

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

Tuesday, June 20, 2023
at 6:00 p.m.

- | | | |
|-------|---|------|
| 1. | Mayor Calls Public Hearing to Order for “Zoning Amendment Bylaw No. 2023-18” | 1-32 |
| CO | <p>Reads Opening Statement and Introduction of Bylaw</p> <p>“Zoning Amendment Bylaw No. 2023-18”</p> <p>Purpose: To amend Zoning Bylaw No. 2023-08 as follows:</p> <p style="padding-left: 40px;">Rezone Lot 8 District Lot 115 Similkameen Division Yale District Plan 9176, located at 60 Roy Avenue, from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing).</p> <p style="padding-left: 40px;">The applicant is proposing to construct a multi-family residential development on the subject property. The development would consist of two side-by-side duplex buildings, totaling four dwelling units on the property.</p> <p>Notice: Pursuant to the <i>Local Government Act</i> the Public Hearing was advertised on Friday, June 9, 2023 and Wednesday, June 14, 2023 in an online news source and the newspaper.</p> | |
| CO | No letters have been received regarding the Zoning Amendment Bylaw (as of noon Wednesday, June 14, 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. 2023-18” 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 6, 2023
at 1:00 p.m.

Resolutions

- 8.2 Zoning Amendment Bylaw No. 2023-18
Development Permit PL2023-9507
Re: 60 Roy Avenue

225/2023

It was MOVED and SECONDED

THAT Council give first reading to "Zoning Amendment Bylaw No. 2023-18", for Lot 8 District Lot 115 Similkameen Division Yale District Plan 9176, located at 60 Roy Avenue, a bylaw to amend the zoning for the subject property from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing);

AND THAT Council forward "Zoning Amendment Bylaw No. 2023-18" to the June 20, 2023 Public Hearing;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2023-18", approve "Development Permit PL2023-9507", a permit to approve the form and character of the proposed development of two side-by-side duplex buildings, totaling four dwelling units on the subject property.

CARRIED UNANIMOUSLY

Council Report

Date: June 6, 2023
To: Donny van Dyk, Chief Administrative Officer
From: Nicole Capewell, Planner II
Address: 60 Roy Avenue

File No: RMS/60 Roy Ave

**Subject: Zoning Amendment Bylaw No. 2023-18
 Development Permit PL2023-9507**

Staff Recommendation

THAT Council give first reading to “Zoning Amendment Bylaw No. 2023-18”, for Lot 8 District Lot 115 Similkameen Division Yale District Plan 9176, located at 60 Roy Avenue, a bylaw to amend the zoning for the subject property from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing);

AND THAT Council forward “Zoning Amendment Bylaw No. 2023-18” to the June 20, 2023 Public Hearing;

AND THAT Council, subject to adoption of “Zoning Amendment Bylaw No. 2023-18”, approve “Development Permit PL2023-9507”, a permit to approve the form and character of the proposed development of two side-by-side duplex buildings, totaling four dwelling units on the subject property.

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 multi-family residential development on the subject property. The development would consist of two side-by-side duplex buildings, totaling four dwelling units on the property. Each dwelling unit contains approximately 2,700 sq. ft. of living space, with three bedrooms and four bathrooms, a basement and attached garage. Each unit also includes a large storage area and approximately 500 sq. ft. of private outdoor, at grade, amenity space.

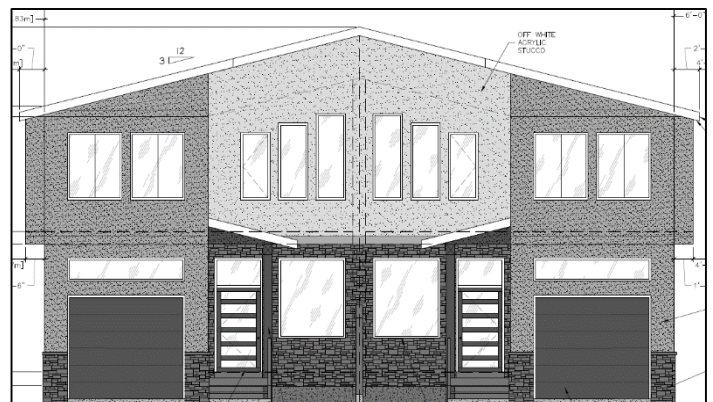


Figure 1 - Front Elevation of Proposed Development

In order to facilitate the proposed development, the applicant has applied for the following applications:

1. Zoning Amendment to rezone the property from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing), and
2. Development Permit for the form and character of the proposed development.

Both applications have been included for Council consideration.

Background

The subject property is located on the south side of Roy Avenue (Figure 2). The property is currently zoned R1 (Large Lot Residential) and is designated by the Official Community Plan as Ground Oriented Residential. The property is approximately 0.27 acres in size and located within an area of the City close to many amenities and services. These factors make this property desirable for redevelopment, and increased density from the current single family dwelling that exists on site.

The surrounding area includes a mixture of zoning, including directly adjacent C4 (General Commercial), P1 (Public Assembly), RM2 (Low Density Multiple Housing), RD2 (Duplex Housing: Lane) and R1 (Large Residential). There are many other zones in the nearby area, as this property is in a residential area near many commercial uses along Main Street, Duncan Avenue W and Atkinson Street.

Directly west of the subject property are three recent four-unit developments at 64, 68 and 76 Roy Avenue. These properties began redevelopment in 2017 and are now completed. The subject property is proposing to do a development similar to those (two side-by-side duplexes); however, the subject property at 60 Roy Avenue is larger in size, allowing larger units and more amenity space.

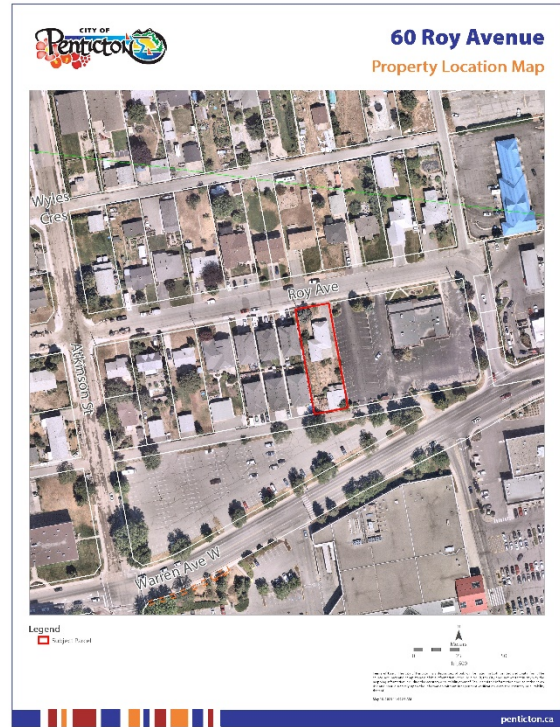


Figure 2 - Property Location Map

Climate Impact

Council adopted the Community Climate Action Plan (CCAP) in 2021. The proposed development is consistent with the following aspects of the CCAP:

- **Shift Beyond the Car:** Encourage active & accessible transportation and transit
 - Class 1 and Class 2 bicycle parking spaces provided.
 - The Lake-to-Lake Cycling route runs along Atkinson Street one block to the west of the proposed development.
 - Transit nearby – bus exchange at Cherry Lane Mall
- **Step Up New Buildings:** All new buildings will be required to meet the BC Energy Step Code requirements at the time of construction.

- The two proposed buildings will be required to meet Step Code 3 as a minimum standard of energy efficiency.
- EV charging stations provided inside each garage for the private use of the residents.

