FOR DP	RV
4	07-19-21	SITE REVISIONS FOR DP	RV
3	05-31-21	ISSUED FOR DP	RV
2	05-31-21	SITE REVS.	RV
1	05-27-21	ISSUED FOR REVIEW	RV

START DATE	MAY 2021
PROJECT No	2021-15
DR.	RV
CH.	RV
SCALE	1:100

Architects Seal

Project Name

PENTICTON TOWNHOMES

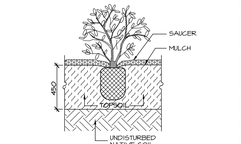
ADDRESS 726-762 WESTMINSTER AVE.
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP - 780 217 7800

LANDSCAPE PLAN

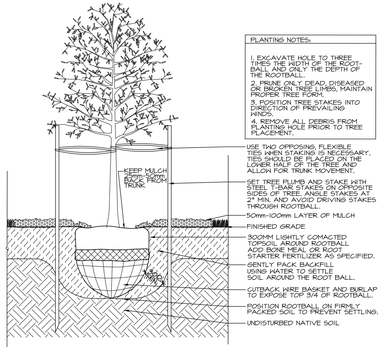
REV No.	Project No.	
0	2021-15	L-100

Schedule A DP PL2021-9049



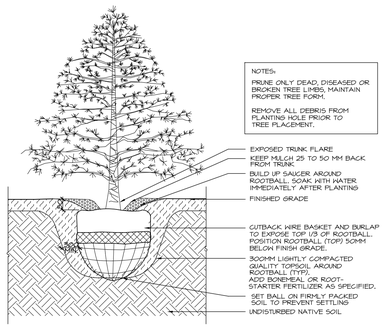
TYPICAL SHRUB PLANTING IN PLANTING BED

SCALE: N.T.S.



TYPICAL TREE PLANTING DETAIL (100MM CAL. OR LESS)

SCALE: N.T.S.



TYPICAL CONIFEROUS TREE PLANTING DETAIL (3.0M HT. OR LESS)

SCALE: N.T.S.

TYPICAL PLANTING DETAILS

LANDSCAPE SPECIFICATIONS

GENERAL

1. All landscape work undertaken shall conform to the B.C. Landscape Standard, latest edition, unless otherwise specified.

2. The Contractor shall be responsible for locating all underground utilities which may be affected by the work and report any possible conflicts to the Architect prior to construction. Any damage to existing utilities or site services must be repaired immediately to the satisfaction of the Architect or the Owner's representative. The Contractor is responsible for all costs for damages.

3. The Contractor shall leave the site in a neat and tidy condition at the end of each working day and at the completion of the contract. The Contractor shall ensure public safety is maintained at all times during the contract.

4. Materials substitutions will only be considered after a written list is submitted to the Architect prior to installation.

5. The Contractor shall notify the Architect, in advance, at least 24 hours prior to requesting an on-site field review of the work.

A. TREE PROTECTION (FROM BC LANDSCAPE STANDARDS 7TH ED.)

1. Critical Protection Zones for trees should be determined by referencing Table 1: Determining Critical Protection Zones for Trees.

2. Physical protection barriers, silt fences, shade or erosion protection shall be erected at the edge of the Critical Protection Zones before clearing, grubbing, excavation, or grading, or any other work occurs on the site.

3. Physical protection barriers shall meet all applicable municipal bylaws and regulatory requirements.

4. As a minimum, protective fencing should be erected outside the drip-line or as shown in Table 1: Guidelines for Determining Critical Protection Zones for Trees.

5. Signage should be provided at regular intervals along protective fencing indicating the function of the fencing, i.e. 'Tree/Plant Protection Area - Do Not Enter'.

6. Protective fencing and signage should be well maintained for all element Critical Protection Zones throughout construction. Damaged fencing or signs shall be repaired or replaced immediately.

