Public Hearing

penticton.ca

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, December 7, 2021
at 6:00 p.m.

1. Mayor Calls Public Hearing to Order for **"Zoning Amendment Bylaw No. 2021-41"** 1-187

CO Reads Opening Statement and Introduction of Bylaw

"Zoning Amendment Bylaw No. 2021-41"

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

Rezone Lot B District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5775, located at 602 Lakeshore Drive West, from R2 (Small Lot Residential) to RM3 (Medium Density Multiple Housing).

The applicant is proposing to construct a four-storey, 8-unit multifamily development

Notice: The Public Hearing was advertised in the Penticton Herald Newspaper on Tuesday, November 30, 2021 and Wednesday, December 1, 2021 (pursuant to the *Local Government Act*).

CO Correspondence attached regarding the Zoning Amendment Bylaw (as of noon Wednesday, December 1, 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. 2021-41" is terminated and no new information can be received on this matter.

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

Tuesday, November 16, 2021
at 1:00 p.m.

Resolutions

15.1 Zoning Amendment Bylaw No. 2021-41
Development Variance Permit PL2021-9105
Development Permit PL2021-9104
Re: 602 Lakeshore Drive West

399/2021 **It was MOVED and SECONDED**

THAT Council give first reading to "Zoning Amendment Bylaw No. 2021-41", a bylaw to rezone Lot B District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5775, located at 602 Lakeshore Drive West, from R2 (Small Lot Residential) to RM3 (Medium Density Multiple Housing), and forward the bylaw to the December 7, 2021 Public Hearing;
AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2021-41", require payment for the installation of a new fire hydrant ($9,500.00);
AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2021-41", consider "Development Variance Permit PL2021-9105", for Lot B District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5775, located at 602 Lakeshore Drive West, a permit to vary the following sections of Zoning Bylaw No. 2021-01:

1. Section 10.10.2.7: to reduce the minimum interior side yard for a principal building from 4.5 m to 3.0 m and an accessory building from 4.5 m to 0.05 m;
2. Section 10.10.2.9: to reduce the minimum rear yard for an accessory building from 6.0 m to 0.05 m;
3. Section 10.10.4.1: to increase the maximum lot area that can be covered with hard surfacing from 60% to 84%; and
4. Section 5.2.2: to allow a landscaping buffer to be interrupted by a parking lot at the rear of the property.

AND THAT Council, subject to approval of "Development Variance Permit PL2021-9105", approve "Development Permit PL2021-9104", for Lot B District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5775, located at 602 Lakeshore Drive West, a permit to allow for the construction of an 8 unit, four-storey apartment.

CARRIED UNANIMOUSLY

Council Report

penticton.ca

Date: November 16, 2021 File No: RMS/602 Lakeshore Dr W
To: Donny van Dyk, Chief Administrative Officer
From: Nicole Capewell, Planner II
Address: 602 Lakeshore Drive West

Subject: **Zoning Amendment Bylaw No. 2021-41**
Development Variance Permit PL2021-9105
Development Permit PL2021-9104

Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2021-41", a bylaw to rezone Lot B District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5775, located at 602 Lakeshore Drive West, from R2 (Small Lot Residential) to RM3 (Medium Density Multiple Housing), and forward the bylaw to the December 7, 2021 Public Hearing;

AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2021-41", require payment for the installation of a new fire hydrant ($9,500.00);

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2021-41", consider "Development Variance Permit PL2021-9105", for Lot B District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5775, located at 602 Lakeshore Drive West, a permit to vary the following sections of Zoning Bylaw No. 2021-01:

1. Section 10.10.2.7: to reduce the minimum interior side yard for a principal building from 4.5 m to 3.0 m and an accessory building from 4.5 m to 0.05 m;
2. Section 10.10.2.9: to reduce the minimum rear yard for an accessory building from 6.0 m to 0.05 m;
3. Section 10.10.4.1: to increase the maximum lot area that can be covered with hard surfacing from 60% to 84%; and
4. Section 5.2.2: to allow a landscaping buffer to be interrupted by a parking lot at the rear of the property.

AND THAT Council, subject to approval of "Development Variance Permit PL2021-9105", approve "Development Permit PL2021-9104", for Lot B District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5775, located at 602 Lakeshore Drive West, a permit to allow for the construction of an 8 unit, four-storey apartment.

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 construct a four-storey, 8-unit multifamily development at 602 Lakeshore Drive West (Figure 1). In order to proceed with the proposed development, the applicant has requested to rezone the property from R2 (Small Lot Residential) to RM3 (Medium Density Multiple Housing). The applicant has also requested the following variances to Zoning Bylaw No. 2021-01 to facilitate the development:

1. Section 10.10.2.7: to reduce the minimum interior side yard for a principal building from 4.5 m to 3.0 m and an accessory building from 4.5 m to 0.05 m;
2. Section 10.10.2.9: to reduce the minimum rear yard for an accessory building from 6.0 m to 0.05 m;
3. Section 10.10.4.1: to increase the maximum lot area that can be covered with hard surfacing from 60% to 84%; and
4. Section 5.2.2: to allow a landscaping buffer to be interrupted by a parking lot at the rear of the property.

Further, the applicant requires Development Permit approval for the form and character of the building, which has been included for Council's consideration.

Figure 1 - Concept Rendering of Proposed Development

Background

The subject property is located on the south side of Lakeshore Drive West, between Power Street and Winnipeg Street (Figure 2) and directly across from Okanagan Lake Beach. The 0.275 acre (1,112 m^2) property currently contains a single family dwelling that was constructed in the late 1950's and is in poor condition. The property is currently zoned R2 (Small Lot Residential), and is surrounded by a variety of residential zones including R2 (Small Lot Residential), R3 (Small Lot Residential: Lane), RD2 (Duplex Housing: Lane), RD3 (Residential Infill), RM2 (Low Density Multiple Housing), and RM3 (Medium Density Multiple Housing) (Attachment A).

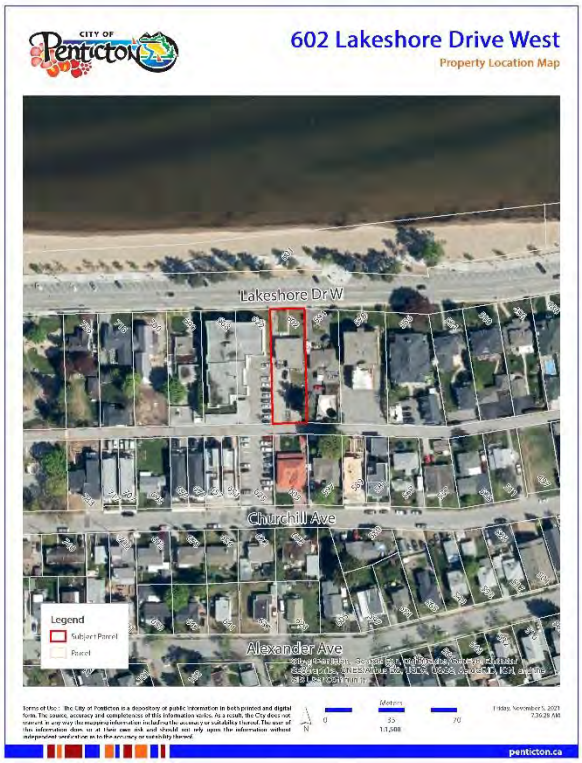


Figure 2 - Property location map

The current Official Community Plan future land use designation on the property is "Urban Residential", with a site-specific policy statement for 556 to 736 Lakeshore Drive West, that states "*Development up to a maximum of four storeys can be considered subject to assessment of urban design impacts on Lakeshore Drive and the waterfront, Lakawanna Park and neighbouring properties on Churchill Avenue*". The applicant has included significant detail within the Development Permit Analysis (Attachment 'F') submitted with the application, which includes consideration of the surrounding areas.

Lakeshore Drive is also identified as a significant street from a historical perspective, given the number of prominent houses and importance of the street in the early years of Penticton's development. Currently there are 3 houses along the street, between Winnipeg Street and Power Street, where the subject lands are also located, that are listed on the City's Heritage Registry (Colquhuon Residence, Warren House and Cranna House) and other houses that have been constructed with a heritage aesthetic in mind. Several other houses though, have recently been built in a more contemporary and modern architectural style, similar to the building currently being proposed.

Council at the September 7, 2021 Regular Meeting, responding to correspondence from a resident of Lakeshore Drive, directed staff to investigate the incorporation of heritage conservation values on Lakeshore Drive, Front Street and the Windsor area (Council resolution 282/2021). Investigative work is currently underway, but is in very preliminary stages. Staff will be reporting back to Council with an engagement plan that, if supported, would begin works on the project in the New Year (2022). There are currently no heritage specific guidelines that are applicable to the subject lands at this time and analysis of this current proposal was done with the regulations that are currently in place. As detailed below in the development permit analysis, however, the developers architect has incorporated a larger front yard than required by the Zoning Bylaw, in an effort to respect the historic setbacks of the street.

Technical Review

The proposed development was reviewed by the City's Technical Planning Committee (TPC). Staff worked with the applicant in an attempt to address the unique characteristics of Lakeshore Drive West, including the larger front yard setbacks that currently exist on many properties. Through the review process, the applicant increased the overall setback of the building to 8.0m to building face and 4.04m to patio and balcony.

Other information that was required to be shown or clarified on the plans was requested and added to the plans to ensure zoning was achieved, or variances requested.

Standard servicing and building requirements were shared with the applicant to advise them of future requirements at building permit stage. The applicants will be required to pay for the installation of a new fire hydrant as a condition of the zoning amendment, in the amount of $9,500.00, because the current fire hydrant spacing does not meet multifamily spacing requirements. The applicant will also be required to provide standard upgrades to the laneway behind the property and the sidewalk located in front of the property as part of the building permit application. The applicant has also worked with the Fire Department to address access concerns for emergency response, by adding clear access paths on both sides of the proposed building, and locating the Fire Department Connection in a location for convenient usage by the Fire Department.

Development Statistics

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

	RM3 Zone Requirement	Provided on Plans
Maximum Lot Coverage:	50%	37%
Maximum Density:	1.6 Floor Area Ratio (FAR)	1.28 FAR
Vehicle Parking:	1.25 per unit x 8 units Total Required = 10 parking spaces	11 parking spaces, including 1 accessible
Principal Building Setbacks Front Yard (Lakeshore Dr W): Side Yard (east): Side Yard (west): Rear Yard (lane):	 3.0 m 4.5 m 4.5 m 6.0 m	 8.0 m 3.0 m – **Variance Requested #1** 3.0 m – **Variance Requested #1** 21.19 m
Accessory Building Setbacks Front Yard (Lakeshore Dr W): Side Yard (east): Side Yard (west): Rear Yard (lane):	 3.0 m 4.5 m 4.5 m 6.0 m	 56.26 m 12.55 m 0.05 m – **Variance Requested #1** 0.05 m – **Variance Requested #2**
Maximum Building Height	24 m	13.45 (rooftop mechanical features up to 17.64m)
Minimum Amenity Space	20m^2 per dwelling unit = 160 m^2 • Minimum 25% of required area must be at ground floor level • Maximum 20% of required area may be indoor amenity space	Total provided = 827 m^2 At ground level = 362 m^2 (44%) Indoor = 567 m^2

Maximum Hard Surfacing	60%	84% – **Variance Requested #3**
Landscaping Buffers Required **3m wide with trees and shrubs**	Required along north, east, and west property lines	Provided along north property line and portions of east and west – **Variance Requested #4**

Analysis

Support Rezoning

The Official Community Plan designation for the property is "Urban Residential", with a site specific statement regarding building height (Figure 3). The "Urban Residential" designation supports townhouses, stacked townhouses and low-rise and mid-rise apartment/condo buildings up to 6 storeys in height. However, the site specific statement for certain properties on Lakeshore Drive West indicates that the subject property is permitted up to a maximum of 4 storeys. The proposed development is consistent with this OCP designation, and the site specific statement has been considered in the proposal.

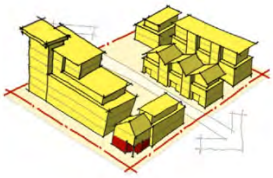
Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
Urban Residential 	Higher-density 3-6 storey apartment neighbourhoods in higher-amenity areas where building construction is primarily wood frame.	• Townhouses and stacked townhouses • Low-rise and mid-rise apartment/ condo buildings	• Residential • Limited Retail/ Service	• Heights up to 6 storeys	• RM3
	Site-Specific Urban Residential Policy Statement: 556 to 736 Lakeshore Drive West: Development up to a maximum of four storeys can be considered subject to assessment of urban design impacts on Lakeshore Drive and the waterfront, Lakawanna Park and neighbouring properties on Churchill Avenue.				

Figure 3 - Urban Residential Designation from OCP

Staff consider that the proposed rezoning will allow for development that is supported by the following OCP policies:

OCP Policy 4.1.1.1	Focus new residential development in or adjacent to existing developed areas.
OCP 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.
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 4.1.3.6	Require amenity area in all multifamily and mixed-use projects through regulations in the Zoning Bylaw.
OCP 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.
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 close to collector roads, services and amenities).
OCP Policy 4.1.5.3	Use Multifamily and Intensive Residential Development Permit Area Guidelines to direct, through the City's approval processes, the character and feel of residential neighbourhoods, as well as guide water and energy conservation.
OCP Policy 4.2.2.5	Require that vehicle access to parking in residential areas is from the laneway in neighbourhoods where laneways exist.
OCP Policy 4.2.3.8	Require adequate levels of secure bike parking in new multi-family, mixed-use and commercial development.
OCP Policy 4.2.7.8	Ensure new residential developments provide an appropriate amount of parking for residents and their guests.

Staff consider that the application proposes a well-designed development in an area of the community that has been identified for a moderate increase in density by the OCP. The proposed rezoning to RM3 (Medium Density Multiple Housing) is consistent with the "Urban Residential" OCP designation.

Given that there is adequate policy through the OCP to support the proposal, staff recommend that Council give first reading to "Zoning Amendment Bylaw No. 2021-41", and forward the bylaw to the December 7, 2021 Public Hearing to obtain comments and feedback from the public.

Support Development Variance Permit

When considering a variance to a City bylaw, staff encourages Council to consider whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable. The applicant is requesting four variances in order to proceed with the development as proposed.

While the OCP envisions increased density in this area of the City, many of the lots (including the subject property) are narrow in width, which creates challenges in achieving the side yard setbacks, as well as providing the full landscaping buffers, while still providing all parking on site.

As such, the applicants have requested several variances in order to proceed with the proposed development. The letter of intent (Attachment E) outlines the applicants' justification for the requested variances. Staff have provided and comments on the proposed variances below:

1. Section 10.10.2.7: to reduce the minimum interior side yard for a principal building from 4.5m to 3.0m and an accessory building from 4.5m to 0.05m:
    - The principal building proposes to reduce the interior side yard setback from 4.5m to 3.0m:
        - The RM3 (Medium Density Multiple Housing) zone has 4.5m interior side yard setbacks requirements in place, as the zone allows for buildings up to 6 storeys in height.
        - In comparison, the RM2 (Low Density Multiple Housing) zone allows for buildings up to 12m in height, with 3.0m interior side yard setbacks.
        - The impacts of a reduced setback are mitigated by limiting the height of the building to 13.45m, although the RM3 zone allows for a 24m building.
        - Similar variances have been supported in the past to allow for reduced setbacks with buildings that are not at the maximum heights permitted by the RM3 zoning.
    - The accessory building proposes to reduce the interior side yard setback from 4.5m to 0.05m:
        - The RM3 zone does not have reduced setbacks specifically for accessory structures.
        - In this instance, the applicant is proposing to locate an accessory structure at the southwest corner of the property, and locate it directly adjacent to the west interior side yard, and the rear yard.
        - The neighbouring property to the west has a parking lot that would be directly adjacent to the proposed accessory building. The impacts are anticipated to be lessened, than if it were green space or part of the neighbouring principal building.
        - All storm water will be required to be maintained onsite.

2. Section 10.10.2.9: to reduce the minimum rear yard for an accessory building from 6.0m to 0.05m:
    - The applicant demonstrated in discussions with staff that they had considered increasing the setback to be slightly larger (i.e. 1.2m). If the accessory building were located at 1.2m from the rear property line, a fence would be proposed along the rear of the property. This would result in a 1.2m gap between the fence and the building. The applicants were concerned that this may result in a place for frequent littering or disposal of unwanted items by passers-by and this was considered a less desirable outcome (Attachment E).
    - As such, the applicants are proposing to locate the accessory building at 0.05m from the rear property line, which will eliminate the potential for littering and disposal of unwanted items at the rear of the structure (likely between the structure and a fence along property line).
    - If the accessory structure was located further from property line, it creates undesirable, darker places, not as visible to the eye that may attract unwanted activities or loitering.
    - In the current proposal, the accessory building will serve as a 'fence' or screening mechanism, and the closing gate and fencing along the remainder of the rear of the property will tie into the accessory building.
    - There are a number of properties that have accessory buildings located very close to the rear property line (Figure 4), which lessens the impact of the variance request. This has become common for this particular laneway over the years.

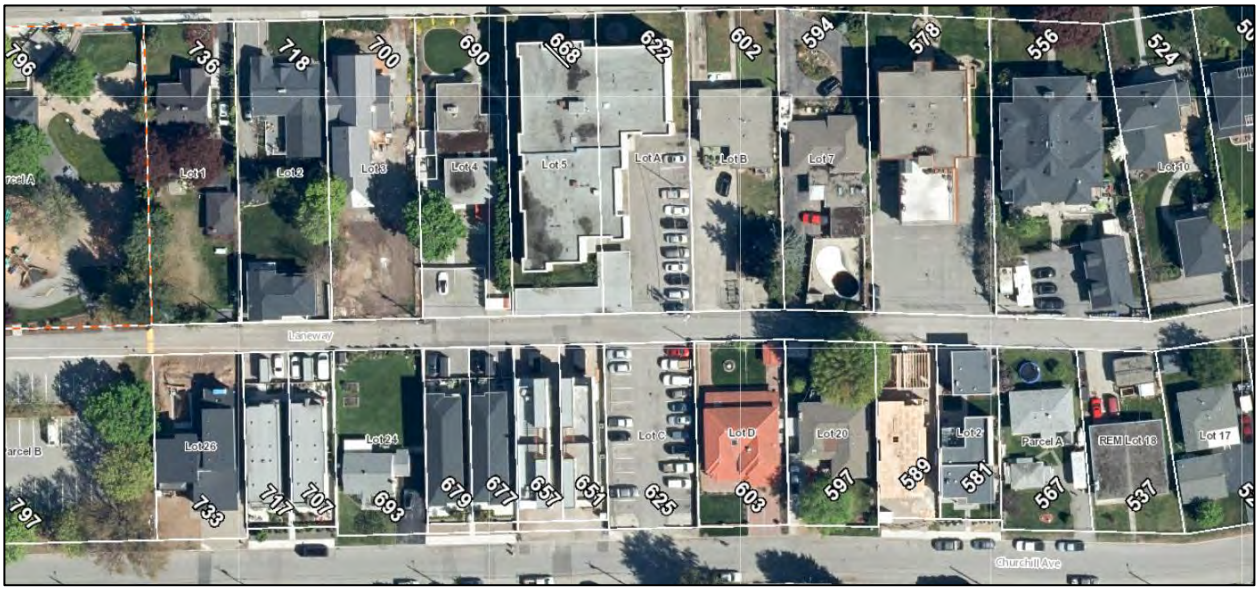


Figure 4 - Laneway behind Lakeshore Drive W, showing accessory structure proximity

3. Section 10.10.4.1: to increase the maximum lot area that can be covered with hard surfacing, including buildings, structures, parking areas, driveways, walkways, patios and similar construction from 60% to 84%:
    - The maximum hard surfacing requirement ensures adequate storm water management and for aesthetic value. The proposed buildings have a total lot coverage of 41%, which is less than the 50% building lot coverage that is permitted in the RM3 zone. The hard surfacing calculation includes the buildings, driveways, parking areas, as well as the pathways and patio areas.
    - Storm water management will be addressed through the building permit stage of the proposal, and the applicant will be required to meet the Storm Water Planning Guidebook for BC to ensure all storm water is retained on-site and does not impact adjacent properties.
    - The plans show adequate landscaping in the front yard, which is an important façade feature along a popular street (Lakeshore Drive W).
    - The walkways provided on the east and west side of the building are required for Fire Department access to the main entrance of the building, which is at the rear of the building. This has resulted in more surface area being required to be a hard surface, which has slightly increased the hard surfacing calculation.

4. Section 5.2.2: to allow a landscaping buffer to be interrupted by a parking lot at the rear of the property:
    - The minimum required landscaping buffer width from multifamily to residential properties is 3.0m and the buffers are required to run continuously along property lines. As the result of the narrow width of the lot, and providing sufficient room for vehicle access at the rear of the property, the applicants were not able to meet this requirement with this proposal.
    - Given that the lot is 18.2m wide, requiring 3.0m wide landscaping buffers on both sides along the rear of the property, would leave just over 12m of width for all of the required parking to be accommodated.
    - The applicants have provided significant landscaping at the front of the subject property (Figure 5), and along the sides of the proposed building. Requiring the development to also accommodate a 3.0m landscaping buffer along the rear half of the east and west property lines

where the parking area is proposed, would likely eliminate a significant amount of the area available for parking, and result in variances for parking, or a significant reduction in unit count.

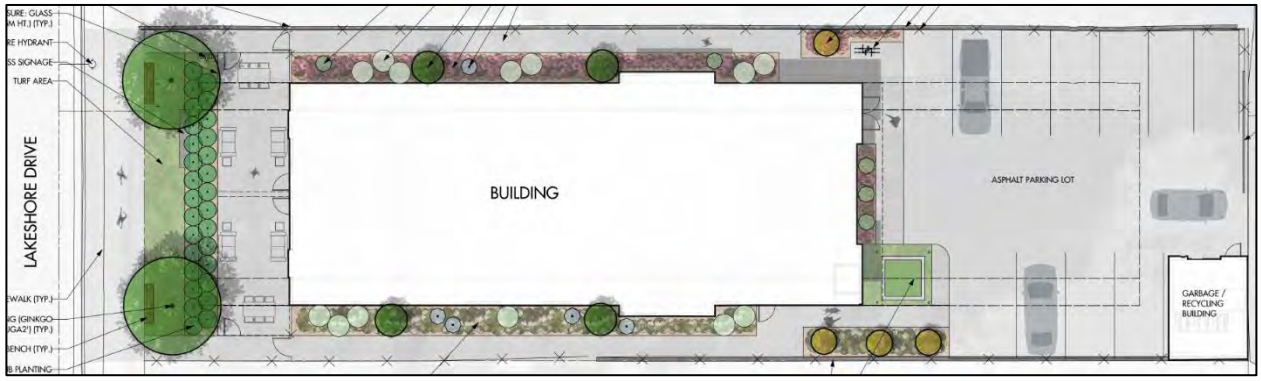


Figure 5 - Excerpt of Proposed Landscaping Plan

- Adjacent to other parking areas on neighbouring properties, without landscaping along the property line.
- Landscape buffers still provided between buildings on neighbouring properties, assisting with screening and buffering the new units from existing uses on either side.
- Staff have worked with the Parks Department to review the tree and shrub species that are proposed to ensure those selected will be able to thrive on the subject property as proposed.

For the reasons listed above, staff consider that the variances may be warranted in this instance. The proposal does provide an opportunity for new development in a desirable area of the city, and is attempting to achieve the intent of the OCP vision for this area, but increasing the density.

Staff acknowledge that the applicants have considered the larger front yard setbacks that this area is known for, and exceeded the minimum required front yard setback of 3.0m. The applicants are proposing a front yard setback of 8.0m to the building face, and 4.0m to the patio features (which are permitted to project up to 1.5m from the front property line). The applicants have made an effort to acknowledge the unique setbacks of the area, although they are not a requirement of zoning. In doing so, the building envelope has been significantly reduced, which may be attributed to the need for some of the requested variances.

Deny Development Variance Permit

Council may consider that one or more of the variances requested are not warranted, and determine that the applicants should meet all Zoning Bylaw development regulations. If this is the case, Council should refer the permit back to staff to work with the developer as directed by Council. This approach would result in a significant redesign of the proposal, which is anticipated to require further time and financial commitments by the property owner and applicant prior to proceeding.

Support Development Permit

The subject property is located within the Multifamily Residential Development Permit Area, and as such, a Development Permit (DP) is required prior to construction occurring. The DP, once approved, will be listed on the title of the property and 'locks-in' the form and character of the building, giving some assurance that the building will look as was presented to Council.

The objectives of the Multifamily Residential Development Permit Area are intended for new development to recognize and respect local scale and patterns of development through the following:

1. Ensure social spaces and support for active living (through provision of amenity spaces and indoor-outdoor relationships)
2. Avoid shadow/shading impacts to public parks and priority pedestrian realm
3. Encourage high quality materials and design.

The subject property is designated as "Urban Residential" by the City's Official Community Plan (Figure 3), and includes a site specific provision regarding maximum heights allowed in this area of Lakeshore Drive West. The proposed development is considered to be in keeping with the OCP land use designation as well as the applicable development permit guidelines. Staff have completed a development permit analysis (Attachment 'D') that demonstrates how the proposed development conforms to the DP guidelines. The applicant has also provided a development permit analysis with their submission (Attachment 'F').

The design guidelines currently in place within the OCP do not promote or reference any specific architectural styles that would promote or maintain historical buildings in the area. Rather, the OCP design guidelines focus on achieving strong urban design principles, through elements including site design, building orientation, landscaping, waste management and the public realm, among others. Council has directed staff to investigate the incorporation of heritage conservation values for Lakeshore Drive that may lead to amendments or the development of revised guidelines for this area. If direction is given from Council to proceed, extensive engagement will be required, including the participation of property owners in the area. Given that the heritage conservation values in designated areas is still in a conceptual stage, and no heritage regulations are currently in place, the current proposal was prepared and evaluated using the current development permit area guidelines in the OCP.

Staff consider that the proposed development has been designed in alignment with the OCP design guidelines and that the applicant has provided a comprehensive development permit analysis that considers the neighbourhood context. As such, staff recommend that Council approve the Development Permit, subject to adoption of the Zoning Amendment Bylaw and approval of the Development Variance Permit.

Alternate Recommendations

Alternative Recommendation #1

Council may consider that the proposed zoning amendment is suitable and will help to achieve the vision of the OCP by increasing density in a desirable area of the city. However, Council may feel that the number of variances requested are not warranted in this instance, and may wish to see the applicant review their proposed design and make further efforts to more closely adhere to the regulations of the RM3 (Medium Density Multiple Housing) zone. If this is the case, Council may choose Alternative Recommendation #1:

1. THAT Council give first reading to "Zoning Amendment Bylaw No. 2021-41", and direct the applicant to work with staff to further meet the intent and regulations of the RM3 (Medium Density Multiple Housing) zone, prior to proceeding to public hearing.

Alternative Recommendation #2

Council may consider that while the zoning amendment is aligned with the OCP by increasing density in a desirable area of the city, the development as proposed does not fit the unique character of the neighbourhood. Further, Council may determine that the number of variances requested do not represent alignment with the proposed RM3 (Medium Density Multiple Housing) zone and are not suitable in this instance. If this is the case, Council may choose Alternative Recommendation #2

2. THAT Council deny first reading to "Zoning Amendment Bylaw No. 2021-41", and deny "Development Variance Permit PL2021-9105" and "Development Permit PL2021-9104".

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 (applicant)
Attachment F – Development Permit Analysis (applicant)
Attachment G – Draft Development Variance Permit PL2021-9105
Attachment H – Draft Development Permit PL2021-9104
Attachment I – Zoning Amendment Bylaw No. 2021-41

Respectfully submitted,

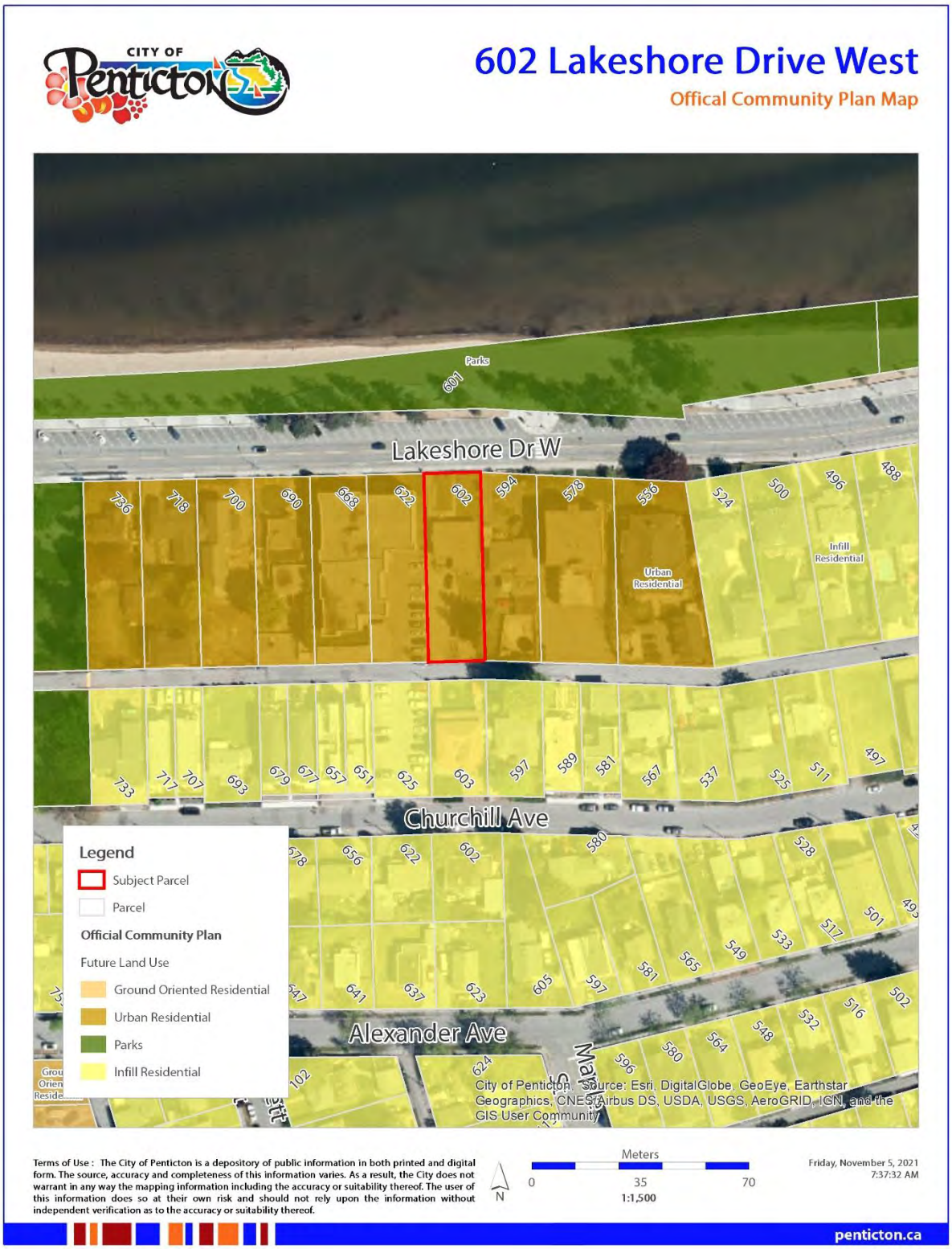
Nicole Capewell
Planner II

Concurrence

Director of Development Services	Chief Administrative Officer
BL	DvD

Attachment A – Zoning Map

Attachment B – Official Community Plan Map



Attachment C – Photos of Property

Looking towards subject property from Lakeshore Drive West

Looking towards subject property from Lakeshore Drive West

Looking (north) towards subject property from rear lane along western property line

Looking (north) towards subject property from rear lane along eastern property line

Attachment D – Development Permit Analysis (staff)

Development Permit Analysis

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

Guideline G1 *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 applicants have completed a review of the surrounding neighbourhood to gain an understanding of the unique character.