Technical Review

The application package has been reviewed by the Technical Planning Committee, a group of internal staff who review development applications. Comments related to the future building permit application were provided to the applicant in the case that the land use applications are successful. Some concerns were identified regarding site drainage with an original plan submission, however the applicant worked diligently with staff to amend the plans and resolve those concerns. The applicant will be required to maintain all storm water drainage on site.

Development Statistics

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

	RM2 Zone Requirement	Provided on Plans
Minimum Lot Width*:	18 m	18.88 m
Minimum Lot Area*:	540 m ²	1,112 m ²
Maximum Lot Coverage:	40%	39.9%
Maximum Density:	0.8 Floor Area Ratio (FAR)	0.69 Floor Area Ratio (FAR)
Vehicle Parking:	Total Required: 1.25 spaces per unit <ul style="list-style-type: none"> • 4 resident spaces • 1 visitor space Total 5 spaces required	Total provided: 2.5 spaces per unit <ul style="list-style-type: none"> • 8 resident spaces <i>(each unit has 1 space inside garage, 1 space outside)</i> • 2 visitor spaces Total 10 spaces provided
Bicycle Parking	Class 1 Required = 0.5 spaces per unit, Total 2 spaces Class 2 Required = 0.1 spaces per unit, Total 1 space	Class 1 Provided = 4 spaces (provided within the garage of each unit) Class 2 Provided = 1 space
Required Setbacks		
Front Yard (Roy Avenue):	3.0 m	6.0 m
Side Yard (east):	1.5 m <i>(when less than 8.0m in height and not exceeding 2 storeys)</i>	1.83 m
Side Yard (west):	1.5 m <i>(when less than 8.0m in height and not exceeding 2 storeys)</i>	1.83 m
Rear Yard (lane):	6.0 m	7.32 m
Amenity Space	20m ² per dwelling unit 25% must be provided at grade	46.5m ² provided per dwelling unit 100% provided at grade

Landscaping Buffer	Required along north and west property lines	Provided along north and west property lines
Maximum Building Height	12 m	7.98 m
Other Information:	*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, or bareland stratas (Figure 3). Duplexes with suites, cluster housing and fourplexes are some of the building types envisioned in this designation. The applicant is proposing to construct two side-by-side duplexes (total 4 dwelling units) on the property. The development and density proposed on the property are aligned with the vision of properties designated within the ‘Ground Oriented Residential’ designation.

Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
	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"> • Duplexes with suites • Cluster housing • Fourplexes higher-density rowhouses • Townhouses and stacked townhouses • Bareland strata developments 	<ul style="list-style-type: none"> • Residential • Limited Service/ Retail 	<ul style="list-style-type: none"> • Up to 3 ½ storeys 	<ul style="list-style-type: none"> • RM2 • RM5 • C2

Figure 3 - OCP Land Use 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 4.1.3.6	Require amenity areas in all multifamily and mixed-use projects through regulations in the Zoning Bylaw.
OCP Policy 4.1.4.1	Work with the development community – architects, designers and 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 4.2.3.8	Require adequate levels of secure bike parking in new multi-family, mixed-use and commercial development.

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 two side-by-side duplexes (total 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-XX”, and forward the bylaw to the June 20, 2023 Public Hearing to gather comments and feedback from the public

Development Permit

The proposed development is considered within the Multifamily Residential Development Permit Area of the OCP, which is established to enhance neighbourhoods and create sensitive transitions in scale and density by addressing issues such as privacy, landscape retention and neighbourliness. The proposed development has been designed with the OCP design guidelines in mind. The development proposes a density that is aligned with the ‘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 a Development Permit analysis in addition to their letter of intent (Attachments ‘E’ and ‘F’), which outline the project and its conformance to the OCP design guidelines.

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

Alternate Recommendations

Council may consider that 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. Staff do not recommend this option.

1. THAT Council deny first reading to “Zoning Amendment Bylaw No. 2023-18”.

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 (applicant)
- Attachment F – Development Permit Analysis (applicant)
- Attachment G – Draft Development Permit PL2023-9507
- Attachment H – Zoning Amendment Bylaw No. 2023-18

Respectfully submitted,

Nicole Capewell, RPP, MCIP
Planner II

Concurrence

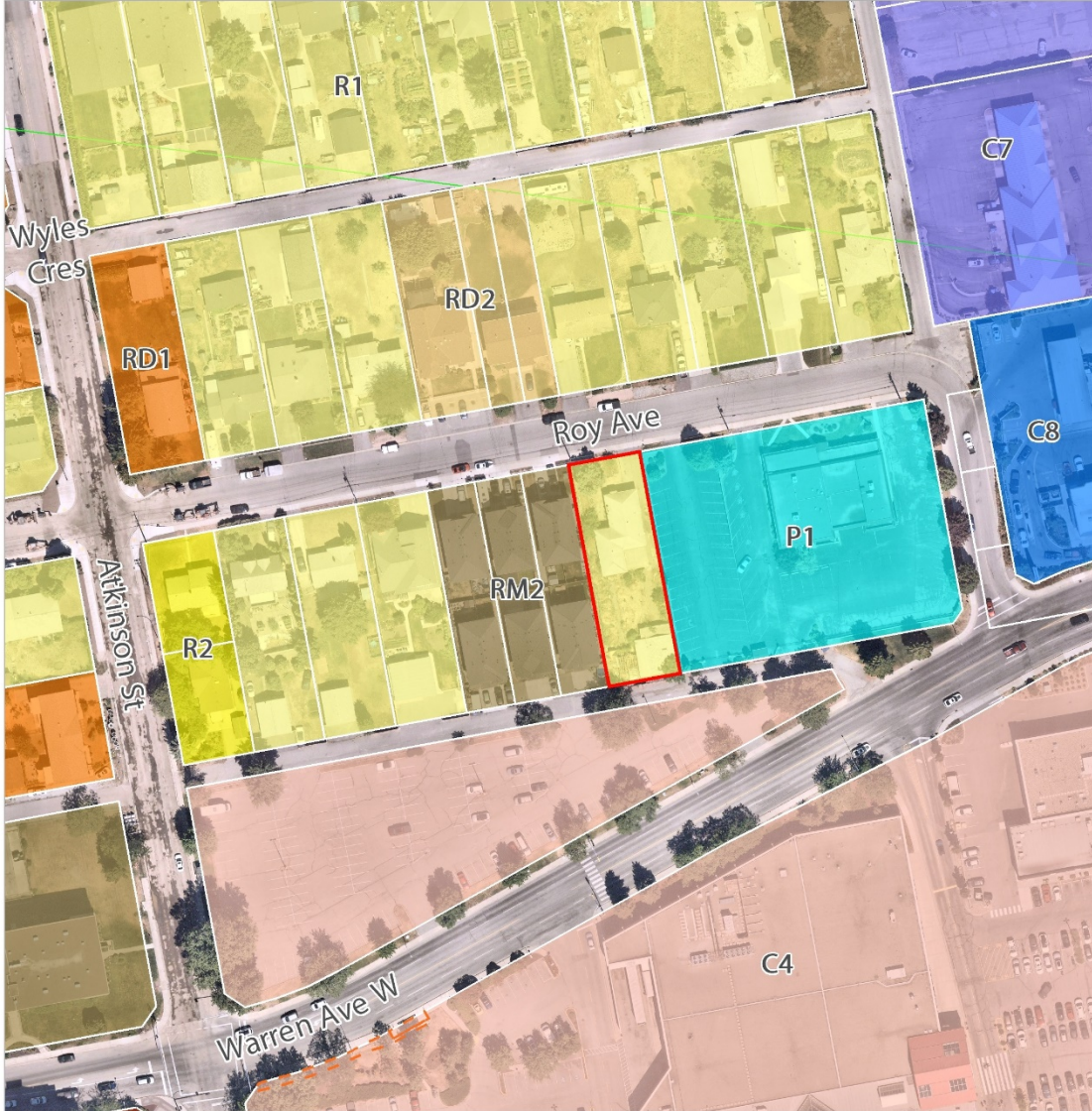
Director of Development Services <i>BL</i>	General Manager of Infrastructure <i>KD</i>	Acting Chief Administrative Officer <i>KD</i>
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Attachment A – Zoning Map



