

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

Tuesday, May 17, 2022
at 6:00 p.m.

- | | | |
|-------|--|------|
| 1. | Mayor Calls Public Hearing to Order for “Zoning Amendment Bylaw No. 2022-21” | 1-61 |
| CO | <p>Reads Opening Statement and Introduction of Bylaw</p> <p>“Zoning Amendment Bylaw No. 2022-21”</p> <p>Purpose: To amend Zoning Bylaw No. 2021-01 as follows:</p> <p style="padding-left: 40px;">Add CD9 – Comprehensive Development Zone (877 Westminster Avenue West) and rezone</p> <p style="padding-left: 40px;">1. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891;</p> <p style="padding-left: 40px;">2. Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891; and</p> <p style="padding-left: 40px;">3. Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658,</p> <p style="padding-left: 40px;">located at 813, 825 and 877 Westminster Avenue West, from CT1 (Tourist Commercial), C7 (Service Commercial), and C8 (Vehicle Service Station) to CD9 – Comprehensive Development Zone (877 Westminster Avenue West).</p> <p style="padding-left: 40px;">The applicants are proposing a mixed-use (commercial and residential) development on the properties at 813, 825 and 877 Westminster Avenue West. The development consists of five, six-storey apartment buildings, and one, six-storey mixed-use building with a total of 305 residential units and 2,000 sq. ft. (186 m²) of commercial retail space</p> <p>Notice: The Public Hearing was advertised in the Penticton Herald Newspaper on Friday, May 6, 2022 and Friday, May 13, 2022 (pursuant to the <i>Local Government Act</i>).</p> | |
| CO | No correspondence has received regarding the Zoning Amendment Bylaw (as of noon Wednesday, May 11, 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. 2022-21" is terminated and no new information can be received on this matter.

Regular Council Meeting
held at the City of Penticton Council Chambers
171 Main Street, Penticton, B.C.

Tuesday, May 3, 2022
at 1:00 p.m.

Resolutions

- 13.4 Zoning Amendment Bylaw No. 2022-21
Re: 813, 825 and 877 Westminster Avenue West

159/2022

It was MOVED and SECONDED

THAT Council give first reading to "Zoning Amendment Bylaw No. 2022-21",
for:

1. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891;
2. Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891; and
3. Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658,

Located at 813, 825 and 877 Westminster Avenue West, a bylaw to rezone the subject properties from CT1 (Tourist Commercial), C7 (Service Commercial), and C8 (Vehicle Service Station) to CD9 – Comprehensive Development Zone (877 Westminster Avenue West), AND THAT Council forward "Zoning Amendment Bylaw No. 2022-21" to the May 17, 2022 Public Hearing;

AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2022-21", require the following conditions be met:

1. A 2.5m wide road dedication along the eastern property line (Power Street) be registered with the Land Title Office;
2. A 8.5m x 8.5m southeast corner cut at the intersection of Westminster Avenue West and Power Street is registered with the Land Title Office; and
3. A Section 219 Covenant, to ensure the long-term protection and viability of the City-owned boulevard trees prior to, during and after construction, along the Westminster Avenue West frontage of the subject properties, is registered with the Land Title Office.

AND THAT Council requires a higher standard for the Westminster Avenue West and Power Street frontages than the current Subdivision and Development Bylaw requires, to be constructed at the developers cost prior to building occupancy, to be designed in alignment with the vision of the North Gateway Redevelopment and Investment Strategy, including the installation of a treed walkway along Power Street.

CARRIED UNANIMOUSLY

Council Report

penticton.ca

Date: May 3, 2022
To: Donny van Dyk, Chief Administrative Officer
From: Nicole Capewell, Planner II
Address: 813, 825, and 877 Westminster Avenue West

File No: RMS/877 Westminster Ave W

Subject: Zoning Amendment Bylaw No. 2022-21

Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2022-21", for:

1. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891;
2. Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891; and
3. Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658,

Located at 813, 825 and 877 Westminster Avenue West, a bylaw to rezone the subject properties from CT1 (Tourist Commercial), C7 (Service Commercial), and C8 (Vehicle Service Station) to CD9 – Comprehensive Development Zone (877 Westminster Avenue West),

AND THAT Council forward "Zoning Amendment Bylaw No. 2022-21" to the May 17, 2022 Public Hearing;

AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2022-21", require the following conditions be met:

1. A 2.5m wide road dedication along the eastern property line (Power Street) be registered with the Land Title Office;
2. A 8.5m x 8.5m southeast corner cut at the intersection of Westminster Avenue West and Power Street is registered with the Land Title Office; and
3. A Section 219 Covenant, to ensure the long-term protection and viability of the City-owned boulevard trees prior to, during and after construction, along the Westminster Avenue West frontage of the subject properties, is registered with the Land Title Office.

AND THAT Council requires a higher standard for the Westminster Avenue West and Power Street frontages than the current Subdivision and Development Bylaw requires, to be constructed at the developers cost prior to building occupancy, to be designed in alignment with the vision of the North Gateway Redevelopment and Investment Strategy, including the installation of a treed walkway along Power Street.

Strategic Priority Objective

Vision: A vibrant, innovative, healthy waterfront city focused on sustainability, community and economic opportunity.

Community Vitality: The City of Penticton, guided by the Official Community Plan, will promote the economic wellbeing and vitality of the community.

Proposal

The applicants are proposing a mixed-use (commercial and residential) development on the properties at 813, 825 and 877 Westminster Ave W. The development consists of five, six-storey apartment buildings, and one, six-storey mixed-use building with a total of 305 residential units and 2,000 sq. ft. (186 m²) of commercial retail space (Figure 1). To facilitate this development, the applicant is requesting to rezone the properties from CT1 (Tourist Commercial), C7 (Service Commercial), and C8 (Vehicle Service Station) to CD9 – Comprehensive Development Zone (877 Westminster Avenue West), a zone developed specifically for the proposed development on the subject properties.

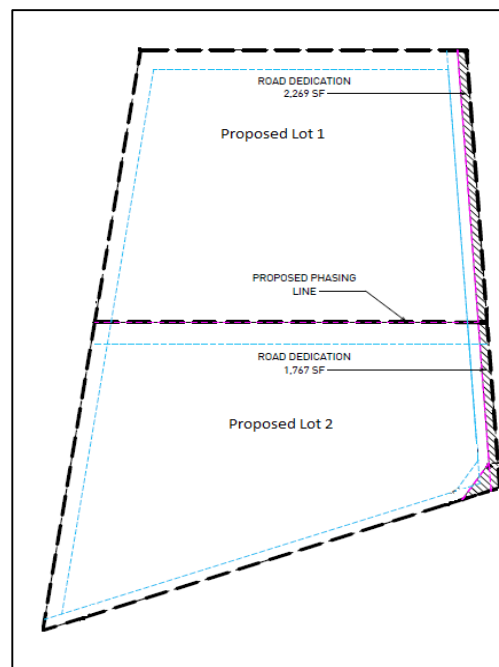


Figure 1 - Proposed Subdivision Plan



Figure 2 - Conceptual Rendering of Proposed Development - Corner of Westminster Ave W and Power Street

The applicants intend to apply for Development Permit and Subdivision applications (Figure 2) following consideration of the Zoning Amendment Bylaw. Given the size of the development, the Development Permit will require Council consideration for issuance.

Background

Property Information

The subject site consists of three separate properties; 813, 825 and 877 Westminster Ave West (referred to as 877 Westminster Ave W or the subject site) - totaling approximately 4.8 acres (1.9 ha) in size (Figure 3). The lands are currently zoned CT1 (Tourist Commercial), C7 (Service Commercial) and C8 (Vehicle Service Station) and are designated by the City's Official Community Plan as 'Urban Residential'. The lands currently contain the El Rancho Motor Hotel as well as a car rental business and a hair salon.

The site is prominently located at the intersection of Westminster Ave West and Power Street, within walking distance of Okanagan Lake Beach, Lakawanna Park, the Trade and Convention Centre, Community Centre, and Riverside Plaza. The surrounding neighbourhood contains a diverse mix of zones including commercial uses in the nearby Riverside Plaza, motor vehicle sales and service along the Westminster Ave corridor, and several parks and public assembly uses. The mix of residential zones in the area ranges from R2 (Small Lot Residential) to RM4 (High Density Multiple Housing), including single-family homes, carriage homes, duplexes, fourplexes, apartments and townhouses.

Previous Applications

In 2021, an OCP Amendment application was received for the subject properties that provided a simplified site plan for the proposed development. The application proposed to amend the OCP future land use designation on the properties from 'Tourist Commercial' to 'Urban Residential'. This application was adopted by Council in August 2021 to support the long term vision of the subject property for residential development. The current proposal is in-line with the vision outlined in that OCP amendment.

North Gateway Redevelopment and Investment Strategy

To ensure an orderly, strategic and investment ready environment within this area of the City, the 'North Gateway Redevelopment and Investment Strategy' ensures a coordinated approach will be taken to land use, infrastructure needs and economic investment opportunities. The process is currently underway and the emerging vision that the community has identified is one that seeks to create the North Gateway as a welcoming and attractive neighbourhood, supportive of increased varieties of residential densities, tourist accommodation and commercial activity.

While the draft plan is still under development, the concepts created so far through the process seek additional residential density of approximately 2,000 residential units, approximately 30,000 sq. ft. of new commercial/retail space and the addition of approximately 350 new hotel rooms.



Figure 3 - Property Location Map

The areas of policy that are being drafted focus around Land Use and Density, Experience & Atmosphere and Mobility and Connections. Based on the proposal submitted, staff have provided a response to each of these focus areas and how the proposal aligns with the emerging North Gateway vision:

- *Land Use & Density:* The proposal for a mixed-use development, consisting of six, six-storey buildings is supported and within the desired height and density for the area. The proposal would provide just over 300 residential units to the area, and 2,000 sq. ft. of commercial/retail space.
- *The Experience:* The building design and site layout provides for an active façade and appearance along Westminster Ave W and Power St.
- *Mobility & Connections:* The development will provide improvements along the Power Street frontage, including a multi-use pathway that will connect to Lakeshore Drive, which will help to activate and prioritize pedestrian movement through the area.

The future of the Westminster Ave W corridor is also a major focus of the North Gateway Plan, and the proposal will support the vision of a more active mobility corridor, while ensuring the protection of existing boulevard trees.

Financial Implication

The City is responsible for the surveyor and legal fees associated with the recommended road dedications. There is a 2.5m road dedication identified along Power Street and an 8.5m by 8.5m corner cut at the intersection of Power Street and Westminster Ave W. As a condition of zoning, the road dedications will be required to be registered with the Land Title Office.

Technical Review

This application was reviewed by the City’s Technical Planning Committee. Servicing and building code requirements have been identified to the applicant and will be addressed as part of the building permit processes. It is the property owner’s responsibility to provide services and/or upgrade existing services as required. High level comments have been provided, and several departments continue to have ongoing discussions with the applicant, as they work to prepare subsequent development application packages.

It is staff’s understanding that the subject property currently provides long-term, affordable market housing to a number of individuals. Should this application and development proceed forward, the availability of these long-term units would likely, at some point in time, be terminated. The City does not have a formal process, policy or legislated requirement to require housing for every tenant being displaced. The legislative requirements between landlords and tenants are regulated by the *Residential Tenancy Act*, and the Residential Tenancy Branch., Despite not having a relocation policy in effect, City staff will provide support to the owner/applicant, BC Housing and service providers, where possible, to assist in providing rehousing solutions.



Figure 4 - Map Indicating Road Dedication Locations (shown in red)

Boulevard trees

There are 4 large American Elm boulevard trees fronting the subject property along Westminster Ave W (Figure 4). Given that these four trees are listed on Penticton's Heritage/Significant Trees list within the Municipal Properties Tree Bylaw No. 2001-26, the City has obtained an arborist report to review the current condition, assess building location and make recommendations on how development can occur, while respecting the existing trees. The arborist report has been included as Attachment 'F'. While it is expected that development can occur while respecting the trees, staff consider that further measures of protection should be included as a condition of zoning in an effort to ensure the protection and long term viability of the trees throughout and after construction. Staff consider a covenant as the most effective means of legal protection for the mature and significant boulevard trees.



Figure 5 - Boulevard Trees Fronting Subject Property along Westminster Ave W

As such, city staff have recommended, as a condition of the zoning amendment, that the applicant be required to register a conservation covenant on the titles of the properties for the purpose of protecting and conserving the boulevard trees along Westminster Ave W. The scope of the covenant would be around the protection zone of the trees, which crosses onto private property at this location, and may prohibit excavation or construction activities to ensure protection and long-term viability of the trees. It is possible that the site plan will require revisions to ensure the protection of the boulevard trees (e.g., parkade and building locations).

Section 219 covenants can protect trees or sensitive ecosystems on developing properties, impose maintenance or restoration requirements and restrict actions that could damage the protected features. Covenants can help to provide clarity around what is protected on a site; both to the municipality as the site moves through the development process, and to future owners so that they know what is protected on their property. Covenants can be amended or discharged and do not have to be perpetual agreements. As staff are recommending that Council require the covenant as a condition of the zoning amendment, Council has the ability and authority to amend or remove the covenant in the future, if required.

Street Frontage Improvements

Included, as a condition of the zoning amendment, is a requirement for the developer to make improvements to both the Power St and Westminster Ave W frontages. These improvements will include the construction of a multi-purpose walkway along Power St. These improvements are currently a higher standard than the requirements set out in the Subdivision and Development Bylaw, however, they are aligned with the vision for this area being established within the North Gateway Redevelopment and Investment Strategy. The intent of adding this condition to the zoning amendment is that the applicant will

contribute and construct to the standard that is envisioned by the North Gateway Redevelopment and Investment Strategy (which has not yet been adopted by Council). Once the North Gateway Redevelopment and Investment Strategy has been finalized, it is expected that amendments to pertinent bylaws will occur, including the Official Community Plan (OCP) and the Subdivision and Development Bylaw.

Next Steps/Required Applications

The proposal is to allow for mixed-use development on the subject property. The following table outlines the planning applications that are required for the proposed development to proceed (prior to any building permits being issued):

Application Required	Description	Approval Authority
Zoning Amendment Bylaw	To amend the zoning on the subject property from CT1 (Tourist Commercial), C7 (Service Commercial), and C8 (Vehicle Service Station) to CD9 – Comprehensive Development Zone (877 Westminster Avenue West)	Council Public Hearing required.
Subdivision	To realign the property lines across the three properties existing	Approving Officer – staff
Development Permit	To approve the form and character of the multi-family residential development	Council

Development Statistics

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

	CD9 Zone Requirement	Proposed Lot 1 (A)	Proposed Lot 2 (B)
Minimum Lot Width*:	43 m	84.324 m	43.629 m
Minimum Lot Area*:	8,200 m ²	8,232 m ²	8,404 m ²
Maximum Lot Coverage:	40%	38%	37%
Total Units Proposed		156 dwelling units	149 dwelling units 2,000 sq. ft. commercial
Maximum Density:	2.1 Floor Area Ratio (FAR)	2.07 FAR	2.02 FAR
Vehicle Parking: Residential:	1 space per residential dwelling unit 0.25 spaces per unit	156 units proposed Required: 195 spaces Provided: 195 spaces	149 units proposed Required: 186 spaces Provided: 185 spaces **
Commercial Parking:	No spaces required	No spaces required	No spaces required
Required Setbacks			
Front Yard:	3.0 m	3.0 m	3.0 m
Interior Side Yard:	4.5 m	5.99 m (north)	6.6 m (north)

Interior Side Yard:	4.5 m	13.82 m (south)	n/a
Exterior Side Yard	3.0 m	n/a	3.0 m (south)
Rear Yard:	4.5 m	4.5 m (west)	4.5 m (west)
Maximum Building Height	21 m	20.83 m	20.88 m
Other Information:	*Lot width and lot area are only applicable at the time of subdivision. ** Zoning Bylaw Section 6.1.2: 5 additional Class 1 bicycle spaces provided in lieu of 1 vehicle space.		

Analysis

Zoning Amendment

The OCP designation for the subject properties is 'Urban Residential', which supports 3 to 6 storey apartment buildings in higher-amenity areas. The proposed development is consistent with the OCP vision for the property. To achieve the desired OCP land use, the applicant has applied for a rezoning to a comprehensive development zone. Comprehensive development zones give the ability to look at a site on a 'site-specific' level and construct a zone that is reflective of the best way to develop that particular property.

Staff consider that the creation of a Comprehensive Development (CD) zone is suitable for the proposed development. Due to the uniqueness of the subject properties and the opportunity to improve the pedestrian experience and streetscape through the development, a CD zone was selected to be utilized. This property is also located at the prominent corner of Westminster Ave W and Power Street, and as such, the CD zone has been drafted to include a variety of small commercial uses that could utilize the proposed 2,000 sq. ft. of commercial space located at the corner of the property.

- | | |
|------------|--|
| OCP Goal | Managing Residential Growth |
| 4.1.1 | Ensure that Penticton retains its compact 'footprint' to help protect natural areas and environmental values and agricultural lands, avoid excessive infrastructure costs and hazard lands, and help create conditions that support transit and active modes of transportation. <ul style="list-style-type: none"> • The proposed development represents brownfield development and utilizes a large site within the existing footprint of the City. The proposal would utilize existing infrastructure and not require the extension of any City services to allow for the units to be constructed. • The proposed development is also in an area of the City that is conducive to active transportation methods and encourage occupants and visitors to utilize alternative modes of transportation to get around. |
| OCP Policy | Focus new residential development in or adjacent to existing developed areas. |
| 4.1.1.1 | <ul style="list-style-type: none"> • The proposed development represents brownfield development and utilizes a large site within the existing footprint of the City. The proposal would utilize existing infrastructure and not require the extension of any City services to allow for the units to be constructed. |
| OCP Policy | Avoid development in environmentally-sensitive areas, geological hazard and flood hazard areas, on steep slopes, in agricultural areas and in areas not readily served by transit. |
| 4.1.1.2 | |

- The subject property is within the existing footprint of the City and does not impose on environmentally-sensitive areas.
- The property is located near Okanagan Lake, where the water table has been known to be higher. The applicants and their agents are aware of this and have planned accordingly in designing the parkade structure. They anticipate further explorations works to be required as the project progresses.

OCP Goal

Housing Affordability

4.1.2

Increase the availability of affordable housing across the housing spectrum, from subsidized social housing to home-ownership options.

- The proposed development provides opportunities for a variety of unit types to be available, which increases the availability of housing in the community.

OCP Goal

Housing Diversity

4.1.3

Ensure a range of housing types, sizes, tenures and forms exist throughout the city to provide housing options for all ages, household types and incomes.

- The proposed development provides a variety of unit sizes that would be available for different ages, and households.

OCP Policy

Encourage more intensive ‘infill’ residential development in areas close to the

4.1.3.1

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.

- The subject property is located within an existing area of the City, in proximity of the downtown, and shops and services. The property is considered a large infill lot that is currently underutilized in a desirable location of the City.

OCP Policy

Require amenity areas in all multifamily and mixed-use projects through regulations in the Zoning Bylaw

4.1.3.6

- The proposed development has provided ample amenity space, through private balconies for residential units, and shared at-grade amenity areas within the development. Large areas are identified for amenity space, and specific details on what amenities will be provided will be included in the future Development Permit application.
- An amenity building is also proposed on the north property.

OCP Policy

Require adequate levels of secure bike parking in new multi-family, mixed-use and commercial development.

4.2.3.8

- The proposed development has provided adequate bicycle parking in compliance with the Zoning Bylaw, which includes secure bike parking for users of the property.

OCP Goal

Strategic Investment Areas

4.3.1

Focus economic development priorities and infrastructure investment in strategic areas to support existing public infrastructure and assets, and to encourage private investment.

OCP Policy

Target Civic Investment in: The Northern Gateway to intensify development around the SOEC/Community Centre/Memorial Arena campus and City parkland/beaches, to enhance the entryway to the city and the Downtown, to support the established

4.3.1.1

Lakeshore/Riverside tourist commercial precinct and to create opportunities for walking and cycling.

- The proposed development is located at a prominent corner within the North Gateway area. The City has prioritized this area for investment by undergoing a strategic planning initiative.
- This development represents significant investment on a key property in this area, providing new residential and commercial space. This development also has the opportunity to liven and activate the corner at Westminster Ave W and Power St further, to encourage more pedestrian traffic and activity.

OCP Policy
4.3.6.3

Recognize that business growth is reliant on adequate housing availability, and work to develop policies that encourage housing development.

- The proposed development would add residential dwelling units to an area of the City where employment exists. This could provide employees with opportunities for housing near their employment.

Further to these OCP Goals and Policies, the OCP outlines a growth plan for the City which places a great emphasis on strategic and sensitive use of our limited land base. It recognizes that we must make the most efficient use of the land and infrastructure that we have available, and also protect the natural environment that many of our resident's value. Penticton's Growth Plan (OCP, Page 43) indicates 4 key methods to achieve this growth plan:

1. Intensification of existing urban areas,
2. Maximizing the use of existing assets and infrastructure,
3. Creating complete and accessible communities, and
4. Minimizing negative impacts on natural areas.

The proposed development demonstrates strong conformance with the City's OCP Goals, Policies and growth plan. Staff consider that the proposed development is a strong application in a desired area of the community that has been identified for higher density within the City's OCP.

Given that there is adequate policy through the OCP to support the proposal to rezone the subject property from CT1 (Tourist Commercial), C7 (Service Commercial), and C8 (Vehicle Service Station) to CD9 – Comprehensive Development Zone (877 Westminster Avenue West), staff recommend that Council give first reading to "Zoning Amendment Bylaw No. 2022-21", and forward the bylaw to the May 17, 2022 Public Hearing to gather comments and feedback from the public.

Alternate Recommendations

Council may consider that the proposed development could be supported if minor adjustments were made.

Council may consider that a Comprehensive Development zone is not appropriate for the subject properties, or that the development is not suitable for the area. If this is the case, Council may wish to not proceed with the Zoning Amendment as proposed and select alternative recommendation #1. Staff are not recommending this option, as in staff's opinion, the proposed development is well-aligned with the OCP designation that exists on the properties, and is a significant development opportunity in a desired location of the City.

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2022-21".

Attachments

- Attachment A – Zoning Map
- Attachment B – Official Community Plan Map
- Attachment C – Photos of Property
- Attachment D – Letter of Intent
- Attachment E – Proposed Plans
- Attachment F – Arborist Report
- Attachment G – Draft CD9 Zoning Regulations
- Attachment H – Zoning Amendment Bylaw No. 2022-21

Respectfully submitted,

Nicole Capewell, RPP, MCIP
Planner II

Concurrence

Director of Development Services <i>BL</i>	General Manager of Infrastructure <i>KD</i>	General Manager of Community Services <i>SH</i>	Acting Chief Administrative Officer KD
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Attachment A – Zoning Map



Attachment B – Official Community Plan Map



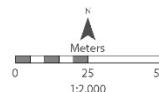
813, 825, 877 Westminster Ave

Official Community Plan Map



Legend

- Subject Parcel
- Future Land Use
- Ground Oriented Residential
- Tourist Commercial
- Institutional and Civic
- Urban Residential
- Mixed Use



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Thursday, Apr 02, 2022 9:19:35 AM

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Attachment C – Photos of Property



Looking north at subject properties from Westminster Ave W



Looking north at subject properties from Westminster Ave W



Looking west at subject properties from Power Street



January 10, 2022

City of Penticton

Planning and Land Use Department

Attn: Blake Laven

171 Main Street

Penticton, BC, V2A 5A9

RE: LETTER OF INTENT | 877 (825, 813) Westminster Avenue

The site located at 877 Westminster Avenue (currently operating as the El Rancho Motel – a 74 unit motel originally built in the 1960s), is comprised of three separate parcels. The properties are currently zoned CT1 (Tourist Commercial), C7 (Service Commercial) and C8 (Vehicle Service Station) and designated as Tourist Commercial by the Official Community Plan’s Future Land Use Map.

