



# Public Hearing No. 1

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## Public Hearing

to be held at the City of Penticton Council Chambers  
171 Main Street, Penticton, B.C.

To view the Council Meeting, visit [www.penticton.ca](http://www.penticton.ca)

Tuesday, March 1, 2022

at 6:00 p.m.

1. Mayor Calls Public Hearing to Order for **“Zoning Amendment Bylaw No. 2022-10”** 1-26
- CO Reads Opening Statement and Introduction of Bylaw
- “Zoning Amendment Bylaw No. 2022-10”
- Purpose: To amend Zoning Bylaw No. 2021-01 as follows:
- Rezone Lot B District Lot 249 Similkameen Division Yale District Plan 4224, located at 585 Jermyn Avenue, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).
- The applicant intends to rezone the property to allow three units.
- Notice: The Public Hearing was advertised in the Penticton Herald Newspaper on Tuesday, February 22, 2022 and Wednesday, February 23, 2022 (pursuant to the *Local Government Act*).
- CO No correspondence has received regarding the Zoning Amendment Bylaw (as of noon Wednesday, February 23, 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. 2022-10” 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, February 15, 2022**  
**at 1:00 p.m.**

## **Resolutions**

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- 10.7 Zoning Amendment Bylaw No. 2022-10  
Development Permit PL2021-9241  
Re: 585 Jermyn Avenue

42/2022

**It was MOVED and SECONDED**

THAT Council give first reading to "Zoning Amendment Bylaw No. 2022-10", a bylaw to rezone Lot B District Lot 249 Similkameen Division Yale District Plan 4224, located at 585 Jermyn Avenue, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing); AND THAT Council forward "Zoning Amendment Bylaw No. 2022-10" to the March 1, 2022 Public Hearing;

AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2022-10", require that a road reserve covenant be registered with the Land Title Office for the purpose of securing:

1. A 1.7m future road dedication along Government Street; and
2. A 5.5m x 5.5m future road dedication corner cut at the southeast corner (Government Street and Jermyn Street) of the subject property.

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2022-10", approve "Development Permit PL2021-9241, for Lot B District Lot 249 Similkameen Division Yale District Plan 4224, located at 585 Jermyn Avenue, a permit to allow the construction of a 3-unit cluster housing development.

**CARRIED UNANIMOUSLY**

# Council Report

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**Date:** February 15, 2022  
**To:** Donny van Dyk, Chief Administrative Officer  
**From:** Steven Collyer, Planner II  
**Address:** 585 Jermyn Avenue

File No: RMS/585 Jermyn Ave

**Subject: Zoning Amendment Bylaw No. 2022-10  
Development Permit PL2021-9241**

## Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2022-10", a bylaw to rezone Lot B District Lot 249 Similkameen Division Yale District Plan 4224, located at 585 Jermyn Avenue, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing);

AND THAT Council forward "Zoning Amendment Bylaw No. 2022-10" to the March 1, 2022 Public Hearing;

AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2022-10", require that a road reserve covenant be registered with the Land Title Office for the purpose of securing:

1. A 1.7m future road dedication along Government Street; and
2. A 5.5m x 5.5m future road dedication corner cut at the southeast corner (Government Street and Jermyn Street) of the subject property.

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2022-10", approve "Development Permit PL2021-9241, for Lot B District Lot 249 Similkameen Division Yale District Plan 4224, located at 585 Jermyn Avenue, a permit to allow the construction of a 3-unit cluster housing development.

## 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 property currently contains a single family dwelling with a secondary suite (total 2 units). The applicant is proposing to rezone the property to allow three units. The applicant is proposing to demolish the principal dwelling portion of the building and reconstruct a new dwelling unit. The applicant also intends to convert the garage on the main floor into another dwelling unit. The existing secondary suite would also remain as a

dwelling unit on the property. This proposal would result in a total of three units on the property and is described in the Zoning Bylaw as 'cluster housing'.

To facilitate the proposed cluster housing development, the applicant has requested to rezone the property from the R2 (Small Lot Residential) zone to the RM2 (Low Density Multiple Housing) zone. In addition, the proposed development is considered within the Multifamily Development Permit Area outlined by the Official Community Plan (OCP). As such, the applicant has applied for a development permit for approval of the form and character of the proposed development. The development permit is presented to Council concurrently with the rezoning application.

**Background**

The subject property is located at the corner of Jermyn Avenue and Government Street (Figure 1). The property contains a single detached home with a secondary suite, above an attached garage. The house was built in 1930 and the addition containing the secondary suite and garage was constructed in 2015. Surrounding land uses are primarily residential, with a mix of single detached dwellings, duplexes, townhomes and apartments. Commercial uses are located further south along Government Street.

The subject property is currently zoned R2 (Small Lot Residential) and is designated Ground Oriented Residential by the Official Community Plan (OCP).

**Financial Implication**

The applicant is responsible for the costs associated with the recommended road reserve covenant (more details below).

**Technical Review**

This application package was reviewed by the Technical Planning Committee, a group of internal staff who review planning applications. The committee is recommending that future road dedications be secured through agreement at this time in order to meet the City's desired right-of-way width standards.

There is a 1.7m wide road dedication identified along Government Street and an 8.5m x 8.5m corner cut identified at the intersection of Government Street and Jermyn Street. Through discussions, the applicant requested that the corner cut size be reduced to 5.5m x 5.5m, which staff have reviewed in detail with the desired road widths and visibility requirements, and ultimately agreed to. In this instance, staff are recommending that a road reserve covenant be registered on the property to account for these road dedications. A road reserve covenant is a legal agreement registered on title of the property which stipulates conditions for the City to obtain the road dedication in the future. Staff are recommending the road reserve covenant as opposed to taking the road dedication at this time. The reason for the road reserve covenant is



Figure 1 - Property location map

to enable the City to obtain the dedication when the property redevelops at some point in the future and the existing buildings are removed.

The committee also provided comments to the applicant which will apply at the future building permit stage, should the rezoning and development permit ultimately be approved.

**Development Statistics**

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

	<b>RM2 Zone Requirement</b>	<b>Provided on Plans</b>
<b>Minimum Lot Width:</b>	18 m	25.6 m *
<b>Minimum Lot Area:</b>	540 m <sup>2</sup>	598 m <sup>2</sup> *
<b>Maximum Lot Coverage:</b>	40%	35%
<b>Maximum Density:</b>	0.8 Floor Area Ratio (FAR)	0.47 FAR
<b>Vehicle Parking:</b>	1 parking space per dwelling unit Total: 3 parking spaces	3 parking spaces provided, plus additional space in the garage
<b>Required Setbacks</b>		
Front Yard (Jermyn Ave):	3.0 m	4.7 m
Exterior Side Yard (east):	4.5 m	4.25 m **
Interior Side Yard (west):	1.5 m	1.5 m
Rear Yard (north):	6.0 m	6.0 m
<b>Maximum Building Height</b>	12 m	7.2 m
<b>Other Information:</b>	* The minimum lot width and minimum lot area requirements do not apply to existing lots, only when a subdivision or lot line adjustment is proposed. ** Existing setback permitted through the current R2 zoning, will be considered non-conforming for the existing structure when rezoned to RM2.	

**Analysis**

*Rezoning*

The OCP designation for the property is ‘Ground Oriented Residential’. The Ground Oriented Residential designation supports medium-density residential areas with multi-family developments where each unit has an exterior door. Anticipated building forms include duplexes with suites, cluster housing, townhouses and bareland stratas (Figure 2). The proposed three-unit cluster housing development is consistent with this OCP designation.

Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
	<p>Medium-density residential areas with multi-family developments where each unit has an exterior door and construction is primarily wood frame, or bareland stratas.</p>	<ul style="list-style-type: none"> <li>• Duplexes with suites</li> <li>• Cluster housing</li> <li>• Fourplexes higher-density rowhouses</li> <li>• Townhouses and stacked townhouses</li> <li>• Bareland strata developments</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Limited Service/ Retail</li> </ul>	<ul style="list-style-type: none"> <li>• Up to 3 ½ storeys</li> </ul>	<ul style="list-style-type: none"> <li>• RM2</li> <li>• RM5</li> <li>• C2</li> </ul>

Figure 2 - Excerpt from Official Community Plan, Land Use Designations table

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 4.1.3.1 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 areas 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 4.2.7.8 Ensure new residential developments provide an appropriate amount of parking for residents and their guests.

Staff consider that the proposal is an appropriately-scaled development in an area of the community that has been identified for a moderate increase in density by the OCP. As shown above, there are many OCP policies that encourage compatible infill development in areas close to services, parks, and shops to encourage walkability and active transportation. Staff note that this property is within walking distance of two schools, Kiwanis Park, the KVR trail, and shops and services along Government Street.

Given that there is adequate policy through the OCP to support the proposal, staff recommend Council give first reading to "Zoning Amendment Bylaw No. 2022-10", and forward the bylaw to the March 1, 2022 Public Hearing to give the public an opportunity to provide their comments and feedback.

*Development Permit*

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

The proposed development has been designed with the OCP policies in mind and with consideration of impacts on neighbouring property owners and landscaping. As such, staff recommend that Council consider approving the Development Permit, subject to the adoption of the related Zoning Amendment Bylaw.

**Alternate Recommendations**

Council may consider the proposed rezoning is not consistent with the OCP or is not appropriate for this property. If this is the case, Council should deny first reading of the Zoning Amendment Bylaw. Staff are recommending against this option, as the proposed development is consistent with the OCP policies, provides the housing form anticipated by the Ground Oriented Residential future land use designation, and is a similar scale to other multifamily developments in the surrounding area.

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2022-10".

**Attachments**

- Attachment A – Zoning Map
- Attachment B – Official Community Plan Map
- Attachment C – Images of Subject Property
- Attachment D – Development Permit Analysis (staff)
- Attachment E – Letter of Intent
- Attachment F - Development Permit Analysis (applicant)
- Attachment G – Zoning Amendment Bylaw No. 2022-10
- Attachment H –Draft Development Permit PL2021-9241

Respectfully submitted,

Steven Collyer, RPP, MCIP  
Planner II

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



# 585 Jermyn Avenue

## Zoning Map



Terms of Use: The City of Penticton is a depository of public information in both printed and digital form. The source, accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user of this information does so at their own risk and should not rely upon the information without independent verification as to the accuracy or suitability thereof.



August 26, 2021  
10:36:44 AM

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Attachment B – Official Community Plan Map

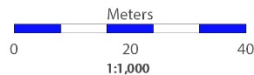


# 585 Jermyn Avenue

Official Community Plan Map



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Attachment C – Images of Subject Property





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.).*
- Site analysis was completed to review elevations on the property, in order to confirm the allowable height under the federal airport zoning regulations.
- Guideline G5*      *Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The proposed rebuilt home will have a minimal front yard setback to Jermyn Ave at 4.7m. The portion of the existing building to remain is already located close to Government St and is not proposed to change.
- Guideline G13*      *Entry to ground-level residential units should be no more than 1.8m above the grade of adjacent public sidewalks and walkways.*
- Entrances to the two ground-level units are within a couple of steps from grade. The entrance to the existing upper level suite is a staircase which leads down towards Government St. The entries and patios/decks beside them provide a connection to the two adjacent streets.
- Guideline G16*      *Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...*
- Each unit entry is located adjacent to its parking area, reducing the walking distance necessary from the parking space to the entry. Paved connections to both Jermyn Ave and Government St are provided on the plans, for access to sidewalks and the surrounding neighbourhood.
- 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 and every business).*
- The development faces both street facades with individual ground-oriented entries. The existing entry to the upper level suite in the retained portion of the building will remain as-is.
- 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 development design includes covered patios and covered decks, as well as minor projections to create visual interest. These features also assist with breaking up massing while providing weather projection and visual overlook onto the adjacent streets and private rear yard.

- Guideline G24* *Street-facing units should utilize a layering of elements – including but not limited to street-facing entries, stairs, stoops, porches, patios and landscape elements – to create transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkway, ramp, stair), semi-private (e.g., stoop, balcony) and private areas.*
- As shown on the development plans, the rebuilt dwelling unit will have a covered porch facing the street, as well as a small patio area to provide a semi-private amenity space. The other two units each have amenity spaces and covered entries to provide weather protection and interesting architectural features on the exterior of the building.
- Guideline G26* *Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.*
- The two-storey design helps maintain privacy and reduce the height and therefore the amount of visual overlook onto neighbouring properties. There are two small windows on the west façade which is closer to the neighbour (1.5m to property line), and more windows on the north façade where there is a greater setback (6m) to the adjacent neighbour. This physical separation assists with maintaining privacy for the neighbour to the north.
- Guideline G29* *Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas.*
- Large windows, main unit entries, and covered patios and entries face towards Jermyn Ave, providing a connection to the street and allowing for casual overlook onto this public space.
- Guideline G33* *Water conservation and plant maintenance: xeriscaping, irrigation & mulching.*
- *The landscape plan shows a primarily xeriscaping approach to ground cover, as the applicant proposed groundcover which requires minimal watering. The proposed trees, planting boxes, and other landscaping will be irrigated to ensure their long-term success.*
- Guidelines G34 & 35* *Tree retention & tree planting...*
- The landscaping plan shows three trees on different sides of the property. One mature elm tree will remain on site, and the applicant will plant two new trees (Attachment 'F').
- Guideline G43* *Address both fronting streets in a pedestrian-friendly way, preferably with pedestrian entrances and/or windows on both facades.*
- The proposed development provides both pedestrian entrances and windows on the street-facing sides of the building. Paved connections to sidewalks on both streets are provided. This design improves the connectivity between the development and the streetscapes of both Jermyn Ave and Government St.
- 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 bins will be stored in the garage for the rebuilt home, and adjacent to each unit entry for the other two units. The storage areas will not impede pathways on the site to each entry.

*Guideline MF1*

*All multifamily development should incorporate community amenity spaces that provide opportunity for recreation and play and address the needs of all age groups likely to reside within the development.*

- Each unit will have a dedicated amenity space. The rebuilt home has a covered patio at the front with two new decks and patio in the rear yard. The proposed main level unit in the retained portion of the building will have a covered patio facing towards Jermyn Ave. The existing upper unit in the retained portion of the building already has a covered deck at the entry, and will have a patio space added at-grade. These amenity spaces provide semi-private outdoor space for future residents. The property is located close to Kiwanis Park on Edmonton Ave and the recreation amenities at KVR Middle School and Penticton Secondary School, as well as the KVR, for residents to access outdoor spaces.

Attachment E – Letter of Intent

Rezoning of 585 Jermyn ave.

To whom it may concern

I would like to rezone my property at 585 Jermyn ave. from R2 to RM2 as per official community plan.

The purpose of this rezoning is to create an additional 2 bedroom rental suite on the property. As well as replacing an energy inefficient older home with a new energy efficient home.

I propose to turn the lower level of the recently constructed addition in to a two bedroom rental suite.

I also propose to remove the old section of the existing home and build a new home in its place.

I do not see any negatives with my proposal , I see only positives. It would ceate a much needed 2 bedroom rental suite. And also replace an older house with a modern one.

I would als propose to limit the road widenings on the south east corner of the property to 5.5 meters as opposed to 8.5 meters. This would improve the livability of the lower suiteas it would allow for a patio area for that suite.

Thank you for your consideration.

Sincerely



Doug Halverson

Attachment F - Development Permit Analysis (applicant)

585 Jermyn ave.  
Development permit analysis

The intent of our project is to create one extra two bedroom rental unit, as well as replacing the existing energy inefficient main house with a properly insulated and heated new house.