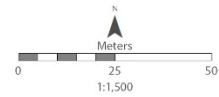
60 Roy Avenue

Zoning Map



Legend

- Subject Parcel
- R1 - Large Lot Residential
- R2 - Small Lot Residential
- RD1 - Duplex Housing
- RD2 - Duplex Housing: Lane
- RM2 - Low Density Multiple Housing
- RM4 - High Density Multiple Housing
- C4 - General Commercial
- C7 - Service Commercial
- C8 - Vehicle Service Station
- P1 - Public Assembly



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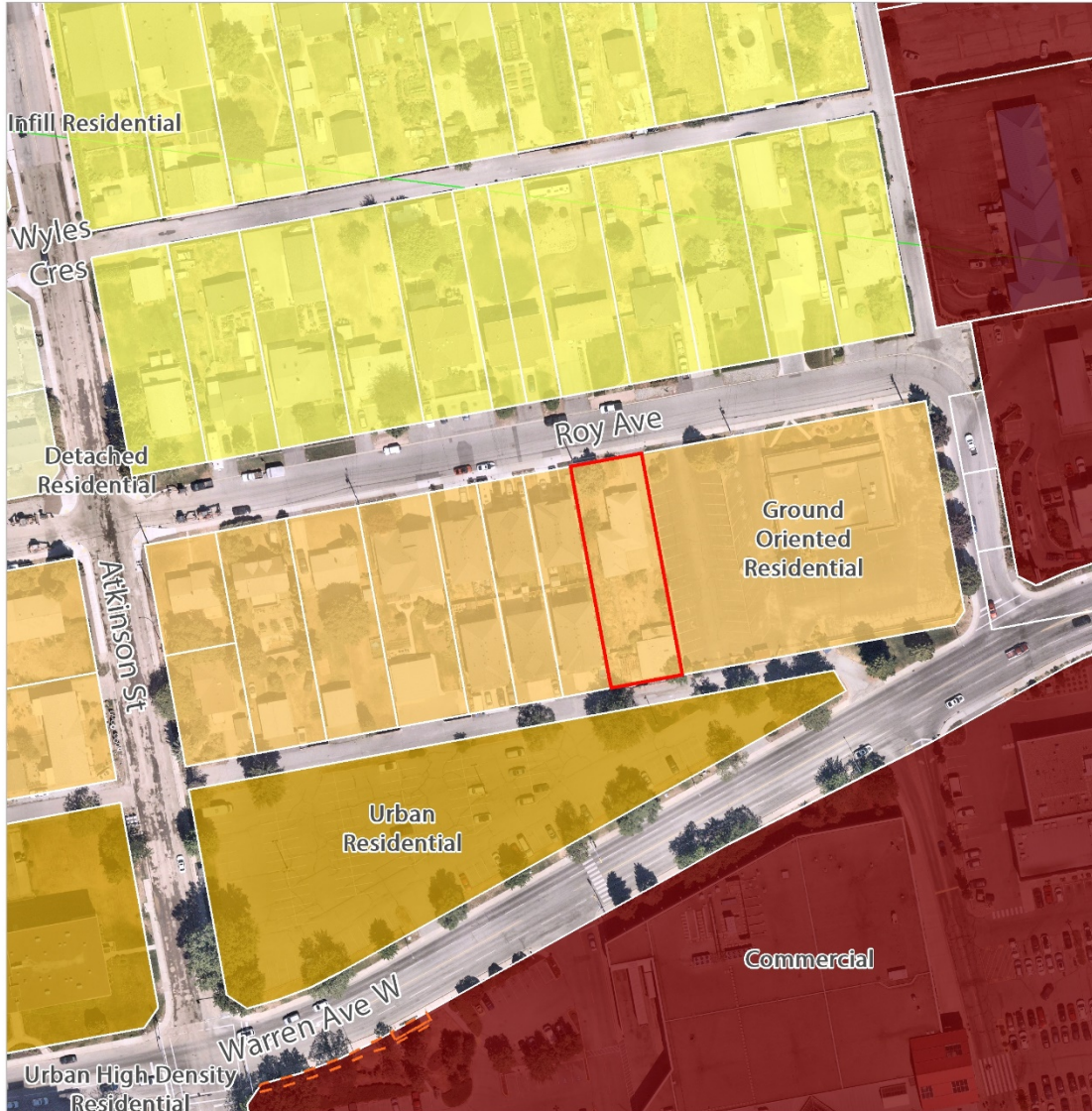
penticton.ca

Attachment B – Official Community Plan Map



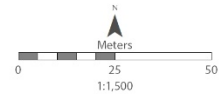
60 Roy Avenue

Official Community Plan Map



Legend

- Subject Parcel
- Detached Residential
- Ground Oriented Residential
- Commercial
- Urban Residential
- Urban High Density Residential



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May 18, 2023 11:19:10 AM

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Attachment C – Photos of Property



Looking south at subject property from Roy Avenue



Looking northwest towards subject property from laneway

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 G11 Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.*
- There are walkways provided to each of the front units from the Roy Avenue sidewalk.
 - There is also a walkway along the east property line to access the rear units from the street.
- 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 front duplex units face towards the street, and are ground oriented with front doors to the street.
 - The rear duplex units face towards the laneway and are ground oriented with front doors to the laneway.
- Guideline G26 Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces*
- The development has been designed with the neighbouring properties in mind, and considering overlook. The proposed zone allows heights higher than what is proposed, however the applicants have considered the neighbouring properties and context in the design, and are able to utilize a basement level to keep the overall height minimized.
 - There are no second floor balconies. All amenity space is provided at grade, which helps to reduce overlook to the amenity space of neighbouring properties.
- 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 west property line.
 - There will be several trees planted throughout the property, including at the front along the boulevard.

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

- The proposed design includes designated 'rooms' accessed from the outside at the rear of each unit to store the garbage and recycling bins. These are enclosed and out of view from the public realm.

January 26, 2023

LETTER OF INTENT

To: Mr. Mayor, city council members, and staff of the city of Penticton

Re: 60 Roy Avenue

We would like to rezone this property from R1 zoning, which consists of an old home that is an eyesore to the neighbourhood and it's surrounding neighbours, to a proposed zoning of RM2. To construct a multi-family development of two buildings with two units per building (for a total of four units), as per the drawings submitted to the city.

We believe that this new development will enhance the neighbouring properties and neighbourhood by providing a similar development to 64, 68, and 76 Roy Avenue, which already consist of four units per property and are already zoned RM2.

We believe the proposed development would be a positive contribution to the city and community, by providing four more family orientated and affordable units to this beautiful and growing city.

Thank you for your time and attention in this matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Karanjit Bhangoo', written in a cursive style.