The design anticipates to develop the site in two phases: Phase 1 - North, Phase 2 - South. The intent of this application is to rezone the site to allow for Mixed Use Multiple Housing Commercial.

The retail component proposed will align with the City’s emerging vision for the new “North Gateway Plan” in the area bordered by Riverside Drive to the west, Highway 97 and the Penticton Golf and Country Club to the south, Power Street and Veas Drive to the east and Churchill Avenue and Lakeshore Drive to the north.

The North Gateway area is home to many community assets including, the South Okanagan Event Centre, the Penticton Trade & Convention Centre, the Community / Aquatic Centre, the Okanagan Hockey School, the Cleland Theatre and the Gateway Casino, as well as many current and planned commercial, residential and business developments.

The retail component will attract shoppers and tourists from the City’s Convention Centre and hotel complex from this upcoming vibrant neighbourhood.

The retail component will be tourist themed and may include a spa, bistro, wine bar, resort clothing and gift store, tour operators and other tourism services.

The proposal aligns with the OCP Goals and policies, providing a range of housing types for all ages, household types, and incomes, sensitively designed to create a sense of place and character for this new development.



PHASE 1 - NORTH

The north parcel, adjacent to Riverside Drive to the north and Power Street to the East, anticipates the construction of three wood frame six story residential structures, above one level of parkade.

This portion of the development consists of 196,684 SF of Gross floor area, providing 156 single level residential units, with a mix of 1 bedroom, 2 bedroom, and 3 bedroom units.

A common private courtyard separates the three buildings, providing private outdoor amenity in association with 1,800 SF of internal amenity space supplied by a one level stand-alone building located in the center of the courtyard.

The three lobbies open onto the common courtyard, with primary connection to Power Street, through a common, double oriented Lobby on Building 2.

The parkade is located 4 ft below the sidewalk and setback from the property line to allow for berming and perimeter landscaping. This will ensure that the parking structure is completely hidden from view and provide a gentle transition from the top of the structure to the sidewalk.

The ground level units have private patios that face the interior courtyard and the public realm, positively contributing to the pedestrian experience, within the project and in the public realm.

PHASE 2 - SOUTH

The south parcel, adjacent to Westminster Avenue, anticipates the construction of three wood frame six story residential structures, above one level of parkade.

This mixed-use portion of the development consists of 198,197 SF including a 8,600 SF retail podium along Westminster Avenue and providing 148 single level Residential units, with a mix of 2 bedroom, and 3 bedroom units.

A common courtyard separates the three buildings, providing private outdoor amenity in association with 1,892 SF of internal amenity space.

The three lobbies open onto the common courtyard, with primary connection to Westminster Avenue, through accessible ramps and stairs.



The parkade is located 4 ft below the sidewalk and completely concealed by berming and perimeter landscaping, providing a gentle transition to grade.

Along Westminster Avenue a retail podium on Building 6 activates the public realm with grade entrances, signage and tourist-oriented uses. A dedicated elevator at grade level connects to shared visitor and commercial parking.

The ground level units have private patios that face the interior courtyard and the public realm, positively contributing to the pedestrian experience, within the project and in the public realm.

The attached architectural plans illustrate the extent of this development, including floor plans, sections, shadow studies, elevations and preliminary massing views.

The intent is to propose a development that harmonizes with the site location & marketplace, for best present and future utilization.

Please contact me should you require any further information regarding this application.

Best regards,

Paul Goodwin, Architect AIBC

GBL Architects Inc.

Attachment E - Proposed Plans



City of Penticton
Planning and Land Use Department
Attn: Blake Laven
171 Main Street
Penticton, BC, V2A 5A9

RE: LETTER OF INTENT | 877 (825, 813) Westminster Avenue

The site located at 877 Westminster Avenue (currently operating as the El Rancho Motel – a 74 unit motel originally built in the 1960s), is comprised of three separate parcels. The properties are currently zoned CT1 (Tourist Commercial), C7 (Service Commercial) and C8 (Vehicle Service Station) and designated as Tourist Commercial by the Official Community Plan’s Future Land Use Map.

The design anticipates to develop the site in two phases: Phase 1 - North, Phase 2 - South. The intent of this application is to rezone the site to allow for Mixed Use Multiple Housing Commercial.

The retail component proposed will align with the City’s emerging vision for the new “North Gateway Plan” in the area bordered by Riverside Drive to the west, Highway 97 and the Penticton Golf and Country Club to the south, Power Street and Veas Drive to the east and Churchill Avenue and Lakeshore Drive to the north.

The North Gateway area is home to many community assets including, the South Okanagan Event Centre, the Penticton Trade & Convention Centre, the Community / Aquatic Centre, the Okanagan Hockey School, the Cleland Theatre and the Gateway Casino, as well as many current and planned commercial, residential and business developments.

The retail component will attract shoppers and tourists from the City’s Convention Centre and hotel complex from this upcoming vibrant neighbourhood. The retail component will be tourist themed and may include a spa, bistro, wine bar, resort clothing and gift store, tour operators and other tourism services.

The proposal aligns with the OCP Goals and policies, providing a range of housing types for all ages, household types, and incomes, sensitively designed to create a sense of place and character for this new development.

PHASE 1 - NORTH

The north parcel, adjacent to Riverside Drive to the north and Power Street to the East, anticipates the construction of three wood frame six story residential structures, above one level of parkade.

This portion of the development consists of 196,674 SF of Gross floor area, providing 156 single level residential units, with a mix of 1 bedroom, 2 bedroom, and 3 bedroom units.

A common private courtyard separates the three buildings, providing private outdoor amenity in association with 1,800 SF of internal amenity space supplied by a one level stand-alone building located in the center of the courtyard.

The three lobbies open onto the street and lane, with the lobby of Building 3 opening to an interior street at the southern edge of the lot, providing access for Fire Fighters and visitors.

The parkade is located 5 ft below the sidewalk and setback from the property line to allow for berming and perimeter landscaping. This will ensure that the parking structure is completely hidden from view and provide a gentle transition from the top of the structure to the sidewalk.

The ground level units have private patios that face the interior courtyard and the public realm, positively contributing to the pedestrian experience, within the project and in the public realm.

PHASE 2 - SOUTH

The south parcel, adjacent to Westminster Avenue, anticipates the construction of three wood frame six story residential, structures above one level of parkade.

This mixed-use portion of the development consists of 195,730 SF including a 2,000 SF retail podium at the corner between Power street and Westminster Avenue and providing 149 single level Residential units, with a mix of 2 bedroom, and 3 bedroom units. A common courtyard separates the three buildings, providing private outdoor amenity in association with 3,162 SF of internal amenity space.

The three lobbies open onto the streets, with the lobby of Building 4 opening to an interior street at the southern edge of the lot, providing access for Fire Fighters and visitors.

The parkade is located 5 ft below the sidewalk and completely concealed by berming and perimeter landscaping, providing a gentle transition to grade.

At the corner between Power street and Westminster Avenue a retail podium on Building 5 activates the public realm with grade entrances, signage and tourist oriented uses. A generous setback along Power Street creates a Plaza that activates the prominent corner and provides opportunities for outdoor patios for the retail spaces. A dedicated elevator at grade level connects to shared visitor and commercial parking.

The ground level units have private patios that face the interior courtyard and the public realm, positively contributing to the pedestrian experience, within the project and in the public realm.

The attached architectural plans illustrate the extent of this development, including floor plans, sections, shadow studies, elevations and preliminary massing views.

The intent is to propose a development that harmonizes with the site location & marketplace, for best present and future utilization.

Please contact me should you require any further information regarding this application.

Best regards,

Paul Goodwin, Architect AIBC
GBL Architects Inc.



■ GBL ARCHITECTS INC.
139 EAST 8TH AVENUE TEL 604 736 1156
VANCOUVER, BC CANADA V5T 1R8 FAX 604 731 5277

NOTES

REVISIONS

No.	Date	Description
01	2020-05-27	OCP Amendment bylaw No. 2020-35
02	2022-01-12	ISSUED FOR RZ
03	2022-03-14	RE-ISSUED FOR RZ

CIVIC ADDRESS: 877 WESTMINSTER AVE, PENTICTON

LEGAL ADDRESS: LOT 1, DL 2, GP 7, SDYD, PLAN 15658
LOT 1, DL 2, GP 7, SDYD, PLAN 13891
LOT 2, DL 2, GP 7, SDYD, PLAN 13891

CURRENT ZONING: CT1 Tourist Commercial



North Gateway Redevelopment & Investment Strategy Area



877 WESTMINSTER AVE - PENTICTON

REZONING APPLICATION

SITE LOCATION

DATE 3/14/2022 4:40:15 PM
DRAWN BY BI
CHECKED BY PG
SCALE

JOB NUMBER 1603

A-0.02



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NOTES

REVISIONS

No.	Date	Description
01	2020-05-27	OCP Amendment bylaw No. 2020-35
02	2022-01-12	ISSUED FOR RZ
03	2022-03-14	RE-ISSUED FOR RZ

877 WESTMINSTER AVE - PENTICTON
 REZONING APPLICATION

SITE DATA

DATE	3/14/2022 4:40:17 PM
DRAWN BY	BI
CHECKED BY	PG
SCALE	1" = 40'-0"
JOB NUMBER	1603

A-0.04

SITE AREA: 183,126 SF (4.2 acres)
 PROPOSED PHASE 1(North): 90,886 SF (2.1 acres)
 PROPOSED PHASE 2(South): 92,235 SF (2.1 acres)
 ROAD DEDICATION: 4,036 SF (2,269 SF PHASE 1 - 1,767 SF PHASE 2)
 NOTE: All density calculation use Gross site area (including road dedication).

NET SITE AREA (North): 88,617 SF
 NET SITE AREA (South): 90,468 SF

PROPOSED USES: Mixed Use

TOTAL HORIZONTAL AREA	
PHASE	AREA
PHASE 1 - NORTH	34,036.0 SF
PHASE 2 - SOUTH	33,216.9 SF
TOTAL	67,252.9 SF

Refer to A-1.01 for area breakdown
 Excludes parking structure area

LOT COVERAGE (BUILDINGS)

LOT A - NORTH: 38%
 LOT B - SOUTH: 37%
 TOTAL: 37.5%

LOT COVERAGE CALCULATION:
 HORIZ. AREA / NET SITE AREA

LOT COVERAGE (HARD SURFACING)

LOT A - NORTH: 91%
 LOT B - SOUTH: 91%
 TOTAL: 91%

LOT COVERAGE CALCULATION:
 HARD SURFACING/ NET SITE AREA
 Includes parking structure, walkways, building, patios, driveways.

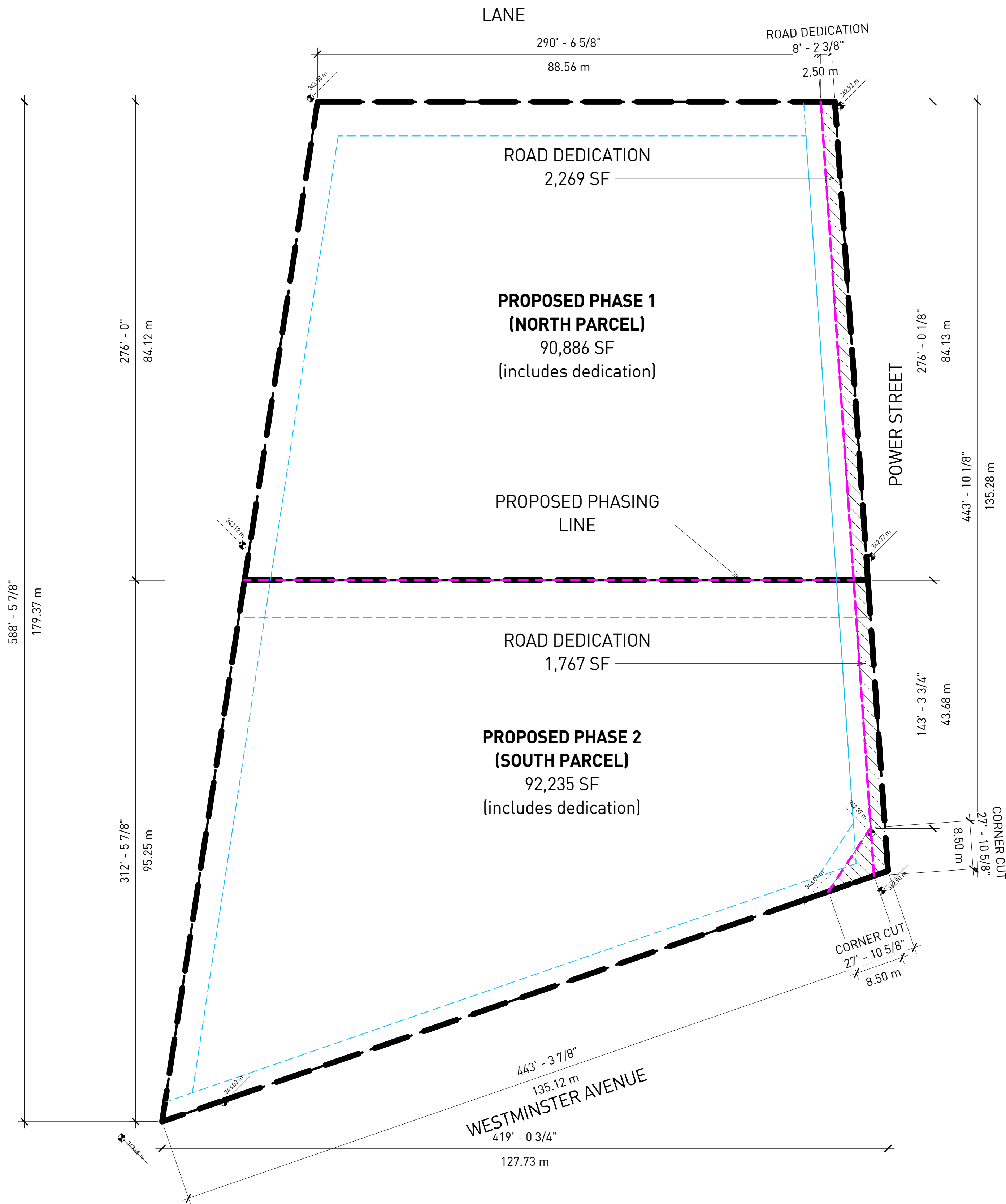
HARD SURFACING

LOT A - NORTH: 80,834 SF
 LOT B - SOUTH: 82,700 SF
 TOTAL: 163,534 SF

Includes parking structure, walkways, building, patios, driveways.

SETBACKS

Front yard:
 a) Westminster Ave.: min 9'-10" (3m)
 b) Power street: min 9'-10" (3m)
 Interior side yard: Lane
 min 14'-9" (4.5m)
 Rear yard:
 Residential: min 14'-9" (4.5m)
 Parking: min 9'-10" (3m) - bermed



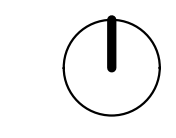
SITE DATA
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SEATING DIAGRAM
 1" = 40'-0"

- HARD SURFACING
- PARKING OUTLINE
- SETBACK
- DEDICATION

SUMMER SOLSTICE

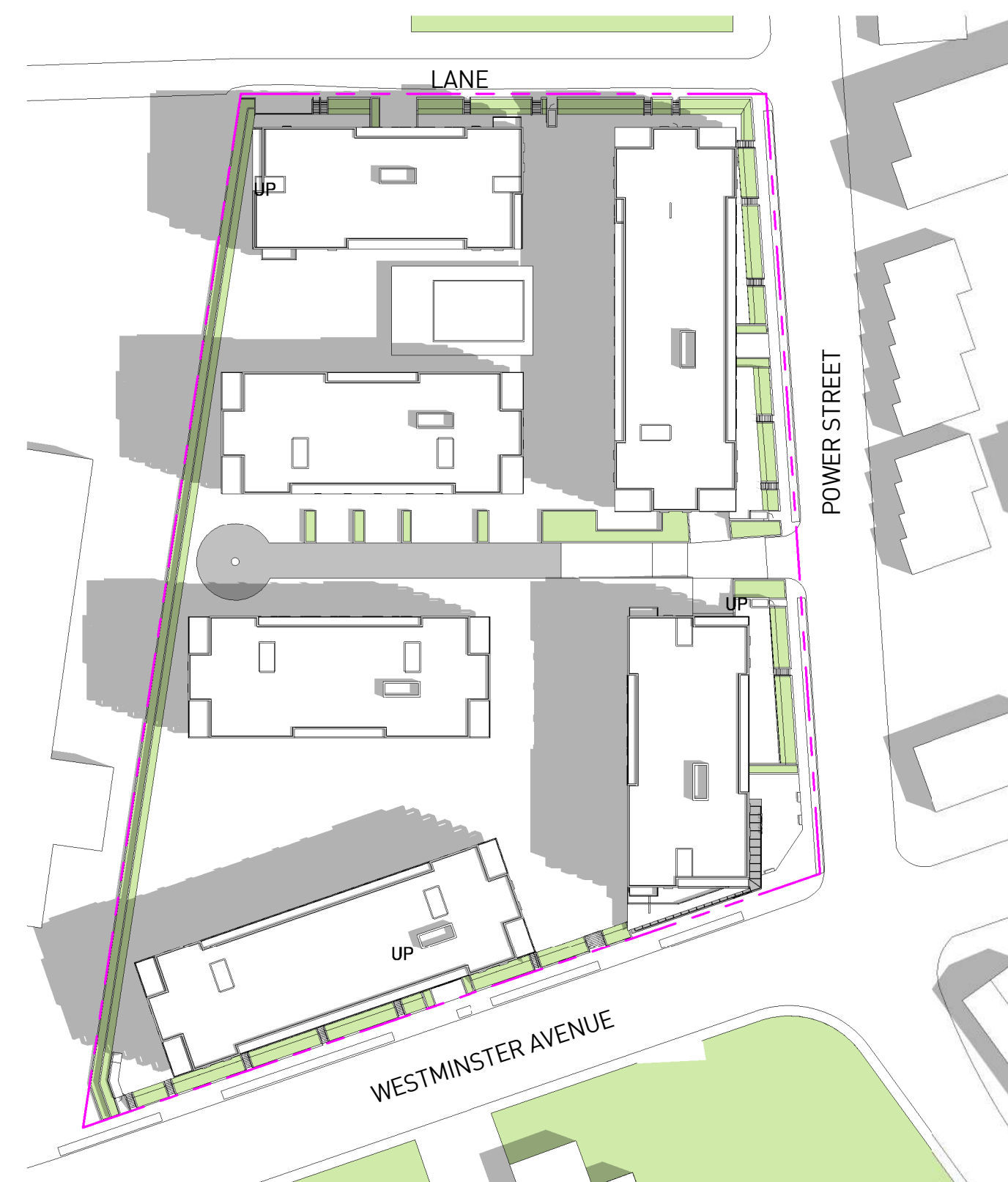


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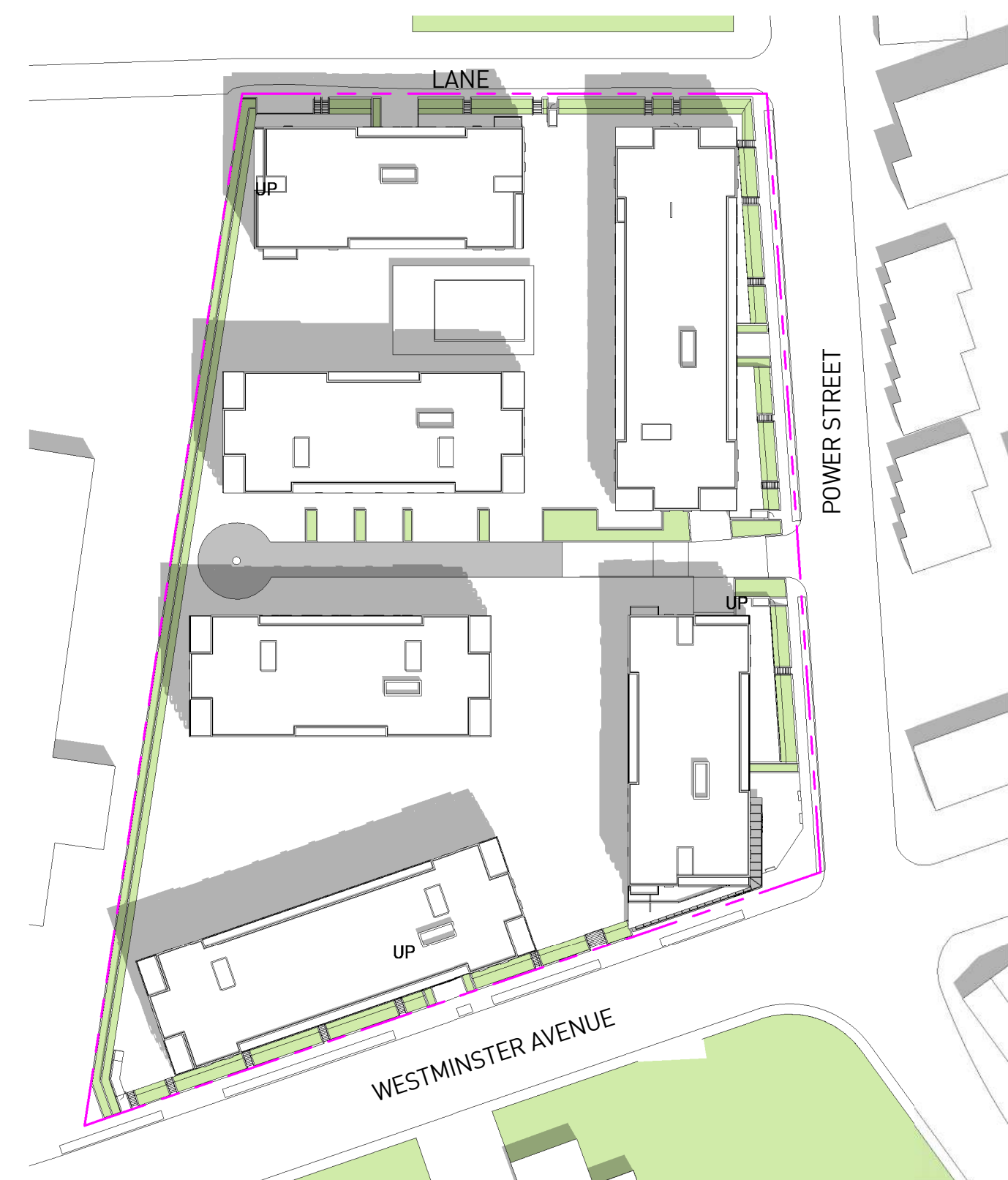
NOTES

REVISIONS

No.	Date	Description
01	2020-05-27	OCP Amendment bylaw No. 2020-35
02	2022-01-12	ISSUED FOR RZ
03	2022-03-14	RE-ISSUED FOR RZ



