

Electronic Public Hearing
to be held electronically
171 Main Street, Penticton, B.C.
To view the Public Hearing, visit www.penticton.ca

Tuesday, February 1, 2022
at 6:45 p.m.

- | | | |
|-------|---|------|
| 1. | Mayor Calls Public Hearing to Order for “Zoning Amendment Bylaw No. 2022-06” | 1-27 |
| CO | <p>Reads Opening Statement and Introduction of Bylaw</p> <p>“Zoning Amendment Bylaw No. 2022-06”</p> <p>Purpose: To amend Zoning Bylaw No. 2021-01 as follows:</p> <p style="padding-left: 40px;">Rezone Lot 4 District Lot 115 Similkameen Division Yale District Plan 7909, located at 30 Okanagan Avenue West, from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing).</p> <p style="padding-left: 40px;">The applicant intends to construct a two-storey, three-unit townhouse onto the subject property.</p> <p>Notice: The Public Hearing was advertised in the Penticton Herald Newspaper on Tuesday, January 25, 2022 and Wednesday, January 26, 2022 (pursuant to the <i>Local Government Act</i>).</p> | |
| CO | No correspondence received regarding the Zoning Amendment Bylaw (as of noon Wednesday, January 26, 2022). | |
| 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. 2022-06” is terminated and no new information can be received on this matter.

Electronic Regular Council Meeting
held via Zoom at City of Penticton
171 Main Street, Penticton, B.C.

Tuesday, January 18, 2022
at 1:00 p.m.

Resolutions

- 10.8 Zoning Amendment Bylaw No. 2022-06
Development Permit PL2021-9148
Re: 30 Okanagan Avenue West

11/2022

It was MOVED and SECONDED

THAT Council give first reading to "Zoning Amendment No. 2022-06", a bylaw to rezone Lot 4 District Lot 115 Similkameen Division Yale District Plan 7909, located at 30 Okanagan Avenue West, from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing); AND THAT Council forward "Zoning Amendment Bylaw No. 2022-06" to the February 1, 2022 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2022-06", the following conditions are met:

1. A 3.5 m x 3.5 m southeast corner cut along the laneway is registered with the Land Title Office;
2. Payment is received for the installation of a new fire hydrant (\$9,500.00);

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

1. Full construction of the lane along the eastern side of 30 Okanagan Avenue West to connect to Okanagan Avenue West.

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2022-06", approve "Development Permit PL2021-9148", for Lot 4 District Lot 115 Similkameen Division Yale District Plan 7909, located at 30 Okanagan Avenue West, a permit to allow for the additional construction of a three-unit townhouse on the subject property.

CARRIED UNANIMOUSLY

Council Report

penticton.ca

Date: January 18, 2022
To: Donny van Dyk, Chief Administrative Officer
From: Nicole Capewell, Planner II
Address: 30 Okanagan Avenue West

File No: RMS/30 Okanagan Ave W

**Subject: Zoning Amendment Bylaw No. 2022-06
Development Permit PL2022-9148**

Staff Recommendation

THAT Council give first reading to "Zoning Amendment No. 2022-06", a bylaw to rezone Lot 4 District Lot 115 Similkameen Division Yale District Plan 7909, located at 30 Okanagan Avenue West, from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing);

AND THAT Council forward "Zoning Amendment Bylaw No. 2022-06" to the February 1, 2022 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2022-06", the following conditions are met:

1. A 3.5 m x 3.5 m southeast corner cut along the laneway is registered with the Land Title Office;
2. Payment is received for the installation of a new fire hydrant (\$9,500.00);

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1. Full construction of the lane along the eastern side of 30 Okanagan Avenue West to connect to Okanagan Avenue West.

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2022-06", approve "Development Permit PL2021-9148", for Lot 4 District Lot 115 Similkameen Division Yale District Plan 7909, located at 30 Okanagan Avenue West, a permit to allow for the additional construction of a three-unit townhouse on the subject property.

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 intends to construct a two-storey, three-unit townhouse onto the subject property at 30 Okanagan Avenue West (Figure 1). An existing single family dwelling would remain on the property. In order to facilitate the proposed development, the applicant has requested to rezone the subject property from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing). The applicant has also submitted the development permit application for Council’s consideration as part of the rezoning request. The development permit will not be issued until the Zoning Amendment Bylaw has been adopted.



Figure 1 - Rendering of Proposed Development

Background

The subject property is 1,221 m² (0.3 acres) in size and is located on the south side of Okanagan Avenue West, between Main Street and Atkinson Street (Figure 2). The subject property currently contains a single family dwelling constructed in 1957. The surrounding area on Okanagan Avenue West is primarily residential, and neighbouring properties that front onto Main Street include a mix of commercial uses. There is an existing sidewalk on the south side of Okanagan Avenue West, directly in front of the subject property, providing walking connections to the Main Street and Atkinson Street pedestrian networks, as well as access to nearby cycling and transit connections.

The subject property is currently zoned R1 (Large Lot Residential) and is designated by the Official Community Plan as ‘Infill Residential’ (Figure 3).