1054977 B.C. LTD.
KARANJIT BHANGOO
President

Development Permit Analysis

Project Address - 60 Roy Avenue

Property details

LOT 8, PLAN 9176

FOLIO: 02071-000

PID: 009-797-483

Current Zoning: R1

Proposed Zoning: RM2

Current Usage: Single Family Dwelling

Proposed Development: Two side-by-side duplexes. One facing Roy Avenue to the North and the other facing South toward the lane.

Design and Planning with reference to 5.2.2 General Guidelines:

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

A review of the site and neighborhood was performed by the developer. It was found that the existing neighborhood is a mixture of older single-family homes and duplexes of various styles and finishes. Next door to the East is a church with a large parking lot directly adjacent to the subject property. On the west side is a newer multi-family development. This development spans 64, 68 and 76 Roy Ave and consists of 2-two story buildings on each lot, each facing Roy Ave to the North and the lane to the South. These buildings have a fairly steep roof and stand tall enough to tie in with the large 2-story single family home directly to the West of that. Given the distance to the church lower profile flat roof building on East it was decided to go to a lower slope roof and keep the over all building profile lower to better blend with the overall streetscape. This decision was supported by the ability to apply for RM2 Zoning which allows a wider more low-profile building.

G13. Entry to ground-level residential units should be no more than 1.8m (6.0 ft.) above the grade of adjacent public sidewalks and walkways.

The majority of main floor level is raised approximately 1 metre above grade to allow for windows which provide natural light into the basement without the use of window wells. However, the foyer and formal living room at the front of the dwelling units is dropped 0.3m thus requiring only three risers from finished grade to the front entry porch. This will provide a pleasing visual look from the street as well and all for easy access to the main entry of the dwelling.

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

The design of the front elevation incorporates a stepped back section in the center with a cantilevered portion on the upper level within the stepped back portion. There is also a mono slope roof over the projecting portions on the flanks and an opposite sloping mono slope roof at the lower level over the entry which extends back to the stepped back wall face. These elements are presented in contrasting shades and combine to provide cover from the elements over the entries and break up the overall mass of the building both structurally and visually.

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

The property to the East is currently occupied by a church. There is an existing fence of the East side of the property line. There is a parking area between the church building and the property line extending approximately 29 meters from the fence to the building. The design incorporates a front to back walkway along the east side of the development with amenity areas well back from the property line to minimize any impact on, and from, the church parking lot.

The property to the West is occupied by a multi-family development. There is an existing privacy fence on the West side of the property line. The design incorporates a landscape buffer along the west side with amenity areas well back from the property line.

G29. Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas (see Figure 5-7)

The design incorporates a large amenity area for each unit centralized in a courtyard style with privacy fences delineating each space. Each unit has main floor family room windows facing into this area as well as a window in the kitchen and a door directly off the kitchen to the amenity area. On the front, facing out to the street and lane respectively each unit has a common area and master bedroom windows with a view on the upper level and a large living room window and front entry below.

Design and Planning with reference to 5.3.2.7 Multifamily Residential Guidelines:

MF2. In an effort to promote community and social sustainability, multifamily developments should exhibit a preference for courtyard forms with views into them from groundoriented ground floor units.

Design provides for a courtyard style central amenity area with good neighbor style fencing delineating each individual semi-private space. Amenity spaces are viewable from the ground level family room and accessible from the kitchen. Provisions can be provided for individual and/or common recreation opportunities depending on occupant preferences.

MF5. Electric vehicle charging stations should be provided in larger developments

EV charging outlets will be pre-wired into each garage.

Development Permit

Permit Number: DP PL2023-9507

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 8 District Lot 115 Similkameen Division Yale District Plan 9176
 - Civic: 60 Roy Avenue
 - PID: 009-797-483
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of two side-by-side duplexes, totalling 4 dwelling units, as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. The permit has lapsed as described under Condition 8, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

General Conditions

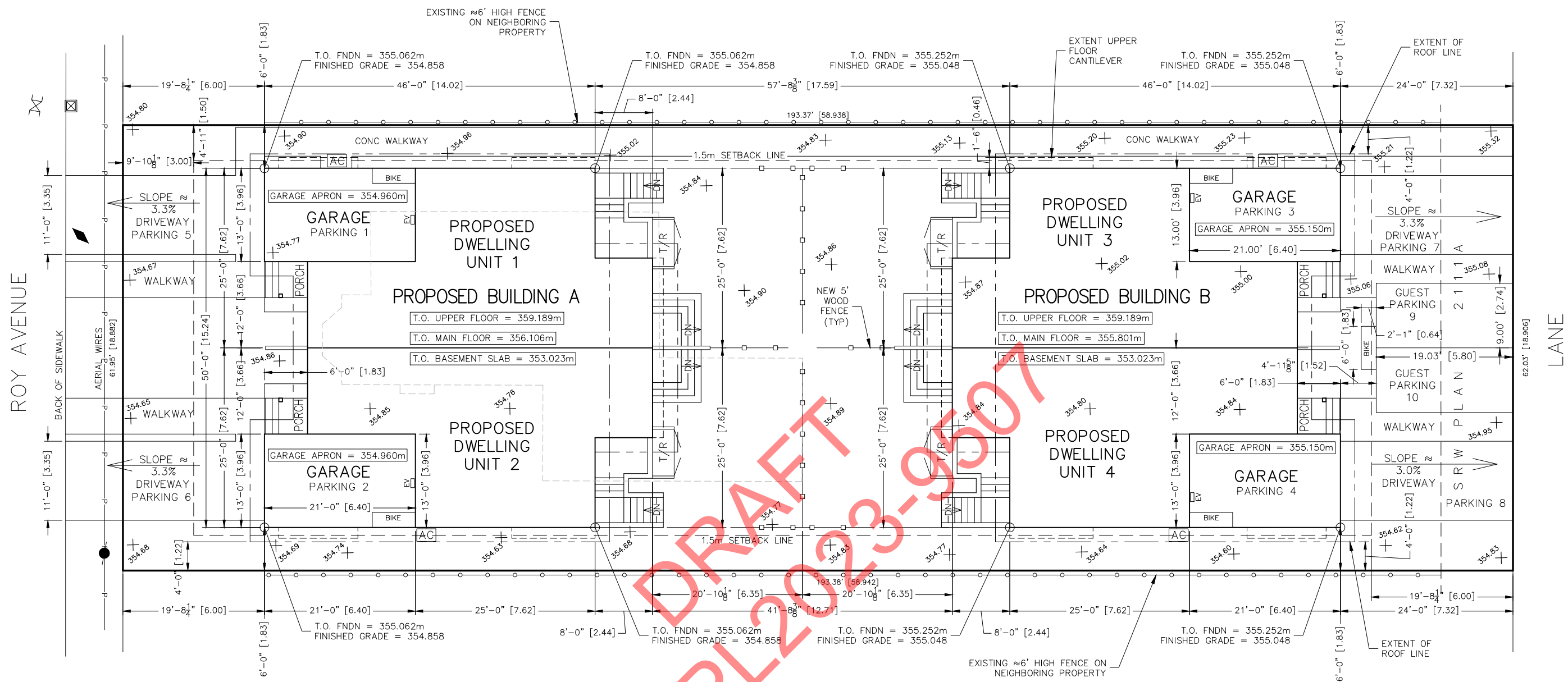
7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not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

Authorized by City Council, the _____ day of _____, 2023.

Issued this _____ day of _____, 2023.