SHADOW STUDY - SUMMER SOLSTICE - 10AM
1" = 80'-0"



SHADOW STUDY - SUMMER SOLSTICE - 12PM
1" = 80'-0"

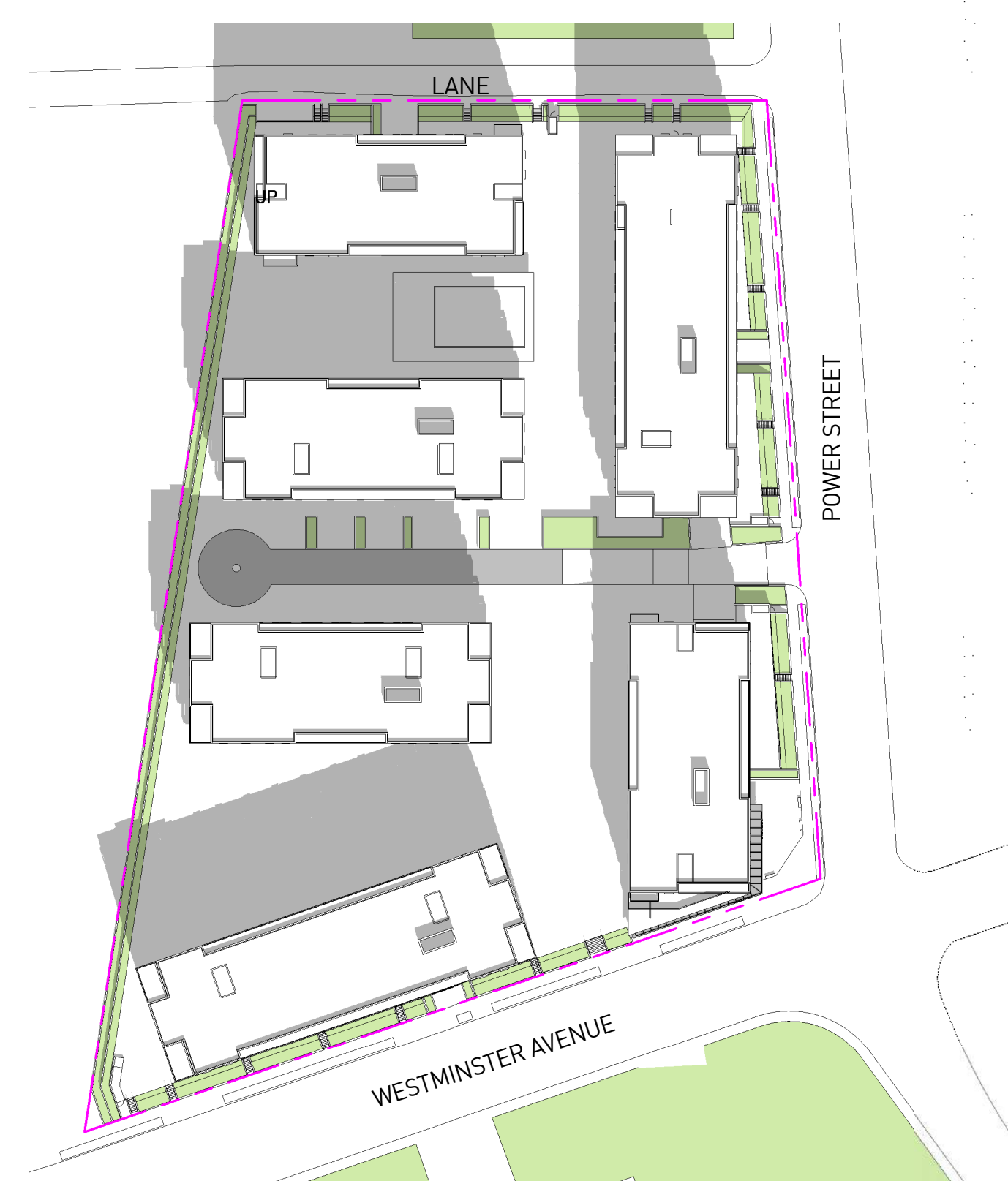


SHADOW STUDY - SUMMER SOLSTICE - 2PM
1" = 80'-0"

VERNAL EQUINOX



SHADOW STUDY - VERNAL EQUINOX - 10AM
1" = 80'-0"



SHADOW STUDY - VERNAL EQUINOX - 12PM
1" = 80'-0"



SHADOW STUDY - VERNAL EQUINOX - 2PM
1" = 80'-0"

877 WESTMINSTER AVE - PENTICTON
REZONING APPLICATION

SHADOW STUDY

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SCALE 1" = 80'-0"
JOB NUMBER 1603

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 NOTES

STATISTICS - FULL SITE

FLOOR AREA

GROSS FLOOR AREA - FULL SITE	
TYPE	AREA
PHASE 1 - NORTH	
ELEV/STAIR SHAFT	8,992.3 SF
RESIDENTIAL AMENITY	1,820.0 SF
RESIDENTIAL CIRCULATION	14,799.1 SF
RESIDENTIAL UNIT	171,063.1 SF
	196,674.5 SF
PHASE 2 - SOUTH	
ELEV/STAIR SHAFT	9,713.0 SF
RESIDENTIAL AMENITY	3,162.7 SF
RESIDENTIAL CIRCULATION	15,057.0 SF
RESIDENTIAL UNIT	165,793.9 SF
RETAIL	2,003.5 SF
	195,730.1 SF
TOTAL	392,404.6 SF

FAR - FULL SITE			
TYPE	NFA AREA	FAR	
PHASE 1 - NORTH			
RESIDENTIAL AMENITY	1,820.0 SF	0.0	
RESIDENTIAL CIRCULATION	14,799.1 SF	0.1	
RESIDENTIAL UNIT	171,063.1 SF	0.9	
	187,682.2 SF	1.0	
PHASE 2 - SOUTH			
RESIDENTIAL AMENITY	3,162.7 SF	0.0	
RESIDENTIAL CIRCULATION	15,057.0 SF	0.1	
RESIDENTIAL UNIT	165,793.9 SF	0.9	
RETAIL	2,003.5 SF	0.0	
	186,017.1 SF	1.0	
TOTAL	373,699.3 SF	2.0	

UNIT MIX

UNIT MIX - CONDO			
TYPE	AREA	COUNT	%
PHASE 1 - NORTH			
1BR	592.2 SF ... 692.7 SF	2	1%
2BR	734.4 SF ... 1,183.5 SF	109	42%
3BR	1,154.4 SF ... 1,339.9 SF	45	17%
		156	
PHASE 2 - SOUTH			
2BR	847.9 SF ... 1,345.8 SF	103	27%
3BR	1,052.7 SF ... 1,345.8 SF	46	13%
		149	
TOTAL		305	

PARKING

As per PZBL 2017-08 6.5

Parking Required - Residential apartments - 1 per unit plus 0.25 spaces/unit for visitors

PHASE 1 NORTH - PARKING REQ'D	
UNITS	STALLS REQUIRED
156	156

PHASE 1 NORTH - VISITOR PARKING REQ'D	
UNITS	VISITOR STALLS REQUIRED
156	39

TOTAL PARCEL NORTH PARKING REQ'D: 195

PHASE 1 NORTH - PARKING PROVIDED		
USE	COUNT	
RESIDENTIAL - NORTH		156
VISITOR - NORTH		39
		195

PHASE 2 SOUTH - PARKING REQ'D	
CONDO UNITS	STALLS REQUIRED
149	149

PHASE 2 SOUTH - VISITOR PARKING REQ'D	
UNITS	VISITOR STALLS REQUIRED
149	37.25

TOTAL PARCEL SOUTH PARKING REQ'D: 187

PHASE 2 SOUTH - PARKING PROVIDED		
USE	COUNT	
RESIDENTIAL - SOUTH		147
VISITOR - SOUTH		38
		185

* 10 additional bikes provided in lieu of 2 parking spaces, as per PZBL 2017-08 6.1.2.1

CLASS 1 BIKES

As per PZBL 2017-08 6.4.3

Class 1 Bikes Required - 0.5 per unit

PHASE 1 NORTH - CLASS 1 BIKES REQ'D	
UNITS	0.5 BIKE PER UNIT
156	78

PHASE 1 NORTH - CLASS 1 BIKES PROVIDED		
TYPE	COUNT	
Bicycle - Horizontal		30
Bicycle - Vertical		48
		78

PHASE 2 SOUTH - BIKES REQ'D	
UNITS	CLASS 1 BIKES REQUIRED
149	74.5

PHASE 2 SOUTH - CLASS 1 BIKES PROVIDED		
TYPE	COUNT	
Bicycle - Horizontal		40
Bicycle - Vertical		48
		88

PHASE 1 SOUTH - RETAIL PARKING REQ'D		
RETAIL AREA	AREA (m2)	1 PER 30m2
2,003.5 SF	186.13 m ²	6.2

RETAIL PARKING SHARED WITH VISITOR

CLASS 2 BIKES

As per PZBL 2017-08 6.4.3

RESIDENTIAL - Class 2 Bikes Required - 0.1 per unit
 RETAIL - Class 2 Bikes Required - Minimum of 2, plus one for every 125 m2 over 250 m2

PHASE 2 SOUTH - CLASS 2 BIKES REQ'D	
UNITS	CLASS 2 BIKES REQUIRED
149	14.9

PHASE 1 NORTH - CLASS 2 BIKES REQ'D	
UNITS	0.1 BIKE PER UNIT
156	15.6

RETAIL - Class 2 Bikes Required - 2 RACKS

REVISIONS

No.	Date	Description
01	2020-05-27	OCF Amendment bylaw No. 2020-35
02	2022-01-12	ISSUED FOR RZ
03	2022-03-14	RE-ISSUED FOR RZ



GFA BY LEVEL	
LEVEL	AREA
PHASE 1 - NORTH	
L1	34,036.0 SF
L2	32,527.7 SF
L3	32,527.7 SF
L4	32,527.7 SF
L5	32,527.7 SF
L6	32,527.7 SF
	196,674.5 SF
PHASE 2 - SOUTH	
L1	33,216.9 SF
L2	32,502.6 SF
L3	32,502.6 SF
L4	32,502.6 SF
L5	32,502.6 SF
L6	32,502.6 SF
	195,730.1 SF
TOTAL	392,404.6 SF

AMENITY SPACE

Amenity space shall be provided at the rate of 20 m2 (215.35SF) for each dwelling unit. 25% of the required amenity space must be provided at the ground floor level.

PHASE 1 NORTH - AMENITY REQ'D		
UNITS	REQ'D AMENITY (SF)	REQ'D AMENITY (m2)
156	33,586.80	3,120 m ²

PHASE 2 SOUTH - OUTDOOR AMENITY REQ'D		
UNITS	REQ'D AMENITY (SF)	REQ'D AMENITY (m2)
149	32,079.70	2,980 m ²

AMENITIES PROVIDED - BY PHASE		
TYPE	AREA	AREA (m2)
PHASE 1 - NORTH		
BALCONY/PATIO	36,185.9 SF	3,361.8 m ²
OUTDOOR AMENITY	9,966.7 SF	925.9 m ²
RESIDENTIAL AMENITY	1,820.0 SF	169.1 m ²
	47,972.7 SF	4,456.8 m ²
PHASE 2 - SOUTH		
BALCONY/PATIO	37,008.9 SF	3,438.2 m ²
OUTDOOR AMENITY	17,416.6 SF	1,618.1 m ²
RESIDENTIAL AMENITY	3,162.7 SF	293.8 m ²
	57,588.2 SF	5,350.1 m ²
TOTAL	105,560.9 SF	9,806.9 m ²

STATS - L1 FULL
 1" = 80'-0"

STATS - L2 FULL
 1" = 80'-0"

877 WESTMINSTER AVE - PENTICTON

REZONING APPLICATION

STATISTICS

DATE	3/14/2022 4:55:19 PM
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JOB NUMBER 1603

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 NOTES

STATISTICS PHASE 1 - NORTH PARCEL

SITE AREA - PHASE 1: 90,886 SF (2.1 acres)
ROAD DEDICATION: 2,269 SF
 NOTE: All density calculation use Gross site area (including road dedication).

GROSS FLOOR AREA

GROSS FLOOR AREA - PHASE 1 NORTH	
TYPE	AREA
ELEV/STAIR SHAFT	8,992.3 SF
RESIDENTIAL AMENITY	1,820.0 SF
RESIDENTIAL CIRCULATION	14,799.1 SF
RESIDENTIAL UNIT	171,063.1 SF
TOTAL	196,674.5 SF

FLOOR AREA RATIO

FAR - PHASE 1 NORTH			
TYPE	NFA AREA	FAR	
RESIDENTIAL AMENITY	1,820.0 SF	0.02	
RESIDENTIAL CIRCULATION	14,799.1 SF	0.16	
RESIDENTIAL UNIT	171,063.1 SF	1.88	
TOTAL	187,682.2 SF	2.07	

EXCLUSION - PHASE 1 NORTH	
TYPE	AREA
ELEV/STAIR SHAFT	8,992.3 SF
TOTAL	8,992.3 SF

VEHICLE PARKING

As per PZBL 2017-08 6.5
 Parking Required - Residential apartments - 1 per unit plus 0.25 spaces/unit for visitors

PHASE 1 NORTH - PARKING REQ'D		
UNITS	STALLS REQUIRED	
156		156

PHASE 1 NORTH - VISITOR PARKING REQ'D		
UNITS	VISITOR STALLS REQUIRED	
156		39

TOTAL PARCEL NORTH PARKING REQ'D: 195

PHASE 1 NORTH - PARKING PROVIDED		
USE	COUNT	
RESIDENTIAL - NORTH		156
VISITOR - NORTH		39
		195

11 VISITOR PARKINGS provided on L1

CLASS 1 BIKES

As per PZBL 2017-08 6.4.3
 Class 1 Bikes Required - 0.5 per unit

PHASE 1 NORTH - CLASS 1 BIKES REQ'D	
UNITS	0.5 BIKE PER UNIT
156	78

PHASE 1 NORTH - CLASS 1 BIKES PROVIDED	
TYPE	COUNT
Bicycle - Horizontal	30
Bicycle - Vertical	48
	78

CLASS 2 BIKES

As per PZBL 2017-08 6.4.3
 RESIDENTIAL - Class 2 Bikes Required - 0.1 per unit

PHASE 1 NORTH - CLASS 2 BIKES REQ'D		
UNITS	0.1 BIKE PER UNIT	
156		15.6

UNIT MIX

UNIT MIX - PHASE 1 NORTH				
TYPE	AREA	COUNT	%	
1BR	592.2 SF ... 692.7 SF	2	1%	
2BR	734.4 SF ... 1,183.5 SF	109	70%	
3BR	1,154.4 SF ... 1,339.9 SF	45	29%	
TOTAL		156		

AMENITY SPACE

Amenity space shall be provided at the rate of 10 m² (107.6 SF) for each dwelling unit.
 25% of the required amenity space must be provided at the ground floor level.

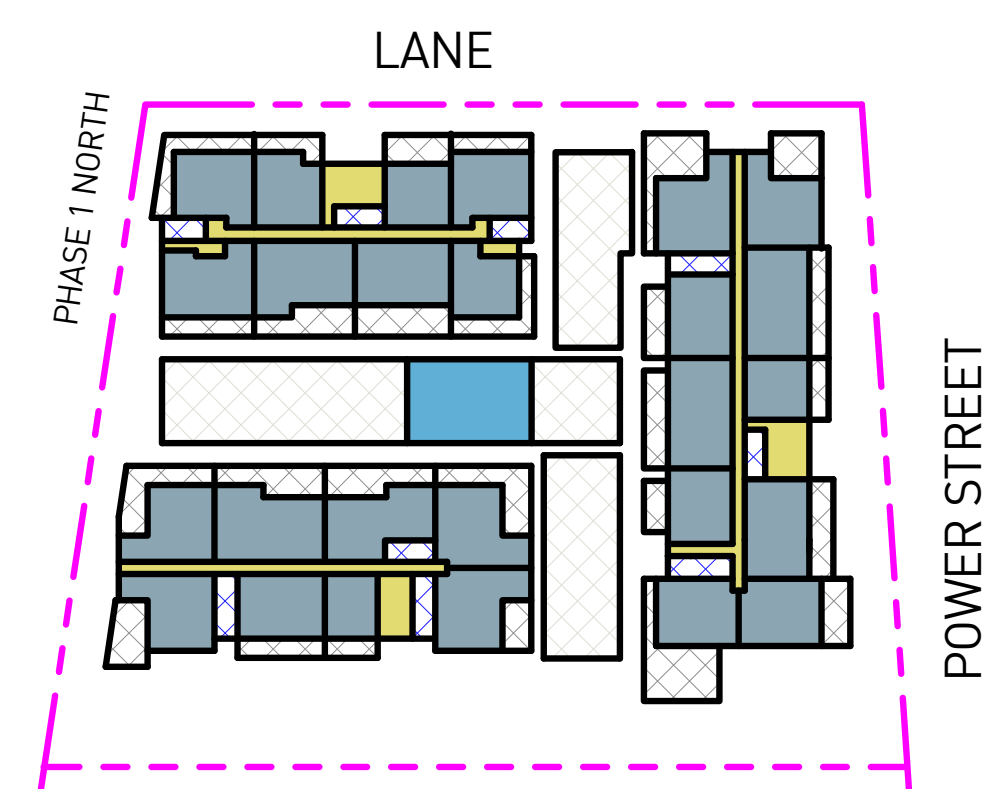
PHASE 1 NORTH - AMENITY REQ'D		
UNITS	REQ'D AMENITY (SF)	REQ'D AMENITY (m ²)
156	33,586.80	3,120 m ²

AMENITIES PROVIDED - NORTH PARCEL		
TYPE	AREA	AREA (m ²)
PHASE 1 - NORTH		
BALCONY/PATIO	36,185.9 SF	3,361.8 m ²
OUTDOOR AMENITY	9,966.7 SF	925.9 m ²
RESIDENTIAL AMENITY	1,820.0 SF	169.1 m ²
TOTAL	47,972.7 SF	4,456.8 m ²

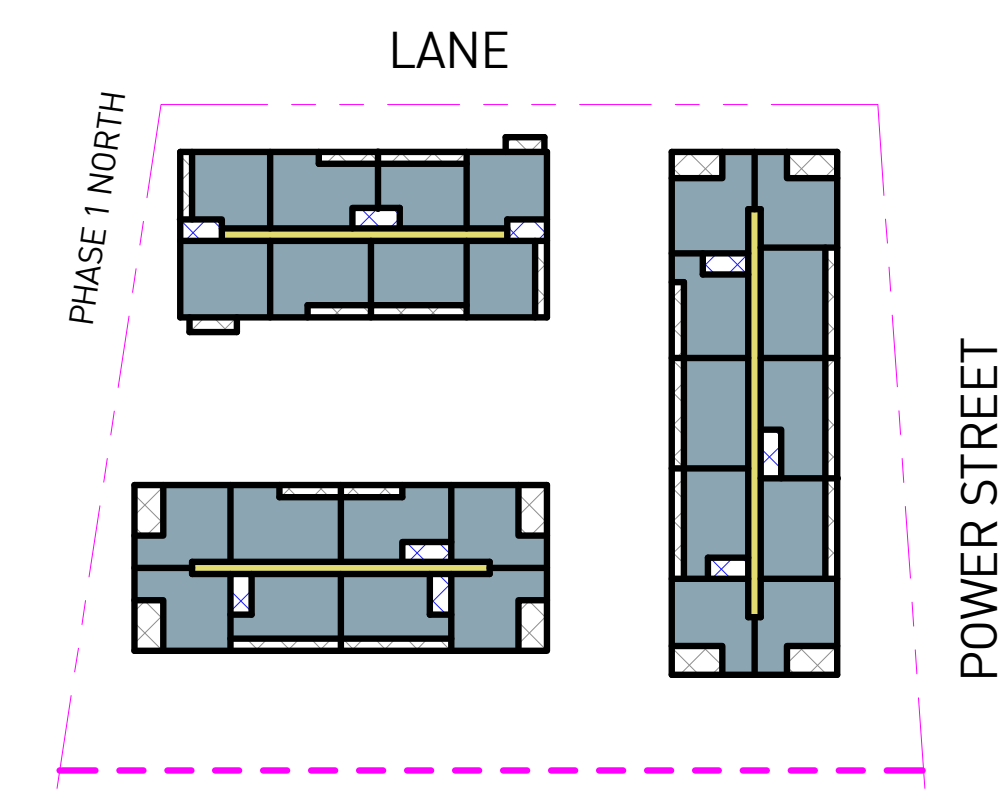
REVISIONS

No.	Date	Description
01	2020-05-27	OCP Amendment bylaw No. 2020-35
02	2022-01-12	ISSUED FOR RZ
03	2022-03-14	RE-ISSUED FOR RZ

AREA DIAGRAMS



STATS - L1
 1" = 80'-0"



STATS - L2
 1" = 80'-0"

- FAR AREA PLAN
- BALCONY/PATIO
 - ELEV/STAIR SHAFT
 - OUTDOOR AMENITY
 - RESIDENTIAL AMENITY
 - RESIDENTIAL CIRCULATION
 - RESIDENTIAL UNIT
 - RETAIL

GFA BY LEVEL - PHASE 1 NORTH	
TYPE	AREA
PHASE 1 - NORTH	
L1	
ELEV/STAIR SHAFT	1,890.8 SF
RESIDENTIAL AMENITY	1,820.0 SF
RESIDENTIAL CIRCULATION	4,129.9 SF
RESIDENTIAL UNIT	26,195.4 SF
	34,036.0 SF
L2	
ELEV/STAIR SHAFT	1,420.3 SF
RESIDENTIAL CIRCULATION	2,133.8 SF
RESIDENTIAL UNIT	28,973.5 SF
	32,527.7 SF
L3	
ELEV/STAIR SHAFT	1,420.3 SF
RESIDENTIAL CIRCULATION	2,133.8 SF
RESIDENTIAL UNIT	28,973.5 SF
	32,527.7 SF

GFA BY LEVEL - PHASE 1 NORTH	
TYPE	AREA
L4	
ELEV/STAIR SHAFT	1,420.3 SF
RESIDENTIAL CIRCULATION	2,133.8 SF
RESIDENTIAL UNIT	28,973.5 SF
	32,527.7 SF
L5	
ELEV/STAIR SHAFT	1,420.3 SF
RESIDENTIAL CIRCULATION	2,133.8 SF
RESIDENTIAL UNIT	28,973.5 SF
	32,527.7 SF
L6	
ELEV/STAIR SHAFT	1,420.3 SF
RESIDENTIAL CIRCULATION	2,133.8 SF
RESIDENTIAL UNIT	28,973.5 SF
	32,527.7 SF
TOTAL	196,674.5 SF

877 WESTMINSTER AVE - PENTICTON

REZONING APPLICATION

STATISTICS - PHASE 1 NORTH

DATE 3/14/2022 4:55:19 PM
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JOB NUMBER 1603

A-0.07



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 139 EAST 8TH AVENUE VANCOUVER, BC CANADA V5T 1R8
 TEL: 604.738.1156 FAX: 604.731.5279

NOTES

PARKING REQ'D

As per PZBL 2017-08 6.5

Parking Required - Residential apartments -
 1 per unit plus 0.25 spaces/unit for visitors