7. Areas of trees and vegetation Critical Protection Zones shall be fence off by means of:
.1 Chain link fence of at least a 1.2m (4ft) height mounted on steel or sturdy wooden posts. Fence posts should be installed no farther than 2.4m (8ft) apart.
.2 Solid plywood hoarding mounted securely to steel or sturdy wooden posts. Posts should be installed no farther than 2.4m (8ft) apart.
.3 Board fencing consisting of posts minimum of 4cm by 8cm (2" by 4") set in securely in the ground and extending at least 1m (3ft) above the ground and minimum 4cm by 8cm (2in by 4in) top and bottom rail. Fence posts should be installed no farther than 2.4m (8ft) apart.
.4 Plastic fencing ('International orange' polyethylene web fencing) securely mounted on a wooden framework consisting of posts minimum of 4cm by 8cm (2in by 4in) set securely in the ground and extending at least 1m (3ft) above the ground and with minimum 4cm by 8cm (2in by 4in) top and bottom rail. Fence posts should be installed no farther than 2.4m (8ft) apart.

8. Protective fencing shall be removed only when all construction is fully completed.

B. SITE PREPARATION

1. Rough/finish subgrade and have rough grading approved by the Architect prior to fauling and spreading topsoil. The Contractor is responsible for all survey.

2. Remove excess rocks, boulders, twigs, roots, stumps or other impediments not conducive to landscaping. Dispose of these materials at an approved dumping location off-site unless otherwise directed by the Architect. Grade the site to drain away from buildings to comply with the Site Grading Plan or as directed by the Architect.

C. TOPSOIL & FINISH GRADING

1. Existing stockpiled or native topsoil shall be screened to remove rocks, weeds, grass and other deleterious material before being accepted for landscaping. Existing topsoil shall be amended with imported topsoil at a ratio of 1:1 and well blended by rototilling or other approved method. Testing existing topsoil will be paid for by the Contractor.

2. Imported topsoil shall be good quality, clean, loose well draining planting soil and shall be approved by the Architect prior to installation. The approved topsoil mix shall have the following characteristics:
a) maximum 15% clay content and 30-50% sand content;
b) pH of between 6.0 and 7.0 and a minimum organic content of 10%;
Testing of imported topsoil may be requested by the Architect and shall be paid by the Contractor until the required specification is met.

3. Topsoil shall be spread over a loose, scarified subgrade to depths as specified:
Dryland Grass/Wildflower (hydroseeded/seeded) areas: 75mm depth minimum;
Lawn grass (seeded or turf) areas: 150mm depth minimum;
Planting beds (shrub) areas: 450mm depth minimum;

Finish grade topsoil areas to permit finish landscaping as shown on the drawings. Backfill tree pits with a minimum 300mm of topsoil around all sides of the rootball unless otherwise specified.

4. Finish grade by leveling and hand-raking topsoil while removing all roots, stones, twigs and other deleterious material to grades and slopes as shown on the drawings or as directed by the Architect. Remove all rocks over 25mm diameter. Grade away from buildings at a minimum of 2% for positive surface drainage. Finish grade topsoil for planting beds 50mm (2") below curbs, sidewalks or planters to permit installation of mulch. Hand rake and finish grade topsoil for grass areas flush with the tops of curbs, sidewalks and planting beds to permit installation of grass seed or turf. Roll topsoil with 50 kg. roller and have finish grading approved by the Architect prior to grass seeding, turfing, shrub planting or mulch installation.

D. PLANT MATERIAL

1. All plant material shall be healthy, free of disease, pests, showing good growth characteristics and shall be No. 1 grade.

2. Plant material shall be guaranteed for a period of one (1) year from date of final acceptance/contract completion.

3. All plant material delivered to the site must be individually labeled with botanical and common names and labels left in place until the Architect has inspected and approved planting.

4. The Contractor shall supply the necessary planting soil, fertilizers, bonemeal, insecticides and anti-desiccants as required to ensure proper planting procedure. The Contractor shall maintain the plant material until final acceptance of the work and to the satisfaction of the Architect.

5. The Contractor shall supply and install tree support according to the planting details.

6. Finish all planting beds with 75mm depth of medium grade, clean, Fir bark mulch or rock mulch on landscape fabric to finished grade as shown or specified on the drawings.