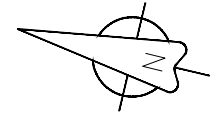
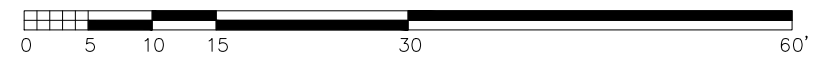
Angela Collison
Corporate Officer

DRAFT
DP PL 2023-9551



DRAFT
 DP PL2023-9507

CIVIC ADDRESS: 60 ROY AVE, PENTICTON BC	
LOT 8, PLAN 9176 FOLIO: 02071-000 PID: 009-797-483	CURRENT ZONING: R1 PROPOSED ZONING: RM2
LOT COVERAGE: PARCEL AREA = 11,990 SQ. FT. [1139.9m ²]	
ALLOWABLE FOOTPRINT = 40% = 4796 SQ. FT. [445.6m ²]	PROPOSED FOOTPRINT = 39.97% = 4792 SQ. FT. [445.2m ²]
FAR: PARCEL AREA = 11,990 SQ. FT. [1139.9m ²]	
ALLOWABLE FAR = 0.8 = 9592 SQ. FT. [891.2m ²]	PROPOSED FAR = 0.69 = 8240 SQ. FT. [765.5m ²]
AMENITY AREA	
REQUIRED PER UNIT = 215.3 SQ. FT. [20m ²] (5m ² AT GRADE)	PROPOSED PER UNIT = 455 SQ. FT. [42.3m ²] (100% AT GRADE)
BUILDING HEIGHT	
MAXIMUM ALLOWED = 26.24' [8.0m]	PROPOSED 26.19' [7.98m]
ON SITE PARKING	
SPACES REQUIRED = 6	SPACES PROVIDED = 10
SETBACKS - REQUIRED	
FRONT (NORTH) = 9.84' [3.0m]	FRONT (NORTH) = 19.68' [6.0m]
REAR (SOUTH) = 19.68' [6.0m]	REAR (SOUTH) = 24.00' [7.32]
SIDES (E&W) = 4.92' [1.5m]	SIDES (E&W) = 6.00' [1.83m]



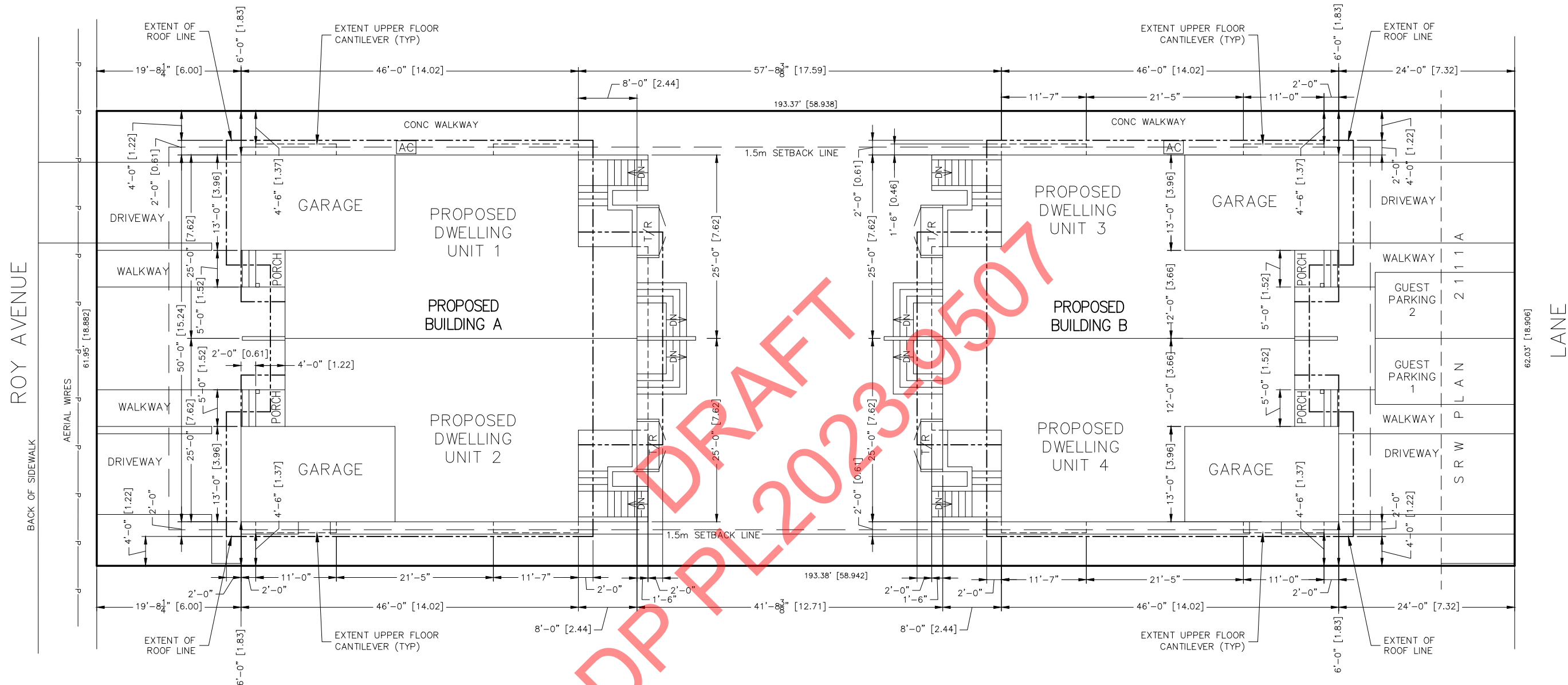
NOTE:
 - GRADE ELEVATIONS PROVIDED BY CONTRACTOR, NO ON-SITE VERIFICATION DONE BY AZTECH DRAFTING.
 - ALL PERIMETER FNDN AND ROOF DRAINS TO BE CONTROLLED ON-SITE WITH APRV'D DRYWELL OR ROCK PIT.
 - CONTROL ALL RUN-OFF AND SURFACE DRAINAGE ON-SITE WITH APRV'D ABSORBENT LANDSCAPING MATERIAL.

ISSUED FOR DEVELOPMENT PERMIT

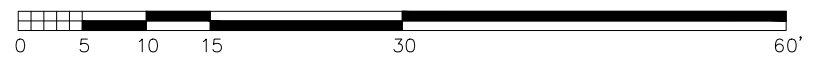
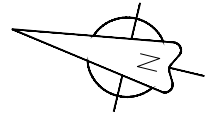
NOTE: REV 3 AFFECTS SHEET 1, 2 & 3 ONLY

PROPOSED SITE PLAN MULTI-FAMILY DEVELOPMENT	
60 ROY AVENUE PENTICTON BC	
DRAWN BY: MBW	DATE: MAY 16/23
DESIGN BY:	PROJECT No.: 222123
CHK'D BY:	FILE No.:
SCALE: 1"=15'	SHEET Page 1 of 13 13

AZTECH DRAFTING SERVICES
 1288 Lyon Street, Penticton, B.C.
 Phone: 250-492-3344 e-mail: service@aztechdrafting.com