The new residence will incorporate the same exterior finish and roof slopes as the addition that was completed four years ago. The roof of the new building will blend in and wrap around the front of the previous addition.

There will be a covered patio at the front door of the new house. The project will have very good curb appeal.

The landscaping will be modest. We are hoping to have a low maintenance yard that uses very little water.

There is an existing elm tree on the north side of the property that we will retain. We will also plant two Paul Scarlett hawthorn trees. They will provide shade for patio areas and are pleasant looking trees. They are also ideal for our climate because they need very little water after their first two years.

The rest of the yard will consist of patio areas, parking and mixed gravels. The overall appearance of the property will be far superior to what is there now. The only new construction is replacing a worn out older home.

Thank you for your consideration



Doug Halverson

The Corporation of the City of Penticton

Bylaw No. 2022-10

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. 2022-10".

2. **Amendment:**

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

Rezone Lot B District Lot 249 Similkameen Division Yale District Plan 4224, located at 585 Jermyn Avenue, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

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

READ A FIRST time this	15	day of	February, 2022
A PUBLIC HEARING was held this	1	day of	March, 2022
READ A SECOND time this		day of	, 2022
READ A THIRD time this		day of	, 2022
ADOPTED this		day of	, 2022

Notice of intention to proceed with this bylaw was published on the 22 day of February, 2022 and the 23 day of February, 2022 in the Penticton Herald newspaper, pursuant to Section 94 of the *Community Charter*.

\_\_\_\_\_  
John Vassilaki, Mayor

\_\_\_\_\_  
Angie Collison, Corporate Officer

# Rezone 585 Jermyn Avenue

From R2 (Small Lot Residential) To RM2 (Low Density Multiple Housing)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2022-10

Date: \_\_\_\_\_

Corporate Officer: \_\_\_\_\_

## Development Permit

Permit Number: DP PL2021-9241

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 249 Similkameen Division Yale District Plan 4224
  - Civic: 585 Jermyn Avenue
  - PID: 010-573-411
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a 3-unit 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).

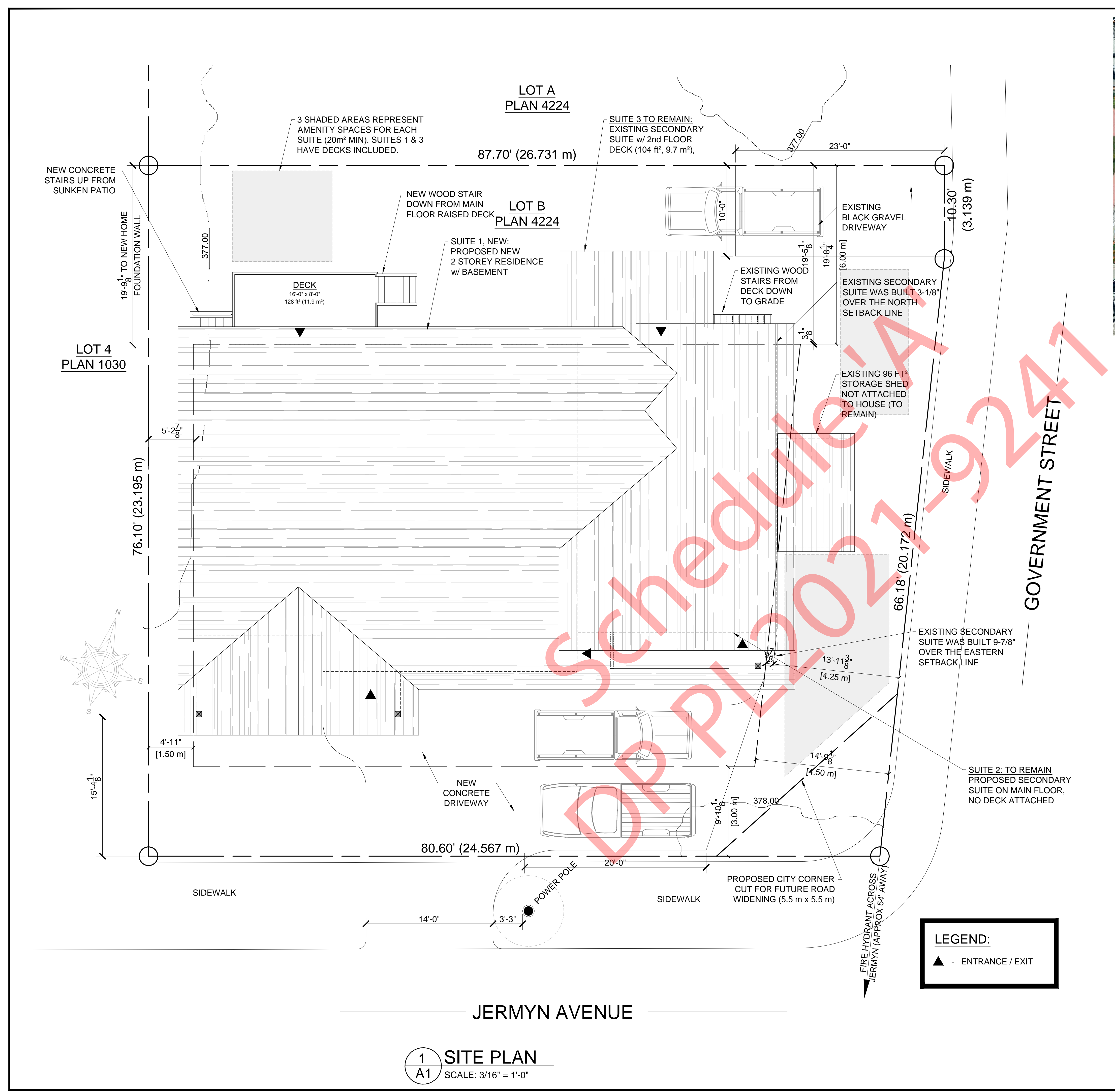
**General Conditions**

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.

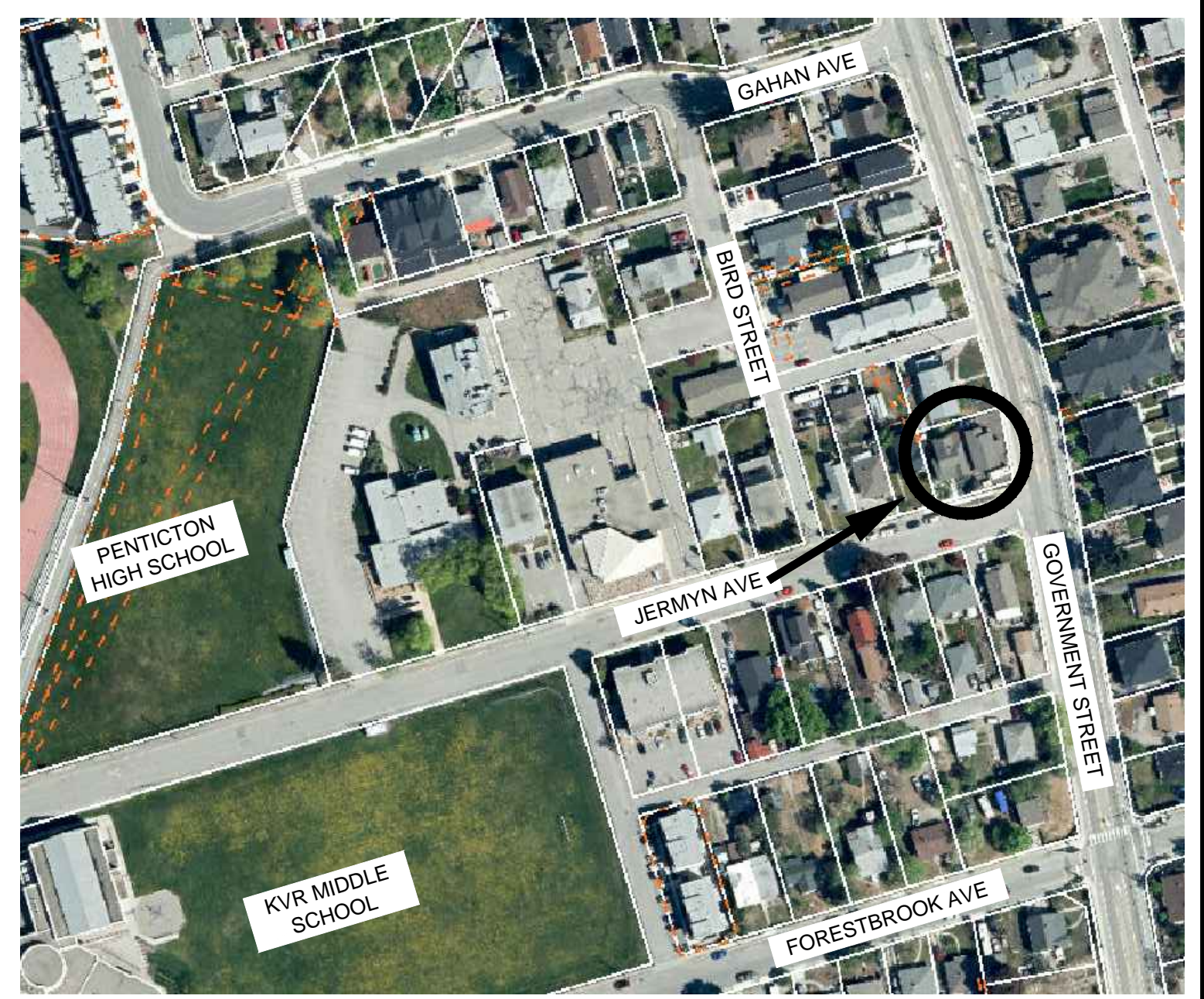
Authorized by City Council, the \_\_\_\_ day of \_\_\_\_\_, 2022.