7. Provide sample of mulch to Architect for approval prior to installation.

8. Avoid installing mulch in areas of groundcover or annual plantings, unless otherwise directed by the Architect.

E. TURFING

1. Grass sod (turf) shall be Canada No. 1 grade, cultured turf, composed of a minimum 50% Kentucky Bluegrass. Turf shall be healthy, free from weeds and disease and shall be installed on a smooth, even grade with tight joints in a running bond (brick laying) pattern. On slopes, install turf perpendicular to the direction of the slope. On steep slopes, secure turf with wooden pegs flush with top of turf.

2. Prior to laying turf, fertilize finish soil surface with a 16-32-6 turf-starter fertilizer (or approved equal) at the rate of 4kg/100m2. Roll turf lightly to obtain a smooth, uniform surface to be approved by the Architect prior to installation.

3. Water turf immediately after installation by underground irrigation or by manual methods, thoroughly soaking the turf and topsoil to a minimum depth of 75mm. Apply water as necessary to prevent drying-out and to ensure healthy turf development.

4. Protect new turf areas with appropriate signs, barriers or fencing to reduce damage. Repair all damaged areas immediately to the satisfaction of the Architect; repairs are the Contractor's responsibility until final acceptance.

5. Dead or discoloured turf will not be accepted and must be replaced at the direction of the architect.

6. Turf areas will only be accepted after:
.1 Turfed areas are healthy, rooted and properly established.
.2 Turf is free from open joints and dead spots and without weeds.
.3 No soil is visible when turf has been cut to 38mm in height.
.4 Turf areas have been mown at least twice.

7. During establishment of turf areas, the Contractor is responsible for all landscape maintenance including watering, garbage pick-up, mowing, fertilizing, turf repair or replacement, topdressing and overseeding to the satisfaction of the Architect.

F. LANDSCAPE MAINTENANCE

1. The Contractor shall be responsible for providing all materials, equipment and labour required for the purpose of maintaining all new and existing landscaping during the course of the contract.

2. Maintenance of the landscaping by the Contractor shall include, but not limited to, the following:
.1 The cutting of lawn areas to 38mm (1.5") height and at no time allowing the grass to exceed a height of 100mm (4"). All grass clippings shall be removed from the site;
.2 Top dressing, fertilizing and weed control of all grass areas and planting areas to good horticultural practice;
.3 Pruning, and the control of insects and diseases, for all plant material to good horticultural practice;
.4 Operation and adjustment of the underground sprinkler system and/or manual watering such that all landscaped areas are watered adequately;
.5 The nursing and protection of all seeded, hydroseeded, sodded or planted areas, as required to ensure adequate "catch" and growth of the plantings;
.6 The cleanup and removal of garbage so that the site is left in a neat and tidy condition each day;
.7 Topdressing of mulch to maintain the specified depth of cover.

3. All landscape maintenance procedures shall be to a high standard and shall be done to the satisfaction of the Architect.

IRRIGATION SPECIFICATIONS (CONTRACTOR TO PROVIDE SHOP DRAWING FOR DESIGN APPROVAL BY LANDSCAPE ARCHITECT)

GENERAL

1. All irrigation work shall conform to the latest edition of the Irrigation Industry Association of British Columbia, 'Standards for Landscape Irrigation Systems' unless otherwise specified herein.

2. The Contractor shall schedule installation of the underground sprinkler system in conjunction with the installation of landscape work in the contract. During the contract, the Contractor shall have a qualified foreman, well versed in all aspects of irrigation work, continuously on the job.

3. The Contractor shall be responsible for locating all underground services which may affect the work and immediately repair any damage to the satisfaction of the Owner's Representative at no cost to the Owner.

4. The Contractor is responsible for obtaining all necessary permits for electrical and plumbing connections as may be required. The Contractor shall be responsible for obtaining CSA approvals on parts or equipment if this is not provided by others.

5. The Contractor shall provide design and all the components of the irrigation system as specified on the approved shop drawings. Substitutions for alternative parts will only be considered if the Contractor submits a list of proposed equals to the Owner's Representative, in writing, prior to beginning work. Approval for design and/or rejection of substitutions will be provided to the Contractor in writing by the Owner's representative.