Guideline G4 *Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development.*

- The subject property has unimpeded views to Okanagan Lake, which is directly north, across Lakeshore Drive West. The proposed patios and outdoor amenity spaces fully utilize this viewscape in their locations and orientation.

Guideline G5 *Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*

- The applicants have located the building at 8.0m setback from the street, and projected deck/patio features to 4.0m from the street. This particular street is known for its unique characteristic of having larger front yard setbacks. As such, the applicants have designed the proposal with large front yard setbacks, but also have features that transition to the streetscape and create interest and connection to the public realm.

Guideline G7 *All designs shall consider Crime Prevention Through Environmental Design (CPTED) principles and balance the reduction of crime and nuisance opportunities with other objectives to maximize the enjoyment of the built environment.*

- The request to vary the rear yard setback for the accessory structure was completed with CPTED principles in mind, to avoid any small gap or hiding areas on the property at the rear laneway. The principal building has many windows facing the streetscape which help to provide 'eyes on the street' and naturally improve security in the Lakeshore Dr W area.

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

- The plans propose a barrier free walkway on both side of the building to provide access to the main entrance of the unit, at the rear of the building. These pathways also provide connections to the garbage, parking and amenity areas.

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

- The site design has placed all vehicle access at the rear of the property. Currently, there is a driveway onto the property from Lakeshore Drive W. This would be closed as part of the redevelopment, which encourages residents to utilize the pedestrian infrastructure in the area to access the beach and other nearby amenities, including the downtown.

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 provides each unit with a balcony or outdoor amenity space facing primarily towards Lakeshore Drive West, utilizing views towards Okanagan Lake.

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.*

- The proposed development provides each unit with a balcony or outdoor space facing primarily towards Lakeshore Drive West, utilizing views towards Okanagan Lake.

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…*

- Trees and shrubs have been provided at the front of the property, which will provide shade and protection from weather elements to those at the front of the property, as well as those on the sidewalk along Lakeshore Drive West.

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

- The proposed development provides connections to the main building entrance with pathways along the east and west sides of the development.

August 05, 2021
(Amended September 28, 2021)

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

Attention: Planning Department

602 Lakeshore Drive
APARTMENTS

Letter of Intent

Dear Blake Laven,

Please find attached our detailed application of a Development Permit and Rezoning Application for the 602 Lakeshore Drive Apartments, as well as our response to the required Development Permit Analysis.

The work contained in this application is a result of the recommendations of the new Penticton Official Community Plan (OCP 2045) and requirements of the Penticton Zoning Bylaw. Where necessary in the application forms, variances have been requested for the proposed Development (see described below) after thorough consideration of the neighbourhood context.

- The Development seeks a variance to the 4.5m side yard for the Medium Density Multiple Housing (RM3) zone. Similar to nearby developments and neighbouring condominiums (402, 422, 452, 578, and 622 Lakeshore Drive to name a few), the building provides 3.0m side yards. (refer to attached Site Analysis in Appendix A below)

- Since no accessory building-specific setbacks are outlined in the RM3 Zoning regulations, setbacks required for the principal building have also been applied to the proposed accessory building. As a result, the Development seeks a variance to the required 4.5m side yard and 6.0m rear yard for the accessory building. In keeping with similar developments in the neighbourhood (402 Lakeshore Drive, 651, 657, 677, 679, 707, and 717 Churchill Avenue to name a few), an accessory building is provided abutting the lane. (refer to attached Site Analysis in Appendix A below) The proposed accessory building is setback 0.05m from both the south and west property lines. In compliance with fire safety requirements, the accessory building will be built using concrete masonry in conformance with BCBC 2018.

- The Development seeks a variance to the amount of hard surfacing permitted. The RM3 zone limits the use of hard surfacing to 60% of the lot, including buildings, parking areas, walkways, patios, and so on. Due to the high-water table, below grade parkades are not feasible in this neighbourhood making surface parking necessary. In addition to parking, walkways for pedestrian access and resident patios at grade also consist of hard

surfacing. Consequently, 84% of the site covered by hard surfaces. However, permeable paving will be considered wherever possible to mitigate impact.

- The Development seeks a variance to the landscape buffer required along the east and west property lines. A 3.0m landscape buffer is maintained along both sides of the building, enhanced by a lit pedestrian walkway. This is resulting from the unique firefighting requirements for the site that have been approved by the Penticton Fire Department. However, at the rear parking area, the Development is unable to continue the landscape buffer in order to provide sufficient parking for the building. It should be noted that several other residential in the neighbourhood developments including the multifamily neighbour to the west do not provide a landscape buffer at the rear due to parking constraints (402, 578, 622 Lakeshore Drive, 651, 657, 677, 679, 707, and 717 Churchill Avenue - refer to attached Site Analysis in Appendix A below).

Aside from these variances, the proposed Development meets or exceeds all other applicable OCP guidelines and Zoning Bylaws. Notably, the building complies with the OCP site-specific height restrictions, standing at 4-storeys tall. It contains two small rooftop appurtenances – less than 10% of the total roof area as required by the Zoning Bylaw – that accommodate stairways to the roof and house mechanical equipment.

Based on a Planning Department request, the building has been further setback to 8.0 m from Lakeshore Drive, with patios and balconies on the north elevation setback 4.0m from the property line – 2.5 m more than is permitted by the Zoning Bylaw. As a result, the Development features a generous unfenced landscaped front yard to emulate what is found elsewhere on Lakeshore Drive. Similarly, the front entrances to the ground floor units have also been revised so that the front yard landscaping can be contiguous. Within the front yard, two community benches and two large boulevard trees are provided beside the public sidewalk.

A foot wash station is also provided for those arriving to the property from the beach, in addition to a building address sign which contains a 4" FDC connection to facilitate fire-fighting from the street in the event of an emergency. This is resulting from the unique firefighting requirements for the site that have been approved by the Penticton Fire Department. Two professionally landscaped pathways leading from Lakeshore Drive to the building entrance and parking at the rear are designed to improve pedestrian circulation and to satisfy requirements for firefighting. In accordance with requirements, each pathway is at least 42" wide and illuminated for emergency access.

Amenities for the Development go beyond what is required, including a gym, ample storage, gated parking, secure bicycle parking, spacious patios and balconies, as well as private rooftop decks. For security, the building has been fully fenced with simple black picket metal fencing. Extra measures have been taken to reduce visual impact from the pedestrian realm on Lakeshore Drive. For example, the proposed supporting walls between balconies have been pulled back 0.6 m from the edge and replaced with glass for a light and airy aesthetic. Likewise, fourth floor canopies have also been reduced to a uniform 6'-0" depth across the building.

With these modifications in mind, we believe that the Development proposal fits nicely within the context of the neighbouring buildings and that it adds to the vibrancy on Lakeshore Drive. As part of the Development Permit Analysis, we are including our detailed summary of the neighbourhood context analysis as it applies to this Development.

During the initial stages of design in the spring of this year, the project team asked the City's planning team about the applicability of historicism (faux historical elements) or any other special aesthetic language on Lakeshore Drive. The planning team confirmed that no specific aesthetic treatment is required, as the OCP does not mandate nor mention the need to reference historical elements in the architecture of the buildings on Lakeshore Drive. The neighbourhood does not contain any heritage historical multi-family buildings. To the contrary, all of the new buildings in the neighbourhood are modern in look and treatment. The

aesthetic direction chosen for the project therefore contains nautical cues appropriate to a beach-side development and is in keeping with the modern aesthetic of similar nearby developments.

As per the advice of planning staff, we have reached out to the community in advance of making this application. We hosted a Zoom Public Information Meeting on July 6th, 2021. In adherence with City protocols for similar engagements, we ran advertisements in a local digital paper, Castanet, and installed a site sign informing the community of the intent to host the meeting for two weeks in advance. We had also created a website for the project with all of the up-to-date information in advance, so that participants in this public engagement would be informed. We received overwhelming support for the project and praise for the aesthetics, massing, and unit mix as proposed. We are including a copy of the ad, photographs of the site sign, the project website address, and a link to the video recording of the meeting in Appendix B.

Additionally, on July 4-5 we held an in-person petition to garner feedback from the community. Attached in the appendix is a record of overwhelming support with 46 signatures in favour of the development as proposed, and 3 signatures in opposition. We are also attaching 20 letters of support and 2 of possible support as a record of this public engagement.

Prior to the application being made, we had not heard back any feedback from members of the Heritage and Museum Advisory Committee despite our best efforts to be transparent with the public.

Sincerely,

Cal Meiklejohn, Architect AIBC, FRAIC, LEED™AP
MEIKLEJOHN ARCHITECTURAL DESIGN **STUDIO** INC.
cal@madstudio.ca

APPENDIX A

Site Analysis

LAKESHORE DRIVE APARTMENTS

602 LAKESHORE DRIVE | PENTICTON BC | 2021.04.23

MAD
MENILLO DRAKE ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.co
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
COVER	2021-04-23	NTS	A00

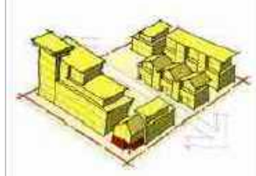
LAKESHORE DRIVE APARTMENTS

VIEW OF 602 LAKESHORE DRIVE AS SEEN FROM THE REAR PUBLIC LANE

Site Analysis: Neighborhood Context

The 602 Lakeshore Drive development is located in a neighbourhood in transition. The existing building stock is comprised of 1 and 2-storey single family residences, older 4-storey apartments built in conformance will previous zoning ordinances, and a number of more recent RM2 and RM1 apartment and townhouse projects. While the scale of the projects varies, most of the buildings have minimal side yard setbacks and are located on long and narrow lots. No recent land assembly appears to be present, and the largest sites contain older 4-storey apartment buildings. All lots have parking that is directly accessed from the rear lane. No underground parkades are present because of the high water table, and thus most buildings contain a mixture of parking stalls backing directly onto the lane and accessory buildings backing directly onto the lane with minimal or no setbacks.

The new OCP 2045 proposes to breathe life into this neighbourhood, permitting redevelopment of existing building stock under the Urban Residential Land Use. It envisions townhouses and low to mid-rise condominium buildings next to small scale residential, albeit with a height restriction capped at 4-storeys for the stretch of 556 - 736 Lakeshore Drive (left). The intent of this height cap is likely to have new developments match the older apartment buildings already present on the street.

Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
Urban Residential 	Higher-density 3-6 storey apartment neighbourhoods in higher-amenity areas where building construction is primarily wood frame.	• Townhouses and stacked townhouses • Low-rise and mid-rise apartment/ condo buildings	• Residential • Limited Retail/ Service	• Heights up to 6 storeys	• RM3
	Site-Specific Urban Residential Policy Statement: 556 to 736 Lakeshore Drive West: Development up to a maximum of four storeys can be considered subject to assessment of urban design impacts on Lakeshore Drive and the waterfront, Lakawanna Park and neighbouring properties on Churchill Avenue.				

OFFICIAL COMMUNITY PLAN 2045 (URBAN RESIDENTIAL LAND USE)

VIEW OF THE RECENTLY CONSTRUCTED NEIGHBOURING DEVELOPMENT ACROSS THE LANE AND OF OLDER APARTMENT BUILDINGS NEXT 402 LAKESHORE DRIVE. ALL ARE EXAMPLES OF THE USE OF RM2 AND RM4 PRIOR TO THE DEVELOPMENT OPPORTUNITIES INTRODUCED BY OCP 2045, WITH WHAT APPEAR TO BE SIGNIFICANT SETBACK VARIANCES TO ACHIEVE DENSITY

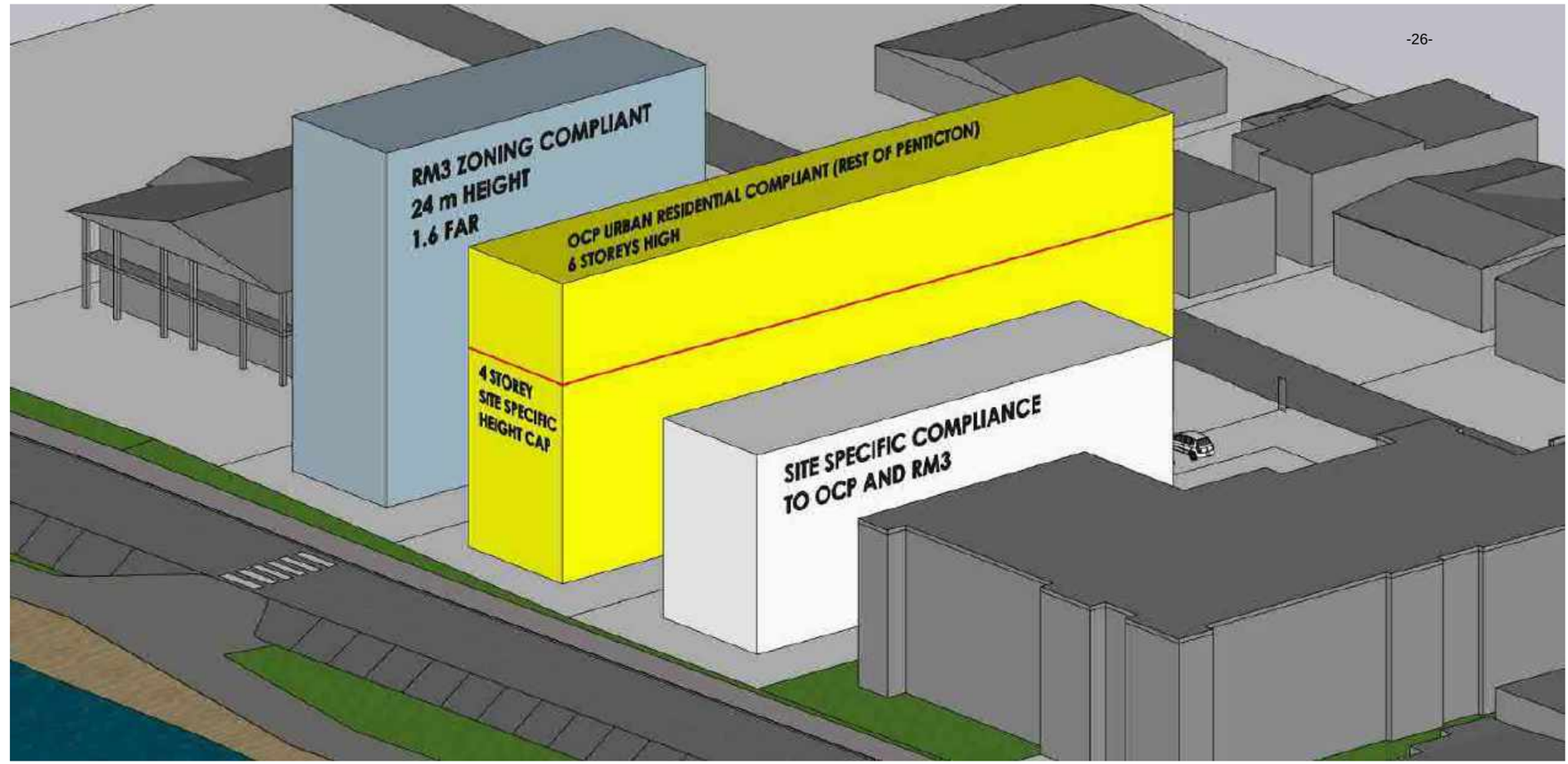
The non site-specific intent of the OCP Urban Residential Land Use for Penticton proposes a height density of 3-6 storeys, which is applicable to most neighbourhoods seeking densification. This density can be achieved via adherance to the RM2 and RM3 zones of the Penticton Zoning Bylaw. The RM2 zone maximum height is just under 4-storeys at 12 m. It features 3 m side yard setbacks for the principal building, 1.2 m accessory building side yard setbacks, 4.5 m rear yard setbacks for the principal building, and 1.2 m rear setbacks for the accessory buildings. This zoning has been successfully used in this neighbourhood for most of the recent developments, allowing fairly tall, slim and long buildings with minimal setbacks, with parking facilities and accessory buildings directly off the lane with minimum side and rear yards. This zoning has set the character of redevelopment in this neighbourhood.

MAD
MEIKLEJOHN ARCHITECTURAL DESIGN INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
ANALYSIS	2021-04-23	NTS	A02

LAKESHORE DRIVE APARTMENTS

VOLUME DIAGRAM SHOWING RM3 COMPLIANT, OCP COMPLIANT, AND SITE SPECIFIC REQUIRED DESIGN, ALL LOCATED ON IDENTICAL PROPERTIES ON LAKESHORE DRIVE. THE SITE SPECIFIC DESIGN ILLUSTRATES THE DENSITY IMPAIRMENT RELATIVE TO WHAT WOULD BE ALLOWED ELSEWHERE IN PENTICTON WITH RM3 AND OCP COMPLIANCE. NOTWITHSTANDING, IT IS STILL EXPECTED TO FOLLOW THE REMAINING ZONING AND OCP REQUIREMENTS REGARDING OPEN SPACE, LOT COVERAGE, PARKING, FULL SETBACKS FOR BOTH PRINCIPAL AND ACCESSORY BUILDINGS DESPITE NOT BEING ABLE TO HAVE ENOUGH HEIGHT TO OFFSET THE LATTER.



Accordingly, properties seeking density achievable with 5 and 6 storeys - the upper end of the Land Use - which is beyond the maximum achievable under RM2, need to follow the bylaws set out by the RM3 Zone. This Zone can physically accommodate up to 8-storeys at a 24 m maximum height while matching the intent of the OCP's Urban Residential Land Use. However it is the argument of this analysis that the site specific OCP height cap of 4-storeys for this neighbourhood along Lakeshore Drive, impairs the application of the RM3 zoning in all other aspects. Principally, with a height cap of 4-storeys, the narrow and long lots present in this neighbourhood are unable to maximize the 1.6 FAR density allowed under the zone while maintaining the maximum permitted lot coverage of 50% and maximum hard surface coverage of 60%. The maximum FAR this proposal has achieved with variance requests for setbacks and 4-storeys is 1.28 FAR. Below grade parkades are not feasible in this neighbourhood because of the high water-table and beach and lake across the street. This necessitates the use of surface parking lots, covered or not, which shift vehicular transportation to the lane away from the beach in line with the vision for Lakeshore Drive. As such, as is illustrated by this proposal, parking must be located at the rear lane with minimal setbacks to allow for a feasible building footprint at grade. However, the RM3 zone also stipulates the same generous setbacks for the principal buildings as it does for accessory buildings, making this arrangement impossible without cost to the building footprint. The RM3 zone requires 4.5 m side yard setbacks for all buildings, and 6 m rear setbacks for all buildings, principal and accessory alike. Because it is the only medium density zoning that reflects the intent of the OCP vision for increased density in this neighbourhood, and given the character of the existing RM2 development in the area, it is reasonable to anticipate that future developments seeking density under this zoning will request generous setback or height relaxations to make development feasible without land assembly. As the OCP does not envision land assembly for more dense development in the area, it remains that height and side yard / rear yard setback variances will need to be accommodated for principal and accessory buildings. If this is permitted by the City and Council, the resulting developments in this prominent Penticton neighbourhood will mirror the existing lower density RM2 development in form and character.

COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
ANALYSIS	2021-04-23	NTS	A03

LAKESHORE DRIVE APARTMENTS

RECENT RM2 DEVELOPMENT LOCATED EAST OF THE SUBJECT SITE AT 433 CHURCHILL AVE, SEEN FROM THE PUBLIC LANE SHARED WITH THE LATTER. NOTE THAT THE BUILDING APPEARS TO HAVE VARIANCES ON THE INTERIOR SIDE YARD AND REAR YARD SETBACKS.

MAD
MENELLONS ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.co
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
ANALYSIS	2021-04-23	NTS	A04

LAKESHORE DRIVE APARTMENTS

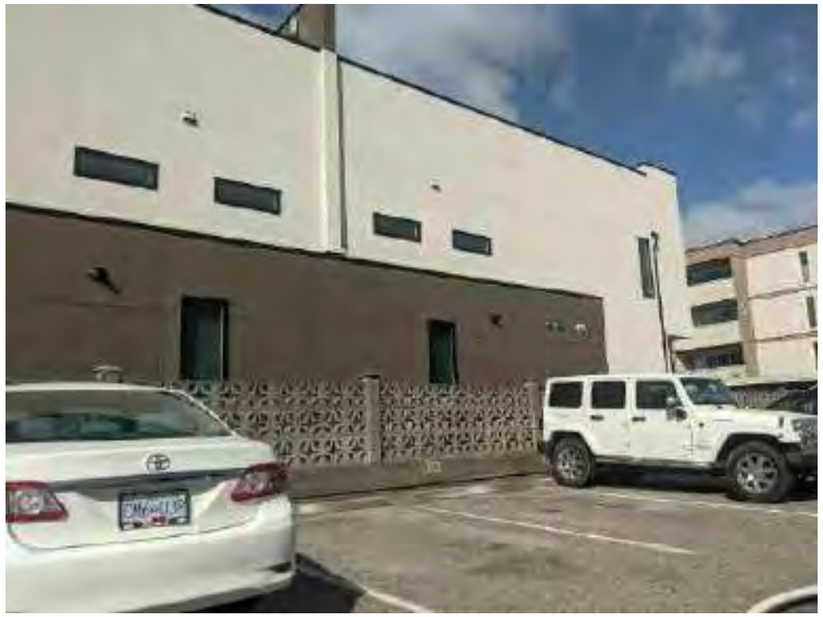
A MIXTURE OF RECENT AND OLDER BUILDINGS DISPLAYING DIRECT ACCESS TO THE PUBLIC LANE SHARED WITH THE SUBJECT SITE WITH MINIMAL SETBACKS ON PRINCIPAL BUILDINGS AND MINIMAL OR NO SETBACKS ON ACCESSORY BUILDINGS. NOTE THAT SOME BUILDINGS APPEAR TO HAVE VARIANCES ON THE INTERIOR SIDE YARD AND REAR YARD SETBACKS.

MAD
MICHAEL DAVIS ARCHITECTURAL DESIGN STUDIO INC.
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.co
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
ANALYSIS	2021-04-23	NTS	A05

LAKESHORE DRIVE APARTMENTS

A MIXTURE OF RECENT AND OLDER BUILDINGS DISPLAYING DIRECT ACCESS TO THE PUBLIC LANE SHARED WITH THE SUBJECT SITE WITH MINIMAL SETBACKS ON PRINCIPAL BUILDINGS AND MINIMAL OR NO SETBACKS ON ACCESSORY BUILDINGS. NOTE THAT SOME BUILDINGS APPEAR TO HAVE VARIANCES ON THE INTERIOR SIDE YARD AND REAR YARD SETBACKS.



MAD
MICHAEL DAVIS ARCHITECTURAL DESIGN STUDIO INC.
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.co
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
ANALYSIS	2021-04-23	NTS	A06

LAKESHORE DRIVE APARTMENTS

VIEW OF THE 602 LAKESHORE DRIVE DEVELOPMENT AS SEEN FROM THE AIR. THE ADJACENT IMAGE SHOWS A CONCEPT OF WHAT A MIRROR DEVELOPMENT TO THE EAST COULD LOOK LIKE IF IT WERE DEVELOPED IN THE FUTURE, AND HOW THIS CONCEPT RESONATES WITH THE INTENT OF THE OCP.

It is the intent of this proposal to be the first development in this neighbourhood to merge existing lower density RM2 development form and character under the umbrella of the RM3 Zone. The proposal illustrates what this hybrid would look like both as a single development and what a it could look like if other developments followed suit with similar buildings. 602 Lakeshore Dr is located between two 4-storey older condominium buildings. Both of these were conceived under previous zoning ordinances and therefore contain what appears to be 3 m side yard setbacks. Both contain large parking lots at the rear of the site, and the apartment building to the west has a roofed accessory parking structure located directly off the lane with no setback. The proposal for 602 Lakeshore Dr locates a beach access pathway on the either side of the lot which could be matched by future development on the easterly neighbouring lot to create an extra wide break between the massing of the two new buildings (above). This would be in line with the density character of Urban Residential Land Use (page A01).

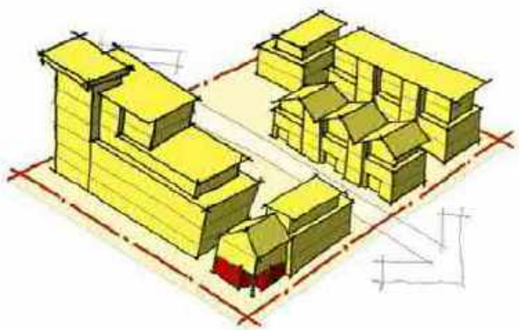
The proposal envisions high-quality residential beach apartments with unobstructed beach views, an elevator, rear parking with an accessory storage building accessed from an interior private lane to minimize traffic disruption to the public lane, generous patios and balconies, a private fitness amenity on the ground floor, storage amenity on the second and third floors, and large rooftop patios. The massing proposes a large setback from the street allowing for ample front yard lanscaping. Common circulation has been conveniently located at the centre of the building. Careful planning has resulted in transparency at the rear of the building, giving the development an equally presentable building face at the front and rear. Given that the lanes are envisioned to be used as front addresses for the residences in this neighbourhood, the proposal achieves this with ease. The lot is to be fenced and gated minimizing CPTED concerns and eliminating unusable rear yard setback “strips” south of the accessory building which tend to accumulate refuse. This form of treatment from the lane is already very common up and down the neighbourhood lane especially with the newer RM2 developments. If we were looking to find a direct comparable to this proposal albeit slightly shorter in height but identical in most aspects including its adjacency to an existing older condominium building, 402 Lakeshore Drive is a an almost perfect match. Although 402 Lakeshore Dr is zoned RM4, its short massing and setbacks appear to have received generous variances for both principal and accessory buildings.

MAD
MERILLO DIAS ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.co
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
ANALYSIS	2021-04-23	NTS	A07

LAKESHORE DRIVE APARTMENTS

Urban Residential



VIEW OF THE 602 LAKESHORE DRIVE DEVELOPMENT AS SEEN FROM THE AIR AND HOW THIS CONCEPT RESONATES WITH THE INTENT OF THE OCP, TOP LEFT.

We are including a photographic snapshot of the neighbourhood for reference as well as a lot of aerial renderings that are showing the neighbouring massing and how this project compliments the neighbourhood vision. We have opted to show the general massing of the building only at this stage, detailing the location of the ample outdoor spaces to show the activation of the building exterior. Building materials and windows are not shown, as this further development of the proposal can be carried out in detail and in consultation with the planning department once the approval for the vision from the City staff is secured. A detailed zoning analysis and plans will be included in the forthcoming DP Application, and the massing shown in this analysis package will likely get modified and refined to suit.

MAD
MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
ANALYSIS	2021-04-23	NTS	A08

LAKESHORE DRIVE APARTMENTS

VIEW OF 602 LAKESHORE DRIVE AS SEEN FROM THE STREET AND THE LANE, ADJACENT TO AN EXISTING 4-STOREY CONDOMINIUM BUILDING ZONED RM3. NOTE THE REDUCED INTERIOR SIDE YARD SETBACK THAT THE PROPOSAL FOR 602 LAKESHORE IS SEEKING TO MIRROR.

MAD
MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC.
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.co
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
ANALYSIS	2021-04-23	NTS	A09

LAKESHORE DRIVE APARTMENTS

VIEW OF 602 AND THE NEIGHBOURING 594 LAKESHORE DRIVE AS SEEN FROM THE STREET ADJACENT TO AN EXISTING 4-STOREY CONDOMINIUM BUILDING ZONED RM2. NOTE THE 3 M INTERIOR SIDE YARD SETBACK THAT THE PROPOSAL FOR 602 LAKESHORE IS SEEKING TO MIRROR.

MAD
MERILLO DIA ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
ANALYSIS	2021-04-23	NTS	A10

LAKESHORE DRIVE APARTMENTS

VIEW OF 402 LAKESHORE DRIVE AS SEEN FROM THE REAR LANE

VIEW OF 602 LAKESHORE DRIVE AS SEEN FROM THE REAR LANE

NOTE THAT IF WE WERE LOOKING TO FIND A DIRECT COMPARABLE TO THIS PROPOSAL THAT IS IDENTICAL IN MOST ASPECTS INCLUDING ITS ADJACENCY TO AN EXISTING OLDER CONDOMINIUM BUILDING, 402 LAKESHORE DRIVE IS A MATCH FOR YOUR REFERENCE. ALTHOUGH 402 LAKESHORE DR IS ZONED RM4, ITS SHORT MASSING AND SETBACKS APPEAR TO HAVE RECEIVED GENEROUS VARIANCES FOR BOTH PRINCIPAL AND ACCESSORY BUILDINGS.

MAD
MUSILLON ARCHITECTURAL DESIGN STUDIO INC.
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
ANALYSIS	2021-04-23	NTS	A11

LAKESHORE DRIVE APARTMENTS

VIEW OF 602 LAKESHORE DRIVE AS SEEN FROM THE STREET

NOTE THAT IF WE WERE LOOKING TO FIND A DIRECT COMPARABLE TO THIS PROPOSAL THAT IS IDENTICAL IN MOST ASPECTS INCLUDING ITS ADJACENCY TO AN EXISTING OLDER CONDOMINIUM BUILDING, 402 LAKESHORE DRIVE IS A MATCH FOR YOUR REFERENCE. ALTHOUGH 402 LAKESHORE DR IS ZONED RM4, ITS SHORT MASSING AND SETBACKS APPEAR TO HAVE RECEIVED GENEROUS VARIANCES FOR BOTH PRINCIPAL AND ACCESSORY BUILDINGS.