Issued this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Angela Collison  
Corporate Officer



**1 SITE PLAN**  
 A1 SCALE: 3/16" = 1'-0"



**2 LOCATION PLAN**  
 A1 SCALE: NTS

<b>LEGAL ADDRESS:</b>	- LOT B, PLAN 4224, DL 249															
<b>CIVIC ADDRESS:</b>	- 585 JERMYN AVENUE, PENTICTON, BC															
<b>P.I.D. NUMBER:</b>	002-468-891															
<b>ZONED:</b>	- R2 - SMALL LOT RESIDENTIAL															
<b>PROPOSED RE-ZONING:</b>	- RM2 - LOW DENSITY MULTIPLE HOUSING															
<b>LOT SIZE:</b>	- 6440 FT <sup>2</sup> (598.3 m <sup>2</sup> )															
<b>BUILDING FOOTPRINT:</b>	- 2256 FT <sup>2</sup> (209.68 m <sup>2</sup> )															
<b>LOT COVERAGE:</b>	- 2256 / 6440 = 35.0%															
<b>F.A.R.:</b>	- MAIN FLOOR (BOTH SIDES): 1731 FT <sup>2</sup> - UPPER FLOOR (BOTH SIDES): 1316 FT <sup>2</sup> - EXTERIOR SHED: 96 FT <sup>2</sup> TOTAL AREA OF HOUSE: 3143 FT <sup>2</sup> - 3143 / 6440 = 48.8%															
<b>SETBACKS:</b>	<table border="1"> <thead> <tr> <th></th> <th>SETBACK</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>- FRONT YARD:</td> <td>3.0 m</td> <td>4.674 m</td> </tr> <tr> <td>- REAR YARD:</td> <td>6.0 m</td> <td>6.022 m</td> </tr> <tr> <td>- SIDE YARD (INTERIOR):</td> <td>1.5 m</td> <td>1.575 m</td> </tr> <tr> <td>- SIDE YARD (EXTERIOR):</td> <td>4.5 m</td> <td>4.251 m</td> </tr> </tbody> </table>		SETBACK	PROPOSED	- FRONT YARD:	3.0 m	4.674 m	- REAR YARD:	6.0 m	6.022 m	- SIDE YARD (INTERIOR):	1.5 m	1.575 m	- SIDE YARD (EXTERIOR):	4.5 m	4.251 m
	SETBACK	PROPOSED														
- FRONT YARD:	3.0 m	4.674 m														
- REAR YARD:	6.0 m	6.022 m														
- SIDE YARD (INTERIOR):	1.5 m	1.575 m														
- SIDE YARD (EXTERIOR):	4.5 m	4.251 m														
<b>BUILDING HEIGHT:</b>	- 24'-9" (7.54 m) - MAX ALLOWED UNDER AIRPORT HEIGHT RESTRICTION: 25'-8" (7.82m)															

**DRAWING LIST:**

A1	- SITE AND LOCATION PLANS
A2	- BASEMENT PLAN
A3	- MAIN FLOOR PLAN
A4	- 2nd FLOOR PLAN
A5	- SOUTH & WEST ELEVATIONS
A6	- NORTH & EAST ELEVATIONS
A7	- BUILDING SECTION
L1	- LANDSCAPE PLAN

**LEGEND:**  
 ▲ - ENTRANCE / EXIT

no.	date	revision
6	Dec 23, 2021	Issued For Development Permit
5	Nov 15, 2021	Issued For Review
4	Nov 4, 2021	Issued For Review
3	Aug 23, 2021	Added Suite Layout to Plans
2	Jul 30, 2021	Issued For Review
1	Jul 13, 2021	Issued For Preliminary Review

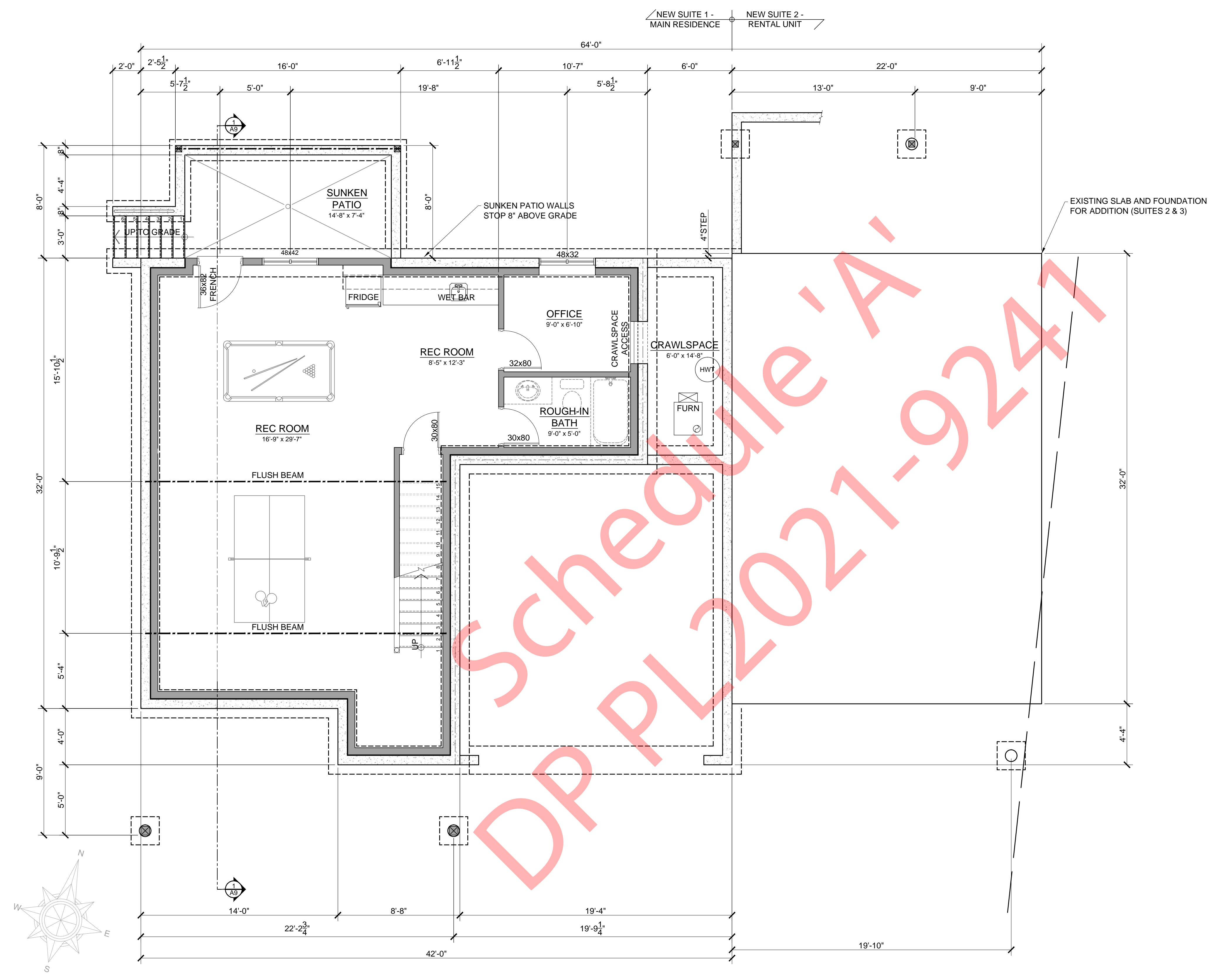
**RA HICKSON**  
**DESIGN SERVICES**  
 167 BRACEWELL DR.  
 PENTICTON, BC V2A 6X1  
 (250) 493-2438 tel  
 (250) 485-2651 cel  
 rahickson@shaw.ca