Figure 2 - Property Location Map

Development Statistics

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

	RM2 Zone Requirement	Provided on Plans
Minimum Lot Width*:	18 m	18.8 m
Minimum Lot Area*:	540 m ²	1,221 m ²
Maximum Lot Coverage:	40%	33%
Maximum Density:	0.8 Floor Area Ratio (FAR)	0.47 FAR
Vehicle Parking:	1 per unit, plus 0.25 for visitor Total required: 5 spaces	Total provided: 9 spaces
Required Setbacks		
Front Yard (Okanagan Ave W):	3.0 m	10.06 m
Side Yard (east):	1.5 m	1.5 m
Side Yard (west):	1.5 m	4.15 m
Rear Yard (lane):	6.0 m	6.0 m
Maximum Building Height	12 m	6.77 m
Other:	* Minimum lot width and lot area are only applicable for subdivision applications.	

Analysis

Zoning Amendment

The Official Community Plan (OCP) designation for the subject property is 'Infill Residential', which supports transitional lower-height residential areas with new housing types compatible with existing single detached houses in character and scale but providing more units per lot (Figure 3). Triplexes and single detached houses are two of the building types envisioned in this designation. The applicant is proposing to construct an additional three units on the property, in the form of a three-unit townhouse, in addition to the existing single family home. The total of four units on this property matches the maximum unit count envisioned on properties in the Infill Residential designation. The proposed development is a consistent building form with the 'Infill Residential' OCP designation.

In addition to alignment with the future land use designation, staff consider that the proposed zoning amendment will also allow for a development that is supported through the following OCP Goals and Policies:

- OCP Policy 4.1.1.1 Focus new residential development in or adjacent to existing developed areas.
- OCP Policy 4.1.3.1 Encourage more intensive "infill" residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.
- OCP Policy 4.1.3.5 Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.

- OCP Policy 4.1.4.1 Work with the development community – architects, designers and buildings – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
- OCP Policy 4.1.5.1 Recognize that some traditionally single-family neighbourhoods will see intensification as the city grows, but ensure that new forms of residential development are compatible with the neighbourhood in scale and design, and are appropriately located (e.g., greater density closer to collector roads, services and amenities).
- OCP Policy 4.2.5.2 Encourage land use planning that results in neighbourhoods that can be easily serviced by transit.

Staff consider that the application proposed an appropriately scaled development in an area of the city that has been identified for increased residential density by the OCP. The proposed rezoning to RM2 to allow a total of 4 dwelling units on the property is consistent with the increased density and building forms envisioned by the Infill Residential designation.

Given that there is adequate policy through the OCP to support the proposed development, staff recommend that Council give first reading to “Zoning Amendment Bylaw No. 2022-06”, and forward the bylaw to the February 1, 2022 Public Hearing to gather comments and feedback from the public.

Development Permit

The proposed development is considered within the Multifamily Residential Development Permit Area of the OCP, which is established to enhance neighbourhoods and create sensitive transitions in scale and density by addressing issues such as privacy, landscape retention and neighbourliness. The proposed development has been designed with the OCP design guidelines in mind. The development proposes a density that is aligned with the OCP designation, and provides a design that meets all Zoning Bylaw regulations for setbacks, parking and is well within the allowable building height.

Staff have completed a development permit analysis (Attachment ‘D’) that shows how the development conforms to the applicable design guidelines. The applicant has also provided an analysis within their letter of intent (Attachment ‘E’), which outlines the project and its conformance to the OCP design guidelines.

As such, staff recommend that Council consider approving the Development Permit after adoption of the Zoning Amendment Bylaw.

Alternate Recommendations

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

1. THAT Council deny first reading of “Zoning Amendment Bylaw No. 2022-06”.

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 and Development Permit Analysis (applicant)

Attachment F – Draft Development Permit PL2021-9148

Attachment G – Zoning Amendment Bylaw No. 2022-06

Respectfully submitted,

Nicole Capewell, RPP, MCIP

Planner II

Concurrence

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



30 Okanagan Avenue W

Zoning Map



Legend

- Subject Parcel
- Parcel

Zoning

- R1 - Large Lot Residential
- R2 - Small Lot Residential
- RSM - Mobile Home Park Housing
- RD1 - Duplex Housing
- RD2 - Duplex Housing: Lane
- RM2 - Low Density Multiple Housing
- C4 - General Commercial
- C7 - Service Commercial
- C8 - Vehicle Service Station
- P1 - Public Assembly

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Wednesday, January 5, 2022
12:24:26 PM