PHASE 1 NORTH - PARKING REQ'D	
UNITS	STALLS REQUIRED
156	156

PHASE 1 NORTH - VISITOR PARKING REQ'D	
UNITS	VISITOR STALLS REQUIRED
156	39

TOTAL PARCEL NORTH PARKING REQ'D: 195

PARCEL NORTH - PARKING PROVIDED	
TYPE	COUNT
P1 RESIDENTIAL - NORTH	
HC	4
Small	40
Standard	112
	156
VISITOR - NORTH	
HC	1
Small	6
Standard	21
	28
L1 VISITOR - NORTH	
HC	1
Standard	10
	11
TOTAL	195

PHASE 1 NORTH - CLASS 1 BIKES REQ'D	
UNITS	0.5 BIKE PER UNIT
156	78

PARCEL NORTH - BIKE PROVIDED - P1	
TYPE	COUNT
BIKE	
Bicycle - Horizontal	30
Bicycle - Vertical	48
	78

REVISIONS

No.	Date	Description
01	2020-05-27	DCP Amendment by-law No. 2020-35
02	2022-01-12	ISSUED FOR R2
03	2022-03-14	RE-ISSUED FOR R2

877 WESTMINSTER AVE - PENTICTON

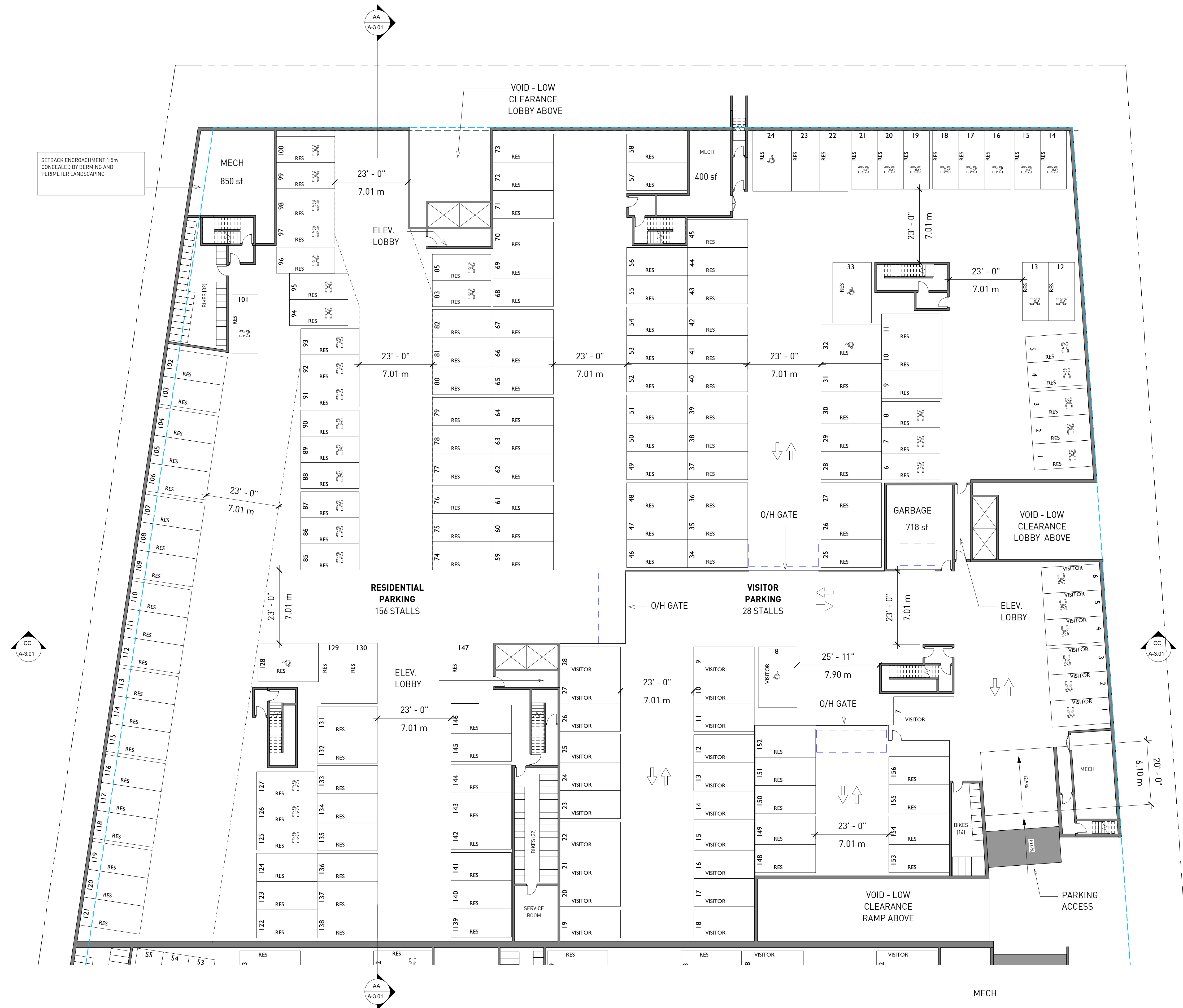
REZONING APPLICATION

P1 - PHASE 1

DATE 3/14/2022 11:43:57 PM
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 SCALE 1/16" = 1'-0"

JOB NUMBER 1603

A-1.00



SETBACK ENCROACHMENT 1.5m
 CONCEALED BY BERMING AND
 PERIMETER LANDSCAPING

CC
 A-3.01

AA
 A-3.01

AA
 A-3.01

CC
 A-3.01



■ GBL ARCHITECTS INC.
 139 EAST 8TH AVENUE VANCOUVER, BC CANADA V5T 1R8
 TEL 604 731 1156 FAX 604 731 5279

NOTES

REVISIONS

No.	Date	Description
01	2020-05-27	DCP Amendment bylaw No. 2020-35
02	2022-01-12	ISSUED FOR RZ
03	2022-03-14	RE-ISSUED FOR RZ

GFA - L1 NORTH		
NAME	AREA	m2
BALCONY/PATIO		
PATIO	865.2 SF	80.38 m ²
PATIO	336.0 SF	31.22 m ²
PATIO	414.6 SF	38.52 m ²
PATIO	295.9 SF	19.13 m ²
PATIO	368.0 SF	34.19 m ²
PATIO	392.0 SF	36.42 m ²
PATIO	642.2 SF	59.66 m ²
PATIO	297.9 SF	27.68 m ²
PATIO	408.3 SF	37.94 m ²
PATIO	213.3 SF	19.82 m ²
PATIO	234.5 SF	21.79 m ²
PATIO	331.0 SF	30.75 m ²
PATIO	238.7 SF	22.18 m ²
PATIO	464.1 SF	43.12 m ²
PATIO	467.7 SF	43.45 m ²
PATIO	520.0 SF	48.31 m ²
PATIO	435.2 SF	40.43 m ²
PATIO	308.0 SF	28.61 m ²
PATIO	537.9 SF	49.97 m ²
PATIO	496.2 SF	46.10 m ²
PATIO	496.2 SF	46.10 m ²
PATIO	572.0 SF	53.14 m ²
PATIO	252.0 SF	23.41 m ²
PATIO	176.0 SF	16.35 m ²
PATIO	292.0 SF	27.13 m ²
PATIO	425.6 SF	39.54 m ²
PATIO	10,390.7 SF	965.33 m ²
ELEV/STAIR SHAFT		
ELEV/STAIR SHAFT	185.5 SF	17.23 m ²
ELEV/STAIR SHAFT	255.7 SF	23.76 m ²
ELEV/STAIR SHAFT	255.7 SF	23.76 m ²
ELEV/STAIR SHAFT	185.9 SF	17.27 m ²
ELEV/STAIR SHAFT	255.7 SF	23.76 m ²
ELEV/STAIR SHAFT	237.8 SF	22.09 m ²
ELEV/STAIR SHAFT	164.7 SF	15.30 m ²
ELEV/STAIR SHAFT	174.2 SF	16.18 m ²
ELEV/STAIR SHAFT	175.7 SF	16.32 m ²
ELEV/STAIR SHAFT	1,890.8 SF	175.66 m ²
OUTDOOR AMENITY		
OUTDOOR AMENITY	2,405.6 SF	223.49 m ²
OUTDOOR AMENITY	1,288.0 SF	119.66 m ²
OUTDOOR AMENITY	3,577.0 SF	332.32 m ²
OUTDOOR AMENITY	2,696.1 SF	250.48 m ²
OUTDOOR AMENITY	9,966.7 SF	925.94 m ²
RESIDENTIAL AMENITY		
AMENITY	1,820.0 SF	169.08 m ²
AMENITY	1,820.0 SF	169.08 m ²
RESIDENTIAL CIRCULATION		
CIRCULATION	707.8 SF	65.76 m ²
CIRCULATION	713.5 SF	66.29 m ²
CIRCULATION	1,080.1 SF	100.34 m ²
CIRCULATION	105.2 SF	9.78 m ²
CIRCULATION	135.8 SF	12.61 m ²
LOBBY	491.9 SF	45.70 m ²
LOBBY	390.3 SF	36.26 m ²
LOBBY	505.3 SF	46.94 m ²
LOBBY	4,129.9 SF	383.68 m ²
RESIDENTIAL UNIT		
A	592.2 SF	55.01 m ²
A	692.7 SF	64.36 m ²
B	1,115.1 SF	103.59 m ²
B	1,115.1 SF	103.59 m ²
B	1,024.7 SF	95.19 m ²
B	1,024.7 SF	95.19 m ²
B	982.5 SF	91.27 m ²
B	856.1 SF	79.53 m ²
B	804.4 SF	74.73 m ²
B	960.0 SF	89.19 m ²
B	734.4 SF	68.22 m ²
B	1,076.7 SF	100.03 m ²
B	1,093.0 SF	101.55 m ²
B	970.7 SF	90.18 m ²
B	953.1 SF	88.54 m ²
B	953.1 SF	88.54 m ²
B	1,045.7 SF	97.15 m ²
B	1,121.5 SF	104.19 m ²
B	1,116.0 SF	103.68 m ²
B	847.9 SF	78.77 m ²
B	936.5 SF	87.00 m ²
C	1,339.9 SF	124.48 m ²
C	1,154.4 SF	107.25 m ²
C	1,208.8 SF	112.30 m ²
C	1,238.2 SF	115.03 m ²
C	1,238.2 SF	115.03 m ²
TOTAL	26,195.4 SF	2,433.63 m ²
TOTAL	54,393.4 SF	5,053.32 m ²



877 WESTMINSTER AVE - PENTICTON
 REZONING APPLICATION

GFA - L1 - PHASE 1

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SCALE	1/16" = 1'-0"
JOB NUMBER	1603

A-1.01

NOTES

REVISIONS

No.	Date	Description
01	2020-05-27	OCP Amendment bylaw No. 2020-35
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REZONING APPLICATION

GFA - L2-6 - PHASE 1

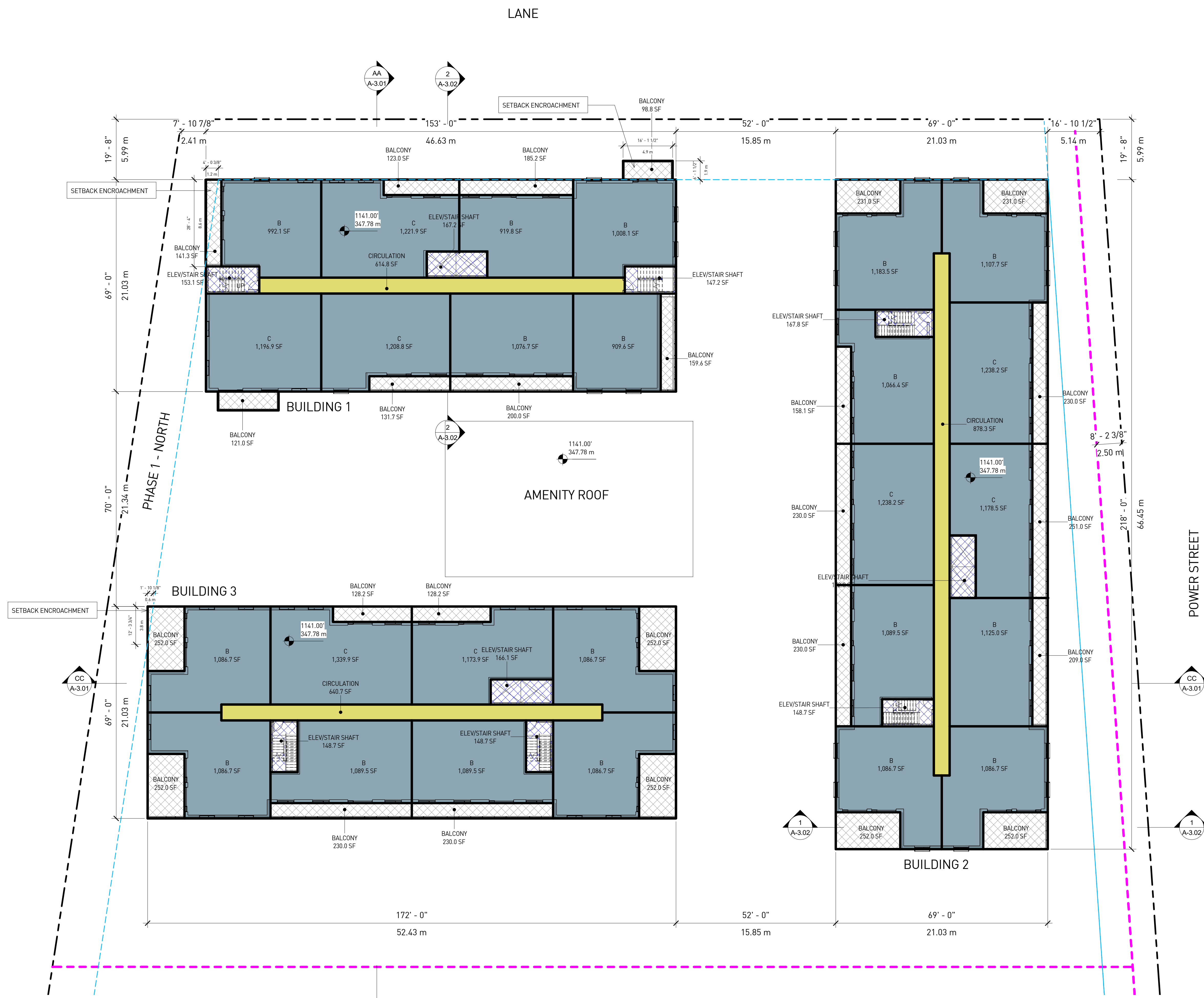
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JOB NUMBER 1603

A-1.02

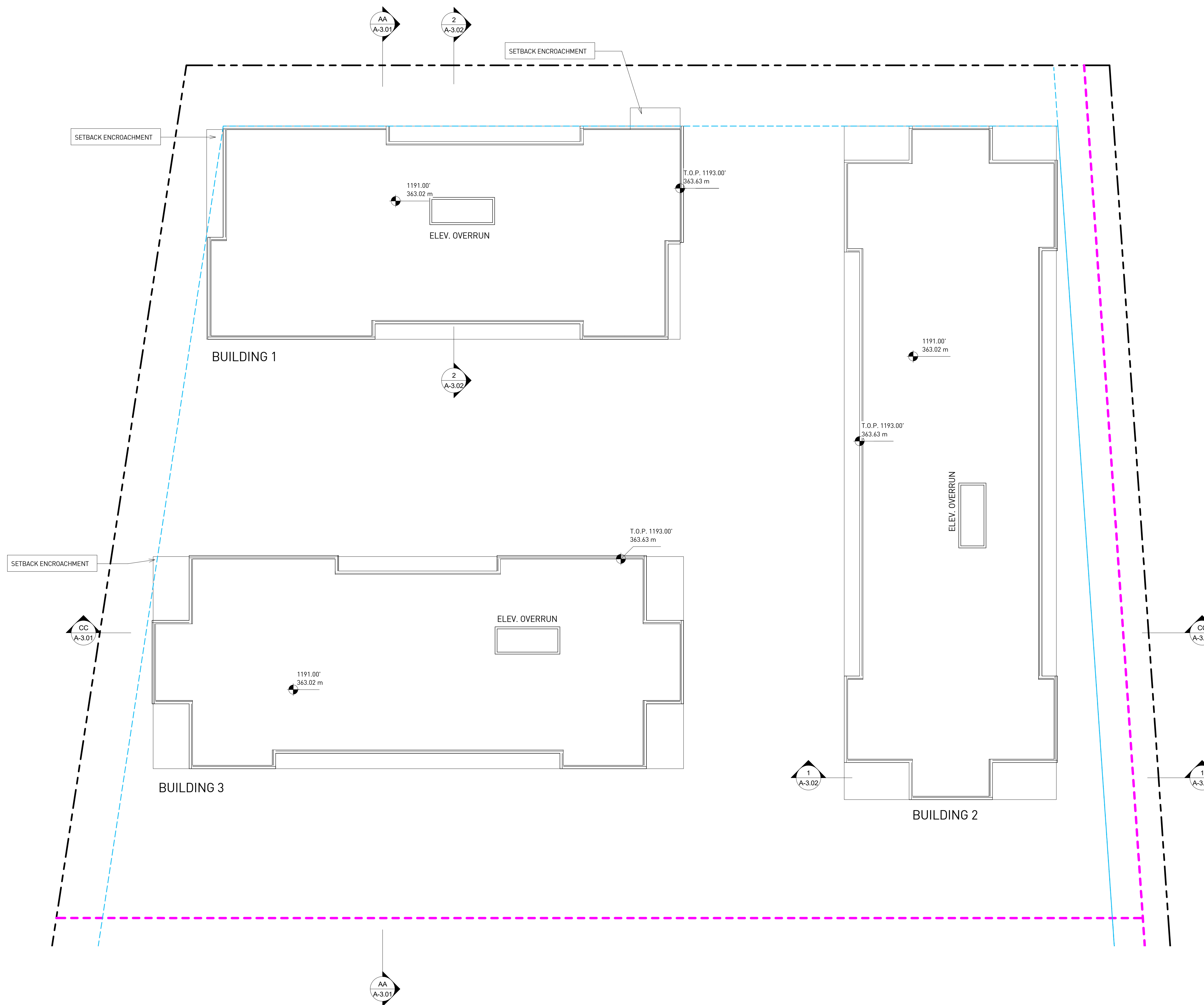
GFA - L2-6 NORTH		
NAME	AREA	m2
BALCONY/PATIO		
BALCONY	252.0 SF	23.41 m ²
BALCONY	252.0 SF	23.41 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	252.0 SF	23.41 m ²
BALCONY	252.0 SF	23.41 m ²
BALCONY	128.2 SF	11.91 m ²
BALCONY	252.0 SF	23.41 m ²
BALCONY	252.0 SF	23.41 m ²
BALCONY	209.0 SF	19.41 m ²
BALCONY	251.0 SF	23.32 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	158.1 SF	14.69 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	231.0 SF	21.46 m ²
BALCONY	231.0 SF	21.46 m ²
BALCONY	185.2 SF	17.21 m ²
BALCONY	123.0 SF	11.43 m ²
BALCONY	200.0 SF	18.58 m ²
BALCONY	131.7 SF	12.23 m ²
BALCONY	159.6 SF	14.83 m ²
BALCONY	98.8 SF	9.18 m ²
BALCONY	121.0 SF	11.24 m ²
BALCONY	141.3 SF	13.12 m ²
BALCONY	5,159.0 SF	479.29 m ²
ELEV/STAIR SHAFT		
ELEV/STAIR SHAFT	166.1 SF	15.43 m ²
ELEV/STAIR SHAFT	148.7 SF	13.81 m ²
ELEV/STAIR SHAFT	148.7 SF	13.81 m ²
ELEV/STAIR SHAFT	167.2 SF	15.53 m ²
ELEV/STAIR SHAFT	148.7 SF	13.81 m ²
ELEV/STAIR SHAFT	167.8 SF	15.59 m ²
ELEV/STAIR SHAFT	172.8 SF	16.06 m ²
ELEV/STAIR SHAFT	147.2 SF	13.68 m ²
ELEV/STAIR SHAFT	153.1 SF	14.22 m ²
ELEV/STAIR SHAFT	1,420.3 SF	131.95 m ²
RESIDENTIAL CIRCULATION		
CIRCULATION	640.7 SF	59.52 m ²
CIRCULATION	614.8 SF	57.12 m ²
CIRCULATION	878.3 SF	81.60 m ²
CIRCULATION	2,133.8 SF	198.24 m ²
RESIDENTIAL UNIT		
B	1,086.7 SF	100.95 m ²
B	1,086.7 SF	100.95 m ²
B	1,086.7 SF	100.95 m ²
B	1,086.7 SF	100.95 m ²
B	1,089.5 SF	101.22 m ²
B	1,089.5 SF	101.22 m ²
B	909.6 SF	84.51 m ²
B	1,008.1 SF	93.66 m ²
B	1,076.7 SF	100.03 m ²
B	919.8 SF	85.45 m ²
B	992.1 SF	92.17 m ²
B	1,086.7 SF	100.95 m ²
B	1,086.7 SF	100.95 m ²
B	1,107.7 SF	102.91 m ²
B	1,183.5 SF	109.95 m ²
B	1,125.0 SF	104.51 m ²
B	1,089.5 SF	101.22 m ²
B	1,066.4 SF	99.07 m ²
C	1,339.9 SF	124.48 m ²
C	1,173.9 SF	109.06 m ²
C	1,208.8 SF	112.30 m ²
C	1,221.9 SF	113.52 m ²
C	1,196.9 SF	111.19 m ²
C	1,238.2 SF	115.03 m ²
C	1,178.5 SF	109.49 m ²
C	1,238.2 SF	115.03 m ²
TOTAL	28,973.5 SF	2,691.73 m ²
TOTAL	37,686.7 SF	3,501.21 m ²



NOTES

REVISIONS

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01	2020-05-27	OCP Amendment bylaw No. 2020-35
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877 WESTMINSTER
AVE - PENTICTON

REZONING APPLICATION

ROOF - PHASE 1

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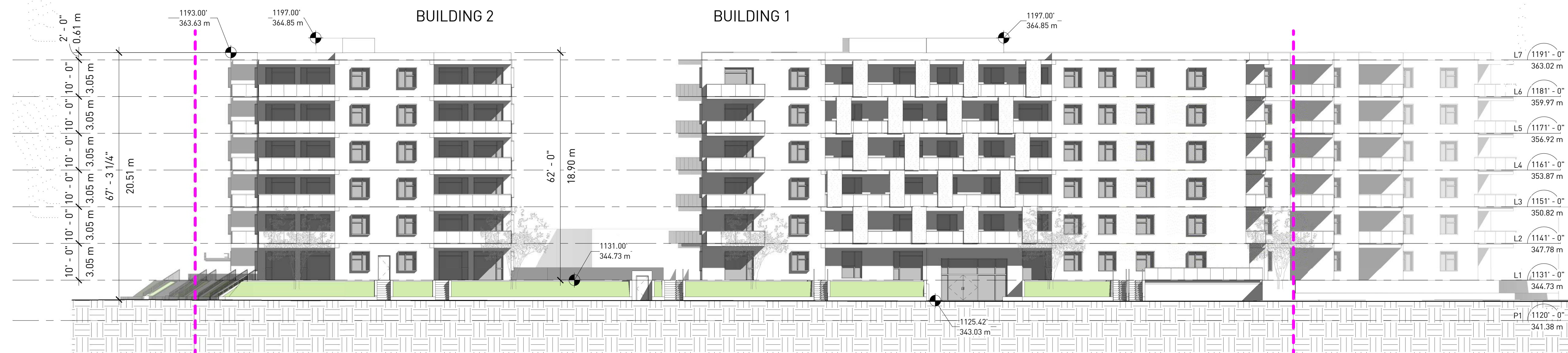
JOB NUMBER 1603