6. The Contractor shall guarantee the installation and operation of the irrigation system for a period of one (1) year from the date of final acceptance of the contract. This guarantee shall not override a manufacturer's guarantee on parts if it is for a longer period of time.

7. The Contractor shall be responsible for winterizing the system in the fall and starting the system the following spring as part of this contract.

8. The Contractor shall provide the Owner's Representative with an As-Built reproducible original drawing (equal in scale of the design drawing) of the completed system before final acceptance to the satisfaction of the Owner's Representative. The Contractor shall provide the Operations Manual for the controller(s) and any other information necessary for the regular operation or maintenance of the irrigation system.

A. PIPE AND FITTINGS

1. Irrigation main line pipe must be Sch. 40 PVC. Lateral lines 38mm (1.5") diameter and smaller shall be minimum Class 200 PVC pressure pipe, joined by solvent weld method or approved equal. All pipe shall be marked with manufacturer's name, material and pressure rating.

2. Irrigation fittings shall be minimum Schedule 40 PVC molded fittings.

3. Pipe for drip emitter zones or microjets shall be 100 psi. E.H.S. polyethylene tubing installed with stainless steel clamps as approved by the Owner's Representative. Completely flush entire piping system before installing emitters or microjets.

4. Irrigation pipe shall be laid in straight lines wherever possible, minimizing bends to prevent stress and pipe cracking. Pipe layout will be at the discretion of the Owner's Representative.

5. Pipe shall be buried a minimum of 400mm (16") below finished grade and trenches must be backfilled with sand or approved non-abrasive material. Stones over 15mm diameter must be removed from trenches and shall not be used as backfill.

B. VALVES AND WIRES

1. Wire burial shall conform to the B.C. Electrical Code and local regulations. Valve wires shall be installed in the irrigation main line trench wherever possible.

2. Control wires from automatic valves to controller shall be direct burial type TWU-40 minimum 14 gauge. The common neutral wire shall be white. Wire sizing for proper operation of the irrigation valves shall be the responsibility of the Contractor.

3. All manual and remote control valves, double check/backflow preventers, pressure reducing valves, water meters, filters, drain valves and blow-out connections must be installed in valve boxes flush with the finished grade, unless otherwise noted on the plan. Lockable plastic valve boxes must be approved by the Owner's Representative prior to installation.

4. All double check valves/backflow preventers, pressure reducing valves and manual gate valves shall be bronze construction ('Watts') or approved equal to conform to the local plumbing code.

C. SPRINKLERS

1. Pop-up sprinklers shall be mounted on triple swing joints equal in size to the inlet diameter of the sprinkler assembly. Sprinkler heads shall be set flush with finish grade and adjusted by the Contractor for maximum efficiency and minimum overspray.

2. Spray sprinklers on risers shall be installed on swing joints and shall be set plumb, approximately 300mm (12") above finished grade, unless otherwise directed by the Owner's Representative. Risers shall be minimum Schedule 40 PVC. All spray sprinklers must include a filter screen.

3. Drip emitters shall be pressure compensating, self-flushing, with a discharge of 2.0 GPH. Set emitters slightly above finished grade for visual conformation of operation and ease of maintenance, unless noted otherwise on the plans.

4. Microjets shall be installed on poly riser extensions set 150mm (6") above finished grade. The location, layout and spray pattern of microjet heads shall be as noted on the plans or as approved by the Owner's Representative on site. The Contractor shall be responsible for providing full, head to head coverage as directed.

5. All drip emitter zones and microjet zones shall include a 3/4" diameter y-strainer filter, 3/4" diameter pressure regulation valve and 3/4" diameter isolation valve in a valve box with the zone control valve.

D. CONTROLLER

1. Mount irrigation controller(s) in location as shown on the drawings, or as directed by the Owner's Representative. Use an approved fastening method when connecting to a building wall, either interior or exterior. Any damage to the building wall or interior fixtures must be repaired immediately, at the expense of the Contractor to the satisfaction of the Owner's Representative.