DRAFT



ISSUED FOR DEVELOPMENT PERMIT

NOTE: REV 3 AFFECTS SHEET 1, 2 & 3 ONLY

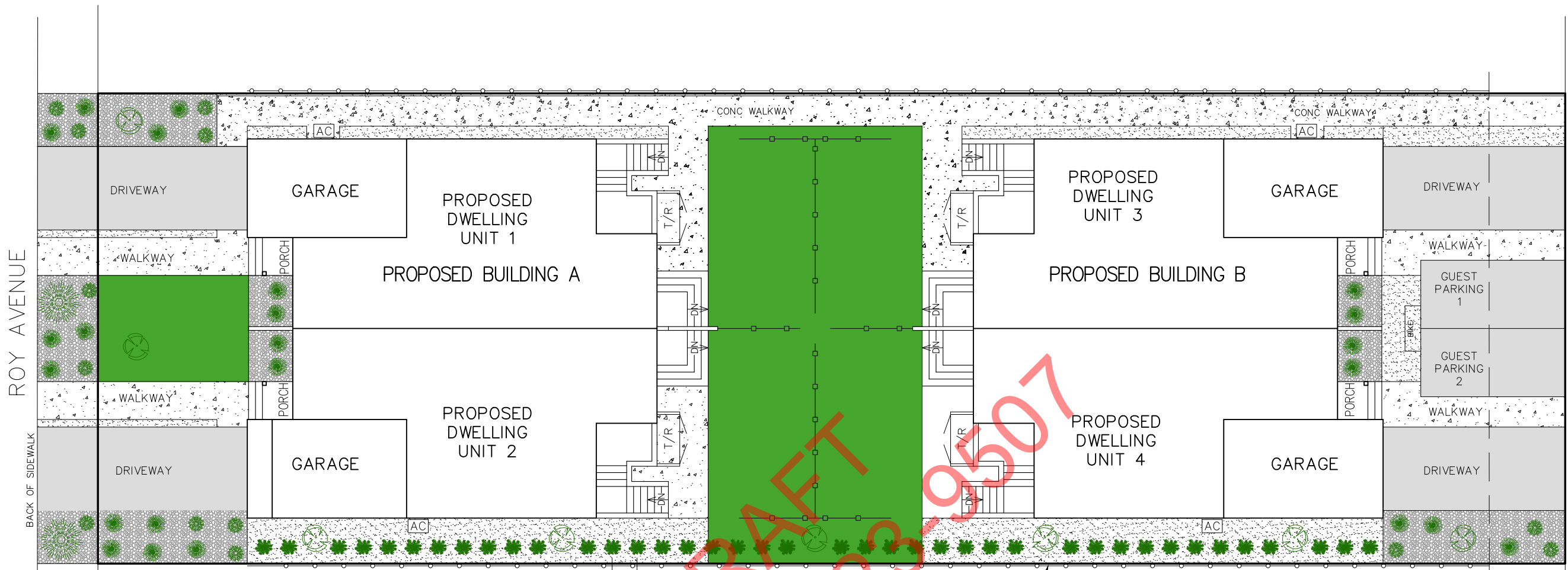
**SITE PLAN HIGHLIGHTING ROOF
MULTI-FAMILY DEVELOPMENT**

60 ROY AVENUE
PENTICTON BC

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DRAWN BY: MBW	DATE: MAY 16/23
DESIGN BY:	PROJECT No.: 222123
CHK'D BY:	FILE No.:
SCALE: 1"=15'	SHEET Page 2 of 13 13



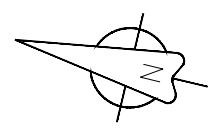
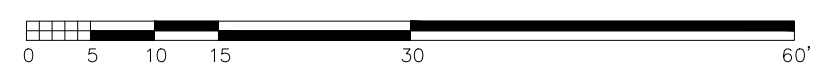
LEGEND

SYMBOL	QUANTITY	DESCRIPTION
	13	Bunch Grass
	23	Low Lying Grass
	8	Deciduous Tree as per Zoning Bylaw (to be selected from aprv'd list)
	2	Boulevard Tree as per Zoning Bylaw (to comply with Spec S-R18a)
	40	Min #2 Pot Shrub (from approved planting list)
		New 5' High Wood Privacy Fence
		Existing Fence on Neighboring Property
		Landscape Rock
		Concrete
		Asphalt
		Compacted Crusher Fines
		Grass

NOTE: INSTALL AUTOMATED UNDERGROUND IRRIGATION SYSTEM TO EXTEND INTO BOULEVARD LANDSCAPING AS REQUIRED.

NOTE: ALL CONC SIDEWALKS TO BE MIN 1.2m WIDE.

EXISTING FENCE ON NEIGHBORING PROPERTY (TYP)