Project title  
 HALVERSON RESIDENCE  
 585 JERMYN AVE  
 PENTICTON, BC  
 PROPOSED NEW REBUILD

Dwg. title  
 SITE PLAN

dr: R.A.H. date: Jul 1, 2021  
 ch: R.A.H. scale: 3/16" = 1'-0"

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 A1



1 BASEMENT PLAN - 940 ft<sup>2</sup>  
 A2 SCALE: 1/4" = 1'-0"

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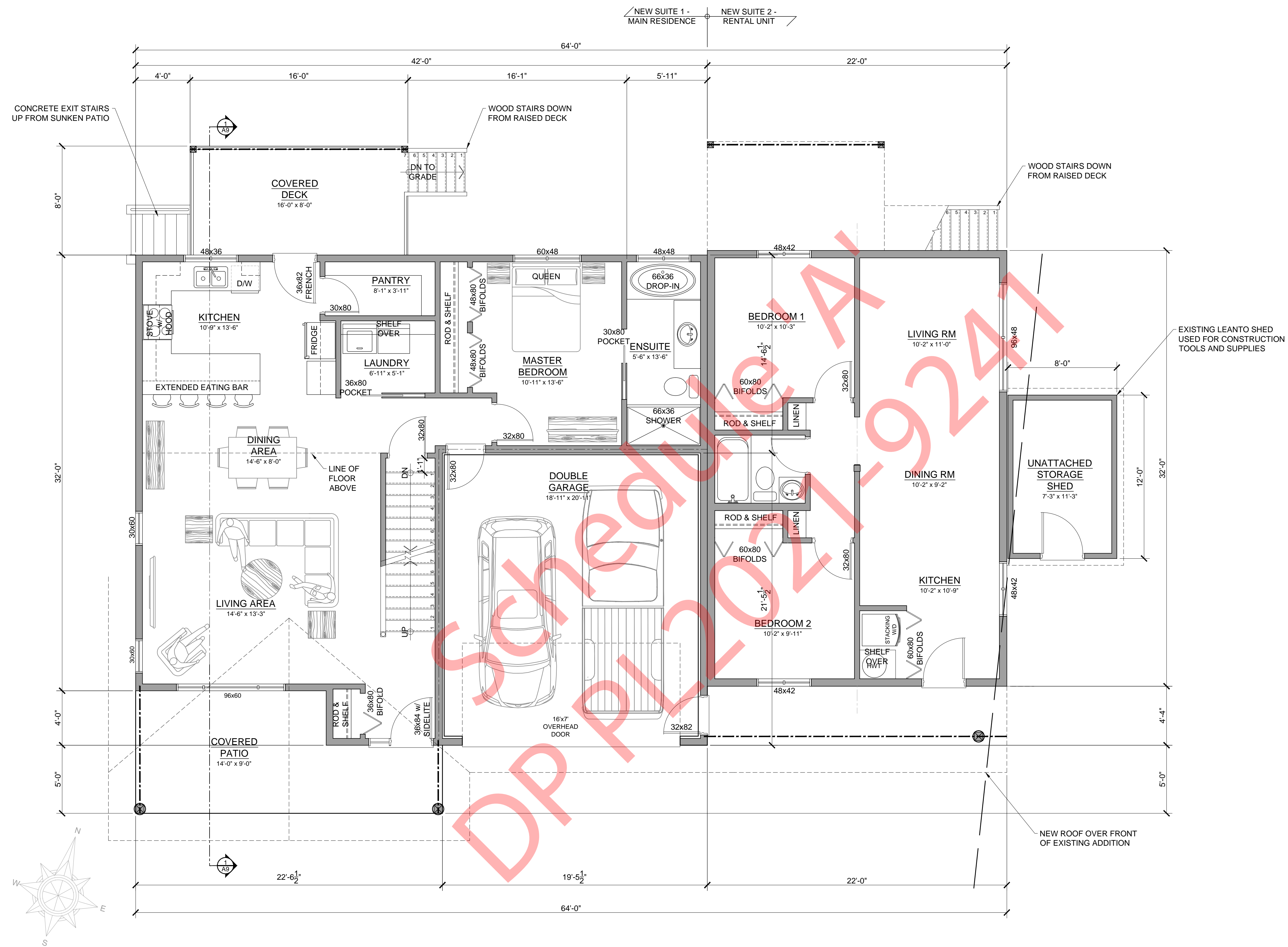
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 PROPOSED NEW REBUILD

dwg. title  
 BASEMENT FLOOR PLAN

dr: R.A.H. date: Jul 1, 2021  
 ch: R.A.H. scale: 1/4" = 1'-0"

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 A2



1 MAIN FLOOR PLAN - SUITE 1 = 1027 ft<sup>2</sup> + 429 ft<sup>2</sup> GARAGE, SUITE 2 = 704 ft<sup>2</sup>  
 A3 SCALE: 1/4" = 1'-0"

