

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, August 16, 2022
at 6:00 p.m.

- | | | |
|-------|---|------|
| 1. | Mayor Calls Public Hearing to Order for “Zoning Amendment Bylaw No. 2022-43” | 1-31 |
| CO | <p>Reads Opening Statement and Introduction of Bylaw</p> <p>“Zoning Amendment Bylaw No. 2022-43”</p> <p>Purpose: To amend Zoning Bylaw No. 2021-01 as follows:</p> <p style="padding-left: 40px;">Rezone Lot 49 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1049, located at 747 Revelstoke Avenue, and Lot 48 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1049, located at 755 Revelstoke, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).</p> <p style="padding-left: 40px;">The applicant is proposing to construct one two-storey, back-to-back duplex on each subject property.</p> <p>Notice: Pursuant to the <i>Local Government Act</i> the Public Hearing was advertised on Friday, August 5, 2022 and Wednesday, August 10, 2022 in an online news source and the newspaper.</p> | |
| CO | <p>No letters have been received regarding the Zoning Amendment Bylaw (as of noon Wednesday, August 10, 2022).</p> | |
| Mayor | <p>Requests Development Services staff describe the proposed bylaw</p> | |
| Mayor | <p>Invitation to applicant for comment or elaboration on the application</p> | |
| Mayor | <p>Invitation to electronic and in person participants to present their views</p> | |
| Mayor | <p>Invites Council members to ask questions</p> | |
| Mayor | <p>Invites applicants to respond to questions and participants may provide new additional information</p> | |
| | <p>PUBLIC HEARING for “Zoning Amendment Bylaw No. 2022-43” is terminated and no new information can be received on this matter.</p> | |

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

Tuesday, July 19, 2022
at 1:00 p.m.

Resolutions

- 6.7 Zoning Amendment Bylaw No. 2022-43
Development Permit PL2022-9335 (747 Revelstoke Avenue)
Development Permit PL2022-9336 (755 Revelstoke Avenue)
Re: 747 and 755 Revelstoke Avenue

266/2022

It was MOVED and SECONDED

THAT Council give first reading to "Zoning Amendment Bylaw No. 2022-43", for Lot 49 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1049 and Lot 48 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1049, located at 747 and 755 Revelstoke Avenue respectively, a bylaw to rezone the subject property from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane);
AND THAT Council forward "Zoning Amendment Bylaw No. 2022-43" to the August 16, 2022 Public Hearing;
AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2022-43", approve "Development Permit PL2022-9335", for Lot 49 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1049, located at 747 Revelstoke Avenue, a permit to approve the form and character of a duplex;
AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2022-43", approve "Development Permit PL2022-9336", for Lot 48 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1049, located at 755 Revelstoke Avenue, a permit to approve the form and character of a duplex.
AND THAT Council direct staff to issue "Development Permit PL2022-9335" and "Development Permit PL2022-9336".

CARRIED UNANIMOUSLY

Council Report

penticton.ca

Date: July 19, 2022
To: Donny van Dyk, Chief Administrative Officer
From: Jordan Hallam, Planner I
Address: 747 and 755 Revelstoke Avenue

File No: RMS/747 Revelstoke Ave

Subject: **Zoning Amendment Bylaw No. 2022-43**
Development Permit PL2022-9335 (747 Revelstoke Avenue)
Development Permit PL2022-9336 (755 Revelstoke Avenue)

Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2022-43", for Lot 49 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1049 and Lot 48 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1049, located at 747 and 755 Revelstoke Avenue respectively, a bylaw to rezone the subject property from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane);

AND THAT Council forward "Zoning Amendment Bylaw No. 2022-43" to the August 16, 2022 Public Hearing;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2022-43", approve "Development Permit PL2022-9335", for Lot 49 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1049, located at 747 Revelstoke Avenue, a permit to approve the form and character of a duplex;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2022-43", approve "Development Permit PL2022-9336", for Lot 48 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1049, located at 755 Revelstoke Avenue, a permit to approve the form and character of a duplex.

AND THAT Council direct staff to issue "Development Permit PL2022-9335" and "Development Permit PL2022-9336".

Strategic Priority Objective

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

Proposal

The applicant is proposing to construct one two-storey, back-to-back duplex on each subject property (Figure 1). In order to proceed with the proposed development, the applicant has requested to rezone the properties from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

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



Figure 1 - Conceptual Rendering of Proposed Developments

Background

The subject properties are currently zoned R2 (Small Lot Residential) and are designated as 'Ground Oriented Residential' by the Official Community Plan (OCP). The subject properties contain a single family

home that was constructed in the 1940's, which straddles the two properties. The surrounding area is primarily residential with a mix of building types including single family homes, duplexes, and rowhouses. The property is within walking distance of Okanagan College and Kings Park, providing ample greenspace for future tenants and residents. The property is also located within close proximity of the South Okanagan Events Centre, Community Centre and Queen's Park Elementary.

Climate Action

The proposed development has two units proposed on each subject property. This increases densification in a core area of the City of Penticton. The subject properties are located close to Railway St, where there is a transit stop within walking distance which will allow residents and tenants to be less dependent on their vehicles. The South Okanagan Events Centre, Okanagan College, and Okanagan Lake are also in close proximity, promoting walkability. No bicycle parking is required as per the Zoning Bylaw, and none has been provided for this proposed development. The buildings will be required to meet Step 3 of the BC Energy Step Code. Step 3 requires new builds to be at minimum 20% more efficient, with a goal of being Net Zero Ready for new construction by 2032.

Technical Review

This application was reviewed by the City's Technical Planning Committee. Typical servicing requirements have been identified for the Building Permit stage of the project, if the rezoning and development permit applications are supported by Council. These items have been communicated to the applicant.

Development Statistics

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

	RD2 Zone Requirement	Provided on Plans Per Lot
Minimum Lot Width*:	9.1 m	9.14 m
Minimum Lot Area*:	275 m ²	293.4 m ²
Maximum Lot Coverage:	40%	39.3 %
Maximum Density:	0.95 Floor Area Ratio (FAR)	0.8 Floor Area Ratio (FAR)
Vehicle Parking:	Total Required: 2 spaces per property	Total Provided: 2 spaces per property
Required Setbacks		
Front Yard (Revelstoke Ave):	4.5 m	4.5 m
Interior Side Yard (east):	1.5 m	1.54 m
Interior Side Yard (west):	1.5 m	1.5 m



Figure 3 – Property Location Map

Rear Yard (north):	6.0 m	8.31 m
Maximum Building Height	10.5 m	8.1 m
Other Information:	*Lot width and lot area are only applicable for subdivision applications.	

Analysis

Zoning Amendment

The Official Community Plan (OCP) designation for the subject property is 'Ground Oriented Residential', which supports medium density residential areas with multi-family developments where each unit has an exterior door and construction is primarily wood frame, or bareland stratas (Figure 1). Duplexes with suites, cluster housing and fourplexes are some of the building types envisioned in this designation. The applicant is proposing to construct a front-to-back duplex on each property. The development and density proposed on the property are aligned with the vision of properties designated within the 'Ground Oriented Residential' designation.

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

OCP Policy 4.1.1.1	Focus new residential development in or adjacent to existing developed areas.
OCP Goal 4.1.3	Housing Diversity 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.
OCP Policy 4.1.3.1	Encourage more intensive "infill" residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.
OCP Policy 4.1.3.5	Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.
OCP Policy 4.1.4.1	Work with the development community – architects, designers and buildings – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
OCP Policy 4.1.5.1	Recognize that some traditionally single-family neighbourhoods will see intensification as the city grows, but ensure that new forms of residential development are compatible with the neighbourhood in scale and design, and are appropriately located (e.g., greater density closer to collector roads, services and amenities).
OCP Policy 4.2.2.5	Require that vehicle access to parking in residential areas is from the laneway in neighbourhoods where laneways exist.
OCP Policy 4.2.7.8	Ensure new residential developments provide an appropriate amount of parking for residents and guests.

Staff consider that the application proposes an appropriately scaled development in an area of the city that has been identified for increased residential density by the OCP. The proposed rezoning to RD2 to allow a

total of 2 dwelling units on each property is consistent with the increased density and building forms envisioned by the 'Ground Oriented Residential' designation.

Given that there is adequate policy through the OCP to support the proposed development, staff recommend that Council give first reading to "Zoning Amendment Bylaw No. 2022-43", and forward the bylaw to the August 16, 2022 Public Hearing to gather comments and feedback from the public.

Support Development Permit

The proposed development is considered within the Intensive Residential Development Permit Area of the OCP, which is established to manage form and character that strengthens livability, neighbourliness, and visual interest. The proposed development has been designed with the OCP design guidelines in mind. The development proposes a density that is aligned with the Ground Oriented Residential designation and provides a design that meets all Zoning Bylaw regulations for setbacks, parking, and is well within the allowable building height.

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

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

Alternate Recommendations

Council may consider that while the zoning amendment is aligned with the OCP by increasing density in a desirable area of the city, the development as proposed does not fit the character of the neighbourhood. If this is the case, Council may choose the alternate recommendation.