VIEW OF 402 LAKESHORE DRIVE AS SEEN FROM THE STREET

MAD
MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.co
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
ANALYSIS	2021-04-23	NTS	A12

LAKESHORE DRIVE APARTMENTS

APPENDIX B

Record of Public Engagement

01

July 6, 2021 Public Information Meeting
Record of Engagement

Project Website:
www.602lakeshore.com

Link to recording of Public Information meeting:
https://us02web.zoom.us/rec/share/rAsVp1oQyrvbfnzgsC3_F5h7QDBaNsNx1cxwA4toCw9BeYMgFz34Pc0O_NhX5FS5.hkAhAU2yu_8XMSvY?startTime=1625617558000
Passcode:
MADstudio!1

Site Sign as installed prior to public engagement:

Photograph 01

Photograph 02

Newspaper Advertisement (Castanet) Report:

ClickThrus and Impressions Report - Penticton

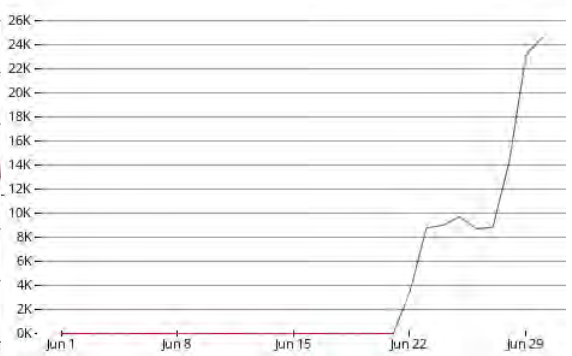
Jun 1, 2021-Jun 30, 2021

Group/Region	Impressions	ClickThrus	Click-Thru Ratio
FrontpageMediumRec (max.11) Run Dates: Jun 22, 2021 - Jun 28, 2021	62,865	54	0.0859%
PentictonNewsMedRec (max.10) Run Dates: Jun 29, 2021 - Jul 5, 2021	47,764	43	0.09%
	Total Impressions	**Total ClickThrus**	**Click-Thru Ratio**
	110,629	**97**	**0.0877%**

ViewThrus	Impressions	ViewThru Ratio	ViewThrus
As a percentage of Total Impressions	110,629	x 0.0275%	30

ClickThrus

Impressions



Castanet average reach from Jun 1, 2021-Jun 30, 2021

677,578
WEEKLY UVs

5.37
PAGES PER VISIT

FrontpageMediumRec (max. 12) ClickThrus: **54** Impressions: **62,865** CTR: **0.0859%**

Run Dates: Jun 22, 2021 - Jun 28, 2021

ClickThrus: **54**
Impressions: **62,865**
CTR: **0.0859%**

PentictonNewsMedRec (max 10) ClickThrus: **43** Impressions: **47,764** CTR: **0.09%**

Run Dates: Jun 29, 2021 - Jul 5, 2021

ClickThrus: **43**
Impressions: **47,764**
CTR: **0.09%**

02

July 4-5, 2021 Public Petition

Record of Engagement

602 Lakeshore Development

Petition of Support:

Name	Signature	Contact Info (tel # or email)	Support (Y or N)
Basit Abid			Y
Samira Rahmani			Y
Emma Oliver			Y
Arlenadh			Y
JIRI MAC			Y
Monique			X
Maria			X
Nicole			X
Sandra Weaver			yes
Daniel			yes
CS SCOTT			YES
J. SCOTT			YES
Pierrette Bourque			yes
Shanna Guitard			yes
Peggy Quaedvlieg			yes
Larissa Russell			yes
GORD WALL			YES
			yes
Billie Anderson			Yes

MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC.
104 – 259 BACKSTREET BOULEVARD, PENTICTON, BC V2A 0G4 t: 250.492.3143 e: office@madstudio.ca

602 Lakeshore Development

Petition of Support:

Name	Signature	Contact Info (tel # or email)	Support (Y or N)
Amrit Thiara			Y
Kiran Thiara			Y
Gurpreet Dhaliwal			Y
Sandeep Thiara			Y
Rupi Biring			Y
Qais Balchshi			Y
Sayed			Y
APIUS			
Clayton Bell			Y
Stefan Shaw			Y
Ashley P.			Y
Brune S.			Y
Michelle S.			Y
Michelle V			Y
Kevin Shantz			Y
Khaleda Ebrahimi			Y
Peter Farkas			Y
Michele LaFarge			Y

MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC.
104 - 259 BACKSTREET BOULEVARD, PENTICTON, BC V2A 0G4 t: 250.492.3143 e: office@madstudio.ca

602 Lakeshore Development

Petition of Support:

Name	Signature	Contact Info (tel # or email)	Support (Y or N)
Bronté Lauzé			Y
Katie Drobe			Y
Hajnalka			Y
Randy Clements			✓
Bert Sardic			✓
OLEG DEMENTIEV			Y
Hanna Oravcová			Y
ZUZANA BARTOŠOVÁ			Y
Jdi Do Piči			Y
Shelley Chamberland			Y
Leo Chamberland			Y
MARIA CROSS			Y

MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC.
104 – 259 BACKSTREET BOULEVARD, PENTICTON, BC V2A 0G4 t: 250.492.3143 e: office@madstudio.ca

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Jim Beiderwieden

Address: #101 556 Lakeshore Dr. W

Do you support the proposal? (Yes/No/Maybe) Maybe

Comments:
would like to see same setback as 578 Lakeshore classic + 556 (our building) concerned about traffic in alley perhaps 1 car per unit. Height concern (not fitting in area)

Signature: Jim Beiderwieden

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: J. Wadm

Address: 422 LAKESHORE DR.

Do you support the proposal? (Yes/No/Maybe) Y/es.

Comments:

Signature: J. Wadm

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Janice MacIntyre

Address: 415 Alexander Avenue.

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: Would prefer (4) units vs (8) Units.

Signature: J MacIntyre.

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Caroline Isaak

Address: 1407 - 75 Martin St.

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: Good idea - nice looking place.

Signature: C. Isaak

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Bob Isaak

Address: 1407 - 75 Martin St. Penticton

Do you support the proposal? (Yes/No/Maybe) Yes

Comments:
This looks like a good, attractive project - a logical development for Lakeshore Drive.

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: John Forsyth

Address: 537 Churchill Ave.

Do you support the proposal? (Yes/No/Maybe) No

Comments:

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Christy Jackson

Address: 102 – 403 CHURCHILL AVE.

Do you support the proposal? (Yes/No/Maybe) YES.

Comments:

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: G. THANGARAJU

Address: 470 Alexander Avenue

Do you support the proposal? (Yes/No/Maybe) Yes

Comments:

need more town/house,

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: ANDY VAN LISSUM

Address: 622 CHURCHILL

Do you support the proposal? (Yes/No/Maybe) Yes

Comments:

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Ken Nigg

Address: 125 Brunswick

Do you support the proposal? (Yes/No/Maybe) Yes

Comments:

Signature: Ken Nigg

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Bill + Heather Cane

Address: 597 CHURCHILL AVE

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: The development will be an improvement

Signature: H. Birch-Cane

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Janna Fowler

Address: 549 Alexander Ave, Penticton

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: Def support all growth.

Signature: Fowler

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: DAVE + VIV LIESKOVSKY

Address: 336 LAKESHORE DR WEST PENTICTON V2A1B8

Do you support the proposal? (Yes/No/Maybe)

Comments: see attached - thanks!

Signature: Vlieskovsky

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

Gmail

Viv Lieskovsky

602 Lakeshore Drive building proposal

1 message

Viv Lieskovsky Sun, Jul 4, 2021 at 2:44 PM
To: office@madstudio.ca
Cc: Blake Laven <blake.laven@penticton.ca>

04 July 2021

MAD Studio
#104-259 Backstreet Boulevard,
Penticton, BC

Re: Development Drawings for 602 Lakeshore Drive, Penticton BC

To Whom It May Concern:

We were visited on July 4, 2021, by a project representative by the name of Nelson, at our home at 336 Lakeshore Drive West, where we have resided for 25+ years. While we don't have an objection to densification, we do have concerns with the design of the proposal for 602 Lakeshore Drive, and, in future, mirroring the adjacent lot with the same design.

We have discussed our concerns with City Hall in the past and feel STRONGLY that new buildings should reflect the heritage nature of the street. All we are seeing in recent builds are the same contemporary, box-shaped designs which lack an understanding of the history of the original neighbourhood. This current design conflicts with the historical nature of the street. As such, it appears that, with the way things are going now and in the future, all the residences on Lakeshore Drive will be flat-topped, contemporary designs. It is sad when design principles disregard the heritage significance of this street and this part of Penticton. We hope you will reconsider the design of the proposed building to reflect this concern. You have an excellent opportunity here, to create a heritage-inspired character building that would be a centre-piece for the street.

We are also very concerned for our Churchill Street neighbours and the strain on the back lane with additional parking and access issues. The lane is a lane, it is not a street, and we have addressed this with City Hall as well. Although precedence has been set by previous approvals, there is a limit to what the alley/lane can handle in terms of traffic flow along with resident and visitor parking. Therefore, precedence should not be the single rationale for 'front doors' on the lane.

Because we have lived in the neighbourhood for many years we are exceptionally proud of our community's culture and heritage. As long-time residents of Penticton, we feel we are in a very good position to comment on the heritage of our area. We would like to meet with you to share our concerns and the relevant correspondence and meetings we have had with the City that date between 2009 and 2020 on these same issues. We look forward to a reply at your earliest possible convenience.

Respectfully submitted,
Dave and Viv Lieskovsky
336 Lakeshore Drive West
Penticton BC
V2A 1B8

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: BRAD VOLLANS

Address: 602- Lakeshore Dr W. Penticton

Do you support the proposal? (Yes/No/Maybe) Yes

Comments:
Great use of the property. The extra Living units will be good for the business's on the street

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

July 2021

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

Attention: Blake Laven, Director of Development Services
Email: Blake.Laven@penticton.ca

Letter of Support
602 Lakeshore

Dear Blake

We have reviewed the documents provided by the project's developer and their architects, MAD Studio. Based on the quality of the project as shown in the renderings provided and the proposed setting back at both the 4th and 5th floor levels, we believe that the project as proposed is worthy of support for the OCP amendments and the DP variances requested.

Sincerely,

signature

BRAD VOLLANS
name

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: K Wolde

Address: 483 Maurice St. Unit 106.

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: Excellent design. Makes lakeshore upscale.

Signature: K Wolde

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Bert Sandie

Address: 103-166 Power Street Penticton

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: We need to build more modern development in the city

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Karen DAmato

Address: 101-717 Churchill Ave

Do you support the proposal? (Yes/No/Maybe) YES.

Comments:

Signature: KDAmato

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Greg Kotorbash

Address: 733 Churchill Ave

Do you support the proposal? (Yes/No/Maybe) _____

Comments:
Very impressive addition to the neighbourhood

Signature: _____

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: NORLINDA AMATORIO

Address: 305 - 668 LAKESHORE DRIVE

Do you support the proposal? (Yes/No/Maybe) YES

Comments:

Signature: Amatorio

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Doc Holloway

Address: 668 Lakeshore Dr Penticton

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: Very attractive addition to the neighbourhood

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Jessica Crawford

Address: 106 - 1742 Fairford Dr.

Do you support the proposal? (Yes/No/Maybe) yes

Comments:

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Bill and Laurel Wickett

Address: 102- 433 Churchill Ave

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: GREAT ADDITION to our AREA.

Signature: L Wickett / Bill Wickett

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

PROJECT: 602 LAKESHORE DRIVE

PROJECT NO: 21-144
DATE: 5 August 2021
PAGE: 1 of 21

DEVELOPMENT PERMIT ANALYSIS
OCP GUIDELINE RESPONSES

602 LAKESHORE DRIVE, PENTICTON, BC
PROPOSED ZONE – RM3

MEIKLEJOHN ARCHITECTURAL DESIGN **STUDIO** INC.
104 – 259 BACKSTREET BOULEVARD, PENTICTON, BC V2A 0G4 t: 250.492.3143 e: office@madstudio.ca

5.2.2 General Guidelines

The following General Design Guidelines apply to all development requiring a Development Permit:

Site Planning

Designing in Context

Contextual designs feel better because they 'fit.' In light of Penticton's complex and unique landscape, views and urban patterns, it is important that designs reflect this character. Guidelines address site conditions and context, including: sensitivity to on-site features (e.g., terrain and sun angle), adjacencies (e.g., street interface and existing uses), potential impacts (e.g., overlook and shading) and other related opportunities (e.g., energy conservation).

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.)

MAD Studio RESPONSE:
The development is situated on a level, urban residential site that is currently occupied by a single family dwelling. Apart from its proximity to Okanagan Lake across the street, the site does not contain any significant geographical features. Views to the Lake are optimized in this proposal by extensive north-facing glazing and outdoor patios at each level. The building is also voluntarily set back from the front and rear property line to minimize view impact from the development itself as well as the neighbouring properties. *(Refer to drawings PA501 and PA502)* The narrow lot poses challenges for attaining natural light mid-property. To overcome this, a pair of bay windows has been provided for every unit along the side of the building in addition to large windows facing the side interior property line.

G2. Applications shall include a comprehensive site plan – considering adjacent context for building and landscape architectural design and neighbourhood character analysis – to demonstrate that the development is sensitive to and integrated within its context and surrounding uses and neighbours.
• All site / landscape plans should incorporate the boulevard.

MAD Studio RESPONSE:
Several similar developments are present along Lakeshore Drive, most notably 402 Lakeshore Drive, a 3-storey multi-family building with ample outdoor space and rear accessory buildings (*Refer to Appendix – A11 Analysis and A12 Analysis*). Furthermore, the design of the proposed development has carefully considered and responded to the context of the neighbourhood. For

example the development has been voluntarily setback on the front an additional 2.45 m from the RM3 required 3 m (total 5.45 m (18 ft)from the front property line), to match existing neighbouring buildings on Lakeshore Drive. Likewise, the development proposes 3.0 m side yards in keeping with both neighbouring 4-storey condominiums. A landscaped buffer has been provided on all sides of the development as well as a beach access pathway (*Refer to drawing PA201 - SITE PLAN*). In particular, the north elevation of the development (lake-facing) has incorporated patios and landscaping to activate the building exterior along Lakeshore Drive. If other developments along Lakeshore Drive were to be developed in the future, the proposed design approach to massing and setbacks could be reused, and beach access pathways could be shared to create wider beach accesses between future buildings (*Refer to Appendix – Analysis A07 and Analysis A08*).

A thorough analysis of the neighbourhood has been provided in the Appendix.

G3. Private and semi-private open spaces should be designed to optimize solar access (see *Figure G3*).

MAD Studio RESPONSE:
The development includes ample open space for residents. Each unit includes a large private outdoor patio or balcony overlooking Okanagan Lake. Large windows along the side of the building provide additional solar access at the rear of all units. Landscaping surrounding the development as well as the beach access pathway is intended for the use and enjoyment of all residents.

Other semi-private amenities are provided within the development include:

a. A sunny rooftop patio with spectacular lake views
b. A spacious lobby with floor to ceiling glazing to capture ample natural light.
c. A fully-equipped amenity fitness centre with south facing windows located at grade.

G4. Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development.

MAD Studio RESPONSE:
As mentioned in G1, the proposed development has been designed to maximize views of Okanagan Lake. North-facing patios and windows overlooking the Lake are provided for every unit. A roof-top amenity area allows residents further east and west views to the mountains. Bay-windows and glazing provided along the remaining elevations, provide further solar access and some views to the surrounding mountains and lake.

Framing Space

In consideration of Penticton's relatively low-scale urban form, future intensification and development should explore how buildings actively frame space(s) to expand and enhance the public realm. The following guidelines aim to promote positive interactions with particular care and attention to transitions between private and public spaces.

G5. Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.

MAD Studio RESPONSE:
The proposed building has been setback from the street 2.45 m further than the 3.0 m required by the Zoning Bylaw (total 5.45 m) for all four storeys, to voluntarily align with the neighbouring condominium building to the west and sensitively transition between the existing neighbourhood setbacks. In turn, outdoor patios located on the front of the building minimize the appearance of the front yard, supporting a strong street definition along Penticton's iconic Lakeshore Drive.

G6. Building placement and orientation should respect significant public water, mountain and ridgeline views.

MAD Studio RESPONSE:
The proposed building is located on a narrow infill site between 4-storey condominium buildings. Notwithstanding these constraints, the project has been designed to maximize views in all cardinal directions through a combination of glazing, bay-windows and patios. Public views from the street and neighbouring buildings are respected as well through a combination of concurrent building face setbacks from the street. See answer to point G4 and G5 for additional clarity.

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.

MAD Studio RESPONSE:
The design of the development seeks to enhance pedestrian activity by putting eyes on the street. This is done by providing patios along Lakeshore Drive. Additionally, significant glazing on all sides of the building enhances the design while providing opportune vantage points for eyes on the street from the residential units and amenity spaces. The development proposes that the property be fully fenced with gates at the rear entrance and side beach access to secure the building and further discourage crime and nuisance opportunities. The parking lot has been designed to be accessed through an internal drive aisle and the waste & recycling / storage accessory building doors are turned inwards toward the parking lot, removing the opportunity for break-ins from the lane.

G8. Secondary buildings should create comfortable and social, semi-public and semi-private spaces within interior courtyards and/or side-yards.

MAD Studio RESPONSE:
One secondary building is provided at the rear of the property. This building is intended to serve as a storage garage for residents for watercraft and for housing waste and recycling bins. The building is located with no setback from the lane and side-yard; and will be constructed of non-combustible construction. It frames the rear of the site into a semi-open courtyard, maximizing the amount of usable space available to residents. The courtyard is framed with landscaping and

a lobby access located next to the Lakeshore beach access pathway. Large floor to ceiling windows of the lobby, ample windows of the fitness amenity, and corridors look out onto this courtyard further enhancing the resident / lane experience of the building.
The project has been designed to have its "address" from the lane and thus the use of quality building materials and project branding are continued to the rear of the site.

Prioritizing Pedestrians

A high-quality pedestrian environment is a central quality of any welcoming neighbourhood. Penticton is fortunate to have an extensive neighbourhood street network that links distinct areas in a reasonable walking distance. The following guidelines aim to optimize the quality and connectivity of pedestrian infrastructure and reduce conflict between pedestrians and vehicles.

G9. Pedestrian connectivity to adjacent properties is encouraged. With the exception of private yards, open spaces shall be designed for public access and connectivity to adjacent public areas (and publicly accessible private spaces).

MAD Studio RESPONSE:
The development is setback from the front property line featuring a landscaped buffer to enhance the pedestrian experience along Lakeshore Drive. A gated pedestrian (resident) beach access is provided along the east side of the building to allow residents to access Lakeshore Drive directly from the rear parking area or vice versa. The pathway is not intended to act as an emergency exit path from the building, allowing windows at grade adjacent to the landscape buffer next to the pathway. The beach access pathway is located along the east property line in order to be closer to the pedestrian crosswalk to the beach, located 55 feet east of the development.

G10. Development of larger parcels should provide pedestrian connections to adjacent public areas and create an effective street-fronting block scale of 60m-190m.

MAD Studio RESPONSE:
Not applicable as the site is not large and therefore, this design approach does not apply to the project.

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

MAD Studio RESPONSE:
The development complies with British Columbia Building Code (2018) mandated barrier-free access. The primary building entrance is located at the rear and is accessible from both the street and the lane. From Lakeshore Drive, individuals can access the primary entrance via the level, paved pedestrian path along the east side of the building. From the lane, individuals can access

the primary entrance through the level, paved surface parking area at the rear. Once inside, all residential units and building amenities are accessible by elevator.

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

MAD Studio RESPONSE:
All walking surfaces surrounding the development will use boulevard-type paving to either match or reflect the existing paving and patterns currently used in the area. Please see Landscape Architecture drawing L1 / 1 for additional detail.

G13. Entry to ground-level residential units should be no more than 1.8m (6.0 ft.) above the grade of adjacent public sidewalks and walkways (see Figure G14).

MAD Studio RESPONSE:
The two residential units proposed at ground-level will be at a grade consistent with the adjacent public sidewalk on Lakeshore Drive.

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).

MAD Studio RESPONSE:
The two residential units proposed at ground-level will be at a grade consistent with the adjacent public sidewalk on Lakeshore Drive. As such, the outdoor patios will not be raised and therefore do not require a front stair for pedestrian connection.

G15. Fencing facing an active public realm should be lowered and transparent or semi-transparent.

MAD Studio RESPONSE:
Fencing surrounding the property for security reasons is proposed to be a semi-transparent metal picket fence. Around outdoor patios along Lakeshore Drive, transparent glass guardrails are proposed to activate the public realm as well as maximize views to Okanagan Lake.

Cars and Parking

The following guidelines are intended to reduce the impacts of automobile infrastructure – including access and parking – and to further support a high-quality pedestrian realm. (see Figure 5-3 and Figure 5.4)

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

• Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping (see Figure 5-4).
• Where possible, shared automobile accesses should be considered to optimize land use, and to reduce impermeable surface coverage and sidewalk crossings.

MAD Studio RESPONSE:
Off-street parking for residents will be accessed from the rear lane to allow for a pedestrian-oriented experience along Lakeshore Drive. The parking will consist of 13 stalls that satisfies the requirement of 1 stall per residential unit (8 total) accompanied by additional 5 car stalls for visitors. The zoning requirements require 2 visitor stalls only so this development provides an excess of 3 additional stalls to promote on site parking. Bicycle parking has been provided above the minimum required under the zoning bylaw. Therefore, the development meets the parking requirements and that parking-in-lieu charges are not applicable.

G17. On-site parking location and design should minimize visual impact and provide safe connections for pedestrians:
• Parking between the front of buildings and the street is not permitted.
• Parking should be located at the rear of buildings/sites.
• Shared parking (where varying uses have parking demands that peak at different times of the day) is encouraged to reduce parking requirements.
• Outdoor surface parking areas should incorporate pathways that provide safe, accessible and comfortable pedestrian connections to entries/destinations.

MAD Studio RESPONSE:
There will be no parking areas (surface or enclosed) between the front of the building and the street. Parking for the site is situated behind the building and accessed from the rear lane. The parking court will be enclosed by a perimeter fence and gate. A paved beach access pathway from Lakeshore Drive to the lobby and parking court is located along the east side of the building to ensure convenient resident circulation throughout the property.

G18. Attached parking structures, their access and associated components (doorways, ramps, etc.) should be architecturally integrated into the building so as to minimize visual impact to the public realm.

MAD Studio RESPONSE:
The proposed parking does not contain parking structures and ramps since level access will be provided. Doors to the waste & recycling / storage accessory building face the internal drive aisle, reducing visual impact on the lane.

G19. All multifamily developments should accommodate sustainable modes of transportation through:
• Provision of bike parking and/or safe storage of alternative transportation/ mobility equipment (bikes, mobility scooters, etc.).
• Provision of electric vehicle charging stations.

• Internal circulation and/or upgrades to adjacent rights-of-way to accommodate alternative transportation (e.g., multi-use pathways, separated bike lanes, etc.)

MAD Studio RESPONSE:
All required Class 1 bicycle parking is located by the rear building face adjacent to the parking court. Class 2 bicycle parking is located in the storage rooms adjacent to the elevator on the second and third storeys of the building.

Architecture

Design for Our Climate

In response to Penticton's semi-arid climate, design buildings and landscape architecture that reflect a love for indoor/outdoor living resulting from low annual rainfall and hot summer temperatures.

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

• passive solar strategies;
• optimized placement of windows to maximize natural light;
• energy-efficient building design;
• passive solar principles;
• landscape design and plantings that provide cooling through shade in summer months;
• selecting roof materials to minimize heat loading and increase reflectivity.; and,
• strategies for cross-ventilation.

MAD Studio RESPONSE:
The 602 Lakeshore Drive development proposal includes the following green initiatives:

1. Optimization of glazing throughout the building to capitalize on light, minimize energy use, and facilitate natural cross ventilation via the courtyard at the rear of the site. All units have windows located on at least the exterior front and exterior side facing walls providing for cross ventilation and access to solar access.
2. Installation of thermally-broken glazing.
3. Installation of low solar gain glazing.
4. Provision for solar shading devices in the form of balcony overhangs on floor 1-3 and solar canopies at level 4 designed to shade summer sun and maximize solar gain in the winter.
5. Minimization of thermal breaks in building envelope.
6. Provision for landscaped buffers around building.
7. Use of high efficiency mechanical and electrical systems.
8. Use of light-coloured roofing to maximize solar reflectance and minimize solar heat gain.
9. Provision for trellis structures at the outdoor patios designed to shade summer sun and maximize solar gain in the winter.

Please see drawing PA501 and PA502 for additional detail.

Friendly Faces, Friendly Neighbours (Orientation & Massing)

Massing (the three-dimensional form) and articulation (how the parts fit together) of architecture are tools that can reduce the apparent size of large buildings and help ensure the sensitive transition to adjacent buildings and open spaces. It can also provide visual interest for pedestrians. New development should consider the scale of its neighbours and avoid abrupt transitions in height and massing between adjacent buildings.

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).

MAD Studio RESPONSE:
Naturally, the development at 602 Lakeshore Drive is constrained to pre-determined building orientation not only to optimize the spectacular views of Okanagan Lake, but also to suit the narrow dimensions of the existing site. The development is four storeys in building height, in keeping with the older neighbouring 4-storey condominiums and similar newer multi-family developments nearby.

G22. Massing of larger buildings should be composed of multiple volumes to reduce visual impact on the pedestrian realm.

MAD Studio RESPONSE:

The massing has been thoughtfully designed to articulate multiple volumes to reduce visual impact. The proposed building has been voluntarily setback from the property line on Lakeshore Drive 2.4 m beyond than the 3.0 m required by the Zoning Bylaw (total 5.4 m) for all four storeys, to align with the 4-storey condominium next door.

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

MAD Studio RESPONSE:
The development incorporates outdoor balconies overlooking Okanagan Lake that are designed to break up the mass and articulate distinct volumes within the façade. Other design elements included are; shading devices, columns, screens, material differentiation and colour differentiation to break up mass – not only provide functional benefits to residents, but also add visual interest to the pedestrian realm.

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.

MAD Studio RESPONSE:
The proposed development is an urban infill project on busy Lakeshore Drive. To deal with the adjacent municipal sidewalk, several elements have been used to aid the transition between the public and private realm. For instance, units on the ground-floor have entrances off Lakeshore Drive with the building address displayed on a concrete signage wall along the street. Glass railings around the ground-floor patios physically separate the public realm from the residential units both visually and acoustically. Similarly, a landscaped buffer is situated between the sidewalk and patios to visually delineate the spaces and enliven the street. The layering is afforded by an additional 2.45 m voluntary setback of the principal face of the building at grade in addition to the 3.0 m front yard setback required by the Zoning Bylaw for a total of 5.45 m from the property line.

G25. Where appropriate, stepped massing should be utilized to transition and improve the relationship between developments of differing scale. In areas where there is an OCP Land Use Designation change, adjacent building heights should not be greater than one-and-a-half storeys higher than existing adjacent development with additional storeys terraced back with a minimum stepback of 3.0 metres. (see *Figure 5-6*).

MAD Studio RESPONSE:
The height of 602 Lakeshore Drive is four storeys, in keeping with neighbouring multi-family buildings as well as OCP guidelines. The Zoning Bylaw permits buildings of 6 storeys under the RM3 designation, but 10 addresses on Lakeshore Drive of which this project is part of have an OCP mandated height cap at 4 storeys.

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

MAD Studio RESPONSE:
The development at 602 Lakeshore Drive is an urban infill project with proposed 3.0m side yards. Along the east and west sides of the building, there windows and bay-windows facing adjacent properties. As the neighbouring multi-family development does not contain any landscaping in its side yard setback, 602 Lakeshore Drive proposes landscaped buffers with trees and shrubs to provide privacy at the ground level for both buildings.

Eyes on the Street

Create active and safe shared spaces through orientation of primary building entrances, windows, porches/ balconies to the public realm, sidewalks and other shared open spaces.

G27. Development should activate the public realm (e.g., sidewalks) and shared open spaces by placing active uses at street-level.

MAD Studio RESPONSE:
The proposed development enhances the public realm on Lakeshore Drive. It includes landscaping along the public sidewalk, a beach access path from the rear lobby entrance, and front entrances to ground floor units at grade.

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

MAD Studio RESPONSE:
The development is clearly identified by address signage mounted to a concrete signage wall in the front setback from Lakeshore Drive. Addressing on the canopy above the lane facing lobby is also clearly visible from the lane.

G29. Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas (see Figure 5-7).

MAD Studio RESPONSE:
The development orients windows and balconies toward Okanagan Lake Beach to the north, as well as windows toward the parking court to the south, allowing for casual overlook of public realm.

G30. Extensive blank walls (over 5m in length and including retaining walls) along the street should be avoided.

MAD Studio RESPONSE:
Not applicable as the design does not have any blank walls along the street.

G31. Provide screening (e.g., varied materials/textures, murals, green walls or vines) on solid walls that exist as a function of an internal program (e.g., for privacy, merchandising, etc.).

MAD Studio RESPONSE:
Not applicable as there are no solid walls that would require screening at the pedestrian level.

Landscape Architecture

Design with Nature

Landscape design must reflect Penticton's natural environment. Further, local climate and landscape requires that designs are considerate of extreme temperatures, low annual rainfall and erodible soils.

G32. Stream and Riparian Protection (see Riparian DPA section)

• Sites adjacent to creeks, lakes and wetlands should retain or enhance fish and/or riparian habitat, through:

» Retention, enhancement and restoration of trees and shrubs that shade streams and stabilize soil, with a preference for native species;

» Management of post-development total yearly flow, magnitude (in individual events), and duration to mimic pre-development conditions; and,

» Management/restriction of access to protect stream banks and meet Riparian Area Regulations (RAR)

MAD Studio RESPONSE:
Not applicable as the site is not located in a Riparian Protection area.

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

• Employ xeriscaping principles (see Glossary) in landscape design that reduce the need for supplemental water from irrigation.

• Employ strategies such as stormwater management reuse (including rain gardens and water reclamation) to minimize impact on infrastructure and the use of potable water.

• Encourage landscaping using native drought-tolerant plant species rather than water-hungry varieties.

• All trees and vegetated landscaping should be irrigated using a sub-surface irrigation system, programmed to maximize efficient water use (e.g., drip irrigation).

• Where appropriate, increased depth of topsoil is recommended as a means to retain water and ensure more drought-tolerant landscapes.

• Trees should be planted to provide shading for shrubs and grasses and south and west faces of buildings.

• Where appropriate, mulching may further reduce irrigation demand by retaining soil moisture.