A-1.03

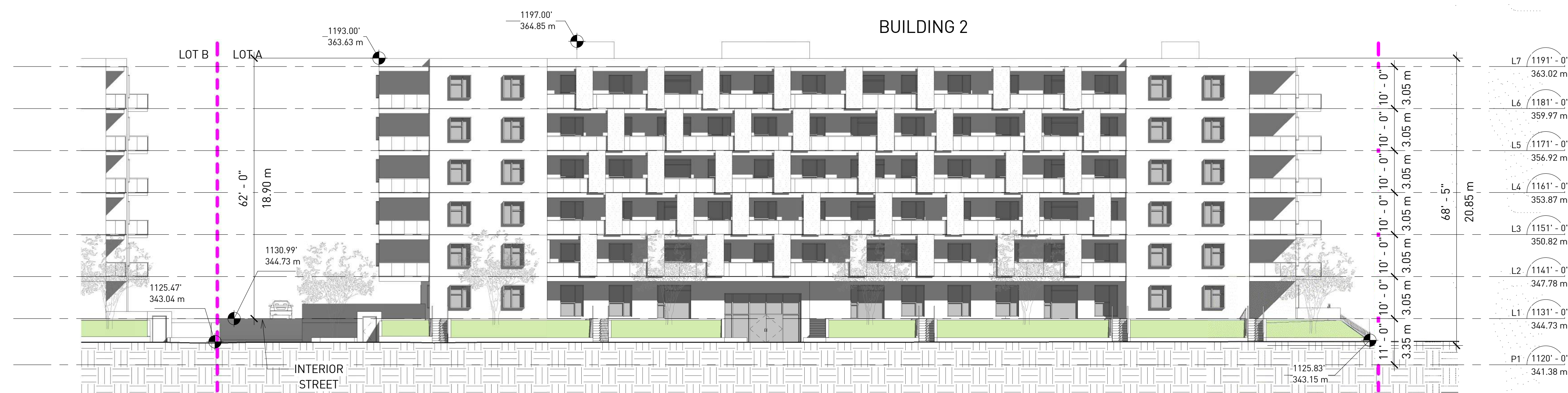
NOTES

REVISIONS

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Phase 1 - North Elevation - Lane
 1/16" = 1'-0"



Phase 1 - East Elevation - Power Street
 1/16" = 1'-0"

877 WESTMINSTER AVE - PENTICTON

REZONING APPLICATION

ELEVATIONS - PHASE 1

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 SCALE 1/16" = 1'-0"

JOB NUMBER 1603

A-2.01

NOTES

REVISIONS

No.	Date	Description
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877 WESTMINSTER AVE - PENTICTON

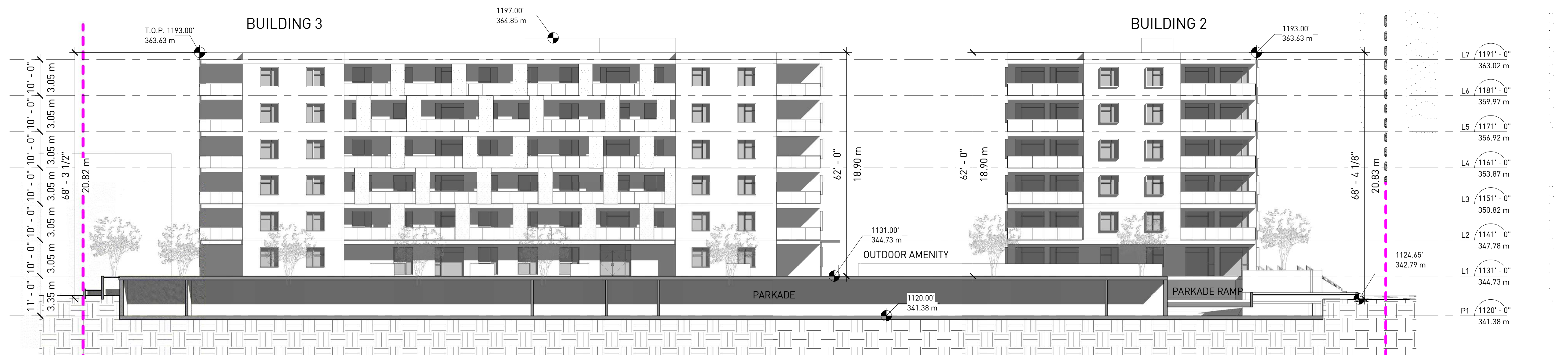
REZONING APPLICATION

ELEVATIONS - PHASE 1

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 SCALE 1/16" = 1'-0"

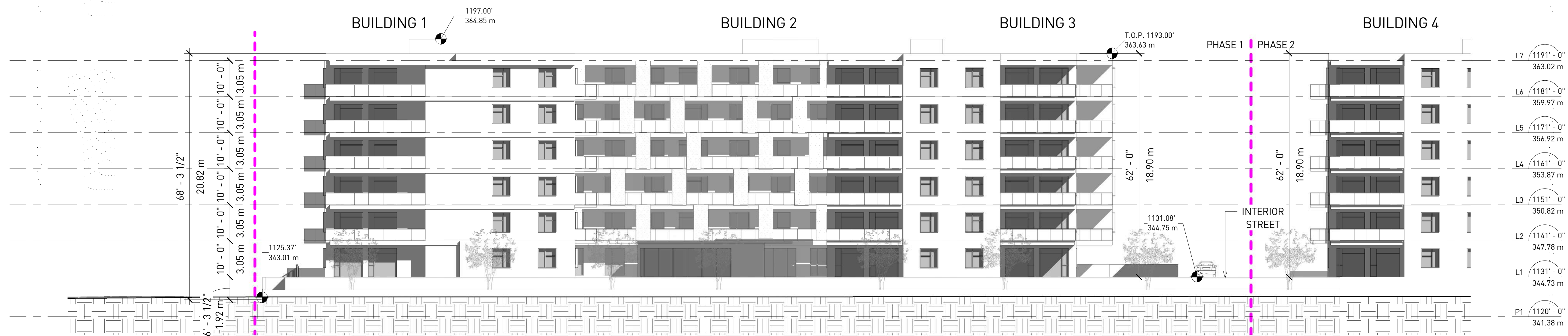
JOB NUMBER 1603

A-2.02



Phase 1 - South Elevation

1/16" = 1'-0"



Phase 1 - West Elevation

1/16" = 1'-0"

NOTES

REVISIONS

No.	Date	Description
01	2020-05-27	OCP Amendment bylaw No. 2020-35
02	2022-01-12	ISSUED FOR RZ
03	2022-03-14	RE-ISSUED FOR RZ

877 WESTMINSTER AVE - PENTICTON

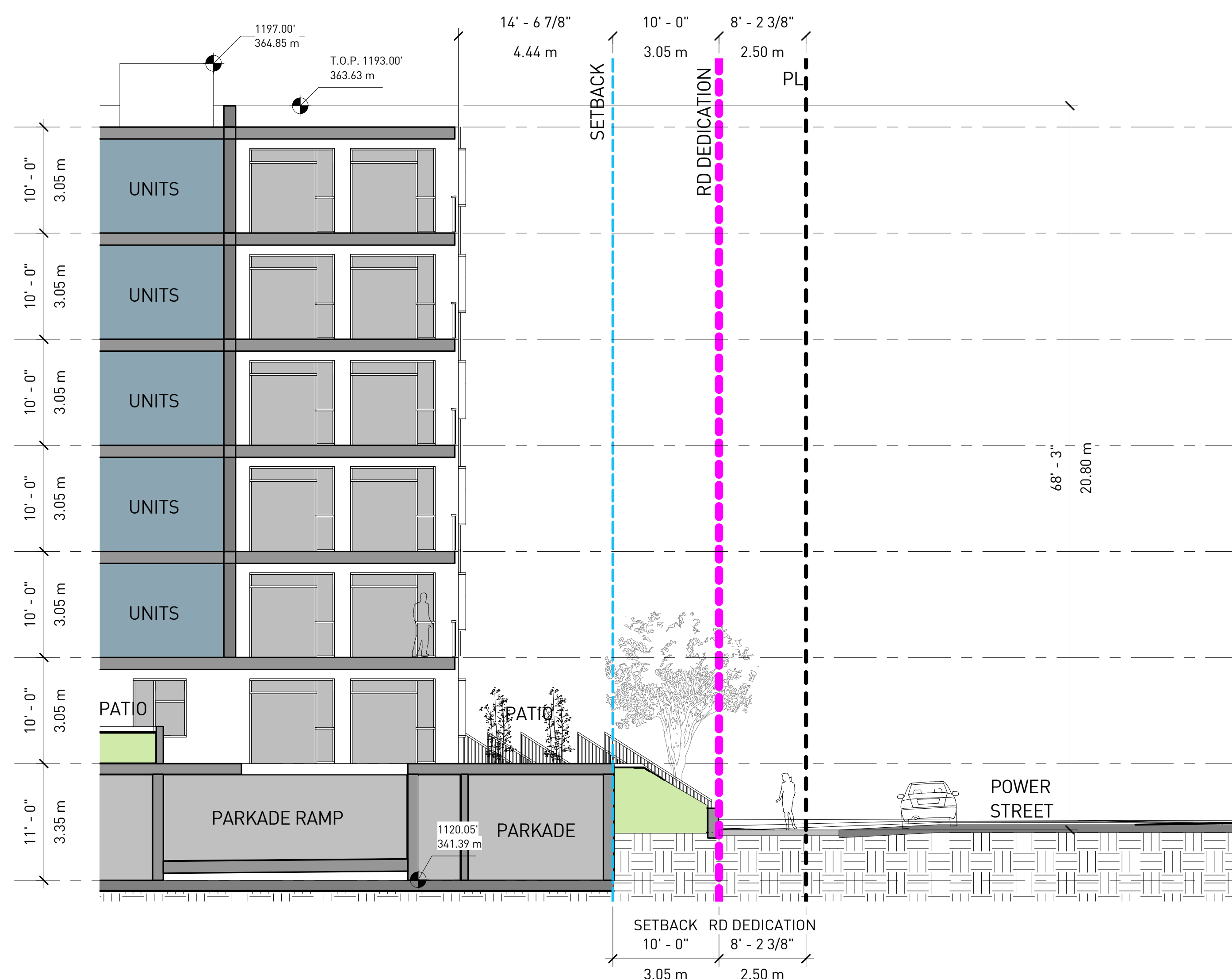
REZONING APPLICATION

SECTIONS - PHASE 1

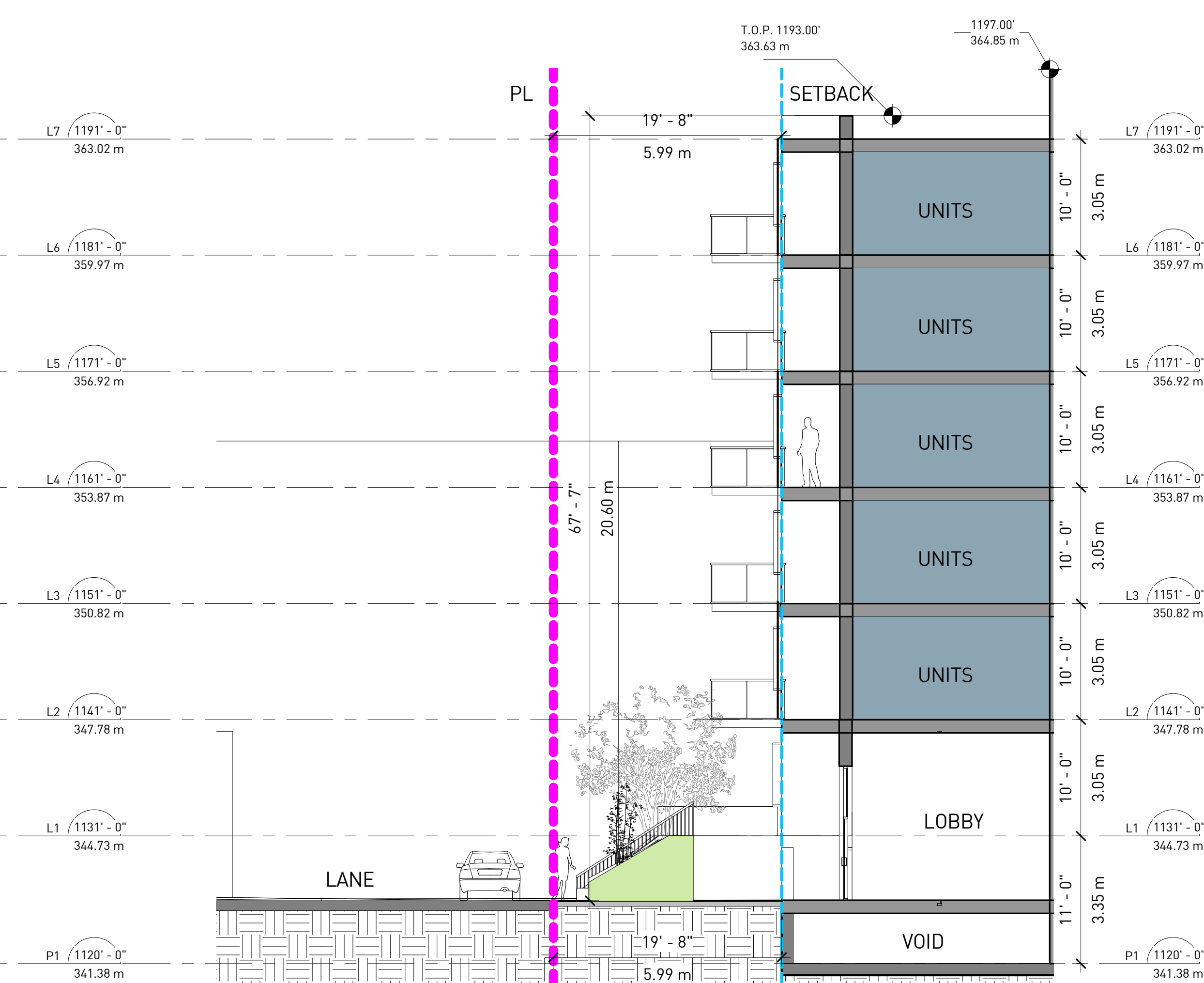
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 SCALE 1/8" = 1'-0"

JOB NUMBER 1603

A-3.02



SECTION 1 - PHASE 1 NORTH - POWER ST
 1/8" = 1'-0"



SECTION 2 - PHASE 1 NORTH - LANE
 1/8" = 1'-0"



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01	2020-05-27	OCF Amendment bylaw No. 2020-35
02	2022-01-12	ISSUED FOR RZ
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STATISTICS PHASE 2 - SOUTH PARCEL

SITE AREA - PHASE 2: 92,235 SF (2.1 acres)
ROAD DEDICATION: 1,767 SF
 NOTE: All density calculation use Gross site area (including road dedication).

GROSS FLOOR AREA

GROSS FLOOR AREA - PHASE 2 SOUTH	
TYPE	AREA
ELEV/STAIR SHAFT	9,713.0 SF
RESIDENTIAL AMENITY	3,162.7 SF
RESIDENTIAL CIRCULATION	15,057.0 SF
RESIDENTIAL UNIT	165,793.9 SF
RETAIL	2,003.5 SF
TOTAL	195,730.1 SF

FLOOR AREA RATIO

FAR - PHASE 2 SOUTH		
TYPE	NFA AREA	FAR
RESIDENTIAL AMENITY	3,162.7 SF	0.03
RESIDENTIAL CIRCULATION	15,057.0 SF	0.16
RESIDENTIAL UNIT	165,793.9 SF	1.80
RETAIL	2,003.5 SF	0.02
TOTAL	186,017.1 SF	2.02

EXCLUSION - PHASE 2 SOUTH	
TYPE	AREA
ELEV/STAIR SHAFT	9,713.0 SF
TOTAL	9,713.0 SF

VEHICLE PARKING

As per PZBL 2017-08 6.5
 Parking Required - Residential apartments - 1 per unit plus 0.25 spaces/unit for visitors

PHASE 2 SOUTH - PARKING REQ'D	
CONDO UNITS	STALLS REQUIRED
149	149

PHASE 2 SOUTH - VISITOR PARKING REQ'D	
UNITS	VISITOR STALLS REQUIRED
149	37.25

TOTAL PARCEL SOUTH PARKING REQ'D: 187

PHASE 2 SOUTH - PARKING PROVIDED	
USE	COUNT
RESIDENTIAL - SOUTH	147
VISITOR - SOUTH	38
TOTAL	185 *

* 10 additional bikes provided in lieu of 2 parking spaces, *as per PZBL 2017-08 6.1.2.1*

PHASE 1 SOUTH - RETAIL PARKING REQ'D		
RETAIL AREA	AREA (m2)	1 PER 30m2
2,003.5 SF	186.13 m ²	6.2

RETAIL PARKING SHARED WITH VISITOR

CLASS 1 BIKES

As per PZBL 2017-08 6.4.3

Class 1 Bikes Required - 0.5 per unit

PHASE 2 SOUTH - BIKES REQ'D	
UNITS	CLASS 1 BIKES REQUIRED
149	74.5

PHASE 2 SOUTH - CLASS 1 BIKES PROVIDED	
TYPE	COUNT
Bicycle - Horizontal	40
Bicycle - Vertical	48
TOTAL	88

* 10 additional bikes provided in lieu of 2 parking spaces, *as per PZBL 2017-08 6.1.2.1*

CLASS 2 BIKES

As per PZBL 2017-08 6.4.3

RESIDENTIAL - Class 2 Bikes Required - 0.1 per unit
 RETAIL - Class 2 Bikes Required - Minimum of 2, plus one for every 125 m2 over 250 m2

PHASE 2 SOUTH - CLASS 2 BIKES REQ'D	
UNITS	CLASS 2 BIKES REQUIRED
149	14.9

RETAIL - Class 2 Bikes Required - 2 RACKS

UNIT MIX

UNIT MIX - PHASE 2 SOUTH			
TYPE	AREA	COUNT	%
2BR	847.9 SF ... 1,345.8 SF	103	67%
3BR	1,052.7 SF ... 1,345.8 SF	46	33%
TOTAL		149	

AMENITY SPACE

Amenity space shall be provided at the rate of 10 m2 (107.6 SF) for each dwelling unit.
 25% of the required amenity space must be provided at the ground floor level.

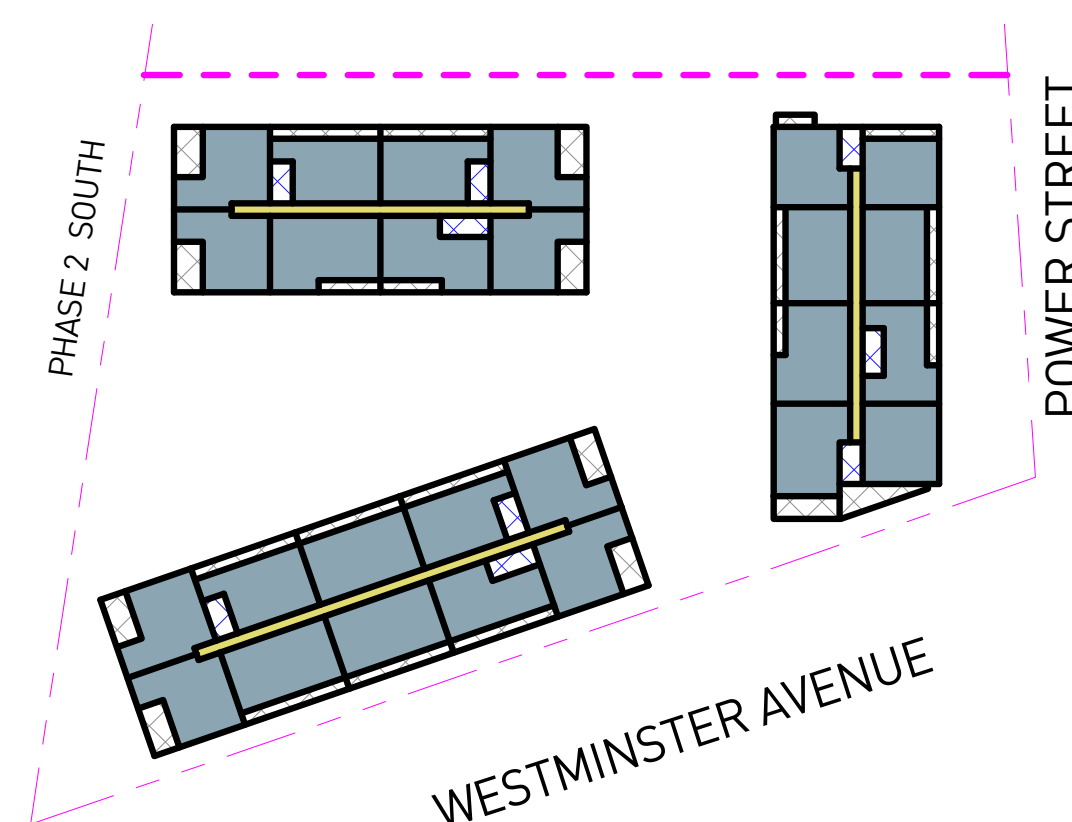
PHASE 2 SOUTH - OUTDOOR AMENITY REQ'D		
UNITS	REQ'D AMENITY (SF)	REQ'D AMENITY (m2)
149	32,079.70	2,980 m ²

AMENITIES PROVIDED - SOUTH PARCEL		
TYPE	AREA	AREA (m2)
PHASE 2 - SOUTH		
BALCONY/PATIO	37,008.9 SF	3,438.2 m ²
OUTDOOR AMENITY	17,416.6 SF	1,618.1 m ²
RESIDENTIAL AMENITY	3,162.7 SF	293.8 m ²
TOTAL	57,588.2 SF	5,350.1 m²

AREA DIAGRAMS



STATS - L1 south
 1" = 80'-0"



STATS - L2 south
 1" = 80'-0"

FAR AREA PLAN

- BALCONY/PATIO
- ELEV/STAIR SHAFT
- OUTDOOR AMENITY
- RESIDENTIAL AMENITY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNIT
- RETAIL

GFA BY LEVEL - PHASE 2 SOUTH	
TYPE	AREA
PHASE 2 - SOUTH	
L1	
ELEV/STAIR SHAFT	2,002.9 SF
RESIDENTIAL AMENITY	3,162.7 SF
RESIDENTIAL CIRCULATION	4,676.3 SF
RESIDENTIAL UNIT	21,371.5 SF
RETAIL	2,003.5 SF
TOTAL L1	33,216.9 SF
L2	
ELEV/STAIR SHAFT	1,542.0 SF
RESIDENTIAL CIRCULATION	2,076.1 SF
RESIDENTIAL UNIT	28,884.5 SF
TOTAL L2	32,502.6 SF
L3	
ELEV/STAIR SHAFT	1,542.0 SF
RESIDENTIAL CIRCULATION	2,076.1 SF
RESIDENTIAL UNIT	28,884.5 SF
TOTAL L3	32,502.6 SF

