

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 16, 2021
at 6:00 p.m.

- | | | |
|-------|---|------|
| 1. | Mayor Calls Public Hearing to Order for “Zoning Amendment Bylaw No. 2020-34” | 1-48 |
| CO | Reads Opening Statement and Introduction of Bylaw

“Zoning Amendment Bylaw No. 2020-34”

Purpose: To amend Zoning Bylaw No. 2021-01 as follows:

Rezone Lot 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13211, located at 2644 South Main Street from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing).

Applicant is proposing to construct a 6-unit cluster housing development consisting of three (3) two-storey duplex buildings. | |
| | Notice: The Public Hearing was advertised in the Penticton Herald Newspaper on Tuesday, November 9, 2021 and Wednesday, November 10, 2021 (pursuant to the <i>Local Government Act</i>). | |
| CO | Correspondence attached regarding the Zoning Amendment Bylaw (as of noon Wednesday, November 10, 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. 2020-34” is terminated and no new information can be received on this matter.

-1-

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

Tuesday, November 2, 2021
at 1:00 p.m.

Resolutions

- 15.1 Zoning Amendment Bylaw No. 2020-34
Development Permit PL2021-9126
Re: 2644 South Main Street

377/2021

It was MOVED and SECONDED

THAT "Zoning Amendment Bylaw No. 2020-34", a bylaw to rezone Lot 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13211, located at 2644 South Main Street from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing), be forwarded to the November 16, 2021 Public Hearing;
AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2020-34", a road dedication of 0.8m along the South Main Street frontage be registered with the Land Title Office;
AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2020-34", approve "Development Permit PL2021-9126" for Lot 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13211, located at 2644 South Main Street, a permit to allow the construction of a 6-unit cluster housing development on the property.

CARRIED UNANIMOUSLY

Background

The subject property is located on the east side of South Main Street, near Dauphin Place (Figure 1). The lands are currently vacant after a single detached dwelling was demolished in 2019. The subject property is zoned R1 (Large Lot Residential) and is designated 'Ground Oriented Residential' by the Official Community Plan (OCP).

Surrounding land uses are residential in nature, primarily consisting of single detached dwellings. A rear lane serves this property and separates a small 32m² triangle-shaped area of the lot across the lane from the majority of the property (total area: 1,233 m²), creating what is referred to as a 'hooked lot'.

The applicants originally applied for rezoning in 2020. At that time, the proposed development was for 8 units split between two 3-storey buildings. The applicant had also requested a variance to the rear yard setback requirement to reduce it from 6.0m to 5.2m. A development permit was not applied for at the time.

A Public Hearing was held on September 1, 2020, and several letters were received noting concerns with density, height, and neighbourhood impact from the 8-unit, 3-storey proposal. After the Public Hearing, Council voted to keep Zoning Amendment Bylaw No. 2020-34 at first reading, which allowed the developer to revise their development plans.

The following changes have been made since Council last considered this proposal:

- Number of units reduced from 8 to 6.
- Building height reduced from 3 storeys (9.8m) to 2 storeys (7.42m).
- Variance request for 5.2m rear yard setback is no longer required.
- Design changes such as introducing a pitched roof and dormers, and generally a less modern design (Figure 2).

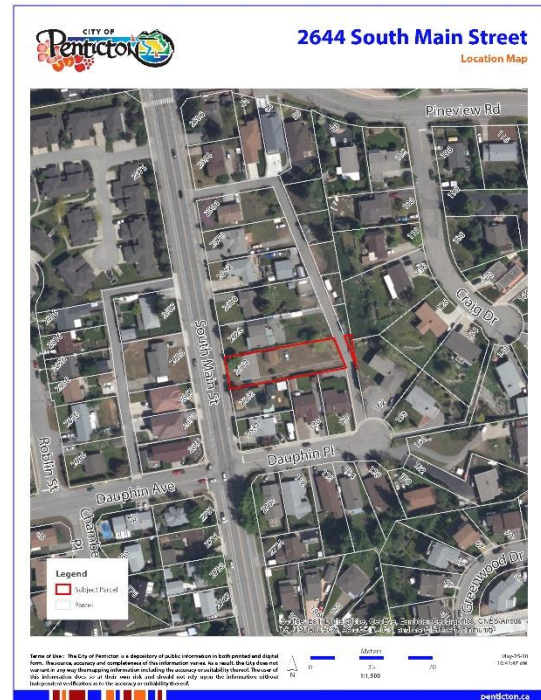


Figure 1 - Location Map

- The applicant submitted a Development Permit application for Council to consider the proposed form and character in conjunction with rezoning request.



Figure 2 - Rendering of current proposed development (left) and original concept (right)

Financial Implication

The City will be responsible for covering the surveying and registration costs associated with the proposed road dedication along South Main Street. The applicant will pay Development Cost Charges (DCC’s) for each unit at the building permit stage.

Technical Review

This revised set of plans were reviewed by the City’s Technical Planning Committee (TPC). The TPC identified a 0.8m road widening along South Main Street and have recommended that it be taken through the rezoning process. Clarification of information on the development plans was discussed at the meeting, and the applicant has revised the plans to meet these comments. Comments related to the future building permit application have been provided to the applicant to expedite that process in the future.

Development Statistics

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

	RM2 Zone Requirement	Provided on Plans
Minimum Lot Width:	18 m	18.28 m
Minimum Lot Area:	540 m ²	1,233 m ²
Maximum Lot Coverage:	40%	36%
Maximum Density:	0.8 Floor Area Ratio (FAR)	0.54 Floor Area Ratio (FAR)
Vehicle Parking:	1 space per unit 1 visitors space per 4 units Required: 7 parking spaces	1 space per unit 2 visitor spaces Total Provided: 8 parking spaces
Bicycle Parking:	0.5 Class I spaces per unit 0.1 Class II spaces per unit	Garages provided, no Class I required * 1 Class II bike rack provided
Required Setbacks Front Yard (South Main St):	3.0 m	3.0 m

Side Yard (north):	3.0 m	7.0 m
Side Yard (south):	3.0 m	3.0 m
Rear Yard (lane):	6.0 m	6.1 m
Maximum Building Height:	12 m	7.42 m
Amenity Space:	20m ² per unit, minimum 25% at ground level Total = 120 m ²	20m ² yards per unit, 100% at ground level Total = 192 m ²
Other Information:	* Section 6.4.3.5 of the Zoning Bylaw states that where multifamily developments are designed with each unit having its own garage, no Class I bicycle parking is required because the unit garage would provide secure bike storage	

Analysis

Rezoning

The OCP designation for the property is ‘Ground Oriented Residential’. This land use designation supports cluster housing, fourplexes, higher-density rowhouses, townhouses and bareland strata developments. The proposed cluster housing development is a consistent use with the Ground Oriented Residential designation.

Staff consider that the proposed rezoning to the RM2 zone will allow for development that conforms to the following OCP Policies:

- Policy 4.1.1.1 Focus new residential development in or adjacent to existing developed areas.
 - The property is located in an existing developed area with municipal services.
- Policy 4.1.1.4 Ensure all new developments fully cover the cost of the required infrastructure and services they require, including roads, water, sewer, storm water, and provision of parks, schools, and emergency services.
 - The developer is responsible to cover development costs including any required infrastructure upgrades. The City covers the surveying and registration costs of the road dedication. The developer will pay DCC’s at the building permit stage to help offset the increased demand on municipal infrastructure.
- 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.
 - There are other multifamily developments located along South Main Street. The property is located along an urban collector road with a bike route, bus route, and is close to schools and commercial areas. The submitted development permit application ensures the applicable Development Permit Area Guidelines in the OCP are met.
- Policy 4.1.3.4 Encourage developments that include one-bedroom and two-bedroom units in suitable neighbourhoods to enable people to downsize as they age and to provide entry-level housing for those people entering the housing market. At the same time, provide 3-bedroom units, or larger, to accommodate families.

- All 6 units are proposed to have 3-bedrooms and 2 full bathrooms. This provides an accommodation option for families.
- 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.
- The subject property is located on an urban collector road with a bus route. It is located within a ten minute walk to Princess Margaret Secondary School, Skaha Lake Middle School, and stores and restaurants along the Skaha Lake Road commercial corridor.
- 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.
- The applicant has submitted a Development Permit application in conjunction with the rezoning request for Council’s consideration. Attachments ‘D’ and ‘E’ show how the proposed development meets the applicable OCP design guidelines. The applicant responded to concerns raised with the previous 8 unit, 3 storey proposal with the new submission, namely by reducing the number of units and reducing the building height.
- Policy 4.1.5.1 Recognize that some traditionally single-family neighbourhoods will see intensification as the city grows, but ensure that new forms of residential development are compatible with the neighbourhood in scale and design, and are appropriately located (e.g., greater density closer to collector roads, services and amenities).
- This section of South Main Street is designated by the OCP for more intensive residential development in the future (Attachment ‘B’). This proposal is the first redevelopment proposal on this side of the street, which currently consists of single family dwellings. Staff have worked with the applicant to implement the Development Permit Area guidelines and incorporate the public feedback received in 2020 into this resubmission.

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.

Given that there is adequate policy through the OCP to support the development and that Council has previously given this bylaw first reading, staff recommend that Council forward “Zoning Amendment Bylaw No. 2020-34” to the November 16, 2021 Public Hearing to allow residents to review and comment on the resubmission.

Development Permit

The proposed development is included in the Multifamily Residential Development Permit Area, which is established in the OCP to enhance neighbourhoods and create sensitive transitions in scale and density of new multifamily developments by addressing issues such as privacy, landscape retention, and neighbourliness. The applicant has provided a letter of intent and development permit analysis with their submission (Attachment ‘D’). Staff have also completed a development permit analysis (Attachment ‘E’) that shows how the development conforms to the applicable design guidelines.

The OCP allows for minor variances through a development permit, rather than a standalone development variance permit application. The applicant is proposing a reduced landscape buffer width along the north property line (Figure 3). Section 5.1.4 of the Official Community Plan allows variances to landscape buffers in cases where “the proposed building locations make establishment of a buffer difficult or impossible or where the trees will not thrive...in cases where the buffer is reduced, compensatory planting elsewhere on site or in the adjacent public realm is required.” In this instance, the north landscape buffer is reduced in width on these plans from 3m to 1m, as a result of the driveway providing access into each unit garage. The south landscape buffer remains at the 3m required width. Staff are supporting the variance through the development permit because the landscape plan shows that the required number of trees and shrubs will be planted along the reduced buffer, at the ratios required by the Zoning Bylaw: 1 tree per 10m and 1 shrub per 1m. As a result, no additional plantings elsewhere on site or public realm are required. This reduced buffer allows vehicle access into the units and maintains some landscaping along this side of the property adjacent to the neighbouring single detached dwelling. Staff also note that the driveway itself increases the setback between the proposed buildings and the northern neighbour to provide more physical separation, an additional form of buffering.

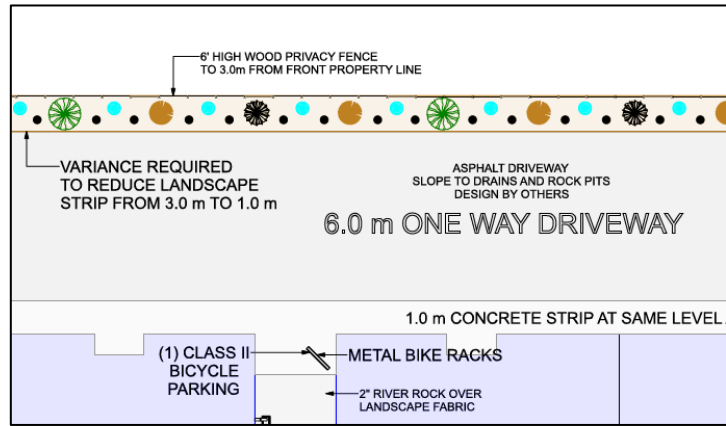


Figure 3 – Excerpt of plans showing reduced landscape buffer (north)

The proposed development has been designed with the OCP policies in mind and with due consideration of impacts on neighbouring property owners. The changes to the development plans reflect the comments received through the previous Public Hearing in September 2020. As such, staff recommend that Council consider approving the Development Permit, subject to the adoption of the Zoning Amendment Bylaw.

Alternate Recommendation

Council may consider the proposed rezoning is not suitable for this property. If this is the case, Council should close and abandon the application. Staff are recommending against this option, as the proposed rezoning conforms to the future land use designation as set out in the OCP. Staff note that the public may be interested in reviewing the revised plans as the redesign may affect public comments on the proposal.

1. THAT Council close and abandon “Zoning Amendment Bylaw No. 2020-34”.

Attachments

- Attachment A – Zoning Map of Subject Property
- Attachment B – Official Community Plan Map of Subject Property
- Attachment C – Images of Subject Property
- Attachment D – Letter of Intent and Development Permit Analysis (applicant)
- Attachment E – Development Permit Analysis (staff)
- Attachment F – Zoning Amendment Bylaw No. 2020-34
- Attachment G – Draft Development Permit PL2021-9126

