

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 6:15 p.m.

1. Mayor Calls Public Hearing to Order for **“Zoning Amendment Bylaw No. 2021-39”** 1-32

CO Reads Opening Statement and Introduction of Bylaw

“Zoning Amendment Bylaw No. 2021-39”

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

Rezone Lot 20 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 932, located at 358 Douglas Avenue from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

Add the following to 10.5.4 SITE SPECIFIC PROVISIONS
 .8 In the case of Lot 20 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 932, located at 358 Douglas Avenue, a maximum of two dwelling units shall be permitted on each lot.

The applicant is proposing to rezone and subdivide the subject property to create two duplex lots. The applicant intends to create one lot with a front-to-back duplex, and one lot with a side-by-side duplex.

Notice: The Public Hearing was advertised in the Penticton Herald Newspaper on Tuesday, November 9, 2021 and Wednesday, November 10, 2021 (pursuant to the *Local Government Act*).

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. 2021-39” 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

- 15.3 Zoning Amendment Bylaw No. 2021-39
Development Permits PL2021-9134 and PL2021-9135
Re: 358 Douglas Avenue

379/2021

It was MOVED and SECONDED

THAT Council give first reading to "Zoning Amendment Bylaw No. 2021-39", a bylaw to rezone Lot 20 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 932, located at 358 Douglas Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), with the following site specific provision:

- A maximum of two dwelling units shall be permitted on each lot.

AND THAT Council forward "Zoning Amendment Bylaw No. 2021-39" to the November 16, 2021 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2021-39", the following conditions be met:

1. Registration of a 3.0m wide lane dedication covenant from 358 Douglas Avenue.

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2021-39" and final subdivision registration of the two lots, approve "Development Permit PL2021-9134" and "Development Permit PL2021-9135" for Lot 20 District Lot 1 Group 7 Similkameen Division Yale District (Formerly Yale Lytton) District Plan 932, located at 358 Douglas Avenue, a permit that allows for construction of a duplex on both newly formed lots.

CARRIED UNANIMOUSLY

Council Report

penticton.ca

Date: November 2, 2021 File No: RMS/358 Douglas Ave
To: Donny van Dyk, Chief Administrative Officer
From: Nicole Capewell, Planner II
Address: 358 Douglas Avenue

Subject: **Zoning Amendment Bylaw No. 2021-39**
Development Permit PL2021-9134 (Proposed Lot 1)
Development Permit PL2021-9135 (Proposed Lot 2)

Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2021-39", a bylaw to rezone Lot 20 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 932, located at 358 Douglas Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), with the following site specific provision:

- A maximum of two dwelling units shall be permitted on each lot.

AND THAT Council forward "Zoning Amendment Bylaw No. 2021-39" to the November 16, 2021 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2021-39", the following conditions be met:

1. Registration of a 3.0m wide lane dedication covenant from 358 Douglas Avenue.

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2021-39" and final subdivision registration of the two lots, approve "Development Permit PL2021-9134" and "Development Permit PL2021-9135" for Lot 20 District Lot 1 Group 7 Similkameen Division Yale District (Formerly Yale Lytton) District Plan 932, located at 358 Douglas Avenue, a permit that allows for construction of a duplex on both newly formed lots.

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 rezone and subdivide the subject property to create two duplex lots. The applicant intends to create one lot with a front-to-back duplex, and one lot with a side-by-side duplex (Figure 1). In order to proceed, the applicant is requesting to rezone the subject property from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), with a site specific provision that a maximum of two dwelling units are permitted on each lot. This provision would not allow duplex suites in the future, a use which is normally permitted in the RD2 zone. The applicant will be required to extend the laneway behind the subject property as part of the rezoning. The applicant has also submitted Development Permit applications for each of the proposed duplexes, for approval of the development’s form and character, which are included for Council’s consideration.



Figure 1 - Rendering of Proposed Development

Background

The subject property is 1,040 m² (0.257 acres) in size and is located on the south side of Douglas Avenue near Argyle Street, in a residential neighbourhood (Figure 2). The property currently contains a single detached dwelling and a detached garage. The property is zoned R2 (Small Lot Residential) and is designated ‘Detached Residential’ by the Official Community Plan (OCP).

The Official Community Plan designates this block of Douglas Avenue as ‘Detached Residential’, which is described as lower density areas of single detached houses and/or duplexes in primarily residential neighbourhoods including single-detached bareland stratas. Building types that are supported by this designation include single detached houses with secondary suites or carriage houses, duplexes (without suites), small scale neighbourhood commercial, or manufactured homes.

Technical Review

This application was reviewed by the Technical Planning Committee (TPC). As the applicant is requesting the RD2 (Duplex Housing: Lane) zone for a property not currently serviced with a laneway, the applicant is required to register a 3.0m lane dedication prior to adoption of the Zoning Amendment Bylaw. The

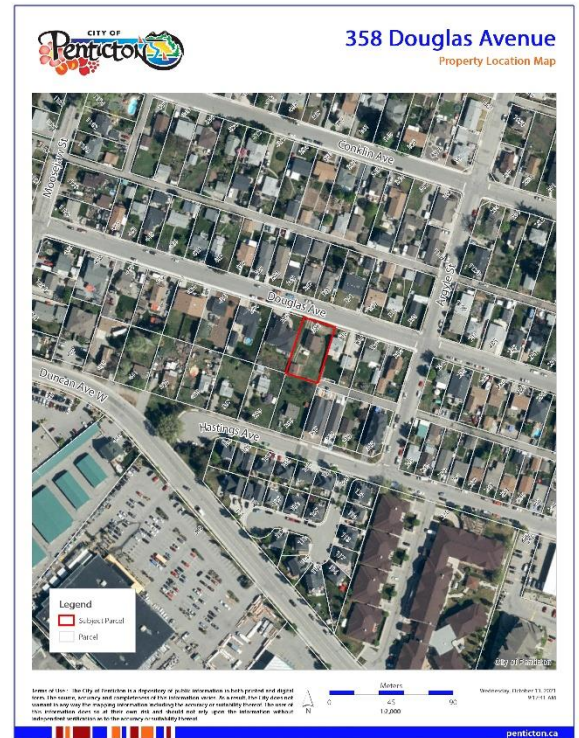


Figure 2 - Property location map

applicants will be required to construct the laneway as part of the subdivision process. Typical frontage upgrades and servicing requirements have been identified for the subsequent subdivision and building permit processes. These items have been communicated to the applicant.

Development Statistics

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

	RD2 Zone Requirement	Proposed Lot 1 Side by side duplex	Proposed Lot 2 Front to back duplex
Minimum Lot Width:	9.1 m	13.72 m	10.0 m
Minimum Lot Area:	275 m ²	543 m ²	396 m ²
Maximum Lot Coverage:	40%	29.2%	32.9%
Maximum Density:	0.95 Floor Area Ratio (FAR)	0.55 FAR	0.608 FAR
Vehicle Parking:	1 per duplex unit 2 spaces per lot	3 spaces provided	2 spaces provided
Required Setbacks			
Front Yard (Douglas Ave):	4.5 m	6.1 m	6.25 m
Side Yard (east):	1.5 m	1.68 m	1.83 m
Side Yard (west):	1.5 m	1.68 m	1.53 m
Rear Yard (lane):	6.0 m	17.99 m	11.43 m
Maximum Building Height	10.5 m	7.93 m	7.91 m
Other Information:	All vehicle access is provided from the rear of the property.		

Analysis

Support Zoning Amendment Bylaw

The Official Community Plan (OCP) designation for the subject property is 'Detached Residential', which supports single detached houses with secondary suites or carriage houses, duplexes, small scale neighbourhood commercial, or manufactured homes (Figure 3). The applicant is proposing to subdivide a large property into two parcels, which will allow for a duplex to be constructed on each lot. The proposed development is a consistent building form with the 'Detached Residential' OCP designation.

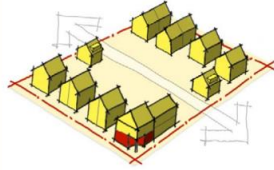
Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
<p>Detached Residential</p> 	<p>Lower-density areas of single detached houses and/or duplexes in primarily residential neighbourhoods including single-detached bareland stratas</p>	<ul style="list-style-type: none"> • Single detached houses with secondary suites or carriage houses • Duplexes • Small-scale neighbourhood commercial building (e.g., corner store, coffee shop) • Manufactured homes 	<ul style="list-style-type: none"> • Residential • Limited retail/service 	<ul style="list-style-type: none"> • 1 or 2 units per lot • Generally up to 2 ½ storeys to reflect 30' maximum in Zoning Bylaw 	<ul style="list-style-type: none"> • R1 • R2 • R3 • RD1 • RSM • C2

Figure 3 - OCP Future Land Use Designation

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

- OCP Policy 4.1.1.1 Focus new residential development in or adjacent to existing developed areas.
- OCP 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.
- OCP 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.
- OCP Policy 4.1.4.1 Work with the development community – architects, designers and buildings – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
- OCP 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).
- OCP Policy 4.2.5.2 Encourage land use planning that results in neighbourhoods that can be easily serviced by transit.

In order to ensure that the Official Community Plan future land use designation is adhered to, staff have included a site-specific provision with the zoning amendment to limit the number of dwelling units on each lot to a maximum of two. The ‘Detached Residential’ land use designation does not include ‘duplexes with or without suites’ as a supported building type, and only supports 1-2 units per lot. In order to ensure the requested zoning does not conflict with the OCP designation, or additional density is added in the future, staff have limited the dwellings through the proposed zoning amendment. This will ensure that the proposed development does not introduce too much density to a predominantly single family neighbourhood.

Subdivision

The applicant has applied for subdivision of the subject property, as shown in Figure 4, however, Council is not the approval authority for subdivisions. Should the rezoning ultimately be adopted, staff will work with the applicant on all subdivision requirements to be completed (by the applicant) in order to register the subdivision with the Land Title Office, and legally divide the subject property into two parcels.

Development Permit

The proposed duplex developments are considered within the Intensive Residential Development Permit Area, which is established to manage form and character that strengthens livability, neighbourliness, and visual interest.

The proposed development has been designed with the OCP design guidelines in mind. The development proposes a density that is aligned with the OCP designation, and provides a design that meets all Zoning Bylaw regulations for setbacks, parking and is well within the allowable building heights.

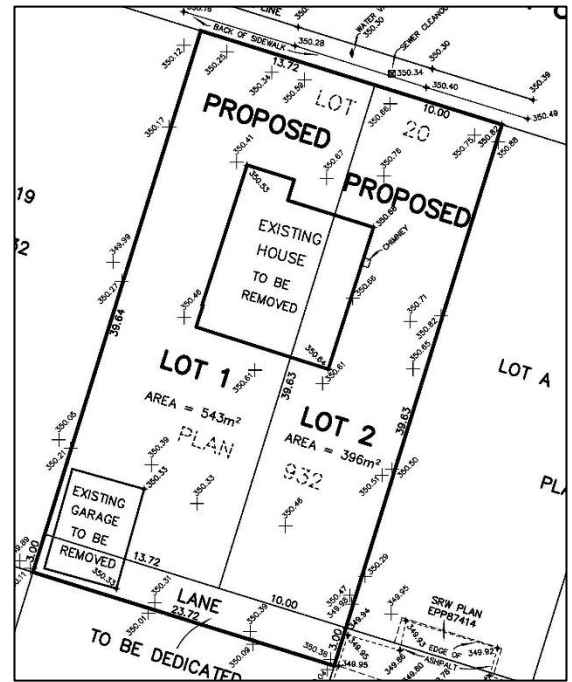


Figure 4 - Proposed Subdivision Sketch

Staff have completed a development permit analysis (Attachment 'D') that shows how the development conforms to the applicable design guidelines. The applicant has also provided an analysis (Attachment 'F') with their submission, which outlines the project and its conformance to the OCP design guidelines. As such, staff recommend that Council consider approving the Development Permits after considering adoption of the Zoning Amendment Bylaws, to be issued after completion of the subdivision of the property.

Alternate Recommendations

Council may consider that the proposed rezoning is not suitable for this site. If this is the case, Council should deny the bylaw amendment. Staff are not recommending this option, as the proposal is well aligned with the OCP designation for the property, gently increasing density in a well serviced area of the City.

- 1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2021-39".