GFA BY LEVEL - PHASE 2 SOUTH	
TYPE	AREA
L4	
ELEV/STAIR SHAFT	1,542.0 SF
RESIDENTIAL CIRCULATION	2,076.1 SF
RESIDENTIAL UNIT	28,884.5 SF
TOTAL L4	32,502.6 SF
L5	
ELEV/STAIR SHAFT	1,542.0 SF
RESIDENTIAL CIRCULATION	2,076.1 SF
RESIDENTIAL UNIT	28,884.5 SF
TOTAL L5	32,502.6 SF
L6	
ELEV/STAIR SHAFT	1,542.0 SF
RESIDENTIAL CIRCULATION	2,076.1 SF
RESIDENTIAL UNIT	28,884.5 SF
TOTAL L6	32,502.6 SF
TOTAL	195,730.1 SF

877 WESTMINSTER AVE - PENTICTON

REZONING APPLICATION

STATISTICS - PHASE 2 SOUTH

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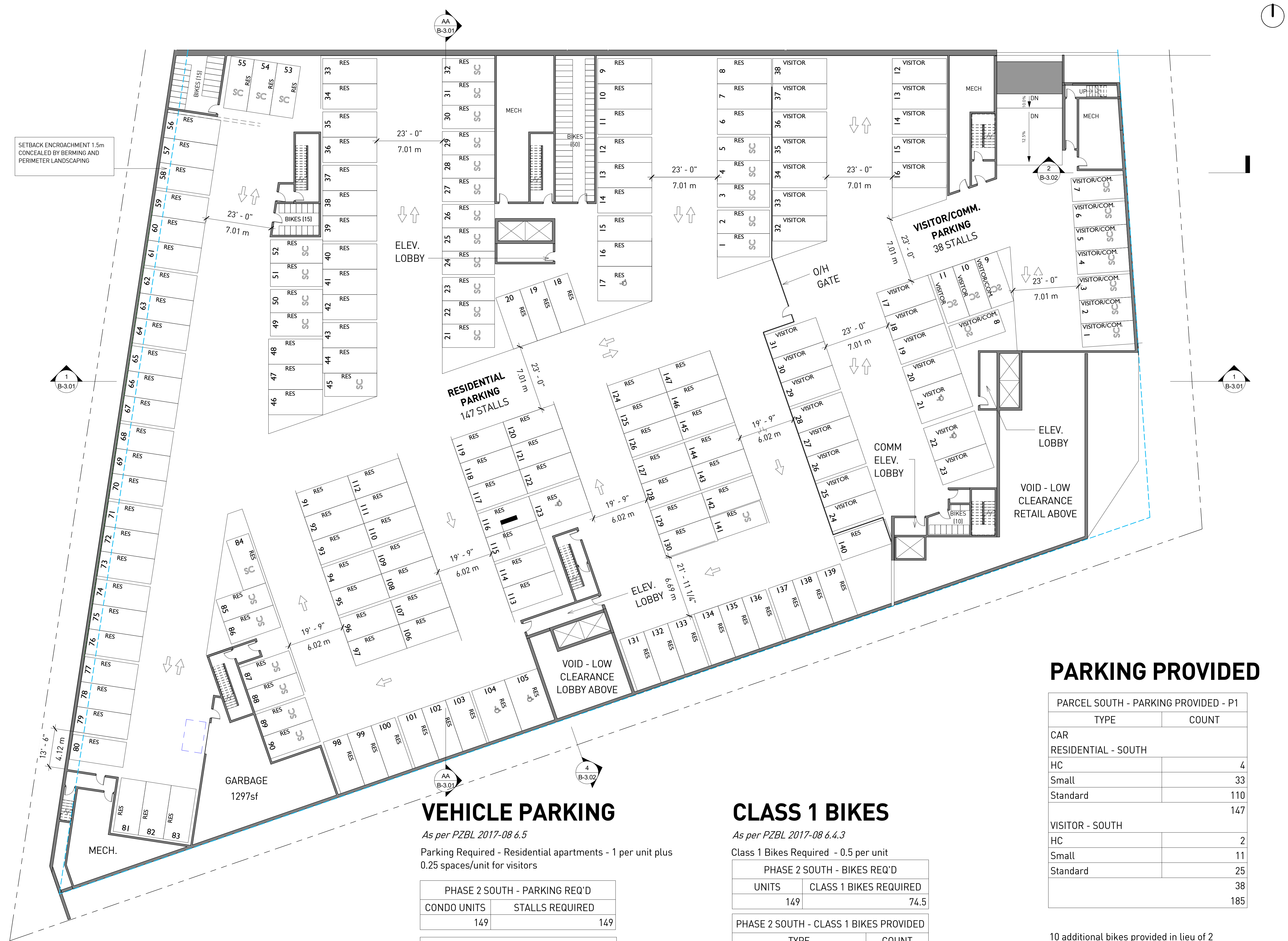


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SETBACK ENCROACHMENT 1.5m
 CONCEALED BY BERMING AND
 PERIMETER LANDSCAPING

PARKING PROVIDED

PARCEL SOUTH - PARKING PROVIDED - P1	
TYPE	COUNT
CAR	
RESIDENTIAL - SOUTH	
HC	4
Small	33
Standard	110
	147
VISITOR - SOUTH	
HC	2
Small	11
Standard	25
	38
	185

10 additional bikes provided in lieu of 2 parking spaces, as per PZBL 2017-08 6.1.2.1

Proposed shared Retail and Visitor parking.

VEHICLE PARKING

As per PZBL 2017-08 6.5
 Parking Required - Residential apartments - 1 per unit plus 0.25 spaces/unit for visitors

PHASE 2 SOUTH - PARKING REQ'D	
CONDO UNITS	STALLS REQUIRED
149	149

PHASE 2 SOUTH - VISITOR PARKING REQ'D	
UNITS	VISITOR STALLS REQUIRED
149	37.25

TOTAL PARCEL SOUTH PARKING REQ'D: 187

CLASS 1 BIKES

As per PZBL 2017-08 6.4.3
 Class 1 Bikes Required - 0.5 per unit

PHASE 2 SOUTH - BIKES REQ'D	
UNITS	CLASS 1 BIKES REQUIRED
149	74.5

PHASE 2 SOUTH - CLASS 1 BIKES PROVIDED	
TYPE	COUNT
Bicycle - Horizontal	40
Bicycle - Vertical	48
	88

877 WESTMINSTER
 AVE - PENTICTON
 REZONING APPLICATION

P1 - PHASE 2

DATE 3/14/2022 5:02:45 PM
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 SCALE 1/16" = 1'-0"

JOB NUMBER 1603

B-1.00



GBL ARCHITECTS INC.
139 EAST 8TH AVENUE VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156 FAX 604 731 5279

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03	2022-03-14	RE-ISSUED FOR RZ

GFA - L1 SOUTH		
NAME	AREA	m2
BALCONY/PATIO		
PATIO	746.2 SF	69.32 m ²
PATIO	696.5 SF	64.71 m ²
PATIO	924.8 SF	85.91 m ²
PATIO	525.2 SF	48.79 m ²
PATIO	568.3 SF	52.80 m ²
PATIO	389.2 SF	36.15 m ²
PATIO	231.0 SF	21.46 m ²
PATIO	469.6 SF	43.63 m ²
PATIO	851.1 SF	79.07 m ²
PATIO	230.0 SF	21.37 m ²
PATIO	528.2 SF	49.07 m ²
PATIO	600.0 SF	55.74 m ²
PATIO	750.0 SF	69.68 m ²
PATIO	342.0 SF	31.77 m ²
PATIO	645.1 SF	59.94 m ²
PATIO	446.7 SF	41.50 m ²
PATIO	732.0 SF	68.01 m ²
PATIO	850.0 SF	78.97 m ²
PATIO	10,755.8 SF	999.25 m ²
ELEV/STAIR SHAFT		
ELEV/STAIR SHAFT	187.0 SF	17.37 m ²
ELEV/STAIR SHAFT	255.7 SF	23.76 m ²
ELEV/STAIR SHAFT	255.7 SF	23.76 m ²
ELEV/STAIR SHAFT	255.7 SF	23.76 m ²
ELEV/STAIR SHAFT	255.7 SF	23.76 m ²
ELEV/STAIR SHAFT	185.5 SF	17.23 m ²
ELEV/STAIR SHAFT	164.7 SF	15.30 m ²
ELEV/STAIR SHAFT	164.7 SF	15.30 m ²
ELEV/STAIR SHAFT	92.9 SF	8.63 m ²
ELEV/STAIR SHAFT	185.4 SF	17.23 m ²
ELEV/STAIR SHAFT	2,002.9 SF	186.08 m ²
OUTDOOR AMENITY		
OUTDOOR AMENITY	10,044.9 SF	933.20 m ²
OUTDOOR AMENITY	2,968.2 SF	275.76 m ²
OUTDOOR AMENITY	4,403.4 SF	409.09 m ²
OUTDOOR AMENITY	17,416.6 SF	1,618.05 m ²
RESIDENTIAL AMENITY		
AMENITY	724.5 SF	67.31 m ²
AMENITY	1,153.0 SF	107.11 m ²
AMENITY	847.9 SF	78.77 m ²
AMENITY	437.4 SF	40.64 m ²
AMENITY	3,162.7 SF	293.83 m ²
RESIDENTIAL CIRCULATION		
CIRCULATION	764.7 SF	71.04 m ²
CIRCULATION	1,090.1 SF	101.27 m ²
CIRCULATION	590.7 SF	54.88 m ²
CIRCULATION	145.3 SF	13.50 m ²
CIRCULATION	269.6 SF	25.05 m ²
CIRCULATION	181.6 SF	16.87 m ²
LOBBY	399.9 SF	37.16 m ²
LOBBY	619.1 SF	57.51 m ²
LOBBY	615.3 SF	57.17 m ²
LOBBY	4,676.3 SF	434.44 m ²
RESIDENTIAL UNIT		
B	1,086.7 SF	100.95 m ²
B	1,086.7 SF	100.95 m ²
B	1,024.7 SF	95.19 m ²
B	1,024.7 SF	95.19 m ²
B	1,345.8 SF	125.03 m ²
B	1,107.7 SF	102.91 m ²
B	1,136.1 SF	105.55 m ²
B	847.9 SF	78.77 m ²
B	909.6 SF	84.51 m ²
B	848.8 SF	78.85 m ²
B	1,076.7 SF	100.03 m ²
B	1,107.7 SF	102.91 m ²
B	1,136.1 SF	105.55 m ²
C	1,339.9 SF	124.48 m ²
C	1,238.2 SF	115.03 m ²
C	1,345.8 SF	125.03 m ²
C	1,238.2 SF	115.03 m ²
C	1,238.2 SF	115.03 m ²
C	1,232.3 SF	114.48 m ²
C	21,371.5 SF	1,985.47 m ²
RETAIL		
CRU	992.6 SF	92.21 m ²
CRU	1,010.9 SF	93.92 m ²
CRU	2,003.5 SF	186.13 m ²
CRU	61,389.3 SF	5,703.25 m ²
TOTAL		



877 WESTMINSTER AVE - PENTICTON
REZONING APPLICATION

GFA - L1 - PHASE 2

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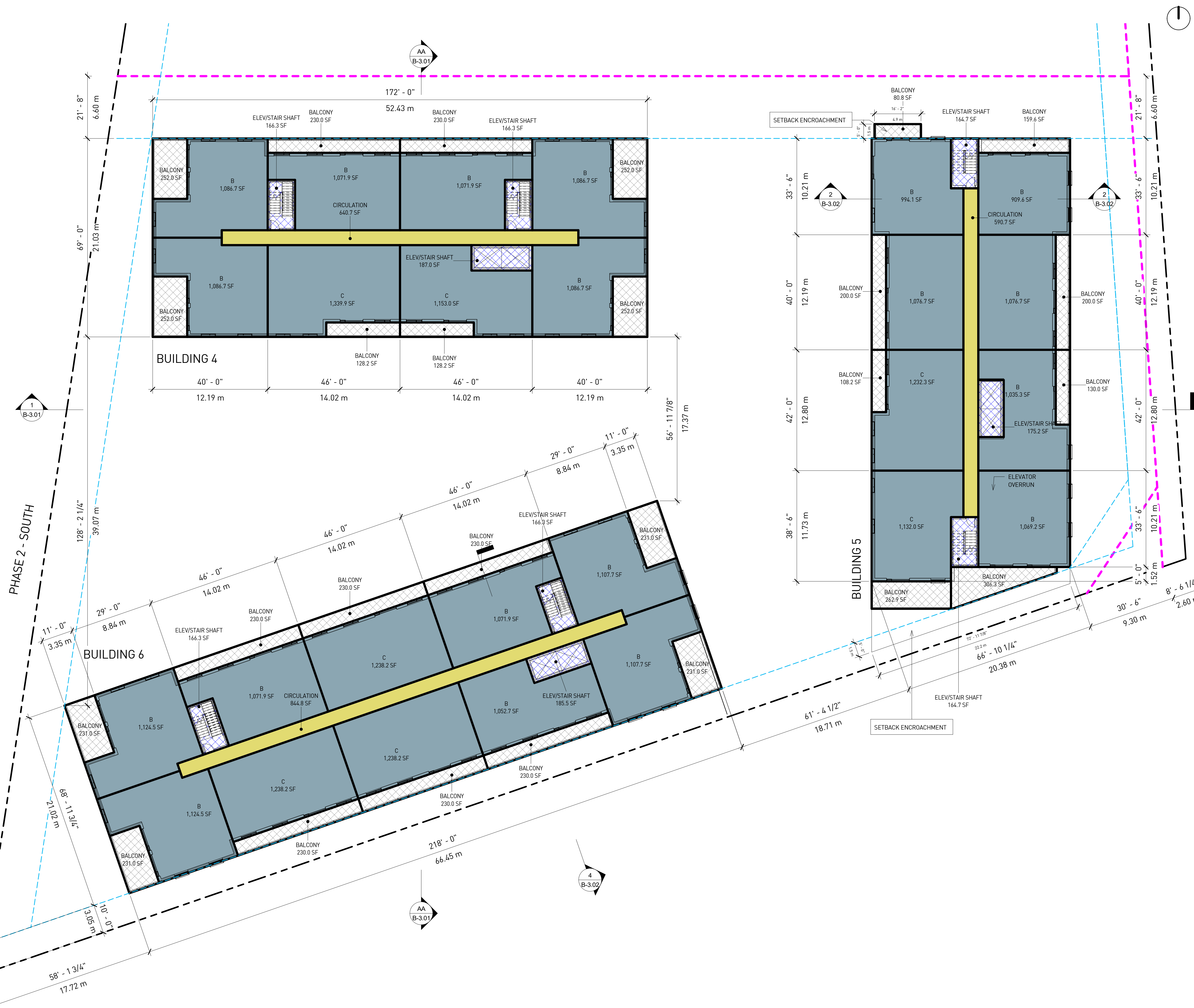
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02	2022-01-12	ISSUED FOR RZ
03	2022-03-14	RE-ISSUED FOR RZ

GFA - L2-6 SOUTH		
NAME	AREA	m2
BALCONY/PATIO		
BALCONY	108.2 SF	10.05 m ²
BALCONY	200.0 SF	18.58 m ²
BALCONY	200.0 SF	18.58 m ²
BALCONY	130.0 SF	12.08 m ²
BALCONY	159.6 SF	14.83 m ²
BALCONY	306.3 SF	28.46 m ²
BALCONY	252.0 SF	23.41 m ²
BALCONY	252.0 SF	23.41 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	252.0 SF	23.41 m ²
BALCONY	252.0 SF	23.41 m ²
BALCONY	128.2 SF	11.91 m ²
BALCONY	128.2 SF	11.91 m ²
BALCONY	231.0 SF	21.46 m ²
BALCONY	231.0 SF	21.46 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	231.0 SF	21.46 m ²
BALCONY	231.0 SF	21.46 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	230.0 SF	21.37 m ²
BALCONY	80.8 SF	7.51 m ²
BALCONY	262.9 SF	24.42 m ²
BALCONY	5,476.4 SF	508.77 m ²
ELEV/STAIR SHAFT		
ELEV/STAIR SHAFT	187.0 SF	17.37 m ²
ELEV/STAIR SHAFT	166.3 SF	15.45 m ²
ELEV/STAIR SHAFT	166.3 SF	15.45 m ²
ELEV/STAIR SHAFT	185.5 SF	17.23 m ²
ELEV/STAIR SHAFT	166.3 SF	15.45 m ²
ELEV/STAIR SHAFT	166.3 SF	15.45 m ²
ELEV/STAIR SHAFT	175.2 SF	16.28 m ²
ELEV/STAIR SHAFT	164.7 SF	15.30 m ²
ELEV/STAIR SHAFT	164.7 SF	15.30 m ²
ELEV/STAIR SHAFT	1,542.0 SF	143.26 m ²
RESIDENTIAL CIRCULATION		
CIRCULATION	640.7 SF	59.52 m ²
CIRCULATION	844.8 SF	78.48 m ²
CIRCULATION	590.7 SF	54.88 m ²
CIRCULATION	2,076.1 SF	192.88 m ²
RESIDENTIAL UNIT		
B	1,086.7 SF	100.95 m ²
B	1,086.7 SF	100.95 m ²
B	1,086.7 SF	100.95 m ²
B	1,086.7 SF	100.95 m ²
B	1,071.9 SF	99.58 m ²
B	1,071.9 SF	99.58 m ²
B	1,107.7 SF	102.91 m ²
B	1,107.7 SF	102.91 m ²
B	1,124.5 SF	104.47 m ²
B	1,124.5 SF	104.47 m ²
B	1,071.9 SF	99.58 m ²
B	1,071.9 SF	99.58 m ²
B	1,052.7 SF	97.80 m ²
B	1,035.3 SF	96.18 m ²
B	909.6 SF	84.51 m ²
B	994.1 SF	92.35 m ²
B	1,076.7 SF	100.03 m ²
B	1,076.7 SF	100.03 m ²
B	1,069.2 SF	99.33 m ²
C	1,339.9 SF	124.48 m ²
C	1,153.0 SF	107.11 m ²
C	1,238.2 SF	115.03 m ²
C	1,238.2 SF	115.03 m ²
C	1,238.2 SF	115.03 m ²
C	1,232.3 SF	114.48 m ²
C	1,132.0 SF	105.17 m ²
C	28,884.5 SF	2,683.46 m ²
TOTAL	37,979.0 SF	3,528.36 m²



877 WESTMINSTER
 AVE - PENTICTON
 REZONING APPLICATION

GFA - L2 - PHASE 2

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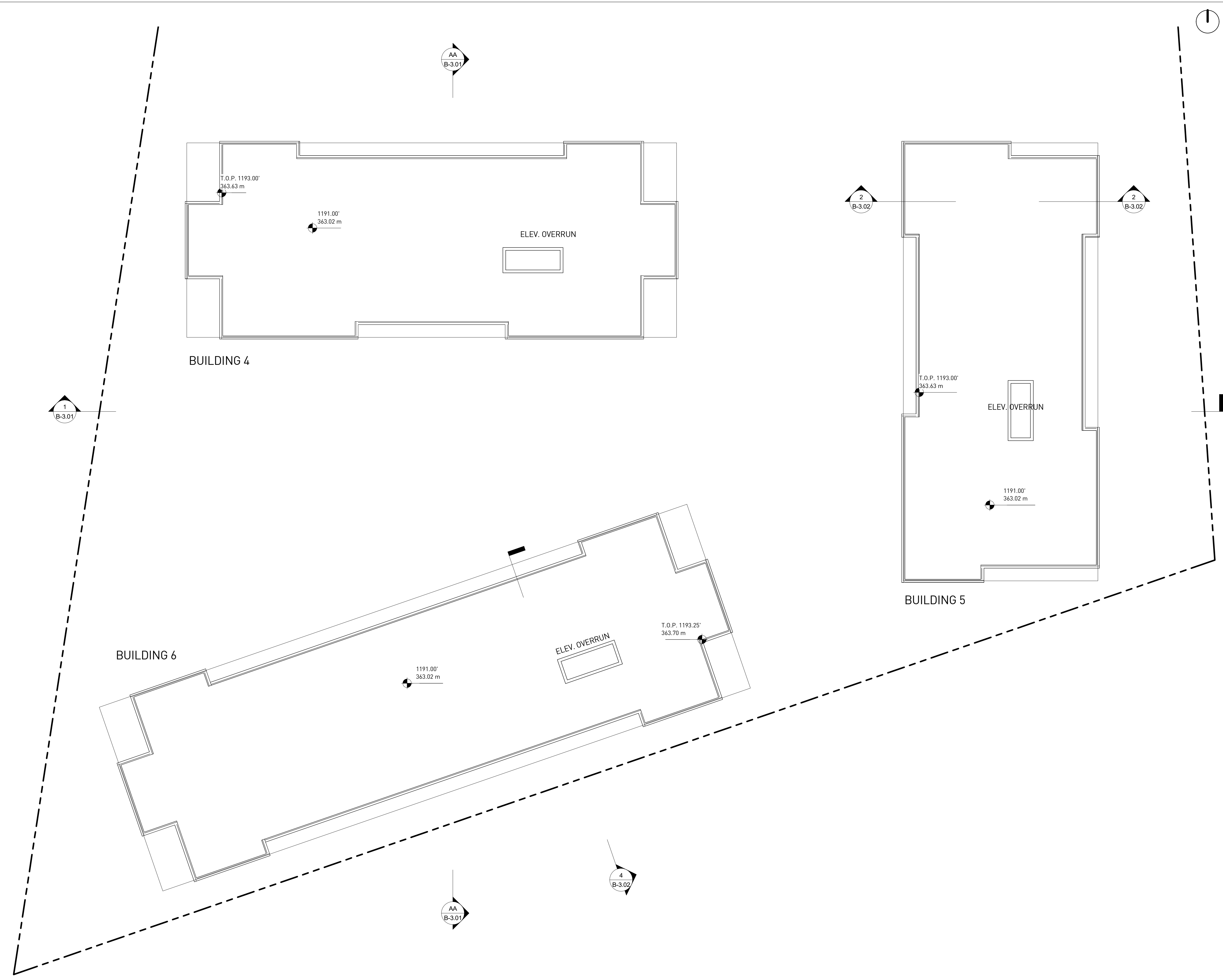


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AVE - PENTICTON

REZONING APPLICATION

ROOF - PHASE 2

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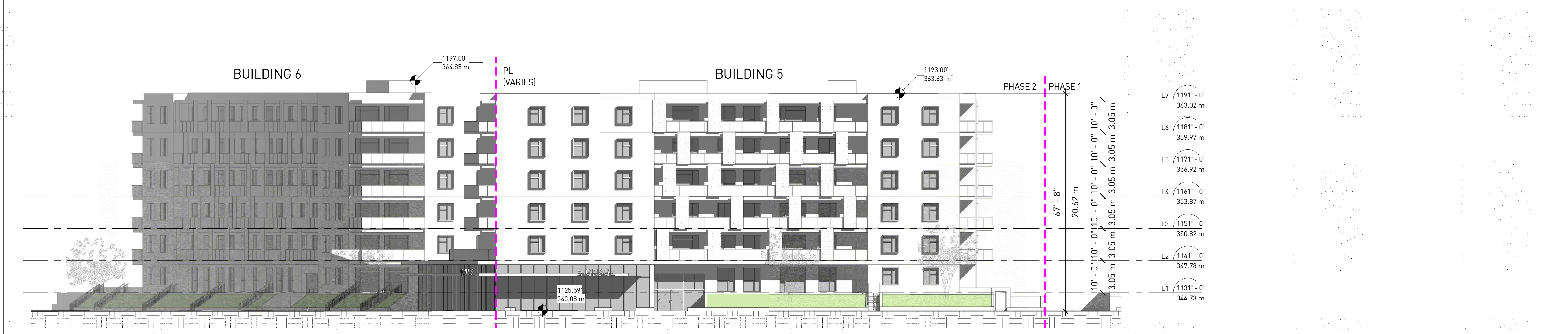
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REVISIONS