Respectfully submitted,
Steven Collyer, RPP, MCIP
Planner II

Concurrence

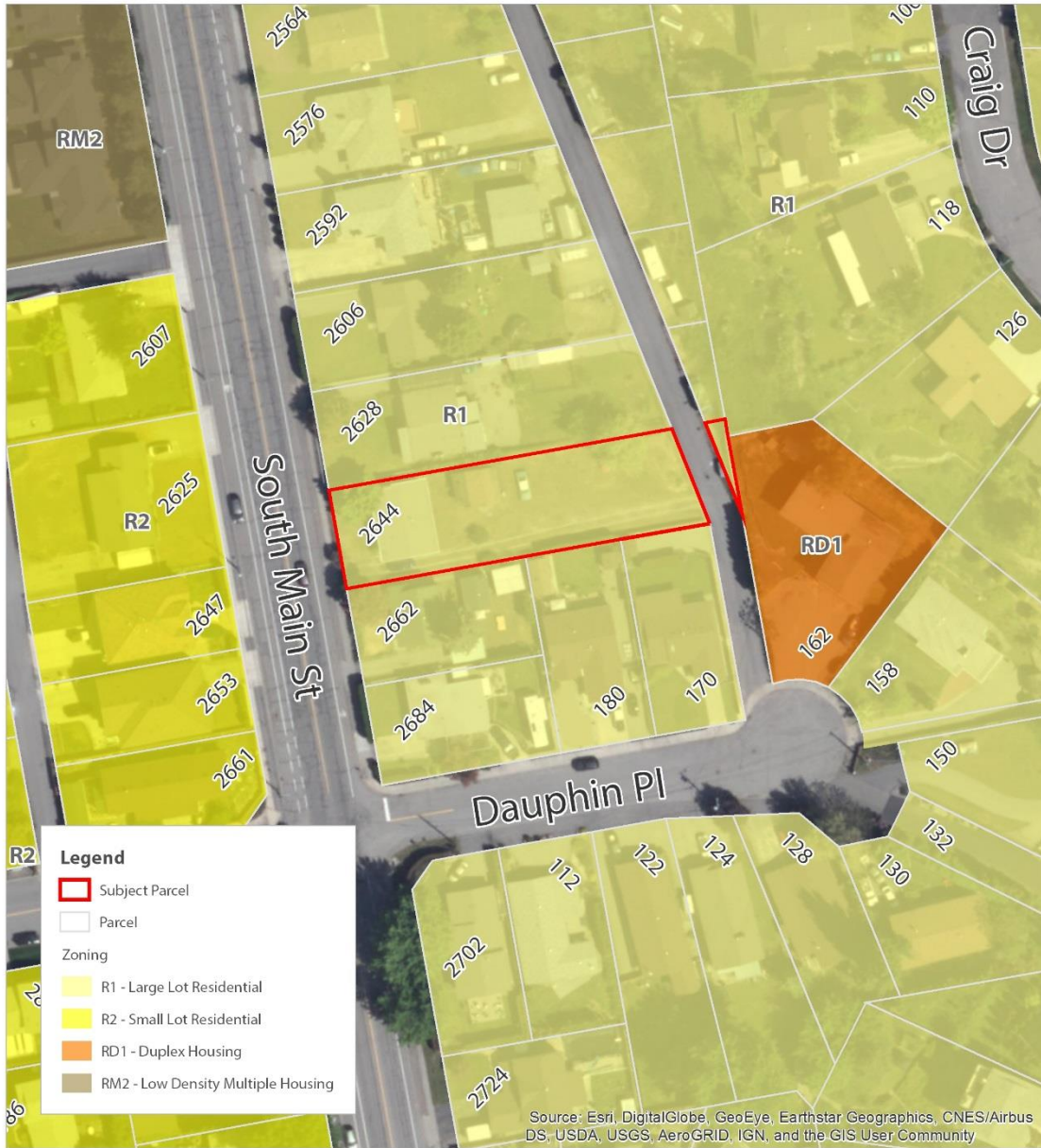
Director of Development Services <i>BL</i>	A/Chief Administrative Officer <i>LWB</i>
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Attachment A – Zoning Map of Subject Property



2644 South Main Street

Zoning Map



Legend

- Subject Parcel
- Parcel

Zoning

- R1 - Large Lot Residential
- R2 - Small Lot Residential
- RD1 - Duplex Housing
- RM2 - Low Density Multiple Housing

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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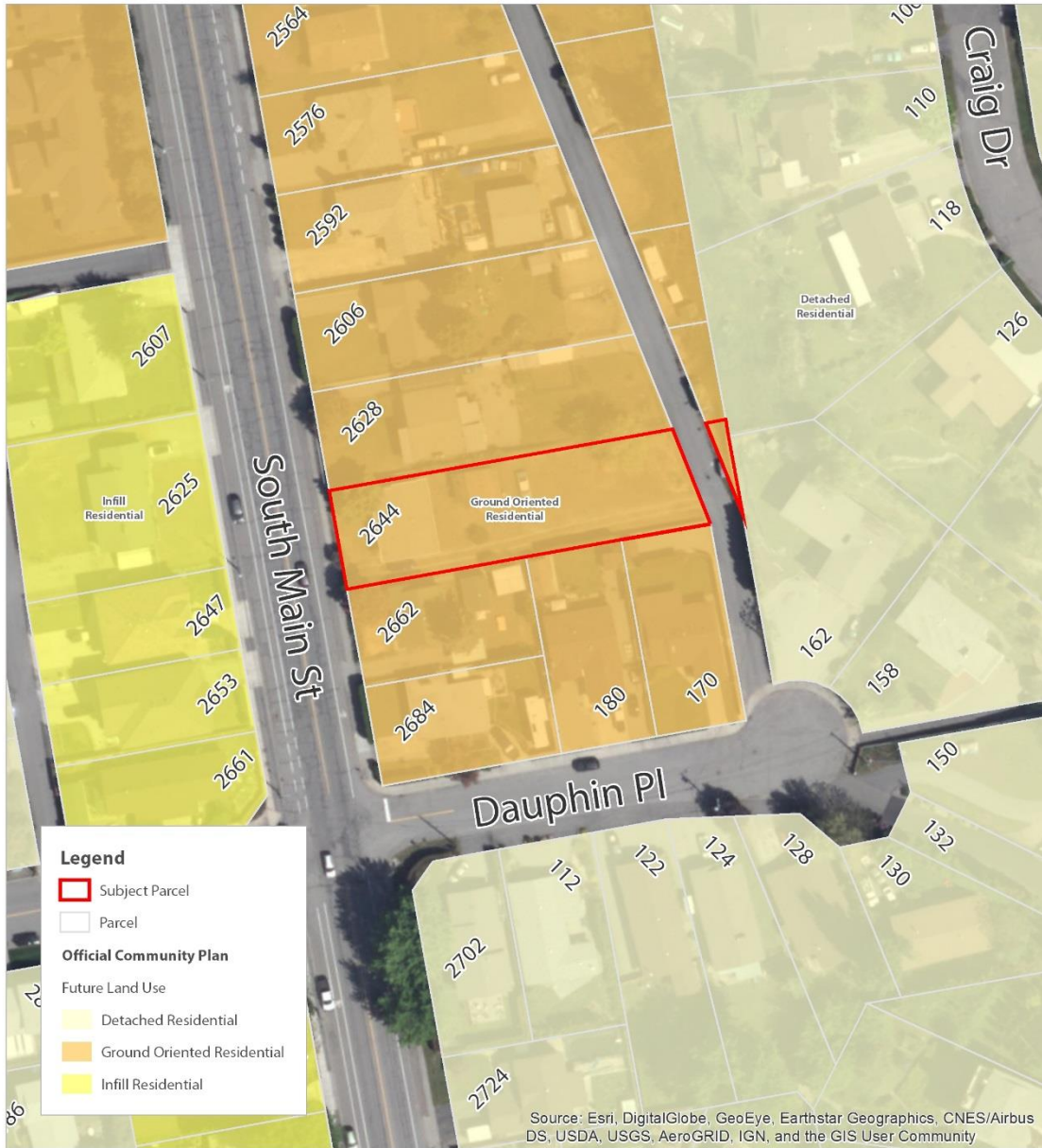
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Attachment B – Official Community Plan Map of Subject Property



2644 South Main Street

Official Community Plan Map



Legend

- Subject Parcel
- Parcel

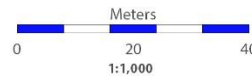
Official Community Plan

Future Land Use

- Detached Residential
- Ground Oriented Residential
- Infill Residential

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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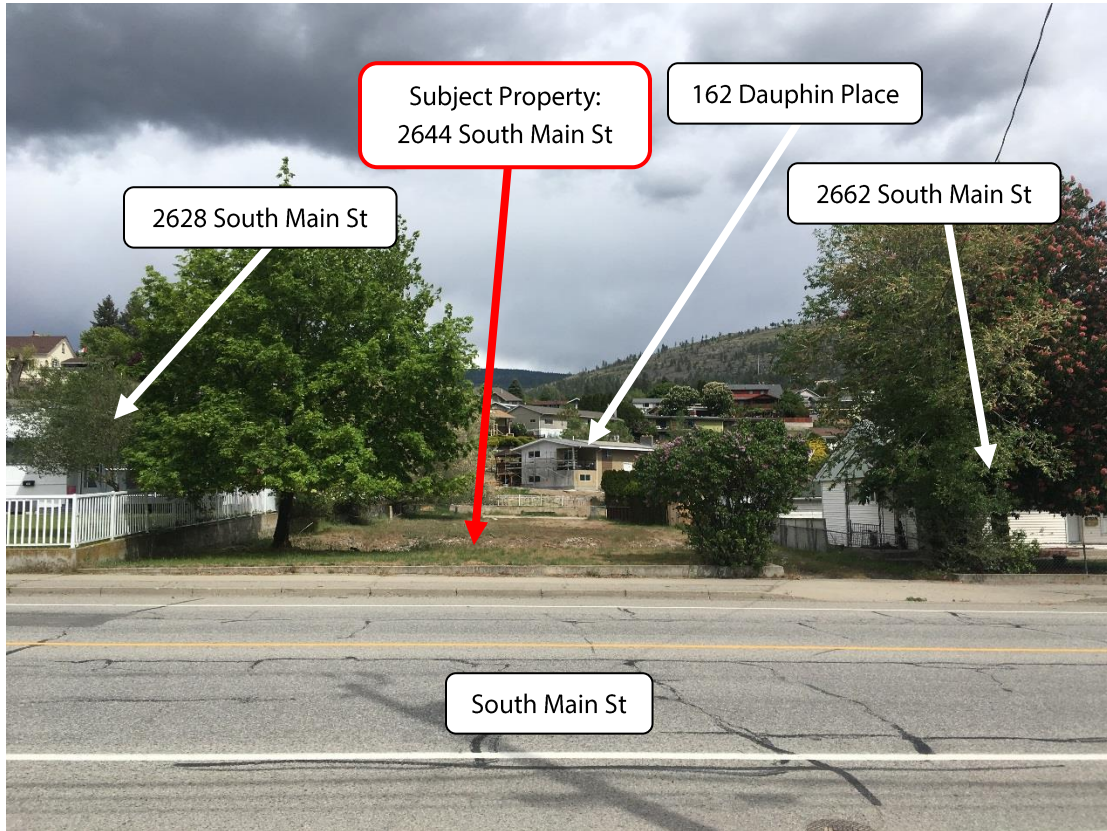


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penticton.ca

Attachment C – Images of Subject Property



Attachment D – Letter of Intent and Development Permit Analysis (applicant)



August 30, 2021

Giroux Design Group Inc.
23216 Garnet Valley Rd.
Summerland, BC V0H 1Z3

City of Penticton
171 Main Street
Penticton, BC V2A 5A9

Re: 2644 South Main St. Rezoning & Development Permit Re-Application

To City of Penticton Planning Department,

This letter is regarding the proposed rezoning and development of the property located at 2644 South Main Street. The property is currently zoned R1 (Large Lot Residential) and the original single family dwelling and auxiliary structures have been demolished.

The proposal is to rezone the property to RM2 (Low Density Multiple Housing) and build three duplexes for a total of six units. The two-storey duplexes will be modest in size with enclosed parking and will provide much needed family housing close to schools, parks and shopping. The proposal fits within the City of Penticton's Official Community Plan as the area is designated for Ground Oriented Residential development which includes RM2 zoning. This is a re-submission for development as the original application to build 8 units was denied by council (Mayor Vassilaki and Councillor Kimberley were absent for the vote which was split 3-2). The neighbours were opposed to the density of the project and the height, and the application was left open to allow for a redesign to no more than 6 units. Unfortunately we were not made aware of any opposition to the proposal until the afternoon of the council meeting at which time we were presented with a petition and letters from some of the neighbours. Having heard the concerns of the neighbours we have adjusted the proposal to a lower density and height. We believe the new proposal addresses the neighbours concerns in a fair way and is the minimum density for profitable development.

The property has lane access at the rear with the lane connecting to Dauphin Place to the South and South Main Street to the North. The proposed development requires no variances to the zoning bylaw, and we believe it meets the intent of providing modest densification to an area of town that has underutilized land with large lots currently devoted to older single family homes.

Thank you for considering our proposal.

Best regards,

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

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

2644 SOUTH MAIN STREET: DEVELOPMENT PERMIT ANALYSIS

PEDESTRIAN CONNECTIVITY

The development is on a major road with pedestrian sidewalks and bicycle lanes on the street. The location allows for easy walking or cycling to the nearby shopping, parks and schools. City Bus stops are also located in close proximity to allow easy transit use.

PARKING

Each duplex has an enclosed garage for secure parking, as well there are two guest parking stalls provided at the east end of the lot. Class I & II Bicycle spaces are provided at the centre of the property between two of the buildings. No variances are required for parking as the required number of spaces are met. Vehicular access to the property is provided by a one-way common driveway that will enter from South Main Street and exit to the lane. The rear lane has access to Dauphin Place to the south and South Main Street to the north, so the traffic should not be at all overwhelming to the lane. The access provided from South Main Street will allow reduce the lane traffic and we feel is essential to the development as it allows for a narrower drive aisle and more space for landscaping between the properties to the south.

DESIGN FOR CLIMATE

The building will meet the requirements of Step 3 of the BC Building Code. Trees to be planted along the north and south property lines are deciduous trees which will provide shade during the summer and sunlight during the winter as the leave fall. The trees are also placed to allow for maximum privacy between the development and neighbours. Each property has its own private rear yard to allow for outdoor living.

ORIENTATION & MASSING

Each unit has it's own entry door, the entry door of the unit closest to South Main Street faces the street with it's own enlarged covered porch to improve street appeal. The entry doors of the other units face the common driveway with a covered porch for each door. The proposed development is larger than the neighbouring houses, but this is to be expected as it is the first of many multi-unit projects that will be built as the older homes are replaced. The building is placed closer to the south property line as the rear yards of the properties on Dauphin Place to the south allow for more space. This is in consideration that these properties to the south will most likely remain single family dwellings, whereas the property to the north is designated for future multi-family development. To keep the privacy to the properties to the south, the size and number of the windows facing north have been kept to a minimum, as well a 6' high privacy fence is to be installed along with a row of trees. The building height has been reduced to two storeys to reduce the height impact of the building, and the height of the building is well under the maximum height allowed in the zoning bylaw. The front porch facing South main street helps reduce the height impact of the building, the various gable roofs and the cantilevered portions of the building add character and help break up the building faces. The three buildings are separated by two 8' spacings which also helps break up the building mass. The style of the building is Modern Farmhouse, which is currently on of the most popular architectural styles and fits nicely into any neighbourhood.

LANDSCAPING (ENHANCING THE URBAN FOREST)

The proposed number of plants and trees exceed the minimum requirements set forth by the City of Penticton. Deciduous trees are planted along the south property lines, coniferous trees are planted along the north property line, as well as there are trees planted on the street and lane sides of the property.

Planting beds are also distributed along all four property lines, with a variety of ornamental grasses, flowers and shrubs. The drive aisle width is kept to a minimum to allow for a 1.0m planting strip along the north property line, wide enough to allow for trees and plants. Each rear yard is private, separated with a 6' privacy fence and each yard includes it's own planting bed. The rear south east corner of the property has a common grass area which provides additional amenity space. All amenity space is provided at the ground level along the north side of the property. All planting beds and grassed areas are to be equipped with automatic irrigation systems on timers and with moisture sensors. The majority of the plants chosen are drought resistant plants to reduce the need for water. A door from each unit provides access into the back yard.