2. The controller shall be hard-wired directly into the nearest suitable electrical service panel or electrical outlet in accordance with the B.C. Electrical Code requirements, and to the satisfaction of the Owner's Representative. The Contractor shall obtain all necessary permits, inspections and approvals from the local approving authority.

3. Interior Building Installation: mount the controller in a location as shown on the drawings and as approved by the Owner's Representative prior to installation.

4. Exterior Building Installation: mount the controller in a vandal proof, weatherproof, lockable, 3.2mm (1/8") steel box, of a suitable size for the irrigation controller. Finish the box with a minimum of 2 coats of rust inhibitive paint to match building colour or as directed by the Owner's Representative.

5. Exterior Remote Location: mount the controller in a vandal proof, weatherproof, lockable, painted pedestal cabinet or 3.2mm (1/8") steel box at a location as shown on the drawings. The Contractor shall provide a reinforced concrete pad on which to mount the controller, including suitable sized electrical conduits located through the pad for control wires.

6. The Contractor shall prepare and submit shop drawings of any exterior controller installation, including the details of sizes, materials and construction methods for the weatherproof box to house the controller. Shop drawings must be approved by the Owner's Representative prior to construction or installation.

7. Connect valve wires to controller and provide approved electrical conduit fastened to the building wall to a minimum 450mm (18") below finished grade unless otherwise directed by the Owner's Representative.

E. TURFING, Cont...

4. Protect new turf areas with appropriate signs, barriers or fencing to reduce damage. Repair all damaged areas immediately to the satisfaction of the Architect; repairs are the Contractor's responsibility until final acceptance.

5. Dead or discoloured turf will not be accepted and must be replaced at the direction of the architect.

6. Turf areas will only be accepted after:
.1 Turfed areas are healthy, rooted and properly established.
.2 Turf is free from open joints and dead spots and without weeds.
.3 No soil is visible when turf has been cut to 38mm in height.
.4 Turf areas have been mown at least twice.

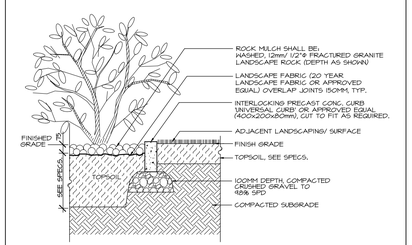
7. During establishment of turf areas, the Contractor is responsible for all landscape maintenance including watering, garbage pick-up, mowing, fertilizing, turf repair or replacement, topdressing and overseeding to the satisfaction of the Architect.

F. LANDSCAPE MAINTENANCE

1. The Contractor shall be responsible for providing all materials, equipment and labour required for the purpose of maintaining all new and existing landscaping during the course of the contract.

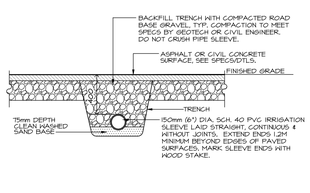
2. Maintenance of the landscaping by the Contractor shall include, but not limited to, the following:
.1 The cutting of lawn areas to 38mm (1.5") height and at no time allowing the grass to exceed a height of 100mm (4"). All grass clippings shall be removed from the site;
.2 Top dressing, fertilizing and weed control of all grass areas and planting areas to good horticultural practice;
.3 Pruning, and the control of insects and diseases, for all plant material to good horticultural practice;
.4 Operation and adjustment of the underground sprinkler system and/or manual watering such that all landscaped areas are watered adequately;
.5 The nursing and protection of all seeded, hydroseeded, sodded or planted areas, as required to ensure adequate "catch" and growth of the plantings;
.6 The cleanup and removal of garbage so that the site is left in a neat and tidy condition each day;
.7 Topdressing of mulch to maintain the specified depth of cover.

3. All landscape maintenance procedures shall be to a high standard and shall be done to the satisfaction of the Architect.



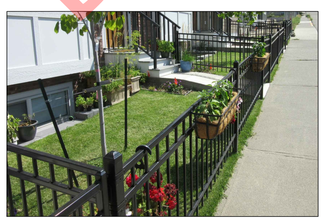
1 L-2 DECORATIVE ROCK MULCH DETAIL

SCALE: N.T.S.