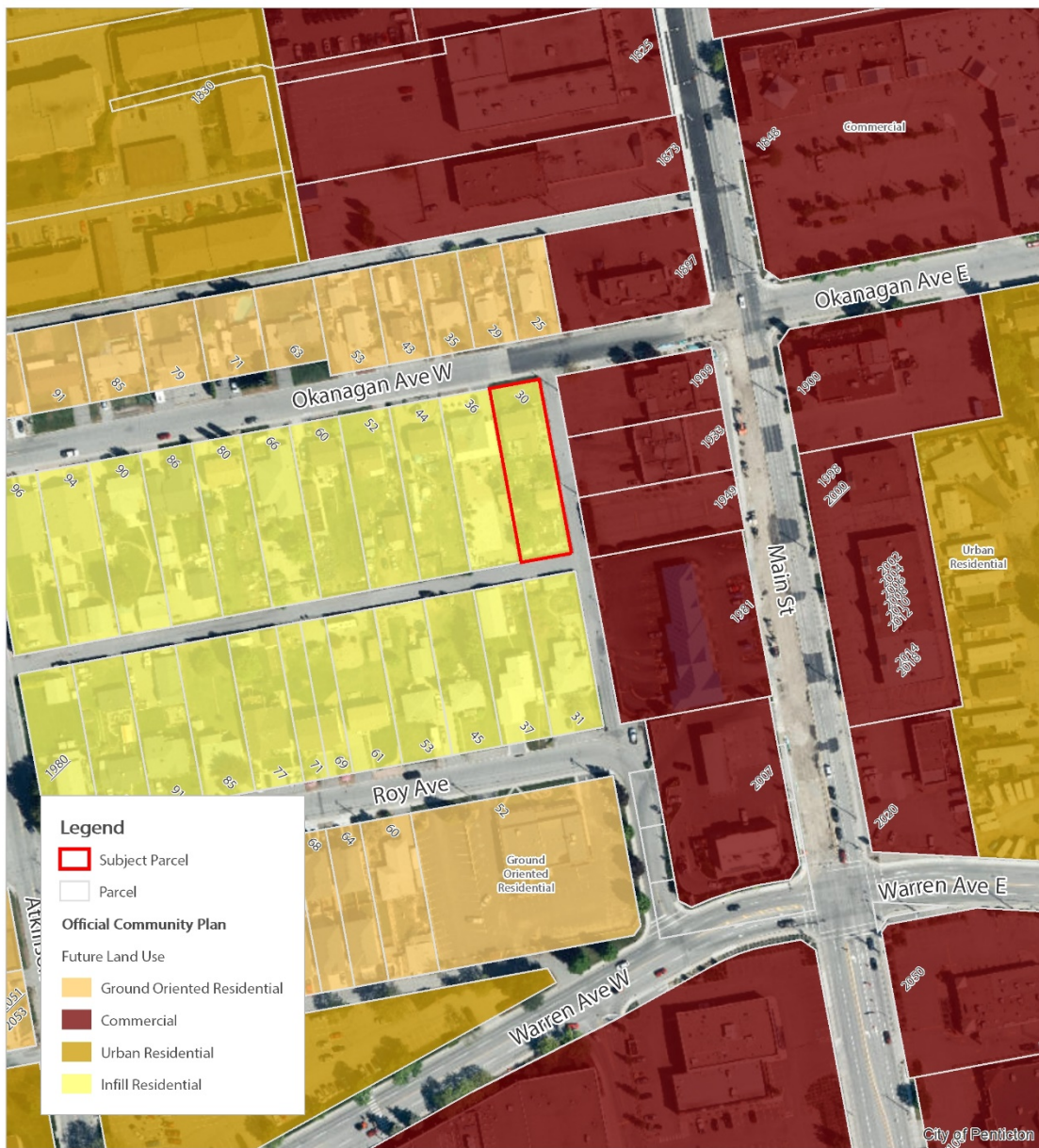
penticton.ca

Attachment B – Official Community Plan Map



30 Okanagan Avenue W

Official Community Plan Map



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Wednesday, January 5, 2022
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Attachment C – Photos of Property



Looking south towards subject property from Okanagan Ave W



Looking west towards subject property from laneway



Looking northwest towards subject property at laneway intersection

Attachment D – Development Permit Analysis (staff)

Development Permit Analysis

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

Guideline G1 Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints, including built and natural elements (e.g., structures, slopes and drainage, significant landscape features, etc.).

- The proposed development was designed with the Zoning Bylaw requirements in mind. All vehicle access and parking have been provided from the laneways.

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

- The existing single family dwelling is proposed to remain at its current location, which will maintain the current street presence. The three-unit townhouse will be constructed facing towards the eastern laneway, which reduces overlook to neighbouring properties. The heights are also under the maximum permitted in the RM2 zone.

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.

- Laneways can have undesirable activity, as they often see less pedestrian traffic and are at the 'rear' of properties. Adding dwelling units that face the laneway helps to deter unwanted activity. The proposed development would add 3 units to the rear of the property that face the laneway, helping to increase 'eyes-on-the-street' natural surveillance.

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

- The proposed development incorporates minor setbacks on the second storey and utilizes decks facing the laneway to create visual interest and break up the massing of the structure.

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

- The development has been designed to face east towards the laneway, which does not directly face towards any existing residential lots. The western elevation that would face towards the neighbouring property has been designed with minimal window openings on the second floor, which reduces overlook.

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 deck placement and larger windows have been designed to face towards the eastern laneway. This assists with natural security of the laneways.

Guideline G35 Tree planting...

- The landscaping plan includes several trees and shrubs being incorporated onto the property throughout various areas, including the front yard, side yards and along the laneways.

Guideline G38 Screening & Buffering...

- Fences ranging from 1.2m to 1.8m in height are proposed along each side property line which will assist with screening the property and maintaining privacy between neighbours.

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

- Each of the townhouse units is proposed to have its own garage, which is where garbage and recycling areas are proposed to be located. This helps to keep them tidy and not in open sight.

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

- The landscaping plan shows vegetation throughout the property, including trees in the rear yards of the townhouse units, which can allow for natural shading in the warmer summer months.



September 30, 2021

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

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

Re: 30 Okanagan Ave W Rezoning & Development Permit Re-Application

To City of Penticton Planning Department,

This letter is regarding the proposed rezoning and development of the property located at 30 Okanagan Ave W. The property is currently zoned R1 (Large Lot Residential) with a single family dwelling on the property.

The proposal is to rezone the property to RM2 (Low Density Multiple Housing) and build three unit townhouse while keeping the existing single family residence. The two-storey townhouses will be modest in size with enclosed parking and will provide much needed family housing close to parks and shopping. The proposal fits within the City of Penticton's Official Community Plan as the area is designated for Infill Residential development which includes RM2 zoning. The auxiliary buildings on the property will be demolished to facilitate the construction of the new townhouse. The existing home requires some exterior refinishing and repair as described in the development permit plans, other upgrades will be made to the house as needed to bring it up to required standards for stratification of the property.

The property has lane access at the side and rear with the lane connecting to Okanagan Avenue to the North, Roy Avenue to the South and Atkinson Street to the West. The proposed development requires no variances to the zoning bylaw, and we believe it meets the intent of providing modest densification to an area of town that has underutilized land with large lots currently devoted to older single family homes. Directly to the East of the property are restaurants, a car wash and gas station. The style of the townhouse will be a modern flat roof exterior which will be a good transition from the commercial buildings to the East and the residential neighborhood. There is no outstanding character to the existing neighborhood, nor any heritage homes, so the style of building proposed will fit well.

Thank you for considering our proposal.

Best regards,

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

Tony Giroux [ASTTBC.CTech](#), [RBD](#), [BCABD](#)
Owner/Registered Building Designer
Giroux Design Group Inc.

30 OKANAGAN AVE W: DEVELOPMENT PERMIT ANALYSIS

PEDESTRIAN CONNECTIVITY

The development is less than one block away from Main Street and has a pedestrian. The location allows for easy walking or cycling to the nearby shopping, parks and schools. City Bus stops are also located in close proximity to allow easy transit use.

PARKING

Each townhouse unit has an enclosed garage for secure parking, as well there are four exterior guest parking stalls, the existing house has two exterior parking spaces for a grand total of 9 parking spaces. Class I Bicycle spaces are provided in the garages of each townhouse, the existing house has ample inside space for bicycle storage. One Class II Bicycle parking space is located at the north side of the townhouse. No variances are required for parking as the required number of spaces exceed the number required by the City. All parking spaces are located with access from the lane.

DESIGN FOR CLIMATE

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

ORIENTATION & MASSING

The existing house is oriented towards Okanagan Avenue, the townhouse units are facing East towards the lane with the entry doors facing east. The existing house is one and a half storeys, while the townhouse is two storeys in height. As the property is very large the new townhouse fits easily on the property leaving an ample amount of greenspace.

LANDSCAPING (ENHANCING THE URBAN FOREST)

The proposed number of plants and trees exceed the minimum requirements set forth by the City of Penticton. Deciduous trees are planted along all four property lines as well as planting with a variety of ornamental grasses, flowers and shrubs. Each rear yard is private, separated with a 6' privacy fence and each yard includes its own planting bed. The property has a common grass area both to the north and south of the townhouse which provides additional amenity space. All amenity space is provided at the ground level except the existing house also has two decks. All planting beds and grassed areas are to be equipped with automatic irrigation systems on timers and with moisture sensors. The majority of the plants chosen are drought resistant plants to reduce the need for water. A door from each unit provides access into the back yard.

WASTE MANAGEMENT

Garbage and recycling collection is provided by individual roll out bins, these are stored in each townhouse garage to be rolled out on garbage collection day. The house garbage and recycling will be stored in the ground level patio area where the deck will act as a screen.

FENCES

6' high wood privacy fences will be placed along the west property line, with the exception of the front yard where a 4' high wood fence will be constructed. Each rear yard will also be separated by 6' high

privacy fences. A 6' high privacy fence will separate the house yard from the townhouse common amenity space.

We believe this development will provide much needed family housing in a very practical way and in a great location. This property as well as other properties on Okanagan Avenue are excellent candidates for rezoning and densification and this will increase the value of the other properties on the street.

Thank you for considering our proposal.

Best regards,

A handwritten signature in black ink, appearing to read 'Tony', with a stylized flourish at the end.

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

Development Permit

Permit Number: DP PL2021-9148

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 4 District Lot 115 Similkameen Division Yale District Plan 7909
 - Civic: 30 Okanagan Avenue West
 - PID: 009-904-191
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a cluster housing 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.
6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

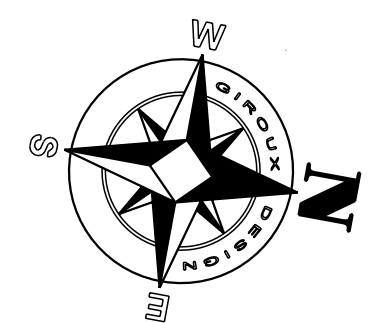
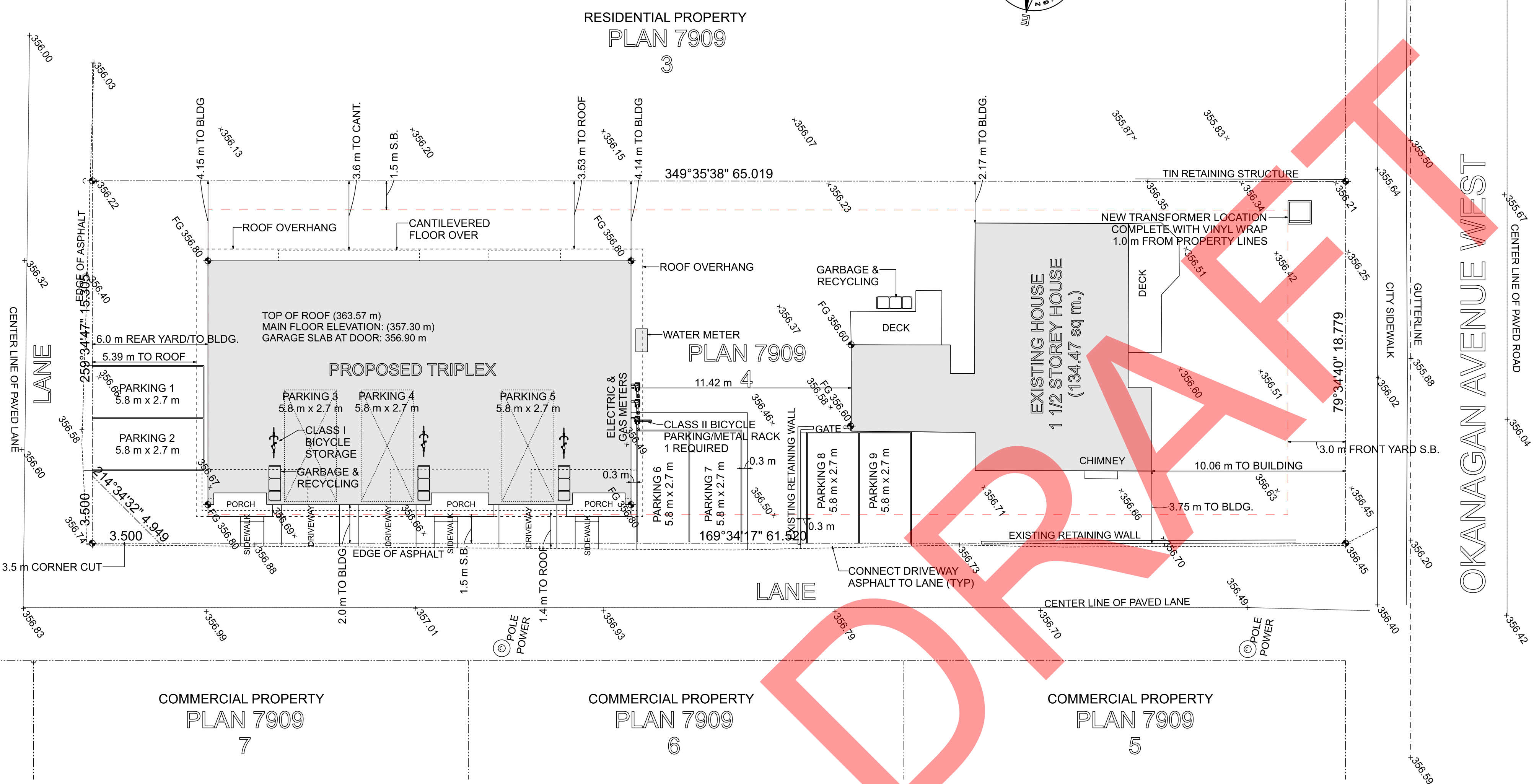
General Conditions

7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
9. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by Authority, the ____ day of _____, 2022.

Issued this ____ day of _____, 2022.

Angela Collison
Corporate Officer



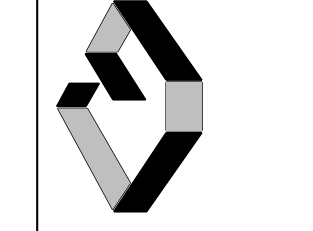
ZONING COMPLIANCE TABLE			
REGULATION	CURRENT/REQUIRED	PROVIDED ON PLANS	AMENDMENT REQUIRED
OCP	MR	MR	NO
ZONING	RD2	RM2	NO
LOT AREA	390 m ²	1221.82 m ²	N/A
MAXIMUM LOT COVERAGE	40%	33% (401.18 m ²)	NO
MAXIMUM DENSITY	0.80 FAR	0.47 FAR (579.8 m ²)	NO
MAXIMUM HEIGHT	12 m	6.77 m	NO
MINIMUM FRONT YARD (SOUTH)	3.0 m	3.0 m	NO
MINIMUM INTERIOR SIDE YARD (EAST & WEST)	1.5 m	1.5 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	3.0 m	NO
MINIMUM REAR YARD (NORTH)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT + 1 GUEST)	5	9	NO
BICYCLE PARKING (CLASS I/CLASS II)	2/1	4/1	NO
AMENITY AREA (20 m ² PER UNIT)	80 m ²	558 m ²	NO

SITE PLAN
 SCALE: 1:150
 CIVIC ADDRESS: 30 OKANAGAN AVE W, PENTICTON, B.C.
 LEGAL DESCRIPTION: SITE PLAN OF LOT 4, DL 115, SDYD, PLAN 7909
 PID: 009-904-191
 CURRENT OCP: INFILL RESIDENTIAL
 CURRENT ZONING: R1
 PROPOSED ZONING: RM2

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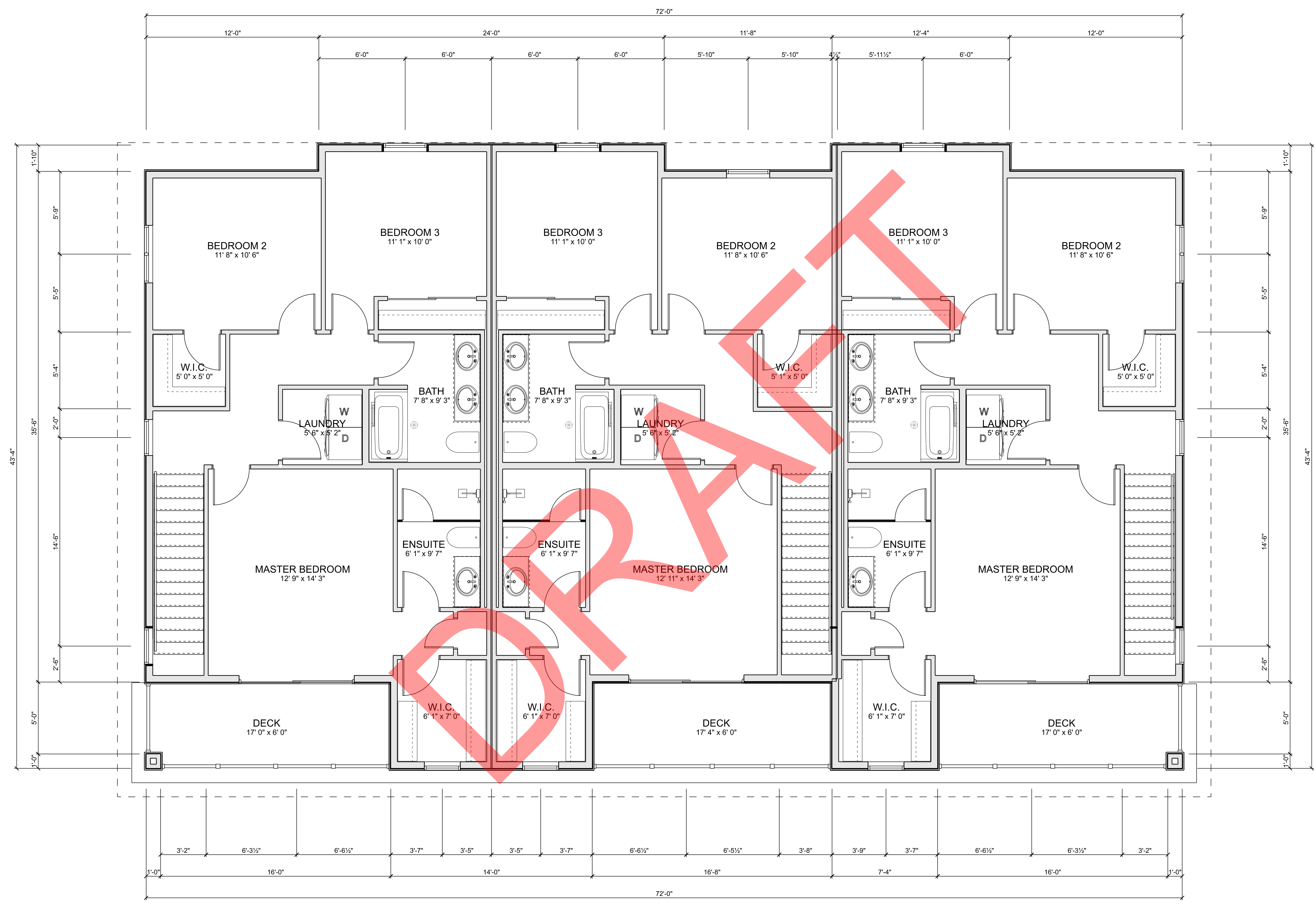
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 Giroux Design Group Inc.
 phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
 web: www.girouxdesigngroup.com



PLAN NO.
WP-5684
 SLAB
 SHEET NO.
A1

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Site Plan



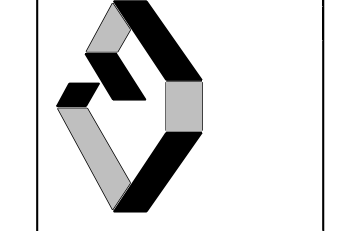
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SECOND FLOOR LIVING AREA: 2749.9 sq ft.
 DECK AREA: 367.2 sq ft.

CHASE VALLEY CONTRACTING LTD.
 30 OKANAGAN AVE. W
 PENTICTON, BC
 DESIGN BY: AJG DATE: 12/01/21
 DRAWN BY: AJG REVISED:

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 Therefore, the builder must carefully inspect all dimensions and details in these
 drawings and assume responsibility for the same.

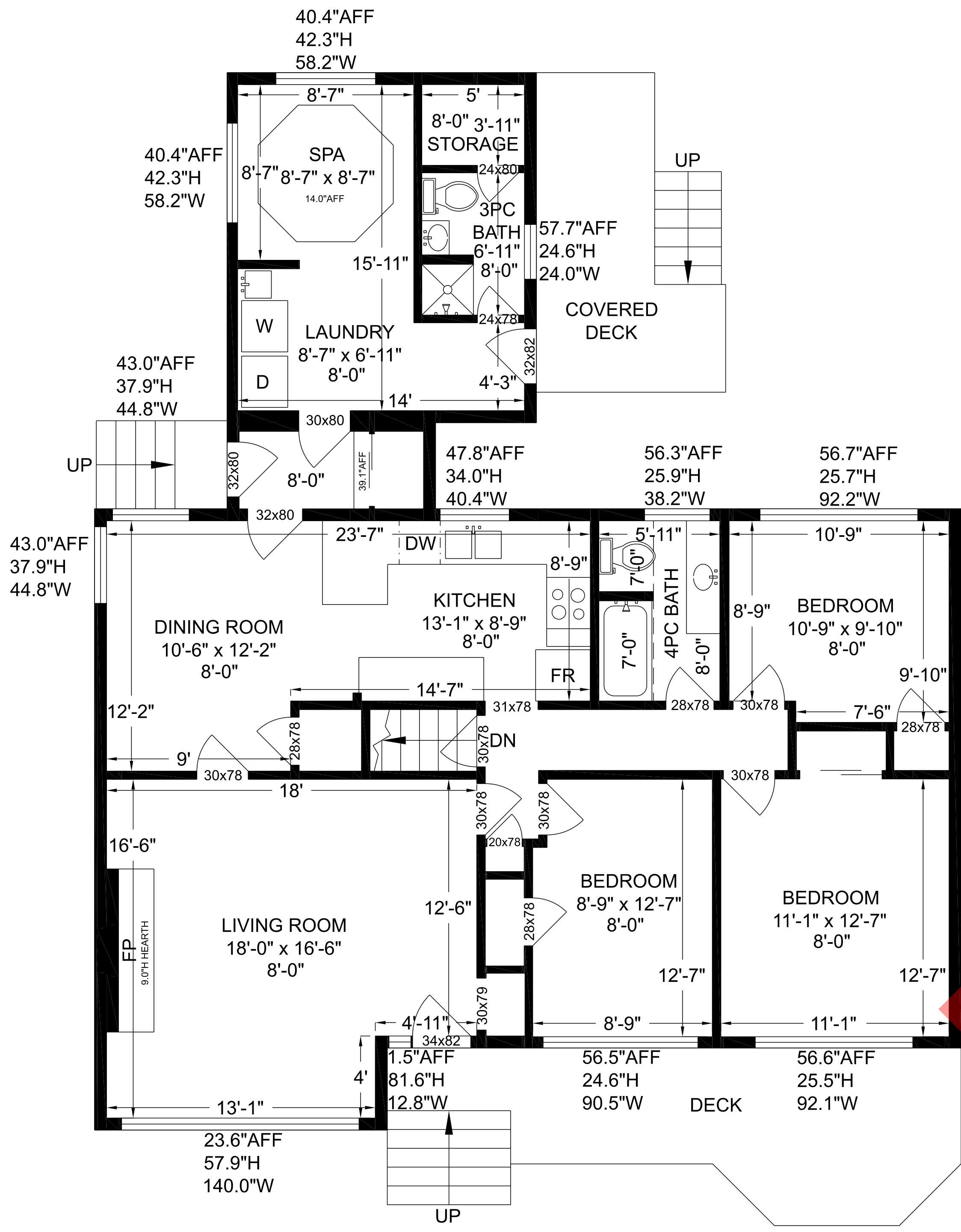
GIROUX DESIGN GROUP
 Custom Home and Building Design Since 1950.
 Giroux Design Group Inc.
 phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
 web: www.girouxdesigngroup.com



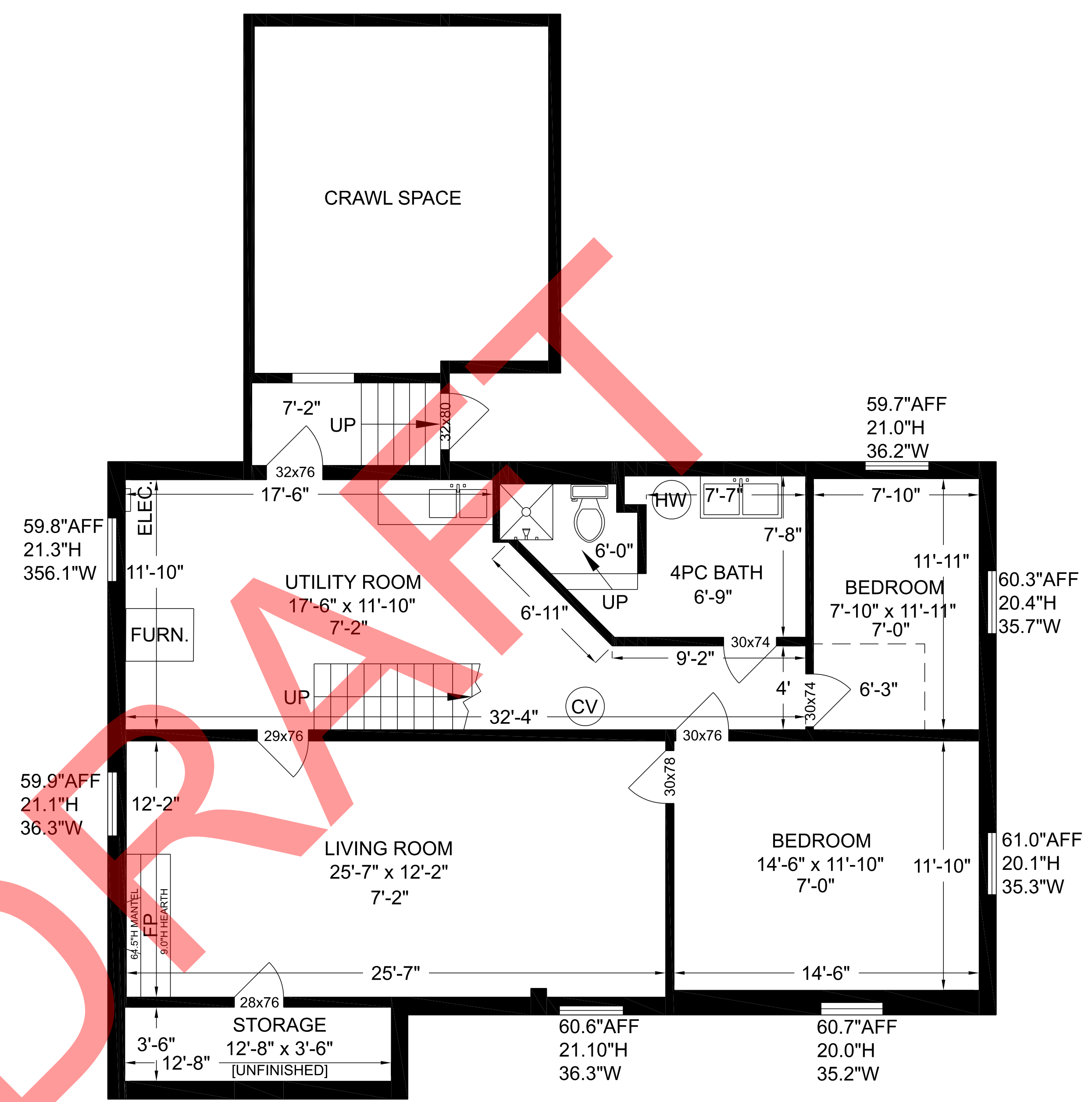
PLAN NO.
WP-5684
 SLAB
 SHEET NO.
A4

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Second Floor Plan



MAIN FLOOR LEVEL
 SCALE: 1/4" = 1'-0"
 MAIN FLOOR LIVING AREA: 1450 sq ft.



BASEMENT LEVEL
 SCALE: 1/4" = 1'-0"
 BASEMENT LIVING AREA: 1141 sq ft.

EXISTING HOUSE EXTERIOR RENOVATIONS

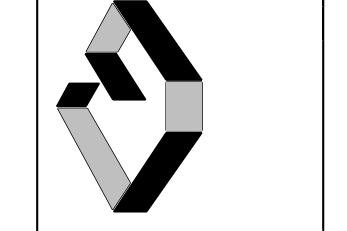
1. RE-FINISH WOOD SIDING (COLOUR: BM 1610 FRENCH BERET)
2. PAINT STUCCO (COLOUR: BM CSP-725 BARELY THERE)
3. PAINT EXPOSED CONCRETE (COLOUR: BM CSP-725 BARELY THERE)
4. PAINT OPENING TRIM, RAILS (COLOUR: BM 1610 FRENCH BERET)
5. POWER WASH CHIMNEY
6. REPAIR AND PAINT FRONT DECK (COLOUR: BM 1610 FRENCH BERET)
7. REPLACE REAR DECK VINYL ROOFING, REPAIR DECK (COLOUR: BM 1610 FRENCH BERET)
8. SANDBLAST, REPAIR AND PAINT CONCRETE STEPS (COLOUR: BM 1610 FRENCH BERET)
9. GUTTERS, FASCIAS (COLOUR: BRIGHT WHITE)

CHASE VALLEY CONTRACTING LTD.
 30 OKANAGAN AVE. W
 PENTICTON, BC
 DESIGN BY: AIG DATE: 12/01/21
 DRAWN BY: AIG REVISED:

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PLAN NO. WP-5684
 SLAB
 SHEET NO. A7

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Existing House Plans

Rezone
30 Okanagan Ave W

From
R1 (Large Lot Residential)

To
RM2 (Low Density Multiple Housing)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2022-06

Date: _____

Corporate Officer: _____