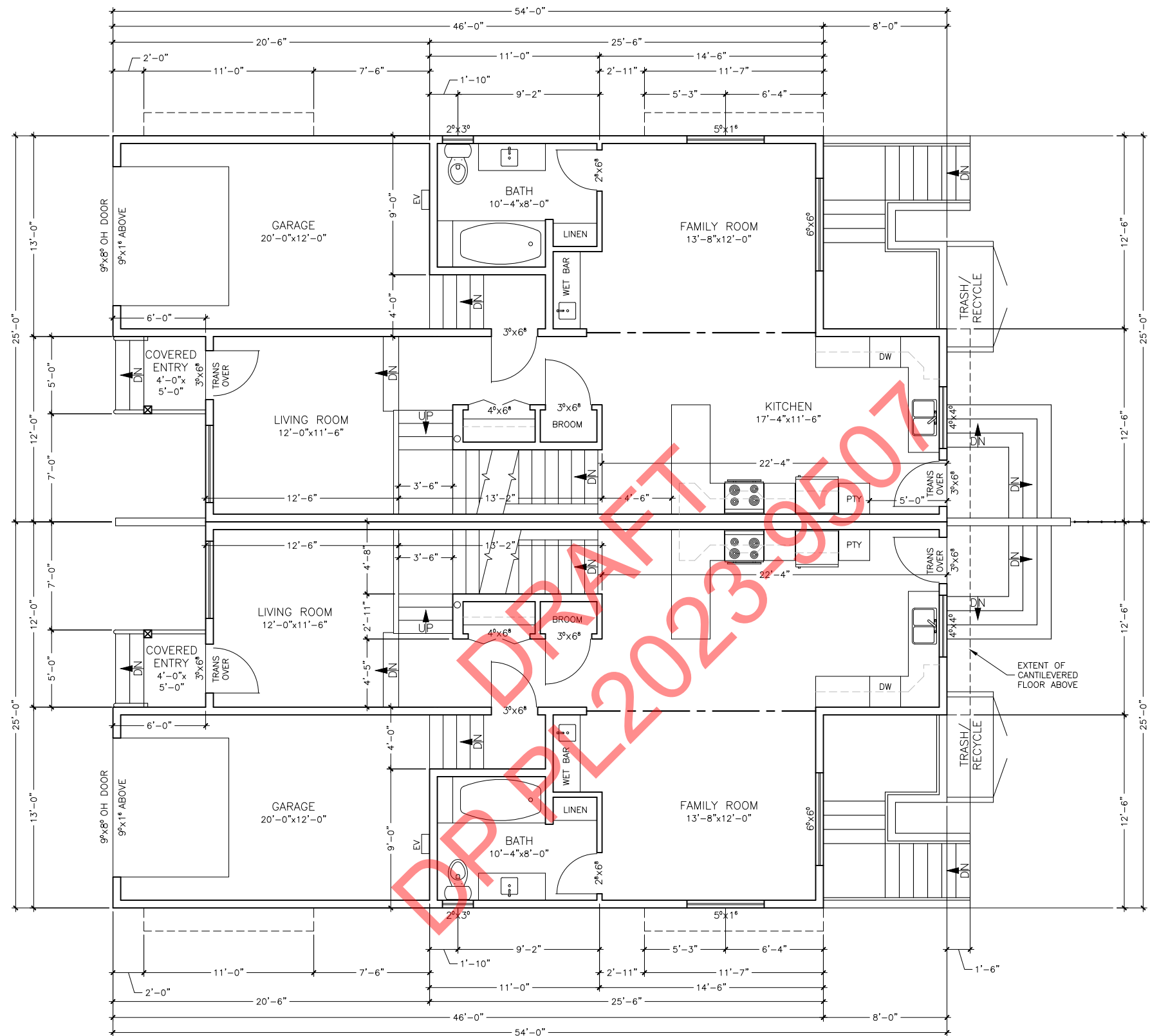
ISSUED FOR DEVELOPMENT PERMIT

NOTE: REV 3 AFFECTS SHEET 1, 2 & 3 ONLY

PROPOSED LANDSCAPE PLAN
MULTI-FAMILY DEVELOPMENT
 60 ROY AVENUE
 PENTICTON BC

DRAWN BY: MBW	DATE: MAY 16/23
DESIGN BY:	PROJECT No.: 222123
CHK'D BY:	FILE No.:
SCALE: 1"=15'	SHEET Page 3 of 13 13

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DRAFT 2023-9507

ISSUED FOR DEVELOPMENT PERMIT



MAIN FLOOR PLAN
 893 SQ FT CONDITIONED SPACE PER UNIT
 1786 SQ FT CONDITIONED SPACE PER BUILDING
 TOTAL FOOTPRINT 2396 SQ FT PER BUILDING

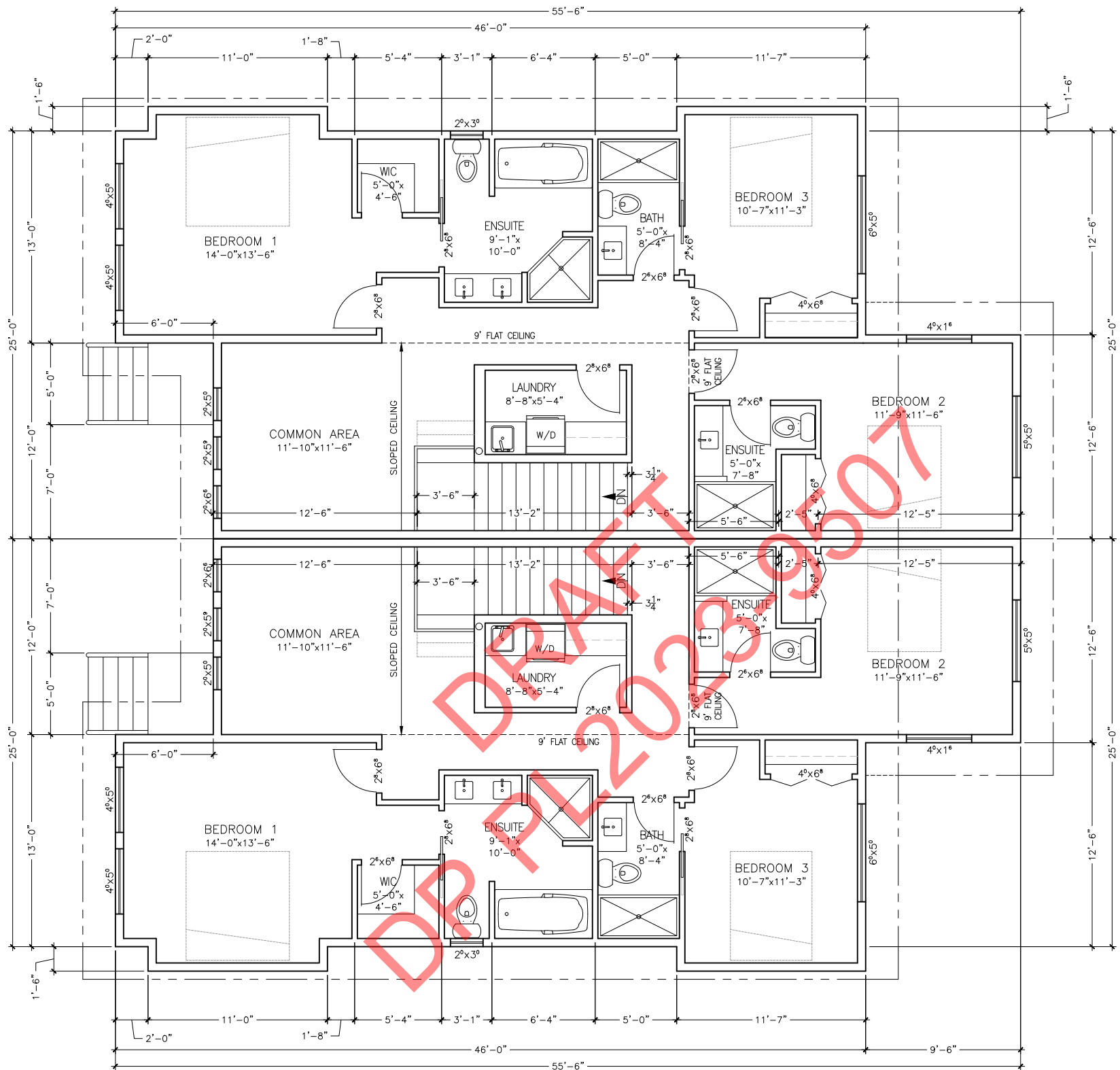
T.O. MAIN FLOOR = 355.916m

TOTAL CONDITIONED SPACE PER BUILDING
 4120 SQ FT - INCLUDING MAIN & UPPER FLOORS

PROPOSED MAIN FLOOR PLAN
BUILDING A
 60 ROY AVENUE
 PENTICTON BC

DRAWN BY: MBW	DATE: MAY 1/23
DESIGN BY:	PROJECT No.: 222123
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET Page 4 of 13 13

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ISSUED FOR DEVELOPMENT PERMIT