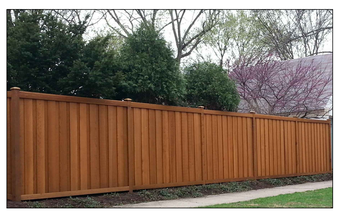
2 L-2 IRRIGATION SLEEVE DETAIL

SCALE: N.T.S.



3 L-2 EXAMPLE OF DECORATIVE STEEL FENCE

SCALE: N.T.S.



4 L-2 EXAMPLE OF CEDAR PRIVACY FENCE

SCALE: N.T.S.

SCANNED DP PL2021-9049

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DESIGNING THE WORLD AS IT SHOULD BE
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L.A. West
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REV	DATE	DESCRIPTION	BY
7	09-16-21	REISSUED FOR DP	RV
6	09-13-21	NEW SITE PLAN	RV
5	07-20-21	REISSUED FOR DP	RV
4	07-19-21	SITE REVISIONS FOR DP	RV
3	05-31-21	ISSUED FOR DP	RV
2	05-31-21	SITE REVS.	RV
1	05-27-21	ISSUED FOR REVIEW	RV

START DATE	MAY 2021
PROJECT No	2021-15
DR.	RV
CH.	RV
SCALE	SHOWN

Architects Seal



Project Name

PENTICTON TOWNHOMES

ADDRESS 726-762 WESTMINSTER AVE.
Penticton B.C.

Client:
Mundi Hotel Enterprises Inc. Kamloops BC
Mr. Parm Kandola PMP - 780 217 7800

LANDSCAPE DETAILS & SPECIFICATIONS

REV No.	Project No.	
0	2021-15	L-200

The Corporation of the City of Penticton

Bylaw No. 2021-38

A Bylaw to Amend Zoning Bylaw 2021-01

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 No. 2021-01;

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. 2021-38".

2. **Amendment:**

Zoning Bylaw No. 2021-01 is hereby amended as follows:

2.1 Rezone Lots 4, 5, 6 and 7 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3445, located at 726, 738, 750, 762 Westminster Avenue West, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) as shown on Schedule 'A'.

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

READ A FIRST time this	19	day of	October, 2021
A PUBLIC HEARING was held this	2	day of	November, 2021
READ A SECOND time this		day of	, 2021
READ A THIRD time this		day of	, 2021
RECEIVED the approval of the Ministry of Transportation on the		day of	, 2021
ADOPTED this		day of	, 2021

Notice of intention to proceed with this bylaw was published on the 26 day of October, 2021 and the 27 day of October, 2021 in the Penticton newspaper, pursuant to Section 94 of the *Community Charter.*

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 2021

_____
for Minister of Transportation & Infrastructure

_____
John Vassilaki, Mayor

_____
Angie Collison, Corporate Officer

Rezone 726, 738, 750 and 762 Westminster Ave W
From R2 (Small Lot Residential) To RM2 (Low Density Multiple Housing)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2021-38

Date: _____ **Corporate Officer:** _____

Public Hearing - LATE SUBMISSION -
Westminster Avenue West

From: Shelley Clarke
Sent: Friday, October 29, 2021 9:28 PM
To: Public Hearings
Subject: 726-762 Westminster Ave

Dear City of Penticton Council

I would like to say for the record, I am for higher density in our city. However, I do have two concerns about the properties in question. In our neighbourhood the city has taken parking away from Power and Westminster St. I have seen there is one spot for each of the units. My concern is there would be no parking available to guests or if there happened to be someone in the household who needed, in-home medical care. I would appreciate if there could be at least an allowance of 1.5 to 1.25 spaces per unit. My other concern is AirB&B, in previous attempts to densify our area ie. Churchill Ave. the neighbourhood was against the changes of single family lots turned into multi unit properties. I was for the change, as I said before, I am for density. From what I understand most of those units are now AirB&B. I think there has to be a way for City Council to ensure new units being built are for residential purposes or long term rentals. AirB&B ruins neighbourhoods, causes congestion (ie.parking) and takes desperately needed rental units away from residents.Thank you for the opportunity to give my opinion.

Shelley Clarke 254 Power st