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01	2020-05-27	OCP Amendment bylaw No. 2020-35
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Phase 2 - South Elevation - Westminster Ave
 1/16" = 1'-0"



Phase 2 - East Elevation - Power Street
 1/16" = 1'-0"

877 WESTMINSTER
 AVE - PENTICTON

REZONING APPLICATION

ELEVATIONS -
 PHASE 2

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JOB NUMBER 1603

B-2.01

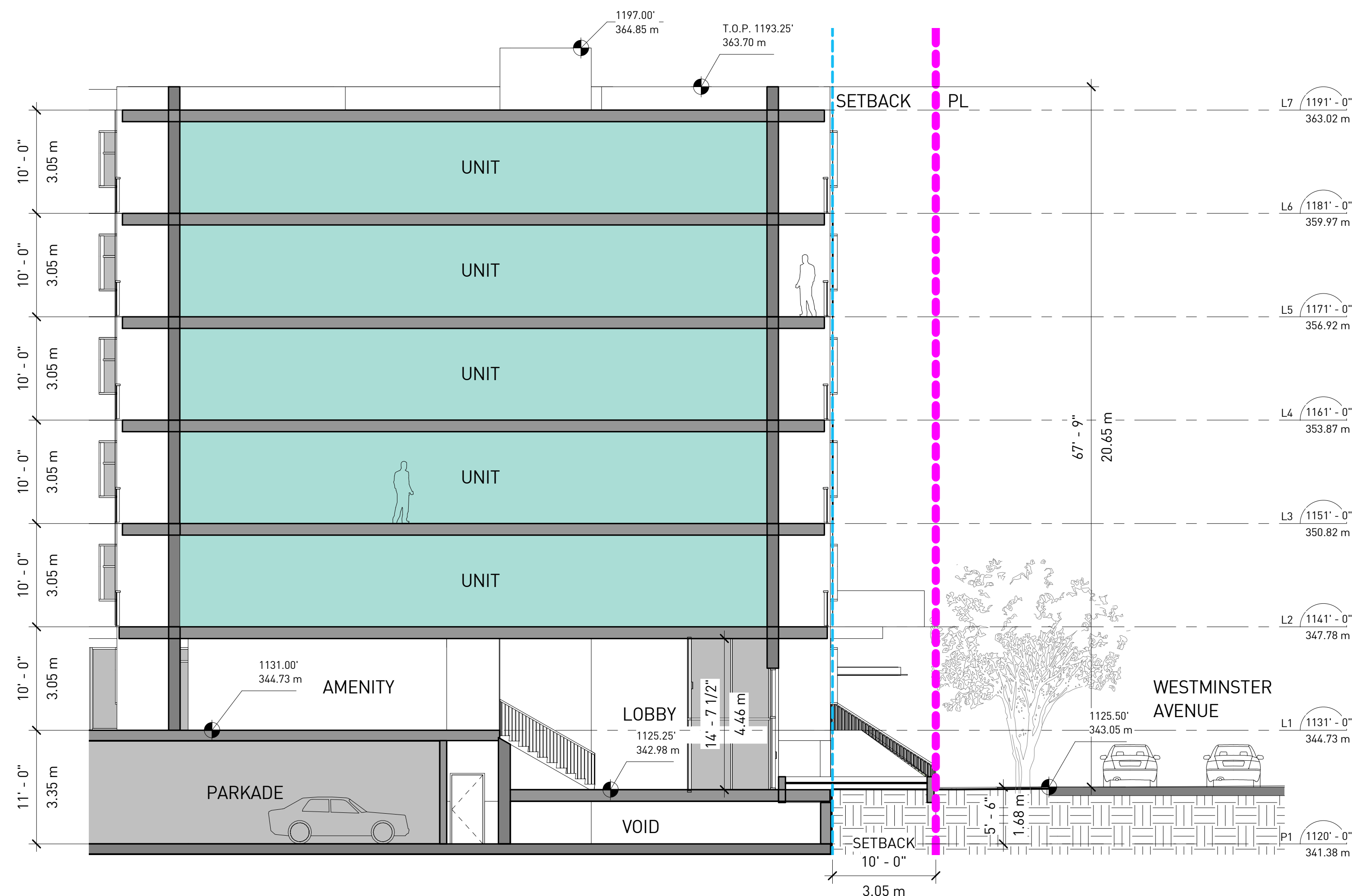


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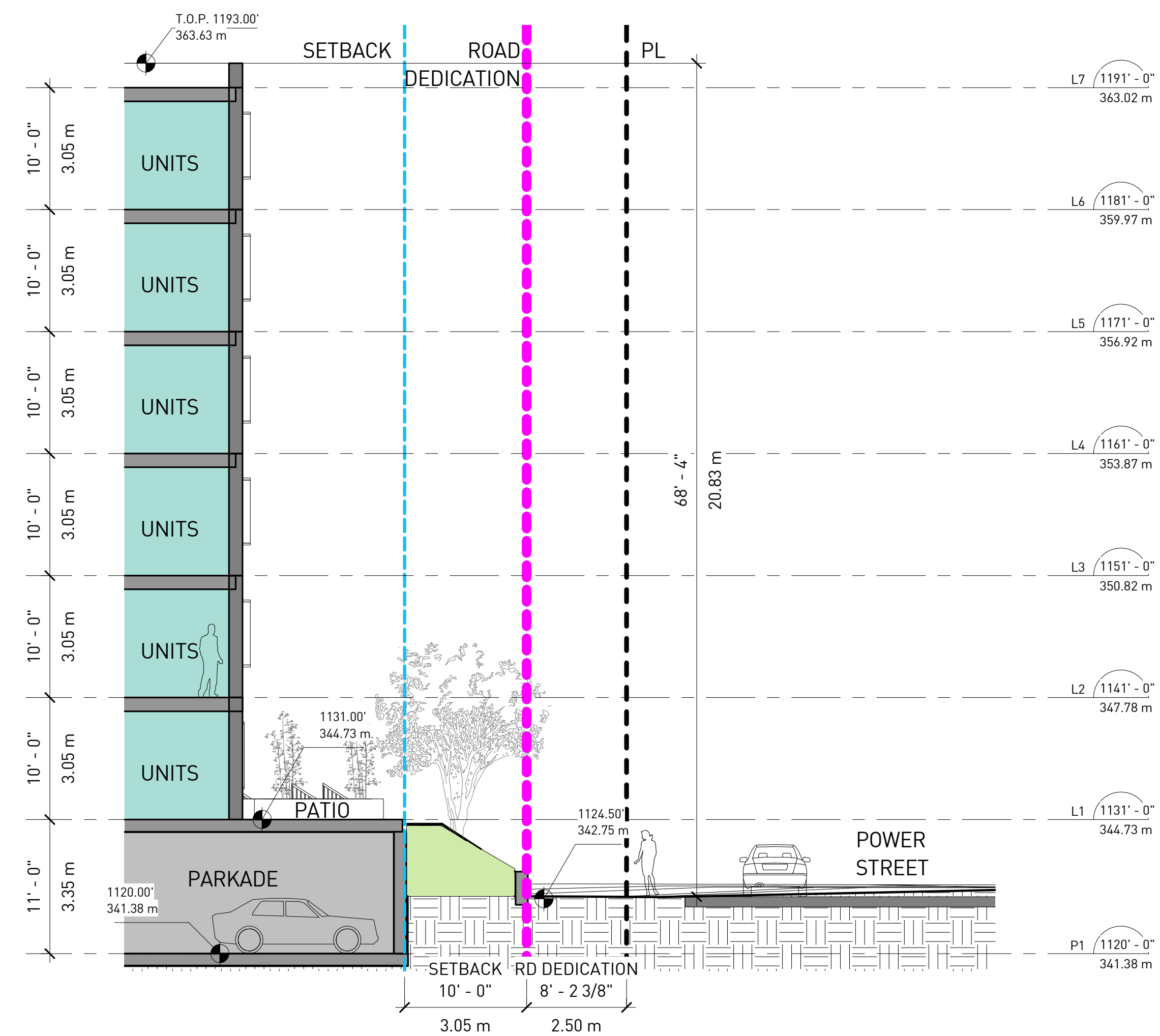
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SECTION 4 - PHASE 2 SOUTH - WESTMINSTER AVE

1/8" = 1'-0"



SECTION 3 - PHASE 2 SOUTH - POWER ST

1/8" = 1'-0"

877 WESTMINSTER AVE - PENTICTON

REZONING APPLICATION

SECTIONS - PHASE 2

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APARTMENT BUILDINGS PRECEDENTS



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PRECEDENTS

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RETAIL BASE PRECEDENTS



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REZONING APPLICATION

PRECEDENTS

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PHASE 1 - VIEW FROM CORNER BETWEEN POWER STREET AND LANE

877 WESTMINSTER
AVE - PENTICTON

REZONING APPLICATION

CONCEPTUAL 3D
VIEWS

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 SCALE

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03	2022-03-14	RE-ISSUED FOR RZ



PHASE 2 - VIEW FROM CORNER BETWEEN POWER STREET AND WESTMINSTER AVENUE

877 WESTMINSTER
AVE - PENTICTON

REZONING APPLICATION

CONCEPTUAL 3D
VIEW

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SCALE

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PHASE 2 - SOUTH ELEVATION (WESTMINSTER AVENUE)

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AVE - PENTICTON

REZONING APPLICATION

CONCEPTUAL
ELEVATION

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SCALE

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CropHealth Advising & Research
PO Box 28098, Kelowna BC
Office 250- 717-1898 www.crophealth.com

To:	Date:
TODD WHYTE Parks Supervisor Penticton Parks Department	Monday March 21, 2022
	<i>8 pages</i>

TREE PROTECTION – WESTMINSTER AVE WEST (NEAR POWER ST)

Background

A development project is proposed on a large private property on Westminster Avenue West, near Power Street, street addresses 813, 825, 851 and 877. The property is currently occupied by “El Rancho Motor Hotel” and “Entreprise Rent-A-Car”.

This report documents steps to be taken for protection of four City-owned trees growing along Westminster Avenue. The site was visited February 18 and again March 17 to conduct a risk assessment and document measures required for preservation.

Relevant standards

This report follows procedures in the American National Standard ANSI A300 – Part 5 “Management of Trees and Shrubs During Site Planning, Site Development, and Construction” (2005), and the International Society of Arboriculture “Best Management Practices - Managing Trees During Construction” (2016).

The City of Penticton “Tree Protection Bylaw” (2001-26) “prohibits the removal, destruction, trimming or cutting of any City trees without the permission of the Parks Supervisor. This Bylaw requires that fencing be installed at the dripline of trees (...) during excavation or construction of any building structure”. The property owner is responsible for the condition of the landscaped portion of the boulevard adjacent to the property.

Mario Lanthier

Certified arborist, International Society of Arboriculture (PN-0964A)

Tree Risk Assessment Qualification (TRAQ), International Society of Arboriculture, renewed 2019

Stefanie Harder

Tree Risk Assessment Qualification (TRAQ), International Society of Arboriculture, 2019

Members of the B.C. Landscape Nursery Association

Western Canada Turfgrass Association - Canadian Nursery Landscape Association

International Society of Horticultural Sciences - International Society of Arboriculture

TREE MANAGEMENT

About the location

Along Westminster Avenue, a large number of mature elms create a tree corridor from Riverside Drive to Power Street, then extending south onto Power Street. The four mature elms in front of the proposed development are part of this corridor.

The subject trees are growing on City property between the public road and the proposed development. The trees are located on the north side of Westminster Avenue West, between Power Street and Alberni Street. The trees are affixed on the north side of the trunk with a round metallic tag showing numbers N9 (closest to Alberni Street) sequential to to N12 (closest to Power Street).

Consult Appendix A for an overview map.

Description of trees

All four trees are American elms (*Ulmus americana*).

- Tree N9 (closest to Alberni St) is 18 metres tall, 84 cm diameter, 18 m canopy spread.
- Tree N10 is 9 metres tall, 45 cm trunk diameter and 10 m canopy spread.
- Tree N11 is 15 metres tall, 77 cm trunk diameter and 19 m canopy spread.
- Tree N12 (closest to Power St) is 13 metres tall, 69 cm diameter, 18 m canopy spread.

Consult Appendix B for pictures of the subject trees.

Conservation rating

All three trees have “good” suitability for conservation.

- The trees show normal growth and health for the species and the age.
- There is no structural defect that would require major abatement measures.
- The main limitation to growth is the small open soil area at the base of the trees.

The trees are large mature elms. Such trees cannot be easily replaced. Removal and replanting would impact the tree corridor on this street.

Limits of construction

Construction activities may impact the trees in the following ways.

- Damage to roots from removal of paving material (current parking lot), excavation of soil for construction of new building(s), change of grade or installation of access road(s);
- Damage to trunk or branches during construction of new building(s);
- Compaction of soil during construction from vehicle and equipment traffic;
- Chemical contamination of soil from solvents, paints, oils or similar materials;
- Installation of landscape plantings within the dripline of the trees.

Effects on the trees

The subject trees are American elms. This species has “moderate tolerance” to development impacts ¹ and “high adaptability” to environmental changes ².

Based on current industry standards, using the trunk diameter method for species of “medium to good” tolerance to construction and “mature to overmature” age, the tree protection zone should be a circle with a radius 9 to 12 metres from the trunk ³.

This report is recommending a “tree protection zone” in a half-circle shape towards the private property (from the trunk to the outside of the canopy dripline, or 8 to 9 metres radius) and in a rectangle shape on the public property (following the outline of the current sidewalk along the street). Consult Appendix A for an overview map.

Recommendations for the City

- The four City-owned trees (American elms) are recommended for retention.
- Prior to construction, crown cleaning to remove dead hangers on tree N11 and removal of dead branches 5 to 10 cm diameter on all four trees.
- The final plans, including the suggested landscaping, should be reviewed to ensure no work activity is proposed within the designated “tree protection zone”.
- All measures intended to protect the City trees should be written into the construction specifications. Fines and penalties for violations should be proportional to the damage.
- During construction, the site should be visited regularly to discuss on-going concerns with the contractors and to ensure the integrity of the “tree protection zone”.

Recommendations for the developer

- Prior to the start of construction, a “tree protection zone” must be installed. Consult Appendix C for details on design of the protection zone and materials for fencing.
- Sub-contractors must be informed that no activity is allowed within the “tree protection zone”, including lunch tables, storage of materials or driving of machinery.
- Any activity within the “tree protection zone” (removal of pavement to install a grass strip) must be done in consultation with and supervised by a City Parks representative.
- The final landscape plan must include the installation of an open grass 1.5 metres wide and connecting all four trees (the edge of the street to the edge of the sidewalk).

¹ Matheny N. and J.R. Clark. 1998. Trees and Development – A Technical Guide to Preservation of Trees During Land Development. International Society of Arboriculture. Champaign IL. p178

² Dennis C. and W.R. Jacob. 2020. Protecting Trees During Construction. Colorado State University Extension. Fact Sheet NO 7.420. At <https://extension.colostate.edu/topic-areas/yard-garden/protecting-trees-during-construction-7-420/>

³ Fite K. and E.T. Smiley. 2016. Best Management Practices: Managing Trees During Construction. 2nd edition. International Society of Arboriculture. Atlanta GA. p.12.

APPENDIX A: OVERVIEW MAP



Above: Overview of subject property on Westminster Ave West near Power Street. The trees discussed on this report are located along Westminster (green circles).



Above: The proposed "tree protection zone" is marked on the map with a red line.

A fence must be installed on site that would exclude any construction activities.

South site: edge of the street and includes the sidewalk area.

North side: to the outer edge of the tree canopy (8 to 9 metres radius from the trunk).

Distance from the trunk towards the private property:

- Tree N9 (most west in the sequence): 9 metres
- Tree N10 (going east): 6 metres
- Tree N11: 8 metres
- Tree N12 (closest to Power Street): 8 metres

APPENDIX B: SUBJECT TREES



Above: The trees discussed in this report are mature elms along Westminster Ave. There are 4 City-owned trees located between Power St and Alberni St. The expected development would be to the left on the pictures. The site is currently occupied by “El Rancho Motor Hotel” and “Enterprise Rent-A-Car”.



Above left: The trees are in good condition without important structural defects. Right: There is evidence of recent pruning with removal cuts and reduction cuts.



Above left: There is currently a limited open soil area at the base of each tree. Right: The current pavement from the street to the sidewalk is 1.5 metres wide (5 feet). As part of the development, this paved area should be replaced with a grass strip.

APPENDIX B: CONSTRUCTION NEAR A MATURE TREE

This page: Pictures from another construction project near a large-size beech tree (*Fagus s.*). The developer ensured an adequate “tree protection zone” and modified the building design to avoid interference with the tree canopy.



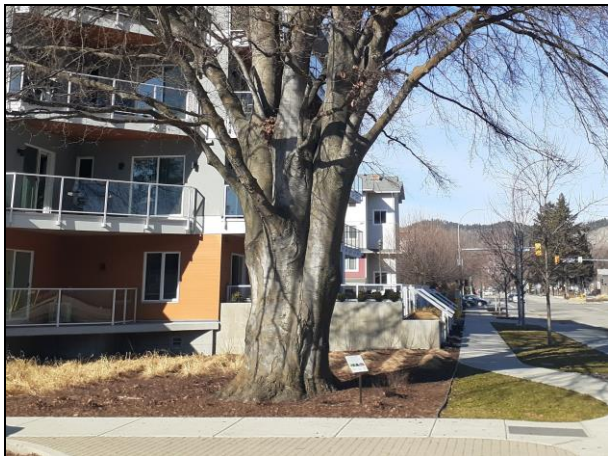
Above: Pictures from April 2019 (start of project).

Left: Overview of the site

On the left is a large-size tree (beech) and on the right is the vacant lot.

Right: Close-up of the “tree protection zone”.

A rigid fence was installed to exclude excavation, storage or use of equipment. The fence is located at the dripline of the tree (not visible on the picture).



Above: Pictures from March 2022 (project is completed).

Left: The area under the tree was preserved as open soil with mulch and grasses.

Right: Close-up of finished building.

The corner was modified into an angle to avoid interference with the tree canopy.

APPENDIX C: TREE PROTECTION FENCE

Prior to the start of work on the proposed development, a “tree protection fence” must be installed to prevent damage to the trees during the project.

- The fence must be installed at the limit of the crown dripline on the north side of the trees and enclose the four mature elms trees growing along Westminster Avenue.
- The fence must be made of sturdy material, either chain link, wire mesh or wood with standard 2x4 pieces cross-braced with snow-type fencing.
- The fence must be 1.2 to 1.8 m high (4 to 6 feet) and solidly anchored to the ground.
- Signs must be installed on the fence, directed at construction workers, clearly stating “Tree Protection Area – Do Not Enter”, or words to that effect.
- The fence and the sign must remain in place for the duration of the construction.



Above: Examples of suitable fencing made from chain link, 4 to 6 feet high, anchored.



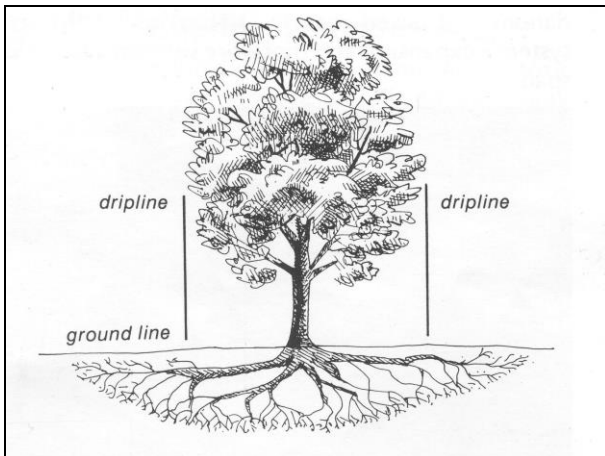
Above left: Example of suitable fencing made from 2x4 wood and snow-fencing.

Right: Example of sign to be installed on the fencing to instruct construction workers.

APPENDIX C: PROHIBITED ACTIVITIES NEAR THE TREES

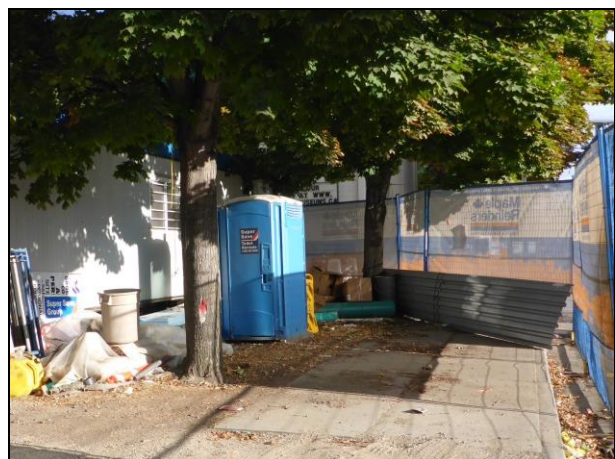
The construction activities must limit damage to tree parts above-ground and below-ground. Any work within the fenced area, above ground or below ground, must be approved prior to the work and supervised by a City Parks representative.

- Construction workers must be instructed to avoid activities within the fenced area.
- The fenced area must be maintained clear of building materials, fill soil, equipment, not be used for storage of equipment and not to be used for tables and chairs.
- The construction activities must avoid direct injury to tree trunks; changes in soil grade within the dripline of the trees; accumulation of fill soil; compaction of soil by driving equipment; washing of chemicals within the dripline; or pruning of branches.



Above left: Most tree roots important for uptake of water and food are found in the top 15 to 30 cm of soil and extend to an area just past the dripline from the tree canopy.

Right: Use of equipment close to the tree will cause soil compaction and root damage.



Above: Examples of activities not allowed inside the fenced area.

Left: Permanent storage of tools. Right: Use of area by workers.

14.9 CD9 – Comprehensive Development (877 Westminster Ave W)

14.9.1 PURPOSE

This **zone** provides for the comprehensive development of a high-density, mid-rise (maximum 6 storeys above parkade), mixed-use development site for *Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891*, located at 813 Westminster Ave W, *Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891*, located at 825 Westminster Ave W, and *Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658*, located at 877 Westminster Ave W.