1. THAT Council deny first reading to "Zoning Amendment Bylaw No. 2022-43".

Attachments

Attachment A – Zoning Map

Attachment B – Official Community Plan Map

Attachment C – Photos of Property

Attachment D – Development Permit Analysis (staff)

Attachment E – Letter of Intent and Development Permit Analysis (applicant)

Attachment F – Draft Development Permit PL2022-9335

Attachment G – Draft Development Permit PL2022-9336

Attachment H – Zoning Amendment Bylaw No. 2022-43

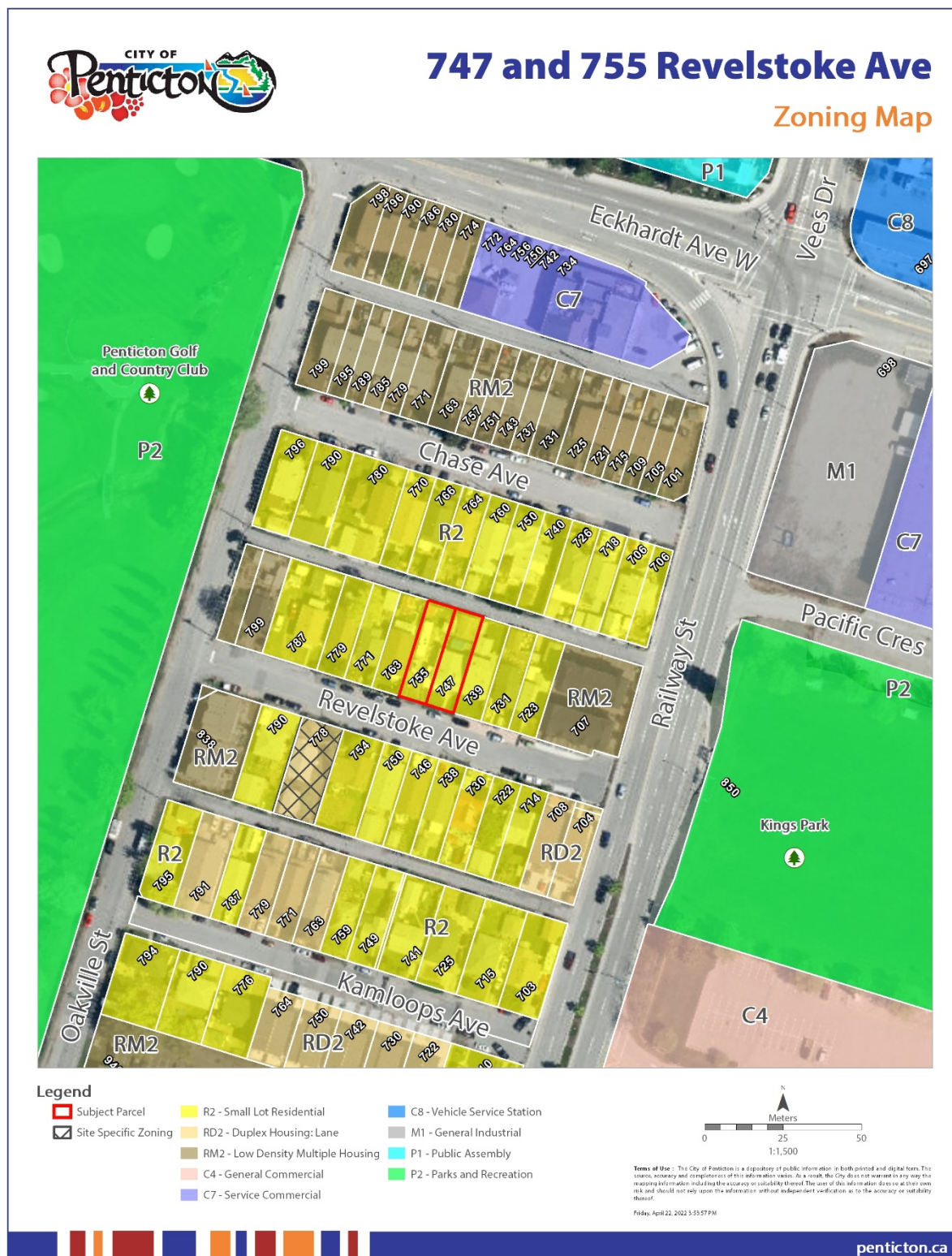
Respectfully submitted,

Jordan Hallam
Planner I

Concurrence

Director of Development Services <i>BL</i>	General Manager of Infrastructure <i>KD</i>	Chief Administrative Officer DyD
--	---	---

Attachment A – Zoning Map

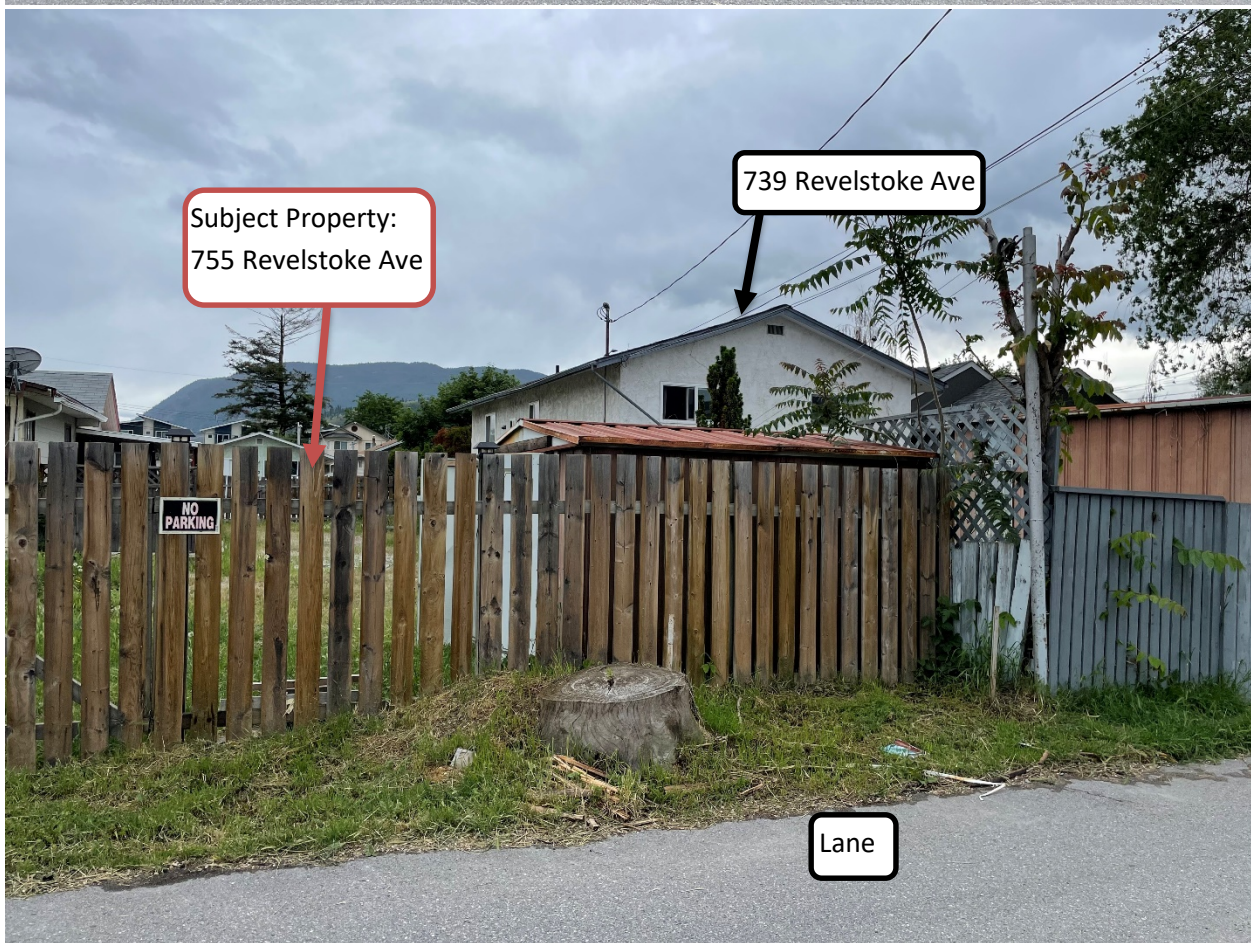


Attachment B – Official Community Plan Map



Attachment C – Photos of Property





Attachment D – Development Permit Analysis (staff)

Development Permit Analysis

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

- Guideline G1 Applications shall include a comprehensive site plan – considering adjacent context for building and landscape architectural design and neighbourhood character analysis - to demonstrate that the development is sensitive to and integrated within its context and surrounding uses and neighbours.*
- The applicant has labelled geodetic elevations on the site plan, to show they have reviewed the topography of the property, which is relatively flat.
- Guideline G5 Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The applicant has located the proposed building at the minimum required 4.5m front yard setback, which helps to maintain a connection with the street. They have proposed a front door on each unit closest to Revelstoke Ave that faces the street to add a pedestrian scale to the development.
- Guideline G7 All designs shall consider Crime Prevention Through Environmental Design (CPTED) principles and balance the reduction of crime and nuisance opportunities with other objectives to maximize the enjoyment of the built environment.*
- The proposed front yard fencing is limited to 1.2m (4ft.) in height, which is aligned with the Zoning Bylaw requirements and also helps to retain 'eyes on the street' by keeping sightlines open from private property to the public streetscape.
- Guideline G11 Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.*
- Sidewalks on either side of the development provide pedestrian access from the street to the units located off of the laneway.
- Guideline G21 Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).*
- The proposed development provides each unit with a porch that either looks south to Revelstoke Ave or to the laneway. Having outdoor amenity areas overlooking the street and laneways helps to maintain security of these areas.
- Guideline G33 Water Conservation and Plant Maintenance: Xeriscaping, Irrigation & Mulching*
- The proposed development includes a landscaping plan that provides adequate and appropriate designs.
 - The plans indicate a fully automatic underground irrigation system, which helps to reduce overwatering and utilizes a drip system.
- Guideline G35 Tree planting...*
- Trees and shrubs have been provided at the front and rear of the property. Additionally there are trees and shrubs separating the units as well along the property line of each subject property.

Guideline IR1 Building siting

- *The primary building's front setback should be no greater than 6.0 m so that homes engage with the street.*
- The proposed developments are both setback 4.5 m from the property line. This allows both proposed duplexes to engage with the street on Revelstoke Ave.

Guideline IR2 Intensive residential (infill) development should offer a diversity of housing to support objectives related to affordability and ageing in place.

- The proposed developments will offer entry into the housing market for residents from a wide variety of financial backgrounds.
- The proposed developments have entrances that do not include stairs, allowing for residents and tenants to age in place.

Attachment E – Letter of Intent and Development Permit Analysis (applicant)



April 6, 2022

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

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

Re: 747 & 755 Revelstoke Avenue Rezoning & Development Permit Application

To City of Penticton Mayor, Council, and Planning Department,

This letter is regarding the proposed rezoning and development of the properties located at 747 & 755 Revelstoke Avenue. Both properties are currently zoned R2 (Small Lot Residential).

The proposal is to rezone the two properties to RD2 (Duplex Housing Lane) and build one duplex on each property, for a total of 2 residences per property. Access to the development is both from Revelstoke Avenue and from the rear lane. Each unit has designated parking accessed from the rear lane. The duplex units will be modest in size and will provide much needed family housing close to schools, parks, the Community Centre and shopping. The proposal fits within the City of Penticton's Official Community Plan as the area is designated for Ground Oriented Residential development which allows for fourplexes, higher density rowhouses, Townhouses and stacked townhouses.

We believe the project meets the intent of providing modest densification to an area of town that has a mix of single-family dwellings, duplexes, and townhouses.

Thank you for considering our proposal.

Best regards,

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

747 & 755 Revelstoke Avenue: DEVELOPMENT PERMIT ANALYSIS

PEDESTRIAN CONNECTIVITY

The development is on a road with pedestrian sidewalks and within walking and biking distance to the downtown business core and shopping. The location is central to parks and schools which are only minutes walking distance away. City Bus stops are also located nearby, allowing easy access to transit.

PARKING

Each unit has designated parking accessed from the lane. No variances are required for parking as the required number of spaces are met.

DESIGN FOR CLIMATE

The building will meet the requirements of Step 3 of the BC Building Code. Two trees per lot will be planted providing shade during the summer and sunlight during the winter as the leaves fall. Green spaces have been provided to create a parklike setting in the front yards with attractive landscaping that is low maintenance and designed for the Okanagan climate.

ORIENTATION & MASSING

Each unit has its own entry door with a covered porch to improve street appeal. The duplexes are Modern style, two-storey buildings and will suit the neighbourhood which is comprised of single-family dwellings, duplexes, and townhouses of varying size. At 8.12 meters tall the building is under the 10.5 m maximum height allowance.

LANDSCAPING (ENHANCING THE URBAN FOREST)

The landscaping plan for the development includes the planting of four trees around the property. Generously sized planting beds create a pleasing aesthetic and curb appeal for the development and a pleasant environment for occupants. In minimal selected areas river rock is used to provide a clean, easily maintained space where garbage and recycling containers are kept behind privacy fence. In the front yard of the development, grassy areas are planned to create appealing green spaces.

WASTE MANAGEMENT

Garbage and recycling and yard waste collection is provided by individual waste containers placed on concrete pads in the rear yards which are accessed by gates and enclosed with privacy fencing.

FENCES

6' high wood privacy fences will be installed along side-yard property lines and will reduce in height to 4' within the front-yard setback.

We believe that the rezoning and development of this property is good use of the land and will provide much needed family housing for the city.

Thank you for considering our proposal.

Best regards,



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

Development Permit

Permit Number: DP PL2022-9335

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 49 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton)
District Plan 1049
 - Civic: 747 Revelstoke Ave
 - PID: 011-796-774
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a front to back duplex as shown in the plans attached in Schedule 'A'.

General Conditions

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

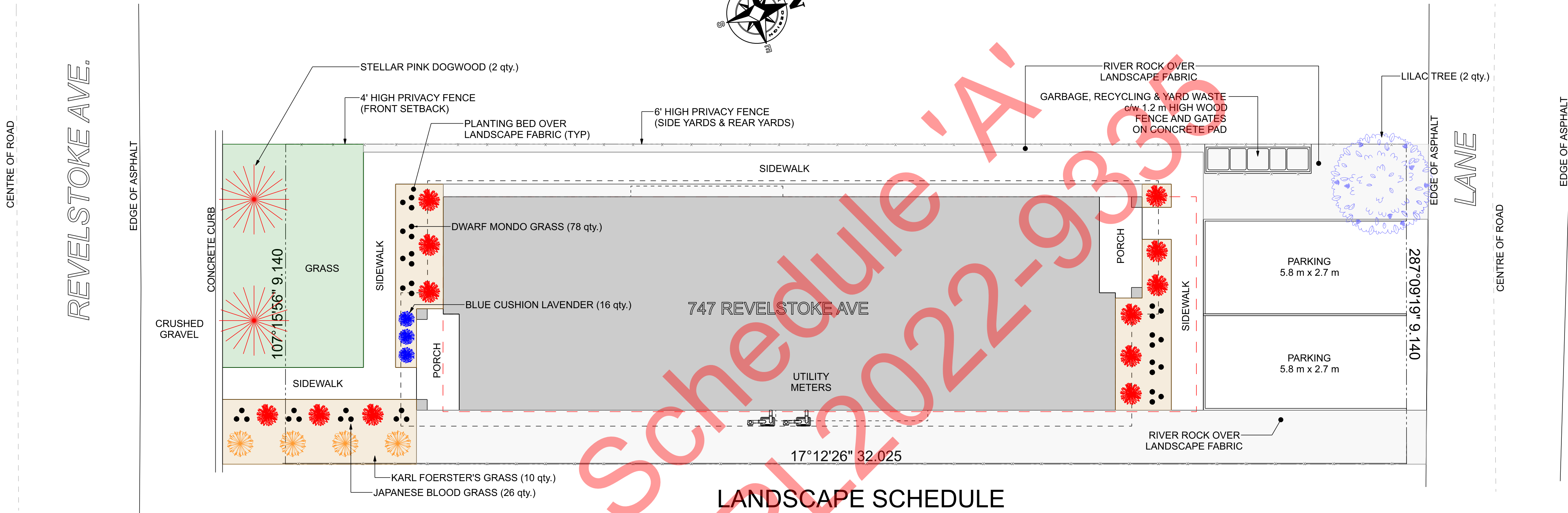
Authorized by City Council, the ____ day of July, 2022.

Issued this ____ day of July, 2022.

Angela Collison
Corporate Officer

DRAFT





LANDSCAPE PLAN
SCALE: 1:75
CIVIC ADDRESS: 747 & 755 REVELSTOKE AVE., PENTICTON, BC

LANDSCAPE SCHEDULE
ALL QUANTITIES INCLUDES TOTALS FOR BOTH PROPERTIES

PLANTINGS:
Dwarf Mondo Grass (Ophiopogon japonicus 'Nanus') 36 qty.
Blue Cushion Lavender (Lavandula angustifolia 'Blue Cushion') 3 qty.
Karl Foerster Grass (Calamagrostis x acutiflora) 4 qty.
Japanese Blood Grass (Imperata cylindrica 'Red Baron') 12 qty.

TREES:
Stellar Pink Dogwood (Cornus x 'Rutgan') 2 qty.
Lilac (Syringa reticulata) 1 qty.

GARBAGE DISPOSAL:
Garbage Container 2
Recycling Container 2
Yard Waste Container 1

GROUND COVER/HARD SURFACES:
Property Area (300.6 sq. m.) 3,236 sq. ft.
Asphalt (35 sq. m.) 377 sq. ft.
Grass (61 sq. m.) 657 sq. ft.
Planting Beds-Bark Mulch (28 sq. m.) 296 sq. ft.
River Rock-2" Rainbow (68 sq. m.) 728 sq. ft.
Landscape Fabric (95 sq. m.) 1028 sq. ft.
Sidewalks/Patios/Pads (48 sq. m.) 512 sq. ft.

FENCING:
4' High Wood Fence (11 linear m.) 36 lin. ft.
6' High 'Good Neighbour' Privacy Fence (82 lin. m.) 135 lin. ft.

LANDSCAPE NOTES:

SHRUBS SHALL BE A MIN OF No.2 POT SHRUBS

ALL TREES ARE TO BE A MINIMUM CALIPER OF 60mm WITH A CLEAR STEM HEIGHT OF 1.5 m

NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION

NO RETAINING WALLS OVER 1.2 m IN HEIGHT ARE PERMITTED WITHIN ANY SETBACK AREA

LANDSCAPED AREAS TO BE EQUIPPED WITH UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH MOISTURE SENSORS & TIMERS.

LANDSCAPING AND IRRIGATION TO EXTEND TO EDGE OF CITY SIDEWALKS, CURBS, ASPHALT. (INCLUSIVE OF LANDSCAPING ON CITY BOULEVARD)

DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

GUNPREET SINGH
747 REVELSTOKE AVE.
PENTICTON, BC
DESIGN BY:
DRAWN BY:
DATE: 5/19/2022
REVISED:

© Giroux Design Group Inc. - MXX. All Rights Reserved
Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of derivative works thereof, for any reason without prior written permission of Giroux Design Group Inc. is prohibited. The drawings are the property of Giroux Design Group Inc. and shall remain the property of Giroux Design Group Inc. The drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc. The drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc. The drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc.

Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used for the construction of a building in any locality without the written consent of Giroux Design Group Inc. and until the drawings have been brought into conformity with all local requirements. Additionally, Giroux Design Group Inc. is unable to accept any liability for the accuracy of the drawings. The drawings are the property of Giroux Design Group Inc. and shall remain the property of Giroux Design Group Inc. The drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc.

GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.
Giroux Design Group Inc.
phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com
PLAN NO.
WP-5734-A
SLAB
SHEET NO.
A2

COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE

Landscape Plan

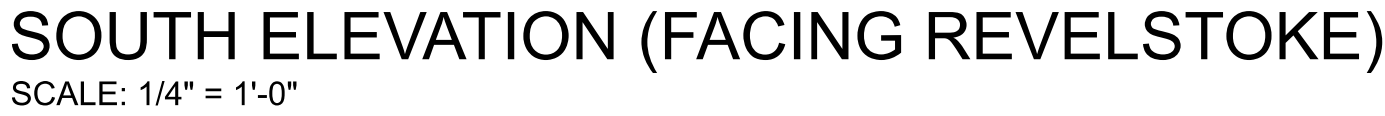


Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used as a guide for construction unless the builder has confirmed their suitability and until the drawings have been brought into conformity with all local requirements. Additionally, Crown Design Group is unable to accept any liability for the accuracy or completeness of the drawings or drawings produced from the drawings. Therefore, the builder must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.


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

PLAN NO. WP-5734-A
SLAB
SHEET NO. A3

Floor Plans



© Giroux Design Group Inc. MXXM All Rights Reserved

Due to local codes, regulations and building practices (and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used as a guide for construction unless the bidder has confirmed their suitability and until the drawings have been brought into conformity with all local requirements. Additionally, Group Design Group is unable to accept any liability for the accuracy or overall integrity of these drawings in excess of their original purchase price. Therefore, the bidder must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.

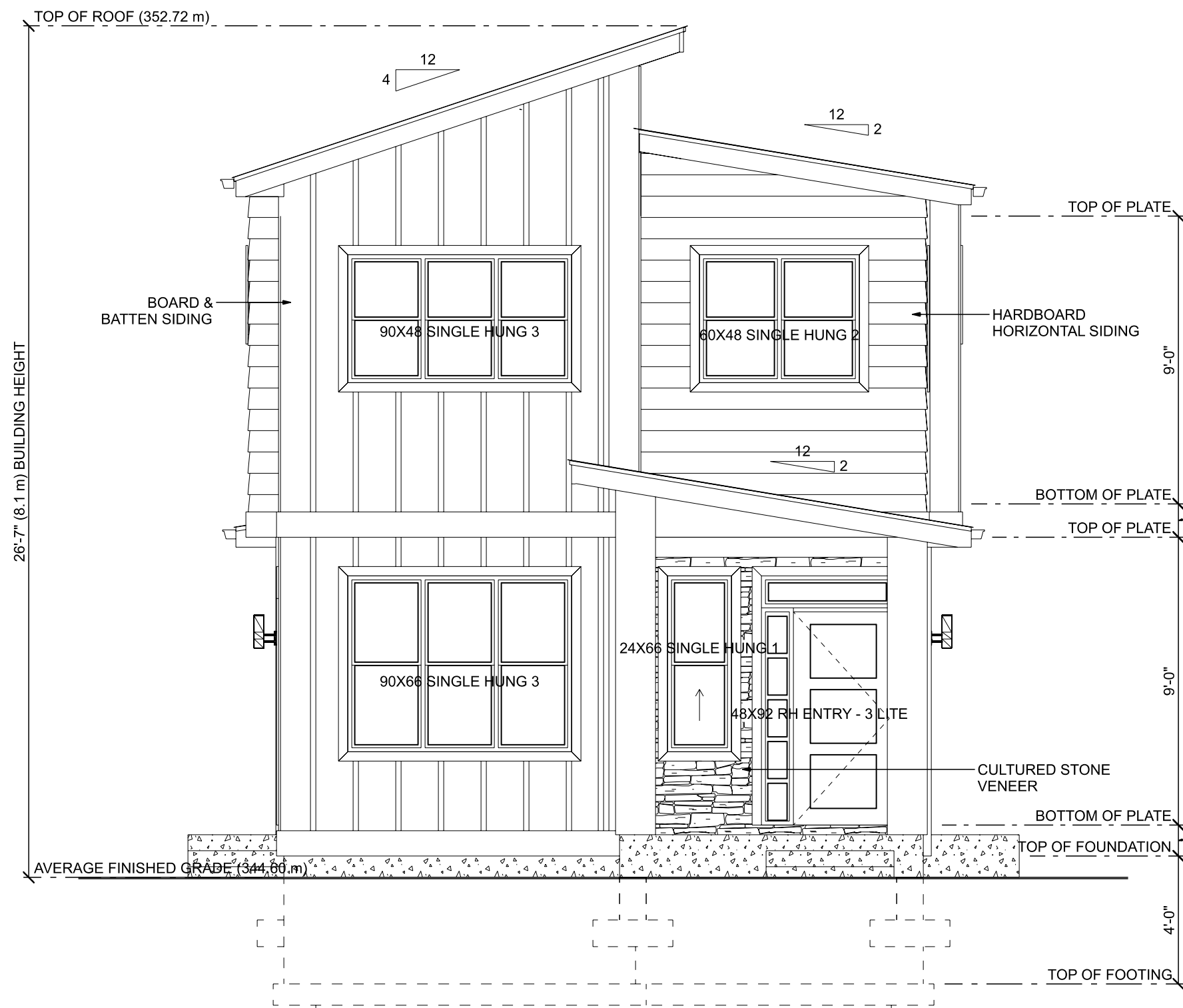
GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.

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

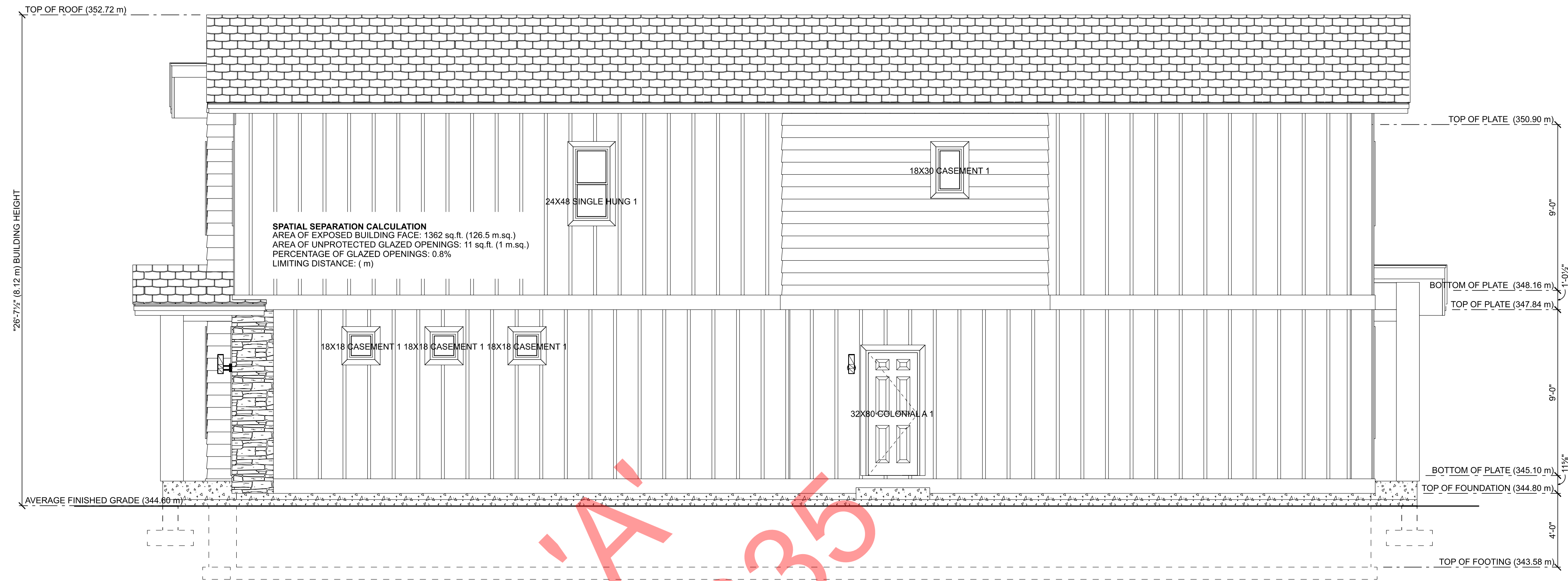
PLAN NO.
WP-5734-A
SLAB
SHEET NO.
A4

COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE

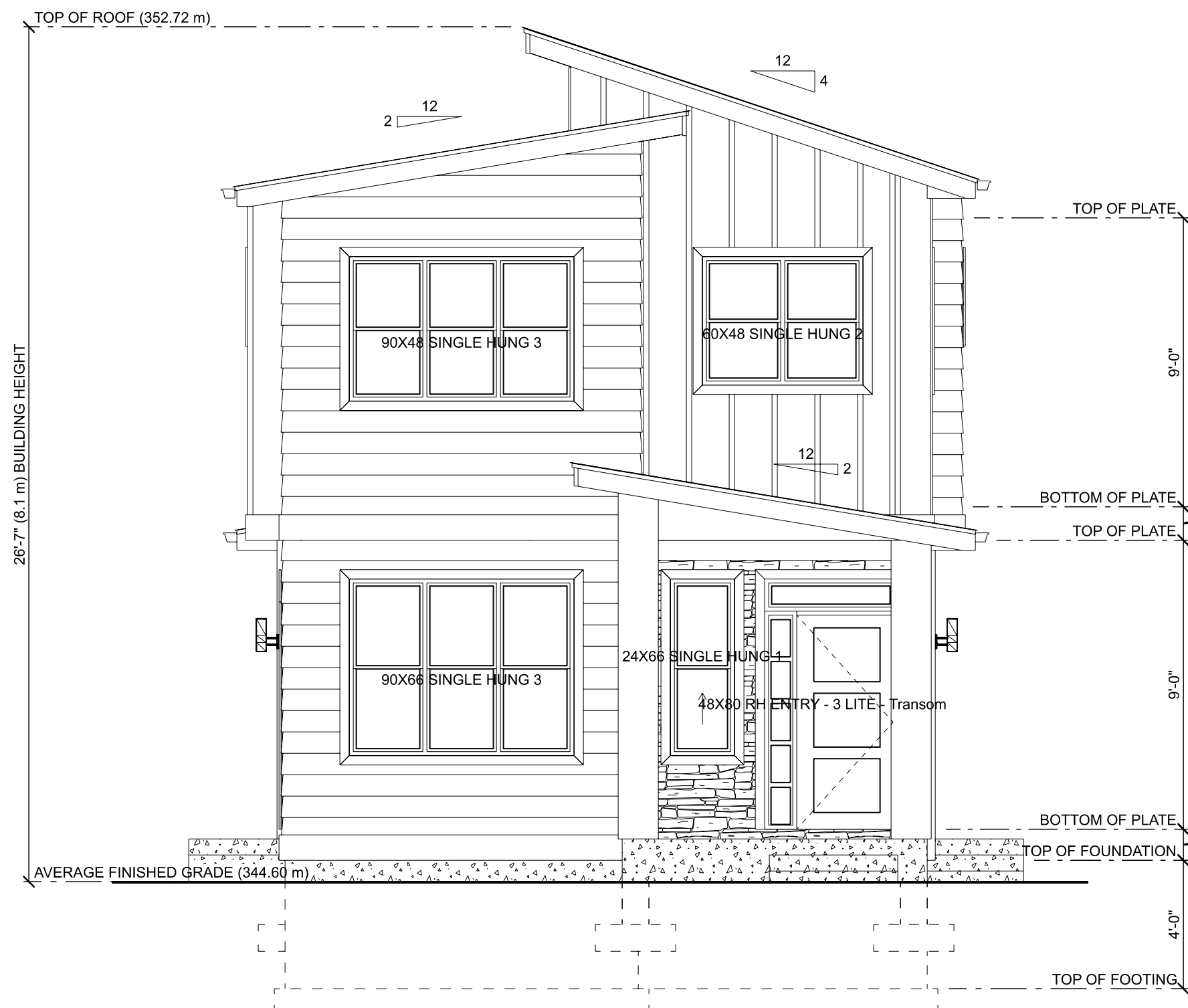
Colour Elevations



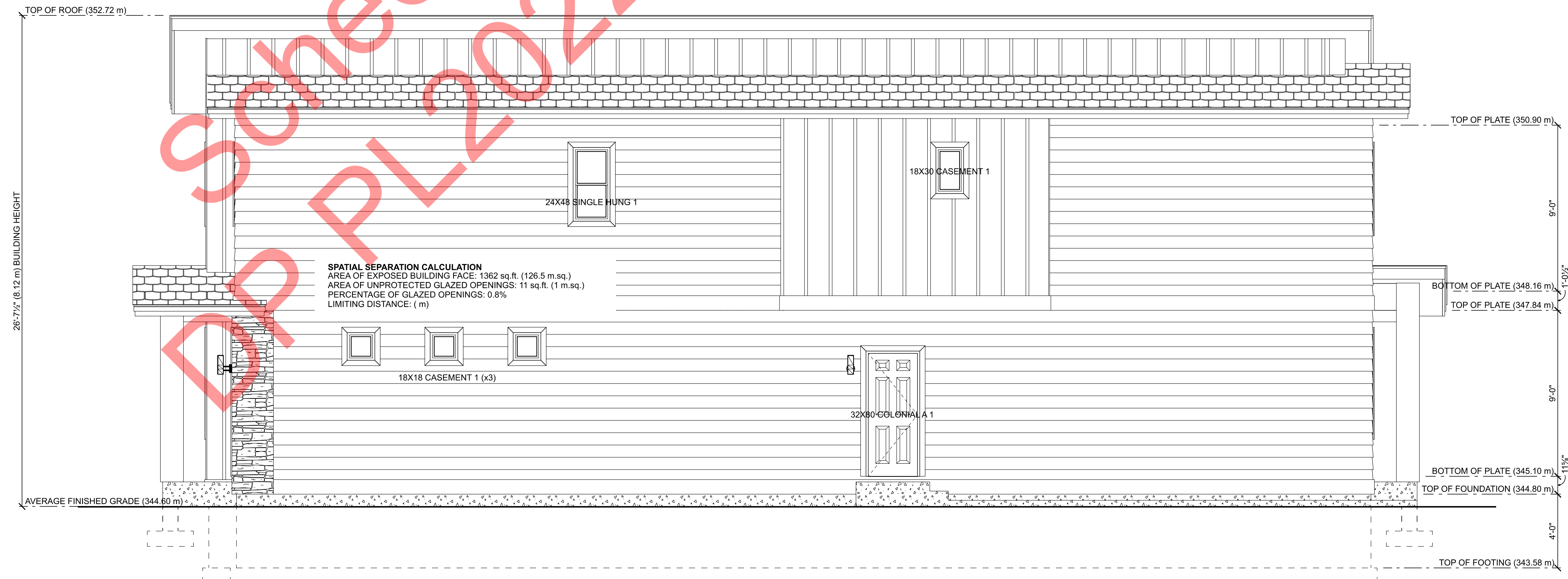
747 REVELSTOKE-FRONT ELEVATION
SCALE: 1/4" = 1'-0"



747 REVELSTOKE-LEFT ELEVATION
SCALE: 1/4" = 1'-0"



747 REVELSTOKE-REAR ELEVATION
SCALE: 1/4" = 1'-0"



747 REVELSTOKE-RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

GUNPREET SINGH
747 REVELSTOKE AVE.
PENTICTON, BC

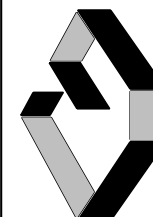
DESIGN BY:
DRAWN BY:

DATE: 5/19/2022
REVISED:

© Giroux Design Group Inc. All Rights Reserved
Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of derivative works thereof, for any reason without prior written permission of Giroux Design Group Inc. is prohibited. The drawings are prepared for the buyer except for a limited license to use the drawings for the construction of the building and only one set of drawings shall be used. The purchase of a set of these drawings does not entitle the buyer with license to construct more than one dwelling unit.

Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used for the construction of a building in any locality other than that specified and until the drawings have been brought into conformity with all local requirements. Additionally, Giroux Design Group Inc. is unable to accept any liability for the accuracy of the drawings. The purchaser must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.

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



PLAN NO.
WP-5734-A
SLAB
SHEET NO.
A5

COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE

Exterior Elevations

Development Permit

Permit Number: DP PL2022-9336

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 48 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton)
District Plan 1049
 - Civic: 755 Revelstoke Ave
 - PID: 011-796-766
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a front to back duplex as shown in the plans attached in Schedule 'A'.

General Conditions

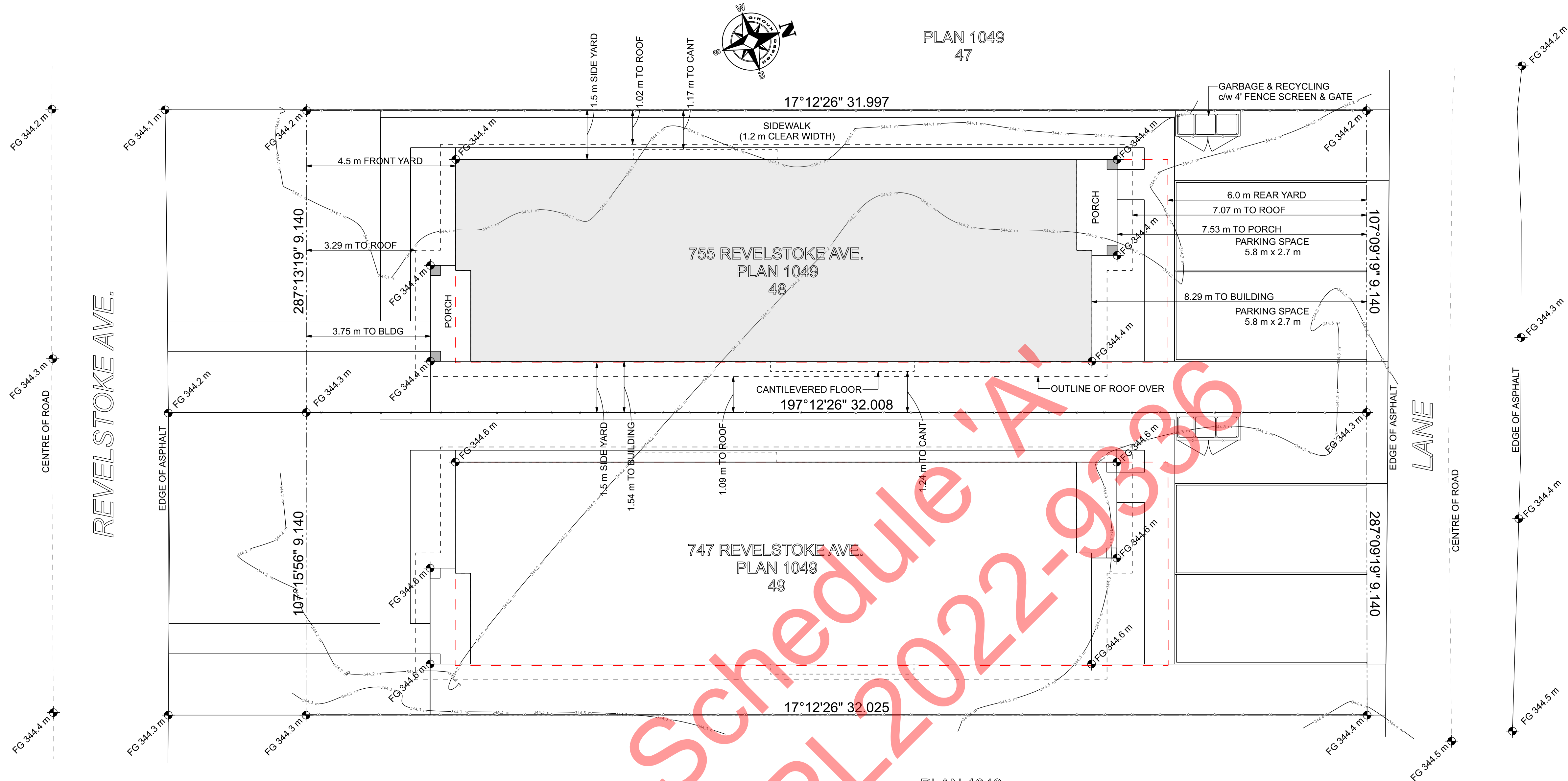
4. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not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

Authorized by City Council, the ____ day of July, 2022.

Issued this ____ day of July, 2022.

Angela Collison
Corporate Officer

DRAFT



SITE PLAN

SCALE: 1:75
CIVIC ADDRESS: 755 REVELSTOKE AVE., PENTICTON, BC
LEGAL DESCRIPTION: LOT 48, DL 2, GP 7, SDYD, DP 1049
PID: 011-796-774

CURRENT ZONING: R2 SMALL LOT RESIDENTIAL
PROPOSED ZONING: RD2 DUPLEX HOUSING LANE

755 REVELSTOKE: ZONING COMPLIANCE TABLE (PROPOSED ZONING RD2)			
REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	GOR	GOR	NO
MINIMUM LOT WIDTH	9.1	9.14 m	NO
LOT AREA	275 m2	292.47 m2	NO
MAXIMUM LOT COVERAGE	40%	39% (115 m2)	NO
MAXIMUM DENSITY	0.95 FAR	0.74 FAR (217 m2)	NO
MAXIMUM HEIGHT	10.5 m	8.1 m	NO
MINIMUM FRONT YARD (SOUTH)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD (EAST & WEST)	1.5 m	1.5 m	NO
MINIMUM REAR YARD (NORTH)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	2	2	NO

COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE

Site Plan



GIROUX DESIGN GROUP

Custom Home and Building Design Since 1950.

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

PLAN NO.
WP-5734-B

SLAB

SHEET NO.
A1

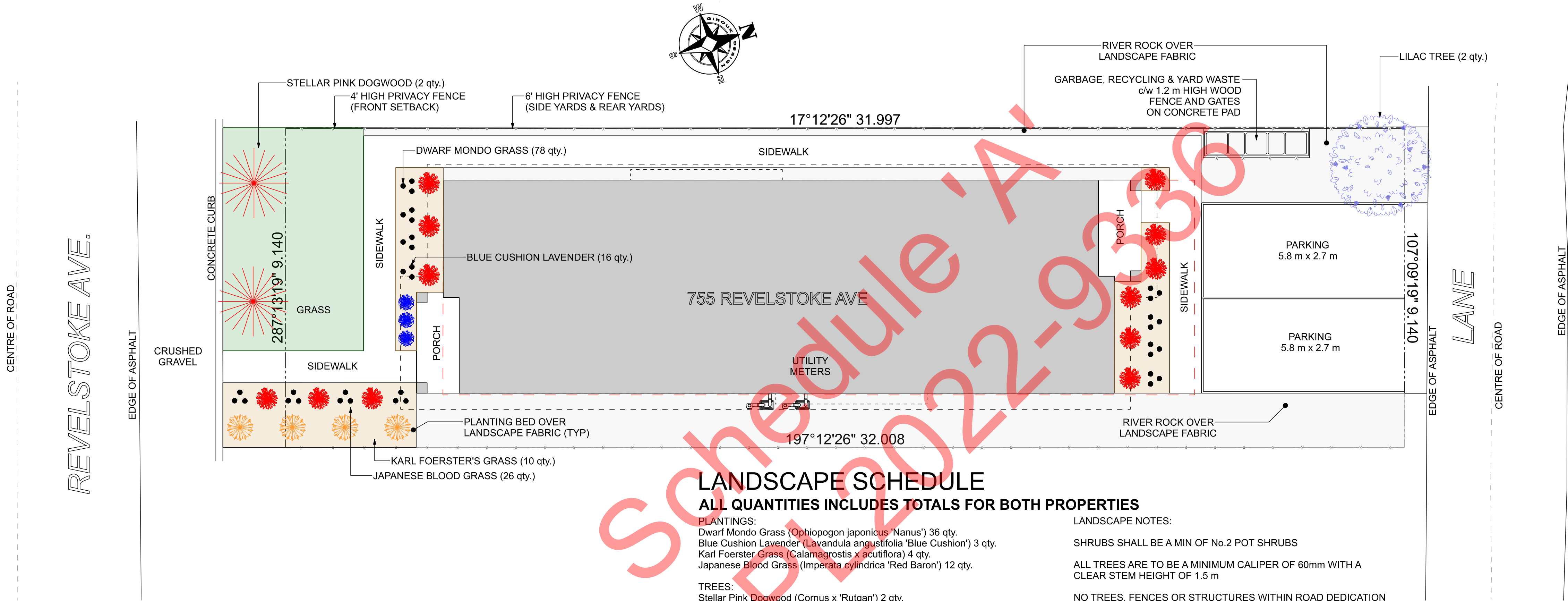
Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used for the construction of a building in any other jurisdiction without the approval of the local authorities and until the drawings have been brought into conformity with all local requirements. Additionally, Giroux Design Group is unable to accept any liability for the accuracy of the drawings or the construction of the building. The purchaser of these drawings and the builder must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.

© Giroux Design Group Inc. - MXX. All Rights Reserved
Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of derivative works thereof, for any reason without prior written permission of Giroux Design Group Inc. is prohibited. The purchaser of these drawings in no way transfers copyright or other ownership interest in them to the buyer except for a limited license to use the drawings for the construction of one and only one building unit. The purchaser of these drawings must not entitle the buyer with license to construct more than one dwelling unit.

GUNPREET SINGH
755 REVELSTOKE AVE.
PENTICTON, BC

DESIGN BY:
DRAWN BY:

DATE: 5/19/2022
REVISED:



LANDSCAPE PLAN
SCALE: 1:75
CIVIC ADDRESS: 755 REVELSTOKE AVE., PENTICTON, BC

LANDSCAPE SCHEDULE

ALL QUANTITIES INCLUDES TOTALS FOR BOTH PROPERTIES

PLANTINGS:
Dwarf Mondo Grass (*Ophiopogon japonicus* 'Nanus') 36 qty.
Blue Cushion Lavender (*Lavandula angustifolia* 'Blue Cushion') 3 qty.
Karl Foerster Grass (*Calamagrostis x acutiflora*) 4 qty.
Japanese Blood Grass (*Imperata cylindrica* 'Red Baron') 12 qty.

TREES:
Stellar Pink Dogwood (*Cornus x 'Rutgan'*) 2 qty.
Lilac (*Syringa reticulata*) 1 qty.

GARBAGE DISPOSAL:
Garbage Container 4
Recycling Container 1

GROUND COVER/HARD SURFACES:
Property Area (300.6 sq. m.) 3,236 sq. ft.
Asphalt (35 sq. m.) 377 sq. ft.
Grass (61 sq. m.) 657 sq. ft.
Planting Beds-Bark Mulch (28 sq. m.) 296 sq. ft.
River Rock-2' Rainbow (68 sq. m.) 728 sq. ft.
Landscape Fabric (95 sq. m.) 1028 sq. ft.
Sidewalks/Patios/Pads (48 sq. m.) 512 sq. ft.

FENCING:
4' High Wood Fence (11 linear m.) 36 lin. ft.
6' High 'Good Neighbour' Privacy Fence (82 lin. m.) 135 lin. ft.

LANDSCAPE NOTES:

SHRUBS SHALL BE A MIN OF No.2 POT SHRUBS

ALL TREES ARE TO BE A MINIMUM CALIPER OF 60mm WITH A CLEAR STEM HEIGHT OF 1.5 m

NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION

NO RETAINING WALLS OVER 1.2 m IN HEIGHT ARE PERMITTED WITHIN ANY SETBACK AREA

LANDSCAPED AREAS TO BE EQUIPPED WITH UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH MOISTURE SENSORS & TIMERS.

LANDSCAPING AND IRRIGATION TO EXTEND TO EDGE OF CITY SIDEWALKS, CURBS, ASPHALT. (INCLUSIVE OF LANDSCAPING ON CITY BOULEVARD)

DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

GUNPREET SINGH
755 REVELSTOKE AVE.
PENTICTON, BC

DESIGN BY:
DRAWN BY:

DATE: 5/19/2022
REVISED:

© Giroux Design Group Inc. MXX. All Rights Reserved
Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of derivative works thereof, for any reason without prior written permission of Giroux Design Group Inc. is prohibited. The drawings are the property of Giroux Design Group Inc. and shall remain the property of Giroux Design Group Inc. The drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc. The drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc. The drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc.

Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc. and until the drawings have been brought into conformity with all local requirements. Additionally, Giroux Design Group Inc. is unable to accept any liability for the accuracy of the drawings. The drawings are the property of Giroux Design Group Inc. and shall remain the property of Giroux Design Group Inc. The drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc.

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

PLAN NO.
WP-5734-B

SLAB

SHEET NO.
A2

COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE

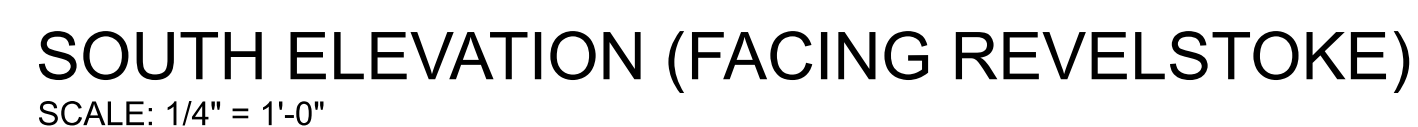
Landscape Plan



Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. These drawings are not intended to be used as a guide for construction unless the builder has confirmed their suitability and the drawings have been brought into conformity with all local requirements. Overall, Group Design Group is unable to accept any liability for the accuracy or overall integrity of these drawings in excess of their original purchase price. Therefore, the builder must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.

COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE

Floor Plans



© Groux Design Group Inc. MMXX All Rights Reserved

Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used as a guide for construction unless the builder has confirmed their suitability and until the drawings have been brought into conformity with all local requirements. Additionally, Giroux Design Group is unable to accept any liability for the accuracy or overall integrity of these drawings in excess of their original purchase price. Giroux Design Group does not accept any responsibility for dimensions and details in these drawings and assumes responsibility for such same.