MAD Studio RESPONSE:
602 Lakeshore Drive is an urban infill development that proposes a landscaped buffer along all four sides of the building. Plantings are be selected with the Okanagan climate in mind, using native species where appropriate. Please refer to Landscape Architecture Drawing L1 / 1 for planting list and landscape concept plan.

Enhance the Urban Forest

Urban forests are recognized for the economic, social, and environmental benefits they provide. In addition to considerations for form & character, enhancement of Penticton's urban forest will support health and well-being for all.

G34. Tree retention
• New development should retain, where possible, existing mature and native trees and protect their root systems;
• Pre- and post-development tree surveys are required must be undertaken.

MAD Studio RESPONSE:
The site contains limited existing shrubs that are neither native nor drought-tolerant species. Though these shrubs cannot be spared, they will be replaced with landscaping and plantings that are better suited to the Okanagan climate. Please refer to Landscape Architecture Drawing L1 / 1 for planting list and landscape concept plan.

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

MAD Studio RESPONSE:
Two boulevard trees are provided as per comments provided by the Technical Planning Committee (TPC. Please refer to Landscape Architecture Drawing L1 / 1 for planting list and landscape concept plan.

Functional Use of Landscapes

Designs should be prepared by a professional with experience in the planning, design and implementation of high-quality landscapes designs.

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

MAD Studio RESPONSE:
The development is an urban infill project that has minimal space for new natural habitat design. Landscaping surrounding the building will be designed to encourage pollinators. Note, the contrasting colours of the building's exterior are considered bird-friendly. Please refer to Landscape Architecture Drawing L1 / 1 for planting list and landscape concept plan.

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

MAD Studio RESPONSE:
The development is an urban infill project that maximizes site coverage while complying with OCP guidelines. As such, it contains minimal landscaping at grade for natural stormwater retention systems, especially around the parking lot. A parking lot swale leading to a dry well will be installed at the rear of the site, while landscaping buffers from 1.5m to 3.0m wide surrounding of the building will mitigate runoff for the remainder of the site.

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

MAD Studio RESPONSE:

The waste and recycling bins will be stored in an accessory building at the rear of the site. The on-site electrical transformer is located in a landscape buffer and screened from view by proposed shrubs and trees. Since the transformer is located toward the mid portion of the site, views to it from the street and lane are limited.

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

» Changes in surfacing materials.

MAD Studio RESPONSE:
The development employs multiple strategies to define the public and private realms at grade. A landscaped buffer and glass rail separate the private outdoor patios from the municipal sidewalk, both visually and physically. Likewise, the building address is clearly displayed on a concrete signage wall beside the gated front entrances to the two ground floor residential units, further indicating the transition from the public to private realm. The fence and gate leading to the beach access pathway is in line with the building face, as is the fence separating the resident only and street accessible planted buffer area.

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

MAD Studio RESPONSE:
The urban nature of the development provides minimal land area for landscaping-based solar strategies. Winter solar gain is achieved with limited seasonal landscaping and two boulevard deciduous trees. Solar gain is also achieved via appropriately dimensioned, fixed canopies and covered balconies.

Materials Selection – Softscapes & Hardscapes
The material and quality of landscapes – in public and private spaces - play an important role in defining the character of Penticton. Material selection (plants and construction materials), high quality landscape design and materials will enhance landscape performance, visual character and aesthetic quality while reinforcing a positive, green image of Penticton.

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

MAD Studio RESPONSE:

Both boulevard trees comply with municipal requirements. Please refer to Landscape Architecture Drawing L1 / 1 for planting list and landscape concept plan.

G42. Hardscapes
• Material selection should reflect an extension of overall functional design and should emphasize local, natural, climate appropriate materials.
• Landscape construction should prioritize robust, durable and easily maintained materials.
• Retaining walls should use natural-looking textures and natural colours.
• Colours should complement Penticton's natural setting and associated palette.
• Minimize the use of impervious surfaces and/or incorporate rainwater management strategies where surface runoff is captured.
• Where feasible, minimize the use of low albedo (heat-absorbing) surfacing materials to reduce heat island effect (i.e., use lighter-coloured, more reflective materials).

MAD Studio RESPONSE:
A variety of hardscapes are proposed in the development. Materials have been chosen based on functional requirements and longevity, but also carefully consider the context of the neighbourhood and natural setting. For instance, the beach access path and main entrance design will use boulevard-type paving as per City of Penticton standards. The outdoor patios at grade will use light-coloured concrete pavers. The private access to the patios will make use of contrasting coloured concrete pavers to delineate the extent of the semi-private realm. The rear parking lot will use asphalt consistent with existing street paving in the area and include a drywell for stormwater management.

Public Art

Public art provides opportunity to celebrate public space and create a sense of place.

G46. Opportunities for the inclusion of public art should be explored in public and semi-public open spaces, especially plazas.

MAD Studio RESPONSE:
Not applicable as the development does not contain public art at this time.

G47. Historical references should be carefully and collaboratively chosen.

MAD Studio RESPONSE:
The OCP does not mandate nor mention the need to reference historical elements in the architecture of the buildings on Lakeshore Drive or surrounding neighbourhood. During the initial stages of design, the project team asked the City's planning team about the applicability of historicism (faux historical elements) or any other special aesthetic language on Lakeshore Drive. The planning team confirmed that no specific aesthetic treatment is required. The neighbourhood does not contain any heritage historical multi-family buildings. To the contrary, all of the new buildings in the neighbourhood are modern in look and treatment. The aesthetic direction chosen

for the project therefore contains nautical cues appropriate to a beach-side development and is in keeping with the modern aesthetic of similar nearby developments.

Please refer to the Appendix for a thorough analysis of the neighbourhood context as well as photo analysis of the 80+ buildings located around the development site.

Lighting

Lighting is essential to wayfinding and safety at night. Equally important is the scale, intensity, quality, location and direction of lighting.

G48. Lighting shall be provided for all building entrances, walkways, driveways, parking areas and loading areas and should be sufficient to provide clear orientation, personal safety and site security, including allowing for overlook from adjacent buildings.
• The scale and intensity of lighting should be adapted to its setting and application:
Retail lighting, building ambience (elevations and passage) are considered.
• Lighting design shall prioritize pedestrian-scaled lighting while ensuring vehicular access and parking is sufficiently lit for safe maneuvering;
• Light fixtures should utilize "cut-off" (zero intensity at or above an angle of 90°) luminaries to minimize glare;
• Warmer light sources (<4000k) are strongly encouraged.

MAD Studio RESPONSE:
High quality, energy efficient lighting will be integrated throughout the development and is intended to enhance the quality of the architecture as well as improve the safety of both the public and the residents. Motion detection will be used where appropriate for areas of the building exterior that are less frequented. Particular attention will be paid to the warm accent lighting of the front and rear elevation to enhance the character of the building. The project will use landscape lighting to enhance the pedestrian experience along the sidewalk at Lakeshore Drive.

G49. Minimize light pollution through the use of full cut-off lighting, avoiding light reflectance, and directing lighting downwards. Exceptions may be made for signage and architectural lighting (e.g., enhancing special features or aesthetic qualities).

MAD Studio RESPONSE:
The project contains a decorative concrete address wall nestled in the landscaping in the front landscape buffer. This sign will be gently illuminated with landscape lighting. Please see response to point G48 for additional detail.

G50. Avoid lighting that illuminates streams, wetlands, lakes and other natural areas.

MAD Studio RESPONSE:
Not applicable as the site does not include those conditions.

G51. Avoid negative light impacts on neighbours.

MAD Studio RESPONSE:
The proposed lighting strategy will have little to no impact on the neighbouring properties.

Signage

G52. Signage should complement overall form and character as an extension of associated building and landscape designs.

MAD Studio RESPONSE:
Building address signage will be covered under a separate sign application.

G53. All signage shall comply to the City of Penticton's Sign Bylaw, (which regulates the number, size, type, form, appearance and location of signs).

MAD Studio RESPONSE:
See response to G52 above. Signage will comply to Penticton's Sign Bylaw.

Utilities, Mechanical Services and Servicing

As essential components of the city's built infrastructure, these elements must be intentionally integrated in the overall design to mitigate impacts on form and character.

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

MAD Studio RESPONSE:
Wherever possible, mechanical/electrical equipment will be contained within the building and will be designed to minimize equipment visible on the building exterior. For instance, the electrical transformer is proposed mid-site at the rear of the building surrounded by landscaping to screen it from view. Rooftop screening will be used to screen roof-top mechanical equipment.

G55. Where this is unachievable, units may be located at the edge of the front yard and must be incorporated into landscaped areas and screened from the street.

MAD Studio RESPONSE:
Not applicable. See response to G54 above.

G56. Units shall not obstruct private views onto public space that might otherwise provide safety through passive surveillance.

MAD Studio RESPONSE:
Not applicable. See response to G54 above.

G57. Units shall not be installed in in riparian setbacks (SPEA) and Environmental Protection areas.

MAD Studio RESPONSE:
Not applicable as the site does not contain any riparian setbacks.

Waste Management

Notwithstanding the screening regulations in the Zoning Bylaw, management of garbage and recycling must be integrated in the overall design to mitigate impacts to form and character.

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,

MAD Studio RESPONSE:
The proposed project will be serviced by private waste & recycling service. 3 – 4yd³ bins for garbage, recycling and yard waste have been provided in the accessory building off the lane and will be moved to the curb as required for regular pickup.

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

MAD Studio RESPONSE:
See response to G58 above.

G60. Clear access to refuse/recycling areas must be provided.

MAD Studio RESPONSE:
See response to G58 above.

Fences

Notwithstanding the fencing regulations in the Zoning Bylaw, fencing design should provide a level of privacy to the development but not present an unfriendly solid wall to the public street.

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

MAD Studio RESPONSE:
The development at 602 Lakeshore Drive is fully fenced. Along the street, private outdoor patios are surrounded by glass railings, while metal picket fencing with gates restrict access to the property on either side. These are set back in-line with the principal building face at grade. Similarly at the rear, a large sliding gate is proposed off the lane to the resident parking area and main entrance.

G62. Fencing along the street edge should be supplemented with low profile landscape plantings.

MAD Studio RESPONSE:
A landscaped buffer is provided between the ground floor glass patio railings and the sidewalk along Lakeshore Drive.

G63. All plans should show intended fencing.

MAD Studio RESPONSE:
All plans for the development include proposed fencing.

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

Development Variance Permit

Permit Number: DVP PL2021-9105

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 B District Lot 2 Group Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5775
Civic:	602 Lakeshore Drive West
PID:	003-169-880

3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2021-01 to allow for the construction of an 8-unit, multifamily development as shown in the plans attached in Schedule 'A':
    a. Section 10.10.2.7: to reduce the minimum interior side yard for a principal building from 4.5m to 3.0m and an accessory building from 4.5m to 0.05m;
    b. Section 10.10.2.9: to reduce the minimum rear yard for an accessory building from 6.0m to 0.05m;
    c. Section 10.10.4.1: to increase the maximum lot area that can be covered with hard surfacing from 60% to 84%; and
    d. Section 5.2.2: to allow a landscaping buffer to be interrupted by a parking lot at the rear of the property.

DRAFT
DVP PL2021-9105

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.

5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.

6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**

7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.

8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

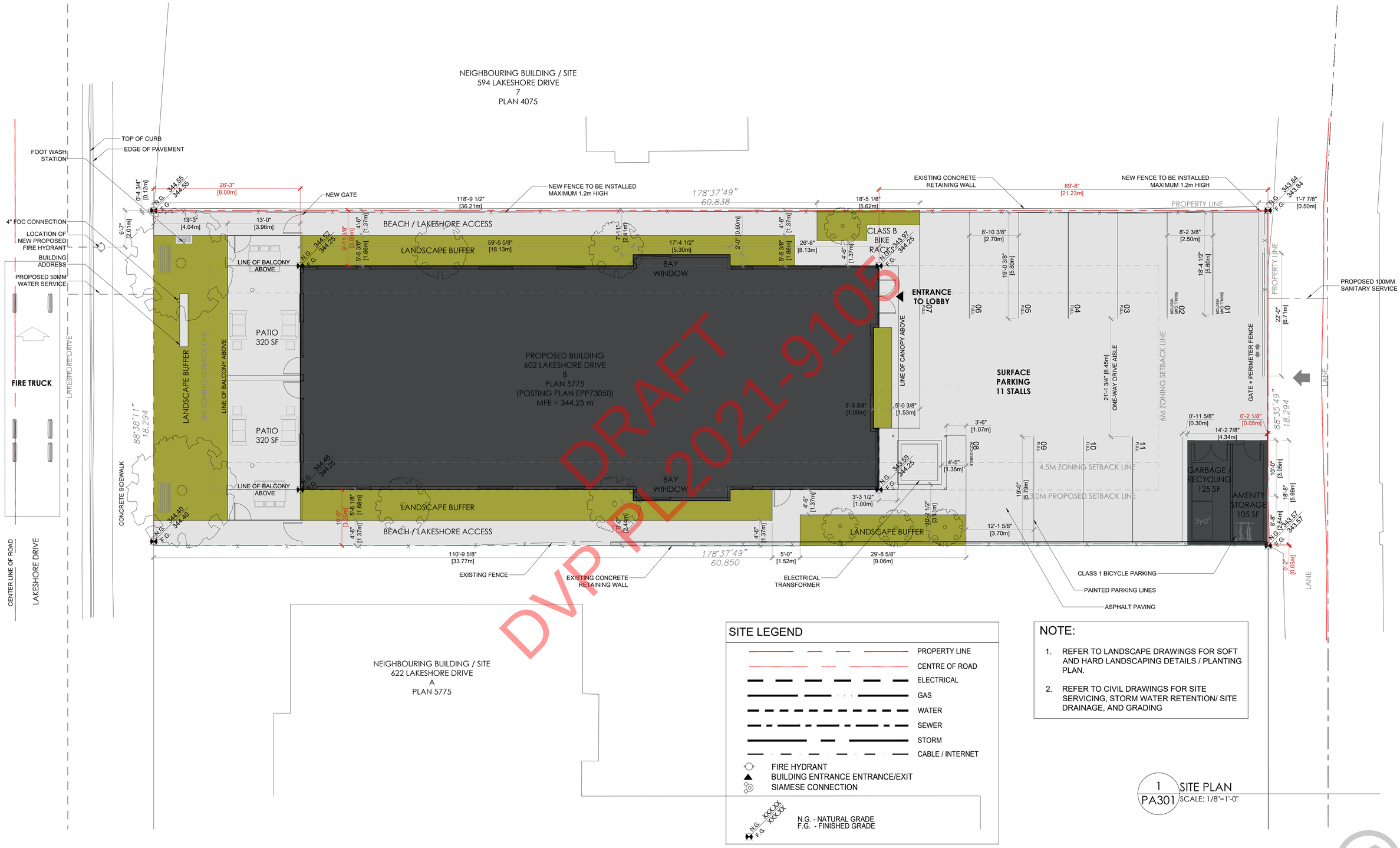
Authorized by City Council, the ____ day of _____, 2021.

Issued this ____ day of _____, 2021.

_____

Angela Collison
Corporate Officer

DRAFT
DVP PL2021-9105



SITE LEGEND

- PROPERTY LINE
- CENTRE OF ROAD
- ELECTRICAL
- GAS
- WATER
- SEWER
- STORM
- CABLE / INTERNET
- FIRE HYDRANT
- BUILDING ENTRANCE ENTRANCE/EXIT
- SIAMESE CONNECTION

N.G. XXXXX
F.G. XXXXX
N.G. - NATURAL GRADE
F.G. - FINISHED GRADE

NOTE:

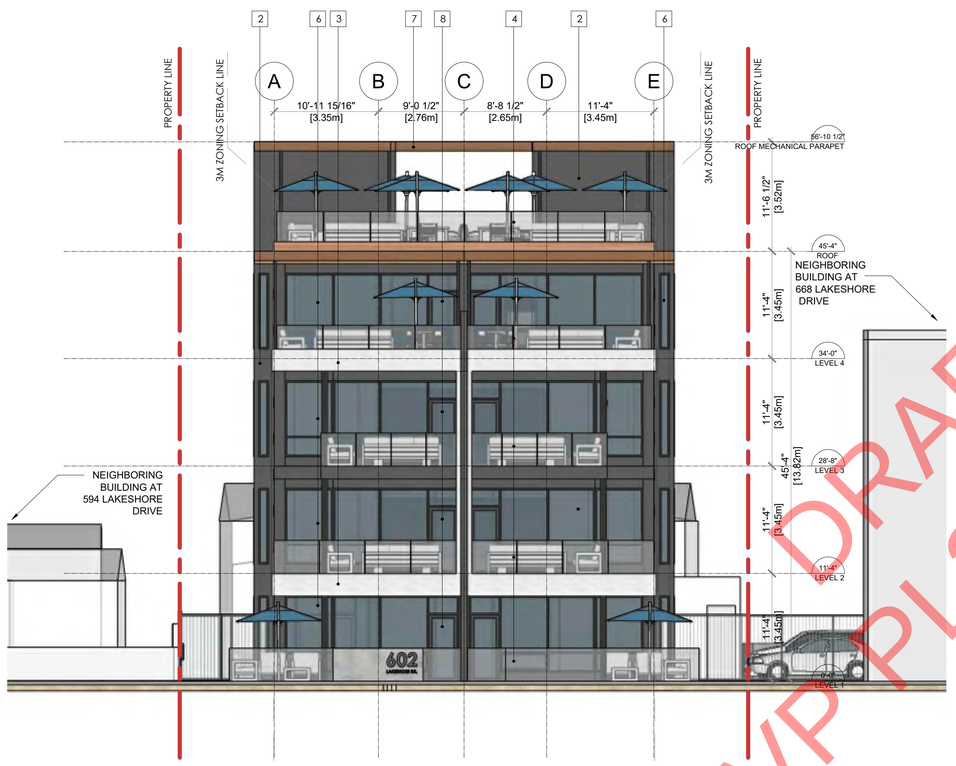
1. REFER TO LANDSCAPE DRAWINGS FOR SOFT AND HARD LANDSCAPING DETAILS / PLANTING PLAN.
2. REFER TO CIVIL DRAWINGS FOR SITE SERVICING, STORM WATER RETENTION/ SITE DRAINAGE, AND GRADING

1 / PA301 SITE PLAN
SCALE: 1/8"=1'-0"

MAD
MERKLEJOHN ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

SITE PLAN	2021-08-05	1/8"=1'-0"	PA201
DRAWING TITLE	DATE	SCALE	DRAWING NUMBER

LAKESHORE DRIVE APARTMENTS



1 PA402 NORTH ELEVATION
SCALE: 1/8"=1'-0"

1 PA402 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

DRAFT
DVP PL2021-9105

1	SIMULATED WOOD CLADDING	3	STUCCO, WHITE	5	PARTITION PRIVACY SCREEN	7	TIMBER PERGOLA	9	METAL EXIT DOOR, BLACK
2	STUCCO, BLACK	4	GLASS RAILING	6	WINDOWS, BLACK FRAMES AND MULLIONS	8	FULLY GLAZED DOORS, BLACK FRAMES AND MULLIONS	10	CONCRETE MASONRY FINISHED WITH WHIT STUCCO
11	METAL OVERHEAD DOOR, BLACK								

MAD
MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.co
COPYRIGHT RESERVED

BUILDING ELEVATIONS	2021-08-05	NTS	PA401
DRAWING TITLE	DATE	SCALE	DRAWING NUMBER

LAKESHORE DRIVE APARTMENTS

1	SIMULATED WOOD CLADDING	5	PARTITION PRIVACY SCREEN	9	METAL EXIT DOOR, BLACK
2	STUCCO, BLACK	6	WINDOWS, BLACK FRAMES AND MULLIONS	10	CONCRETE MASONRY FINISHED WITH WHIT STUCCO
3	STUCCO, WHITE	7	TIMBER PERGOLA	11	METAL OVERHEAD DOOR, BLACK
4	GLASS RAILING	8	FULLY GLAZED DOORS, BLACK FRAMES AND MULLIONS		

CANTILEVERED FLOOR AREA CALCULATION

NOTE - AREA OF CANTILEVERED FLOOR AREA PROJECTION (2'-0" [0.61m]) OUTLINED IN RED

AREA OF PROJECTION	=	1025 SF
AREA OF BUILDING FACE		4950 SF
	=	20.7 %

1 / PA402 EAST ELEVATION
SCALE: 1/8"=1'-0"

MAD
MERIDIAN ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
BUILDING ELEVATIONS	2021-08-05	NTS	PA402

LAKESHORE DRIVE APARTMENTS

1	SIMULATED WOOD CLADDING	5	PARTITION PRIVACY SCREEN	9	METAL EXIT DOOR, BLACK
2	STUCCO, BLACK	6	WINDOWS, BLACK FRAMES AND MULLIONS	10	CONCRETE MASONRY FINISHED WITH WHIT STUCCO
3	STUCCO, WHITE	7	TIMBER PERGOLA	11	METAL OVERHEAD DOOR, BLACK
4	GLASS RAILING	8	FULLY GLAZED DOORS, BLACK FRAMES AND MULLIONS		

CANTILEVERED FLOOR AREA CALCULATION

NOTE - AREA OF CANTILEVERED FLOOR AREA PROJECTION (2'-0" [0.61m]) OUTLINED IN RED

AREA OF PROJECTION	=	1025 SF
AREA OF BUILDING FACE		4950 SF
	=	20.7 %

1 / PA403 WEST ELEVATION
SCALE: 1/8"=1'-0"

MAD
MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

BUILDING ELEVATIONS	2021-08-05	NTS	PA403
DRAWING TITLE	DATE	SCALE	DRAWING NUMBER

LAKESHORE DRIVE APARTMENTS

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

Development Permit

Permit Number: DP PL2021-9104

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 B District Lot 2 Group Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5775
Civic:	602 Lakeshore Drive West
PID:	003-169-880

3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of an 8-unit, multifamily development 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.

DRAFT
DP PL2021-9104

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.

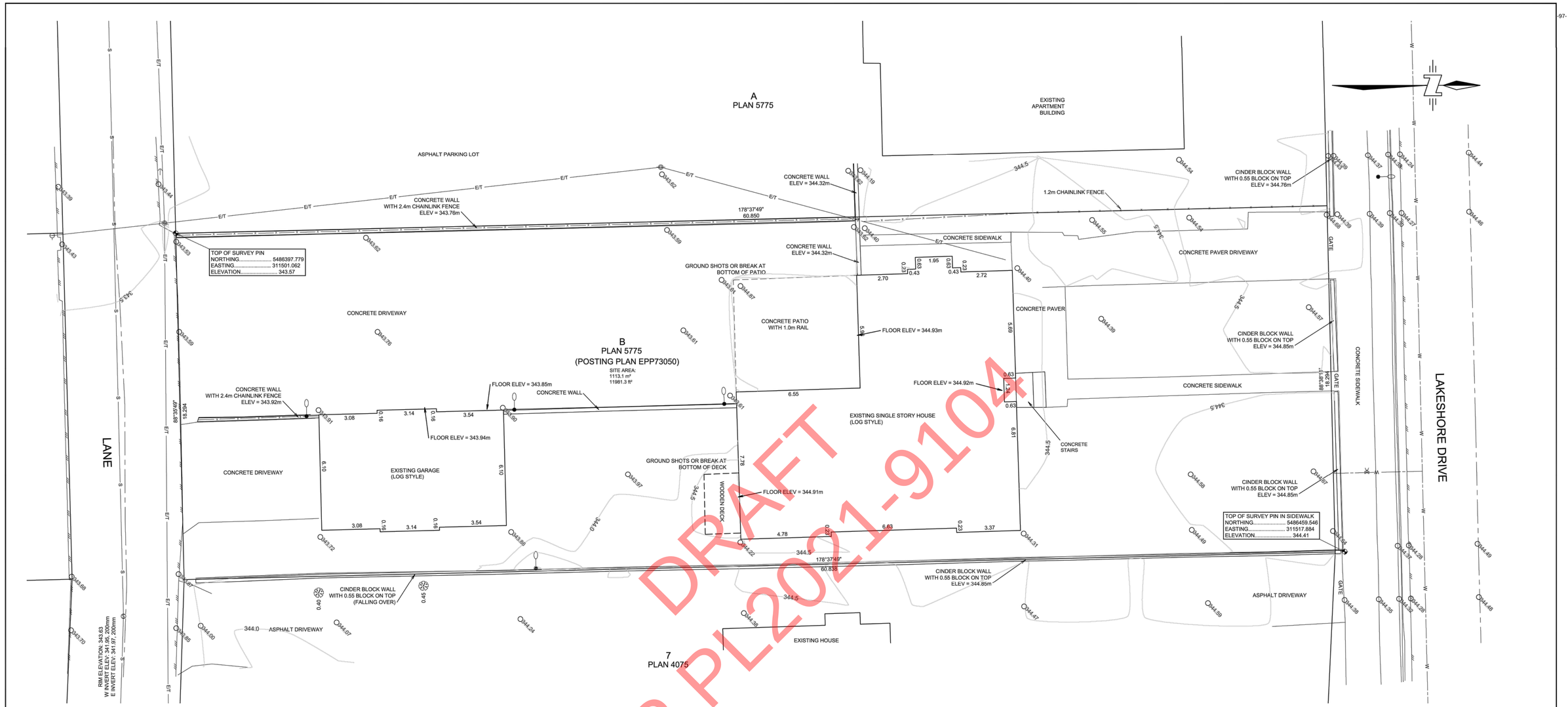
DRAFT
DP PL2021-9104

Authorized by Authority, the _____ day of _____, 2021.

Issued this _____ day of _____, 2021.

_____

Angela Collison
Corporate Officer



DRAFT
DP PL2021-9104

LEGEND

- EDGE OF PAVEMENT
- CURB & GUTTER
- SIDEWALK
- SANITARY SEWER
- WATER MAIN (APPROX)
- OVERHEAD ELEC/TEL
- FENCE LINE
- BENCHMARK
- 344.42 SPOT ELEVATION
- GUY WIRE
- LAMP STANDARD
- MANHOLE - SANITARY
- POLE - HYDRO
- POLE WITH TRANSFORMER
- TREE - CONIFEROUS AND DIAMETRE
- VALVE
- VALVE - WATER

FIELD SURVEY COMPLETE AS OF JUNE 29, 2021.

DATUM

INTEGRATED SURVEY AREA No. 12, PENTICTON, NAD 83 (CSRS) 4.0.0.BC.1.

GRID BEARINGS AND UTM COORDINATES DERIVED FROM INTEGRATED CONTROL MONUMENTS 84H0131 AND 83H5893, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11.

ELEVATIONS ARE IN METRES, REFERRED TO GEODETIC DATUM CVGD28BC (GEOID MODEL HTv2.0), AND DERIVED FROM INTEGRATED CONTROL MONUMENT 84H0131 (PUBLISHED ELEVATION: 344.303m).