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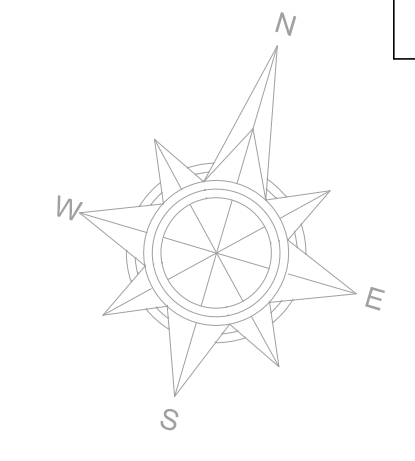
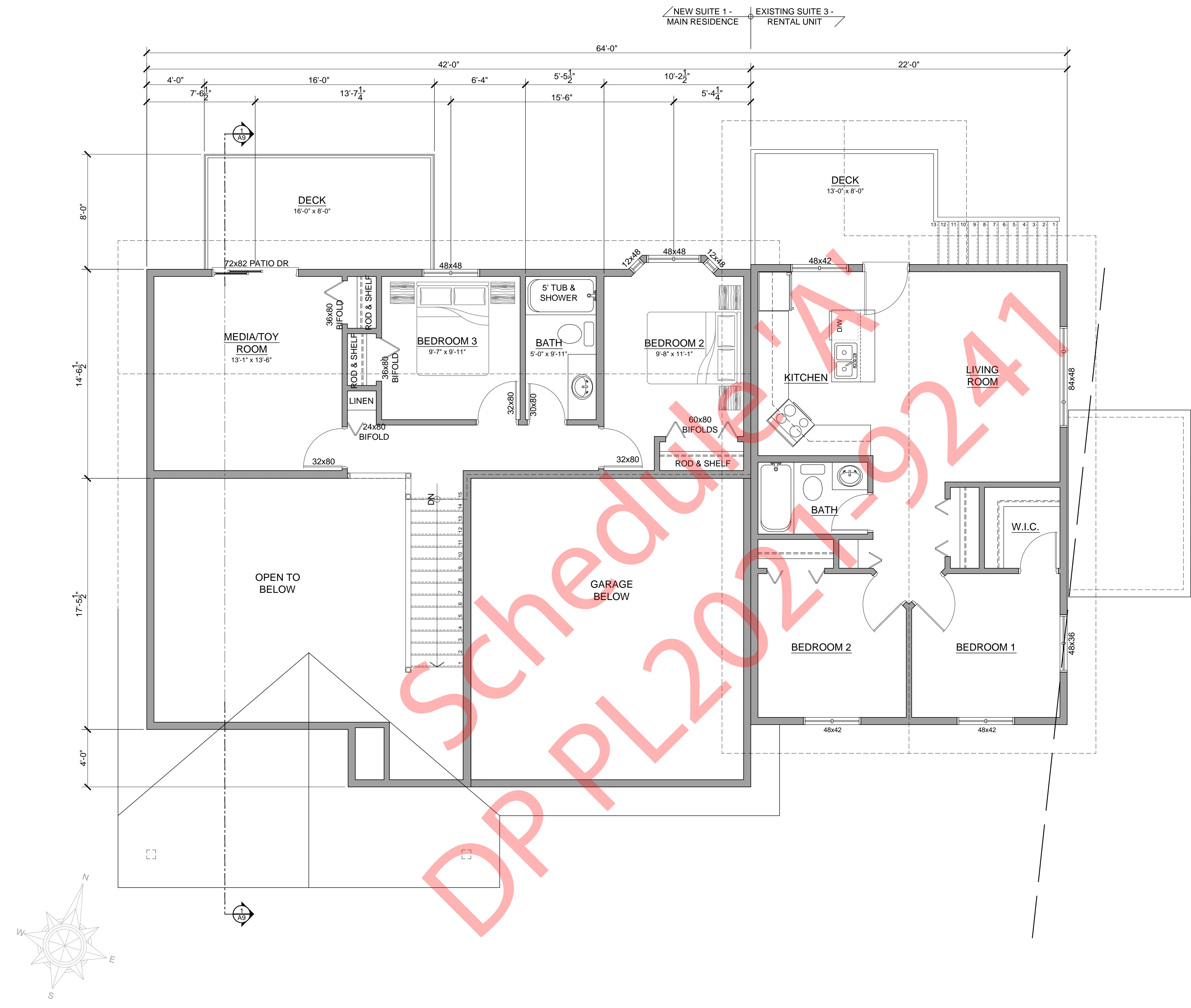
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 PENTICTON, BC V2A 6X1  
 (250) 493-2438 tel  
 (250) 489-2651 cel  
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 PENTICTON, BC  
 PROPOSED NEW REBUILD

dwg. title  
 MAIN FLOOR PLAN

dr: R.A.H. date: Jul 1, 2021  
 ch: R.A.H. scale: 1/4" = 1'-0"

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 A3



1 UPPER FLOOR PLAN - SUITE 1 = 612 ft<sup>2</sup>, SUITE 3 = 704 ft<sup>2</sup>  
 A4 SCALE: 1/4" = 1'-0"

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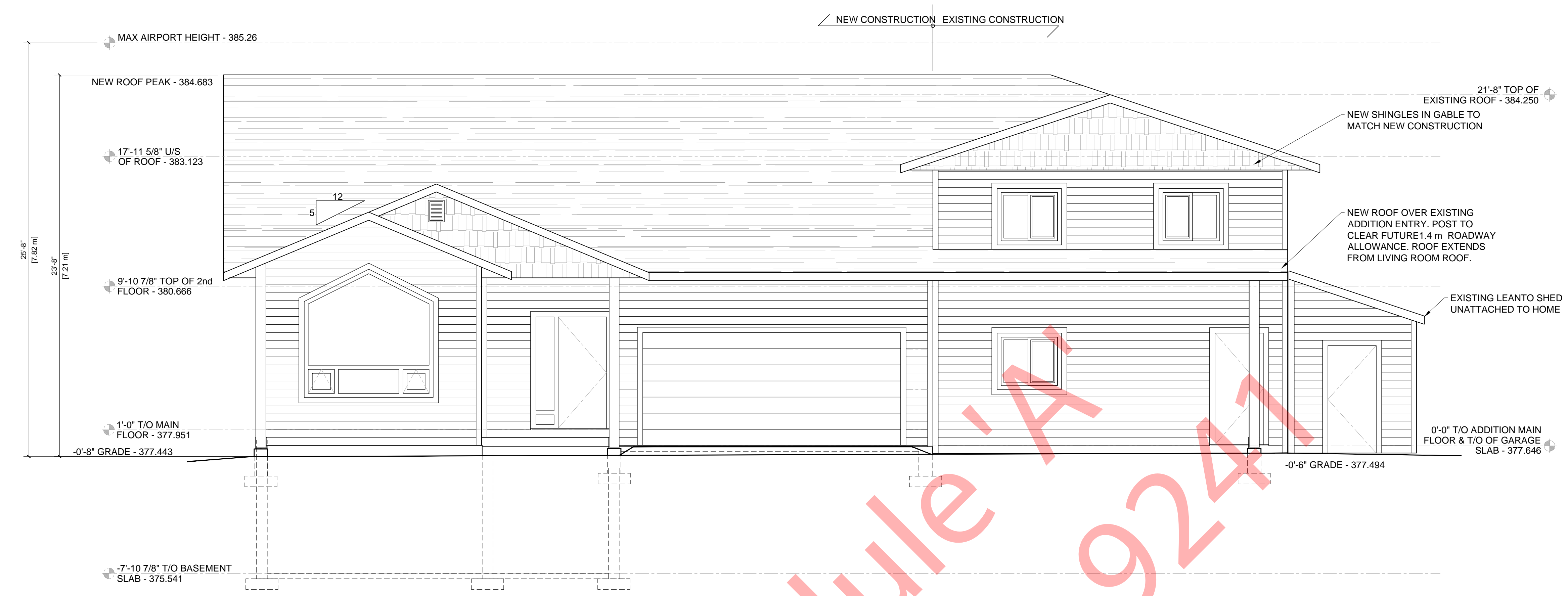
**RA HICKSON**  
**DESIGN SERVICES**  
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 PENTICTON, BC V2A 6X1  
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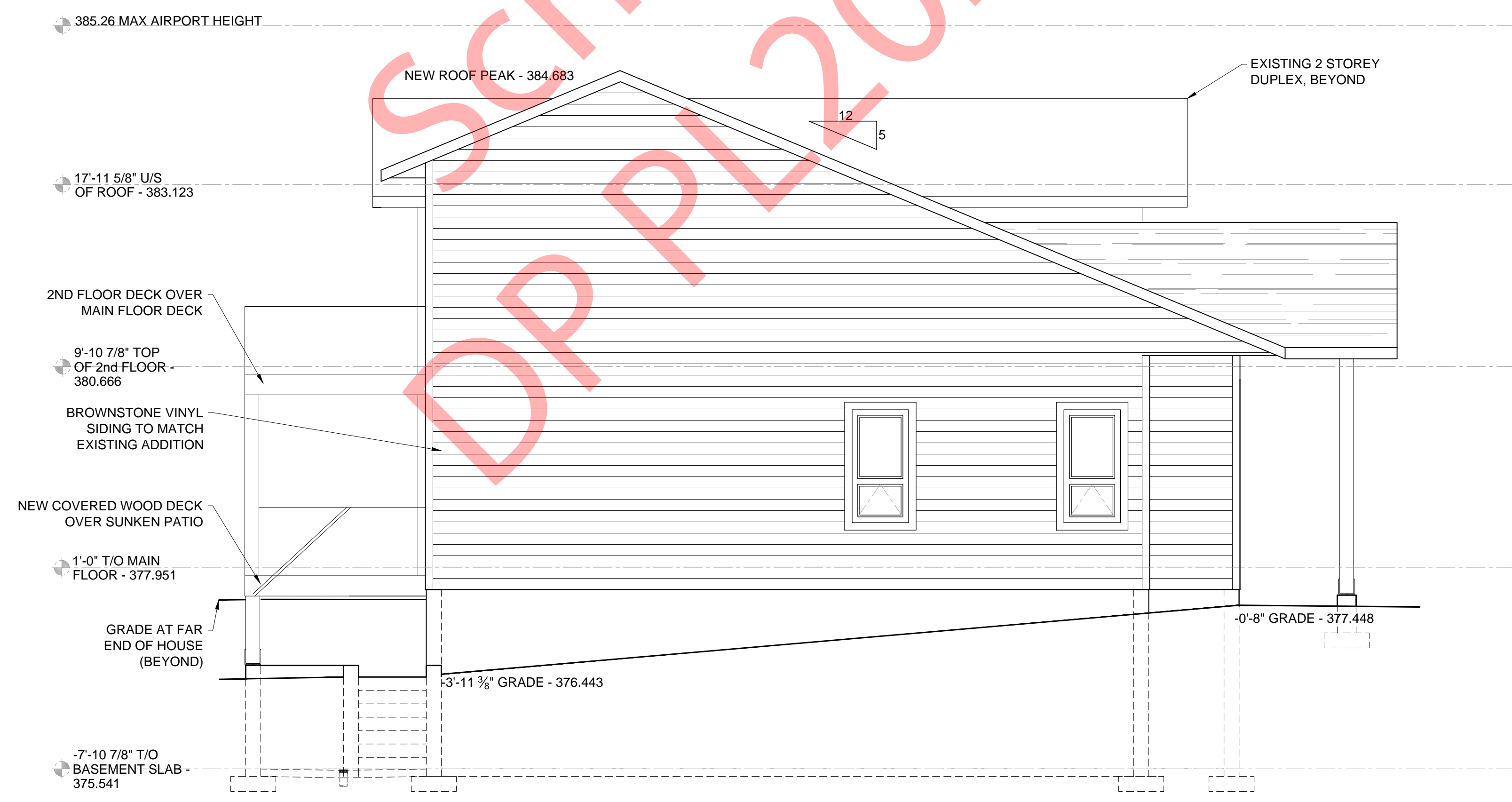
dwg. title  
 UPPER FLOOR PLAN

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 ch: R.A.H. scale: 1/4" = 1'-0"

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 A4



1 FRONT (SOUTH) ELEVATION  
A5 SCALE: 1/4" = 1'-0"



2 LEFT SIDE (WEST) ELEVATION  
A5 SCALE: 1/4" = 1'-0"

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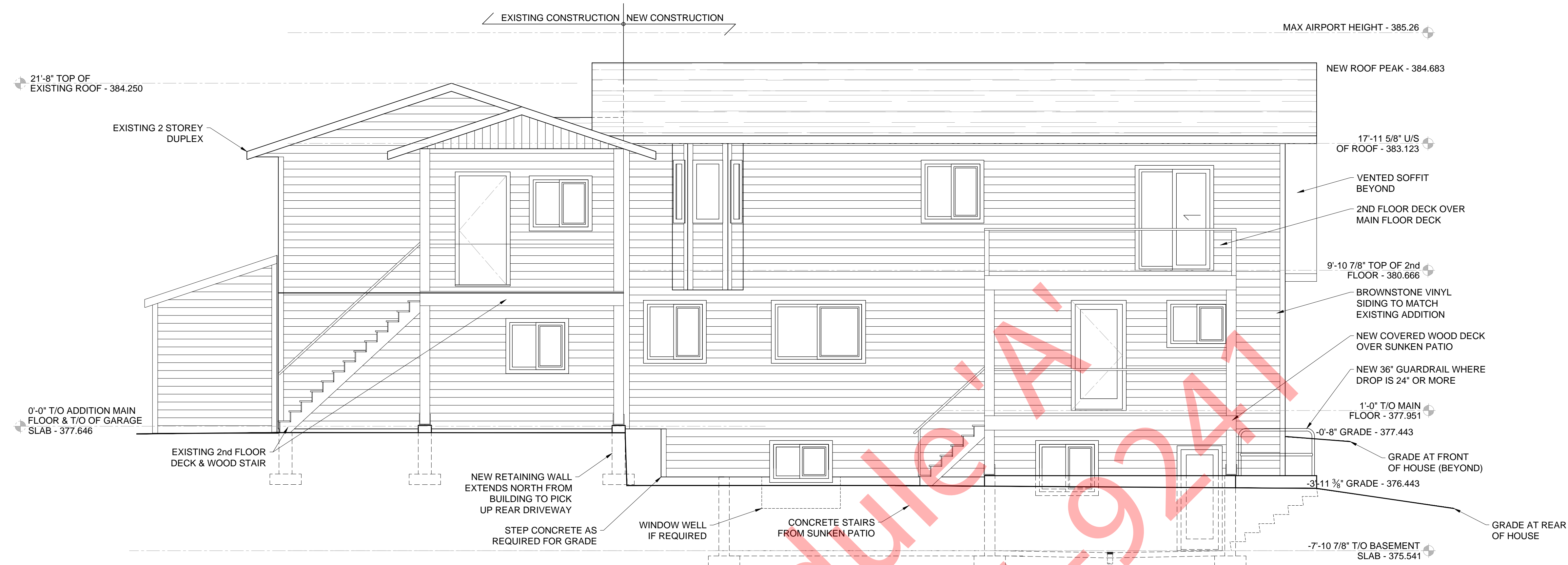
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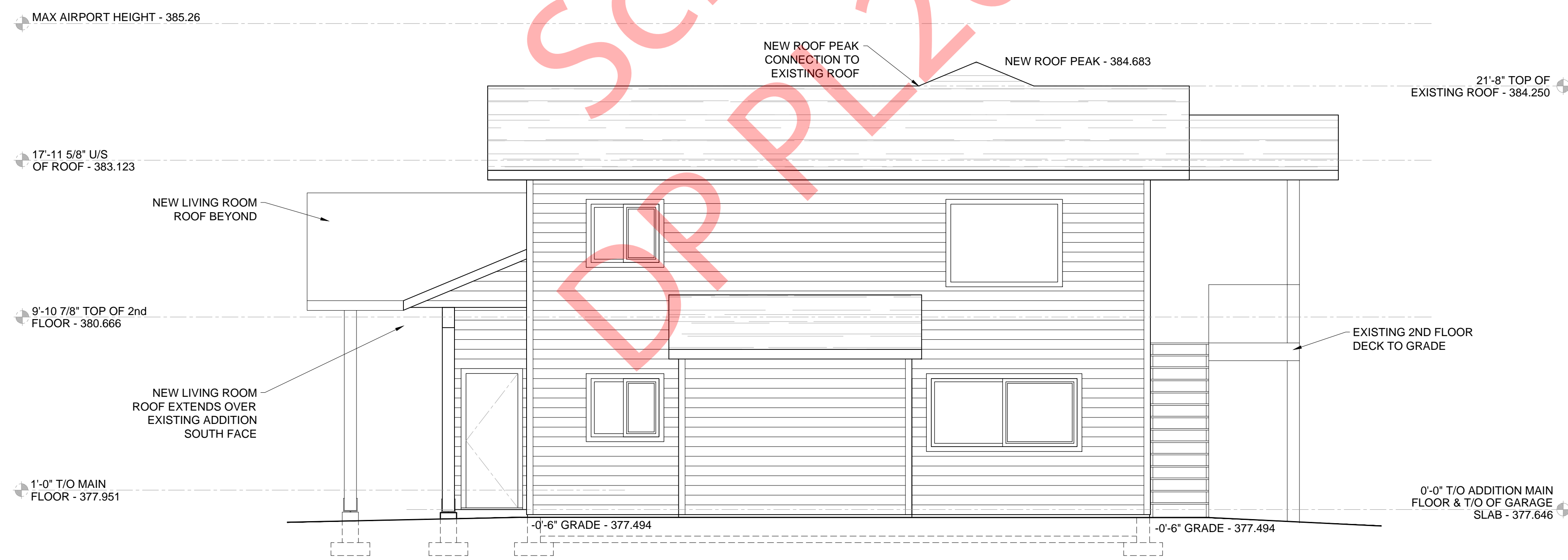
dwg. title  
 SOUTH & WEST ELEVATIONS