Attachments

- Attachment A – Zoning Map
- Attachment B – Official Community Plan Map
- Attachment C – Photos of Property
- Attachment D – Development Permit Analysis (staff)
- Attachment E – Letter of Intent
- Attachment F – Development Permit Analysis (applicant)
- Attachment G – Draft Development Permit PL2021-9134 (Proposed Lot 1)
- Attachment H – Draft Development Permit PL2021-9135 (Proposed Lot 2)
- Attachment I – Zoning Amendment Bylaw No. 2021-39

Respectfully submitted,

Nicole Capewell
Planner II

Concurrence

<p>Director of Development Services</p> <p><i>BL</i></p>	<p>A/Chief Administrative Officer</p> <p><i>JWB</i></p>
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Attachment A – Zoning Map



358 Douglas Avenue

Zoning Map



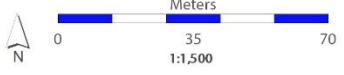
Legend

- Subject Parcel
- Parcel

Zoning

- R1 - Large Lot Residential
- R2 - Small Lot Residential
- RD2 - Duplex Housing: Lane
- RM2 - Low Density Multiple Housing
- RM3 - Medium Density Multiple Housing
- C7 - Service Commercial
- M1 - General Industrial

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Attachment B – Official Community Plan Map



358 Douglas Avenue

Official Community Plan Map



Legend

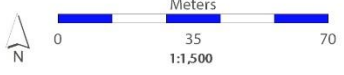
- Subject Parcel
- Parcel

Official Community Plan

Future Land Use

- Detached Residential
- Ground Oriented Residential
- Commercial
- Urban Residential

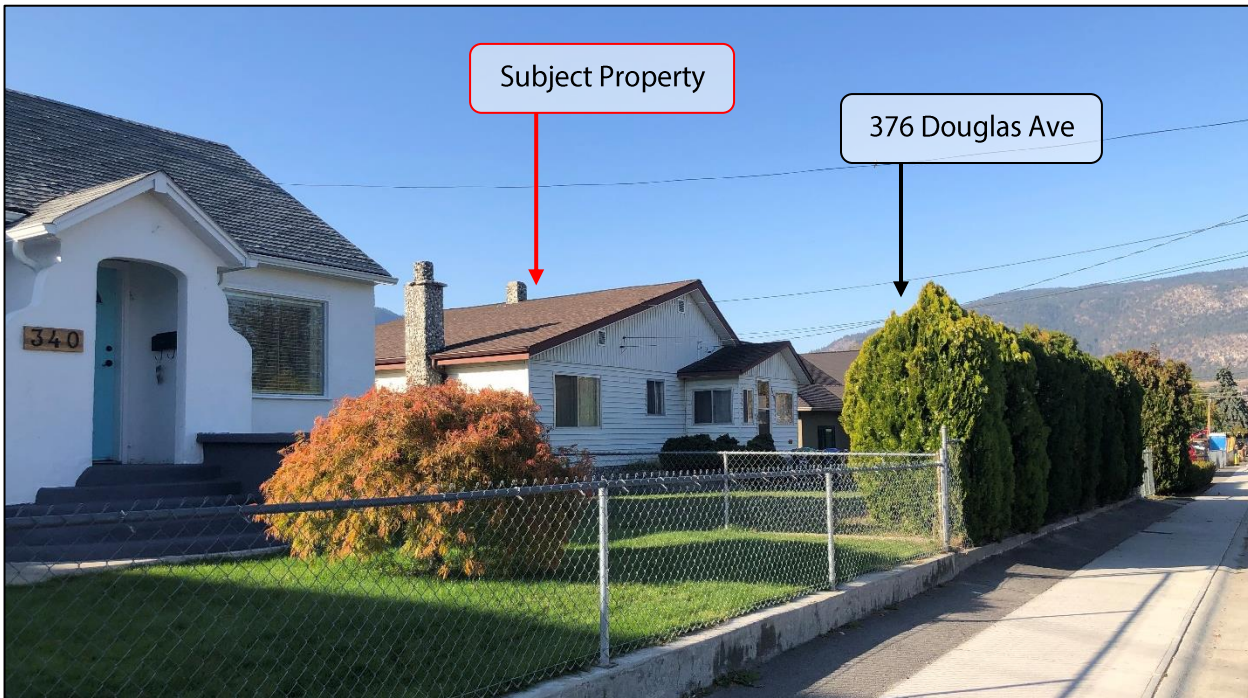
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Attachment C – Photos of Property



Looking towards subject property from Douglas Avenue



Looking towards subject property from Douglas Avenue



Looking towards subject property at end of laneway



Looking into rear of subject property from laneway

Attachment D – Development Permit Analysis (staff)

Development Permit Analysis

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

Guideline G1 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 proposed development is for a development that is sensitive to and integrated into its context and surrounding uses and neighbours.
- The development is limited in height and density to be able to fit within the single family neighbourhood, while gently increasing density.

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 similar to other homes on the street. While the proposed zone has a 4.5m front yard setback, the applicant has proposed setbacks of 6.1m and 6.25m, which are more similar to the existing single family homes in the area.

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 proposal includes a front-to-back and a side-by-side duplex. The front-to-back duplex proposes a dwelling unit that fronts the laneway at the rear of the properties. Having dwelling units that face towards the laneway helps to increase natural security of these often less travelled areas. This occurs with 'eyes on the street' from the dwelling unit overlooking the laneway.

Guideline G11 Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.

- Both proposed buildings have a front door onto the street. The front-to-back development has one front door facing the street and a pathway that provides access to the rear facing unit.

Guideline G16 Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...

- All of the parking for the proposed development is provided from a laneway to be constructed behind the subject property. This frees the street for uninterrupted pedestrian circulation and boulevard landscaping.

Guideline G21 Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).

- The proposed development has 3 of the 4 dwelling units front doors facing towards the street.

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 development incorporates minor building step backs and visual variation. There are prominent entry ways at the street level that have interesting rooflines.
- Upper level balconies have not been provided in an effort to limit the impact on neighbouring properties. Rather, at-grade amenity space has been provided for each unit.

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

- As previously noted, the proposed development has the front doors of 3 of the 4 dwelling units facing towards the street.

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.

- Each building has proposed windows overlooking the street on the lower and upper levels. This includes windows from the dining area, living room and bedrooms (upper floor).

Guideline G33 Water Conservation and Plant Maintenance: Xeriscaping, Irrigation & Mulching

- The proposed development includes a landscaping plan that provides adequate and appropriate designs.
- The plans indicate a fully automatic underground irrigation system, which helps to reduce overwatering and utilizes a drip system.

Guideline G35 Tree planting...

- The landscaping plan proposes several trees in accordance with Zoning Bylaw No. 2021-01 requirements for duplex developments.
- Trees and shrubs have been provided at the front and rear of the property, which ensures shade and protection from weather elements throughout the site.

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 bin storage areas are located away from the street and not within public view.

Guideline IR1 Building Siting

- The proposed front yard setback is similar to other homes on the street. While the proposed zone has a 4.5m front yard setback, the applicant has proposed setbacks of 6.1m and 6.25m, which are more similar to the existing single family homes in the area.

Guideline IR1 Intensive residential (infill) development should offer a diversity of housing to support objectives related to affordability and ageing in place.

- The proposed developments would provide 3 bedroom, 2.5 bathroom units in each duplex on both proposed lots.



Brentview Developments

#137 232-437 Martin St.

Penticton, BC

Letter of Intent

358 Douglas Ave.

Brentview Developments is proposing to develop two modern new construction duplexes at the addresses of 358 Douglas Ave. With the low vacancy rate in Penticton, this development will be constructed with young families or retired couples in mind.

Objective

Brentview intends to build these two duplexes on 358 Douglas Ave to rejuvenate the neighbourhood. There are many older/run-down homes mixed with newly renovated residences, these duplexes will help bring the road back to life and help lower the vacancy rate.

Landscaping

The landscaping will be a mix of xeriscape and grassy areas in the front, complete with a paved walk way, medium size tree and similar landscaping touches as our development on 521 Westminster Ave W.

Site Drainage

Our Geotechnical Engineer - Brad Vandelft from Valley Geotechnical - will be handing our site drainage designs, as per the Schedule B included in our permit application.

Architecture

The design for the building will be modern, energy efficient home suited for young families or retiring couples. There will be a mixed design of wood tones & neutral grays to compliment the mountains.

Thank you for your consideration,

Daniella Iannone

On behalf of Rod Ferguson

Rod Ferguson
C: 250-490-1119
E: rod@brentview.ca

Daniella Iannone
C: 250-809-7921
E: admin@brentview.ca



358 Douglas Ave.
Penticton, BC

Duplex Development

DOUGLAS DEVELOPMENT ANALYSIS

G12. Where feasible, indicate pedestrian ways with continuity of paving treatments/paving materials.

There will be designated entrances per unit from the sidewalk, as well as paving stones from the garage to the back entry of each unit.

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 (see Figure 5-2).

Each of units' amenity space will be constructed at grade. The building entrances will have a few designated stairs to the entry door.

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).

As per the site plan for Lot 2, there will be a garage with access from the laneway per unit to provide safe & protected parking for the homeowners. For Lot 1, there will be designated parking at the rear of the property, accessible via laneway.

G20. Designs should respond to Penticton's setting and climate through use of:

- energy-efficient building design

Each residential dwelling is proposed to be built at a Step 3 with the intention to achieve Step 3 or higher.

IR1. Building siting

- Front and rear yard setbacks should relate to those of existing neighbouring buildings. (see Figure 5-13).

Building will sit on the property according to the RD2 Zoning Bylaw. No variances will be required for this development.



Development Permit

Permit Number: DP PL2021-9134

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: Proposed Lot 1 (Legal to be updated after subdivision)
 - Civic: Proposed Lot 1 of 358 Douglas Ave (Civic to be updated after subdivision)
 - PID: Proposed Lot 1 (PID to be updated after subdivision)
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a front-to-back duplex 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).

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

PARENT PROPERTY:
358 DOUGLAS AVE, PENTICTON BC

FOLIO: 01119-000
PID: 011-895-969
PLAN: KAP932
PARCEL CLASS: Subdivision
Folio Lot Size: .257 ACRES
LOT 20 DISTRICT LOT 1 GROUP 7 S.D.Y.D. PLAN 932

Current Zoning: R2 Small Lot Residential
Has Site Specific Zoning: No
OCP: N/A
Development Permit: N/A

ALR: No

PROPOSED SUBDIVISION:

LOT 1
ZONING RD2
PARCEL AREA = 4265 SQ. FT. [369.23m²]
PROPOSED GROSS BUILDING FOOTPRINT = 1404 SQ. FT. [130.44m²]
PROPOSED PARCEL COVERAGE = 32.9%
MAX PARCEL COVERED ALLOWED - 40%

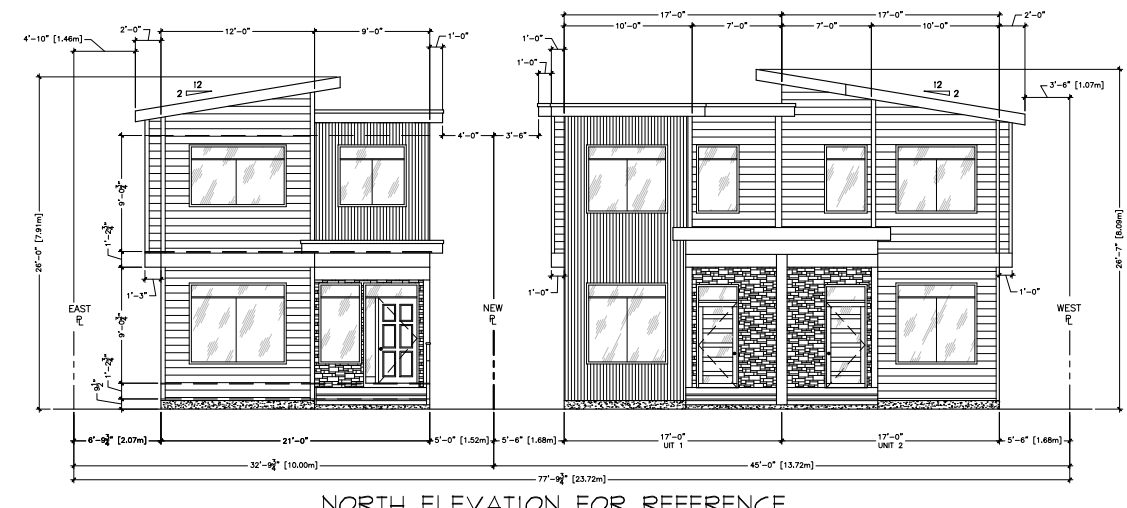
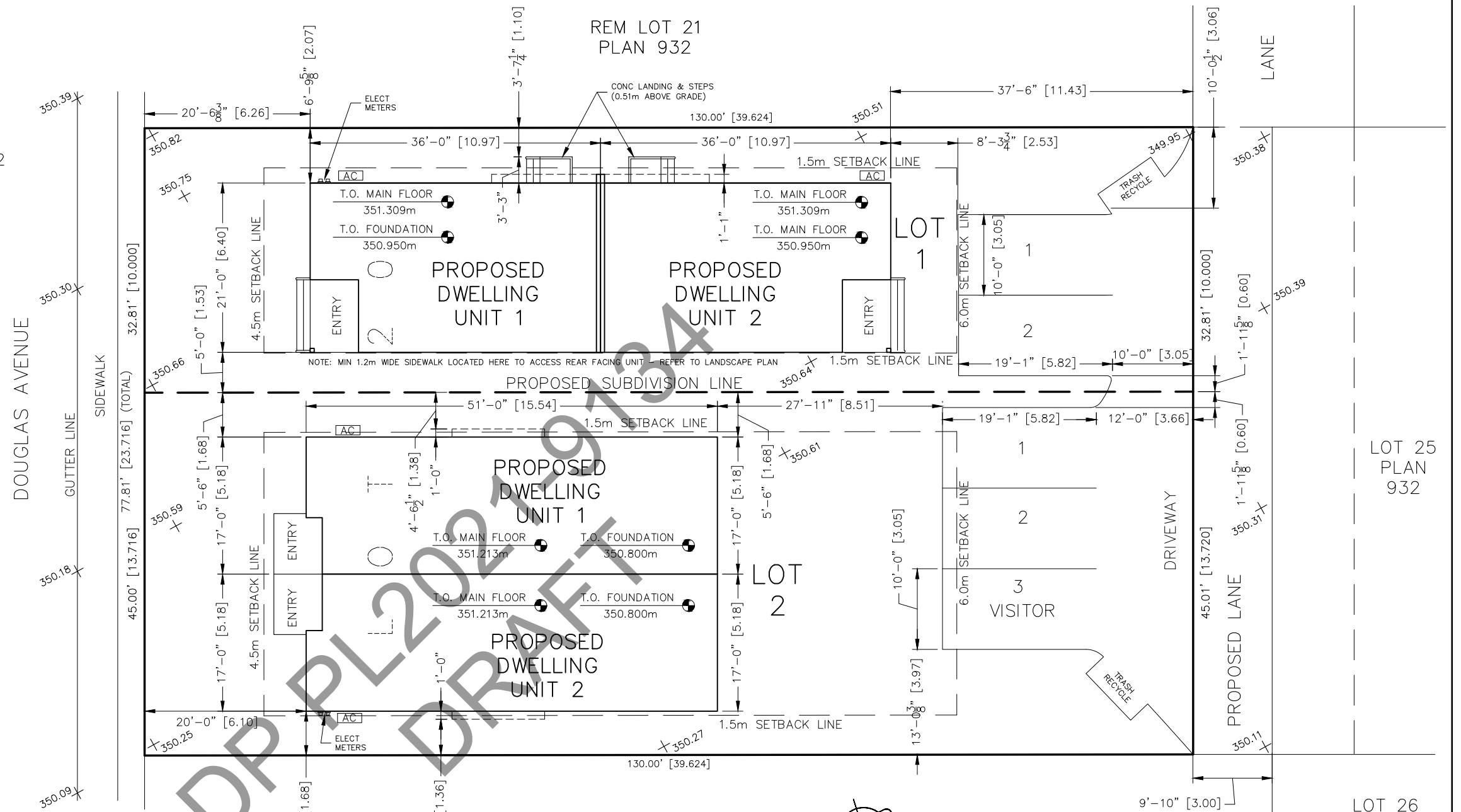
TOTAL FINISHED FLOOR AREA = 2848 SQ. FT.
PROPOSED FAR = 0.67
ALLOWABLE FAR = 1.0

PROPOSED BUILDING HEIGHT ≈ 8.00m
MAX HEIGHT ALLOWED = 10.5m

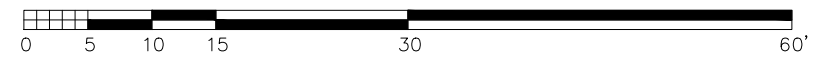
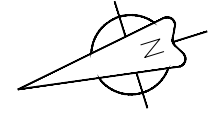
LOT 2
ZONING RD2
PARCEL AREA = 5850 SQ. FT. [543.48m²]
PROPOSED GROSS BUILDING FOOTPRINT = 1706 SQ. FT. [160.72m²]
PROPOSED PARCEL COVERAGE = 29.2%
MAX PARCEL COVERED ALLOWED - 40%

TOTAL FINISHED FLOOR AREA = 3238 SQ. FT.
PROPOSED FAR = 0.55
ALLOWABLE FAR = 1.0

PROPOSED BUILDING HEIGHT ≈ 8.00m
MAX HEIGHT ALLOWED = 10.5m



NORTH ELEVATION FOR REFERENCE



ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN	
PROPOSED DUPLEX DEVELOPMENT	
358 DOUGLAS AVENUE PENTICTON BC	
DRAWN BY: MBW	DATE: OCT 13/21
DESIGN BY:	PROJECT No.: 201918
CHK'D BY:	FILE No.:
SCALE: 1"=15'	SHEET No.: 1 OF 6
	REV 4

AZTECH DRAFTING SERVICES
496 Van Horne St. Penticton, B.C.
Phone: 250-492-3344 e-mail: service@aztechdrafting.com

PLANTING LEGEND

SYMBOL	QUANTITY	DESCRIPTION
	9	Bunch Grass
	28	Low Lying Grass
	6	Small Ornamental Shrub
	4	Tree as per Zoning Bylaw 5.3.1

	Mulch Planting Beds
	Concrete
	Pavement
	Compacted Crusher Fines
	Grass

NOTE: Install fully automated underground irrigation system on timers as per supplier spec.

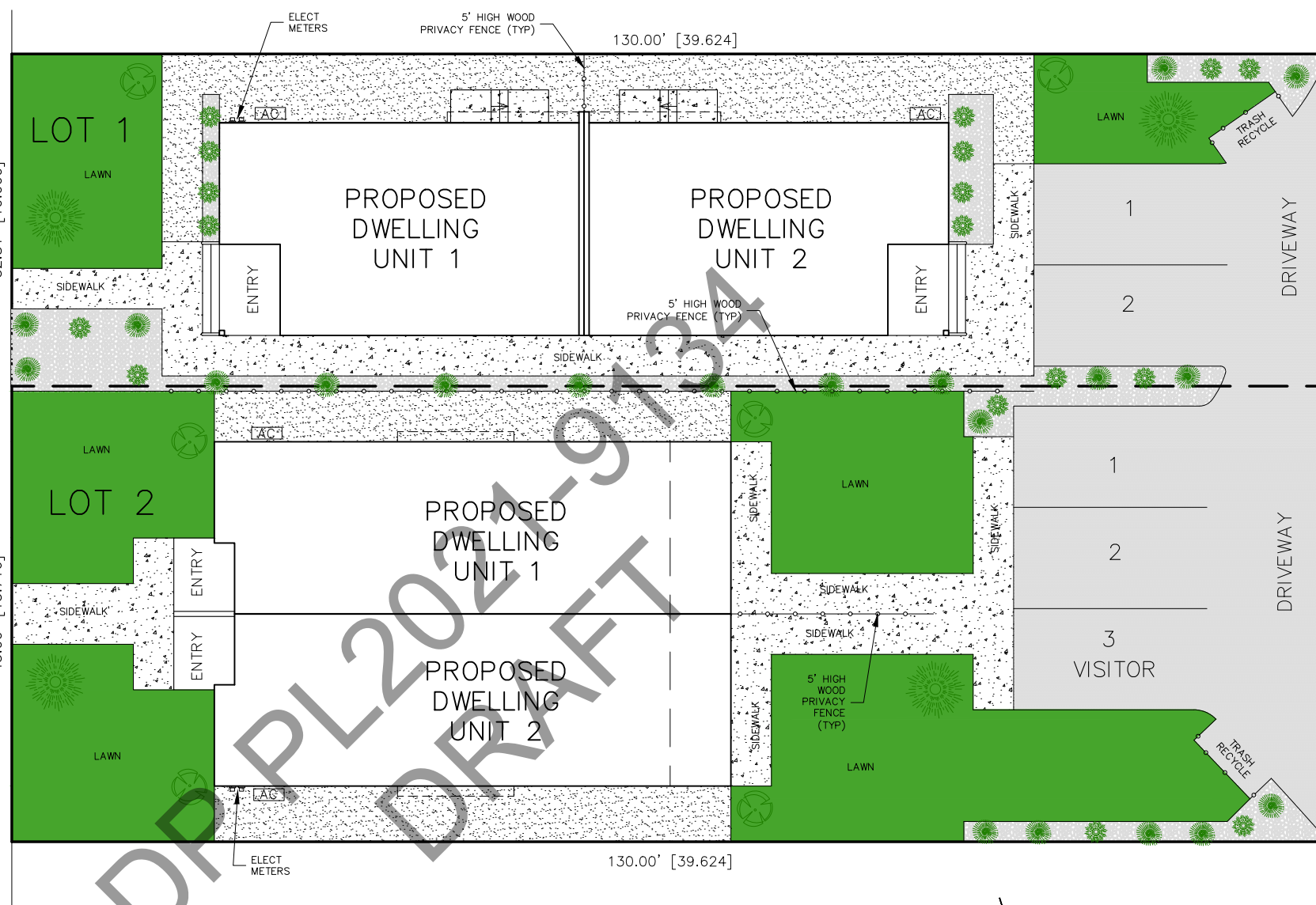
DOUGLAS AVENUE

GUTTER LINE

SIDEWALK

32.81' [10.000]

45.00' [13.716]



LANE

32.81' [9.999]

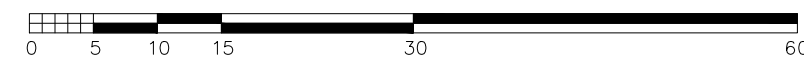
45.00' [13.716]

PROPOSED LANE

LOT 25
PLAN 932

LOT 26
PLAN 932

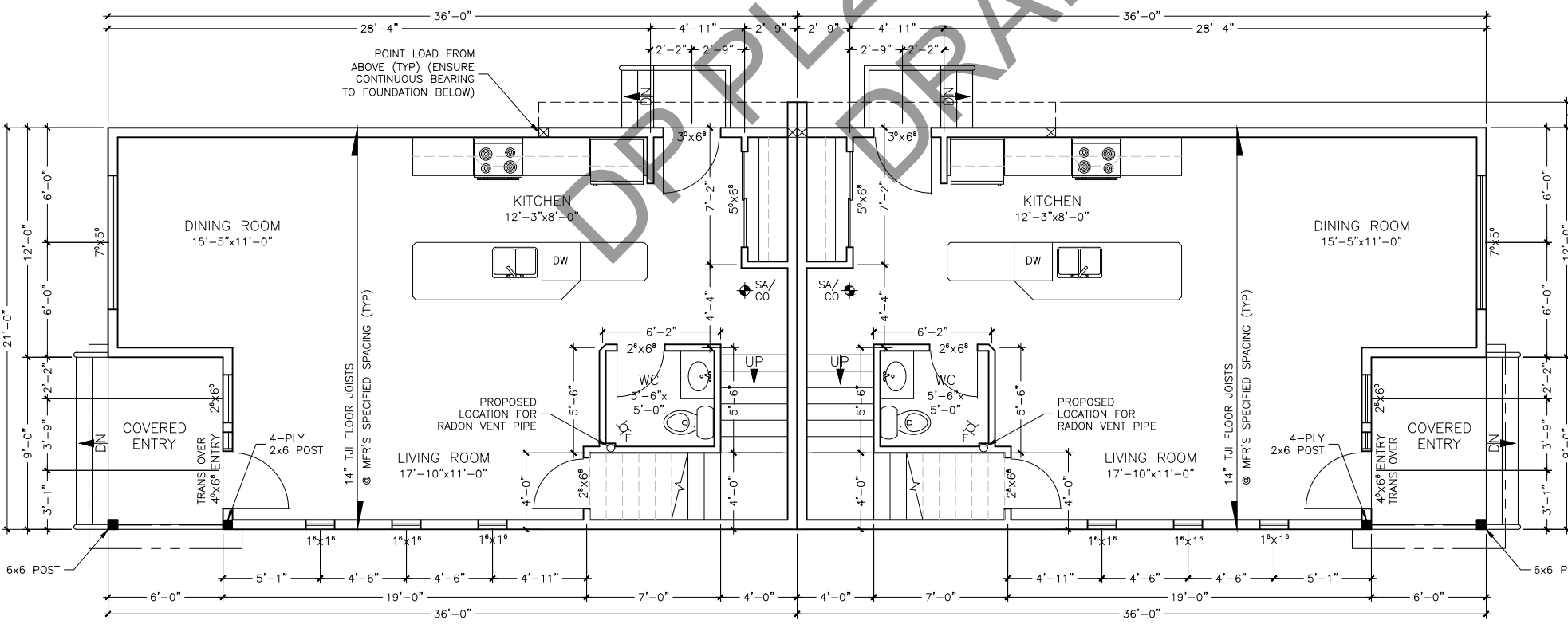
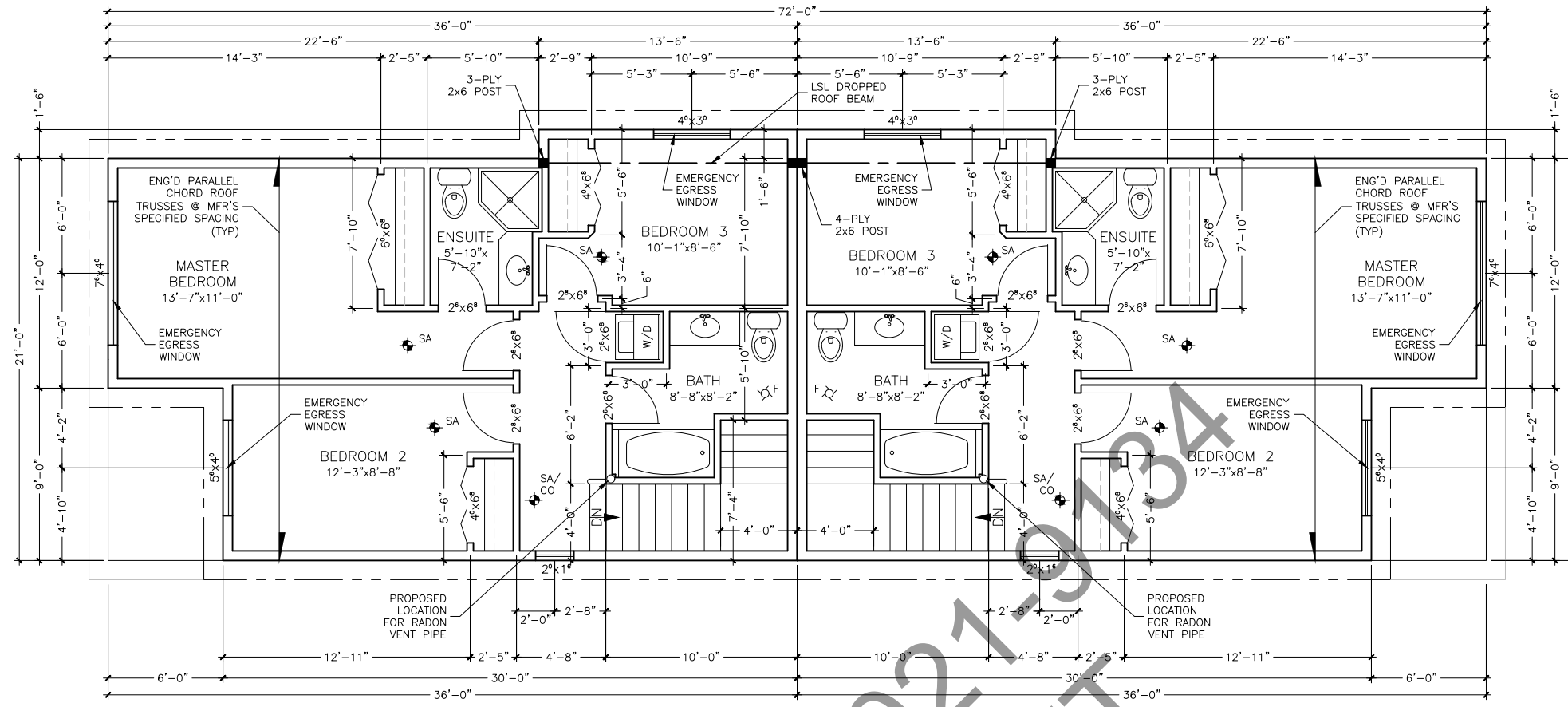
LOT 19
PLAN 932



ISSUED FOR DEVELOPMENT PERMIT

LANDSCAPE PLAN	
PROPOSED DUPLEX DEVELOPMENT	
358 DOUGLAS AVENUE PENTICTON BC	
DRAWN BY: MBW	DATE: OCT 13/21
DESIGN BY:	PROJECT No.: 201918
CHK'D BY:	FILE No.:
SCALE: 1"=15'	SHEET No.: 2 OF 6
	REV 4

AZTECH DRAFTING SERVICES
 496 Van Horne St. Penticton, B.C.
 Phone: 250-492-3344 e-mail: service@aztechdrafting.com

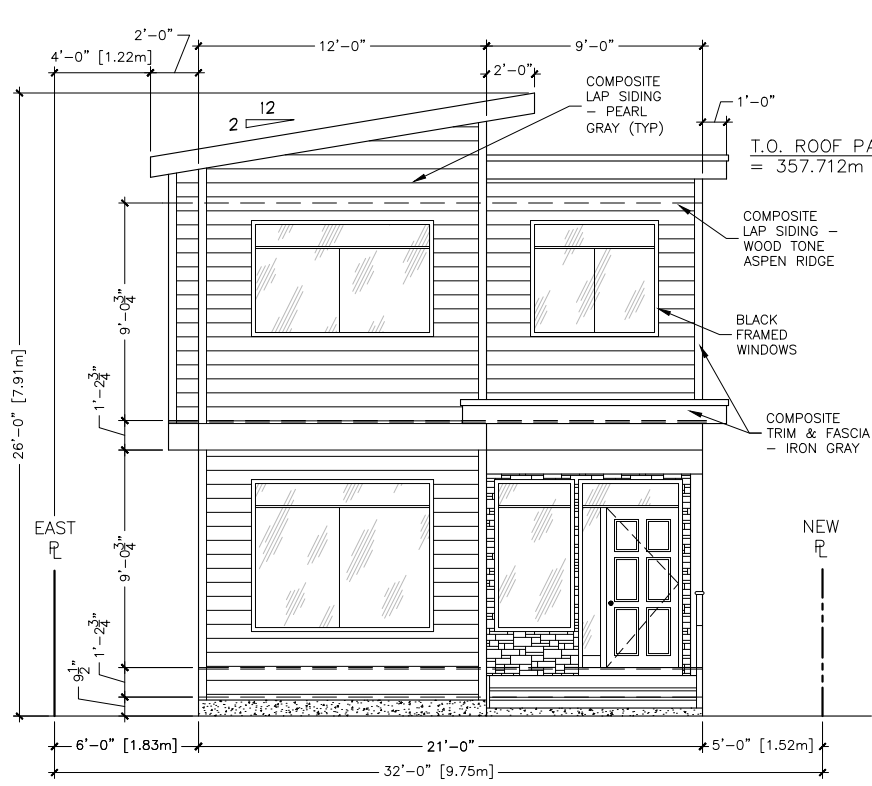


ISSUED FOR DEVELOPMENT PERMIT

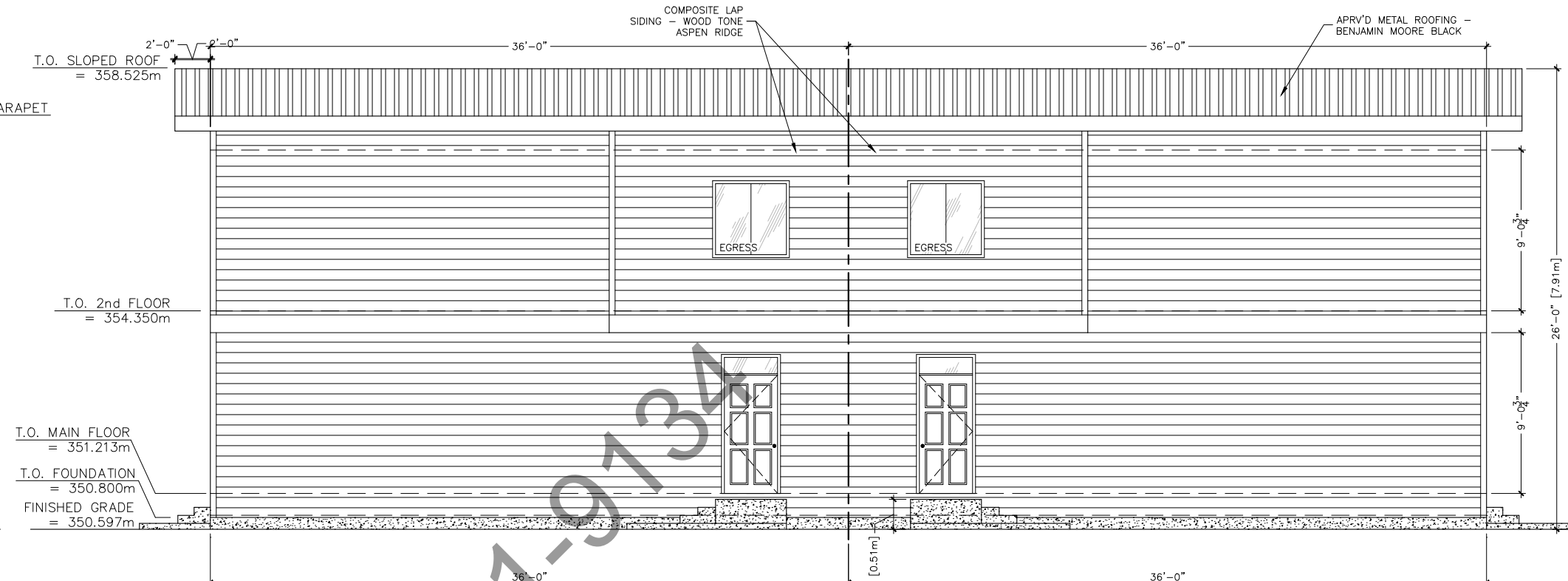
FLOOR PLANS - LOT 1
PROPOSED DUPLEX DEVELOPMENT
 358 DOUGLAS AVENUE
 PENTICTON BC

AZTECH DRAFTING SERVICES
 496 Van Horne St. Penticton, B.C.
 Phone: 250-492-3344 e-mail: service@aztechdrafting.com

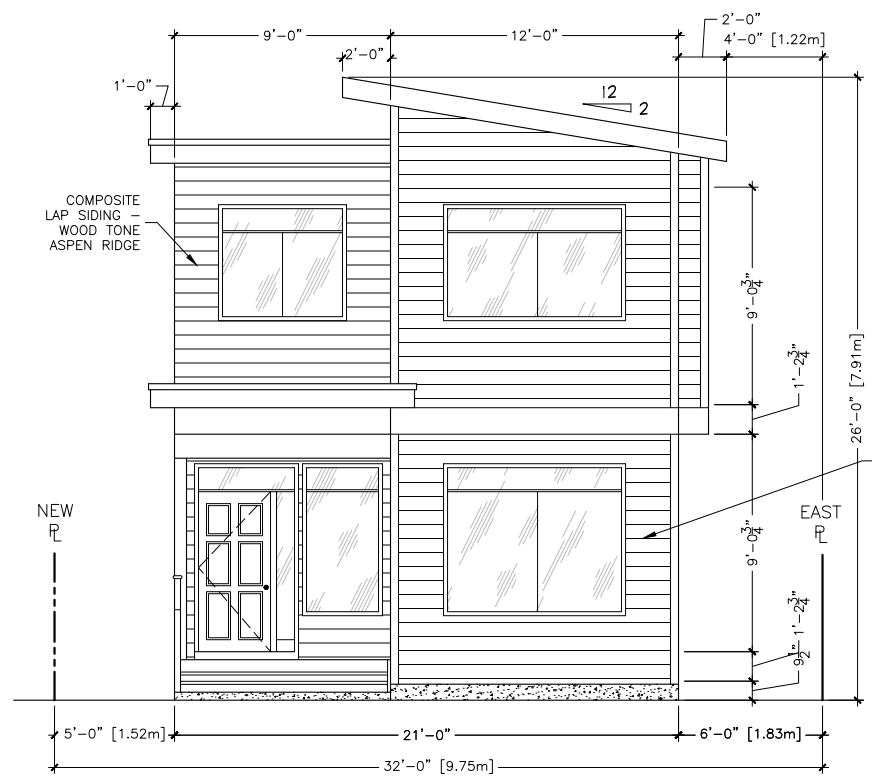
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DESIGN BY:	PROJECT No.: 201918
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET No.: 3 OF 6
	REV 4



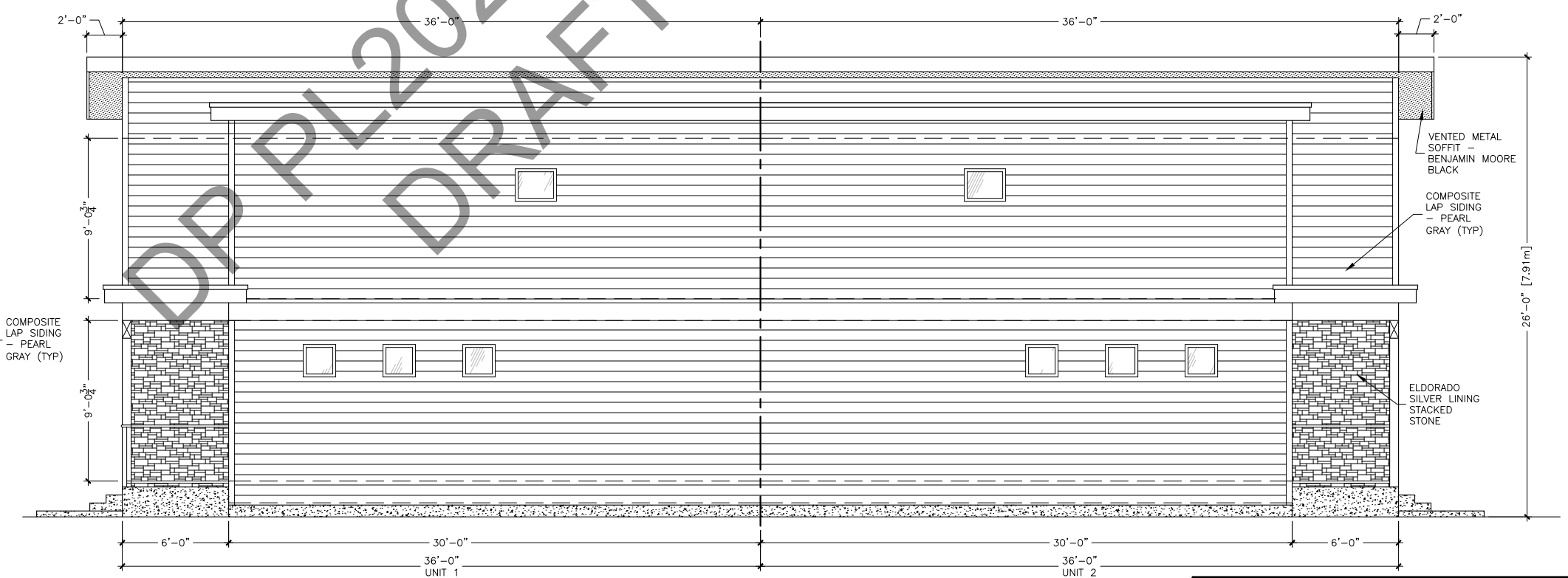
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

DRAFT

SPATIAL SEPARATION
 TOTAL BUILDING FACE = 1343 sq. ft.
 TOTAL UNPROTECTED OPENINGS = 23 sq. ft. (1.7%)
 LIMITING DISTANCE = 1.53 m

ISSUED FOR DEVELOPMENT PERMIT

AZTECH DRAFTING SERVICES
 496 Van Horne St. Penticton, B.C.
 Phone: 250-492-3344 e-mail: service@aztechdrafting.com

ELEVATIONS - LOT 1	
PROPOSED DUPLEX DEVELOPMENT	
358 DOUGLAS AVENUE PENTICTON BC	
DRAWN BY: MBW	DATE: OCT 13/21
DESIGN BY:	PROJECT No.: 201918
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET No.: 4 OF 6
	REV 4



Development Permit

Permit Number: DP PL2021-9135

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: Proposed Lot 2 (Legal to be updated after subdivision)
 - Civic: Proposed Lot 2 of 358 Douglas Ave (Civic to be updated after subdivision)
 - PID: Proposed Lot 2 (PID to be updated after subdivision)
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a side-by-side duplex 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).

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

PARENT PROPERTY:
358 DOUGLAS AVE, PENTICTON BC

FOLIO: 01119-000
PID: 011-895-969
PLAN: KAP932
PARCEL CLASS: Subdivision
Folio Lot Size: .257 ACRES
LOT 20 DISTRICT LOT 1 GROUP 7 S.D.Y.D. PLAN 932

Current Zoning: R2 Small Lot Residential
Has Site Specific Zoning: No
OCP: N/A
Development Permit: N/A

ALR: No

PROPOSED SUBDIVISION:

LOT 1
ZONING RD2
PARCEL AREA = 4265 SQ. FT. [369.23m²]
PROPOSED GROSS BUILDING FOOTPRINT =
1404 SQ. FT. [130.44m²]
PROPOSED PARCEL COVERAGE = 32.9%
MAX PARCEL COVERED ALLOWED - 40%

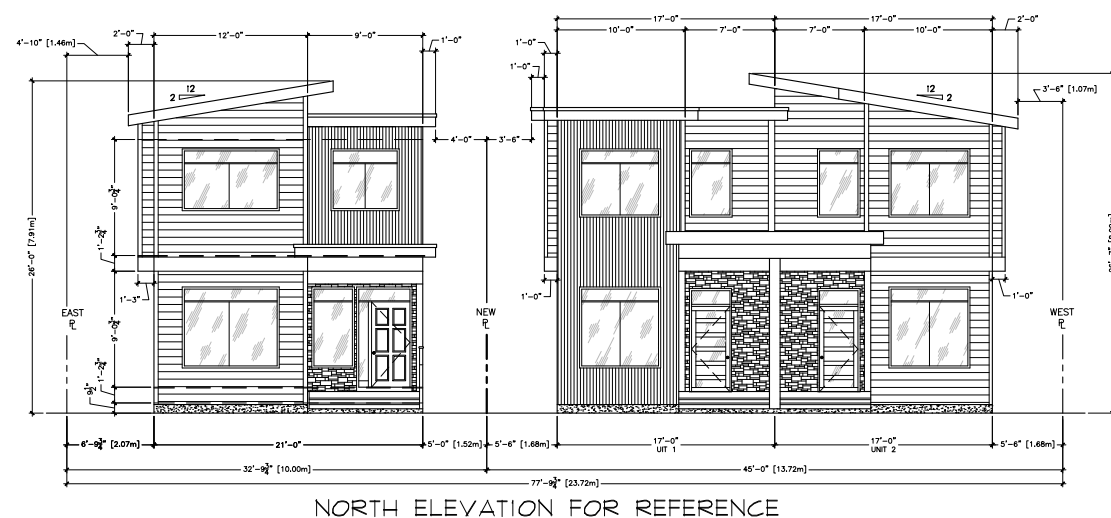
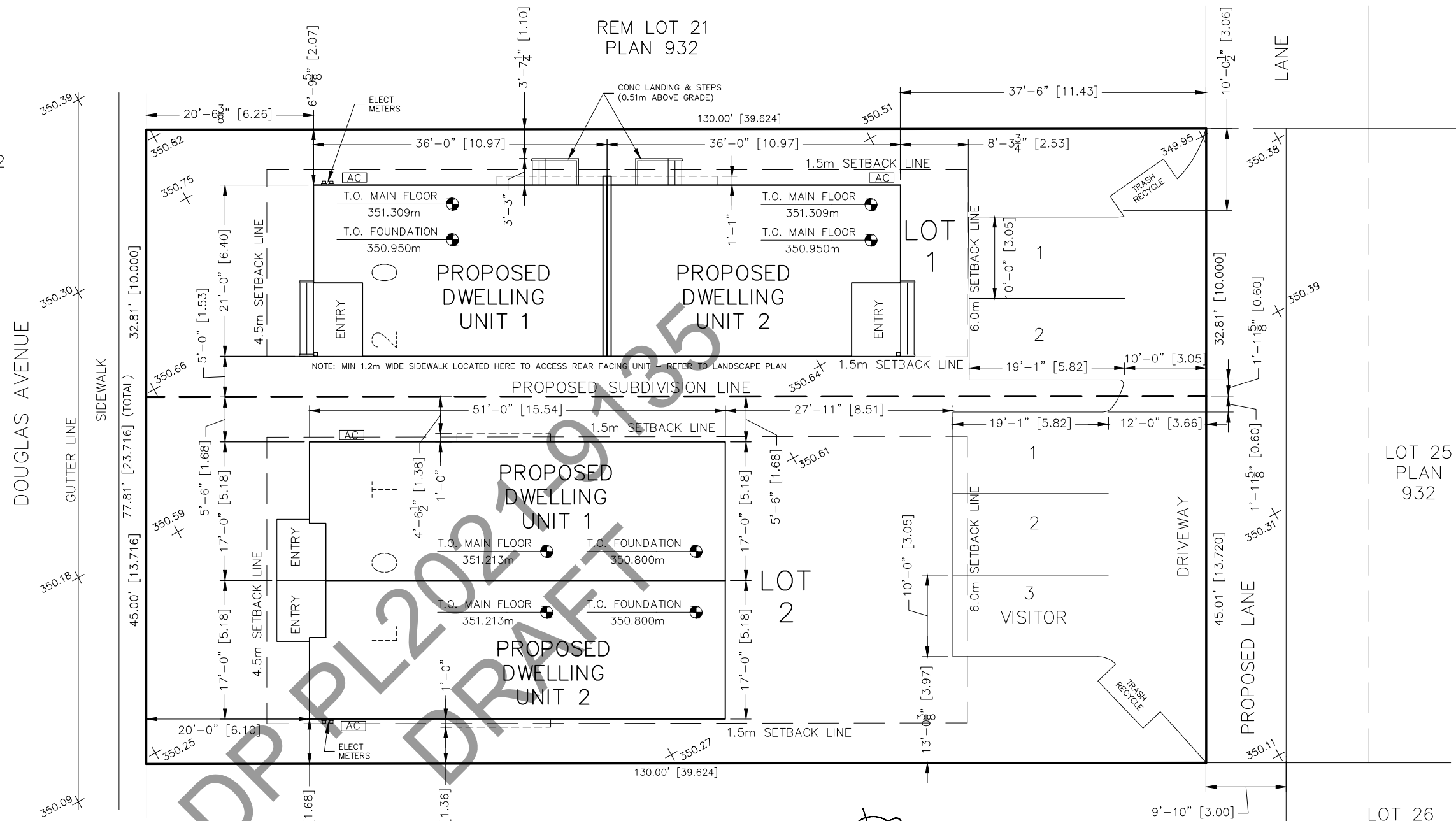
TOTAL FINISHED FLOOR AREA = 2848 SQ. FT.
PROPOSED FAR = 0.67
ALLOWABLE FAR = 1.0

PROPOSED BUILDING HEIGHT ≈ 8.00m
MAX HEIGHT ALLOWED = 10.5m

LOT 2
ZONING RD2
PARCEL AREA = 5850 SQ. FT. [543.48m²]
PROPOSED GROSS BUILDING FOOTPRINT =
1706 SQ. FT. [160.72m²]
PROPOSED PARCEL COVERAGE = 29.2%
MAX PARCEL COVERED ALLOWED - 40%

TOTAL FINISHED FLOOR AREA = 3238 SQ. FT.
PROPOSED FAR = 0.55
ALLOWABLE FAR = 1.0

PROPOSED BUILDING HEIGHT ≈ 8.00m
MAX HEIGHT ALLOWED = 10.5m



ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN
PROPOSED DUPLEX DEVELOPMENT
358 DOUGLAS AVENUE
PENTICTON BC

AZTECH DRAFTING SERVICES
496 Van Horne St. Penticton, B.C.
Phone: 250-492-3344 e-mail: service@aztechdrafting.com

DRAWN BY: MBW	DATE: OCT 13/21
DESIGN BY:	PROJECT No.: 201918
CHK'D BY:	FILE No.:
SCALE: 1"=15'	SHEET No.: 1 OF 6
	REV 4

PLANTING LEGEND

SYMBOL	QUANTITY	DESCRIPTION
	9	Bunch Grass
	28	Low Lying Grass
	6	Small Ornamental Shrub
	4	Tree as per Zoning Bylaw 5.3.1

	Mulch Planting Beds
	Concrete
	Pavement
	Compacted Crusher Fines
	Grass

NOTE: Install fully automated underground irrigation system on timers as per supplier spec.

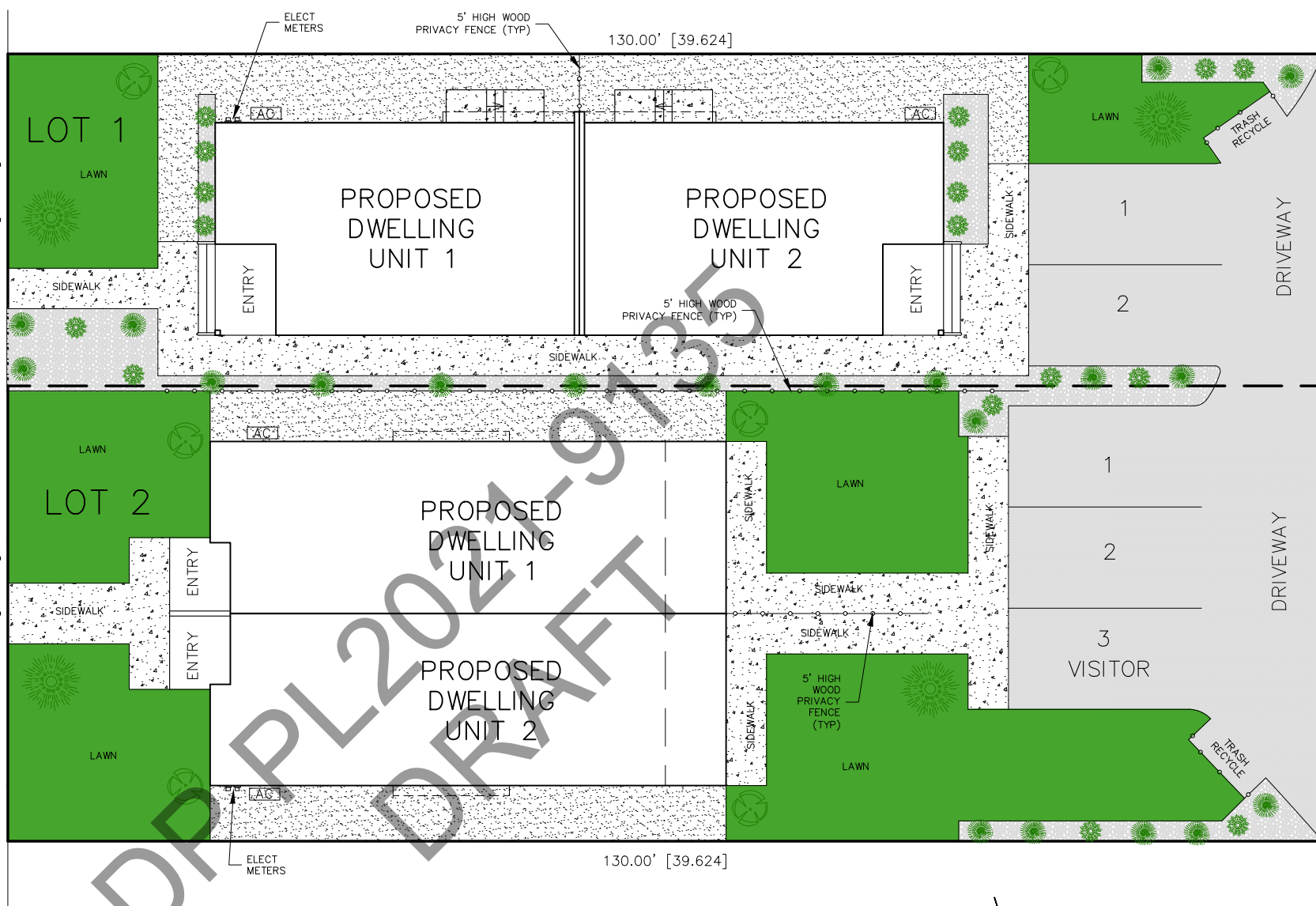
DOUGLAS AVENUE

GUTTER LINE

SIDEWALK

32.81' [10.000]

45.00' [13.716]



LANE

32.81' [9.999]

45.00' [13.716]

PROPOSED LANE

LOT 25
PLAN 932

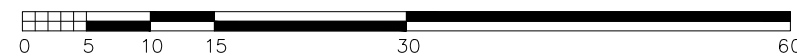
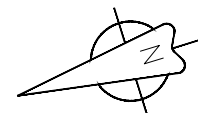
LOT 26
PLAN 932

REM LOT 21
PLAN 932

130.00' [39.624]

130.00' [39.624]

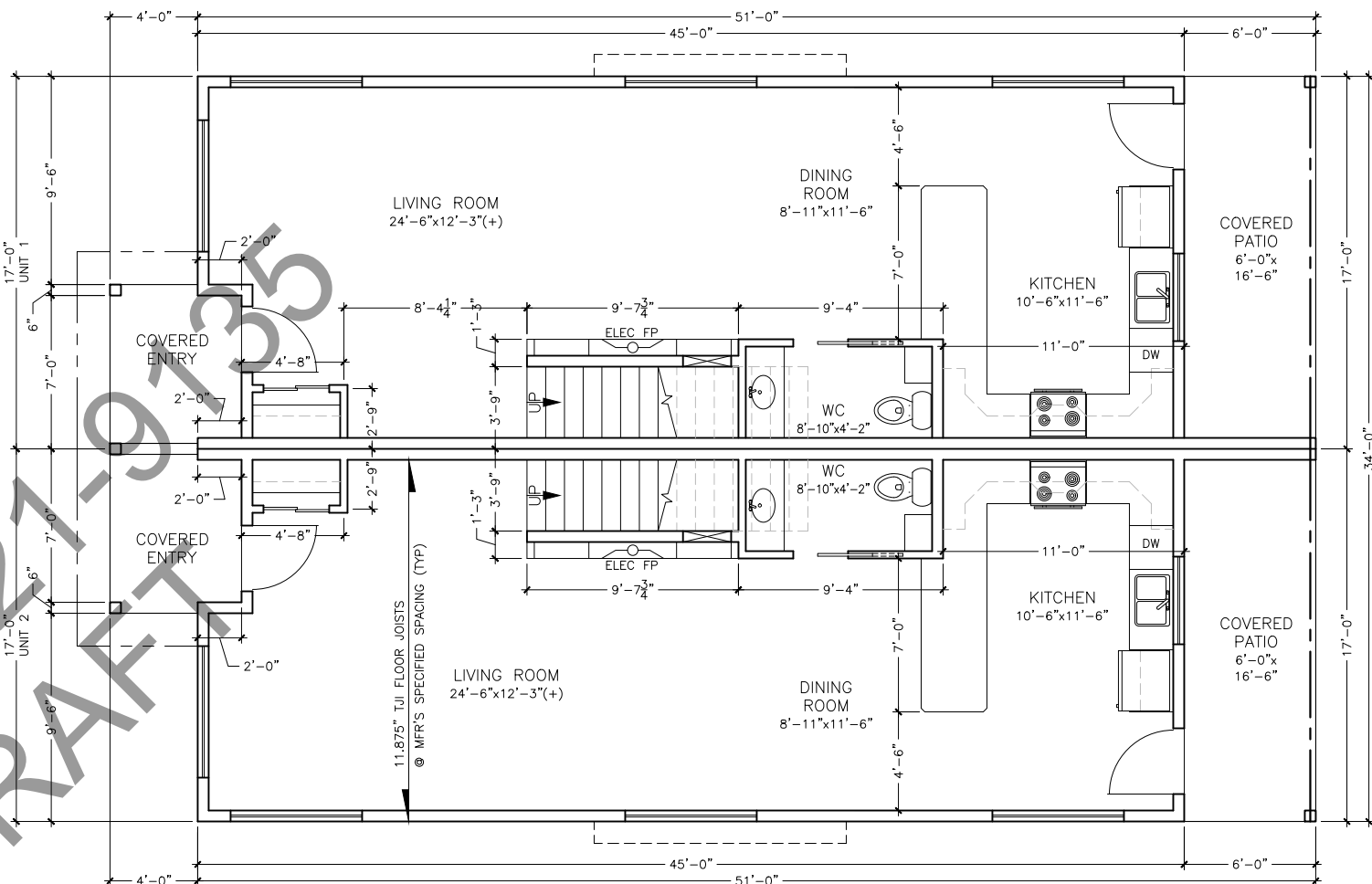
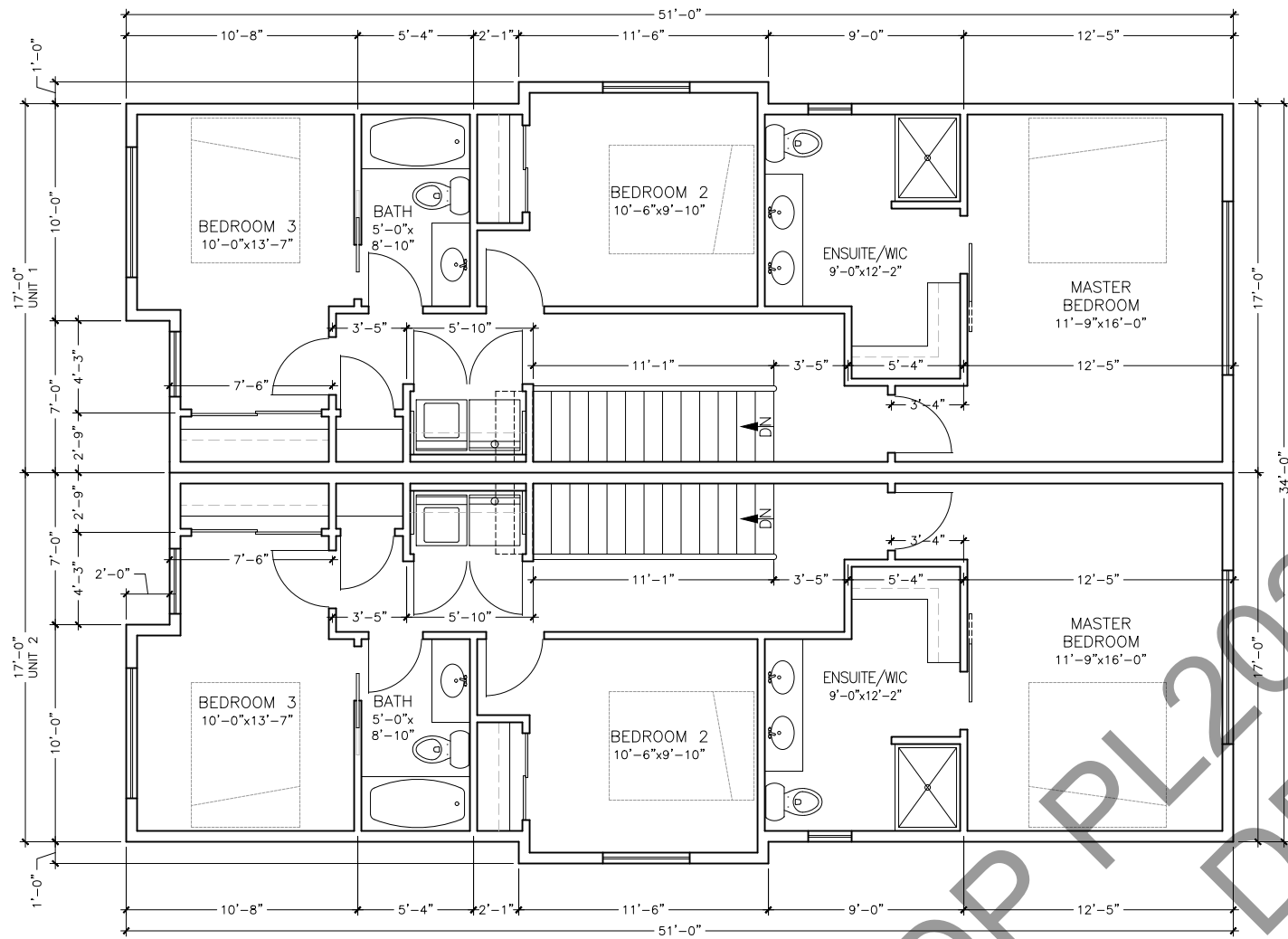
LOT 19
PLAN 932



ISSUED FOR DEVELOPMENT PERMIT

LANDSCAPE PLAN	
PROPOSED DUPLEX DEVELOPMENT	
358 DOUGLAS AVENUE PENTICTON BC	
DRAWN BY: MBW	DATE: OCT 13/21
DESIGN BY:	PROJECT No.: 201918
CHK'D BY:	FILE No.:
SCALE: 1"=15'	SHEET No.: 2 OF 6
	REV 4

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Phone: 250-492-3344 e-mail: service@aztechdrafting.com

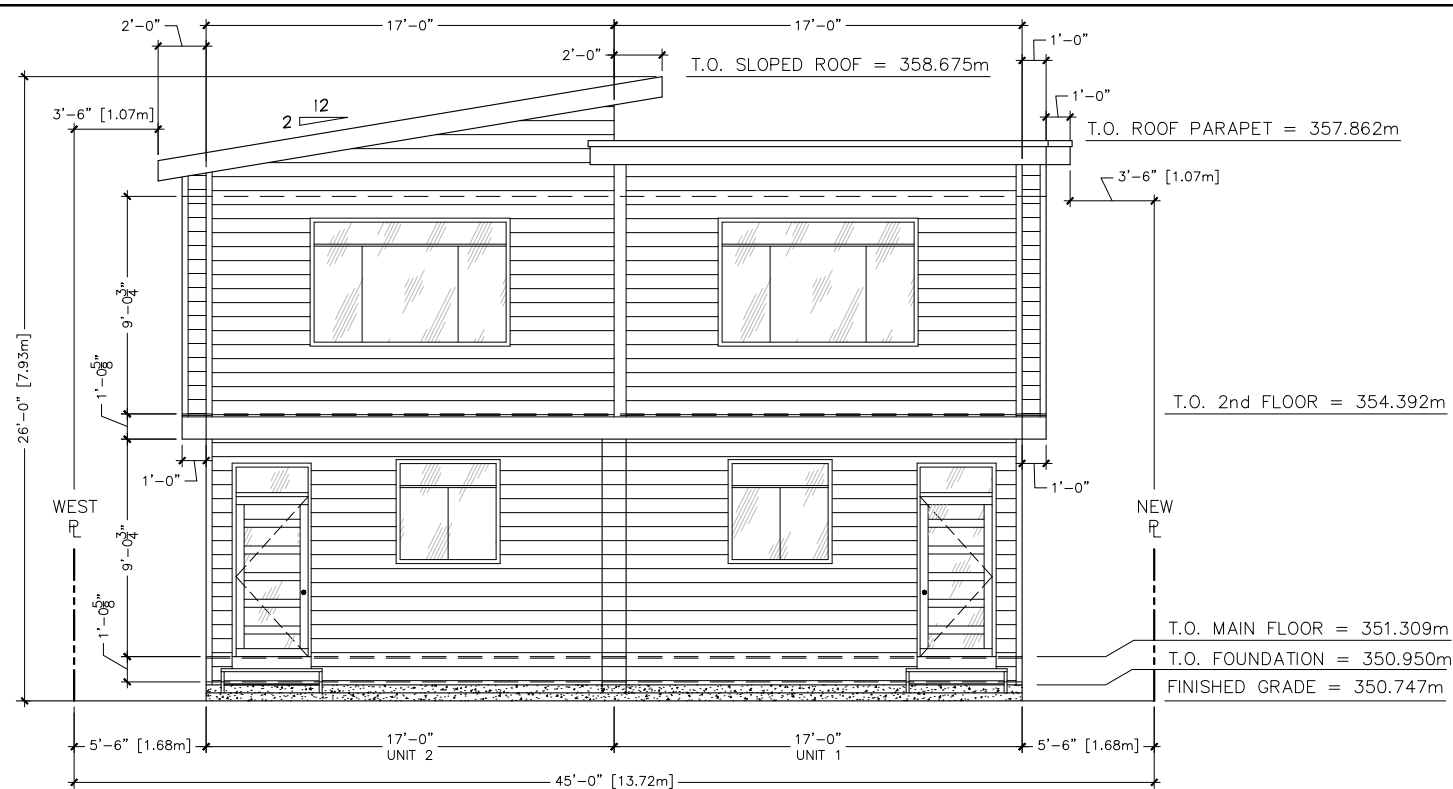


ISSUED FOR DEVELOPMENT PERMIT

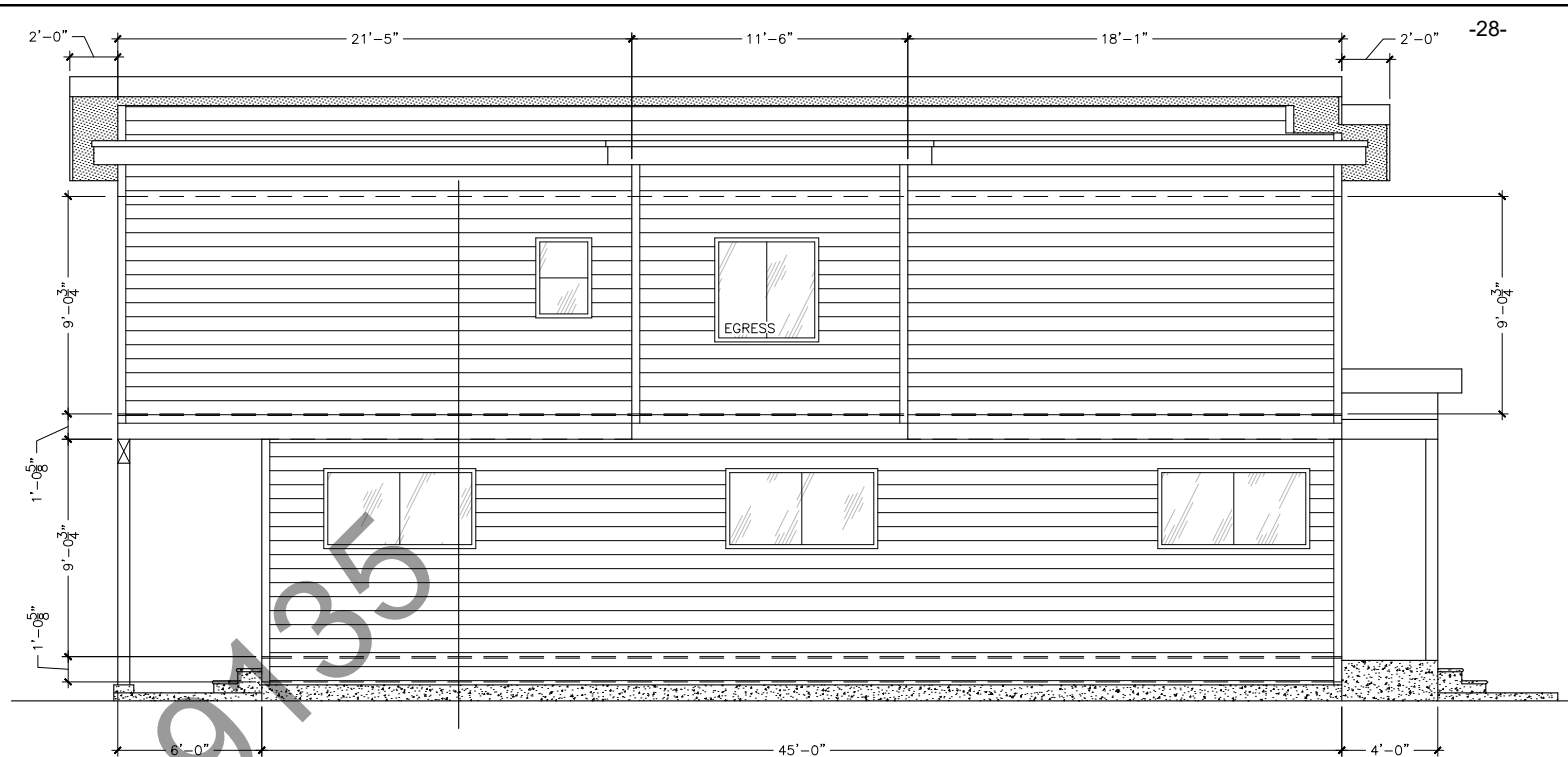
FLOOR PLANS - LOT 2
 PROPOSED DUPLEX DEVELOPMENT
 358 DOUGLAS AVENUE
 PENTICTON BC

AZTECH DRAFTING SERVICES
 496 Van Horne St. Penticton, B.C.
 Phone: 250-492-3344 e-mail: service@aztechdrafting.com

DRAWN BY: MBW	DATE: OCT 13/21
DESIGN BY:	PROJECT No.: 201918
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET No.: 5 OF 6

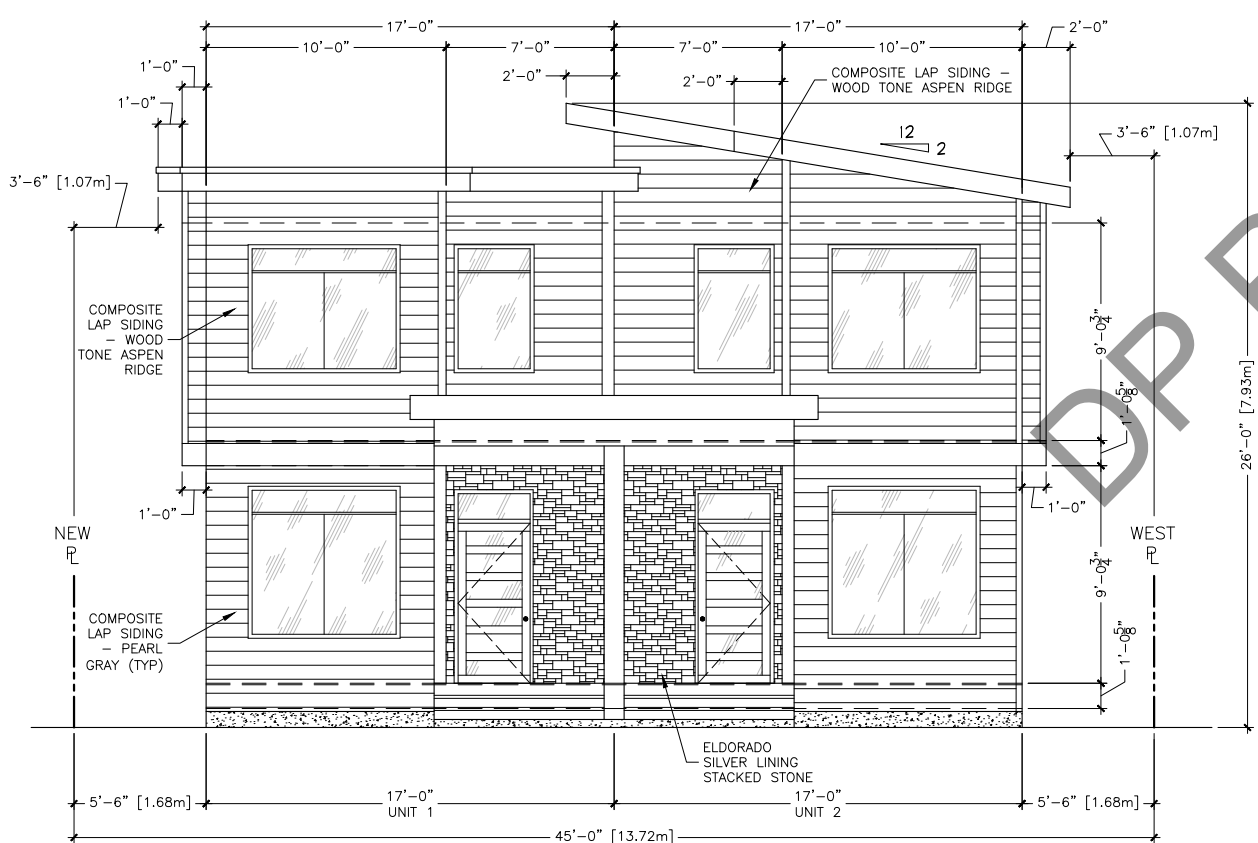


SOUTH ELEVATION

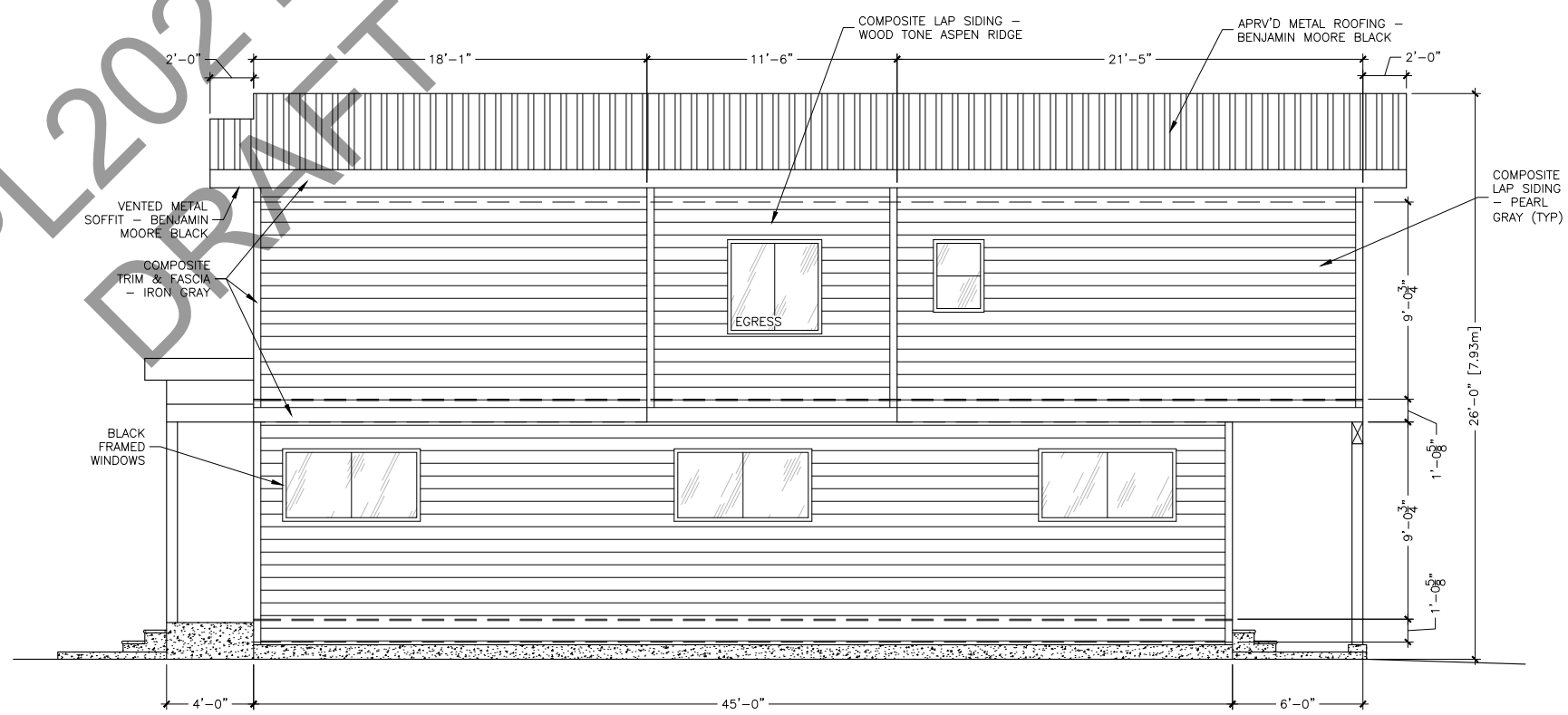


EAST ELEVATION

SPATIAL SEPARATION
 TOTAL BUILDING FACE = 1048 sq. ft.
 TOTAL UNPROTECTED OPENINGS = 60 sq. ft. (5.7%)
 LIMITING DISTANCE = 1.68 m



NORTH ELEVATION



WEST ELEVATION

SPATIAL SEPARATION
 TOTAL BUILDING FACE = 1048 sq. ft.
 TOTAL UNPROTECTED OPENINGS = 60 sq. ft. (5.7%)
 LIMITING DISTANCE = 1.68 m

ELEVATIONS - LOT 2	
PROPOSED DUPLEX DEVELOPMENT	
358 DOUGLAS AVENUE PENTICTON BC	

DRAWN BY: MBW	DATE: OCT 13/21
DESIGN BY:	PROJECT No.: 201918
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET No.: 6 OF 6

ISSUED FOR DEVELOPMENT PERMIT

AZTECH DRAFTING SERVICES
 496 Van Horne St. Penticton, B.C.
 Phone: 250-492-3344 e-mail: service@aztechdrafting.com

Bylaw No. 2021-39

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. 2021-39".

2. Amendment:

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

2.1 Rezone Lot 20 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 932, located at 358 Douglas Avenue from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane) as shown on Schedule 'A'.

2.2 Add the following to 10.5.4 SITE SPECIFIC PROVISIONS

.8 In the case of Lot 20 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 932, located at 358 Douglas Avenue, a maximum of two dwelling units shall be permitted on each lot.

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

READ A FIRST time this 2 day of November, 2021

A PUBLIC HEARING was held this 16 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 day of , 2021

Ministry of Transportation on the

ADOPTED this day of , 2021

Notice of intention to proceed with this bylaw was published 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.

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

From: Public Hearings
Subject: RE: public notice for 358 Douglas Avenue

From: Patrick T Gayler
Sent: Monday, November 8, 2021 10:23 AM
To: Public Hearings <publichearings@penticton.ca>
Cc: Planning Info - City of Penticton <planning@penticton.ca>
Subject: Fwd: public notice for 358 Douglas Avenue

Caution! This message was sent from outside your organization.

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

Re: public notice for 358 Douglas Avenue [https://www.penticton.ca/sites/default/files/docs/city-hall/news/2021-11-04%20Public%20Notice%20\(358%20Douglas\).pdf](https://www.penticton.ca/sites/default/files/docs/city-hall/news/2021-11-04%20Public%20Notice%20(358%20Douglas).pdf)

From: Patrick T Gayler
Sent: November 5, 2021 5:12 PM
To: Bylaw Officers <bylaw@penticton.ca>
Cc: Planning Info - City of Penticton <planning@penticton.ca>; Public Works <PublicWorks@penticton.ca>; Fire Dept Generic <fire@penticton.ca>
Subject: vehicles parking in dead-end alley/laneway -- 300 block of Hastings Ave

In addition to the vehicle, trailer, etc. parked on the paved laneway adjacent to **104-305 Hastings Ave**, I have witnessed as many as 5 vehicles parked on the paved laneway -- including the designated(?) turnaround at the west end -- behind **329** and **337 Hastings Ave** and **330 Douglas Ave**.

By copy to the City of Penticton Planning Department and the Penticton Fire Department

In my opinion, the rezoning application PL2020-8823 by Brentview Developments for building any additional lane-facing duplexes at **358 Douglas Avenue** is only going to exacerbate the problem of vehicle congestion in this dead-end alley/laneway ... and therefore should be voted down by City Council.

Patrick Gayler

101-340 Hastings Ave

Penticton BC

Public Hearing - LATE SUBMISSION -
358 Douglas Avenue

November 12, 2021

Subject: Rezone PL2020-8823
358 Douglas Ave

Dear Mayor and Council:

We are residents and homeowners at 412 Conklin Ave in the neighborhood known as Cherryland Community. The core of this community is comprised of residential streets including Hastings, Douglas, Conklin, Windsor, Scott, Woodruff, Argyll and Moosejaw, characterized by single family dwellings built post war. Windsor Avenue was the site of the first planned development where returning war veterans chose to build homes and raise their families. Council has accepted the heritage nature of this area as worth protecting and passed a motion on September 7, 2021 directing staff to work with the Heritage and Museum Advisory Committee to find mechanisms to incorporate and protect this heritage neighbourhood.

We bought in this area because of the large lots, tree lined streets and residential culture. The zoning is R1 and R2. The neighbourhood has accepted the need for densification and several carriage houses have been built in accordance with this zoning. This provides 2 homes where there was 1 and is friendly and respectful of the style of the streets, retains sightlines and allows for sharing of views and the sun.

We strongly object to the developers seeking rezoning of these R1 and R2 lots that as a result allows 4 homes where 2 are permissible. Central to our objection is the precedent that is being set opening up approval of future amendments and changing the nature of our neighbourhood. The units, resulting from re zoning, are overbearing, and certainly not in keeping with the heritage nature of the surrounding neighbourhood.

We are open and supportive of carriage homes that **double** the density. **We are not supportive of rezoning that converts one lot into 2 thereby making 4 units permissible.**

Developers motivation is not community development but purely economic and while we do not deny anyone the right to make a living this is not what we want in our neighbourhood.

We request that you deny this re zone application.

Sincerely,

Robin and John Robertson

Public Hearing - LATE SUBMISSION -
358 Douglas Avenue

From:
Sent: Friday, November 12, 2021 3:31 PM
To: Council
Cc: Public Hearings
Subject: Rezone Application PL2020-8823 358 Douglas

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Penticton Council
171 Main St
Penticton, BC

RE: rezoning of 358 Douglas Ave., Penticton PL2020-8823

My name is Joyce Geering , 425 Conklin Ave, Penticton.

I am in favor of this rezoning based on the following. A great infill and best usage of this lot. The current home is outdated and this would certainly rejuvenate the neighborhood with no negative effects. The design and proposed drawings fit in with the current homes in the area, and provide much needed housing. Other duplexes in the area have shown there is a need for this type of housing. There will be no impact on the vehicle traffic with only 4 units. The design and layout are an ideal family home with outdoor space for children.

Thank you
Joyce Gering

Public Hearing - LATE SUBMISSION -
358 Douglas Avenue

November 12, 2021

Subject: Rezone PL2020-8823
358 Douglas Ave

Dear Mayor and Council:

Once again I am writing in connection with yet another proposed rezoning application of 358 Douglas Avenue in the Cherryland Community neighborhood. This community comprises residential streets which includes Hastings, Douglas, Conklin, Windsor, Scott, Woodruff, Argyll and Moosejaw and is characterized by single family dwellings built after WWII. Windsor Avenue was the site of the first planned development where returning war veterans chose to build homes and raise their families. On September 7, 2021 Council accepted the heritage nature of this area as worth protecting and passed a motion directing staff to work with the Heritage and Museum Advisory Committee to find mechanisms to incorporate and protect this neighbourhood. The residents of the neighbourhood endorsed this proposal and we breathed a sigh of relief that there would be no more requests to rezone the lots and they would remain R1 and R2 and our community would honour the vision of our forefathers.

I purchased my home at 281 Windsor Avenue in 2010 because the zoning of R1 and R2 coupled with the character this area imparts. I realize that densification is important for the neighbourhood and several carriage houses have been built in accordance with this present zoning. This provides two homes where there was one and is friendly and respectful of the style of the streets, retains sightlines and allows for sharing of views and natural light.

I do, however, strongly object to the developers seeking to rezone R1 and R2 lots that results in four homes where two are permissible. It almost seems a betrayal of the trust of the direction given to staff on September 7, 2021. In addition I object to the precedent that is being set to open up approval of future amendments and thereby change the nature of our neighbourhood. The units, resulting from rezoning, are overbearing, and certainly not in keeping with the heritage nature of the surrounding neighbourhood.

In summary, although I support the building of carriage homes which double the density. I am not supportive of the rezoning application PL2020-8823 which would divide the present one lot into two lots thereby allowing the construction of four units.

I acknowledge that the motivation of developers is economic but surely there is more to life than money. Of this we seniors are acutely aware.

I request that you deny this rezone application

Sincerely,

Margaret Neuhaus
281 Windsor Avenue
Penticton, BC V2A 2K3

Public Hearing - LATE SUBMISSION -
358 Douglas Avenue

From: karin benedetti
Sent: Monday, November 15, 2021 2:37 PM
To: Public Hearings
Subject: Rezone PL2020-8823. 358 Douglas Ave.

Dear Mayor and City Council

We live on 413 Conklin Ave. in the Cherryland Community. The core of this community is characterized by single family postwar homes. The Cherryland Community has a lot of history because of veterans choosing to build and live there raising their families. It is sad to see that once again we are back to fighting for our neighbourhood and to keep Pentictons Heritage alive. We bought in this area due to the large lots and what a great tree lined streets there were. The zoning is R1 and R2. We accept that we need housing and would welcome carriage homes which are being build according the the zoning in this area. Penticton sad to say-is fast becoming a townhouse city. Where there were once trees is now cement. Climate change is having a big impact on us all as we saw that this summer so lets keep some of our trees and space around our homes instead of re- zoning it all to squeeze in as many houses as possible and forget about " Heritage". We strongly object to the developer seeking rezoning of 358 Douglas. We will support carriage homes that are in keeping of our neighbourhood. and that will DOUBLE the density not lots that will be divided to make 4 units permissible. Please listen to our request to deny the re-zone application .

Sincerely. Karin Benedetti

Sent from my iPad

**Public Hearing - LATE SUBMISSION -
358 Douglas Avenue**

From: Public Hearings
Subject: RE: Development variance permit PL 2020-8823, 358 Douglas Ave

-----Original Message-----

From: Barbara Perehudoff
Sent: November 11, 2021 9:36 PM
To: Council <Council@penticton.ca>
Subject: Development variance permit PL 2020-8823, 358 Douglas Ave

Dear Mayor and Council,

We are the homeowners of 376 Douglas Avenue in the neighbourhood known as Cherryland Community. We were both born and raised in Penticton and have been residents of this community for over 40 years.

The core of this community is comprised of residential streets including Hastings, Douglas, Conklin, Windsor, Scott, Woodruff, Argyle, and Moosejaw. This area is characterized by single family dwellings that have defined the very fibre of Penticton as a community. In fact, the current council has repeatedly noted that the heritage nature of this area is worth protecting.

We bought the property at 376 Douglas and rebuilt a single family dwelling on the original lot to fit in with existing single family homes on this street. We did this as both a commitment to our neighbourhood as well as our city.

We would happily support the reconstruction of a single family home on 358 Douglas Avenue property, such as the new construction that is currently being built at 406 Douglas Avenue lot. This type of construction would preserve the heritage nature of the neighbourhood as did our construction.

However, we do not support the variance application to decrease the lot size for our neighbourhood from 13 meters to 10.68 meters and increase the density from 1 single family home to the proposed 4. On top of that, we certainly do not support the extension of the access lane behind 358 Douglas.

This proposed 4 unit development brings very few positives for anybody aside from the developers that are intending to profit from it.

A prime example of this, is the recent development at 330 Douglas Avenue in which a developer was granted the variance and the lot was split for the construction of a front-back duplex. These new units do not reflect the heritage nature of this area and in fact disrupt the single dwelling homes of the neighbourhood. Not only are they aesthetically offensive, they also have an enormous impact on the privacy of the surrounding houses. Perhaps most importantly, they greatly reduce the value of all the single family dwellings in this neighbourhood.

In addition to this, the proposed laneway extension adds to an ever expanding risk of increased crime, an issue that I'm sure Mayor and Council are very aware of.

If this variance is allowed to move forward, you are essentially telling the citizens of this community that you value the profit of developers over the tax paying citizens that have worked hard to maintain and cultivate the heritage nature of this area.

While we understand and realize the importance of multi-family homes and increasing the density of our city, these heritage neighbourhoods are not the place for such density increases.

Our Penticton neighbourhoods need to be protected from developers that have no appreciation for the heritage aesthetics of the neighbourhood.

Therefore, for all of the previously aforementioned reasons we request that you deny the variance application for subdividing this lot. We would welcome a new single family home with the possibility of a carriage house on the existing lot size.

Yours truly,

Larry and Barbara Perehudoff

Public Hearing - LATE SUBMISSION -
358 Douglas Avenue

From: Public Hearings
Subject: RE: Support of 358 Douglas Avenue

From: Samantha Sasyniuk
Sent: November 15, 2021 2:07 PM
To: Council <Council@penticton.ca>
Subject: Support of 358 Douglas Avenue

Caution! This message was sent from outside your organization.

Dear City of Penticton Planning Department,

I am writing to you in support of the proposed development and variance at 358 Douglas Avenue.

This development proposal is directly in line with the Official Community Plan for Penticton as it addresses our biggest need for infill developments.

The duplex units will provide great options for young families to reside in the core of Penticton and provide the vibrancy that the area so greatly needs. The pricing for single-family homes in this town has become unfeasible for newer families and first-time homebuyers; They are being forced to move out of the city into surrounding neighborhoods.

Infill developments like the one proposed show how we can provide affordable options in the City for many families. Also, the other fourplexes and duplexes on the street already provide a working model for how this area is perfect for this type of development. The location of the proposed development should have no implications on traffic as the infrastructure of this road is more than suitable for the proposed development; This is shown across the other development on the street.

Additionally, the proximity to the bike lane (two blocks) will only promote the use of cycling to work/school. This benefits the vision set out in the OCP for a connected community without the requirement of motor vehicles.

This development will only benefit the community and I support it and any others that are to follow.

Thank you,

Sam Sasyniuk

Email:
Phone:
Address: 210 Hastings Avenue, Penticton, BC, V2A 2V6

Public Hearing - LATE SUBMISSION -
358 Douglas Avenue

From: Public Hearings
Subject: RE: Support at 358 Douglas Ave

From: Curious Campervans
Sent: November 15, 2021 2:59 PM
To: Council <Council@penticton.ca>
Subject: Support at 358 Douglas Ave

Warning! This message was sent from outside your organization and we are unable to verify the sender.

Attn: City of Penticton Planning Department

I am writing this letter in support of the proposed development and variance at 358 Douglas Avenue.

The proposal is consistent with the OCP and this is a perfect opportunity to create 4 dwelling units on an existing parcel that is currently only providing 1 dwelling unit. Our town needs more infill projects like this. Adding front-back units will only enhance the vibrancy and security of the lane. Two properties over there is a new duplex and across the lane there is a new duplex and fourplex. This project has added 8 new families to our neighbourhood where previously there was only 1 family (one lot was vacant for a number of years).

This project will have very little to no impact on traffic as it is simply adding light density to quiet areas. All municipal infrastructure is already in place and will have 0 negative impact on taxpayers and will significantly increase the taxes collected on the existing parcel.

This is an enhancement to our community, and we support this development and more to come.

Best Regards,

Taylor Smears and Jordan Lacroix
238 Hastings Avenue



Curious Campervans
238 Hastings Avenue
Penticton, BC, V2A 2V6
CuriousCampervans.com