14.9.2 PERMITTED USES

The **permitted uses** in this **zone** are:

- .1 **accessory use, building or structure**
- .2 **apartment**
- .3 **artisan crafts**
- .4 **bakery**
- .5 **business support service**
- .6 **craft brewery/distillery**
- .7 **commercial school**
- .8 **congregate housing**
- .9 **day care centre, major**
- .10 **dwelling unit**
- .11 **grocery store**
- .12 **health service**
- .13 **high technology service**
- .14 **indoor animal daycare and grooming**
- .15 **indoor amusement, entertainment and recreation**
- .16 **liquor primary licensed premise**
- .17 **live work unit** (subject to specific use regulation 7.8)
- .18 **minor home occupation** (subject to specific use regulation 7.3)
- .19 **office**
- .20 **personal service establishment**
- .21 **recreation equipment rental, service and sales**
- .22 **restaurant**
- .23 **resort residential**
- .24 **retail store**
- .25 **vacation rental** (subject to specific use regulation 7.6)

14.9.3 SUBDIVISION AND DEVELOPMENT REGULATIONS

- | | | |
|----|-------------------------------|---|
| .1 | Minimum lot width : | 43.0 m |
| .2 | Minimum lot area : | 8,200 m ² |
| .3 | Maximum lot coverage : | 40% (does not include parkade)
91% (include parkade) |
| .4 | Maximum density : | 2.1 FAR |
| .5 | Maximum height : | 21.0 m |

.6	Minimum <i>front yard</i> :	3.0 m
.7	Minimum <i>interior side yard</i> :	4.5 m
.8	Minimum <i>exterior side yard</i> :	3.0 m
.9	Minimum <i>rear yard</i> :	4.5 m

14.9.4 AMENITY SPACE

- .1 *Amenity space* shall be provided at the rate of 20.0 m² for each *dwelling unit*.

14.9.5 OTHER REGULATIONS

- .1 Notwithstanding Chapter 6, any commercial *use* identified in this zone shall not be required to provide any vehicle *parking* or *loading spaces*.
- .2 Notwithstanding Section 4.9 of this Bylaw, a *balcony* may project up to 0.41 m into a northern *interior side yard*.

DRAFT

The Corporation of the City of Penticton

Bylaw No. 2022-21

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. 2022-21".

2. **Amendment:**

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

2.1 Update the Table of Contents and add the following to Chapter 14 – Comprehensive Development:

14.9 CD9 – Comprehensive Development (877 Westminster Ave W)

14.9.1 PURPOSE

This **zone** provides for the comprehensive development of a high-density, mid-rise (maximum 6 storeys above parkade), mixed-use development site for *Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891*, located at 813 Westminster Ave W, *Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891*, located at 825 Westminster Ave W, and *Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658*, located at 877 Westminster Ave W.

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The *permitted uses* in this **zone** are:

- .1 *accessory use, building or structure*
- .2 *apartment*
- .3 *artisan crafts*
- .4 *bakery*
- .5 *business support service*
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- .7 *commercial school*
- .8 *congregate housing*

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- .19 *office*
- .20 *personal service establishment*
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- .22 *restaurant*
- .23 *resort residential*
- .24 *retail store*
- .25 *vacation rental* (subject to specific use regulation 7.6)

14.9.3 SUBDIVISION AND DEVELOPMENT REGULATIONS

- .1 Minimum *lot width*: 43.0 m
- .2 Minimum *lot area*: 8,200 m²
- .3 Maximum *lot coverage*: 40% (does not include parkade)
91% (include parkade)
- .4 Maximum *density*: 2.1 *FAR*
- .5 Maximum *height*: 21.0 m
- .6 Minimum *front yard*: 3.0 m
- .7 Minimum *interior side yard*: 4.5 m
- .8 Minimum *exterior side yard*: 3.0 m
- .9 Minimum *rear yard*: 4.5 m

14.9.4 AMENITY SPACE

- .1 *Amenity space* shall be provided at the rate of 20.0 m² for each *dwelling unit*.

14.9.5 OTHER REGULATIONS

- .1 Notwithstanding Chapter 6, any commercial *use* identified in this zone shall not be required to provide any vehicle *parking* or *loading spaces*.
 - .2 Notwithstanding Section 4.9 of this Bylaw, a *balcony* may project up to 0.41 m into a northern *interior side yard*.
- 2.2 Rezone the following properties from CT1 (Tourist Commercial), C7 (Service Commercial) and C8 (Vehicle Service Station) to CD9 – Comprehensive Development (877 Westminster Ave W) as shown on Schedule 'A'.
- 1. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminster Ave West, and
 - 2. Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 825 Westminster Ave West, and
 - 3. Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658, located at 877 Westminster Ave West.
- 2.3 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	3	day of	May, 2022
A PUBLIC HEARING was held this	17	day of	May, 2022
READ A SECOND time this		day of	, 2022
READ A THIRD time this		day of	, 2022
RECEIVED the approval of the Ministry of Transportation on the		day of	, 2022
ADOPTED this		day of	, 2022

Notice of intention to proceed with this bylaw was published on the 6 day of May, 2022 and the 13 day of May, 2022 in the Penticton Herald newspaper, pursuant to Section 94 of the *Community Charter*.

John Vassilaki, Mayor

Angie Collison, Corporate Officer

<p>Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i> this _____ day of _____, 2022</p> <p>_____ for Minister of Transportation & Infrastructure</p>
--



Schedule A: Zoning Amendment Bylaw 2022-21

Date:

Corporate Officer:

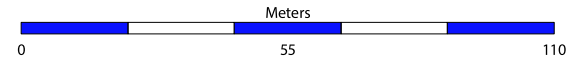


Terms of Use: The City of Penticton is a depository of public information in both printed and digital form. The source, accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user 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.



1:1,560

April 27, 2022 3:17:21 PM



Coordinate System: NAD 1983 CSRS UTM Zone 11N

From: Barbara Jones
Sent: Tuesday, May 10, 2022 7:46 PM
To: Public Hearings
Subject: Zoning Amendment Bylaw 2022-21; 877, 825, 813 Westminster Ave.W

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello

I own an apartment at 305-922 Dynes Avenue, which is across the lane from this proposed development. Here, briefly, are my suggestions:

- the buildings should be no more than five stories to fit in with the neighbourhood.
 - with possibly 700 new residents, there will be a need for services such as groceries, a café, fast food, bakery, deli, etc.
The nearest shopping is 1km away, so it would make sense to increase the commercial space, by allowing commercial use of the main floor of the buildings.
 - include a children's play area and a public square, with trees and shrubs.
 - encourage residents of the area to use the empty city lot adjacent to the tennis courts for garden allotments.
- “Green up” the alley also known as Riverside Drive, removing chain link fencing, add plantings.

Thank you for the opportunity to contribute to the discussion.

Barbara Jones



May 2, 2022

To Mayor and Council,

The Penticton Chamber of Commerce is writing to recommend that council support the proposal for the mixed-used development consisting of five, six-storey apartment buildings, and one, six-storey mixed-use building with a total of 305 residential units and 2,000 sq. ft. (186 m²) of commercial retail space, located at 813, 825 and 877 Westminster Avenue West, currently the El Rancho Hotel. This neighbourhood is located close to the downtown core, public transportation, and several amenities, making it an appropriate location to add gradual density.

But most importantly, Penticton is in a crisis when it comes to housing availability and affordability. This crisis has a direct link to the lack of inventory and this crisis can only be addressed through approval of multi-unit proposals such as this one. The Chamber urged council in a letter dated July 19th, 2021 to increase the supply of housing in our community. The shortage of housing and subsequent rising costs for either renting or purchasing a home in the last few years has had a significant impact on local businesses to hire and retain employees, and for business owners themselves to find housing that is affordable. This negative impact has caused some local businesses to reduce hours and/or limit available services, and even caused some to close altogether. We fear that this will have a significant and long-term detrimental effect on the overall health of our community.

As Council knows, the Penticton's Official Community Plan (OCP) ratified in 2019 outlines the expected population growth in Penticton and resulting need for additional homes. The OCP recommends that the city add a minimum of 150 housing units per year until 2046, but this was reflective of an average annual growth rate of 0.65% per year. The 2021 census data has revealed the City's population grew 9.3% between 2016 and 2021, averaging out to 1.86% each year, almost three times the average annual growth rate anticipated by the OCP. Not only is the Chamber recommending support of the project at 435 Greene Avenue West, but it also recommends that council and city staff revisit the OCP and update the housing requirements accordingly to reflect this surprising increase in population to support increased housing policy moving forward. These development proposals are in line with the 2019 OCP's reduced emphasis on hillside development and instead an intensification of our existing developed land base.

We do not want to see the City of Penticton become a less desirable "place to stay forever". We ask that our city council develop a housing plan that will sufficiently increase the supply of available all types of housing, and approve the development being proposed at 813, 825 and 877 Westminster Avenue West.

Thank you!

Public Hearing - LATE SUBMISSION -
813, 825, 877 Westminster Avenue West

From: Sharon McLeish
Sent: Tuesday, May 17, 2022 8:48 AM
To: Public Hearings
Subject: Zoning amendment bylaw 2022-21; 877, 825, 813 Westminster Ave We.

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Good morning,

In light of the community concerns around homelessness and housing prices, I think it is unwise to allow yet another low income housing area to be destroyed and replaced by housing that is not accessible to moderate or low income families or individuals. Where will the people who currently live in this particular location find housing? I live nearby this location, and rarely see a police presence here, indicating to me that this is a relatively stable long term community of people who are not causing issues for their neighbours.

As a council, it is your responsibility to make decisions that consider all members of our community. The reality is that Penticton DOES have people who need affordable housing. The people living here have a voice, just like the developer who would like to remove their stable homes for the sake of a profit. Leave this property alone for the sake of those who rely on it for stable long term and affordable housing.

Sharon Otke
Penticton downtown resident

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Public Hearing - LATE SUBMISSIONS - 813,
825 and 877 Westminster Avenue West

From: Don Bergstrom
Sent: Monday, May 16, 2022 10:17 PM
To: Public Hearings
Subject: Attn: Corporate Officer

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El Rancho development.

Penticton is an incredibly beautiful city

Beautiful cities are often defined by their boulevards.

I imagine two future scenarios for Power Street.

One is a graceful boulevard joining the Convention Center area with the Power Street parks and the Okanagan Lake beaches. In this scenario there would be space for a tree walkway and bike lane with aesthetically designed buildings offset with beautiful landscaping much like the present Beachwood complex. The new offset buildings bordering Power Street would be limited to two or three stories and adjacent buildings would gradually rise to a height compatible with the proposed hotel.

The other scenario is not so pleasant. One side of the entrance to Power Street is the Beachwood complex. The other side of Power Street would be a sun and view blocking canyon of six story rectangular blocks. Unfortunately this second scenario is actually the plan being presented to the home owners of the area.

Who would want this scenario except a developer whose main priority would be squeezing every possible dollar of profit from this project. This is not hyperbole. The city of Penticton needs reasonable densification, developers need to make a reasonable profit and we citizens deserve to live in spaces designed with our life style as a priority.

The developers will come in, make as much profit as we allow and move on to their next project. We citizens of Penticton will live with Council's decisions, literally, for generations.

This is a real chance to for Council to create a beautiful, useful space

Linda & Don Bergstrom
110 166 Power Street

Public Hearing - LATE SUBMISSIONS - 813,
825 and 877 Westminster Avenue West

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

Re: May 17, 2022 - Public Meeting, Zoning Amendment bylaw #2022 - 21
813, 825, 877 Westminster Avenue West

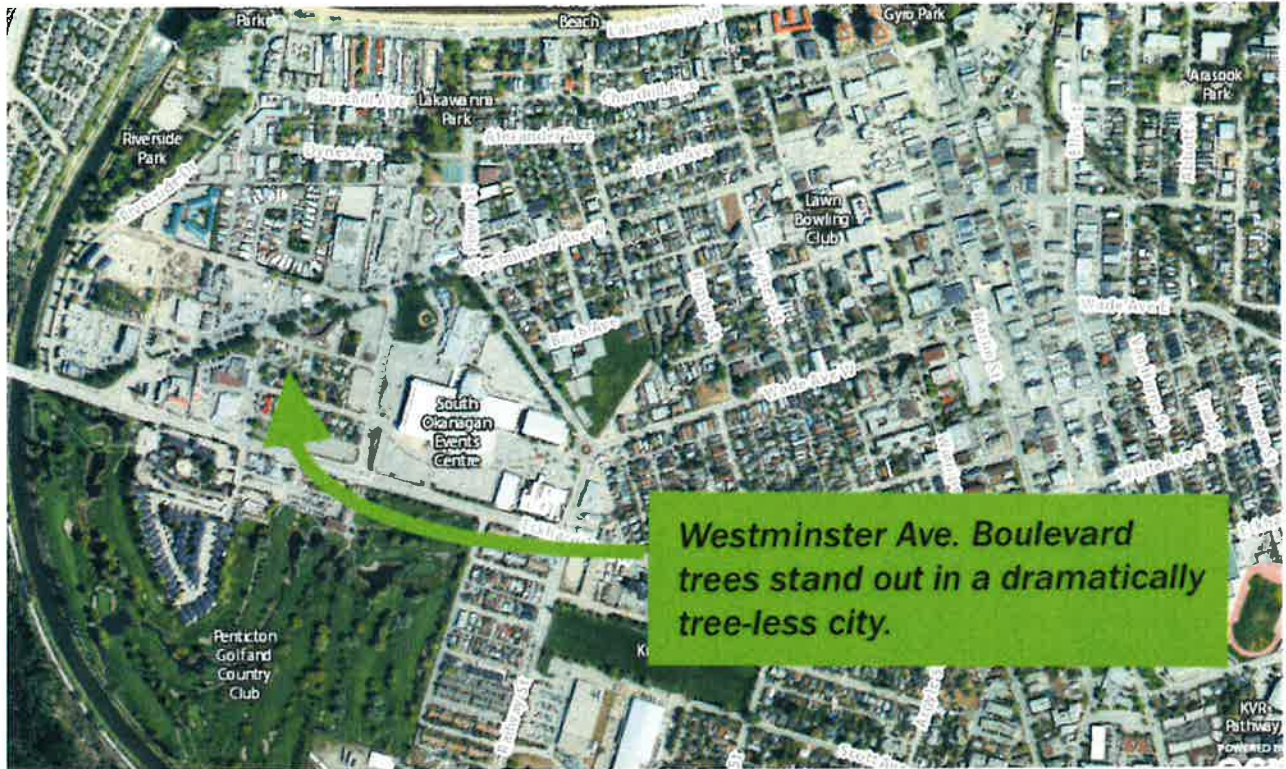
Specific Concern: Per city staff recommendation, "as a condition of the zoning amendment, that the applicant be required to register a conservation covenant on the titles of the properties for the purpose of protecting and conserving the boulevard trees along Westminster Avenue West....to ensure....long-term viability of the trees."

Please approve this covenant and retain these trees for the following reasons:

1. Penticton is not a tree-rich city. See attached maps of Penticton...note limited tree canopy and green spaces. There is no existing Penticton Urban Forest Management plan for trees on private land. This untimely oversight is leading to a massive denuding of Penticton's tree canopy, a critical component of a sustainable future in a warming climate.
2. It's easier and faster to maintain an existing tree canopy than plant new trees that will not reach meaningful height for 10 - 30 years.
3. Why the Westminster Avenue West Boulevard trees are specifically notable:
 - * They are on city of Penticton land and thus under the provisions of the city Tree Protection by-law. Loss of these trees to satisfy a development proposal is setting a very unfortunate precedent, especially as other developers (Mundi Construction hotel project for example) are honouring the By-law.
 - * These are Heritage trees, part of an earlier plan (late 1950's) to create a welcoming entrance to Penticton.
 - * They're reaching their mature height of 18 metres and could grow another few metres offering spectacular spread and shade capacity, now and in the future.
 - * They have been inspected and deemed healthy with a potential life span of another 100 years.
 - * American Elms are heat and drought tolerant to a certain extent. In addition to shallow spreading roots, they will send down a taproot to access moisture. Their current good health suggests a taproot for long-term survival.
 - * They play a part in cooling /cleaning the air and water management.
 - * Bottom line, these trees make a spectacular visual contribution to the city streetscape, especially as this neighbourhood moves into re-development phase with mid-rise (six story) constructions, more traffic and likely the loss of more existing trees.

Dianne Bersea
#42 - 999 Burnaby Avenue
Penticton, BC V2A 1G7

***Penticton's Tree Situation - Re Westminster Ave. W.
Development - provided by Dianne Bersea***



Public Hearing - LATE SUBMISSIONS - 813,
825 and 877 Westminster Avenue West

Subject: Zoning Amendment Bylaw 2022-21; 877, 825, 813 Westminster Ave. W

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

Greetings City of Penticton,

This letter is being written on behalf of the Strata Plan EPS 3696, Beechwood Estates, located at 166 Power Street with regards to development planning and rezoning for the El Rancho Motor Hotel located on 877, 825 and 813 Westminster Avenue West. This letter is in direct response to the public hearing to be held on May 17, 2022 at 6 pm in Council Chambers at City Hall.

Our Strata council is in favour of moving forward with rezoning and development planning with the property in question based on adherence and careful consideration by the City of Penticton and City Council of the following:

- The Corporation of the City of Penticton Official Community Plan 2045 per Bylaw No. 2019-08
- The Corporation of the City of Penticton Zoning Bylaw No. 2021-01
- The North Gateway Redevelopment and Investment Strategy – this is at stage 5 of review and feedback

From our perspective, it is important to understand and reflect on some of the recent history of the El Rancho Property as this will create a baseline of understanding for all parties involved.

- Council denied giving first reading to this proposal at their meeting in June 2020 because it did not feature a hotel to support the PTCC.
- Council subsequently approved Mundi Hotels a six storey 105-room hotel and 100-seat restaurant beside the Penticton Trade and Convention Centre on Vernon Avenue. This seems to have then satisfied the need of the council and city for a hotel in the immediate area and hence enabling a new proposal for the El Rancho Motor hotel to be submitted.
- The property owner of 877 Westminster Avenue, home to the El Rancho Motor Hotel, submitted a letter of intent to the City of Penticton to redevelop this site as a residential development. This proposal would require an amendment to the City's Official Community Plan to change the designation from Tourist Commercial to Urban Residential.
- Council approved the OCP amendment at their meeting on Sept. 7, 2021 based on a revised proposal and following the approval of a hotel planned at nearby Vernon Ave.

Our primary concerns with the initially proposed plan are:

- Density – the number of units and percentage of rental vs owned units
- Height – the height of the buildings and the setback from Power street

As a direct result of density, we have secondary concerns on:

- Parking – on premise parking for residents and visitors, commercial parking space, and impacts to Westminster Ave, Power Street, and other nearby streets.
- Traffic impact – a combination of rental, commercial, and owned units will increase traffic

Finally, we will have additional questions and want further clarification regarding these topics as more information becomes available:

- Commercial property usage – zoned for what type of commercial usage, hours of operations, only Westminster Avenue facing, etc.
- Rental Restrictions on residential owned units – confirm these are intended to owner lived in and or long-term rentals (i.e., not short-term rentals)

The Official Community Plan has a number of stated policies and guidelines that need to be followed to ensure that a fair, consistent and equitable outcome is achieved for the city, community, and neighborhood. We ask the City and Council to reflect on recent proposals and be consistent in application of decision making following the OCP and City Bylaws. The most recent example to use as a reminder is 435 Green Avenue West where two six-story building with 150+ units was opposed based on factors such as neighborhood character, increased traffic, and more.

Listed below are what we believe are key OCP policies and guidelines that will inform key decisions about the development planning of the El Rancho Motel property.

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 or housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines
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 4.1.5.2	The City will undertake or require neighbourhood redevelopment plans in areas undergoing – or proposed to undergo – transition in the context of the directions in this OCP to ensure: a) sustainable mix of land uses, b) an appropriate scale and design, and c) design that considers transportation options.
OCP Policy 5.2.2 – G4	Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development.
OCP Policy 5.2.2 – G6	Building placement and orientation should respect significant public water, mountain and ridgeline views.
OCP Policy 5.2.2 – 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 setback of 3.0 metres. (see Figure 5-6).
OCP Policy 5.2.2 – G25	Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.
OCP Policy 5.3.1.4	New development should recognize and respect local scale and patterns of development with the following objectives: <ol style="list-style-type: none"> 1. Introduce new housing that fits with and relates to its context. 2. Accommodate diverse and eclectic form and scale while ensuring a clear hierarchy of primary and secondary buildings on a site 3. Ensure transition of scale with smaller forms to protect privacy and “right to light” (sun exposure for livability) 4. Ensure “friendly faces” along residential frontages and secondary edges (where applicable) with comfortable relationship to the street.
OCP Policy 5.3.2.3	Guidelines for multifamily housing are a means to enhance neighbourhoods and create sensitive transitions in scale and density by addressing issues such as privacy, landscape retention and neighbourliness.

Primary Concerns: Density and Height

The initial proposal is for 304 units across five building each of six stories in height. Based on the OCP the density and height proposed contradict the policies and guidelines stated. Examining the current residential neighbourhoods on Power Street, Dynes Avenue, Basset Street, Alexander Avenue, and Westminster Avenue.

- RM4 High Density Multiple Housing
- RM3 Medium Density Multiple Housing
- R2 Small Lot Residential
- RSM Mobile Home Park Housing

The tallest residential building in the immediate neighborhood is four stories in height. Examples of this are 132 Power Street and 192 Dynes Avenue which is four stories are four stories in height.

We believe that in accordance with the OCP, the height of buildings should be limited to four stories in height facing Power Street and Dyne Street. Perhaps it is appropriate that the building on Westminster Avenue is five stories in height as precedence has been set at 285 Westminster Avenue West for this height. There are no six story buildings in this area and this height would directly contravene multiple OCP policies and guidelines that we have listed above.

Of course, with a reduction in height then the density would decrease the number of total units from the low 300 range to the low 200 range which seems more appropriate when considering other items such as parking impact, traffic impacts, and more.

Secondary Concerns: Parking and Traffic

The number of units (density) will have a direct affect on parking in the neighborhood. Per bylaws, there needs to be one stall allocated for each unit, and 0.25 guest units allocated per unit. For example, if there are 200 units that would mean one parking stall per unit (200), plus 50 guest stalls and additional spots dedicated for commercial space usage.

In addition, there is the impact of street parking on the surrounding area. Currently, street parking is near capacity in front of and across the streets of 144 and 132 Power Street. During summer tourist and beach season the parking and traffic increases in the area and this area is typically used for parking during events at the SOEC.

Based on current data, the average household in Canada has 1.5 vehicles. What this means is that there is somewhere in the range of 50 to 100 vehicles (based on a density of 200 units) needing street parking in the surrounding neighborhood.

The number of units plus commercial space usage will directly impact local traffic. The obvious impacts will be the amount of additional traffic on Westminster Avenue, Power Street, and

Dyne Street. Other traffic impacts will be entry/exit into the property on to and off of Westminster Avenue and Power Street – this may have knock affects with respect to speed limits, speed calming measures on Power Street, congestion at the traffic light at Westminster-Power, and more.

Additional Concerns

As stated above, we have additional concerns on topics such as commercial usage, and rental restrictions as more detailed information becomes available.

In addition, as more details are proposed by the developer, we would like the opportunity to continue to engage with the city to ensure the best interest of the city, community and neighborhood are heard and considered.

We understand and appreciate that the developer, Linden Home Inc., is wanting to maximize their return on investment which means starting with a proposal that maximizes land usage and density. However, we want to make sure that this proposed residential development is compatible with the neighbourhood in scale, design, and current/future character.

If you have any questions, need any clarification, or wish to further engage with us please contact us.

Sincerely,

Bert Sandie on behalf of
Strata Plan EPS 3696 Beechwood Estates
166 Power Street, Penticton, BC
Email: