

## Public Hearing

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

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

Tuesday, July 18, 2023  
at 6:00 p.m.

- |       |   |      |
|-------|---|------|
| 1.    | Mayor Calls Public Hearing to Order for <b>“Zoning Amendment Bylaw No. 2023-21”</b>   | 1-29 |
| CO    | Reads Opening Statement and Introduction of Bylaw<br><br>“Zoning Amendment Bylaw No. 2023-21”   |      |
|       | <p>Purpose: To amend Zoning Bylaw No. 2023-08 as follows:</p> <p>Rezone Lot A District Lot 249 Similkameen Division Yale District Plan KAP64083, located at 720 Government Street, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).</p> <p>The applicant is proposing to construct a four unit, three-storey townhouse on the subject property.</p> |      |
|       | <p>Notice: Pursuant to the <i>Local Government Act</i> the Public Hearing was advertised on Friday, July 7, 2023 and Wednesday, July 12, 2023 in an online news source and the newspaper.</p>   |      |
| CO    | One letter has been received regarding the Zoning Amendment Bylaw (as of noon Wednesday, July 12, 2023).  |      |
| 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  |      |
|       | PUBLIC HEARING for “Zoning Amendment Bylaw No. 2023-21” is terminated and no new information can be received on this matter.  |      |

**Regular Council Meeting**  
**held at City Hall, Council Chambers**  
**171 Main Street, Penticton, B.C.**

**Tuesday, June 20, 2023**  
**at 1:00 p.m.**

## **Resolutions**

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- 6.15 Zoning Amendment Bylaw No. 2023-21  
Development Permit PL2023-9551  
Re: 720 Government Street

251/2023

**It was MOVED and SECONDED**

THAT Council give first reading to "Zoning Amendment Bylaw No. 2023-21", for Lot A District Lot 249 Similkameen Division Yale District Plan KAP64083, located at 720 Government Street, a bylaw to rezone the subject property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing);

AND THAT Council forward "Zoning Amendment Bylaw No. 2023-21" to the July 18, 2023 Public Hearing;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2023-21", approve "Development Permit PL2023-9551", for Lot A District Lot 249 Similkameen Division Yale District Plan KAP64083, located at 720 Government Street, a permit to approve the form and character of a four-unit townhouse.

**CARRIED UNANIMOUSLY**

# Council Report

penticton.ca

**Date:** June 20, 2023  
**To:** Donny van Dyk, Chief Administrative Officer  
**From:** Jordan Hallam, Planner I  
**Address:** 720 Government Street

File No: RMS/720 Government St

**Subject: Zoning Amendment Bylaw No. 2023-21  
Development Permit PL2023-9551**

## Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2023-21", for Lot A District Lot 249 Similkameen Division Yale District Plan KAP64083, located at 720 Government Street, a bylaw to rezone the subject property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing);

AND THAT Council forward "Zoning Amendment Bylaw No. 2023-21" to the July 18, 2023 Public Hearing.

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2023-21", approve "Development Permit PL2023-9551", for Lot A District Lot 249 Similkameen Division Yale District Plan KAP64083, located at 720 Government Street, a permit to approve the form and character of a four-unit townhouse.

## Strategic Priority Objective

**Livable and Accessible:** Proactively plan for deliberate growth; focused on an inclusive, healthy, safe and desirable place to live.

## Proposal

The applicant is proposing to construct a four unit, three-storey townhouse on the subject property (Figure 1). In order to proceed with the proposed development, the applicant has requested to rezone the property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

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



Figure 1 – Conceptual Rendering of Proposed Development

**Background**

The subject property is currently zoned R2 (Small Lot Residential) and is designated as ‘Ground Oriented Residential’ (Figure 2) by the Official Community Plan (OCP). The subject property contains a single family home that was constructed in the 1940’s (Figure 3).

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

Figure 2 – OCP Land Use Designation

The surrounding area is a mixture of uses, including mostly single family dwellings directly adjacent, infill development, single family, duplex, townhouses, and apartments. The property’s proximity to the variety of uses make it an ideal location for increased density. The property is within walking distance of Penticton Secondary School and KVR Middle School, providing green space for future tenants and residents. The property is also located within close proximity of the downtown area and grocery stores. This area is also well serviced by pedestrian, cycling and transit networks.

### Climate Impact

The development proposes four townhouse style dwelling units on the property, increasing density in a core area of the City of Penticton, well served by transit and in close proximity to services, employment, schools and recreational areas.

The plans show two Class 2 Bicycle parking spaces for visitors and each dwelling unit has a Class 1 bicycle parking space, resulting in 4 Class 1 spaces.

Each dwelling unit is required to provide 1 (4 total) Level 2 Electric Vehicle ready space.

This building 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.

### Financial Implication

The applicant is responsible for all development costs, including any service upgrades and the payment Development Cost Charges (DCC's) to help offset the added demand on City services from the proposed development.

### Technical Review

This application was reviewed by the City's Technical Planning Committee (TPC). The TPC raised comments regarding landscaping and boulevard trees. Staff worked with the applicant to address these concerns, and 3 boulevard trees were provided on the landscape plan. The original proposal had driveways onto Government St, this was not desirable and staff worked with the applicant to have vehicle access from the rear only. 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.

### Road Dedication

The City of Penticton is not taking any road dedication for this subject property. There is currently 1.6 m from the sidewalk to the property line which provides enough room for boulevard trees. Staff worked with the applicant to provide three boulevard trees along Government St.



Figure 3 – Property Location of

## Development Statistics

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

	RM2 Zone Requirement	Provided on Plans
<b>Minimum Lot Width*:</b>	18 m	18.29 m
<b>Minimum Lot Area*:</b>	540 m <sup>2</sup>	793.12 m <sup>2</sup>
<b>Maximum Lot Coverage:</b>	40%	31.8%
<b>Maximum Density:</b>	0.8 Floor Area Ratio (FAR)	.66 FAR
<b>Vehicle Parking:</b>	Total Required: 1 per dwelling unit plus 0.25 spaces/unit for visitors  <b>Total Required: 5 spaces</b>	<b>Total Per Dwelling: 4 spaces</b> <b>Total Visitor: 2 spaces</b>  <b>Total Provided: 6 spaces</b>
<b>Level 2 Electric Vehicle (EV) Ready Chargers:</b>	Total Required: 1 per dwelling unit  <b>Total Required: 4 chargers</b>	<b>Total EV Ready Chargers Provided: 4 chargers</b>
<b>Bicycle Parking:</b>	Total Required: 0.5 per unit <b>Total Class 1 Required: 2</b>  Total Class 2: 0.1 per unit <b>Total Class 2 Required: 1 space</b>	<b>Total Class 1 Provided: 4 spaces (1 in each garage)</b>  <b>Total Class 2 Provided: 2 spaces</b>
<b>Landscape Buffer:</b>	Total Required: Minimum 3.0 m wide and one tree for every 10.0 m buffer area. One shrub for every meter of buffer area.  <b>Total Required: Minimum 3.0 m wide, 9 trees, and 104 shrubs.</b>	<b>Total Provided: 1.55 m wide (Variance to width through Development Permit), 17 trees, and 160 shrubs.</b>
<b>Required Setbacks</b>		
Front Yard (Government St):	3.0 m	5.3 m
Interior Side Yard (north):	3.0 m	7.96 m
Interior Side Yard (south):	3.0 m	3.0 m
Rear Yard (Ontario St):	3.0 m	5.7 m
<b>Maximum Building Height</b>	12 m	9.98 m
<b>Other Information:</b>	*Lot width and lot area are only applicable at the time of subdivision.	

## 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 2). Duplexes with suites,

cluster housing and fourplexes are some of the building types envisioned in this designation. The applicant is proposing to construct a four unit townhouse on the subject 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 Policy 4.1.3.1 Encourage more intensive "infill" residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.
- OCP Policy 4.1.3.5 Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.
- OCP Policy 4.1.4.1 Work with the development community – architects, designers and buildings – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
- OCP Policy 4.1.5.1 Recognize that some traditionally single-family neighbourhoods will see intensification as the city grows, but ensure that new forms of residential development are compatible with the neighbourhood in scale and design, and are appropriately located (e.g., greater density closer to collector roads, services and amenities).
- OCP Policy 4.2.5.2 Encourage land use planning that results in neighbourhoods that can be easily serviced by transit.

Staff consider that the application 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 RM2 to allow a total of 4 dwelling units on the 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. 2023-21", and forward the bylaw to the July 18, 2023 Public Hearing to gather comments and feedback from the public.

*Support Development Permit*

The proposed development is considered within the Multifamily Residential Development Permit Area of the OCP, which is established to enhance neighbourhoods and create sensitive transitions in scale and density by addressing issues such as privacy, landscape retention and neighbourliness. The proposed development has been designed with the OCP design guidelines in mind.

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

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

### Development Permit Variance

The OCP Section 5.1.4 allows for minor variances through a development permit in certain instances. The applicant is proposing a reduced landscaping buffer along the southern property line (Figure 4). Section 5.1.4 of the OCP allows for variances to landscaping buffers in cases where “the proposed building locations make establishment of a buffer difficult or impossible or where trees will not thrive. In cases where the buffer is reduced, compensatory planting elsewhere on the site or in adjacent public realm is required”. In this instance, the south property line is reduced in width from 3.0 m to 1.55 m, as a result of the drive aisle providing access to each unit’s garage. Staff are supporting this variance, as the landscaping plan still provides the required number of trees and shrubs along all property lines. As no plantings are reduced, staff are not requiring any compensatory plantings.

Landscaping buffers assist with providing a natural buffer between properties and uses. They also help to increase the urban forest inventory throughout the City. In this instance, the drive aisle between the proposed buildings and the north property line is 6.4 m, which reduces the overlook into the northern property. Staff considers that the added distancing between the property and the proposed buildings, as well as the proposed landscaping plan, which incorporates adequate plantings and species, make this a suitable variance through the Development Permit.

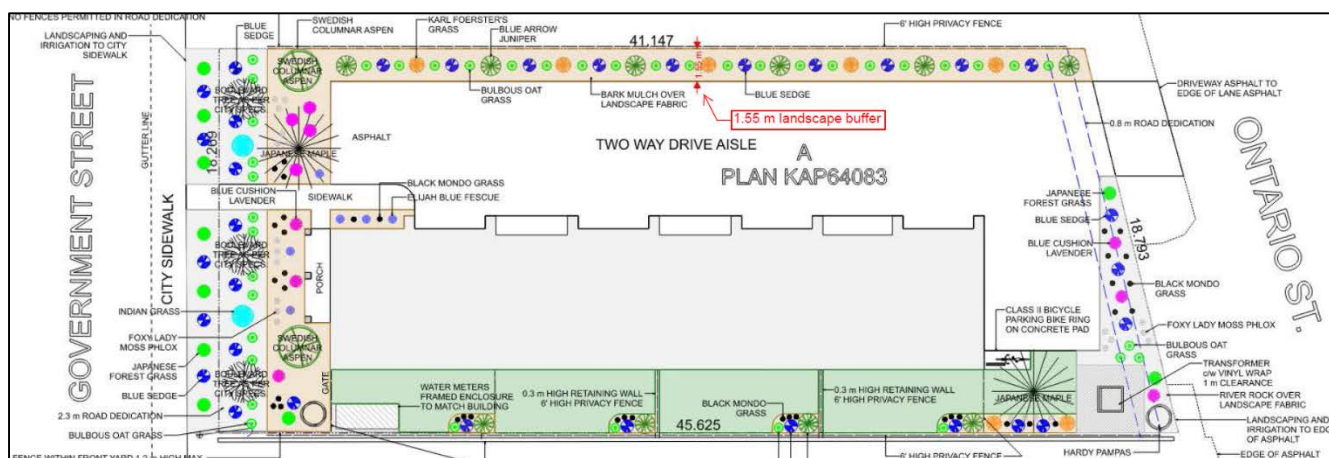


Figure 4 – Landscape Buffer

### 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. 2023-21”.

**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 PL2023-9551
- Attachment G – Zoning Amendment Bylaw No. 2023-21

Respectfully submitted,

Jordan Hallam  
Planner I

Concurrence

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



Attachment B – Official Community Plan Map



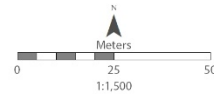
# 720 Government St

## OCP Map



### Legend

- Subject Parcel
- Site Specific Zoning
- Detached Residential
- Ground Oriented Residential
- Parks
- Infill Residential



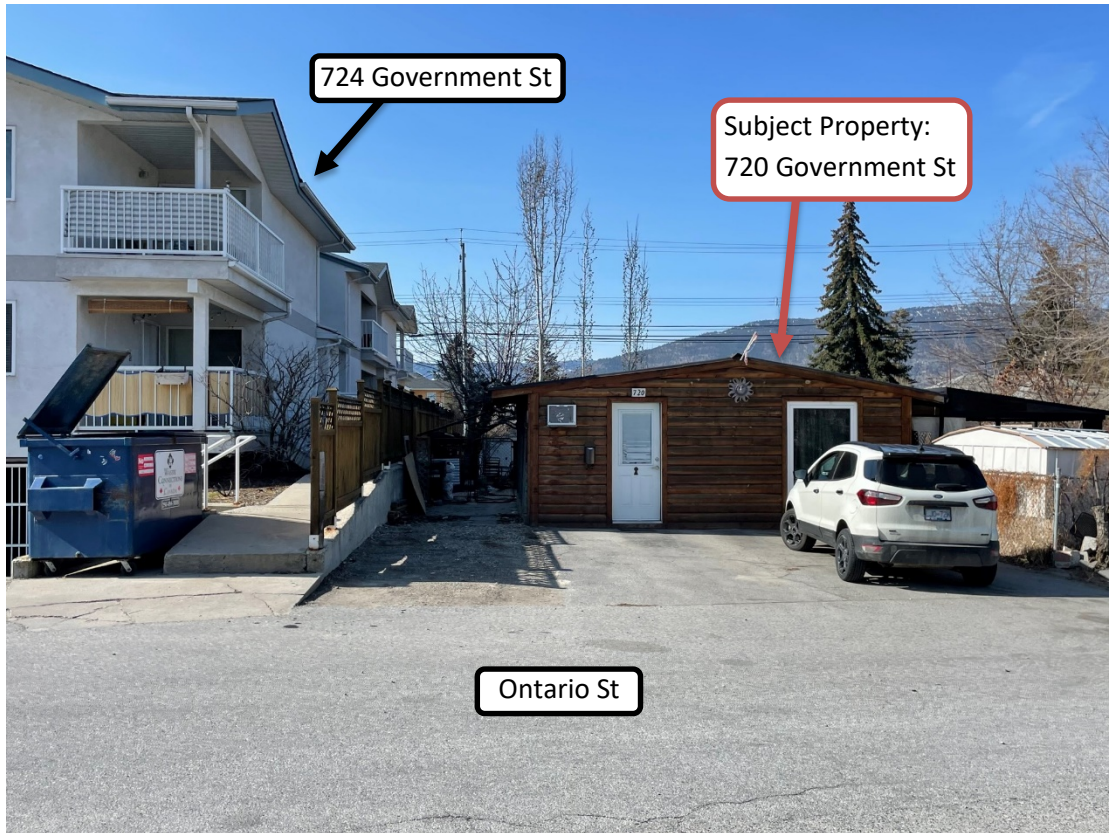
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Friday, March 17, 2023 3:52:55 PM

[penticton.ca](http://penticton.ca)

Attachment C – Photos of Property





Attachment D – Development Permit Analysis (staff)

**Development Permit Analysis**

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

*Guideline G1 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 5.3 m from property line, the minimum is 3.0m front yard setback, which helps to maintain a connection with the street. They have proposed a front door on the unit closest to Government Street 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.*

- Government Street to the west side of the development provides pedestrian access to the development. Ontario Street to the east side of the development also provides pedestrian access to the development.
- The proposed development has a sidewalk access from Government Street to allow barrier-free pedestrian access to all building unit entrances.

*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 private outdoor amenity area to the south behind each dwelling unit.
- Each dwelling unit has a front door for access from the drive aisle, Government St, and Ontario St.

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

- The proposed development includes a landscaping plan that provides adequate and appropriate designs.
- The plans indicate a fully automatic underground irrigation system, which helps to reduce overwatering and utilizes a drip system.

*Guideline G35 Tree planting...*

- Trees and shrubs have been provided at the front of the property as well along the north, east, and south property line with the landscape buffer.

*Guideline MF1 All multifamily developments should incorporate community amenity spaces that provide opportunity for recreation and play and address the needs of all age groups likely to reside within the development.*

- The proposed development includes approximately 23.0 m<sup>2</sup> of outdoor grass amenity space for each unit. Each amenity space is separated by a fence to allow privacy for every unit.

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

- The proposed development has a tree proposed in the yard for each unit and multiple shrubs. This creates visual interest for the residents or tenants living in the units, and provides area of shade during the summer months.

*Guideline MF4 Visitor parking should be:*

- *In public view,*
- *Easily accessible near the main entry to the site, and*
- *Clearly indicated by pavements markings and/or signs*
- The proposed development has two visitor parking spaces off of Ontario St.
- The visitor parking spaces are in good public view from Ontario St for drivers who come to visit residents or tenants of the proposed development.

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



May 18, 2023

Giroux Design Group Inc.

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

Re: 720 Government Street Development Permit Application

To City of Penticton Planning Department,

This letter is regarding the proposal to rezone and develop the property located at 720 Government Street. The Official Community Plan for the property is Ground Oriented Residential and the current zoning is R2 Small Lot Residential. The proposed development is consistent with the OCP designation but requires rezoning to RM2 Low Density Multiple Housing. A 2.3 m road dedication from the Government Street side and a 0.8 m road dedication from the Ontario Street side has been allowed for on the plans. No variances are required for this application.

The proposal is to build four townhouse units, the building will be three storeys in height, each dwelling will have 3 bedrooms and a one car garage. The location of the development is ideal for families as there are schools within walking distance, as well as shopping, parks, and the downtown core. Access to the property is provided from Government Street and the lane.

We believe the project meets the intent of providing modest densification to an area of town that has a mix of townhouses and high-density apartment buildings. In contrast to nearby apartment buildings, this development will provide much needed family housing in the area with private outdoor green areas and amenity space for families with children.

Thank you for considering our proposal.

Best regards,

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

720 GOVERNMENT STREET: 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 within blocks of both middle, and high schools. City Bus stops are also located nearby, allowing easy access to transit.

**PARKING**

Each unit has secured garage parking for one vehicles accessed by a two-way drive lane coming from Government Street and Ontario Street as well as two additional visitor parking spots. No variances are needed for parking as the number of spaces exceeds the COP requirements.

**DESIGN FOR CLIMATE**

The building will meet the requirements of Step 3 of the BC Building Code. Each property has its own private rear yard to allow for outdoor living.

**ORIENTATION & MASSING**

Each unit has its own entry door with a covered entry. The townhouses are three storeys tall and will nicely suit the neighbourhood which is comprised of houses, duplexes, townhouses, and apartment buildings of varying size. At 10.0 meters tall the building is under the 12 m maximum height allowance. The style of the building is a modern style which will complement the neighbourhood and is in harmony with newer construction in the area as well as the older apartment buildings.

**LANDSCAPING (ENHANCING THE URBAN FOREST)**

The landscaping plan for the development includes the planting of 13 trees along the surrounding property lines. Along Government Street a continuous planting bed borders the sidewalk providing pleasing aesthetics and increased curb-appeal. Two trees are to be planted along Government Street and a grass area with surrounding planting beds containing low-maintenance plants will 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 utility spaces. A grass lawn at the front property line will provide a pleasant green accent for the property. Grassed rear yards will provide pleasant private areas for each unit and will contain accent planting beds and Blue Arrow junipers.

**WASTE MANAGEMENT**

Garbage and recycling collection is provided by individual bins provided for each unit to be collected from in front of each garage door on collection day. The garbage and recycling bins will be stored within the unit garages on non-collection days.

**FENCES**

Six-foot-high wood privacy fences will be installed along the surrounding property lines excluding the front property line and will be stepped down to four feet within the front yard setback. Six-foot-high privacy fences will also be between each of the townhouse rear yards.

## Development Permit

Permit Number: DP PL2023-9551

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 A District Lot 249 Similkameen Division Yale District Plan KAP64083
  - Civic: 720 Government Street
  - PID: 024-465-771
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a four unit townhouse as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$20,000.00 must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
  - a. correct an unsafe condition that has resulted from a contravention of this permit,
  - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
  - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
  - a. The permit has lapsed as described under Condition 8, or
  - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

**General Conditions**

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

Authorized by Authority, the 18th day of July, 2023.

Issued this \_\_\_\_ day of July, 2023.

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

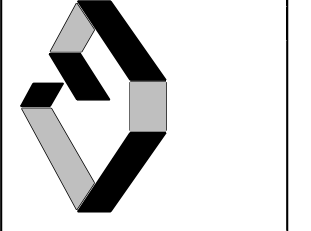
ZONING COMPLIANCE TABLE (CURRENT ZONING R2-PROPOSED RM2)			
REGULATION	REQUIRED	PROVIDED ON PLANS	VARIANCE REQUIRED
OFFICIAL COMMUNITY PLAN	G.O.R.	G.O.R.	NO
LOT AREA (SUBDIVISION ONLY)	540 m2	792.32 m2	N/A
MINIMUM LOT WIDTH (SUBDIVISION ONLY)	18.0 m	18.27 m	N/A
MAXIMUM LOT COVERAGE	40%	30% (237.4 m2)	NO
MAXIMUM DENSITY	0.80 FAR	0.66 FAR (521.6 m2)	NO
MAXIMUM HEIGHT	12 m	10.0 m	NO
MINIMUM FRONT YARD (WEST)	3.0 m	3.0 m	NO
MINIMUM INTERIOR SIDE YARD (NORTH)	3.0 m	3.0 m	NO
MINIMUM INTERIOR SIDE YARD (SOUTH)	3.0 m	3.0 m	NO
MINIMUM FRONT YARD (EAST)	3.0 m	3.0 m	NO
PARKING SPACES (1 PER UNIT-GUEST)	5	5	NO
BICYCLE PARKING (CLASS I/CLASS II)	GARAGES/1	GARAGES/1	NO
AMENITY AREA (20 m2 PER UNIT)	80 m2	92 m2	NO

GURJANT GILL  
 720 GOVERNMENT STREET  
 PENTICTON, BC  
 DESIGN BY: AIG DATE: 2023-06-07  
 DRAWN BY: AIG REVISED:

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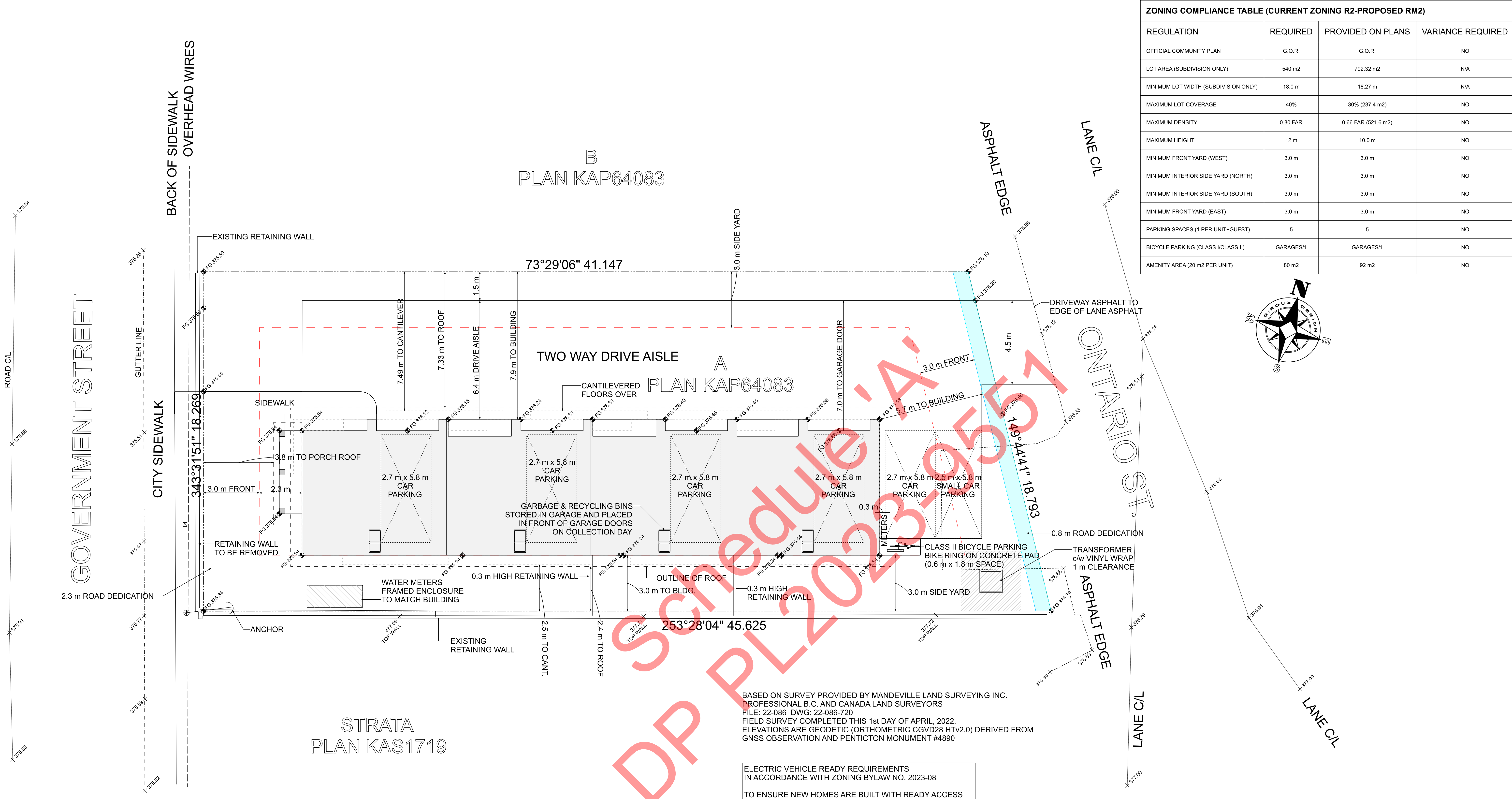
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PLAN NO.  
**WP-5764**  
 SLAB  
 SHEET NO.  
**A1**

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BASED ON SURVEY PROVIDED BY MANDEVILLE LAND SURVEYING INC.  
 PROFESSIONAL B.C. AND CANADA LAND SURVEYORS  
 FILE: 22-086 DWG: 22-086-720  
 FIELD SURVEY COMPLETED THIS 1st DAY OF APRIL, 2022.  
 ELEVATIONS ARE GEODETIC (ORTHOMETRIC CGVD28 HTV2.0) DERIVED FROM  
 GNSS OBSERVATION AND PENTICTON MONUMENT #4890

ELECTRIC VEHICLE READY REQUIREMENTS  
 IN ACCORDANCE WITH ZONING BYLAW NO. 2023-08

TO ENSURE NEW HOMES ARE BUILT WITH READY ACCESS TO A POWER SUPPLY CAPABLE OF PROVIDING LEVEL 2 EV CHARGING, THE FOLLOWING REQUIREMENTS MUST BE MET:

- MINIMUM NUMBER OF ENERGIZED OUTLETS FOR LEVEL 2 CHARGING: 1 PER DWELLING UNIT.
- CONSTRUCTION REQUIREMENTS THAT INCLUDE: ELECTRICAL PANEL CAPACITY, WIRING, AND CONTINUOUS CONDUIT OR RACEWAY (AS APPLICABLE) FROM THE PANEL, TERMINATING AT AN ENERGIZED OUTLET NEAR THE DESIGNATED EV PARKING SPACE(S). ADDITIONAL ELECTRICAL AND EV CHARGING INFRASTRUCTURE IS REQUIRED TO ENERGIZE THE CIRCUIT AND TO SUPPLY POWER TO FUTURE LEVEL 2 EVSE AND EVMS (IF APPLICABLE).
- A POINT CONNECTED TO A SOURCE OF VOLTAGE IN AN ELECTRICAL WIRING INSTALLATION AT WHICH CURRENT IS TAKEN AND CAN BE CONNECTED TO SUPPLY UTILIZATION EQUIPMENT. AN OUTLET INCLUDES A COVERED TERMINATION BOX, NEMA 14-50R RECEPTACLE, OR NEMA 6-50R RECEPTACLE. ADDITIONAL TERMINATION MEANS MAY BE APPROVED BY THE CITY OF PENTICTON ELECTRIC UTILITY MANAGER.
- ELECTRIC VEHICLE CHARGING AT 208 V OR 240 V THROUGH SUPPLY UTILIZATION EQUIPMENT THAT MEETS THE DEFINITION OF LEVEL 2 BY THE STANDARD 'SAE ELECTRIC VEHICLE AND PLUG IN HYBRID ELECTRIC VEHICLE CONDUCTIVE CHARGE COUPLER', J1772.

**LEGEND**

- GAS SERVICE HOOKUP
- CLEANOUT
- WATER VALVE
- POWER POLE
- SPOT ELEVATION
- OVERHEAD WIRES
- POWER POLE ANCHOR

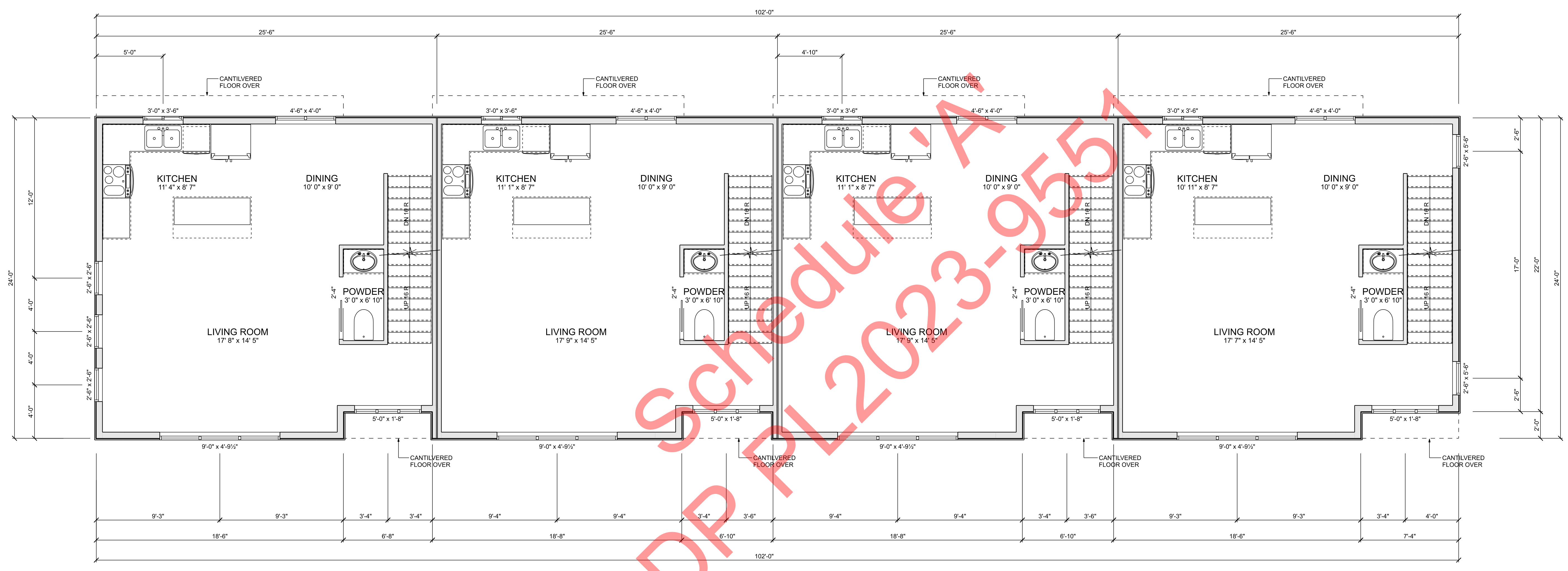
**SITE PLAN**  
 SCALE: 1:100  
 CIVIC ADDRESS: 720 GOVERNMENT STREET, PENTICTON, BC  
 LEGAL DESCRIPTION: LOT A, DL 249, SDYD, PLAN KAP64083  
 PID: 024-465-771

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Site Plan & Zoning Compliance Table







**MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 MAIN FLOOR LIVING AREA: 2231 sq ft.

DP PL 2023-9551  
 Schedule A

GURJANT GILL  
 720 GOVERNMENT STREET  
 PENTICTON, BC  
 DESIGN BY: AIG DATE: 2023-06-07  
 DRAWN BY: AIG REVISED:

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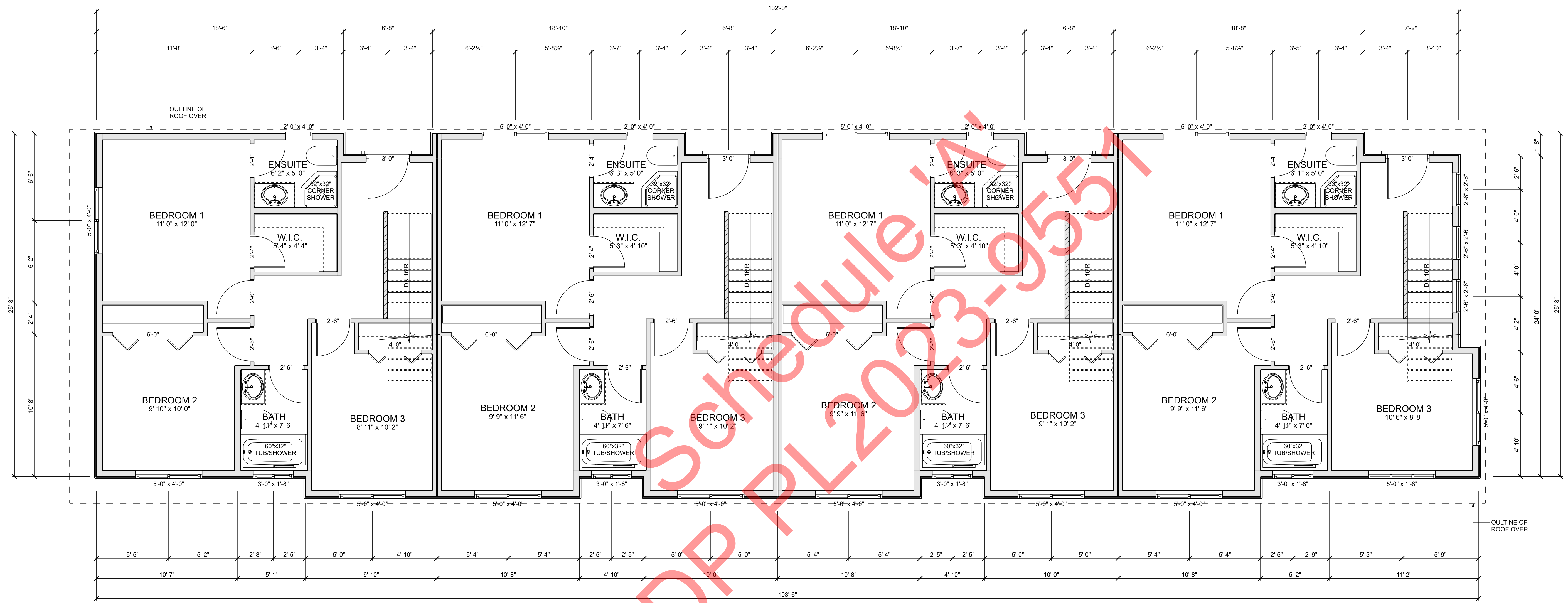
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Main Floor Plan

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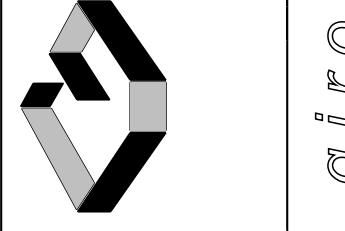
**UPPER FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 UPPER FLOOR LIVING AREA: 2575 sq ft.

GURJANT GILL  
 720 GOVERNMENT STREET  
 PENTICTON, BC  
 DESIGN BY: AJG DATE: 2023-06-07  
 DRAWN BY: AJG REVISED:

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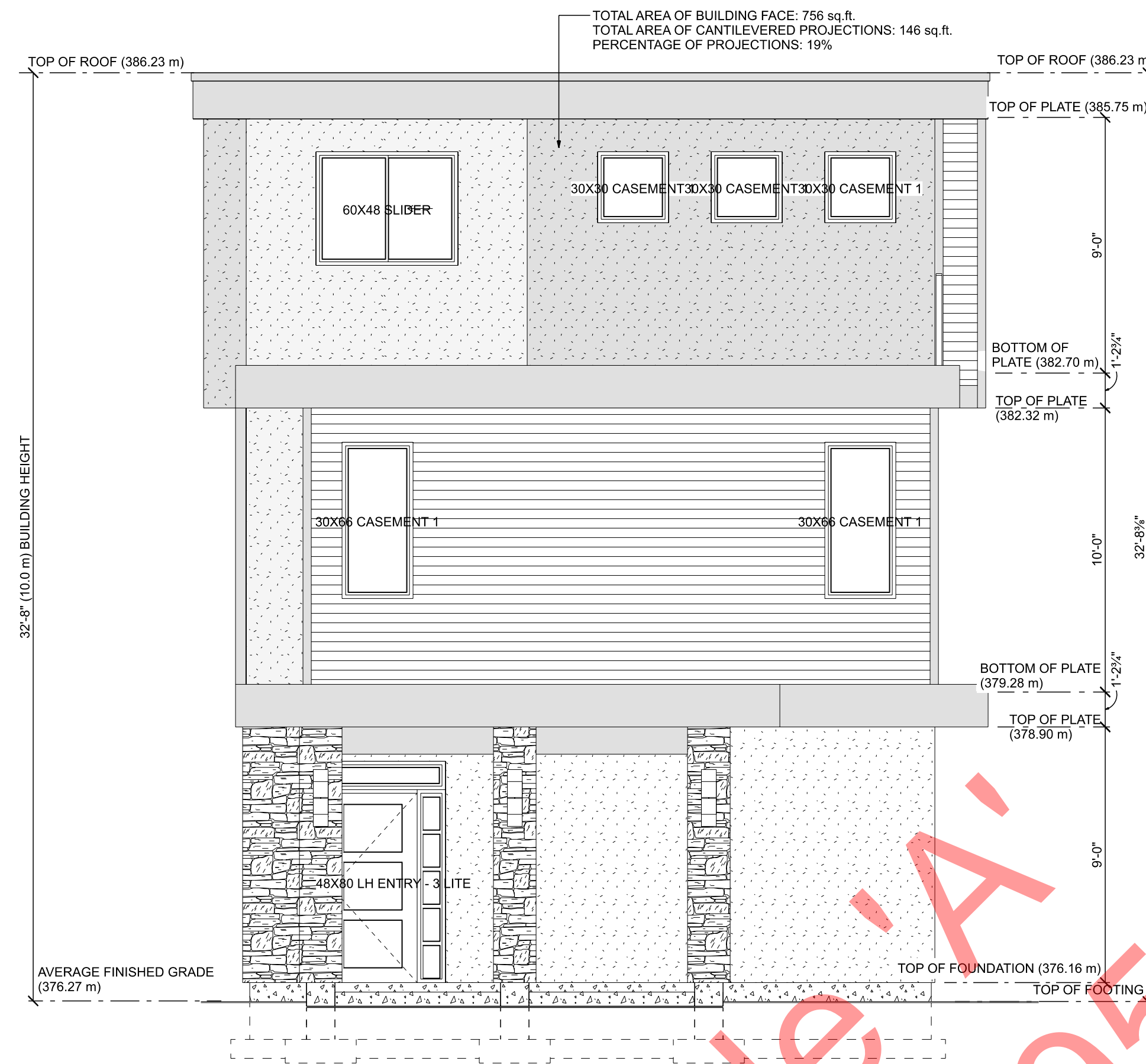
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 Upper Floor Plan

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WEST ELEVATION (FACING GOVERNMENT ST.)  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION (FACING DRIVE AISLE)  
SCALE: 1/4" = 1'-0"

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# Exterior Elevations (West & North)

GURJANT GILL

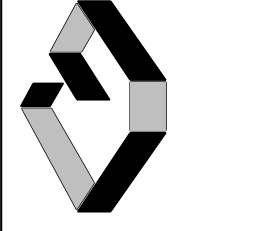
720 GOVERNMENT STREET  
PENTICTON, BC

DESIGN BY: AIG DATE: 2023-06-07  
DRAWN BY: AIG REVISED:

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The Corporation of the City of Penticton

Bylaw No. 2023-21

A Bylaw to Amend Zoning Bylaw 2023-08

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. 2023-08;

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. 2023-21".

2. **Amendment:**

2.1 Zoning Bylaw No. 2023-08 is hereby amended as follows:

Rezone Lot A District Lot 249 Similkameen Division Yale District Plan KAP64083, located at 720 Government Street, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) as shown on Schedule 'A'.

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

READ A FIRST time this	20	day of	June, 2023
A PUBLIC HEARING was held this	18	day of	July, 2023
READ A SECOND time this		day of	, 2023
READ A THIRD time this		day of	, 2023
ADOPTED this		day of	, 2023

Notice of intention to proceed with this bylaw was published on the 7<sup>th</sup> day of July, 2023 and the 12<sup>th</sup> day of July, 2023 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

\_\_\_\_\_  
Julius Bloomfield, Mayor

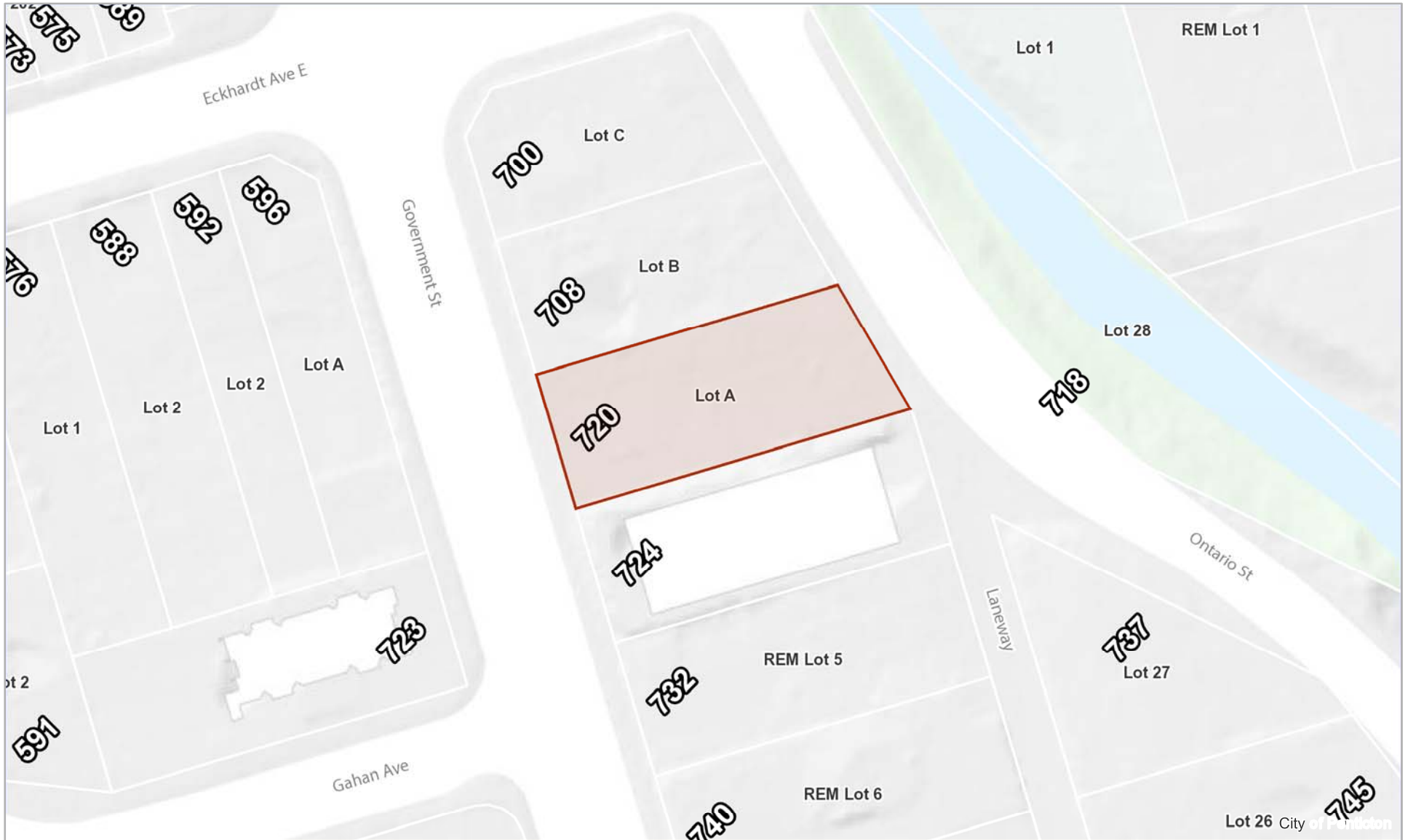
\_\_\_\_\_  
Angie Collison, Corporate Officer



# Schedule A: Zoning Amendment Bylaw 2023-21

Date:

Corporate Officer:

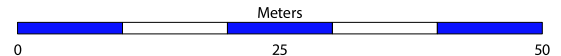


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1:720

June 12, 2023 11:36:53 AM



Coordinate System: NAD 1983 CSRS UTM Zone 11N

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**From:** Ava Hart  
**Sent:** Sunday, July 9, 2023 12:29 PM  
**To:** Public Hearings  
**Subject:** 720 Government development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Council. My name is Ava Hart. I live in 724 Government st.

this development is very upsetting and disappointing.

We have 3 Balconies where i grow food to feed my partner and i which will no longer be able to when this development goes up. our beautiful view of penticton gone. we will just see an ugly building.

I hate this City. you destroyed my families buisness with the bikelane. but have the audacity to "reconcile" with south main market. but forget everyone on martin st. now i will have to be moving again, and most likely it will be out of this shitty town.

Thank you  
Ava Hart

Sent from my iPhone