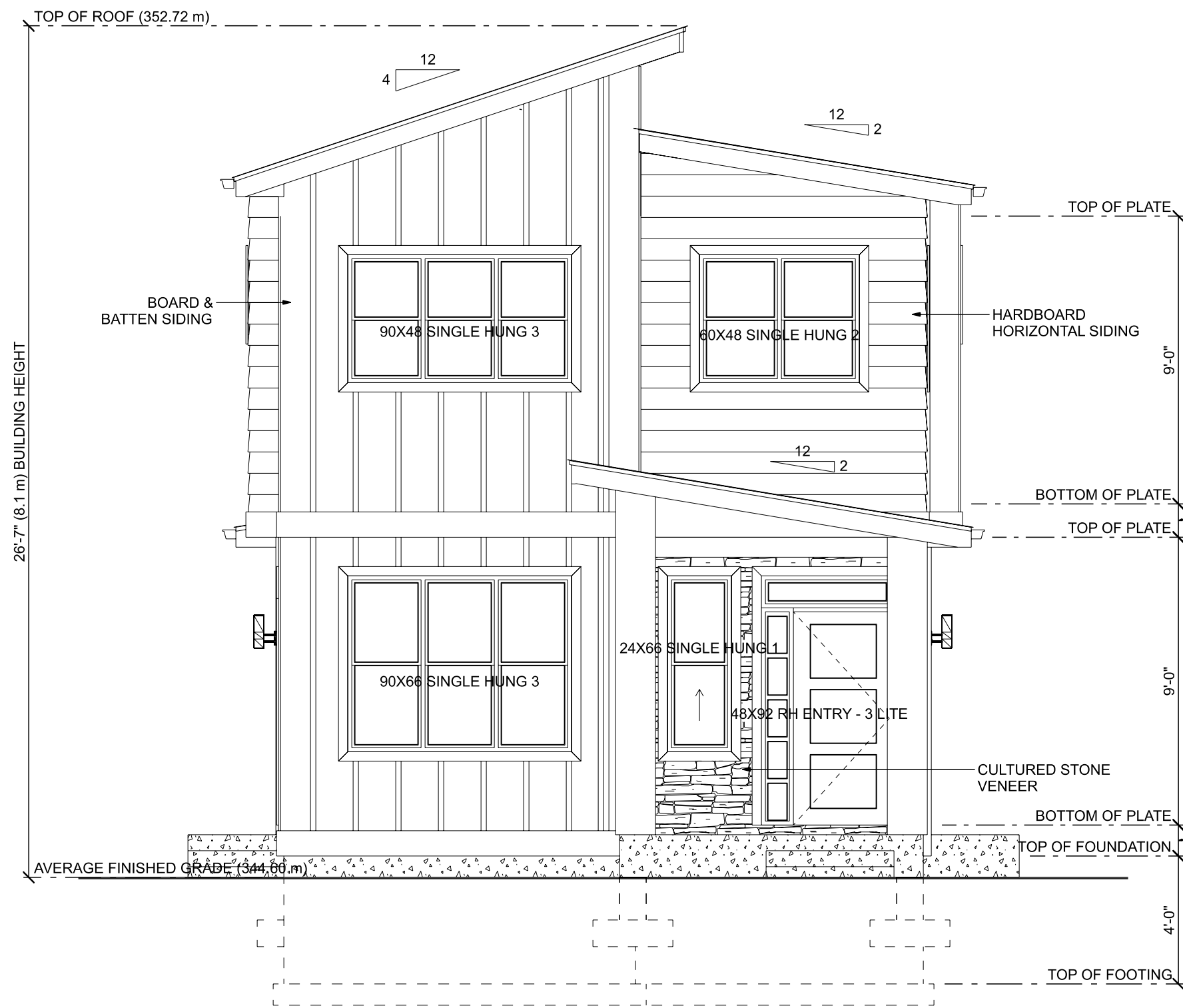
GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.

Giroux Design Group Inc.
Phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com

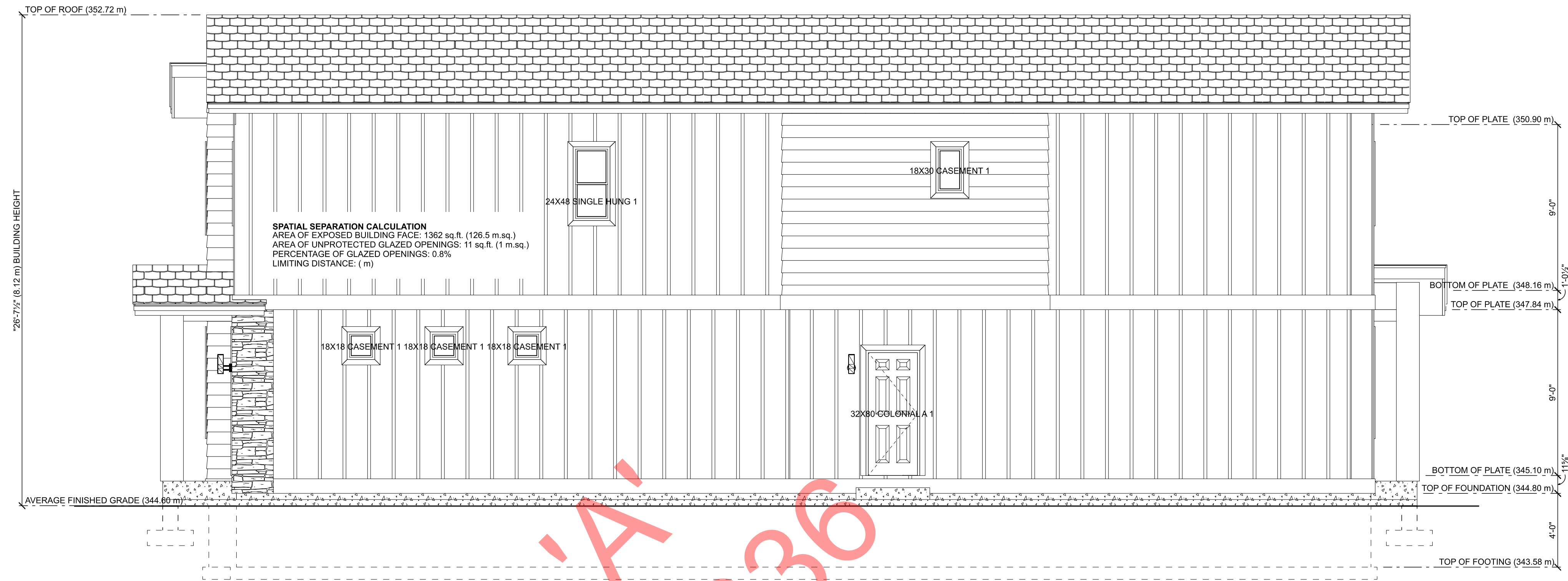
PLAN NO. WP-5734-E SLAB
SHEET NO. A4

COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE

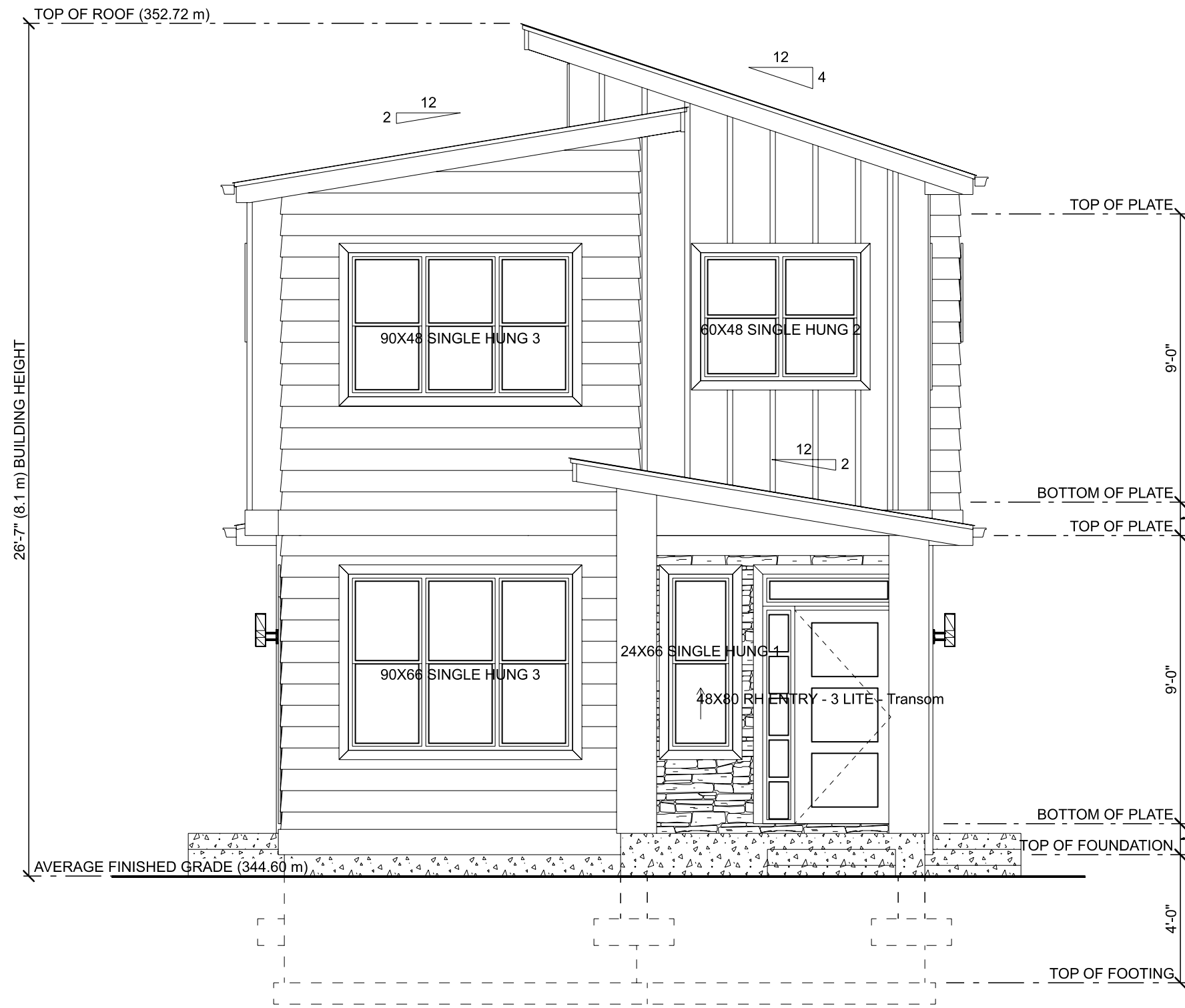
Colour Elevations



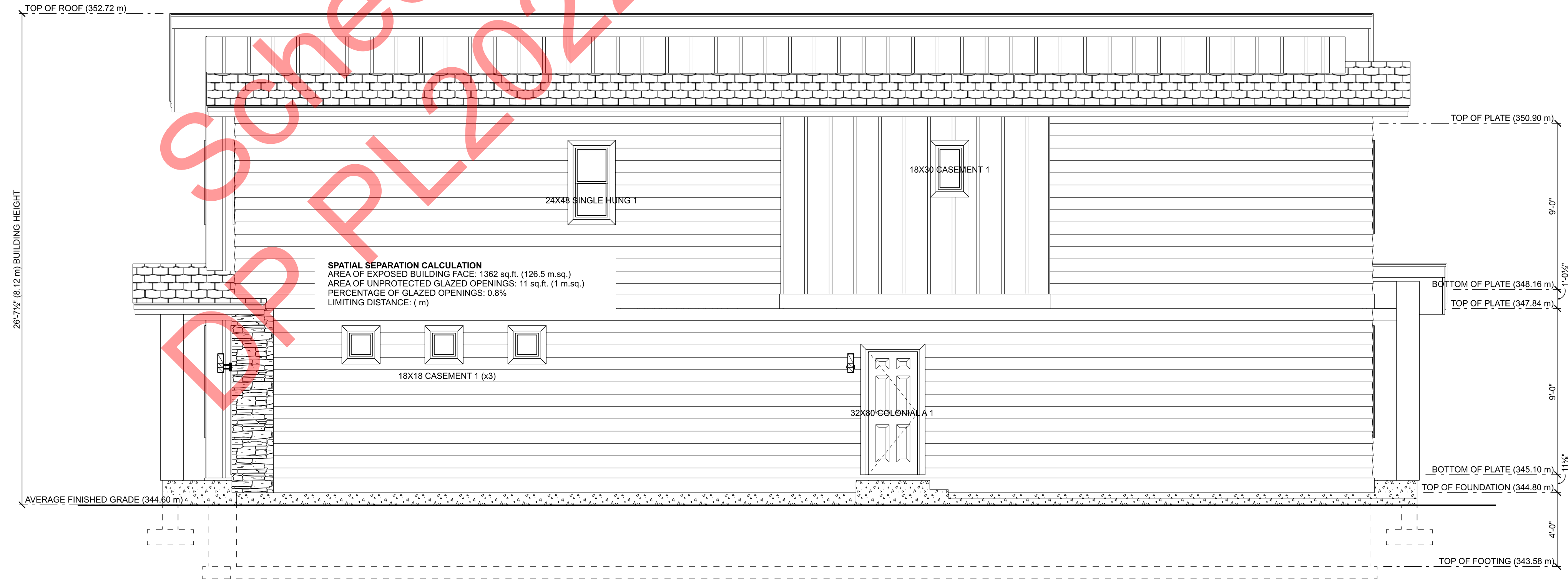
755 REVELSTOKE-FRONT ELEVATION
SCALE: 1/4" = 1'-0"



755 REVELSTOKE-LEFT ELEVATION
SCALE: 1/4" = 1'-0"



755 REVELSTOKE-REAR ELEVATION
SCALE: 1/4" = 1'-0"



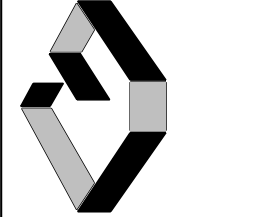
755 REVELSTOKE-RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

GUNPREET SINGH
755 REVELSTOKE AVE.
PENTICTON, BC
DESIGN BY: DATE: 5/19/2022
DRAWN BY: REVISED:

© Giroux Design Group Inc. All Rights Reserved
Reproduction of these drawings, in whole or in part, including any direct copying
and/or preparation of derivative works thereof, for any reason without prior written
consent of Giroux Design Group Inc. is prohibited. The drawings are prepared for the
buyer except for a limited license to use the drawings for the construction of
one and only one dwelling unit. The purchase of architectural drawings does
not entitle the buyer with license to construct more than one dwelling unit.

Due to local codes, regulations and building practices and/or because of specific
site conditions, these drawings may not be suitable or legal for use in the
construction of a building in all localities. Consequently, these drawings are not to
be used for the construction of a building in any other locality without the written
consent of Giroux Design Group Inc. and until the drawings have been brought into conformity with all local requirements.
Additionally, Giroux Design Group Inc. is unable to accept any liability for the accuracy
of the drawings. The purchaser must carefully inspect all dimensions and details in these
drawings and assume responsibility for the same.

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



PLAN NO.
WP-5734-B
SLAB
SHEET NO.
A5

www.girouxdesigngroup.com - www.westhomeplanners.com - www.houseplanhunters.com

COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE

Exterior Elevations

Bylaw No. 2022-43

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. 2022-43".

2. **Amendment:**

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

Rezone Lot 49 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1049 and Lot 48 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1049, located at 747 and 755 Revelstoke Avenue from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane) as shown on Schedule 'A'.

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

READ A FIRST time this	19	day of	July, 2022
A PUBLIC HEARING was held this	16	day of	August, 2022
READ A SECOND time this		day of	, 2022
READ A THIRD time this		day of	, 2022
RECEIVED the approval of the		day of	, 2022
Ministry of Transportation on the			
ADOPTED this		day of	, 2022

Notice of intention to proceed with this bylaw was published on the 5th day of August, 2022 and the 10th day of August, 2022 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 2022

for Minister of Transportation & Infrastructure

John Vassilaki, Mayor

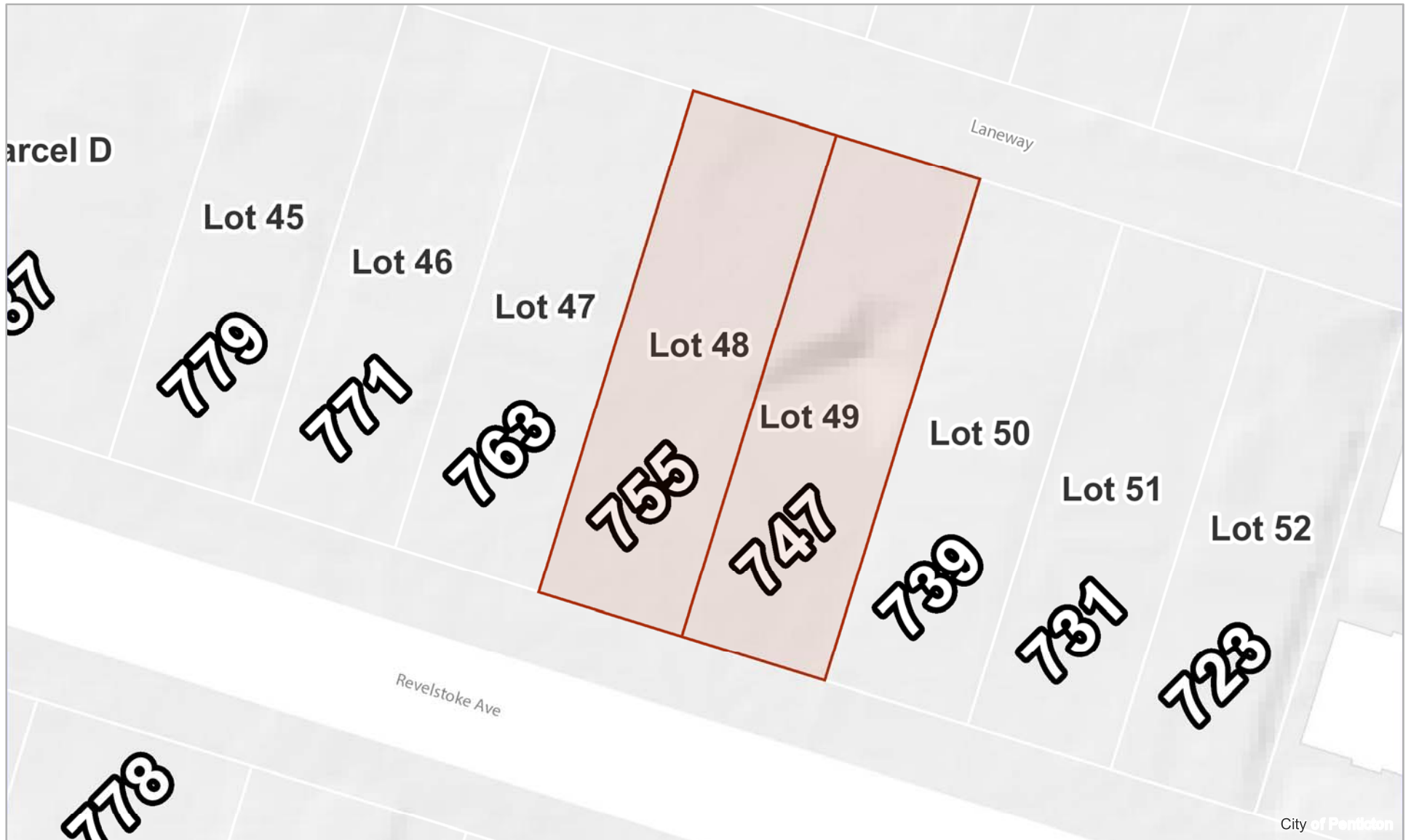
Angie Collison, Corporate Officer



Schedule A: Zoning Amendment Bylaw 2022-43

Date:

Corporate Officer:

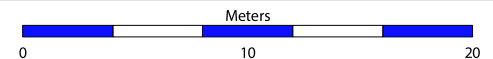


Terms of Use: The City of Penticton is a depository of public information in both printed and digital form. The source, accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user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



1:336

July 12, 2022 2:13:01 PM



Coordinate System: NAD 1983 CSRS UTM Zone 11N