WASTE MANAGEMENT

Garbage and recycling collection is provided by individual roll out bins, with a concrete pad placed on the east side of the lane where the development has an additional piece of land. Space is provided in each garage for the bins on non-collection days. A 4' high wood fence screen will be placed on three sides of the concrete pad to keep the area tidy on collection day.

FENCES

6' high wood privacy fences will be placed along the north, south and east property lines, with the exception of the front yard where a 4' high wood fence will be constructed. No fence will be placed on the west property line where the drive aisle meets the lane. There is no fence proposed on the west property line as there is a planting bed proposed there. Each rear yard will also be separated by 6' high privacy fences. The Class II bicycle parking storage will also be enclosed by a 6' high fence with a locked gate.

We believe that the rezoning and development of this property will be a first step towards making better use of the land available in the south side of Penticton, as there are many large lots close to schools and shopping, perfectly suited for multiple family development. We believe this development will provide much needed family housing in a very practical way and in a great location. As these properties start to be developed it will greatly increase the value of the properties, the greater value will be based on the number of units

Thank you for considering our proposal.

Best regards,



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

Attachment E – 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.).
- The applicant has designed the development with a 0.8m road dedication factored into the layout. In addition, the revised plans show a closer relation to the building heights on neighbouring properties, which are generally 1-2 storeys as opposed to the previously proposed 3 storeys.
- Guideline G3* Private and semi-private open spaces should be designed to optimize solar access.
- The yard amenity spaces for each unit face south, allowing solar access onto the amenity spaces and into the buildings themselves.
- Guideline G5* Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.
- The street-facing building is at the minimum 3.0m setback. Staff note that the front property line will be 0.8m back from where it currently is after the road dedication is complete.
- 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 development design provides visual overlook onto the driveway at the side of the property with windows and main entries facing this area, as well as towards the street and lane. This provides for 'eyes on the street', naturally providing added security to these areas.
- Guideline G13* Entry to ground-level residential units should be no more than 1.8m above the grade of adjacent public sidewalks and walkways.
- Entrances to each unit are approximately 0.3m from grade.
- Guideline G16* Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...
- Each unit has its own garage space for one vehicle. Two outdoor visitor parking spaces are located adjacent to the rear lane. A 1m wide concrete strip along the driveway provides a visually different path for pedestrians to walk from the street to each unit entrance.
- Guideline G23* Articulation of building mass should include horizontal (minor) setbacks and stepbacks (along upper storeys) to provide visual interest and enrich the pedestrian experience. Balconies and/or cantilever upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.

- The proposed design features minor projections, gables, and other design elements to make the facades more visually appealing. Covered entrances are an attractive design feature and also provide weather protection.

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 (e.g., street, sidewalk), semi-public (e.g., walkway, ramp, stair), semi-private (e.g., stoop, balcony) and private areas.

- As shown on the development plans, the west façade facing South Main St is designed with the main entry to the unit facing the street, with a covered patio and gables providing interesting architectural features. A new path connects this unit entry directly to the public sidewalk. Large windows also face towards the street in a positive way, rather than having this most visible unit facing the side driveway.

Guideline G26 Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.

- The development was reduced in height from three storeys to two storeys after comments were received through the public hearing in September 2020. This change helps maintain neighbour privacy by reducing the number of windows and angle of overlook onto neighbouring properties. In general, lower building heights lead to less potential for privacy impacts on adjacent properties. No upper level amenity spaces such as decks or balconies are part of this design, all amenity areas are at-grade lawns.

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, and main unit entries on the buildings face towards the side driveway. The unit adjacent to the street has a main entrance facing South Main Street in a positive way. This design provides visual overlook onto the public realm.

Guideline G35 Tree planting...

- The landscaping plan shows two trees planted along the front yard, and six trees along each side yard. Additional plantings are provided on the landscaping plan.

Guideline G38 Screening & Buffering...

- Landscape buffers are shown on the landscaping plan along both side property lines. The south landscape buffer meets the required tree and shrub planting ratios, as well as the required 3m width. The north landscape buffer also meets the tree and shrub ratios, however it is proposed at 1m rather than 3m due to the driveway providing access to each unit. Staff are recommending that the landscape buffer width along the north property line be reduced through the development permit, as allowed for by the OCP. Fences are proposed along each side property line, and combined with the landscape buffers this will assist with screening the property and maintaining privacy between neighbours.

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.

- As shown on the plans, the garbage/recycling bins will be stored inside the garage of each unit, within a dedicated storage nook so as to not impede room for vehicles.

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.

- Each unit will have a private yard space. These at-grade amenity spaces provide semi-private outdoor space for future residents.

Guideline MF2 In an effort to promote community and social sustainability, multifamily developments should exhibit a preference for courtyard forms with views into them from ground-oriented ground floor units.

- The amenity areas will be framed by the proposed buildings and are dedicated for each unit, with views onto them from the units.

Bylaw No. 2020-34

A Bylaw to Amend Zoning Bylaw ~~2017-08~~ 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 ~~2017-08~~ 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. 2020-34".

2. **Amendment:**

2.1 Zoning Bylaw No. ~~2017-08~~2021-01 is hereby amended as follows:

Rezone Lot 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13211, located at 2644 South Main Street from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing).

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

READ A FIRST time this	18	day of	August, 2020
A PUBLIC HEARING was held this	1	day of	September, 2020
A SECOND PUBLIC HEARING was held	16	day of	November, 2021
READ A SECOND time this		day of	, 2021
READ A THIRD time this		day of	, 2021
ADOPTED this		day of	, 2021

Notice of intention to proceed with this bylaw was published on the 21 day of August, 2020 and the 25 day of August, 2020 and on the 9 day of November, 2021 and the 10 day of November, 2021 in the Penticton newspaper, pursuant to Section 94 of the *Community Charter*.

John Vassilaki, Mayor

Angie Collison, Corporate Officer

Rezone
2644 South Main St.

From R1 (Large Lot Residential) To
RM2 (Low Density Multiple Housing)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2020-34

Date: _____

Corporate Officer: _____

Development Permit

Permit Number: DP PL2021-9126

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 251 Similkameen Division Yale District Plan 6116 Except Plan M13211
 - Civic: 2644 South Main Street
 - PID: 010-196-218
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a six-unit cluster housing development as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 489 of the *Local Government Act*, the following provisions of the City of Penticton Zoning Bylaw No. 2021-01 are varied by this permit:
 - a. Table 5.1: to reduce the landscape buffer width along the north property line from 3m to 1m.
5. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
6. The holder of this permit shall be eligible for a refund of the security described under Condition 5 only if:
 - a. The permit has lapsed as described under Condition 9, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.

7. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

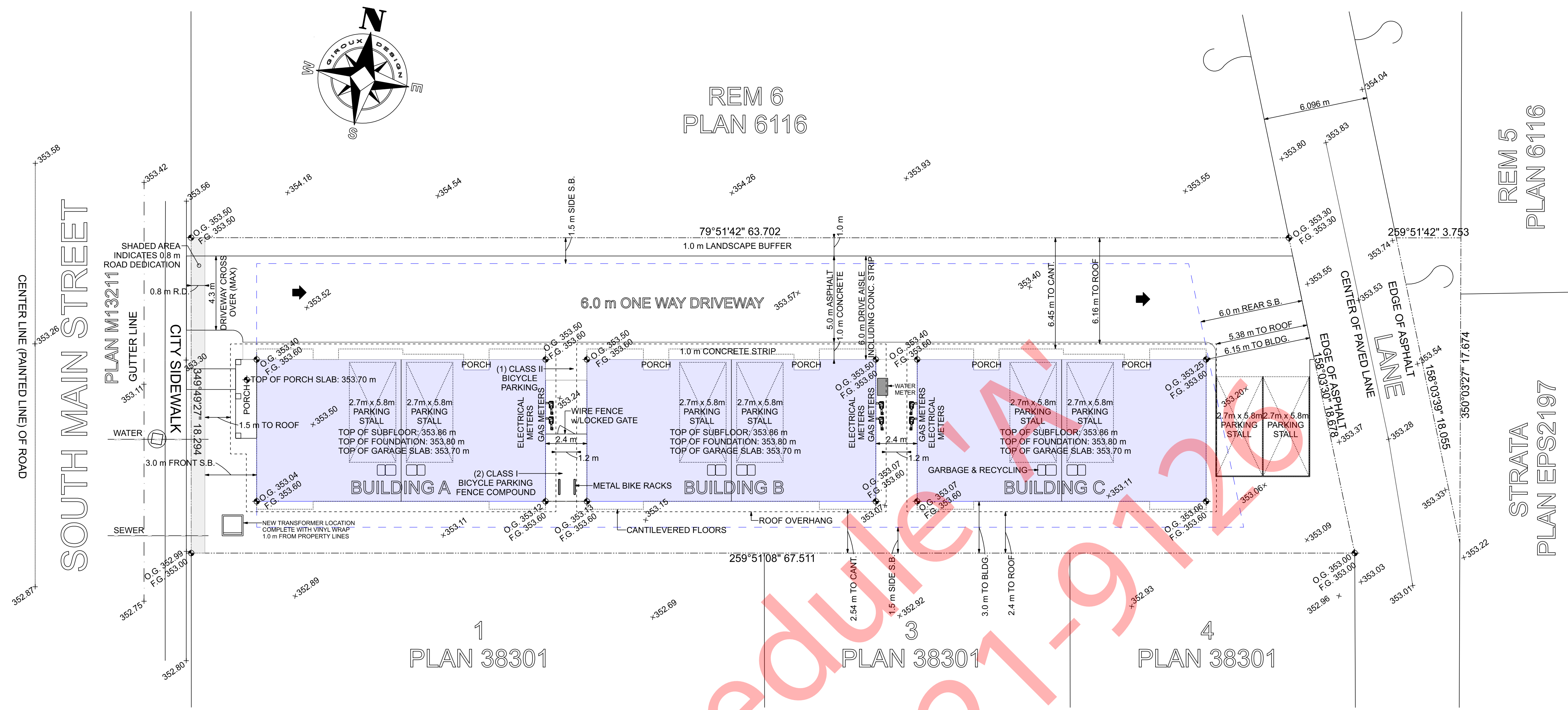
General Conditions

8. 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'.
9. 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.
10. **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.**
11. 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.
12. 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.

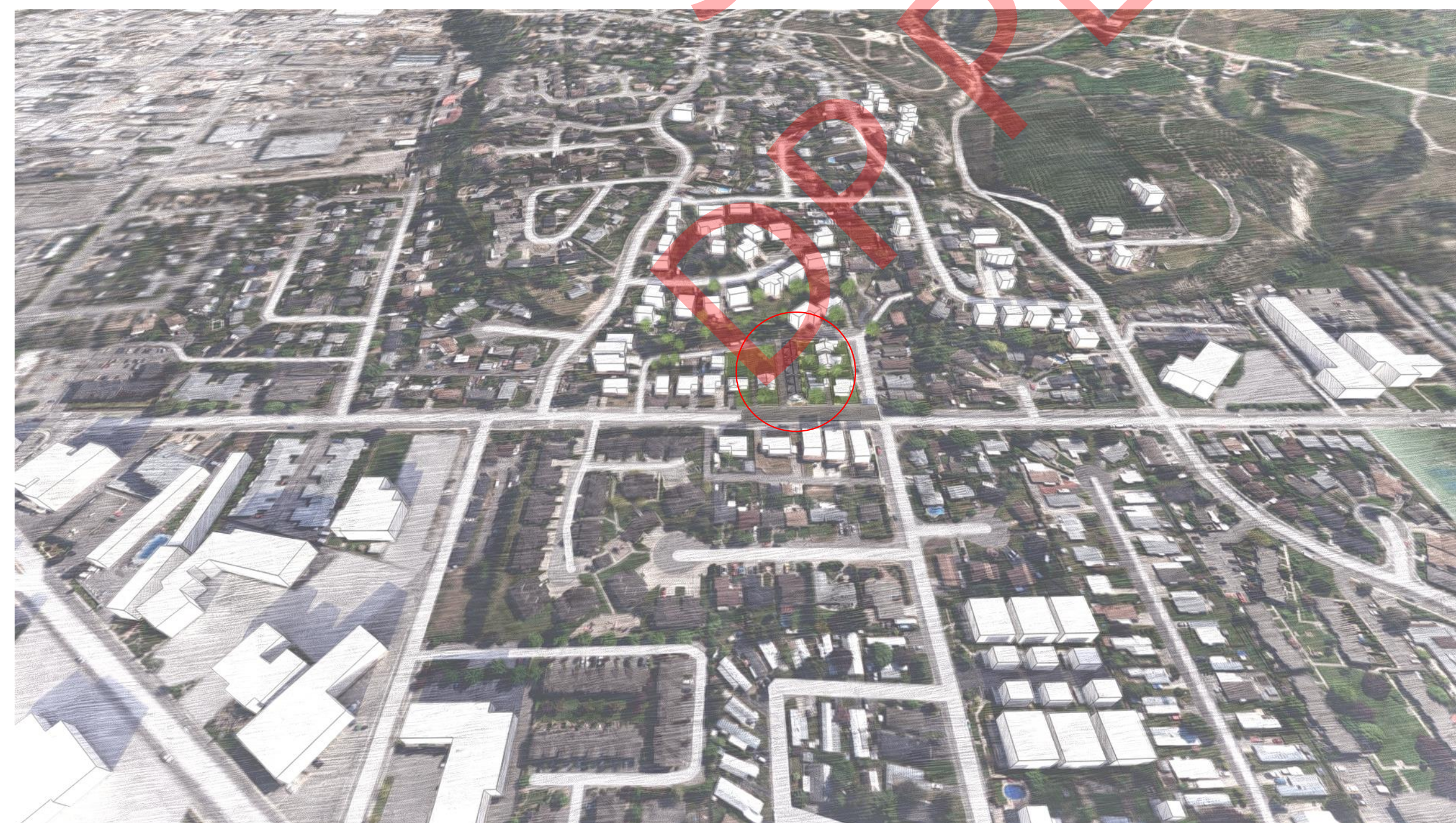
Authorized by City Council, the ____ day of _____, 2021.

Issued this ____ day of _____, 2021.

Angela Collison
Corporate Officer



SITE PLAN
 SCALE: 1:150
 CIVIC ADDRESS: 2644 SOUTH MAIN STREET, PENTICTON, B.C.
 LEGAL DESCRIPTION: SITE PLAN OF LOT 7, DL 251, SDYD, PLAN 6116 except PLAN M13211
 PID: 010-196-218
 FIELD SURVEY COMPLETED APRIL 5, 2019 BY MANDEVILLE LAND SURVEYING INC. (PROFESSIONAL B.C. AND CANADA LAND SURVEYORS).
 ELEVATIONS ARE GEODETIC, DERIVED FROM PENTICTON MONUMENT #83H6733.
 FILE: 19-053 DWG: 19-053



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ZONING COMPLIANCE TABLE (CURRENT ZONING R1-PROPOSED RM2)			
REGULATION	REQUIRED	PROVIDED ON PLANS	VARIANCE REQUIRED
LOT AREA	390 m ²	1233 m ²	N/A
MINIMUM LOT WIDTH	18.0 m	18.29 m	N/A
MAXIMUM LOT COVERAGE	40%	36% (444.91 m ²)	NO
MAXIMUM DENSITY	0.80 FAR	0.54 (665.3 m ²)	NO
MAXIMUM HEIGHT	12 m	7.42 m	NO
MINIMUM FRONT YARD (WEST)	3.0 m	3.0 m	NO
MINIMUM INTERIOR SIDE YARD (NORTH & SOUTH)	1.5 m	1.5 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	N/A	NO
MINIMUM REAR YARD (EAST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT + 2 GUEST)	8	8	NO
BICYCLE PARKING (CLASS I/CLASS II)	2/1	2/1	NO
AMENITY AREA (20 m ² PER UNIT)	120 m ²	192 m ²	NO

Site Plan & Zoning Compliance

GURDIAL CHAHAL

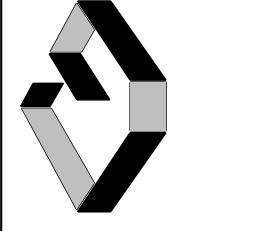
2644 SOUTH MAIN STREET
 PENTICTON, BC

DESIGN BY: AJG DATE: 9/28/21
 DRAWN BY: AJG REVISED:

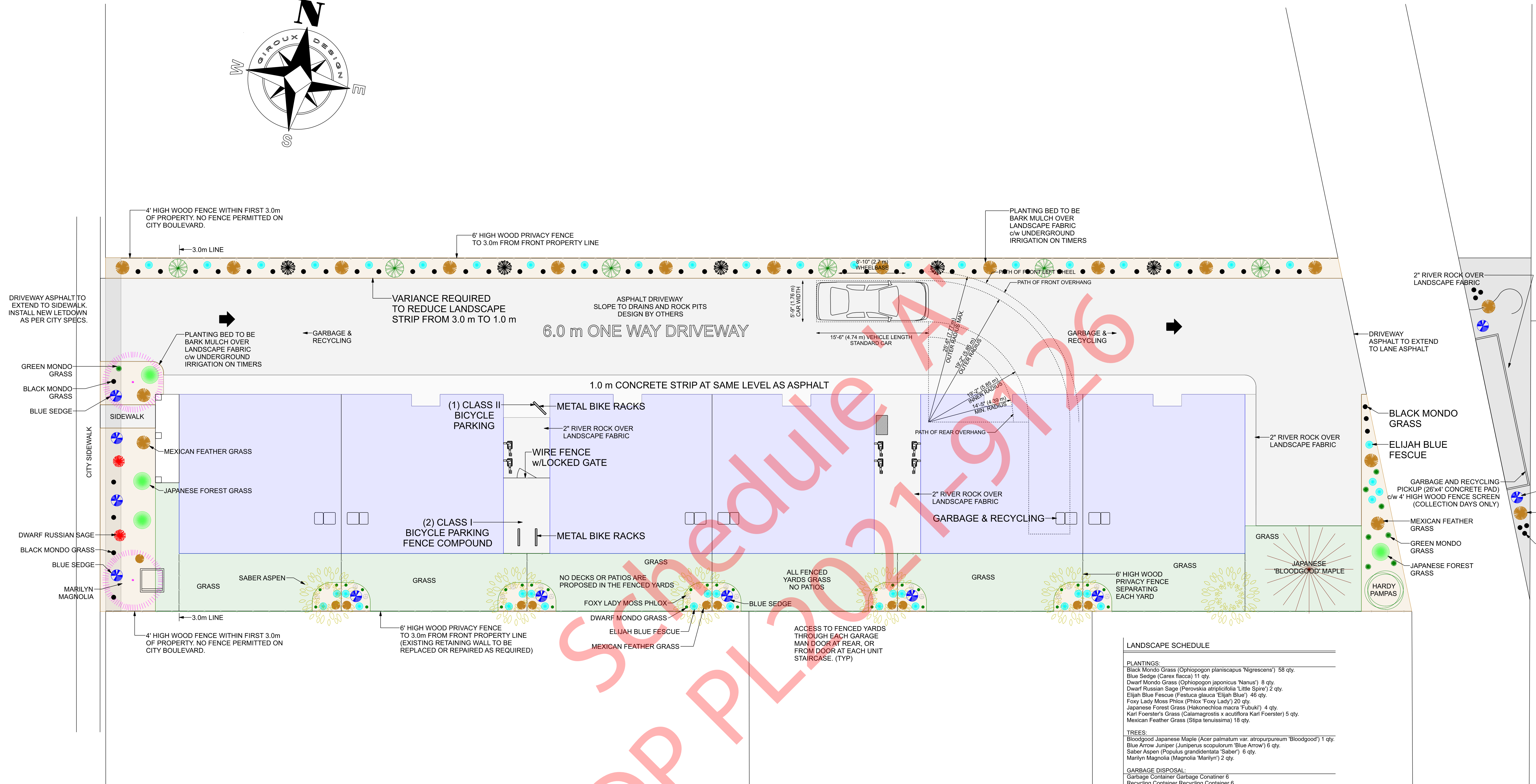
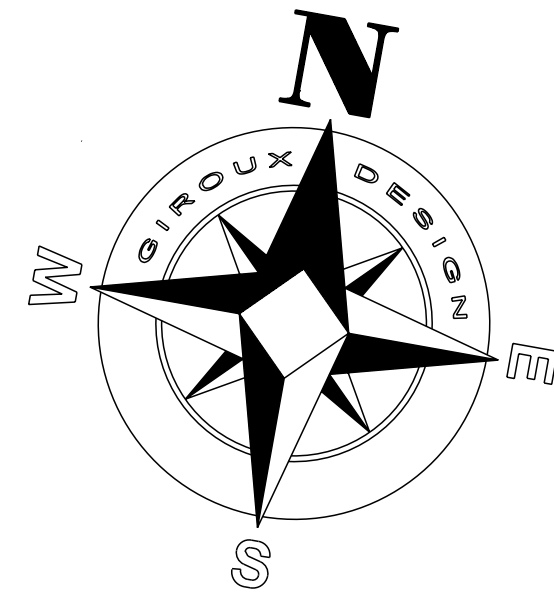
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 web: www.girouxdesigngroup.com



PLAN NO.
WP-5727
 SLAB
 SHEET NO.
A1



LANDSCAPE PLAN

SCALE: 1:100

CIVIC ADDRESS: 2644 SOUTH MAIN STREET, PENTICTON, B.C.

LEGAL DESCRIPTION: SITE PLAN OF LOT 7, DL 251, SDYD, PLAN 6116 except PLAN M13211

PID: 010-196-218

LANDSCAPE SCHEDULE

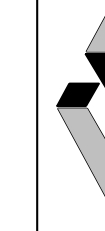
PLANTINGS:	Black Mondo Grass (<i>Ophiopogon planiscapus</i> 'Nigrescens') 58 qty.
	Blue Sedge (<i>Carex flacca</i>) 11 qty.
	Dwarf Mondo Grass (<i>Ophiopogon japonicus</i> 'Nanus') 8 qty.
	Dwarf Russian Sage (<i>Perovskia atriplicifolia</i> 'Little Spire') 2 qty.
	Elijah Blue Fescue (<i>Festuca glauca</i> 'Elijah Blue') 46 qty.
	Foxy Lady Moss Phlox (Phlox 'Foxy Lady') 20 qty.
	Japanese Forest Grass (<i>Hakonechloa macra</i> 'Fubuki') 4 qty.
	Karl Foerster's Grass (<i>Calamagrostis x acutiflora</i> Karl Foerster) 5 qty.
	Mexican Feather Grass (<i>Stipa tenuissima</i>) 18 qty.
TREES:	Bloodgood Japanese Maple (<i>Acer palmatum</i> var. <i>atropurpureum</i> 'Bloodgood') 1 qty.
	Blue Arrow Juniper (<i>Juniperus scopulorum</i> 'Blue Arrow') 6 qty.
	Saber Aspen (<i>Populus grandidentata</i> 'Saber') 6 qty.
	Marilyn Magnolia (<i>Magnolia 'Marilyn'</i>) 2 qty.
GARBAGE DISPOSAL:	Garbage Container Garbage Container 6
	Recycling Container Recycling Container 6
GROUND COVER/HARD SURFACES:	Property Area (13,271 sq.ft.)
	Asphalt (3520 sq.ft.)
	Grass (1935 sq.ft.)
	Planting Beds-Bark Mulch (1487 sq.ft.)
	River Rock-2" Rainbow (459 sq.ft.)
	Landscape Fabric (1923 sq.ft.)
	Sidewalks/Patios (723 sq.ft.)
FENCING:	4' High Wood Fence (24 lin.ft.)
	6' High 'Good Neighbour' Privacy Fence (554 lin.ft.)
LANDSCAPE NOTES:	SHRUBS SHALL BE A MIN OF No.2 POT SHRUBS
	ALL TREES ARE TO BE A MINIMUM CALIPER OF 60mm WITH A CLEAR STEM HEIGHT OF 1.5 m
	NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION
	NO RETAINING WALLS OVER 1.2 m IN HEIGHT ARE PERMITTED WITHIN ANY SETBACK AREA
	LANDSCAPED AREAS TO BE EQUIPPED WITH UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH MOISTURE SENSORS & TIMERS.
	LANDSCAPING AND IRRIGATION TO EXTEND TO EDGE OF CITY SIDEWALKS, CURBS, ASPHALT. (INCLUSIVE OF LANDSCAPING ON CITY BOULEVARD)
	DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

GIRDIAL CHAHAL
2644 SOUTH MAIN STREET
PENTICTON, BC

DESIGN BY: AIG
DRAWN BY: AIG
DATE: 9/28/21
REVISED:

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PLAN NO.
WP-5727
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SHEET NO.
A2

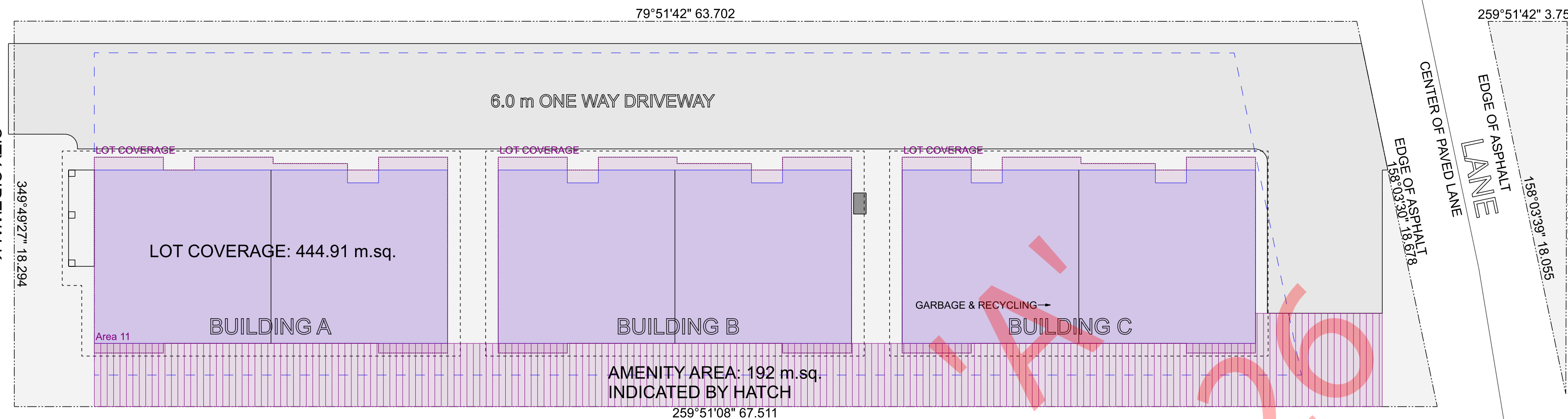
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Landscape Plan

CENTER LINE (PAINTED LINE) OF ROAD

PLAN M13211
GUTTER LINE

CITY SIDEWALK

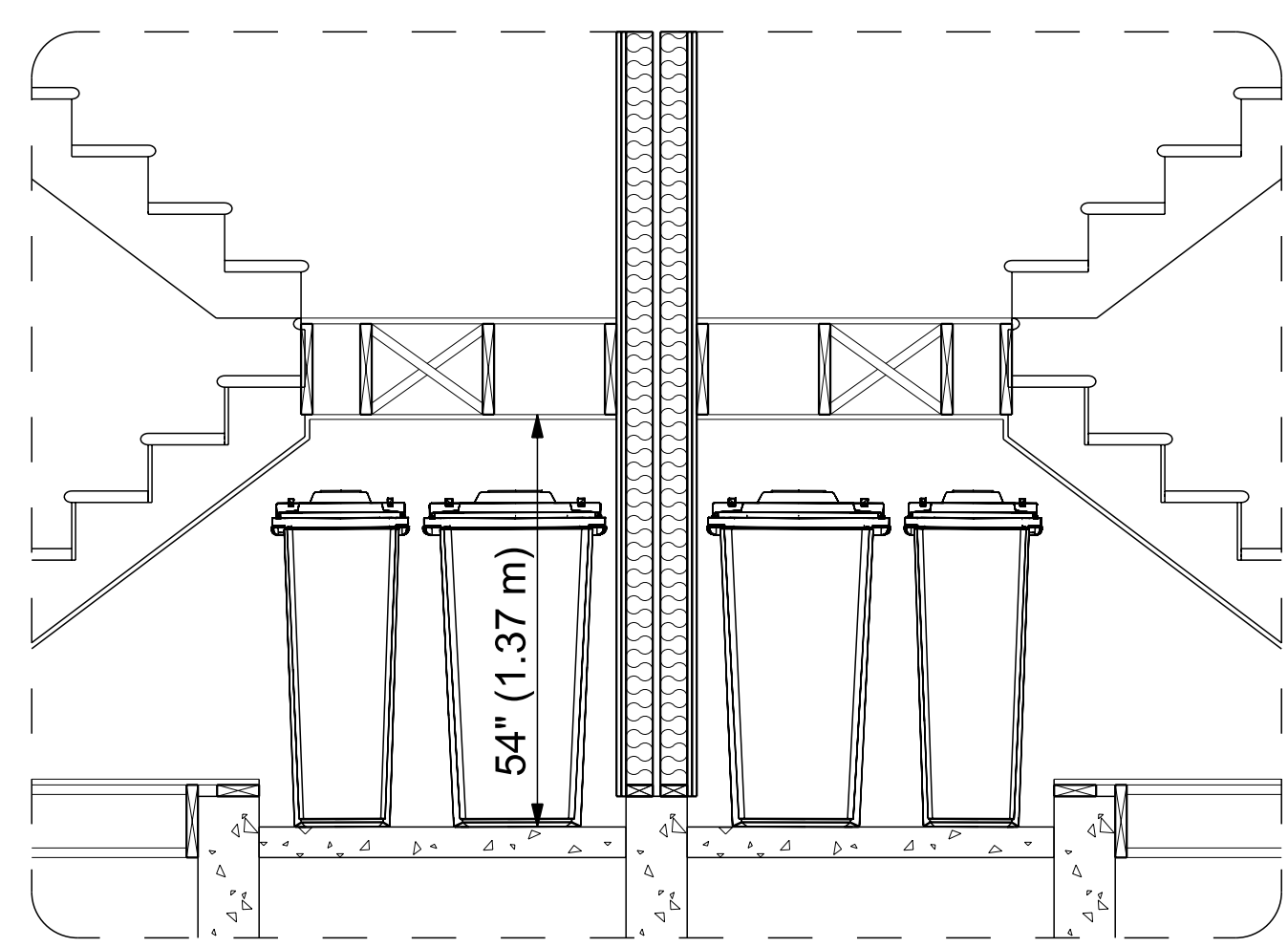


STRATA PLAN EPS2197
REM 5 PLAN 6116

1 PLAN 38301 3 PLAN 38301 4 PLAN 38301

SITE AREA CALCULATIONS
SCALE: 1:150

FIELD SURVEY COMPLETED APRIL 5, 2019 BY MANDEVILLE LAND SURVEYING INC. (PROFESSIONAL B.C. AND CANADA LAND SURVEYORS).
ELEVATIONS ARE GEODETIC, DERIVED FROM PENTICTON MONUMENT #83H6733.
FILE: 19-053 DWG: 19-053



GARBAGE & RECYCLING STORAGE

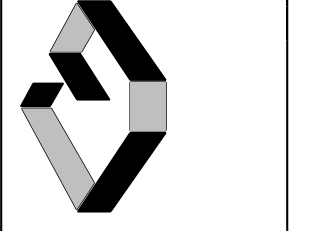
Schedule
DP PL 2021-9126

GURDIAL CHAHAL
2644 SOUTH MAIN STREET
PENTICTON, BC

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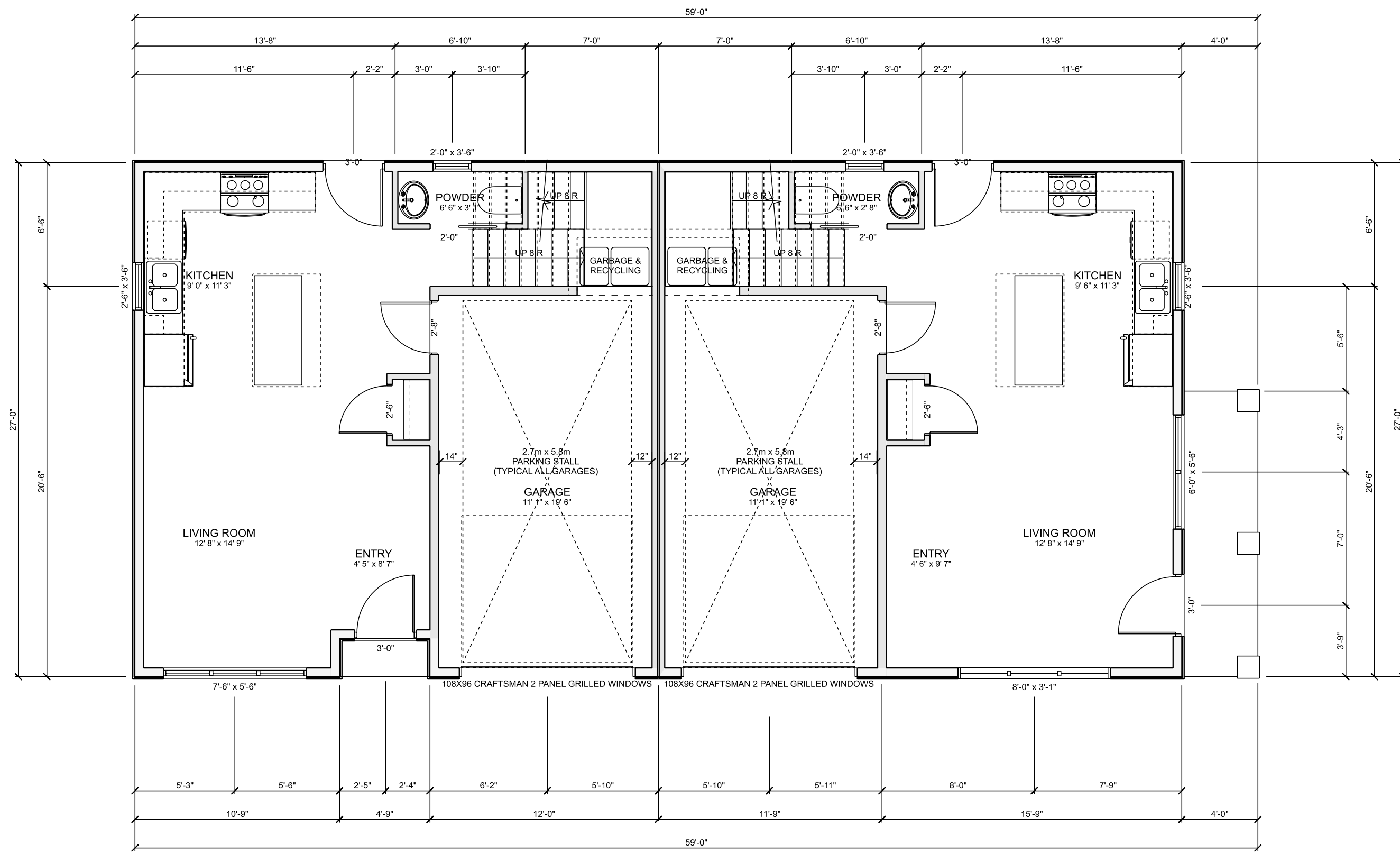


PLAN NO.
WP-5727
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SHEET NO.
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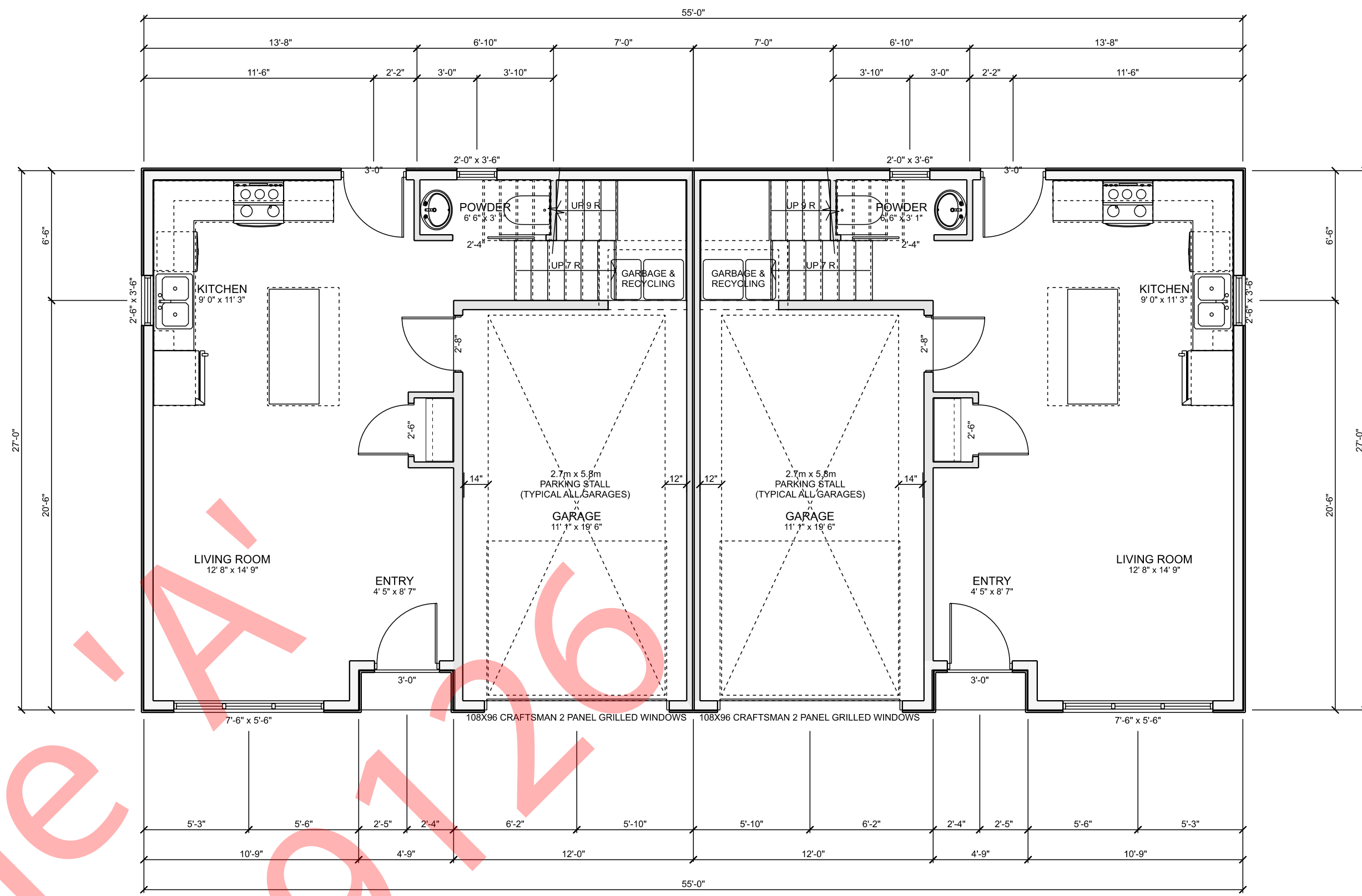
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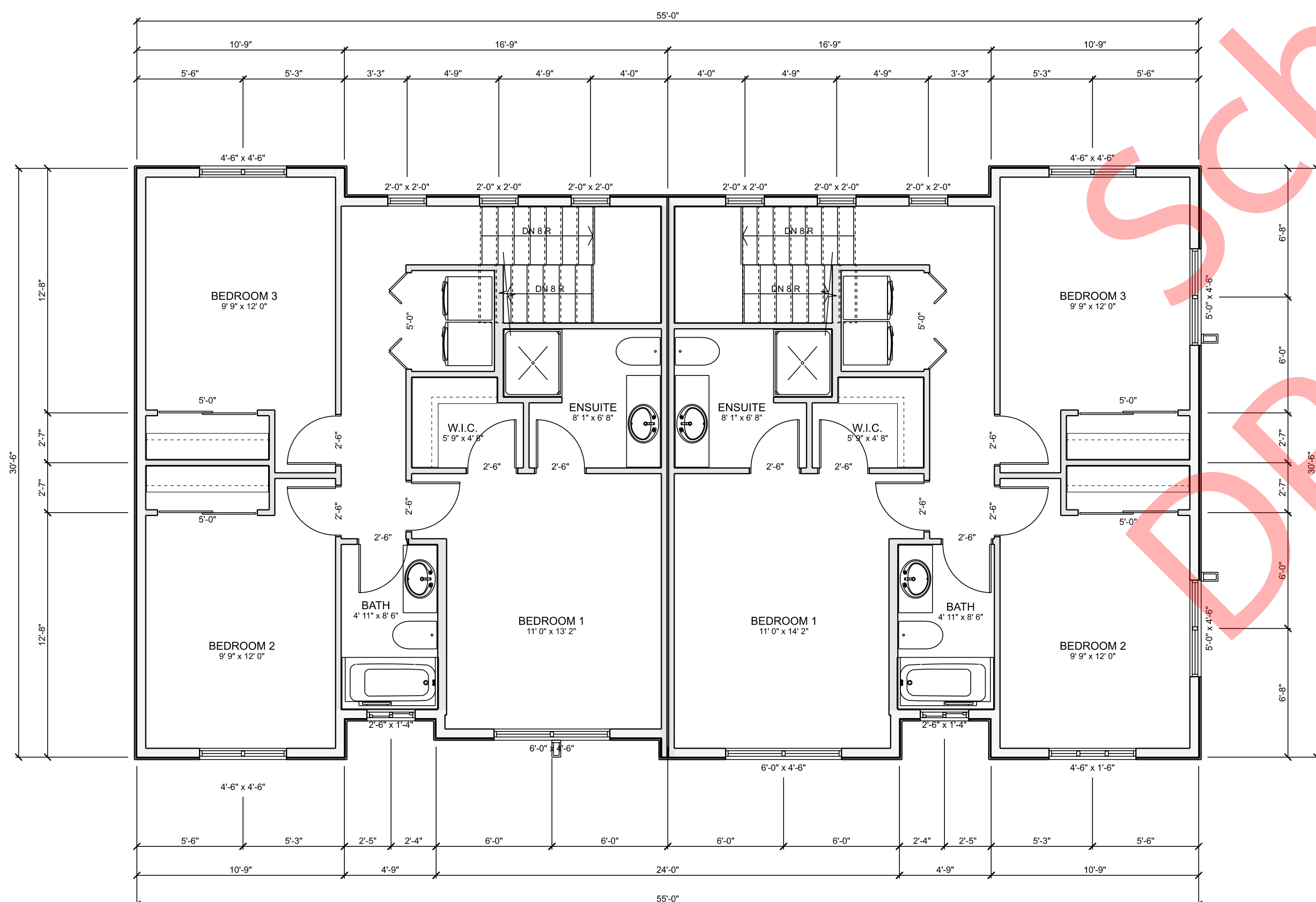
Site Area Calculations



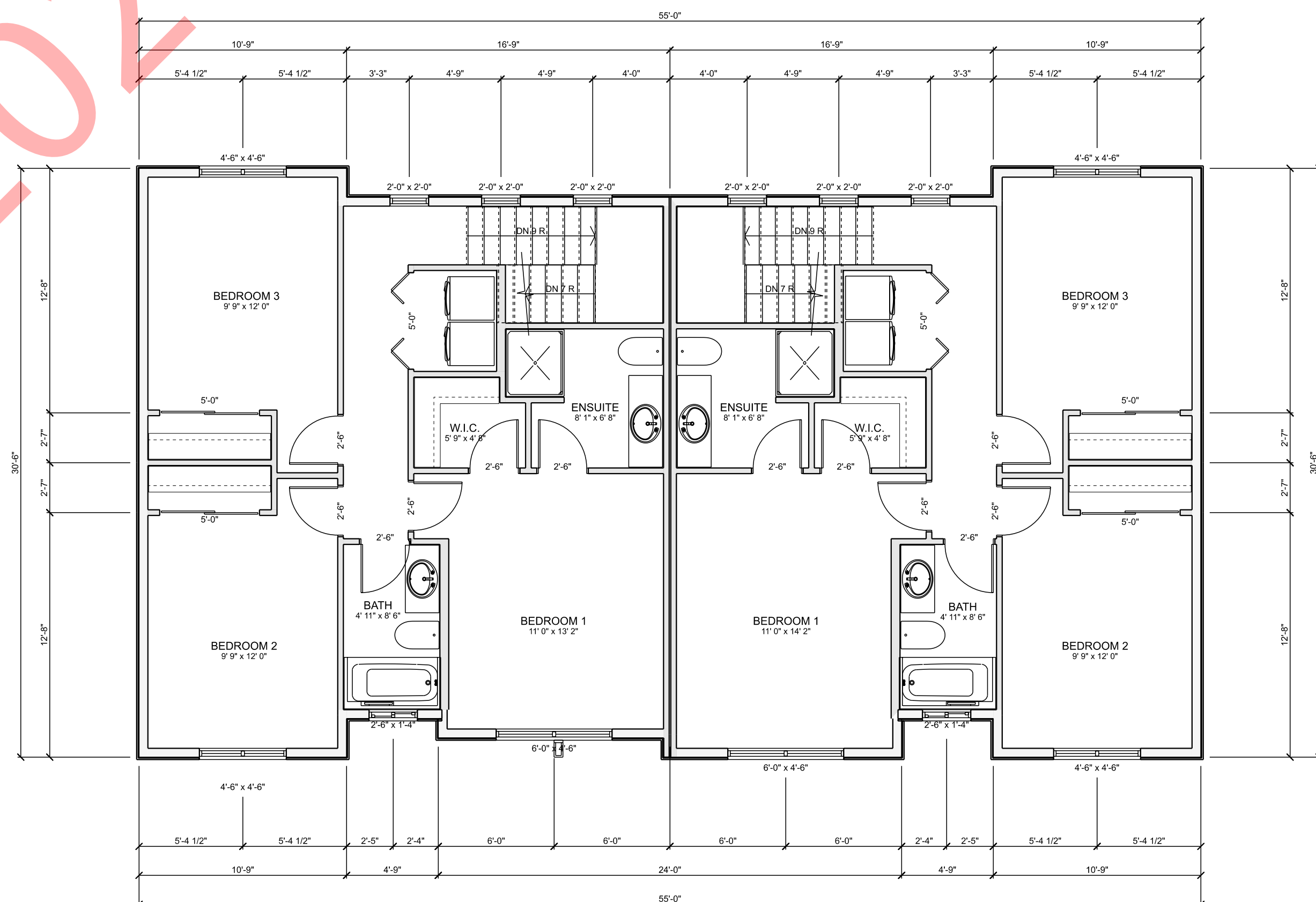
BUILDING A-MAIN FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 MAIN FLOOR LIVING AREA: 0.0 sq. ft.
 GARAGE AREA: 0.0 sq. ft.



BUILDING A-MAIN FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 MAIN FLOOR LIVING AREA: 906.6 sq. ft.
 GARAGE AREA: 478.8 sq. ft.



BUILDING A-SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 SECOND FLOOR LIVING AREA: 0.0 sq. ft.



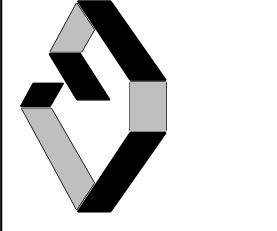
BUILDING A-SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 SECOND FLOOR LIVING AREA: 1485.5 sq. ft.

GURDIAL CHAHAL
 2644 SOUTH MAIN STREET
 PENTICTON, BC

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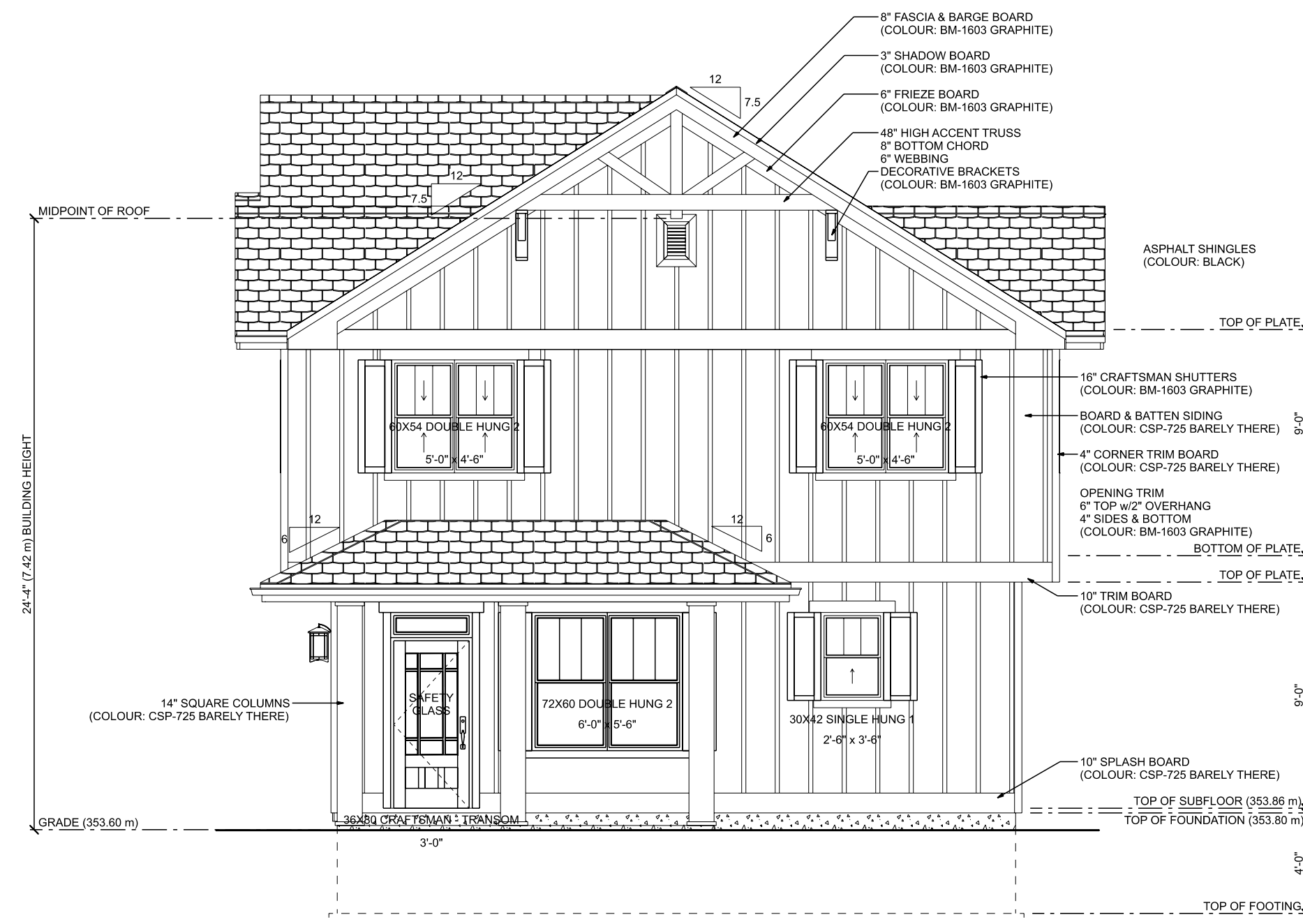


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Floor Plans

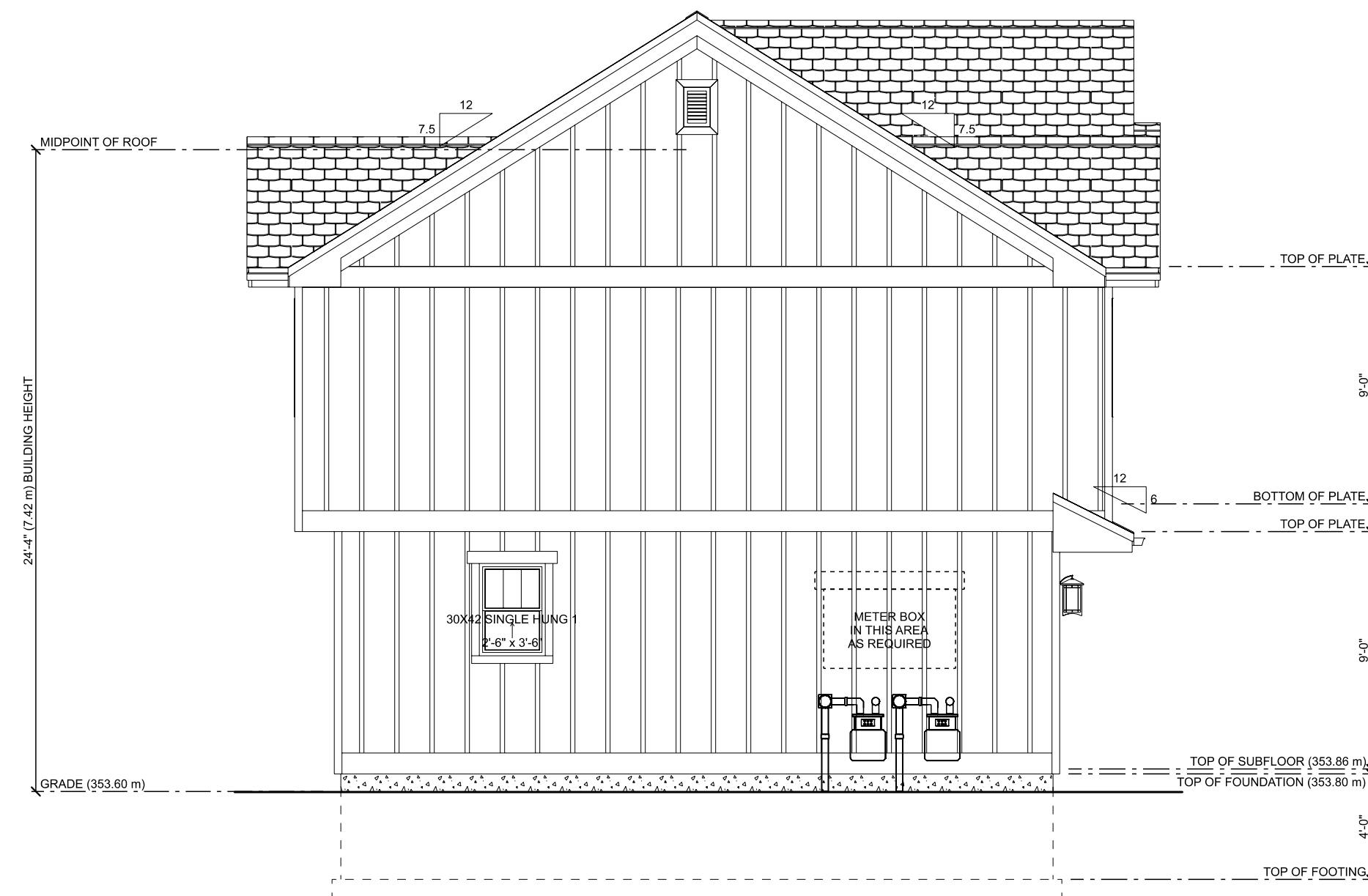
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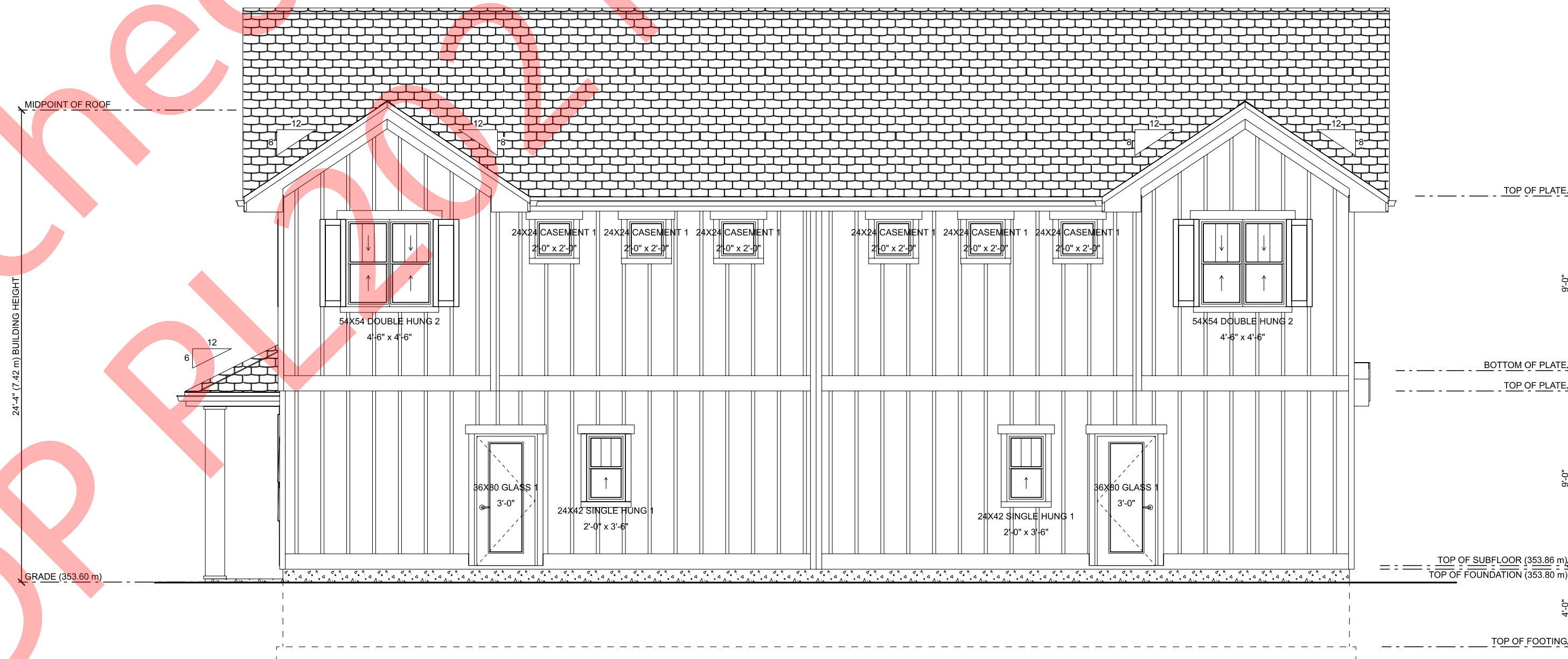
BUILDING A-WEST ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING A-NORTH ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING A-EAST ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING A-SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

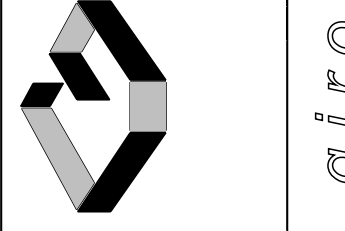
Schedule 21-19126
 DP PL2021-9126

GURDIAL CHAHAL
2644 SOUTH MAIN STREET
PENTICTON, BC

DESIGN BY: AIG DATE: 9/28/21
DRAWN BY: AIG REVISED:

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Building A-Exterior Elevations

Gunpreet Singh
2564 South Main Street
Penticton, BC V2A 5J3

City of Penticton
171 Main Street
Penticton, BC V2A 5A9

October 26, 2021

Re: Zoning Amendment and Development Variance Permit for 2644 South Main Street,
Penticton, BC

Dear Mayor and City Council Members,

I am writing in full support of the Zoning Amendment Bylaw and Development Variance Permit to rezone 2644 South Main Street to allow for the construction of three two-storey duplex buildings. I am the owner of 2564 South Main Street, the property located five parcels to the north of the subject property and share the same laneway. I believe that this type of development is very good for this neighbourhood and would like to see more family housing developed on these large lots. The lack of housing in our communities is a serious problem and we need to make wise use of the land that we have available to provide homes for families. Aside from the need for housing local families, Canada continues to welcome immigrants from around the world, and these families arrive to find a shortage of housing. I believe it is a social responsibility to ensure our neighbours have homes, even if it results in some inconvenience to ourselves. I also feel that the developer has addressed the concerns brought forward by reducing the number of units.