CONTOUR INTERVAL IS 0.5m.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY ASSOCIATES LAND SURVEYING LTD., ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

Rev	Date	Description	Drawn	Design	App'd
0	2021-07-09	TOPOGRAPHIC SURVEY	MP	-	DS

THIS DOCUMENT WAS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McELHANNEY ASSOCIATES LAND SURVEYING LTD. AND OUR CLIENT. THIS DOCUMENT IS BASED ON LAND TITLE & SURVEY AUTHORITY RECORDS AND FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

© 2017 McELHANNEY ASSOCIATES LAND SURVEYING LTD. ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF McELHANNEY ASSOCIATES LAND SURVEYING LTD. McELHANNEY ASSOCIATES LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

SCALE : 1:100

0 1 2 3 4 5 6 7 8 9 10m

(ALL DIMENSIONS ARE IN METRES)

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
McElhanney Associates Land Surveying Ltd.
130 Nanaimo Ave. W
Suite 102
Penticton BC
Canada V2A 8G1
Tel 250 492 7399

Approved Sealed

ROKM DEVELOPMENTS LTD.
602 LAKESHORE DRIVE, PENTICTON, BC

TOPOGRAPHIC SURVEY PLAN OF

LOT B DL 2 GROUP 7 SDY(FORMERLY YALE-LYTTON)D PLAN 5775

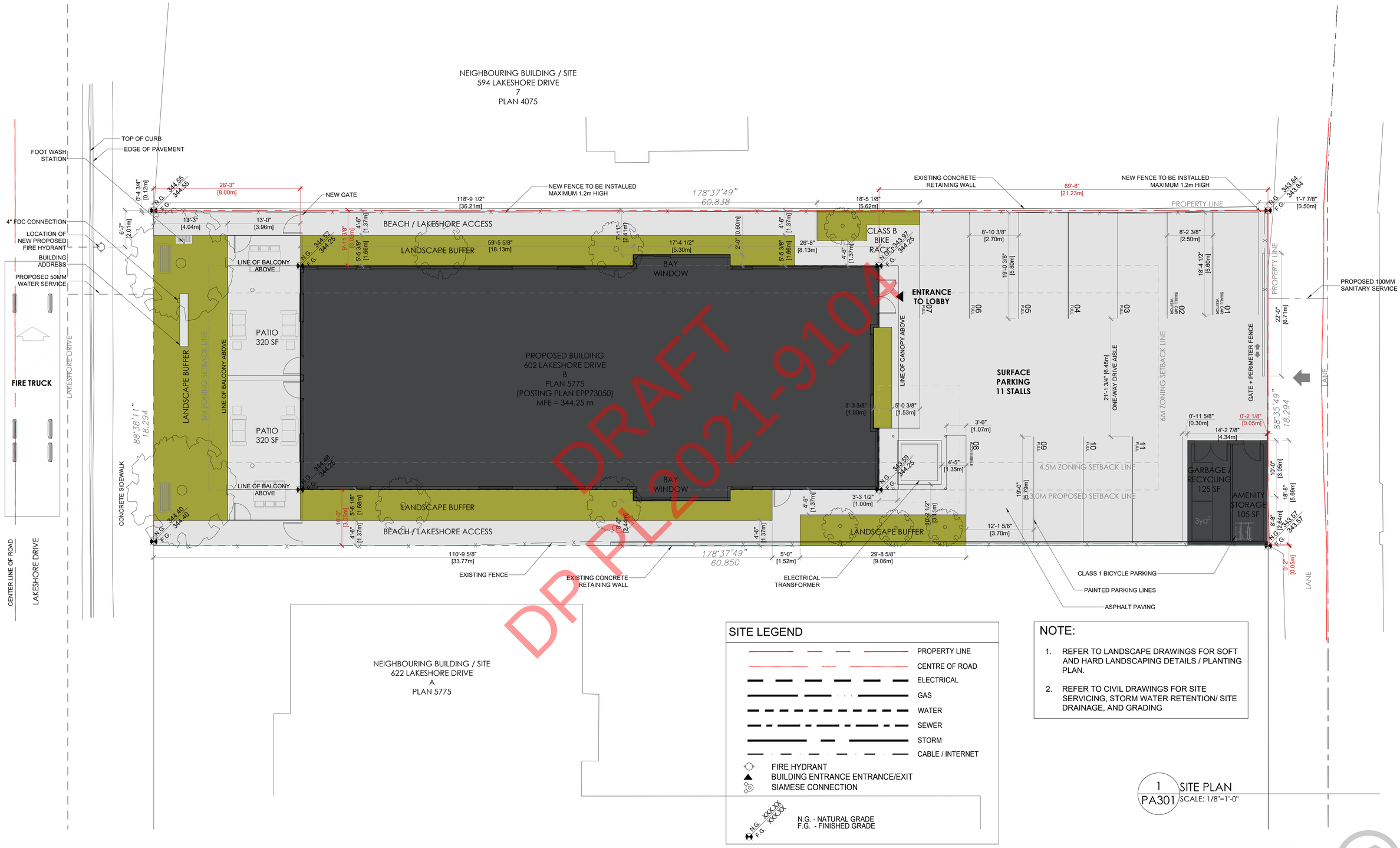
Drawing No. 3892-00-V-TOPO.dwg

Project Number 2422-03892-00 | Rev. 0

MAD
MERKLEJOHN ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.co
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
SURVEY PLAN	2021-08-05	NTS	PA101

LAKESHORE DRIVE APARTMENTS



SITE LEGEND

- PROPERTY LINE
- CENTRE OF ROAD
- ELECTRICAL
- GAS
- WATER
- SEWER
- STORM
- CABLE / INTERNET
- FIRE HYDRANT
- BUILDING ENTRANCE ENTRANCE/EXIT
- SIAMESE CONNECTION

N.G. XXXXX
F.G. XXXXX
N.G. - NATURAL GRADE
F.G. - FINISHED GRADE

NOTE:

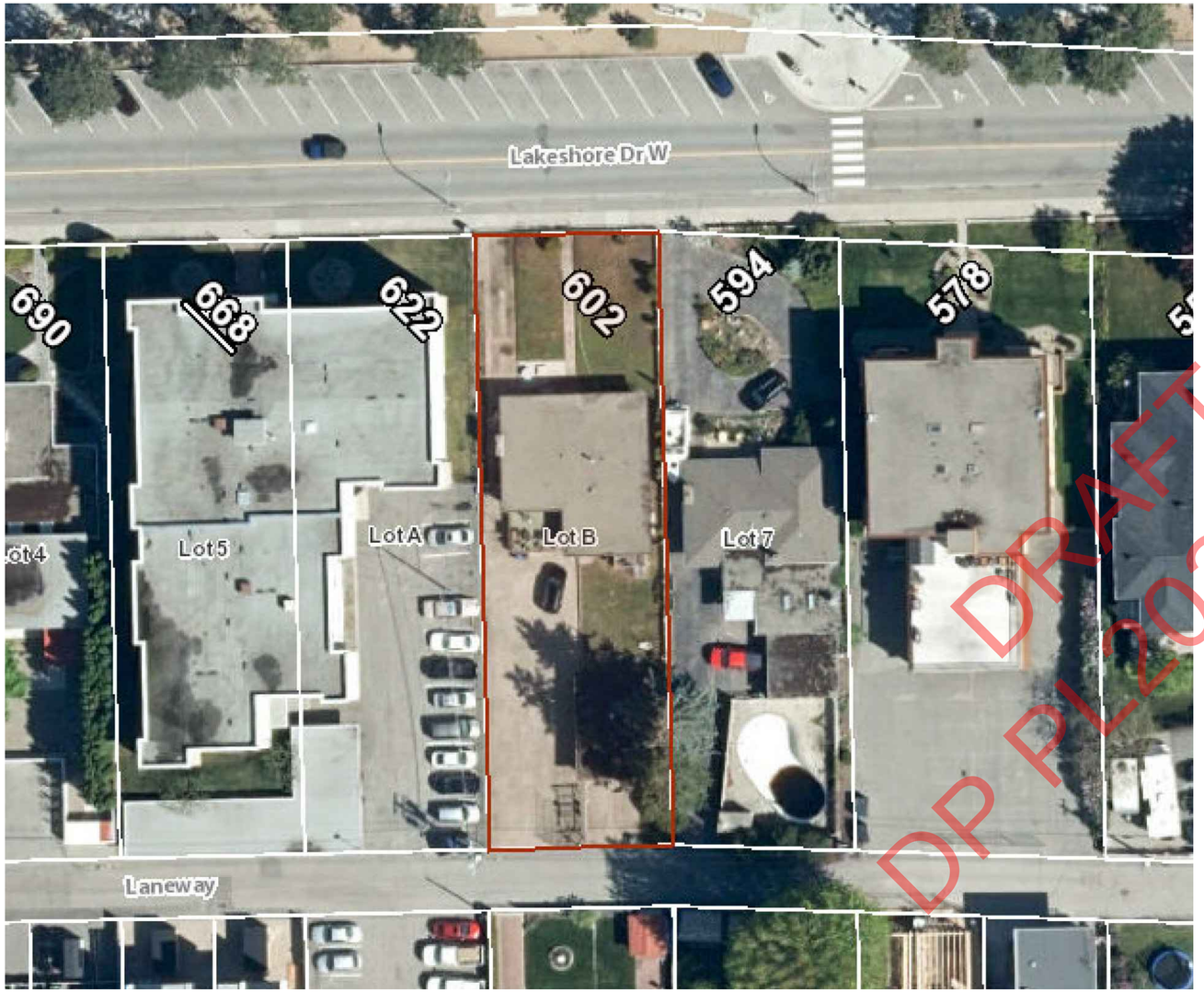
1. REFER TO LANDSCAPE DRAWINGS FOR SOFT AND HARD LANDSCAPING DETAILS / PLANTING PLAN.
2. REFER TO CIVIL DRAWINGS FOR SITE SERVICING, STORM WATER RETENTION/ SITE DRAINAGE, AND GRADING

1 / PA301 SITE PLAN
SCALE: 1/8"=1'-0"

MAD
MERKLEJOHN ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

SITE PLAN	2021-08-05	1/8"=1'-0"	PA201
DRAWING TITLE	DATE	SCALE	DRAWING NUMBER

LAKESHORE DRIVE APARTMENTS



PROJECT DATA:

PROPOSED MODEL ZONING: RM3
OCP DESIGNATION: URBAN RESIDENTIAL
(556-736 LAKESHORE DRIVE WEST)

GROSS FLOOR AREA (GFA):

LEVEL 1:	4,205 SF
LEVEL 2:	4,205 SF
LEVEL 3:	4,205 SF
LEVEL 4:	4,205 SF
ROOF:	400 SF
TOTAL BUILDING:	17,220 SF

NET FLOOR AREA (NFA):

LEVEL 1:	3,885 SF
LEVEL 2:	3,885 SF
LEVEL 3:	3,885 SF
LEVEL 4:	3,765 SF
TOTAL BUILDING:	15,420 SF

FLOOR AREA ACCESSORY BUILDING: 275 SF

SITE AREA: 11,975 SF

FAR ALLOWED: 1.6
FAR (NFA / SITE AREA)
PROVIDED: 1.28

RM3 HEIGHT:	REQUIRED:	PROVIDED:
PRINCIPAL BLDG	24M (8 STOREYS)	17.64M (4 STOREYS)
ACC. BLDG	4.5M	3.96M

OCP HEIGHT:
URBAN RESIDENTIAL (556-736 LAKESHORE DRIVE WEST SPECIFIC)

PRINCIPAL BLDG	4 STOREYS	4 STOREYS

LOT COVERAGE: PERMITTED 50% PROPOSED 37%

HARD SURFACE COVERAGE:

4,470 SF	BUILDING AREAS
3,315 SF	PARKING AREA
1,680 SF	WALKWAYS
665 SF	AT-GRADE PATIO
10,130 SF	TOTAL HARD SURFACE

PERMITTED 60%, PROVIDED 84% (VARIANCE REQUIRED)
NOTE, WHEREVER POSSIBLE PERMEABLE PAVING WILL BE CONSIDERED TO REDUCE HARD SURFACE COVERAGE.

SETBACKS:
IN THE ABSENCE OF SPECIFIC ACCESSORY BUILDING SETBACKS IN RM3, THE LATTER IS EXPECTED TO FOLLOW PRINCIPAL BUILDING SETBACKS. THE APPLICATION SEEKS REDUCTIONS OF ACCESSORY BUILDING SETBACKS IN LINE WITH WHAT HAS BEEN PREVIOUSLY APPROVED ON NEIGHBOURING PROPERTIES UNDER THE RM2 AND RM1 ZONING TO FOLLOW ESTABLISHED NEIGHBOURHOOD CHARACTER OF THE REAR LANE.

SETBACKS	REQUIRED:		PROVIDED
	SIDE YARD:		
	PRINCIPAL BUILDING	4.5M	3M (VARIANCE REQUIRED)
	ACCESSORY BUILDING	4.5M	0.01M (VARIANCE REQUIRED)
	REAR YARD:		
	PRINCIPAL BUILDING:	6M	21.19M
	ACCESSORY BUILDING	6M	0.02M (VARIANCE REQUIRED)
	FRONT YARD:		
	PRINCIPAL BUILDING:	3M	8.00M
	ACCESSORY BUILDING	3M	56.26M

AMENITY:

AMENITY AREA REQUIRED

- 25 % AMENITY AREA TO BE LOCATED AT GRADE: 25% x 8,906 SF	2,226 SF
- 20 M2 (215 SF) PER UNIT: 8 UNITS X 215 SF =	1,720 SF

AMENITY AREA PROVIDED

(SHARED) (GYM / STORAGE SPACE):	GRADE:	311 SF
	LEVEL 2:	128 SF
	LEVEL 3:	128 SF
(COMMON GREEN AREA):	GRADE:	2955 SF
(PATIOS / BALCONIES) :	GRADE:	640 SF
	LEVEL 2:	510 SF
	LEVEL 3:	380 SF
	LEVEL 4:	590 SF
	ROOF:	3,264 SF
TOTAL AMENITY:		8,906 SF
TOTAL AMENITY AT GRADE:		3,906 SF (44%)

PARKING:

RESIDENT STALLS REQUIRED:	8
RESIDENT STALLS PROVIDED:	8 (INCLUDING 1 WHEELCHAIR ACCESSIBLE)
VISITOR STALLS REQUIRED:	2
VISITOR STALLS PROVIDED:	3 (SMALL CAR)

NOTE, IN ACCORDANCE WITH ZONING BYLAW, 25% OF REQUIRED PARKING PERMITTED TO BE SMALL CAR. ADDITIONAL PARKING STALLS PROVIDED AS VISITOR SMALL CAR PARKING.

BICYCLE PARKING:

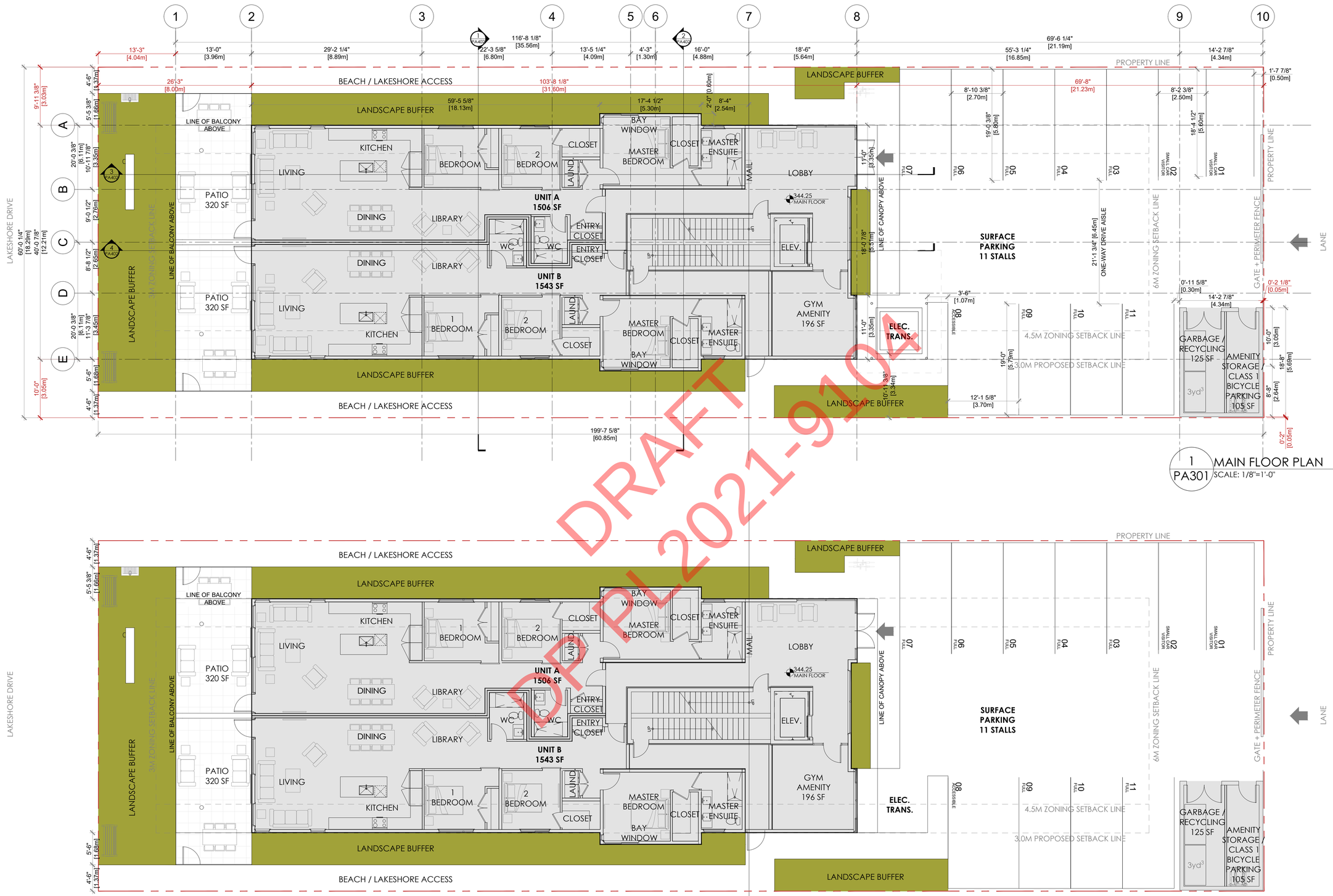
CLASS 1 STALLS REQUIRED: (0.5/UNIT)	4
CLASS 1 STALLS PROVIDED:	6
CLASS 2 STALLS REQUIRED: (0.1/UNIT)	1
CLASS 2 STALLS PROVIDED:	2

DRAFT
DP PL2021-9104

MAD
MICHLEJOHN ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, B.C. CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

SITE INFO / ZONING	2021-08-05	NTS	PA202
DRAWING TITLE	DATE	SCALE	DRAWING NUMBER

LAKESHORE DRIVE APARTMENTS



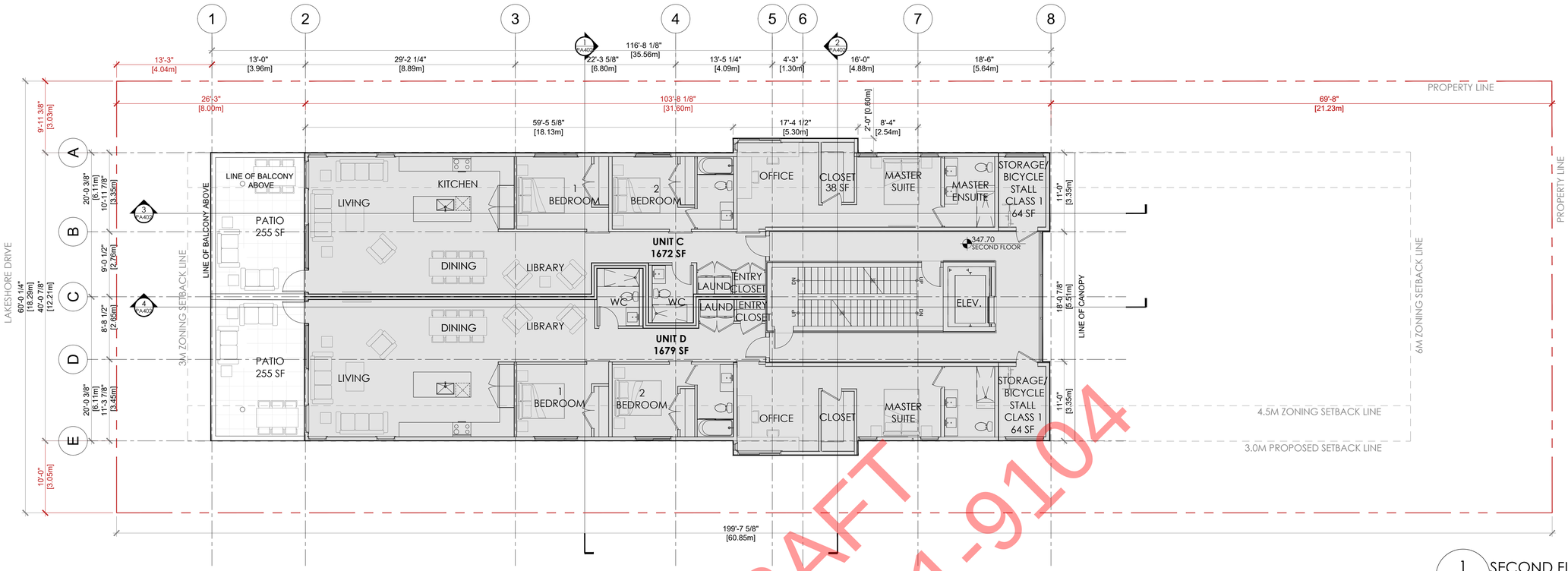
1 PA301 MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"

DRAFT DP PL 2021-9104

MAD
MCKILLOPHY ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

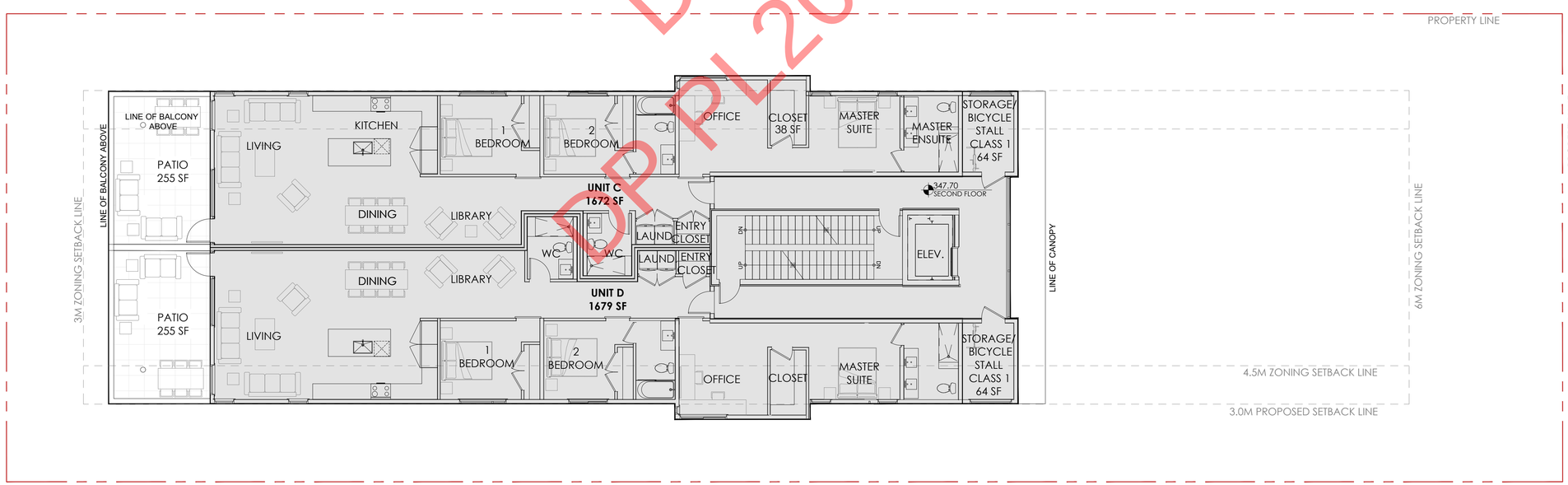
MAIN FLOOR PLAN	2021-08-05	1/8"=1'-0"	PA301
DRAWING TITLE	DATE	SCALE	DRAWING NUMBER

LAKESHORE DRIVE APARTMENTS



1 PA302 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

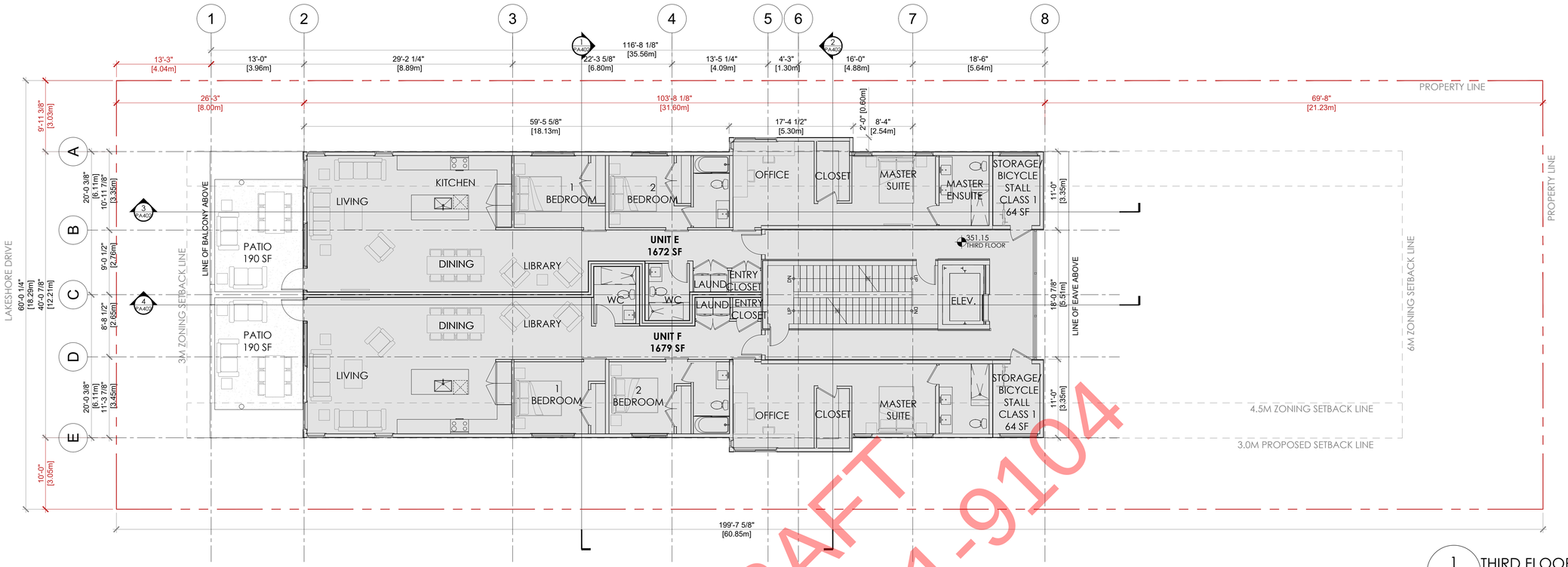
DRAFT
DP PL 2021-9104



MAD
MCKILLOPHY ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

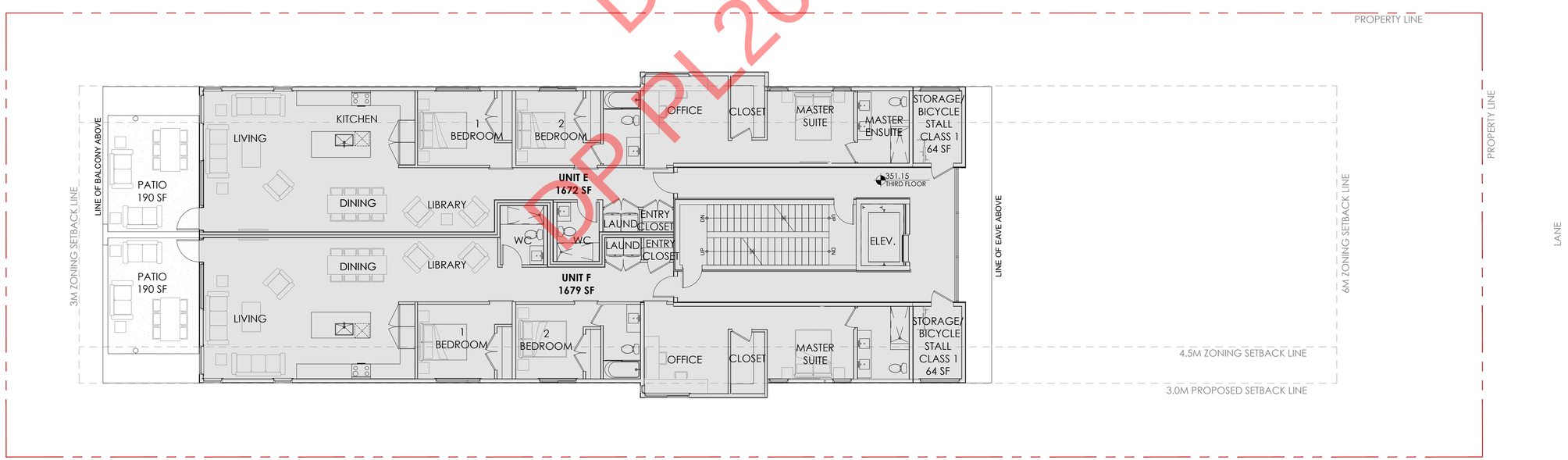
DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
SECOND FLOOR PLAN	2021-08-05	1/8"=1'-0"	PA302

LAKESHORE DRIVE APARTMENTS



1 PA303 THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

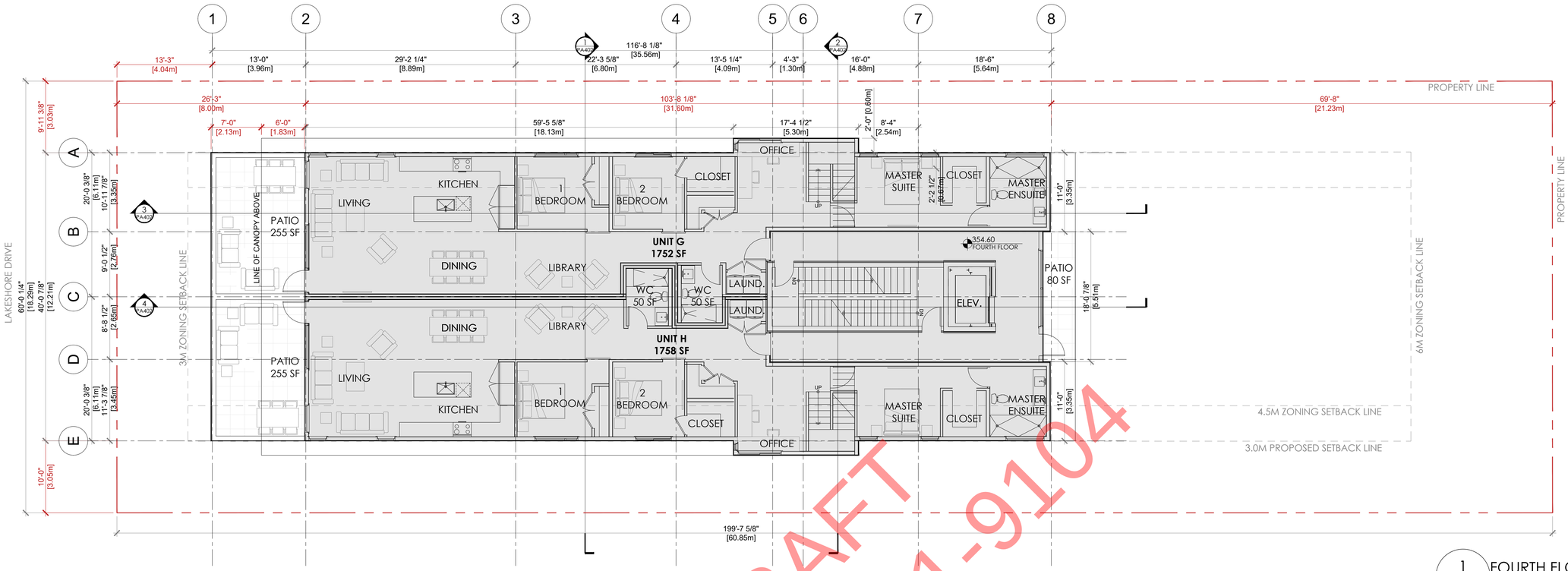
DRAFT
DP PL 2021-9104



MAD
MCKILLOPAN ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

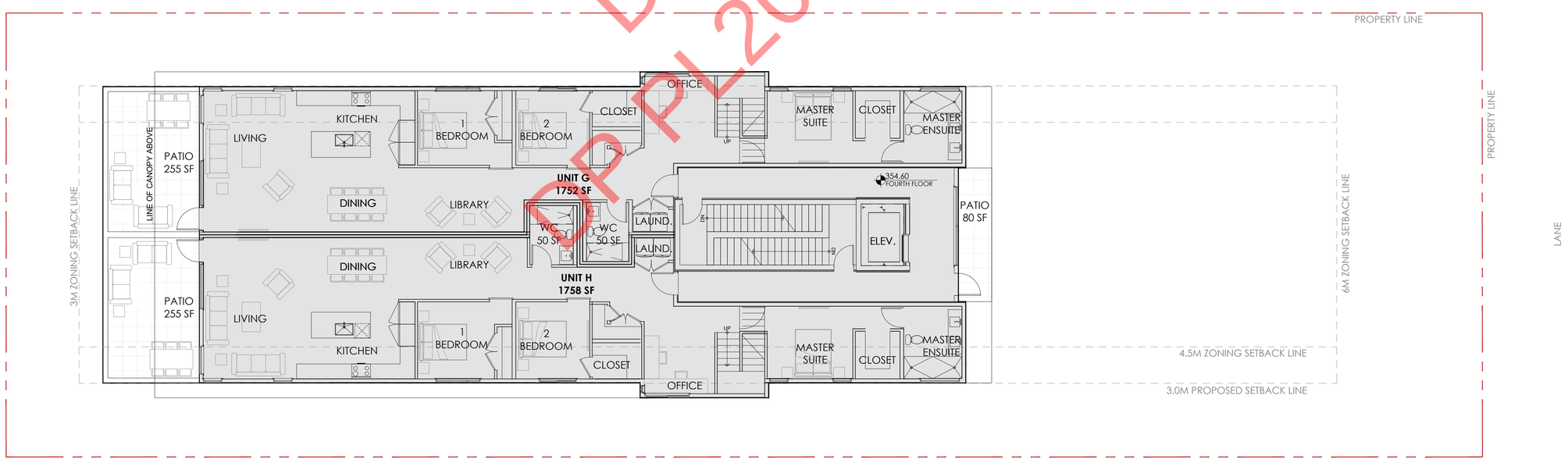
THIRD FLOOR PLAN	2021-08-05	1/8"=1'-0"	PA303
DRAWING TITLE	DATE	SCALE	DRAWING NUMBER

LAKESHORE DRIVE APARTMENTS



1 PA304 FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"

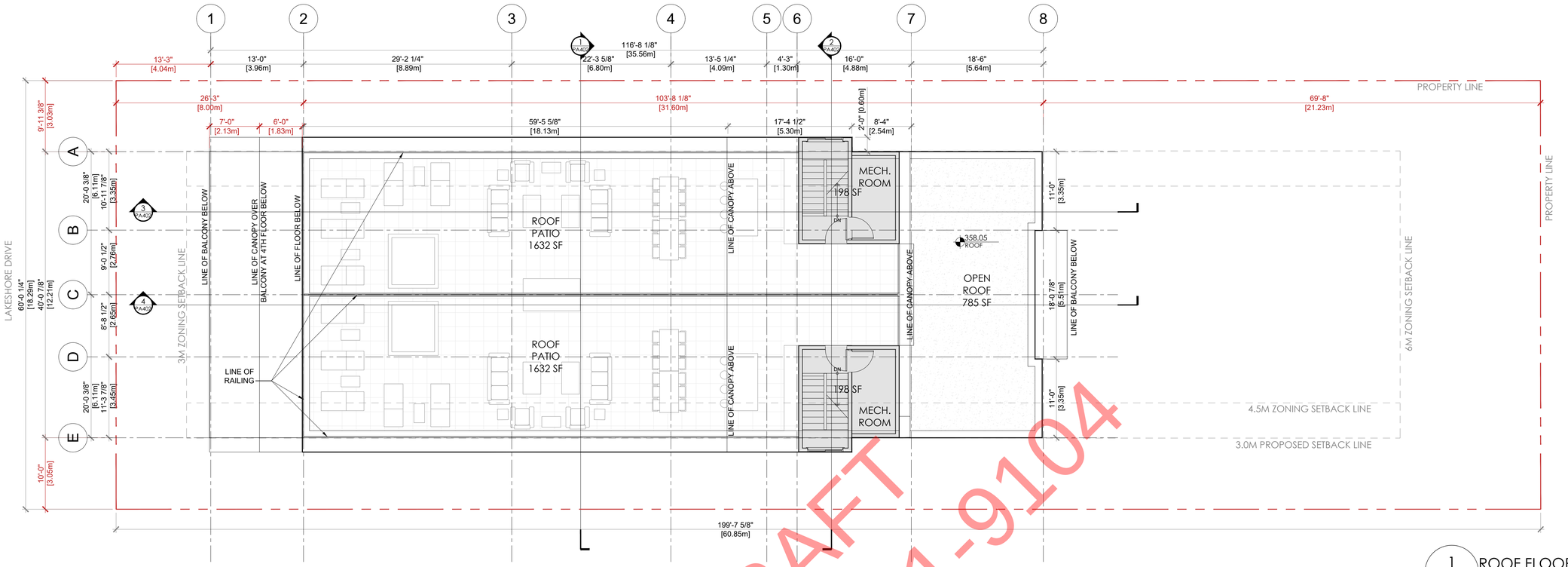
DRAFT
DP PL 2021-9104



MAD
MCKILLOPAN ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

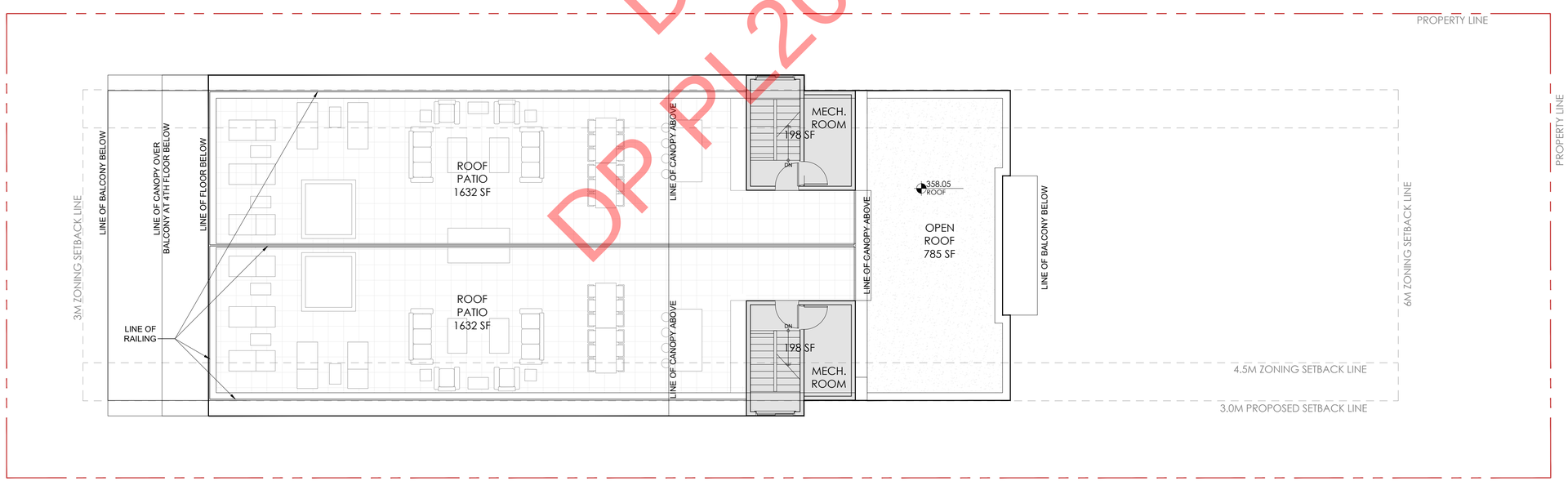
DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
FOURTH FLOOR PLAN	2021-08-05	1/8"=1'-0"	PA304

LAKESHORE DRIVE APARTMENTS



1 PA305 ROOF FLOOR PLAN
SCALE: 1/8"=1'-0"

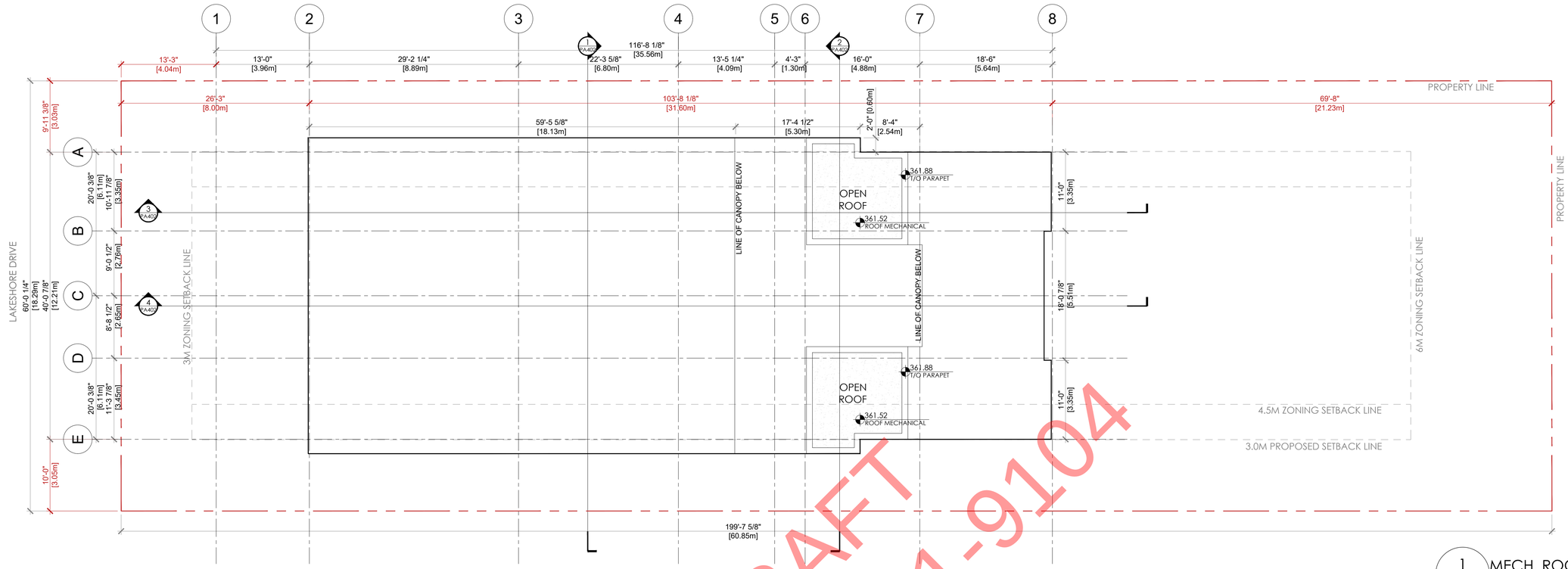
DRAFT
DP PL2021-9104



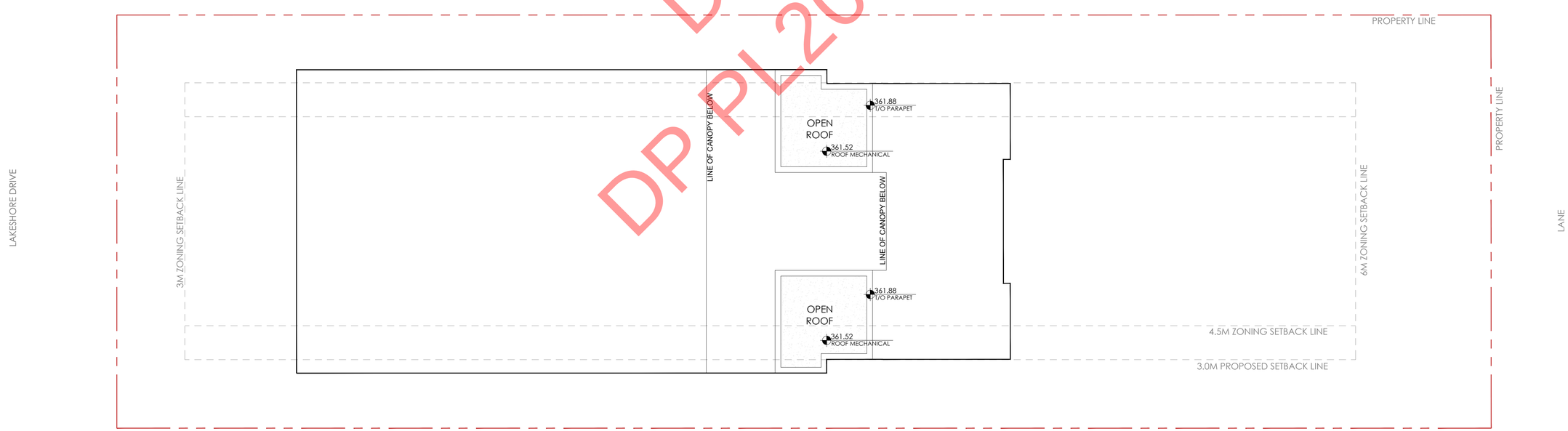
MAD
MOULDOON ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
ROOF FLOOR PLAN	2021-08-05	1/8"=1'-0"	PA305

LAKESHORE DRIVE APARTMENTS



1 PA306 MECH. ROOF PLAN
SCALE: 1/4"=1'-0"

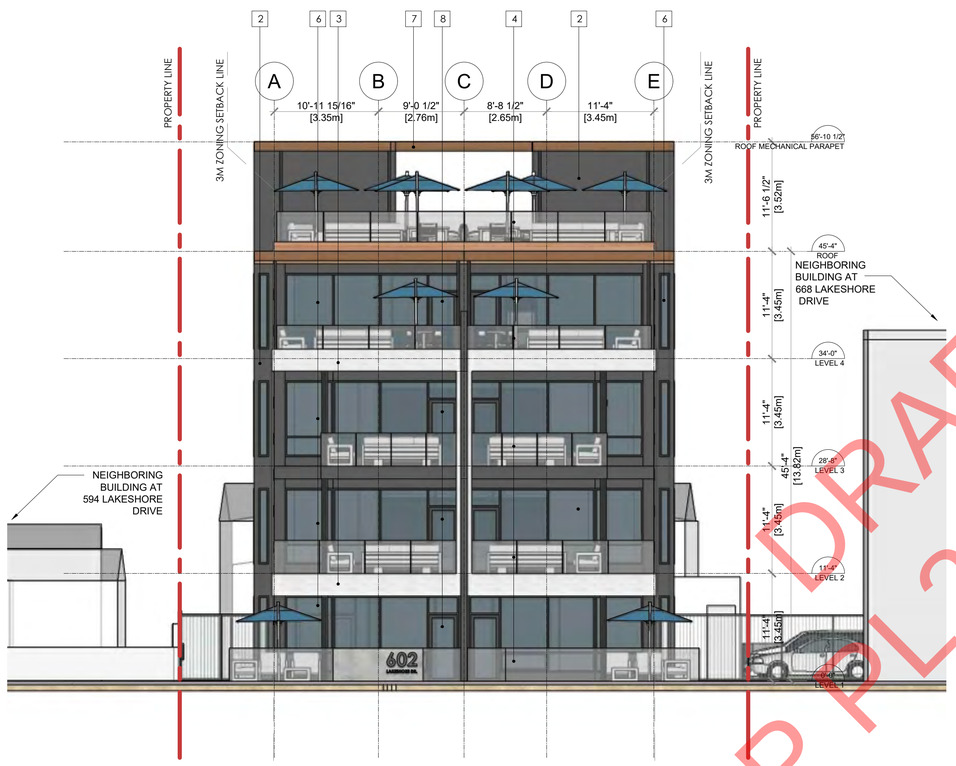


DRAFT
DP PL2021-9104

MAD
MOULDOON ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
MECHANICAL ROOF PLAN	2021-08-05	1/8"=1'-0"	PA306

LAKESHORE DRIVE APARTMENTS



1 PA402 NORTH ELEVATION
SCALE: 1/8"=1'-0"

1 PA402 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

DRAFT
DP PL2021-9104

1	SIMULATED WOOD CLADDING	3	STUCCO, WHITE	5	PARTITION PRIVACY SCREEN	7	TIMBER PERGOLA	9	METAL EXIT DOOR, BLACK
2	STUCCO, BLACK	4	GLASS RAILING	6	WINDOWS, BLACK FRAMES AND MULLIONS	8	FULLY GLAZED DOORS, BLACK FRAMES AND MULLIONS	10	CONCRETE MASONRY FINISHED WITH WHIT STUCCO
11	METAL OVERHEAD DOOR, BLACK								

MAD
MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

BUILDING ELEVATIONS	2021-08-05	NTS	PA401
DRAWING TITLE	DATE	SCALE	DRAWING NUMBER

LAKESHORE DRIVE APARTMENTS

1 EAST ELEVATION
PA402 SCALE: 1/8"=1'-0"

1	SIMULATED WOOD CLADDING	5	PARTITION PRIVACY SCREEN	9	METAL EXIT DOOR, BLACK
2	STUCCO, BLACK	6	WINDOWS, BLACK FRAMES AND MULLIONS	10	CONCRETE MASONRY FINISHED WITH WHIT STUCCO
3	STUCCO, WHITE	7	TIMBER PERGOLA	11	METAL OVERHEAD DOOR, BLACK
4	GLASS RAILING	8	FULLY GLAZED DOORS, BLACK FRAMES AND MULLIONS		

CANTILEVERED FLOOR AREA CALCULATION

NOTE - AREA OF CANTILEVERED FLOOR AREA PROJECTION (2'-0" [0.61m]) OUTLINED IN RED

AREA OF PROJECTION	=	1025 SF
AREA OF BUILDING FACE		4950 SF
	=	20.7 %

MAD
MERIDIAN ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
BUILDING ELEVATIONS	2021-08-05	NTS	PA402

LAKESHORE DRIVE APARTMENTS

DRAFT
DP PL2021-9104

1	SIMULATED WOOD CLADDING	5	PARTITION PRIVACY SCREEN	9	METAL EXIT DOOR, BLACK
2	STUCCO, BLACK	6	WINDOWS, BLACK FRAMES AND MULLIONS	10	CONCRETE MASONRY FINISHED WITH WHIT STUCCO
3	STUCCO, WHITE	7	TIMBER PERGOLA	11	METAL OVERHEAD DOOR, BLACK
4	GLASS RAILING	8	FULLY GLAZED DOORS, BLACK FRAMES AND MULLIONS		

CANTILEVERED FLOOR AREA CALCULATION

NOTE - AREA OF CANTILEVERED FLOOR AREA PROJECTION (2'-0" [0.61m]) OUTLINED IN RED

AREA OF PROJECTION	=	1025 SF
AREA OF BUILDING FACE		4950 SF
	=	20.7 %

1 / PA403 WEST ELEVATION
SCALE: 1/8"=1'-0"

MAD
MERIDIAN ARCHITECTURAL DESIGN STUDIO INC
SUITE 104 - 259 BACKSTREET BOULEVARD
PENTICTON, BC, CANADA V2A 0G2
TEL: 250.492.3143
EMAIL: office@madstudio.ca
COPYRIGHT RESERVED

DRAWING TITLE	DATE	SCALE	DRAWING NUMBER
BUILDING ELEVATIONS	2021-08-05	NTS	PA403

LAKESHORE DRIVE APARTMENTS

DRAFT
DP PL2021-9104

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREEES			
GINKGO BILOBA 'JFS-UGA2'	GOLDEN COLONNADE MAIDENHAIR	2	6cm CAL.
MALUS X 'JEFSPIRE'	PURPLE SPIRE COLUMNAR CRABAPPLE	4	6cm CAL.
POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR POPLAR	4	6cm CAL.
SHRUBS			
SYMPHORICARPOS ALBUS	SNOWBERRY	29	#02 CONT. /1.8M O.C. SPACING
PERENNIALS & ORNAMENTAL GRASSES			
ANDROPOGON GERARDII	BIG BLUE STEM GRASS	5	#01 CONT. /0.9M O.C. SPACING
ASTER ALPINUS 'DARK BEAUTY'	DARK BEAUTY ALPINE ASTER	15	#01 CONT. /0.6M O.C. SPACING
ASTER ALPINUS 'GOLIATH'	GOLIATH ALPINE ASTER	15	#01 CONT. /0.6M O.C. SPACING
ASTER ALPINUS VAR. ALBUS	WHITE ALPINE ASTER	15	#01 CONT. /0.6M O.C. SPACING
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERESTER'	KARL FOERESTER REED GRASS	5	#01 CONT. /0.9M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	15	#01 CONT. /0.6M O.C. SPACING
ECHINACEA PURPUREA 'PRAIRIE SPLENDOR'	PRAIRIE SPLENDOR CONEFLOWER	15	#01 CONT. /0.6M O.C. SPACING
ECHINACEA PURPUREA 'WHITE SWAN'	WHITE SWAN CONEFLOWER	15	#01 CONT. /0.6M O.C. SPACING
PERSICARIA POLYMORPHA	WHITE FLEECE FLOWER	13	#01 CONT. /1.2M O.C. SPACING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303-590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca

N

PROJECT TITLE

602 LAKESHORE DRIVE

Penticton, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	21.07.28	Review
2	21.09.10	Review
3	21.09.28	Review
4		
5		

PROJECT NO	21-136
DESIGN BY	AM
DRAWN BY	MC
CHECKED BY	FB
DATE	SEP. 28, 2021
SCALE	1:125
PAGE SIZE	24x36"

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY

Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or tendered without permission.

The Corporation of the City of Penticton

Bylaw No. 2021-41

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. 2021-41".

2. **Amendment:**

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

2.1 Rezone Lot B District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5775, located at 602 Lakeshore Drive West, from R2 (Small Lot Residential) to RM3 (Medium Density Multiple Housing).

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

READ A FIRST time this	16	day of	November, 2021
A PUBLIC HEARING was held this	7	day of	December, 2021
READ A SECOND time this		day of	, 2021
READ A THIRD time this		day of	, 2021
ADOPTED this		day of	, 2021

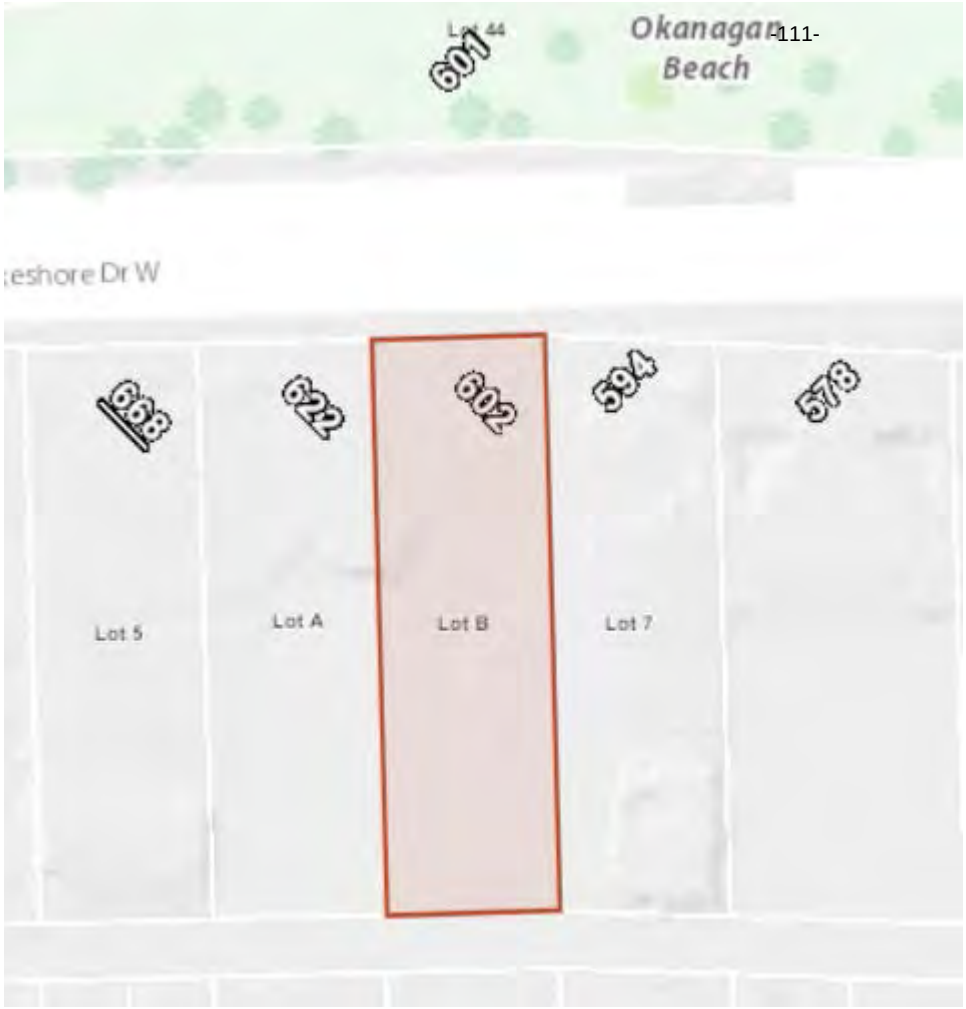
Notice of intention to proceed with this bylaw was published on the 30 day of November, 2021 and the 1 day of December, 2021 in the Penticton newspaper, pursuant to Section 94 of the *Community Charter*.

John Vassilaki, Mayor

Angie Collison, Corporate Officer

Rezone
602 Lakeshore Drive West

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



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2021-41

Date: _____ Corporate Officer: _____

Attention: Penticton City Council.

Corporate Officer, City of Penticton.

Re: Subject Property 602 Lakeshore Dr. West

Rezone Application PL2021-9103

Development Variance Permit PL2021-9105

To Whom It May Concern:

My name is Jim Beiderwieden and I reside at 556 Lakeshore Drive West, Penticton, B.C. We have a family fourplex and I am writing this letter on behalf of myself and our family who also reside at 556 Lakeshore . They are Lesley Beiderwieden, Wendy and Terry Grove, Laurie Grove and Bob Cowan.

We would like to state that we are not opposed to densification. It would be hypocritical of us as we are a fourplex. We do believe in sensible, reasonable design that doesn't overwhelm the neighbourhood and that is respectful of the heritage nature of this historic area and street.

This proposal at 602 lakeshore does not respect the above, especially the box like structures being proposed and the lack of set back distance from the front sidewalk. In addition the variance is asking to increase the hardscaping from 60% to 84%. This does not match the area and effects climate issues with so much less green space. We have worked hard as a family to keep a beautiful yard for our own enjoyment as well as others passing by.

Our main concern is the additional traffic in the Lane. When we rezoned we were unable to keep our driveway connected to Lakeshore. Our only entrance to our home is through the Lane. This Lane has become very busy over the past few years with the addition of many multiple units on Churchill Ave. as well as Lakeshore additions. It is congested and dangerous for pedestrians and children especially around the Park on Power St. More Lane parking will only exacerbate this already major issue. Has there been any studies concerning this Problem?

Another concern is that if approved, how many more will be coming? There are many other lots on Lakeshore that would or could be interested if this proposal is passed which would only lead to further congestion and issues.

We feel it is imperative to stop this type of congestion now.

When we built our Home we went to great pain and effort to ensure it fit into the neighbourhood and did not affect our neighbours. This included the architecture and set backs . This is not being done with these type of variances.

We understand the revenue possibilities for the City regarding these type of structures because we pay over four times the taxes now than when we had a single family home on the same property. We also understand the need to maximize profit when building these type of units but I do wonder if any of the developers will live in these units and suffer the same issues as the rest of us. Allowing this type of developement will create more negatives than positives in our view.

Please feel free to contact me at any time to discuss this important issue further.

Jim and Lesley Beiderwieden

Terry and Wendy Grove

Bob Cowan

Laurie Grove

Attention: Penticton City Council Nov 25, 2021

Corporate Officer, City of Penticton

Re: Subject Property 602 Lakeshore Dr. West

Rezone Application PL2021-9103

Development Variance Permit PL2021-9105

To Whom it May Concern:

Our name is Dick and Brenda McConnachie and our residence is at 718 Lakeshore Drive West, Penticton, B.C.

The proposal for the redevelopment of 602 Lakeshore Drive appears to be pushing the limits for variances when it comes to setbacks and increasing the hardscaping from 60% to 84%. The accessory building side yard setback to 0.05 meters from 4.5 meters (14'9") and the backyard setback to 0.05 from 6 meters (19'8"). This doesn't even allow enough room for a person to walk between the property line (fence) and the building. How will the fire department access the side of the buildings or between the buildings in case of a fire. Just to put it into perspective 0.05 meters works out to 2 inches—even if it was meant to be .5 meters it still would only be 1.6 feet instead of the 14'9" or the 19'8".

Very concerning.

Densification sounds good until one lives in the neighborhood and experiences the congestion / parking in the Laneway. The laneway is already congested.

At a time when everyone is asking for more green space you are allowing almost all of the yard to be paved.

Most owners on Lakeshore drive have gone to great lengths to make their houses architecturally appealing. This building is being overbuilt for the area.

Regards

Dick McConnachie

R A McConnachie

11. **Public Question Period**

12. **Recess to a Closed Meeting:**

Resolution: THAT Council recess to a closed meeting of Council pursuant to the provisions of the Community Charter as follows: Section 90 (1)

- *(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;*
- *(c) labour relations or other employee relations;*
- *(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- *(g) litigation or potential litigation affecting the municipality;*
- *(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act.*

13. **Reconvene the Regular Council Meeting following the Public Hearing at 6:00 p.m.**

14. **Bylaws and Permits:**

Laven	14.1	Zoning Amendment Bylaw No. 2020-34 Re: 2644 South Main Street	204-205	2nd/3rd
Laven	14.2	Zoning Amendment Bylaw No. 2021-39 Re: 358 Douglas Avenue	206-207	2nd/3rd
Laven	14.3	Zoning Amendment Bylaw No. 2021-40 Re: 149 Cossar Avenue	208-209	2nd/3rd
Bauer	14.4	Interest Bylaw No. 2021-37	210-212	Adopt

15. **Land Matters:**

Capewell 15.1 Zoning Amendment Bylaw No. 2021-41 213-322
Development Variance Permit PL2021-9105
Development Permit PL2021-9104
Re: 602 Lakeshore Drive West

Staff Recommendation: THAT Council give first reading to "Zoning Amendment Bylaw No. 2021-41", a bylaw to rezone Lot B District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5775, located at 602 Lakeshore Drive West, from R2 (Small Lot Residential) to RM3 (Medium Density Multiple Housing), and forward the bylaw to the December 7, 2021 Public Hearing;
AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2021-41", require payment for the installation of a new fire hydrant ($9,500.00);
AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2021-41", consider "Development Variance Permit PL2021-9105", for Lot B District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5775, located at 602 Lakeshore Drive West, a permit to vary the following sections of Zoning Bylaw No. 2021-01:

1. *Section 10.10.2.7: to reduce the minimum interior side yard for a principal building from 4.5 m to 3.0 m and an accessory building from 4.5 m to 0.05 m;*
2. *Section 10.10.2.9: to reduce the minimum rear yard for an accessory building from 6.0 m to 0.05 m;*
3. *Section 10.10.4.1: to increase the maximum lot area that can be covered with hard surfacing from 60% to 84%; and*
4. *Section 5.2.2: to allow a landscaping buffer to be interrupted by a parking lot at the rear of the property.*

AND THAT Council, subject to approval of "Development Variance Permit PL2021-9105", approve

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
Mary Keene	580 Alexander Ave	Penticton		M. Keene
Susan LeBlanc	133 Winnipeg St	Penticton		SN LeBlanc
Joanna de Boer	105-2922 Wilson St	Penticton		[illegible]
Darlene Monkman	105-2922 Wilson St	Penticton		D Monkman
DAVE LIESKOVSKY	336 LAKESHORE DR	PENTICTON		
SANDRA SMITH	439 CHURCHILL AVE	PENTICTON		[illegible]
PADDY SMITH	439 Churchill Ave	PENTICTON		[illegible]
Ray & Carol Prime	333 Churchill	PENTICTON		Carol G Prime
RAY PRIME	333 CHURCHILL AVE	PENTICTON		Ray Prime
GORD REUM	659 ALEXANDER AVE	PENTICTON		Gord Reum
Nicole Reum	659 Alexander Ave	Penticton		N Reum
Randy Taylor	114 Bassett	Penticton		B Randy Taylor
SHARON DURANTE	692 CHURCHILL AVE	PENTICTON		[illegible]

July 17/21

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
Laurie Grove	#102 556 Lakeshore Drive	Penticton		
Bryant Grove	#102 556 Lakeshore Drive	Penticton		Bryant Grove
LES BEIDERWIEDEN	556 LAKESHORE	"		
SHIRLEY McPHERSON	736 LAKESHORE DR. W	Penticton		Shirley McPherson
John McPHERSON	736 LAKESHORE DR	Penticton		
TERRY GROVE	#202 556 LAKESHORE DRIVE	PENTICTON		Terry R. Grove
Bob Cowan	201 556 LAKESHORE DR W			
LORRAINE UNRUH	131-805 Comox St.	PENTICTON		Lorraine Unruh
GERI SOBOL	64-3333 S. Main St.	"		G Sobol
PAT McCLURE	#105-391 FARRELL	"		
Vicki Thompson	111 Heron Dr	Penticton		Vicki Thompson
Janice Ritchie	30 MARDALE CR.	SHERWOOD PARK AB		Janice Ritchie
Brenda McConnachie	718 LAKESHORE DR W	Penticton		

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
JOHN DURANTE	692 CHURCHILL	PENTICTON		
ROGER REICHENBACH	693 CHURCHILL	PENT		
Erika REICHENBACH	693 Churchill Ave			
HEATHER BIRCH-CANE	597 CHURCHILL AVE	PENTICTON		
BILL CANE	597 Churchill Ave	"		
L. TOD HILLIER	488 CHURCHILL	"		
Barbara Magnusson	104-310 Rigsby	"		
Amy Temple	1130 McPherson Pl	"		
Zach Temple	1130 McPherson Pl	"		
BRIAN McCOY	1019 West Beach Dr	"		
Stephen deBoer	9110 Cedar Pl, S. Lan	Summerland		
Randy Stadnyk	594 Lakeshore	Penticton		
Amanda Darnley	" "	"		

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan Site/Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
LARRY LITWINIUK	488 LAKESHORE DR	PENTICTON		
GARTH BATHGATE	602 CHURCHILL AVE	PENTICTON		
Janice MacIntyre	415 Alexander Ave.	Penticton		
[illegible]	415 Alexander Ave	Penticton		
Heather Lieskovsky	336 Lakeshore Dr	Penticton		
LINDA Thompson	325 Upper Bench Rd. S	Penticton		
STEVE PALMER	102 WESTMINSTER PL	PENTICTON		
Celeste Palmer	102 Westminster Pl	Penticton		C. Palmer
Marjo Thompson	18 Front Street	Penticton		
Rachelle Phytalov	1944 Corbett Drive	Penticton		
Chloe Collins	9585 Robson Cres	Summerland		Chloe Collins
JOHN KEENE	580 Alexander	Penticton		
Walter Merritt	113 Maple St.	✓		

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
Pam STEVENSON	102 BANKVIEW	PENTICTON		Pam Stevenson
KRISTI LIND.	958 Salting.	Naramata		Kristi Lind
Kaylee Johnson	3815 Skaha Lake Rd	Penticton		
Lysette Stevenson	30 VAN HORNE ST	PENTICTON		
Erin Lowe	1033 Ash St.	OK Falls		Erin Lowe
Robyn	314 Eastside road	OK		
DANA JOHNSON	1121 redlands rd	Penticton		
Dorothy WATTERS	30 VAN HORNE	PENTICTON		
TOM HUTTON	44 ANDERTON AVE	COURTENAY		
Suzanne Norman	9002 Alberni Pl.	Bby		
Roz Campigotto	12 c Front St.	Penticton		Campigotto
Hanne Syme	4195 Gellatly Rd	West Kelowna		
Curtis Lloyd.	135 Orchard Ave	Penticton		Curtis Lloyd.

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
Brett Cornell	102 Van Horne	Penticton		
N. Cornell	102 Van Horne	Penticton		
Maria Ziegler	364 Lakeshore Dr	Penticton		
Les Ziegler	✓	✓		
A Ladyman	396 Lakeshore Dr	✓		
Louise Ladyman	✓	✓		
PETER RUNTEL	434 LAKESHORE DR	PENTICTON		
Paula Runtel	434 Lakeshore Dr	"		
Chelsea Smith	303-1306 Howe St	Vancouver		
Ben Trow	303-1306 Howe St	Vancouver		
DENNIS HAYASHI	524 LAKESHORE DR	PENTICTON		
K HAYASHI	524 LAKESHORE	PENTICTON		
JIM BEIDERWIEDEN	556 LAKESHORE	"		

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
JEANETTE BEAVEN	c/o 12 FRONT ST	PENTICTON		Jeanette Beaven
Janet Macdonald	120 Forestbrook	Penticton		J. Macdonald
Patricia Gely	250 Fairell St	Penticton		
JILL BEAVEN	153 van Horne	Penticton		Beaven
Nancy Follestad	168 Walden	Penticton		N Follestad
Emily Hogg	150 Snesbitt Ces	Penticton		
BETTY BAILIE	FOREST BROOK DR	"		Betty Bailie
LAURINE BAILIE	JERMYN AVE	PENTICTON		L Bailie
SHARRON MIDDLER	150 VAN HORNE ST	Penticton		S Middler
Michelle Tees	1476 Ridgedale Ave	Penticton		M Tees
Debra Dunham	114-1692 Atkinson	Penticton		DM
LORNE BURNS	2577 CORNWALL	✓		
CYNDI MUNRO	43 201 HWY 97	PENTICTON		

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
Holly Krey	162 1458 Penticton Ave.	Penticton		
Bryce Charbonneau	362 E. 10th St.	N. Van		
Kathleen Partridge	3876 March Pl	Port Coquitlam		
Thera Merced	1138 forest brook Dr	Penticton		
Jason Venema	1138 Forestbrook Dr	Penticton		
Susan Blake	223 23 Ave N	Cranbrook		S Blake
Maria Pattison	2675 Catherine Cres	Armstrong		
Geraldine McCabe	1424 Columbia St	Penticton		
Dave Makay	6144 Cedar Grove Dr	Nanaimo		
Dacy Blodgett	44 Stubbs Dr #704	Toronto		
Stacey Pellichero	575 Braid	Penticton		
Jill Hansen	285 Edmonton Ave	Penticton		
[illegible]	1330 Killarney	Penticton		

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
[illegible]	[illegible] Manor Park	Penticton		[illegible]
G.A. Stadus-Soo	102-217 Maple St.	Penticton		[illegible]
Sonya Stadus-Soo	140 Metcalfe St	Guelph		[illegible]
Sonia Lopez S	301 Atkinson ST	Pen T.		Sonia Lopez S.
Cathy Behrenbruch	1801-212 Davie ST	Vancouver		Behrenbruch.
Jean King		Penticton		J King
Lorraine Stephanson	20 Farrell	Penticton		L. Stephanson
Glenda Payzant	401-86 Lakeshore E	Penticton		Glenda Payzant
Allison Howard	580 Braid St.	Penticton		[illegible]
Dave Colbell	582 Braid St.	Penticton		[illegible]
Michelle Mozell	1122 Redlands Rd	Penticton		[illegible]
Michele Thompson	5154 Robinson Place	Peachland		[illegible]
Mike Thompson	203 Rio Serena Cres	Sherwood Park AB		[illegible]

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
Jane Owen	1666 Industrial	Penticton		
B Wilson	589 MUNICIPAL	PEN		
[illegible]	PO BOX 21133 CHERRY LANE RD	Penticton		
D Bodtker	4531 LAKESIDE RD	"		
Karen Boyd	143 Elm Ave	Penticton		
Roy MacGregor	123 Green Ave W	"		
Susanne Lionello	Penticton	Penticton		
Duncan Turnbull	Penticton	394 Douglas		
Deborah Turnbull	D Turnbull	394 Douglas		
Don Temple	1130 McPherson	Penticton		
Rick VanCamp	143 Elm Ave	Penticton		
Laurie MacGregor	106-123 Green Ave W	Penticton		
Irma McCoy	1019 West Bench Dr.	Penticton		

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
LORI GRANT	1301 Killarney	Penticton		
Debbie Schurman	638 Winnipeg St.	"		
Charlene MAYES	320 Newton	"		
Kim BRUNELLE	3245 PARIS ST.	PENTICTON		
Gina Bos	12314 80 Street	Edmonton		
	618 CASSIAR	VANCOUVER BC		
Katie LaCroix	184 Acacia Cres.	Penticton		
STUART BISH	1205 FAIRVIEW	PENTICTON		
VIV LIESKOVSKY	336 LAKESHORE	PENTICTON		
Allayne Clark	2486 Evergreen Dr.	Penticton		
Matthias Miller	425 Lower Bench Rd	Penticton		
MEL BATCHELOR	200 Carrie St	Penticton		
Michelle Rose	453 Ekhardt Ave W	Penticton		

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan Site/Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
MORGAN GREEN	#1000 PARKER	VANCOUVER		
Leda Paige	697 Oboe st	Vancouver		
Mark MacKenzie	#205, 3150 Prince Edward	Vancou		
LINDA SKOFE	341 FARRELL ST	PENTICTON		
DARREN ASHER	66 GRANBY AVE	PENTICTON		
Sean Dyer	685 papineau st	Penticton		
Lisette Amonby	495 Cascia Dr	Kelowna		
Dianne Hall	11332 83 Ave	Delta		
Oliver Kirk	4115 McInnis Ave	Prince George		
Jenna Sokes	3473 Cleemwood Cres	Prince George		
Linda Allen	1301 Government St.	Penti.		
Robin Couch	1666 Gillard Drive	Kelowna		
[illegible]	Ross Ave	Penticton		

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
ROD KARR	43 201 HWY 97	PEN		
Meagan Scott	900 Kilwinning	Pen		
Elizabeth Jolin	735 Martin St	Pen.		
Alysa Worley		OK Falls		
Isabel Silveste	2521 Juniper Street Summerland, BC	Summerland		
Joan Dingman	502-1390 Penticton Ave	Penticton		
Linda Pithel	1439 Lein St.	Penticton		
M Margrave	1012 Veteran Dr	Penticton		M Margrave
R. Robertson	412 Conklin Ave	Penticton		
D Collins	206-262 Kinney	Penticton		D Collins
Paul Wickland	231 GRANDVIEW	Penticton		
HOLLY BOSSCHER	755 Alexander Ave	Penticton		
DOT HENNIG	#101-1068 Lakeshore Dr.	Penticton		

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site/Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
Fiona Youatt	403-833 W 16th ~~Vancouver~~ Ave	Vancouver		Fiona Youatt
Annette Smith	#301 8604 89 Ave	Fort St. John		Annette Smith
Brian Kerr-Bassett		Kelowna		[illegible]
Rebecca Maetchetwith	5311 RR22 Parkland County	Parkland Alberta		[illegible]
Pam Fisher	101-436 Maurice St	Penticton		[illegible]
Steven Scott	7-19097-64 Ave Surrey	Surrey		[illegible]
Lindsay Decker	238 Silverado Range Cour SW	Calgary, AB		L Decker
S Butchart	403-Kinney	Penticton		S Butchart
Lorna McGill	658 Victoria	Penticton		Lorna McGill
Donna Rhodes	1742 Fairford dr.	Penticton		Donna Rhodes
Travis Valenti	225 24th St E	N. Van		[illegible]
Geoffrey Smith	407-549 Columbia St	New West		Geoff Smith
Pauletta Bertrand	1115 Penticton Ave	Penticton		Pauletta Bertrand

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
ISABEL CHEN	845 LARCER ROAD	PENTICTON		
Rita Schori	116-5th St	Kaleden, B.C.		
Donna Roberts	130-102 Forestbrook Place	Penticton		
Liz Kranabetter	1403 Balfour	Penticton		
Yvonne Typerowski	420 Panorama	OK Falls		
Jean Nicholl	104 Ennis	Summerland		
Carolyn Preston	606-160 Lakeshore Dr	Penticton		
SUSAN BROOKS	105-1634 Camii	Penticton		
Deb Saari	LOL-308 Abbott	" "		
Jennie Pierce	1114 Jonathan Dr.	Penticton		
Carla O'Bee	117 Adams Cr.	Penticton		
Alan Campbell	425 Ridge Rd	Penticton BC		
Laila Campbell	425 Ridge Rd.	Penticton BC		

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
KATHLEEN RUPERT	#1 308 LAKESHORE DR	PENTICTON		Kathleen Rupert
Jeanine Goossens	#15 308 Lakeshore D	"		J Goossens
Bruce Rupert	#22 308 Lakeshore	Penticton		
G. de Vries	#6 308 Lakeshore	PENTICTON		G. de Vries
N. Gretchen	#17 308 Lakeshore	Penticton		N. Gretchen
Wendy Welsh	#16-308 Lakeshore	Penticton		WENDY WELSH
MONA DYKES	#3 308 LAKESHORE	Penticton		

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
Rachelle Bertrand	1115 Penticton Ave	Penticton		Rachelle Bertrand
Jeanne Boyle	840 Barrington	Penticton		J. Boyle
Sandy Hodson	187 Evergreen Cr	Penticton		S Hodson
Geraldine McCabe	1424 Columbia St	Penticton		G McCabe
George Kuhn	1496 Apex Mtn. Rd	"		[illegible]
Peggy Newman	10048 - 148th St.	Surrey		P. Newman
Sandra Shaw	920 Eagle Pl	Osoyoos		S Shaw
[illegible]	198 Ponderosa	Kaleden		[illegible]

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
Judy Pratt	101-168 Regina	Penticton		Judy Pratt
Andy Brown	98 Power	Penticton		Andy Brown
Pamela Butters	318 Pineview Dr.	Kaleden.		Pamela Butters
Cal Knaak	95 Winnipeg St.	Pen		Cal Knaak
Shayne Erickson	102-422 Lakeshore Dr	Penticton		
Rikki Bowman	102-422 Lakeshore Dr.	Penticton		Rikki Bowman
Jayne Geddes	436 Alder St.	Penticton		Geddes
Doug + Wendy Van Viaanen	43-9800 Turner	Sland		Wendy Van Viaanen

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
R. McCONNACHIE	718 LAKESHORE DR	PENTICTON		R A McConnachie
Gaby McPherson	10873 Brandy Dr.	Delta BC		[illegible]
MIKE McPHERSON	10873 BRANDY DR.	DELTA, B.C.		[illegible]
Mya Hamalock	11538 72nd ave	Delta, Bc		MH
Matthew McPherson	11538 72nd ave	Delta		[illegible]
Eileen Whittemore	2005 Capistrano Dr	Kelowna		[illegible]
Gwen Marsh	9710 Cedar Pl	Summerland		[illegible]
Lisa Young	former Churchill owner	Victoria		[illegible]

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the proposed 5 storey building at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive)

- It does not meet the fundamental intent and objectives of our newly adopted Official Community Plan/Site Specific Urban Residential Policy Statement (page 3-49 of OCP for 556-736 Lakeshore Drive homes)
- The OCP clearly states that up to a maximum of 4-storey buildings respecting the neighbourhood context are permitted

We ask that Council reject the application in its current form.

NAME (Print)	ADDRESS	CITY	PHONE or EMAIL	SIGNATURE
Judy Komar	# 117-1060 King St	Penticton		J Komar
Sam Plenty	# 1449 Aspen Ct	Kelowna		[illegible]
Julien Butler	11-7110 Hespeler	Summerland		[illegible]

Re: 602 Lakeshore Drive W.

Rezoning application PL2021-9103

Variance permit PL2021-9105

To Whom It May Concern,

We have grave concerns regarding this proposed application. We were pleased that after council approved the zoning for the Walker residence they indicated future developments would be respectful of the resident's concerns regarding conforming to the character, design and landscaping of the neighbourhood. This application flies in the face of these representations.

We need affordable housing. This project is luxury accommodation, much of which will end up as vacation rentals. This does nothing to solve our housing issues. We understand the lure of much higher tax revenues can be seductive but it is time to take a step back and consider the longer-term implications of your myopia.

Look and see what the Walker residence rebuild has done. This behemoth dominates the surrounding area, blocks the sunshine, view, privacy and enjoyment of its neighbours. Previous rebuilds such as the Grove/Beiderwieden; Waddell; Cumming; and Hewitt all respected the surrounding setbacks and landscaping. Even the multi-residential apartments built in the mid century conformed to these issues.

This proposal is for a five-story eight-unit structure! If council denied an application for a five-story structure on Front Street, why would they consider it acceptable on Lakeshore Drive?

The major concern is the laneway we share with the residents of Churchill Avenue. Recent densification has created safety concerns and congestion and this project is allowing for eleven more vehicles. This is the thin edge of the wedge. If this proposal is allowed to proceed, there will be a multiple of this number of vehicles using the lane. For most of the residents of Lakeshore Drive and many on Churchill Avenue, this lane is our only access. We already have oversized parked vehicles projecting out into the lane, in contravention of bylaws, which makes an already congested area difficult and unsafe.

This structure will fundamentally change the character and natural beauty of this historic street. As previously stated, this is truly the thin edge of the wedge and your last opportunity to take a stand and defend your previous representations.

Kate and Dennis Hayashi

524 Lakeshore Drive W.

.

From: L Goldman
Sent: Monday, November 29, 2021 9:38 AM
To: Public Hearings
Cc: John Vassilaki; Julius Bloomfield; Katie Robinson; Council
Subject: RE: 602 Lakeshore Dr. Development Permit

Caution! This message was sent from outside your organization. Allow sender | Block sender

RE: Subject Property: 602 Lakeshore Dr W

Lot B, District Lot 2, Group 7, Similkameen Division Yale

a four-storey, 8-unit multifamily development at 602 Lakeshore Drive West.

To Whom It May Concern,
I am writing in opposition to the proposed rezoning and variance permit for the property at 602 Lakeshore Dr. in Penticton.

The area in question is in a prime location with heritage buildings lining the beautiful lakeshore of the most special downtown area of the city. It is Penticton's pride and joy.

Everyone is concerned with tourism and broad appeal for visitors and residents of our fine city. We all want people to enjoy our town and the wonderful promenade that the council and city departments have created with paths, public art, and amenities. It is a huge draw for tourists to come to in the summer for the beach, the Sicamous, and the feel of a well-maintained, treasured community.

Our OCP and CCAP must be considered, along with heritage status, to oversee any new buildings in the city. While Penticton desperately needs housing, this project will not provide any accommodation for those who need it. It might, in fact, be short term rentals at very high prices that the city doesn't even benefit from with B&B licenses so cheap and taxation so low. These 8 units will be for investment only giving back nothing to the city, not even community members.

The city also must consider our climate situation in every new development. Blacktop which doesn't allow water retention should not be allowed when there is technology to pave areas allowing water to enter the soil. It is right up against the sidewalk, has no tree canopy cover, and offers no architectural features to match the designs of the community.

The design of the proposed building is not in keeping with the charm and style of the other buildings surrounding it, in our most cherished part of the city.

Please reconsider this proposal and reject it unless it is redesigned to match Penticton's flavour and style and esteem.

Sincerely,

Lori Goldman, Penticton
"It should be held as an eternal truth, that what is morally wrong can never be politically right." *Hannah More*

August 23, 2021

Dear Mayor and Council,

We have been following the various issues relating to building approvals and potential applications on Lakeshore Drive West.

We would like to suggest that Council and City Staff consider various options that would enhance aesthetic factors when recommending or approving building permit applications.

In our 33 years in Penticton, we have witnessed or been involved in decisions relating to building design at the school level. (ie. Wiltse Elementary style; Kettle Valley Middle School finishing). The Penticton motto "A Place To Live Forever" reflects that citizens and others want to remember the uniqueness of this community.

Recently, we have seen numerous buildings throughout the City being erected that remind us of "Little Boxes" a set of lyrics written by Malvina Reynolds in 1962. Some of the lyrics include "Little Boxes made of ticky tacky; " Little Boxes all the same"; and "And they all look just the same".

We are starting to feel that Lakeshore Drive West is starting to become "Little Boxes". Can the architects, designers, and developers look beyond the square box design and be creative with outside facades? Can City Staff and Council expand the OCP to include some design concept suggestions?

Do we want "A Place To Live Forever " being a place of "Little Boxes". Put Penticton on the map by approving designs that stretch the imagination from gray, white, black and brown boxes. Creativity will encourage more viewing and discussion.

You have the Power do you have the Will?

Yours Truly,

Stewart and Luise Ladyman
396 Lakeshore Drive West,
Penticton V2A 1B8

From: Gary Denton
Sent: Monday, November 29, 2021 3:59 PM
To: Public Hearings
Subject: 602 Lakeshore Drive

City Council
City of Penticton

I am writing to express my opposition to the development proposal for 602 Lakeshore Drive.

The proposed development does not respect the character nor the heritage of the neighbourhood. There are too many dwelling units proposed for this site. The landscaping is insufficient due to the density of the proposal.

As I am currently travelling outside of the country, it is difficult to further elaborate on the reasons for my opposition at this time. I will be returning home on December 6th and will make every effort to attend the Public Hearing scheduled for 6 PM on December 7th.

Thank you,

Gary Denton

135 Kendall Crescent,
Penticton, B.C. V2A 2S9

From: Michelle Cahoon
Sent: Monday, November 29, 2021 8:39 PM
To: Public Hearings
Subject: Corporate Officer

Caution! This message was sent from outside your organization. Allow sender | Block sender

Written submissions

RE: Subject Property: 602 Lakeshore Dr W Lot B, District Lot 2, Group 7, Similkameen Division Yale a four-storey, 8-unit multifamily development at 602 Lakeshore Drive West.

To Whom It May Concern, I am writing in opposition to the proposed rezoning and variance permit for the property at 602 Lakeshore Dr. in Penticton. The area in question is prime location and we do want tourists and locals to enjoy the lovely area, where heritage homes and buildings are laid out along the lakeshore. Our OCP and CCAP must be considered, along with heritage status, to oversee any new buildings in the city. The location is part of Penticton's long used paths, waterfronts, food beach, where locals and tourist come and enjoy the beautiful part of our city's local life.

While Penticton urgently needs low-cost housing, this project will not provide any housing for our members of community who really need homes for their families. If it's a short-term rental, then the city doesn't even benefit from with B&B licenses so cheap and taxation so low any way.

Thank you,

Michelle Cahoon

206-262 Kinney Avenue,
Penticton, B.C. V2A 3N9

November 29, 2021

Re: Lot B, District Lot 2, Group 7, Similkameen Division Yale , four-storey, 8-unit multifamily development,

602 Lakeshore Drive West

The importance of Lakeshore Drive to the city of Penticton began with the building of the Kettle Valley Railway (KVR). If BC Senator L.W. Shatford hadn't pushed to have a highway and rail service to the interior to aid farmers and orchardists with expanding their markets to the coast there may never have been the railway in Penticton. And if J.J. Warren had not gotten involved it may never have been completed. Construction on Lakeshore Drive began because of ties to the railway. Warren house, the Incola Hotel, CPR station, and dock were all built within an 18-month period and many other homes were built by individuals who worked for or who were drawn here by the KVR. The KVR continues to be an asset and puts Penticton on the map. The heritage homes along the promenade are tangible elements of the past that help make this community unique.

The City of Penticton website states that the arrival of the railway brought many jobs and the town's population more than doubled by the time it was finished.

The proposal for an 8-unit 4-storey modern building on Lakeshore Drive shows total disregard for heritage in spite of what is included in the **OCP:**

4.6 Arts, Culture and Heritage Vision

History and heritage have deep value in creating a sense of place and belonging. Our built and natural history can be protected and enhanced through maintaining and expanding our Heritage Register and implementing form and character design guidelines for new development.

4.6.5 Heritage Goa

Recognize the value of history and heritage to create a sense of place and belonging for residents, and an incentive to visit for those from elsewhere.

The presentation to council on November 16, 2021, acknowledged that the street is of historic significance larger front yards. Lakeshore Drive now has three homes on the Heritage Registry, having lost the Walker House.

Mention was made of the historic set-backs and how the development plans significantly exceeded the OCP zoning by-law requirements creating an attractive front façade. Drawing A07 found in the Neighbourhood Analysis Package on the link https://www.602lakeshoredrive.com/plans shows the placement of the proposed building as well as a future building beside it. The building is described as being slightly taller than the older building beside it with ample outdoor spaces, using the building at 402 Lakeshore as being directly comparable.

The drawings don't show ample outdoor space and the front set-back is not comparable to the other existing buildings On the street. In order to protect the community's **heritage assets,** the city should ensure that new development honours the heritage, architectural, and social values of the area.

Sincerely,

Karen Collins

November 29, 2021

To:
City of Penticton Mayor and Council

Re:
Lot B, District Lot 2, Group 7, Similkameen Division Yale, four storey, 8-unit multi-family development
602 Lakeshore Drive West - December 7, 2021 Public Hearing

From:
Dave and Viv Lieskovsky
336 Lakeshore Drive West
Penticton BC
V2A 1B8

Although we support densification in our neighbourhood, we do have concerns.

Below, you will find a presentation of the issues and attached images to support our belief that the best option is to adopt **Alternate Recommendation #2** which was presented by planning staff in their report Nov 16, 2021 (page 11) as follows:

"Council may consider that while the zoning amendment is aligned with the OCP by increasing density in a desirable area of the city, **the development proposed does not fit the unique character of the neighbourhood**.
Further, Council may determine that **the number of variances requested do not represent alignment with the proposed RM3 zone and are not suitable in this instance**.
If this is the case, Council may choose Alternative Recommendation #2:
THAT Council deny first reading to "Zoning Amendment Bylaw No. 2021-41, and deny Development Variance Permit PL2021-9105" and Development Permit PL2021-9104"

These are the reasons why we believe in this option:

HERITAGE

- Lakeshore Drive is a significant historical neighbourhood established in the early 1900's
- Early residents were pioneers and business owners, they initiated and managed the Kettle Valley Railway and steamship lake travel and they formed and governed the city. Many prominent streets are named after these residents.
- The majority of dwellings on Lakeshore Drive are houses
- The 18 heritage/heritage style homes should be respected when designing new buildings
- OCP cites countless references to new building that fits the character of a neighbourhood
- It's easily conceivable that new builds could have heritage architectural exterior features with a modern interior design.
- As requested by council, heritage conservation is currently under review, making approval of this proposal challenging

VARIANCES (see supplementary submission, photos 1, 2, 3, 4)

- The proposal is too large for the lot. It overwhelms the space.
- Images of building designs appear much larger than adjacent buildings
- Images of front setback do not appear to be 'generous' or matching the homes or apartments on the street. The front setback more closely matches 88, 402 and 452 Lakeshore Drive, all of which were built 2010 to present day, with controversial issues
- The rear setback request is to reduce from 19.68 feet to 1.9 inches to allow for parking and accessory buildings
- The request to increase hardscaping from 60% to 84% is clearly excessive
- If the variance requests are approved, it will set a precedent for all other development in the neighbourhood (such as 594 Lakeshore, adjacent to 602), allowing for even more removal of green space along Lakeshore Drive

ENVIRONMENTAL CONCERNS (see supplementary submission, photo 5)

- We are experiencing unprecedented climate change issues, so there is a clear need to responsibly approach development with this in mind
- Continued elimination of greenspace (front and back loss of large lawns, trees, gardens) in the neighbourhood reduces oxygen and natural air filtration from managing smoke and pollutants
- Loss of trees which provide shade in summer and windbreaks in winter creates less energy efficiency
- Hardscaping should be decreased, not increased

LANE ISSUES

- The lane is one-car width wide, but is expected to handle two-way traffic daily
- There is no speed limit on the lane
- The lane accommodates all the traffic of all new developments on Lakeshore and Churchill.
- The lane varies in width from Winnipeg to Power, crossing a pedestrian walkway, and exits by a playground
- The volume of traffic has more than quadrupled since 2010, and cars frequently park illegally
- Vehicle sightlines and blind spots are always a concern
- Despite some homes with front doors facing the lane, emergency vehicles don't use the lane due to its width, low-hanging wires etc. This could cause an issue for a resident requiring a time-sensitive emergency response.
- Many vehicles with hitches don't fit the 16ft allowances so they extend into the lane
- Large summer events create more lane issues as people search for parking options

NEIGHBOURHOOD CONCERNS

- There are concerns about precedents being set by the newest proposal, with future development being allowed to be the same, or larger
- Concerns centre on frequent homeless issues, dumpster-divers, garbage, vandalism, rodents, deer, racoons
- Increase in crime in unsecured parking areas (gas siphoning, theft)
- New proposal doesn't address affordable housing which is much needed. The proposal is for luxury housing
- Concerns about the increase in temporary accommodations for high-end vacationers, resulting in noise and illegal parking by temporary neighbours

FUTURE CONSIDERATIONS

- Consider creating heritage architectural exterior design guidelines to reflect some of the older properties on the street.
- Reduce the number of units and parking stalls in new proposals in the neighbourhood so that buildings adhere to the OCP guidelines, including more greenspace. Fewer vehicles would create less stress on the lane
- Determine how to manage lane issues while continuing densification

FINAL NOTE

We appreciate the time council and staff has taken to review the issues, including their participation in a neighbourhood historical walkabout, and thank the planning staff for their accessibility and willingness in providing information when requested.

602 Lakeshore Drive Proposal: Public Hearing December 7, 2021

#1

Front View

602 Lakeshore Drive Proposal: Public Hearing December 7, 2021
#2
Front Elevation Comparison

602 Lakeshore Drive Proposal: Public Hearing December 7, 2021

#3

Front Views

602 Lakeshore on left

594 Lakeshore on right

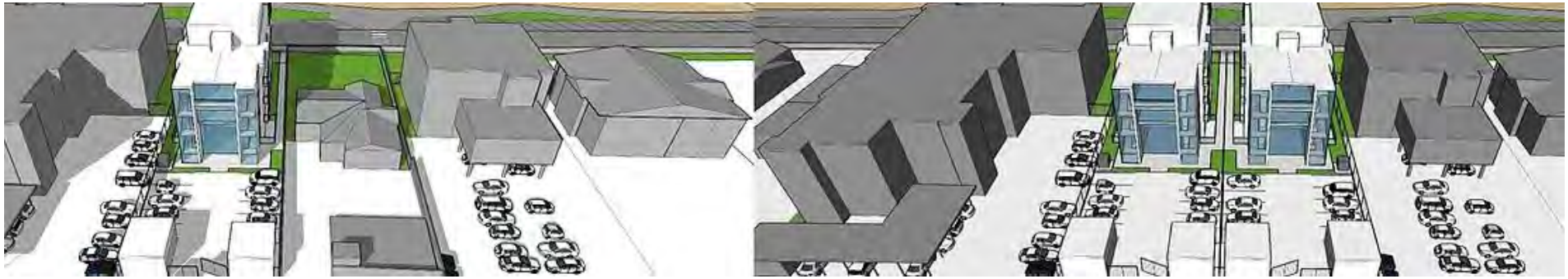
602 Lakeshore Drive Proposal: Public Hearing December 7, 2021

#4

Rear Views

602 Lakeshore on left

594 Lakeshore on right



602 Lakeshore Drive Proposal: Public Hearing December 7, 2021

#5

Greenspace/Hardscaping

From:
Sent: Tuesday, November 30, 2021 2:56 PM
To: Public Hearings
Subject: Dec 7 public Hearing

Dear Mayor and Council of Penticton, November 30 2021

I am writing to you with concerns about the proposed development for 602 Lakeshore Drive.

1 The proposed new build shows not a scrap of sympathy to the historic homes on Lakeshore Dr. That there are not many left doesn't grant carte blanche to ignore the rest.

2 This proposed 8 unit condo development is too big for this lot. The variances asked for are unreasonable,if granted this build would stretch almost completely from Lakeshore Dr to the ally. A couple of metres allowed for landscape buffer is an insulting afterthought.

3 The proposal at 602 Lakeshore juts out on the lot metres forward of it's neighbours, saying it is just a patio doesn't make it smaller. The flow of the street- scape is lost, the feeling of a linear park is lost,the neighbours view and airflow are diminished if this building is allowed as submitted.

4 I suggest that in all areas of historic sensitivity, no new builds are permitted variances closer to the street than the previous builds were.

Near the end..... Lets not repeat the mistakes that have been built already- too close,too big,too much paving/asphalt . The area for densification is in the center of town, scaling down in height near the perimeters.

One last thought, Leir House, Memorial Arena and Penticton Art Gallery should be left standing with as much repair and restore as they require.
An "Out of Town" expert can't judge the emotional value of a community building, some things aren't negotiable.

Thank you for your indulgence and time, wishing you and yours a safe dry Christmas Season.

Jeanette Beaven Property and business owner in Penticton

From: James Beattie
Sent: Tuesday, November 30, 2021 7:18 PM
To: Public Hearings
Subject: Fwd: Lieskovsky submissions for 602 Lakeshore Drive Public Hearing
Attachments: Lieskovsky letter submission for 602 Lakeshore Drive proposal.docx; Lieskovsky supplementary submission 602 Lakeshore Drive Proposal.docx

Caution! This message was sent from outside your organization. Allow sender | Block sender

To Whom it may concern;

I have just beem made aware of this proposal. I do not support this development as proposed. I have attached the submissions of the Lieskovsky's. The points they have made are similar to the views that I hold.

This proposed building is not in the character of this important historical street, as the attached submission points out. If there is one street that virtually every visitor to our town, and indeed virtually every citiizen of this area, drives down for the sheer pleasure of seeing an historically significant and beautiful street, it is Lakeshore Drive. We cannot replace what beauty has been lost from the earliest years of Penticton but we should not lose any more of what is left. New builds on this "drive" should embrace and complement the beauty that remains.

Thank you for your consideration.

Jim Beattie,owner
434 Scott Ave,
Penticton, BC

Hello
Please accept these two submissions for the Dec 7 Public Hearing regarding the 602 Lakeshore Drive proposal
Thanks!
Dave and Viv Lieskovsky

—

840 Barrington Avenue
Penticton, BC V2A 1S1

November 30, 2021

Re: Public Hearing for 602 Lakeshore Drive 4-storey 8-unit development

I am writing to express my opposition to the proposed development of the 4-storey 8-unit multi-family development at 602 Lakeshore Drive West, one of Penticton's most significant historical neighbourhoods.

Although the building to be demolished is not a heritage home, the proposed flat-roofed modern design does not respect the character and heritage of the neighbourhood.

There are some redevelopments on Lakeshore that do fit the neighbourhood, with peaked roofs, set back from the sidewalk and with green space both in front and along their sides consistent with the streetscape.

I would ask that you reject the current proposal as the number of variances requested do not represent alignment with the proposed RM3 zone and are not suitable in this instance.

Sincerely,

Jeanne Boyle

From: Shirley McPherson
Sent: Tuesday, November 30, 2021 8:01 PM
To: Public Hearings
Subject: Lot B, District Lot 2, Group 7, Similkameen Division Yale, four storey, 8 -unit multi-family development 602 Lakeshore Drive West- December 7, 2021 Public Hearing

Caution! This message was sent from outside your organization. Allow sender | Block sender

To:
City of Penticton Mayor and Council

Re: Lot B, District Lot 2, Group 7, Similkameen Division Yale, four storey, 8 -unit multi-family development 602 Lakeshore Drive West- December 7, 2021 Public Hearing

From: John and Shirley McPherson
736 Lakeshore Drive West,
Penticton, BC
V2A1B9

We too support densification in our neighbourhood. We support the concerns outlined in the letter written and researched by Dave and Viv Lieskovsky . The detail of the research explains very real concerns felt by many who live on the street as well as many who live in Penticton.

SUBMISSION FOR 602 LAKESHORE DRIVE Dec. 7, 2021 PUBLIC HEARING

1. **From Chapter 3 of the 2045 OCP re:** ***Growth and Land Use Plan***

- ***Community Expectations Regarding New Development: Design Expectations:***
  "New developments must demonstrate a high quality of design that respects neighbours, is sustainable, and reflects Penticton's unique climate, generally lower-height development, and natural setting".

  Comment:
  a) I do not consider this development proposal, with its multiple setback variance requests, number of units, required parking, and design, to be respectful of its neighbours or the city's natural setting.
  b) The proposal also does not fit with form and character objectives in the 2045 OCP.

- ***Land Use Designations: Urban Residential – Site-Specific Policy Statement "556-736 Lakeshore Drive West: Development up to a maximum of four storeys can be considered subject to assessments of urban design impacts on Lakeshore Drive and the waterfront, Lakawanna Park and neighbouring properties on Churchill Avenue"***

  Comments:
  a) Lakeshore Drive is a signature street in Penticton and forms part of the waterfront experience of Okanagan Lake Park. The urban design impacts of this proposal and its associated variance requests to increase hardscaping allowances will impart a "Miami Beach" rather than a "Penticton" character on that street.
  b) Ignoring the above site-specific policy will set a precedent for other properties that are subject to that policy, and will decrease the positive impact of the larger setbacks, landscaping and greenspace evident in neighbouring home and apartment block properties. Additionally, explicit form and character objectives will potentially be undermined.
  c) The inclusion of solar panels is admirable. However, the development proposal references two "*rooftop appurtenances*" (apparently for HVAC and staircases) and amenities such as private rooftop decks. Will these private decks ultimately

require large privacy screens for individual owners, and safety features such as guardrails that are visible from the street? Each unit already has a generous outdoor patio, overlooking the lake. Private rooftop patios and a stairway to them through a rooftop appurtenance are elements that will add to the perception of actual height of the building from the street. Perhaps a reduction of similar square footage in parking spaces should be suggested as an alternative site to accommodate the rooftop appurtenance structures and HVAC installations.

2. From Chapter 5 of the 2045 OCP re Development Permit Guidelines:

- **5.2.2 General Guidelines:**
  "*The following General Design Guidelines apply to all development requiring a Development Permit"*

Utilities, Mechanical Services and Servicing: "*As essential components of the city's built infrastructure, these elements must be intentionally integrated in the overall design to mitigate impacts on form and character".*

Policy G54: "Mechanical/Utility cabinets and transformer pads (units) shall be located at the rear of the property, behind the building".

a) The rooftop appurtenances proposed do not meet this criterion:

Because they impart the appearance of a fifth story, the rooftop appurtenances which facilitate, in part, stairways to proposed private rooftop patios, do not meet this maximum four storey policy test.

b) The proposal also includes the supposition that stormwater will be collected and retained on site, via a *"parking lot swale leading to a dry well".* The question about adequacy of this solution remains to be demonstrated at this location. A rainstorm could involve a major runoff to be collected in a currently not designed parking lot swale, and the associated dry well could quickly become full, given both the high water table in this lakefront area and the extent of hardscaping proposed on the site. Neighboring properties could potentially be adversely affected.

To conclude, I submit that the proposed rezoning and variances for 602 Lakeshore Drive should be denied.

Respectfully submitted,

Denis O'Gorman, Penticton

Dec. 1, 2021

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: J. Wadm

Address: 422 LAKESHORE DR.

Do you support the proposal? (Yes/No/Maybe) Y/es.

Comments:

Signature: J. Wadm

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Caroline Isaak

Address: 1407 - 75 Martin St.

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: Good idea - nice looking place.

Signature: C. Isaak

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Bob Isaak

Address: 1407 - 75 Martin St. Penticton

Do you support the proposal? (Yes/No/Maybe) Yes

Comments:
This looks like a good, attractive project - a logical development for Lakeshore Drive.

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: John Forsyth

Address: 537 Churchill Ave.

Do you support the proposal? (Yes/No/Maybe) Yes

Comments:

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Christy Jackson

Address: 102 – 403 CHURCHILL AVE.

Do you support the proposal? (Yes/No/Maybe) YES.

Comments:

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: G. THANGARAJU

Address: 470 Alexander Avenue

Do you support the proposal? (Yes/No/Maybe) Yes

Comments:

need more town/house,

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: ANDY VAN LISSUM

Address: 622 CHURCHILL

Do you support the proposal? (Yes/No/Maybe) Yes

Comments:

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Ken Nigg

Address: 125 Brunswick

Do you support the proposal? (Yes/No/Maybe) Yes

Comments:

Signature: Ken Nigg

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Bill + Heather Cane

Address: 597 CHURCHILL AVE

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: The development will be an improvement

Signature: H. Birch-Cane

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Janna Fowler

Address: 549 Alexander Ave, Penticton

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: Def support all growth.

Signature: Fowler

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: BRAD VOLLANS

Address: 602- Lakeshore Dr W. Penticton

Do you support the proposal? (Yes/No/Maybe) Yes

Comments:
Great use of the property. The extra Living units will be good for the business's on the street

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

July 2021

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

Attention: Blake Laven, Director of Development Services
Email: Blake.Laven@penticton.ca

Letter of Support
602 Lakeshore

Dear Blake

We have reviewed the documents provided by the project's developer and their architects, MAD Studio. Based on the quality of the project as shown in the renderings provided and the proposed setting back at both the 4th and 5th floor levels, we believe that the project as proposed is worthy of support for the OCP amendments and the DP variances requested.

Sincerely,

signature

BRAD VOLLANS
name

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: K Wade

Address: 483 Maurice St. Unit 106.

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: Excellent design. Makes lakeshore upscale.

Signature: K Wade

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Bert Sandie

Address: 103-166 Power Street Penticton

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: We need to build more modern development in the city

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Karen DAmato

Address: 101-717 Churchill Ave

Do you support the proposal? (Yes/No/Maybe) YES.

Comments:

Signature: KDAmato

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Greg Kotorbash

Address: 733 Churchill Ave

Do you support the proposal? (Yes/No/Maybe) _____

Comments:
Very impressive addition to the neighbourhood

Signature: _____

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: NORLINDA AMATORIO

Address: 305 - 668 LAKESHORE DRIVE

Do you support the proposal? (Yes/No/Maybe) YES

Comments:

Signature: NAmatorio

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Doc Holloway

Address: 668 Lakeshore Dr Penticton

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: Very attractive addition to the neighbourhood

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Jessica Crawford

Address: 106 - 1742 Fairford Dr.

Do you support the proposal? (Yes/No/Maybe) yes

Comments:

Signature:

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Drive

MAD Studio would like to advise the public of a proposed residential development at 602 Lakeshore Drive. The project is being developed by Rokm Developments Ltd. who would like to rezone the property from R2 – Small Lot Residential to RM3 – Residential Medium Density Multiple Housing. The building will contain 8 high-quality residential units with large decks facing Okanagan Lake. To minimize the height of the building on Lakeshore Drive, the building will be set back at both the 4th and 5th floor levels.

Name: Bill and Laurel Wickett

Address: 102- 433 Churchill Ave

Do you support the proposal? (Yes/No/Maybe) Yes

Comments: GREAT ADDITION to our AREA.

Signature: L Wickett / Bill Wickett

For more information, go to www.602lakeshoredrive.com
To submit your comments, scan and email them to office@madstudio.ca or drop them off at:
#104 - 259 Backstreet Boulevard, Penticton

602 Lakeshore Development

Petition of Support:

Name	Signature	Contact Info (tel # or email)	Support (Y or N)
Basit Abid			Y
Samira Rahmani			Y
Emma Oliver			Y
[illegible]			Y
JIRI MAC			Y
Monique			X
Maria			X
[illegible]			X
Sandra Weaver			yes
Daniel			yes
CS SCOTT			[illegible]
J. SCOTT			yes
Sierretta Barque			yes
Shanna Gustard			yes
Peggy Quaedvlieg			yes
Larissa Russell			yes
GORD WALL			YES
[illegible]			yes
Billie Anderson			Yes

MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC.
104 – 259 BACKSTREET BOULEVARD, PENTICTON, BC V2A 0G4 t: 250.492.3143 e: office@madstudio.ca

602 Lakeshore Development

Petition of Support:

Name	Signature	Contact Info (tel # or email)	Support (Y or N)
Amrit Thiara			Y
Kiran Thiara			Y
Gurpreet Dhaliwal			Y
Sandeep Thiara			Y
Rupi Biring			Y
Guis Balchshi			Y
Sayed			Y
APIUS			
Clayton Bell			Y
Stefan Shaw			Y
ashley P.			Y
Brune S.			Y
Michelle S.			Y
Michelle V			Y
Kevin Shantz			Y
Khaleda Ebrahimi			Y
Peter Farkas			Y
Michele LaFoye			Y

MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC.
104 - 259 BACKSTREET BOULEVARD, PENTICTON, BC V2A 0G4 t: 250.492.3143 e: office@madstudio.ca

602 Lakeshore Development

Petition of Support:

Name	Signature	Contact Info (tel # or email)	Support (Y or N)
Bronté Lauzé			Y
Katie Drobe			Y
Hay Dolai			Y
Randy Clements			✓
Bert Sardic			✓
OLEG DEMENTIEV			Y
Hanna Oravcová			Y
ZUZANA BARTOŠOVÁ			Y
Jdi Do Piči			Y
Shelley Chamberland			Y
Leo Chamberland			Y
MARIA CROSS			Y

MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC.
104 – 259 BACKSTREET BOULEVARD, PENTICTON, BC V2A 0G4 t: 250.492.3143 e: office@madstudio.ca

December 2021

City of Penticton

171 Main Street Penticton, BC V2A 5A9 CANADA

Attention: Blake Laven, Director of Development Services

Email: Blake.Laven@penticton.ca

Letter of Support 602 Lakeshore Drive West

Dear Blake:

We have reviewed the documents provided by the project's developer and their architects, MAD Studio. Based on the quality of the project as shown in the renderings provided and the proposed 8-unit 4 Storey Building, we believe that the project as proposed is worthy of support.

We would love to see this project get approved.

Sincerely,

Lena Nguyen

Signature

Lena Nguyen

Name

594 Lakeshore Dr. Penticton

Address

December 2021

City of Penticton

171 Main Street Penticton, BC V2A 5A9 CANADA

Attention: Blake Laven, Director of Development Services

Email: Blake.Laven@penticton.ca

Letter of Support 602 Lakeshore Drive West

Dear Blake:

We have reviewed the documents provided by the project's developer and their architects, MAD Studio. Based on the quality of the project as shown in the renderings provided and the proposed 8-unit 4 Storey Building, we believe that the project as proposed is worthy of support.

We would love to see this project get approved.

Sincerely,

Lise Nguyen

Signature

Lise Nguyen

Name

594 Lakeshore Dr. Pent.

Address

December 2021

City of Penticton

171 Main Street Penticton, BC V2A 5A9 CANADA

Attention: Blake Laven, Director of Development Services

Email: Blake.Laven@penticton.ca

Letter of Support 602 Lakeshore Drive West

Dear Blake:

We have reviewed the documents provided by the project's developer and their architects, MAD Studio. Based on the quality of the project as shown in the renderings provided and the proposed 8-unit 4 Storey Building, we believe that the project as proposed is worthy of support.

We would love to see this project get approved.

Sincerely,

Signature

BRAD VOOLANS

Name

602 Lakeshore Penticton

Address

December 2021

City of Penticton

171 Main Street Penticton, BC V2A 5A9 CANADA

Attention: Blake Laven, Director of Development Services

Email: Blake.Laven@penticton.ca

Letter of Support 602 Lakeshore Drive West

Dear Blake:

We have reviewed the documents provided by the project's developer and their architects, MAD Studio. Based on the quality of the project as shown in the renderings provided and the proposed 8-unit 4 Storey Building, we believe that the project as proposed is worthy of support.

We would love to see this project get approved.

Sincerely,

Signature

Maria Vollans

Name

602 Lakeshore Dr. Pent.

Address

December 2021

City of Penticton

171 Main Street Penticton, BC V2A 5A9 CANADA

Attention: Blake Laven, Director of Development Services

Email: Blake.Laven@penticton.ca

Letter of Support 602 Lakeshore Drive West

Dear Blake:

We have reviewed the documents provided by the project's developer and their architects, MAD Studio. Based on the quality of the project as shown in the renderings provided and the proposed 8-unit 4 Storey Building, we believe that the project as proposed is worthy of support.

We would love to see this project get approved.

Sincerely,

Signature

Shirley Kettle

Name

668 Lakeshore Dr. Penticton

Address

December 2021

City of Penticton

171 Main Street Penticton, BC V2A 5A9 CANADA

Attention: Blake Laven, Director of Development Services

Email: Blake.Laven@penticton.ca

Letter of Support 602 Lakeshore Drive West

Dear Blake:

We have reviewed the documents provided by the project's developer and their architects, MAD Studio. Based on the quality of the project as shown in the renderings provided and the proposed 8-unit 4 Storey Building, we believe that the project as proposed is worthy of support.

We would love to see this project get approved.

Sincerely,

Signature

Brian Kettle

Name

668 Lakeshore Dr. Pent

Address

Public Hearing - LATE SUBMISSION -
602 Lakeshore Drive West

From: Norberto Rodriguez
Sent: Sunday, December 5, 2021 8:20 AM
To: Public Hearings
Subject: 602 Lakeshore Drive West development

Caution! This message was sent from outside your organization. Allow sender | Block sender

I want to emphatically oppose to the proposed development for 602 Lakeshore Drive.

The beautiful Lakeshore Drive has already changed dramatically by recent developments and it is loosing its heritage elegance and character of better times. If this trend continues, this will be one of the ugliest streets in town, with a mismatch of house styles, colors, and without any character. You may say the recent developments are of high quality housing. However, expensive housing does not mean good taste and of course, it is not for everyone. And you well know that affordable housing is one of the urgent issues in town.

Please, do NOT approve this development.

Respectfully,

norberto rodriguez de la vega
penticton bc

Public Hearing - LATE SUBMISSION -
602 Lakeshore Drive West

From: John Rawkins
Sent: Sunday, December 5, 2021 12:43 PM
To: Public Hearings
Subject: 602 Lakeshore Drive

Caution! This message was sent from outside your organization. Allow sender | Block sender

I believe the proposed development for this lot should not be approved in it's present form. We all know that climate change is causing record temperatures, floods and other disasters, so we have a development that is increasing the permitted size, hard surfacing, and has no tree canopy. Obviously there is very little concern for the environment in this proposal.
Just a few years ago adjacent lots were pumping water from the lake on to the streets, so climate change has already had an effect on this neighbourhood.
As this is a high-end development one would have thought that more environmental concerns would have been addressed to make it blend in with the beautiful gardens on the adjacent properties.
Also the development is on a street that the City has spent millions of dollars upgrading to create one of finest walking paths in Canada, and yet this proposal comes right up to the sidewalk.
Please reject this proposal and only reconsider it if is redesigned to be more environmentally friendly.
John Rawkins
103-3011 South Main St.
Penticton

Sent from Mail for Windows

Public Hearing - LATE SUBMISSION -
602 Lakeshore Drive West

From: Nancy Ajeet Kaur Khalsa Hillis
Sent: Sunday, December 5, 2021 2:48 PM
To: Public Hearings
Subject: Public Hearing 602 Lakeshore Drive West
Attachments: IMG_6680.jpg; ATT00001.txt; IMG_6679.jpg; ATT00002.txt; IMG_6678.jpg; ATT00003.txt; IMG_6677.jpg; ATT00004.txt; IMG_6676.jpg; ATT00005.txt; IMG_6675.jpg; ATT00006.txt

As a neighbor at 578 Lakeshore Drive I have many concerns about the rezoning and set back variances being proposed. I don't think any of my concerns will carry much weight as the City has already agreed to the changes so I sadly see this as merely a formality.

My greatest concern is about drainage, city sewer capacity and resultant flooding of nearby properties.

The photos below were taken on Saturday Dec 4, after our first snowfall of the year. Look at the pooling of water, after a couple inches of snow melt.

The subject property is asking to increase hard surface area from 60% to 84%. During the recent extreme weather event that flooded Abbotsford Merritt and Princeton, it was recommended that our building structures reduce the hard surface and incorporate more trees and green space to allow for adequate drainage and holding together of the substrate, and given this areas high water table this is even more important and should be given further consideration.

You are probably not aware that our strata was flooded a couple years back when we had a sudden severe rainstorm. The city sewer in this alleyway between Lakeshore Drive and Churchill, including where this proposed redevelopment is being recommended, was unable to accommodate that small amount of rainwater. The City sewer backed up into our irrigation room and elevator room. There was about 12" of water in those small rooms and we were only aware of it because the water from those rooms entered into one of our strata units, my neighbors suite. It was a disaster, nothing in the scale of what is expected to come with climate change but enough of a disaster that we needed to call in the restoration company who spent a week cleaning up, disinfecting and drying out.

So, I vote against increased hard surface in 602 Lakeshore Drive redevelopment.

I am also against against reduced set backs in general because this type of development does not fit the lot size. So rather than disrupting the neighbourhood why doesn't the developer buy a lot that is properly zoned to accommodate an 8 plex.

The current zoning is small residential lot and maintaining the integrity of Lakeshore Drive is important to me.

The alleyway dimensions is not big enough to accommodate all the development that is being pursued. It is not the size of a regular street. It can not handle all the traffic the City seems to want to allow.

Look at the photo below to see how the cars parked in the new developments allowed on Churchill, look at how far they stick out into the alley. Sometimes they are sticking out 2-3', when you get a big truck in one of these small car parking stalls, it further disrupts the challenges of accessing our properties through this narrow alleyway.

Climate change continues to show us how out of balance we are with the elements. We need green space for peace of mind, to decrease the escalating mental health issues, with rising anger anxiety and depression. We don't want to hear our neighbors brush their teeth or entertain their friends. We want some space for peace of mind. You would think the City Planners would be advocating for this.

Birds need to populate our trees. Where are the trees in this tight development ? There is nothing more beautiful than a birdsong to reduce the stress and pressure of this intense high density lifestyle the City and its developers are forcing on us on Lakeshore Drive.

Trees and grass are natures way of cooling our environment. But perhaps the City's intention is to encourage more air conditioners, more carbon pollution. Where is our Green Committee? What do they have to say about these matters? Are Green Engineers being consulted in matters if rezoning? Does anyone care? Or are we to carry on down this road of concrete glass jungles tightly woven together that we call 'home'. Really, is Penticton a place of stay forever? Really, on Lakeshore Drive? You are destroying the ambiance of what is.

Respectfully,
Nancy Hillis

Public Hearing - LATE SUBMISSION -
602 Lakeshore Drive West

December 6, 2021

Mayor and Council:

Subject: Zoning Amendment and Development Variances 602 Lakeshore Drive West

We do not support the application to rezone this property or the development variances.

Penticton is a small, picturesque city where people and visitors alike walk the Okanagan Lake waterfront. They admire the natural beauty, artwork and heritage homes. Developers are slowing eliminating the heritage homes and changing the face of this historic part of our City. They have no interest in the long-term impact on this area. Motivated by financial returns they continue to apply for exemption after exemption so they can redevelop and eliminate the gracious single-family homes regardless of the historical relevance.

This multi family, high end complex is characterized by asphalt, zero green space, minimum set back, and no trees. This is absolutely not in keeping with the form and character of the neighbourhood.

Each time you approve another one of these developments you set another precedent thereby opening the door to the next and the next.
Please keep at least the 3 areas identified by City Council as having Heritage appeal and values (Front Street, Lakeshore Drive and Windsor Ave area) protected from this form of re development.
There are many other suitable areas of the city for this type of development.

Robin and John Robertson
412 Conklin Ave.
Penticton, BC
V2A 2T4

Public Hearing - LATE SUBMISSION -
602 Lakeshore Drive West

From: Rees Mullen
Sent: Monday, December 6, 2021 4:09 PM
To: Public Hearings
Subject: Attention, Corporate Officer, city of Penticton

Caution! This message was sent from outside your organization. Allow sender | Block sender

Regarding 602 Lakeshore Drive, Penticton.

I am a resident of Kelowna, that has heard about the "dilemma" regarding the development at 602 Lakeshore Drive. I would like to voice my thoughts in absolute support of the building proposed. The idea that a building should follow some people's fancy of a "heritage" building is ridiculous and based in nothing but silly nostalgia. The Lakeshore needs modern and new buildings that can help get people into homes. To think that these heritage people should try and stop the building of an excellent modern apartment is an outrage.

I hope the city of Penticton will embrace this and any such new projects moving forward.

Sincerely,

Rees Mullen

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the development proposal at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive) because:

- the development proposed does not fit the unique character of the neighbourhood.
- the number of variances requested do not represent alignment with the proposed RM3 zone and are not suitable in this instance.

We ask that Council:
Deny first reading to "Zoning Amendment Bylaw No. 2021-41
Deny "Development Variance Permit PL2021-9105"
and deny Development Permit PL2021-9104

NAME (Print)	ADDRESS	CITY	EMAIL or PHONE	SIGNATURE
Danah Phillips	809 Moorpark Dr	Penticton		D Phillips
Michelle Rupitz	453 Eckhardt Ave W	Penticton		M Rupitz
M Steindorff	1950 Nanaimo St	Penticton		M Steindorff
H. Steindorff	1980 Nanaimo St	Penticton		Heinz Steindorff

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the development proposal at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive) because:

- the development proposed does not fit the unique character of the neighbourhood.
- the number of variances requested do not represent alignment with the proposed RM3 zone and are not suitable in this instance.

We ask that Council:
Deny first reading to "Zoning Amendment Bylaw No. 2021-41
Deny "Development Variance Permit PL2021-9105"
and deny Development Permit PL2021-9104

NAME (Print)	ADDRESS	CITY	EMAIL or PHONE	SIGNATURE
MARK STEBOVOZ	3393 VANCIVO CR	Penticton		
Janette Beaven	40 12 Front st	Penticton		Janette Beaven
STEPHANIE SEATON	7409 KIRK AVE	SUMMERLAND		
Bill MORTENSEN	13004 SINCLAIR	SUMMERLAND		B. M.
Elaine Barker	10193 Morrison Close	Summerland		E Barker
Janice Tolmie	#302 2050 Quebec St	Penticton		Janice Tolmie
Elaine Burnie	3-301 Scott Av	Penticton		E Burnie
RANDY TAYLER	114 Bassett	Penticton		Randy Tayler
SHIRLEY MCPHERSON	736 LAKESHORE DR	Penticton		Shirley McPherson
John McPherson	736 LAKESHORE DR	Penticton		
JAN BURTON	77 Peachtree Lane	Dartmouth NS		

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the development proposal at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive) because:

- the development proposed does not fit the unique character of the neighbourhood.
- the number of variances requested do not represent alignment with the proposed RM3 zone and are not suitable in this instance.

We ask that Council:
Deny first reading to "Zoning Amendment Bylaw No. 2021-41
Deny "Development Variance Permit PL2021-9105"
and deny Development Permit PL2021-9104

NAME (Print)	ADDRESS	CITY	EMAIL or PHONE	SIGNATURE
Carol G Preme	207-335 Churchill Ave	Penticton		Carol G Preme
Rachelle Prytula	694 Corbett Drive	Penticton		Rachelle Prytula
Marjo Thompson	18 Front St.	Penticton		M Thompson
Dave Manly	103-1050 3D Lakeshore Summit			D Manly
RUSS REID	164 DUNANT CRES.	PENTICTON		RWR
Fraser Bantu	166 Pine Ave	Kaleden		
T. Cameron	187 Warren	Penticton		T Cameron
Linda Grant	138 Heather Pl	Penticton		Linda Grant
J RINGUETTE	C/O 526 BRAID	PENTICTON		J Ringuette
PAM BUTTERS	318 ANEVIEW DR.	KALEDEN		Pam Butters
Janice MacIntyre	415 Alexander Ave.	Penticton		J MacIntyre

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the development proposal at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive) because:

- the development proposed does not fit the unique character of the neighbourhood.
- the number of variances requested do not represent alignment with the proposed RM3 zone and are not suitable in this instance.

We ask that Council:
Deny first reading to "Zoning Amendment Bylaw No. 2021-41
Deny "Development Variance Permit PL2021-9105"
and deny Development Permit PL2021-9104

NAME (Print)	ADDRESS	CITY	EMAIL or PHONE	SIGNATURE
John Burton	77 Peachcliff	Dartmouth		John Burton
Joyce Curtis	94 Bedros LANE	HALIFAX NS		
Joan Lansdell	596 Red Wing Dr.	Penticton		Lansdell
Jill Beaven	153 Van Horne St	Penticton		Beaven
Jessica Madinabeitia	18 Front Street	Penticton		
Penny McLeod	320 Sunglo Dr	Penticton		PMcLeod
Stew McLeod	320 Sunglo Dr	Penticton		
Rosie Thorne	114 Beatty crt.	Penticton		

Lakeshore Drive is a treasured and well-loved heritage area in Penticton that needs to be protected

We the undersigned do not support the development proposal at 602 Lakeshore Drive (and eventually 594 Lakeshore Drive) because:

- the development proposed does not fit the unique character of the neighbourhood.
- the number of variances requested do not represent alignment with the proposed RM3 zone and are not suitable in this instance.

We ask that Council:
Deny first reading to "Zoning Amendment Bylaw No. 2021-41
Deny "Development Variance Permit PL2021-9105"
and deny Development Permit PL2021-9104

NAME (Print)	ADDRESS	CITY	EMAIL or PHONE	SIGNATURE
BONNIE BODTKER	4531 LAKESIDE RD	PENTICTON		
Lorraine Unruh	131-805 Comox St.	Penticton		Lorraine Unruh
Geri Sobozl	64-3333 S Main St	"		
Pat McClure	#105-391 Farrell	"		
Vicki Thompson	11 Heron Dr	Penticton		Vicki Thompson