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 ch: R.A.H. scale: 1/4" = 1'-0"

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 A5



**1 REAR (NORTH) ELEVATION**  
 A6 SCALE: 1/4" = 1'-0"



**2 RIGHT SIDE (EAST) ELEVATION**  
 A6 SCALE: 1/4" = 1'-0"

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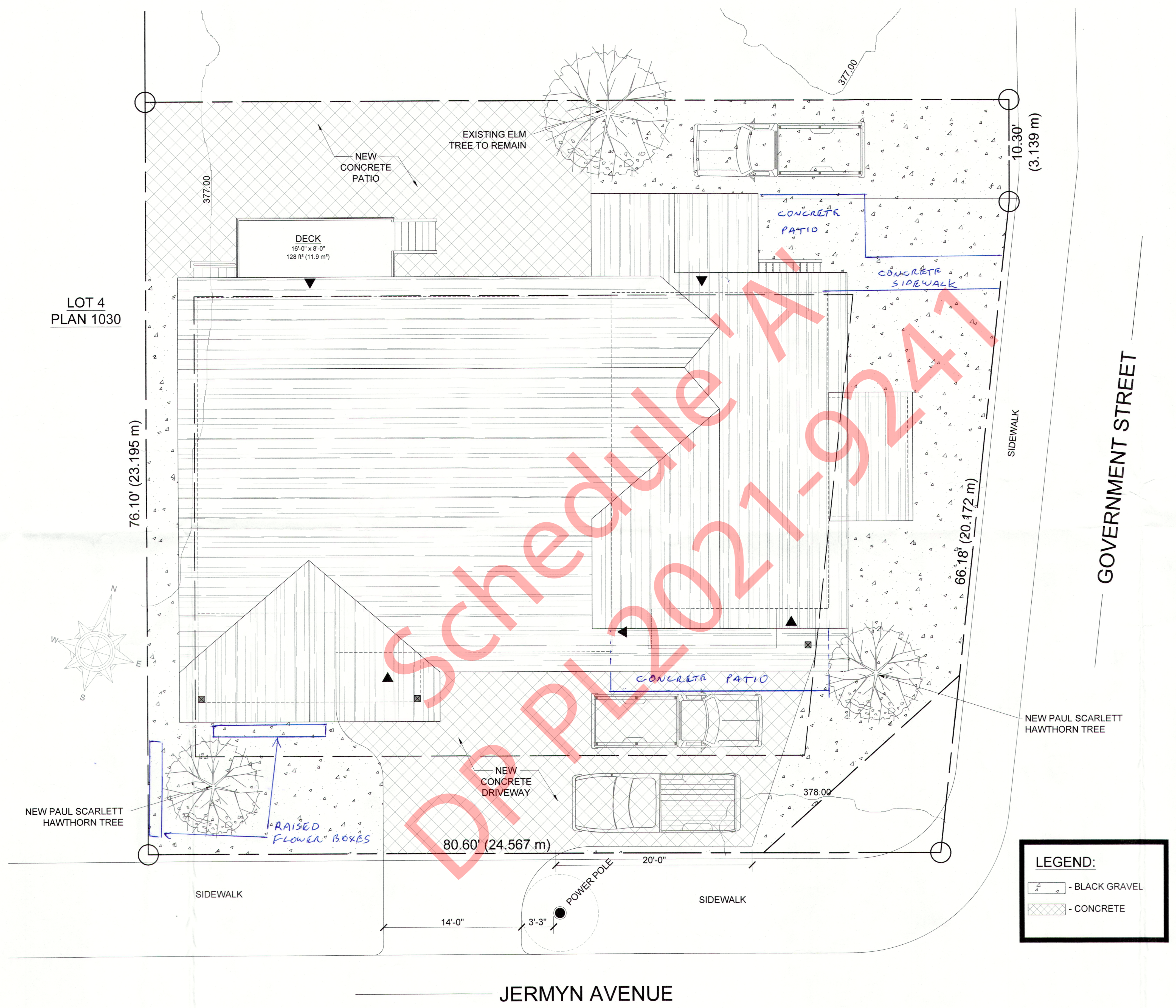
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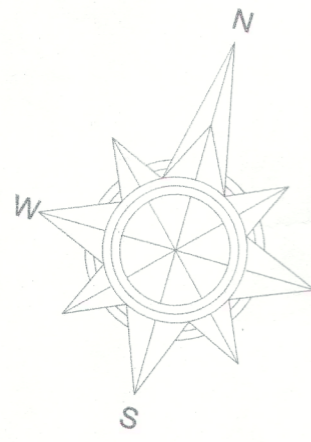
dwg. title  
 NORTH & EAST ELEVATIONS

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LOT 4  
PLAN 1030



**LEGEND:**

- BLACK GRAVEL
- CONCRETE

**1** LANDSCAPING PLAN  
**L1** SCALE: 3/16" = 1'-0"

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**RA HICKSON  
DESIGN SERVICES**  
 167 BRACEWELL DR.  
 PENTICTON, BC, V2A 6X1  
 (250) 493-2438 tel  
 (250) 486-2651 cel  
 rahickson@shaw.ca

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 PROPOSED NEW REBUILD

dwg. title  
 LANDSCAPING PLAN

dr: R.A.H.	date: Jul 1, 2021
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L1	

Public Hearing - LATE SUBMISSION  
- 585 Jermyn Avenue

To: Corporate Officer, City of Penticton

February 27, 2022

Re: Submission to Public Hearing March 1, 2022- Rezoning 585 Jermyn Ave. From R2 to RM2, Zoning Amendment Bylaw 2022-10

Thank you for the opportunity to comment on the above noted application.

We are pleased to see the City will require a road reserve covenant especially for a future road dedication corner cut (southeast corner of Government and Jermyn Ave.). Both this and the future road dedication of Government St. will enhance visibility and safety measures.

Providing there is adequate onsite parking for all 3 units (limiting the use of on street parking) we could support the proposed amendment. In the past there has been considerable on-street parking associated with 585 Jermyn. On many occasions this has compromised nearby residents (including ourselves) who rely on street parking near our respective properties.

Although we now are in an Infill Residential area, historically on-street parking was the norm for us and some other neighbours who do not have driveways nor onsite parking. We rely on street parking. 585 Jermyn was not the only generator of additional street parking. This is not a new issue as several years ago we expressed our concern regarding adequate parking for the condos being built on the east side of Government St. across from Jermyn. After they were occupied, there was an increase in street parking on our section of Jermyn.

Kind regards,

Susan Austen/ John Shaw- 568 Jermyn Ave., Penticton

Sherri and Brad Moore- 569 Jermyn Ave., Penticton,