Respectfully,

Gunpreet Singh

November 8, 2021

Eric & Lucy Kutschera
2651 Evergreen Dr
Penticton BC V2A 8C6

Attention: Corporate Officer
City of Penticton
171 Main Street,
Penticton BC
V2A 5A9

RE: Zoning Amendment Bylaw No. 2020-34
Development Permit PL2021-9126

Dear Mayor and City Council,

Further to the rezoning application that we made in 2020 and the public hearing that was held on September 1st, 2020, we have worked with a designer and developer to address the issues brought up during the aforementioned meeting. We have also reread the letters of concern provided by the neighbours and feel that the designer and developer have addressed all the issues that were raised.

For ease of review, below are some of the concerns that were brought forth:

- 1) Parking – Each unit has a parking garage for one vehicle. The buyer would decide if one space is enough before they buy. Given the location, a great deal of amenities are within walking distance and many others are easily accessible through public transit.
- 2) Garbage – Garbage bins would be stored in the unit's garage. It is assumed that on collection day the truck would pick up in the back lane and not on South Main.
- 3) Location – It would be a shame to waste this large lot for only 2 or 4 units. Other similarly sized developments in the city currently co-exist with the single family homes around them (see Attachment A).
- 4) Building Size – The previous application did not include a development permit so we understand the concerns of the council and neighbours that the project could be changed without council approval. That has now been addressed with the development permit PL2021-9126. With the development now being two stories it will fit with the other two stories building in the immediate area.
- 5) Amenity – As mentioned by one resident, the children would be able to play in the laneway and cul-de-sac like they do now. Again, it would be the buyer who would decide if it is the right home for them.

- 6) Traffic – South Main is a main street. Whether there are 4 units or 6 units on this lot, there will always be traffic. If anything traffic might not be impacted as major amenities are within walking distance. I am an avid cyclist and have ridden South Main countless times. The flow of traffic is normal and nothing like Government Street during the hours of 3 to 5 PM.
- 7) Neighbourhood assumption - One resident indicated that the homes to the North would remain all single family homes, however, property 2564 was listed for sale and sold. The listing stated potential for rezoning to multiple units.

In closing, I was formerly Assistant Vice President of Retail Credit at a financial institution. My wife and I have lived in Penticton for decades and have raised our two daughters here. I understand that location and affordability are very important, especially for first-time homebuyers, and this development would provide both. Penticton does not have a lot of flat properties anymore and it would be a shame not to allow other families to enjoy the convenience of this location.

We feel that the new development is well-designed with privacy in mind, would brighten up the neighbourhood, and has addressed all of the concerns of the neighbourhood. We hope that the council is able to support this rezoning for the neighbourhood.

Respectfully submitted,



Eric Kutschera



Lucy Kutschera

Attachment A



Attachment A



From: Cheri Beecroft
Sent: Monday, November 8, 2021 1:15 PM
To: Public Hearings
Subject: PL2020-8771 Rezone

Caution! This message was sent from outside your organization.

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Hi there,

As residents of this neighborhood, we would like to oppose this re-zoning request, as there are no others like it in the area. We live one street above (Craig Dr) the proposed site, initially we were concerned that it may affect our view of the Lake but more importantly South Main St. has become increasingly busy with traffic. We walk our dogs daily down the alley behind the proposed site and have gotten to know the residents of the other home owners around the proposed site.

Regards,
Owner
Craig Drive.



Gary Johal

Fwd: Rezoning of 2644 South main property

1 message

Tue, Nov 9, 2021 at 2:05 PM

Gurdial chahal
To: Johal Gary

Gurdial Chahal

From: Ajmer Singh
Sent: Tuesday, November 9, 2021 12:45:55 PM
To:
Subject: Rezoning of 2644 South main property

Ajmer Singh

152 Greenwood Drive
Penticton , B.C.

November 11 , 2021

To :

The City of Penticton
171 Main St.
Penticton , BC. V2A 5A9.

Attention:

His Worship, The Mayor & The Councillors,

Re: 2644 South Main Street , Penticton.

I am in favour of increasing density of this property from single family to multi- units' development. This will be best use of this property. I feel we need affordable housing in Penticton. This property is close to almost all amenities for the families. This will help the outlook to something more economical and new buildings in this area.

This will add to collect more taxes and going to the coffer of The City of Penticton. More income is always welcome for everybody. This way The City can spend money on other programs for needy people.

Regards ,

Ajmer Singh.

Gary Johal
3140 Juniper Drive
Penticton, BC V2A 7T1

City of Penticton
171 Main St
Penticton, BC V2A 5A9

November 9, 2021

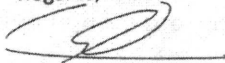
Re: Zoning Amendment and Development Variance Permit for 2644 South Main St, Penticton, BC

Dear Mayor and City Council Members,

I am writing this letter to provide my full support to rezone 2644 South Main Street from single family property to a multi-unit development. I feel as though it is common knowledge that housing continues to be a struggle for the community of Penticton. Changing this site to be able to house 6 families rather than 1 is a logical decision that would benefit the community and the area of South Main Street. The families relocating to this area would have the benefits of 2 schools, easy access to parks and a beach nearby. This would also provide a boost to our local businesses in the area. I feel that this would be positive movement for the City of Penticton in building a stronger community for the future. In terms of traffic, I feel that there would not be a great increase that would cause any issues. South Main Street is already a busy street and adding in 6 additional households would not be detrimental to the flow of traffic.

As a proud citizen and homeowner in the City of Penticton, I feel it is our responsibility to ensure our local families, neighbors and friends have access to housing for them to raise their families. I have heard that many families have left the community in the last two years because they were unable to find housing. This impacts local business sales, causes employer staffing issues and give the impression that Penticton is great place to vacation, but not to settle in to raise a family.

Regards,



Gary Johal

City of Penticton
171 Main Street
Penticton, BC V2A 5A9

Nov. 5, 21

Re: 2644 South Main Street, Penticton, BC

To the Mayor and Council,

We think the proposed rezoning and development at 2644 South Main Street is a good idea and support it. I like the changes the developer has made to the project now that there are 3 duplexes and they are only 2 story buildings.


Regards,

S. Shillan 107-2990 South Main ST.
41-3099 SOUTH MAIN ST

City of Penticton
171 Main Street
Penticton, BC V2A 5A9

Nov. 5, 21

Re: 2644 South Main Street, Penticton, BC

To the Mayor and Council,

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Regards,

~~JASSIE GARCIA~~ P.H.
~~JASSIE GARCIA~~
JATINDER GARCIA P.H.

City of Penticton
171 Main Street
Penticton, BC V2A 5A9


Nov. 5, 21

Re: 2644 South Main Street, Penticton, BC

To the Mayor and Council,

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Regards,



NARINDER TIWANA
86 Woodstock Rd.
Penticton (B.C.)

City of Penticton
171 Main Street
Penticton, BC V2A 5A9

Nov. 5, 21

Re: 2644 South Main Street, Penticton, BC

To the Mayor and Council,

We think the proposed rezoning and development at 2644 South Main Street is a good idea and support it. I like the changes the developer has made to the project now that there are 3 duplexes and they are only 2 story buildings.

Regards,

Gerardi Twana
86 Woodstock Rd.
Penticton BC

H.S.B

Harland Sgt Brinj
#127-3004 South Main St
Penticton BC.

S.K.B.
Sarndt Kam Brinj
#127-3004 South Main St
Penticton

Marla Kostyshin
2897 South Main St
Penticton, BC V2A 5J7

City of Penticton
171 Main St
Penticton, BC V2A 5A9

November 6, 2021

Re: Zoning Amendment and Development Variance Permit for 2644 South Main St, Penticton, BC

Dear Mayor and City Council Members,

I am writing this letter to provide my full support to rezone 2644 South Main Street from single family property to a multi-unit development. I would like to start by saying that I am the homeowner of 2897 South Main Street and I feel as though it is common knowledge that housing continues to be a struggle for the community of Penticton. Changing this site to be able to house 6 families rather than 1 is a logical decision that would benefit the community and the area of South Main Street. The families relocating to this area would have the benefits of 2 schools, easy access to parks and a beach nearby. This would also provide a boost to our local businesses in the area. I feel that this would be positive movement for the City of Penticton in building a stronger community for the future. In terms of traffic, I feel that there would not be a great increase that would cause any issues. South Main Street is already a busy street and adding in 6 additional households would not be detrimental to the flow of traffic.

As a proud citizen and homeowner in the City of Penticton, I feel it is our responsibility to ensure our local families, neighbors and friends have access to housing for them to raise their families. I have heard that many families have left the community in the last two years because they were unable to find housing. This impacts local business sales, causes employer staffing issues and give the impression that Penticton is great place to vacation, but not to settle in to raise a family.

Regards,



Marla Kostyshin

Gunpreet Singh
2564 South Main Street
Penticton, BC V2A 5J3

City of Penticton
171 Main Street
Penticton, BC V2A 5A9

October 26, 2021

Re: Zoning Amendment and Development Variance Permit for 2644 South Main Street,
Penticton, BC

Dear Mayor and City Council Members,

I am writing in full support of the Zoning Amendment Bylaw and Development Variance Permit to rezone 2644 South Main Street to allow for the construction of three two-storey duplex buildings. I am the owner of 2564 South Main Street, the property located five parcels to the north of the subject property and share the same laneway. I believe that this type of development is very good for this neighbourhood and would like to see more family housing developed on these large lots. The lack of housing in our communities is a serious problem and we need to make wise use of the land that we have available to provide homes for families. Aside from the need for housing local families, Canada continues to welcome immigrants from around the world, and these families arrive to find a shortage of housing. I believe it is a social responsibility to ensure our neighbours have homes, even if it results in some inconvenience to ourselves. I also feel that the developer has addressed the concerns brought forward by reducing the number of units.

Respectfully,



Gunpreet Singh

City Hall
171 Main Street
Penticton, BC, V2A 5A9


Nov. 5th, 2021

Re: Rezoning and Development at 2644 South Main St., Penticton, BC

To the Penticton Mayor and City Council,

I approve of the plans to rezone and develop the lot located at 2644 South Main Street in Penticton. I would like to see the Community Plan for this neighbourhood followed as it will be very good for the other property values. This area of Penticton is an excellent place for multi-family homes, it is on a major street and is close to shopping centres, schools, bike routes and transit. The proposed development will provide new homes for people at a time when it is very hard to find housing. The duplexes are a good size for couples or families with children and will be a good addition to the neighbourhood. We would like to see more development like this in the future. Please approve this proposal.

Best regards,

 DEEP DEOL

2794 SOUTH MAIN ST
PENTICTON BC
V2A-7G2

City Hall
171 Main Street
Penticton, BC, V2A 5A9

Nov. 5th, 2021

Re: Rezoning and Development at 2644 South Main St., Penticton, BC

To the Penticton Mayor and City Council,

I approve of the plans to rezone and develop the lot located at 2644 South Main Street in Penticton. I would like to see the Community Plan for this neighbourhood followed as it will be very good for the other property values. This area of Penticton is an excellent place for multi-family homes, it is on a major street and is close to shopping centres, schools, bike routes and transit. The proposed development will provide new homes for people at a time when it is very hard to find housing. The duplexes are a good size for couples or families with children and will be a good addition to the neighbourhood. We would like to see more development like this in the future. Please approve this proposal.

Best regards,

Kamaljeet Singh

KAMALJEET

2794 South main St.
Penticton BC
V2A 7G2

Penticton City Hall
171 Main Street
Penticton, B.C., V2A 5A9

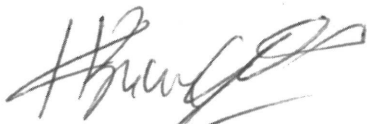
Nov. 3, 2021

Re: 2644 South Main St., Penticton, BC

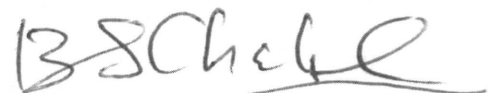
Dear Mayor and City Council Members,

I would like to let you know that we are in favour of the rezoning and development of the property located at 2644 South Main St. We appreciate that the developer has worked to make a plan that will be attractive for the street and will fit into the neighbourhood. It is a good place for family housing because it is close to schools and shopping. We look forward to seeing a new development on the lot that is now sitting empty. Some of the houses and yards in the neighbourhood are old and having a new development will be a good boost for the area. Please vote in favour of the development.

Thank you,



KARANJIT BHANGOO
2885 VALLEYVIEW ROAD
PENTICTON, B.C., V2A 8V7



BALJIT SINGH CHAHAL
2885 VALLEYVIEW ROAD,
PENTICTON, B.C., V2A 8V7

City Hall
171 Main Street
Penticton, BC, V2A 5A9

Nov. 5th, 2021

Re: Rezoning and Development at 2644 South Main St., Penticton, BC

To the Penticton Mayor and City Council,

I approve of the plans to rezone and develop the lot located at 2644 South Main Street in Penticton. I would like to see the Community Plan for this neighbourhood followed as it will be very good for the other property values. This area of Penticton is an excellent place for multi-family homes, it is on a major street and is close to shopping centres, schools, bike routes and transit. The proposed development will provide new homes for people at a time when it is very hard to find housing. The duplexes are a good size for couples or families with children and will be a good addition to the neighbourhood. We would like to see more development like this in the future. Please approve this proposal.



Best regards,

Ravi Timarna
86 Woodstock Rd
Kootenai



ZAFARJOT TIWANA
86 Woodstock Rd
Kootenai

Public Hearing - LATE SUBMISSION -
2644 South Main Street

November 15, 2021

Marguerite Menzies
2606 South Main Street
Penticton, BC V2A 5J3

Attention: Corporate Officer, City of Penticton

Mayor Vassilaki and Counsellors
City of Penticton
171 Main Street
Penticton, BC V2A 5A9

Subject: Public Hearing Submission for Zoning Amendment Bylaw No 2020-34
Development Permit PL2021-9126, 2644 South Main Street

Dear Penticton City Council:

My name is Marguerite Menzies. I am the property owner of 2606 South Main Street and have resided at this address for over 40 years. I am opposed to the rezoning application for the property at 2644 South Main Street from R1 to RM2 and the subsequent Development Permit PL2021-9126.

In September 2020 this applicant applied for RM2 rezoning for this lot along with a proposed development of 8 units split between two 3-storey buildings. There was strong opposition from the neighboring property owners and myself as to the height and density of this development. Even though some revisions have been made as a result of the outcome of that public hearing, I still feel that 6 units are too excessive for this lot.

There are other more suitable zoning categories that would increase available family housing as well as provide a more gentle transition from single family homes to multifamily homes in this neighborhood.

- RD 1 (Duplex Housing) already exists across the lane at 162 Dauphin Place.
- RD 4 (Low Density Cluster Housing) was added to the Official Community Plan this year to fill a gap between zoning categories and allows for maximum 4 dwelling units.

Designing a multifamily development of lesser density would give each dwelling more yard space for families (vegetable gardens, swing sets) and keep the neighborhood family oriented. It would allow for a wider drive aisle for incoming and outgoing vehicles. It would alleviate the parking issue so that residents with more than one vehicle and their visitors would not spill over onto the limited parking of Dauphin Place or the west side of South Main Street.

As was the case in September 2020, the property owner is not the developer. It is my understanding that the applicants still hold title to this property and that transfer of title to the developer and Development Permit PL2021-9126 is subject to approval of this rezoning application. Therefore, I am very worried that:

a. if this property is rezoned to RM2, the developer will then have the ability to make changes to Development Permit PL2021-9126 as per maximum allowances of RM2 zoning.

or

b. if the transfer of title to this developer does **not** take place, any future developers would have the ability to build to the maximum allowances of RM2 zoning.

I am also opposed to rezoning this property to RM2 because of the precedent it will set for the rest of the properties on this block. The property at 2564 South Main Street recently sold and may very well be the next rezoning application to come before Council.

Many of the other arguments I expressed in opposition to the rezoning application from R1 to RM2 in September 2020 have not been addressed and are still valid today

Traffic:

- South Main Street is one of the busiest main streets in Penticton despite what some people think. Traffic is steady during the day and during the busiest hours becomes stalled due to the traffic light at Green Avenue and the dangerous bottleneck of traffic at the intersection of South Main and Kinney Avenue. An issue that has caused the City to budget for improvements to intersections on South Main Street in 2022.

Laneway access:

- The proposed one way common driveway entering from South Main Street and exiting via the lane is still a major concern. The rear lane infrastructure does not support becoming part of the main thoroughfare for this development. It is not a two-way street and it is not maintained by the City.
- It is my understanding that the City of Penticton does not budget for laneway snow removal. Following a snowfall, the first property owner to drive down the lane sets the track (usually down the middle of the lane) for the rest to follow. At times it is quite icy and tricky to navigate.

Lake to Lake Bike Route:

- The design of Phase 1 and 2 of the Lake to Lake Bike Route has yet to be finalized. If it follows the Phase 3 and 4 2-way bike lane system, how will the increase in vehicle traffic entering the property from South Main Street affect the safety of cyclists?

Lack of parking:

- Presently, vehicle parking is not allowed on the east side of South Main Street since the bike lanes were created so there is no alternative parking for residents or guests.
- Parking in the laneway will not be an option because the property boundaries on this block all extend to the other side of the laneway and therefore is private property.
- There is minimal space for parking on Dauphin Place due to the number of driveways accessing the street.

Waste Management:

- It seems that garbage pickup is still an unsolved issue. There is still a plan for a concrete pad placed on the east side of the lane with a 4' high wood fence screen on three sides for garbage bins on collection day. However, garbage for this block is collected from the curb on South Main Street. The large garbage/recycle trucks do not come down lane and I wonder if it is even feasible for those trucks to navigate the tight 90 degree turn at the north end of the laneway. Therefore all individual roll out bins will have to be placed on the sidewalk at the front of the development. There is not sufficient space to accommodate up to twelve garbage bins placed three feet apart on the front sidewalk on collection day.
- In addition, what are the regulations for placement and setbacks for the fenced concrete pad on the east side of the lane? Does it comply with city regulations? Will it further impede traffic in the lane?

I hope that Council will seriously consider the future of this neighborhood. The Official Community Plan has designated the six lots on this block multi-family. While I am in favour of more density, the potential of building to maximum allowances of RM2 zoning is not a desired transformation of this neighborhood. Any planned development will always be surrounded by single family homes to the north and south, east and west and currently within this block.

Once again, I am asking Mayor and Council along with city planners to listen to the opposition of the residents who live, work and play in this neighborhood and oppose Zoning Amendment Bylaw No 2020-34 from R1 to RM2. If council concedes, I urge you to attach site specific provisions to this property restricting height and density to prevent the current and possible future developers from building to the maximum allowances of RM2 zoning.

Thank you



Marguerite Menzies

PETITION

Re: Zoning Amendment Bylaw No 2020-34 and Development Permit PL 2021-9126
2644 South Main Street, Penticton

We the undersigned are **opposed** to Zoning Amendment Bylaw No 2020-34 to rezone Lot 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13211, located at 2644 South Main Street from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing)

We, the undersigned are **opposed** to the subsequent approval of Development Permit PL 2021-9126 for Lot 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13322, located at 2644 South Main Street, a permit to allow the construction of a 6-unit cluster housing development on the property.

By signing this petition I am aware that the information on this petition will become public record.

NAME	ADDRESS	SIGNATURE
PAT BERGUNDER	50 PINEVIEW RD	P. Bergunder
CHESTER BERGUNDER	50 PINEVIEW RD	C. Bergunder
MAURET DILLAN	46 PINEVIEW RD	M. Dillan
GUY JINDER DILLAN	46 PINEVIEW RD	G. Jinder Dillan
LEN KRAFT	2576 SOUTH MAIN	Len Kraft
KURT GUTTMAN	2554 SOUTH MAIN	K. Guttman
LYNN GUTTMAN	2554 SOUTH MAIN	L. Guttman
STEVE GALLAGHER	2592 SOUTH MAIN	Steve Gallagher
ERICA GALLAGHER	2592 SOUTH MAIN	Erica Gallagher
KEN GALLAGHER	2592 SOUTH MAIN	Ken Gallagher
PAULINE GALLAGHER	2592 SOUTH MAIN	Pauline Gallagher
MARGUERITE MENZIES	2606 SOUTH MAIN	Marguerite Menzies

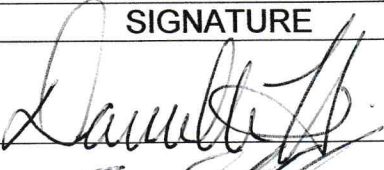



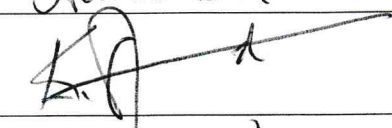
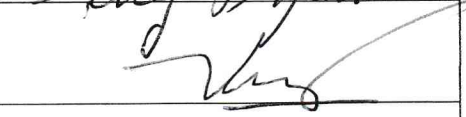
PETITION

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NAME	ADDRESS	SIGNATURE
Danielle Heggelund	150 Dauphin Place	
Cody Binks	150 Dauphin Place	
Chris Stan	150 Dauphin Place	
LORNE FERICHOW	124 DAUPHIN PL.	
HOWARD FERICHOW HUDOCK	124 DAUPHIN PL.	Howard Hudock
LORNE FERICHOW	124 DAUPHIN PL.	Lorne Ferichow
Annette Urbanski	2703 South Main	Annettski
KEITH SHARPER	2625 SOUTH MAIN.	
June Byard	2607 " Main	June Byard
GARY BYARD	2607 S MAIN	Gary Byard
VAN NGUYEN	44 PINEVIEW	
LAN NGUYEN	44 PINEVIEW	LAN

PETITION

Re: Zoning Amendment Bylaw No 2020-34 and Development Permit PL 2021-9126
2644 South Main Street, Penticton

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By signing this petition I am aware that the information on this petition will become public record.

NAME	ADDRESS	SIGNATURE
KAREN WIEN	2506 South Main	Karen Wien
MILAN JANDRICO	2628 SOUTH MAIN	Milano Jandrico
Navneet Gill	2662 SOUTH MAIN ST.	Navneet Gill
Ramandeep Gill	2662 South Main St.	Ramandeep Gill
Kulwinderjit Toor	2647 South Main St 2653 South Main St	Kulwinderjit Toor
Maninderk. Toor	2647 South Main St 2653 South Main St	Maninderk Toor
Teginder K. Toor	2647 South Main St 2653 South Main St	Teginder K. Toor
Sukminderjit Toor	2647 South Main St 2653 South Main St	Sukminderjit Toor
MARTA BEGEMANN	2684 South Main	Marta Begemann
MIKE BEGEMANN	2684 SOUTH MAIN	M. H. Begemann
MARIA GROSS	2684 SOUTH MAIN	Maria Gross
LORRAINE APOLZER	170 DAUPHIN PLACE	Lorraine Apolzer

PETITION

Re: Zoning Amendment Bylaw No 2020-34 and Development Permit PL 2021-9126
2644 South Main Street, Penticton

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By signing this petition I am aware that the information on this petition will become public record.

NAME	ADDRESS	SIGNATURE
Jennifer Somers	102-162 Dauphin Place	Jennifer Somers
Craig Somers	102-162 Dauphin Pl	Craig Somers
Debbie Clark	101-162 Dauphin Pl	Debbie Clark
James Clark	101-162 Dauphin Place	James Clark

Public Hearing - LATE SUBMISSION -
2644 South Main Street

From: Gallagher Mechanical Ltd
Sent: Monday, November 15, 2021 9:44 AM
To: Public Hearings
Subject: Re: Rezone PL2020-8771

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

November 14, 2021

Steve, Erica, Megan and Luke Gallagher
2592 South Main Street
Penticton, BC V2A 5J3

City of Penticton
171 Main Street
Penticton, BC V2A 5V9

Re: 2644 South Main St. Rezoning & Development Permit Application

To City of Penticton Council Members,

Please please allow us to keep our beautiful neighbourhood. This is a residential area and we love that! I know great emphasis is being put on building family housing. What are families really looking for? The proposed development offers a postage stamp of a yard nothing for true play. Wouldn't it be amazing if one or two families could live on that property and have backyards their children could actually play in, have a swing set, sand box, a pool...that is what families are truly looking for. The houses in this area are well kept, neighbours are renovating their current homes, we built a carriage house for our parents and will renovate our home, these homes are not tear downs they will be loved, lived in and passed on to next generation.

Thank you,

Gallagher Family
Steve, Erica, Megan and Luke

Public Hearing - LATE SUBMISSION -
2644 South Main Street

Loraine Apolzer
170 Dauphin Place
Penticton BC.
V2A 3S4

Penticton City Councilors -

Please leave the zoning
as is - there is no need to
over build in this area.

Parking would be a very big
problem as you would know
if you lived here. -

Thank You
Loraine Apolzer

Craig and Jennifer Somers
102 - 162 Dauphin Place,
Penticton, BC
V2A 3S4

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

RE: REZONING APPLICATION PL2020-8771

Dear Penticton City Council,

We are writing this letter to notify you that we are opposed to this rezoning application and the proposed development of 3 duplexes (six dwellings) in the lot at 2644 South Main Street. The request to rezone this lot from R1 to RM2 is exactly the same application that was rejected last year. All of our concerns expressed last year remain the same with this new application. All the lots in the neighbourhood are zoned as R1 or R2 except for our house which is RD1. RM2 zoning does not fit in this neighbourhood for a number of reasons. We moved to this neighbourhood four years ago because of the quiet, low traffic, family-oriented area which we felt was a safe place to raise our kids. There is relatively low vehicle traffic due to the no-through cul-de-sac and single family neighbourhood. If this rezoning application is approved to rezone this lot to RM2, then they would be permitted to build the 8-unit townhouse that was rejected last year. This would also set the standard for other neighbouring landowners to rezone to RM2 as well. The once quiet neighbourhood and laneway would become very high-traffic. We have three young children that enjoy riding their bikes, hoverboards, scooters, and playing hockey and basketball in the laneway and cul-de-sac. This will add significant unwanted traffic to the area and lead to a significant safety concern to what is currently a relatively quiet and safe area for kids to play.

One of the main issues will be parking spaces for all the new residents and their guests. We believe there will be a drastic shortage of suitable parking available as currently, we already have limited spots for everyone to park. Usually complexes like the one proposed have several visitor parking stalls. This one seems like it will only have enough for the residents to park one vehicle in their garage with limited visitor parking which will likely get occupied by the residents' vehicles that won't fit in the single garage. The average family has 2 vehicles and oftentimes use the garage for storage rather than for parking. This means there could be 12 or more additional vehicles looking for parking spots. Where are extra cars and visitors to park? Neither South Main, where the new lake-to-lake bike route is planned, nor the laneway are suitable for parking. This means they will likely try to park on Dauphin Place where there is already a lack of street parking for the residents of Dauphin Place.

November 15, 2021

There is a petition opposing the rezoning of this lot to RM2 with a similar number of signatures as last year from opposing residents in the close proximity. We would expect City Council to respect these residents and make the same decision as with last year's application by rejecting it.

We understand that the city is growing and that higher density housing and more efficient use of land is a focus for the city to grow, but we feel the addition of a multi-unit townhouse complex or six-unit duplex in the proposed location does not fit well with the neighbouring homes and the values of the residents. In conversations with various neighbours, it seems like most of them would be fine with rezoning to RD4 and permitting a development of four dwelling units. This would still increase traffic to the area but to an acceptable degree. A development of this size would also leave plenty of room for residents and their visitors to park on the property and not further congest the laneway and streets.

Yours sincerely,

A handwritten signature in black ink that reads "Craig Somers". The script is cursive and fluid.

Craig Somers

A handwritten signature in black ink that reads "Jennifer Somers". The script is cursive and fluid.

Jennifer Somers