UPPER FLOOR PLAN
 1167 SQ FT CONDITIONED SPACE PER UNIT
 2334 SQ FT CONDITIONED SPACE PER BUILDING

T.O. UPPER FLOOR = 358.999m

TOTAL CONDITIONED SPACE PER BUILDING
 4120 SQ FT - INCLUDING MAIN & UPPER FLOORS

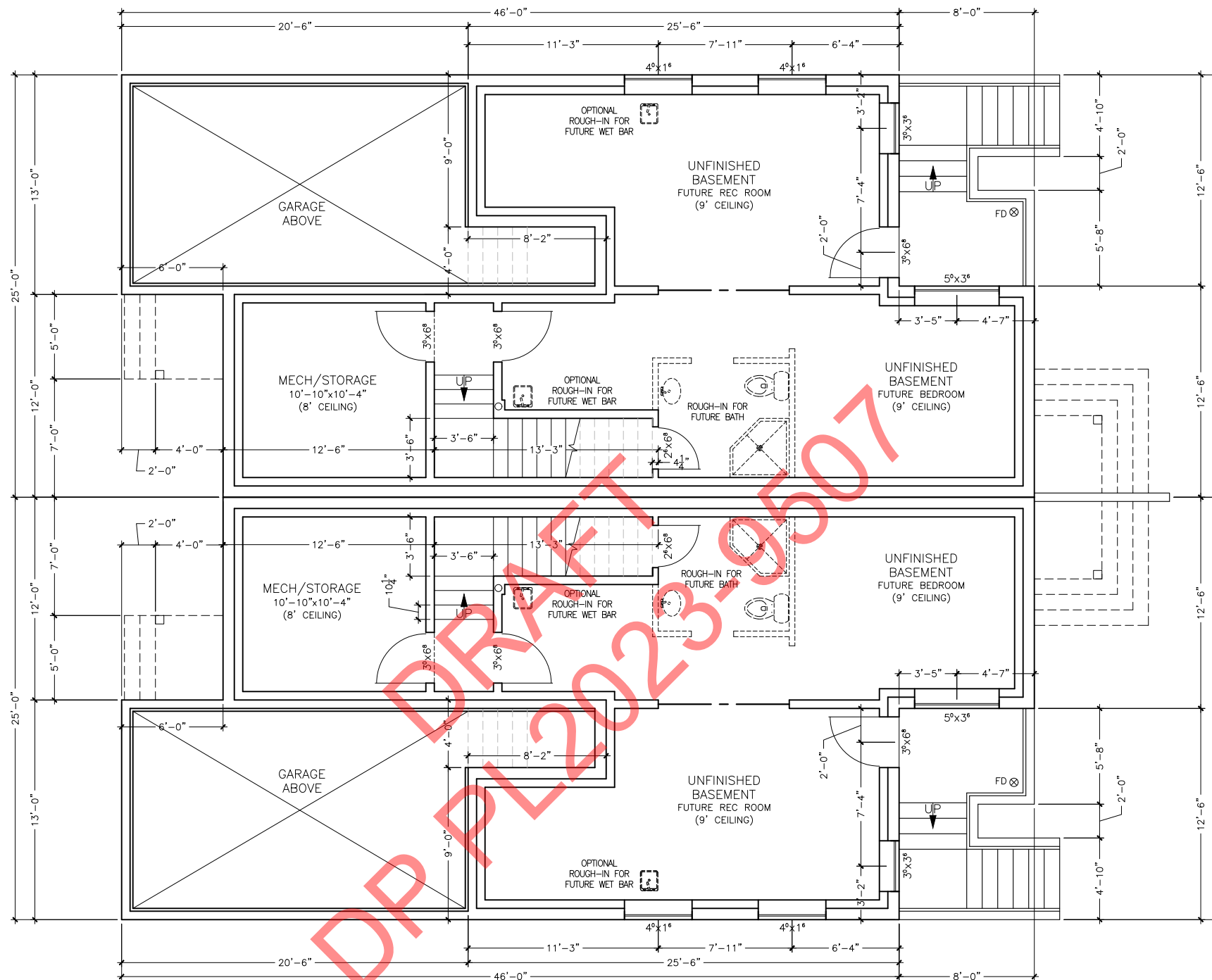
PROPOSED UPPER FLOOR PLAN
 BUILDING A

60 ROY AVENUE
 PENTICTON BC

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DRAWN BY: MBW	DATE: MAY 1/23
DESIGN BY:	PROJECT No.: 222123
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET Page 5 of 13 13



BASEMENT FLOOR PLAN
651 SQ FT ENCLOSED SPACE PER UNIT

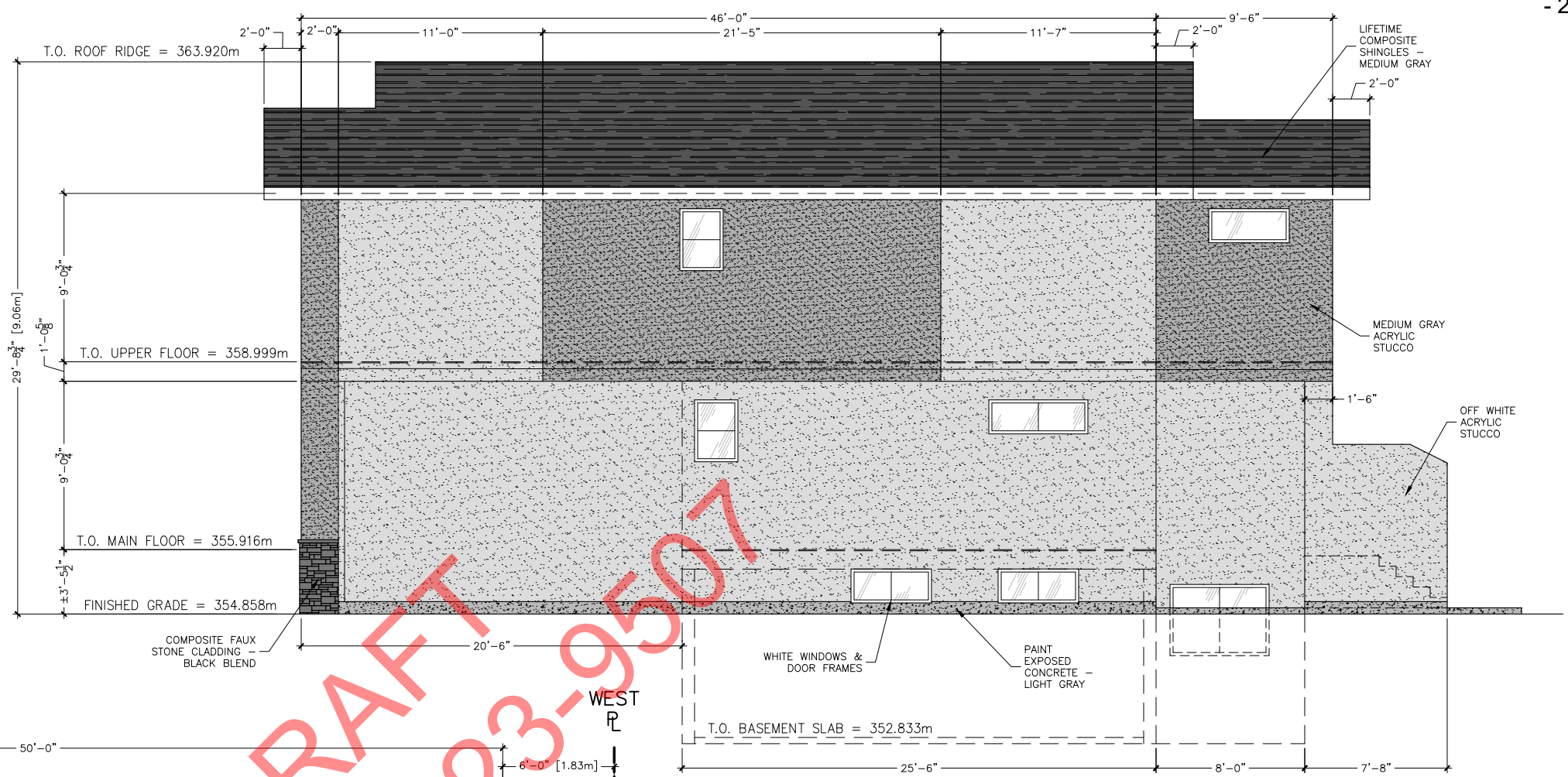
T.O. BASEMENT SLAB = 352.833m

ISSUED FOR DEVELOPMENT PERMIT

PROPOSED BASEMENT PLAN
BUILDING A
60 ROY AVENUE
PENTICTON BC

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SCALE: 1/8"=1'	SHEET Page 6 of 13 13



WEST ELEVATION

SPATIAL SEPARATION
 WEST WALL
 TOTAL BUILDING FACE = 982 sq. ft.
 TOTAL UNPROTECTED OPENINGS = 31.5 sq. ft. (3.2%)
 LIMITING DISTANCE = 1.83m
 ALLOWABLE OPENINGS = 8%

ISSUED FOR DEVELOPMENT PERMIT

NOTE:
 - GRAY AND OFF-WHITE SHADES SHOWN ARE INTENDED TO REFLECT FINISHED SIDING COLORS. ACTUAL COLORS WILL DIFFER DEPENDING ON SUPPLIER AND AVAILABILITY.

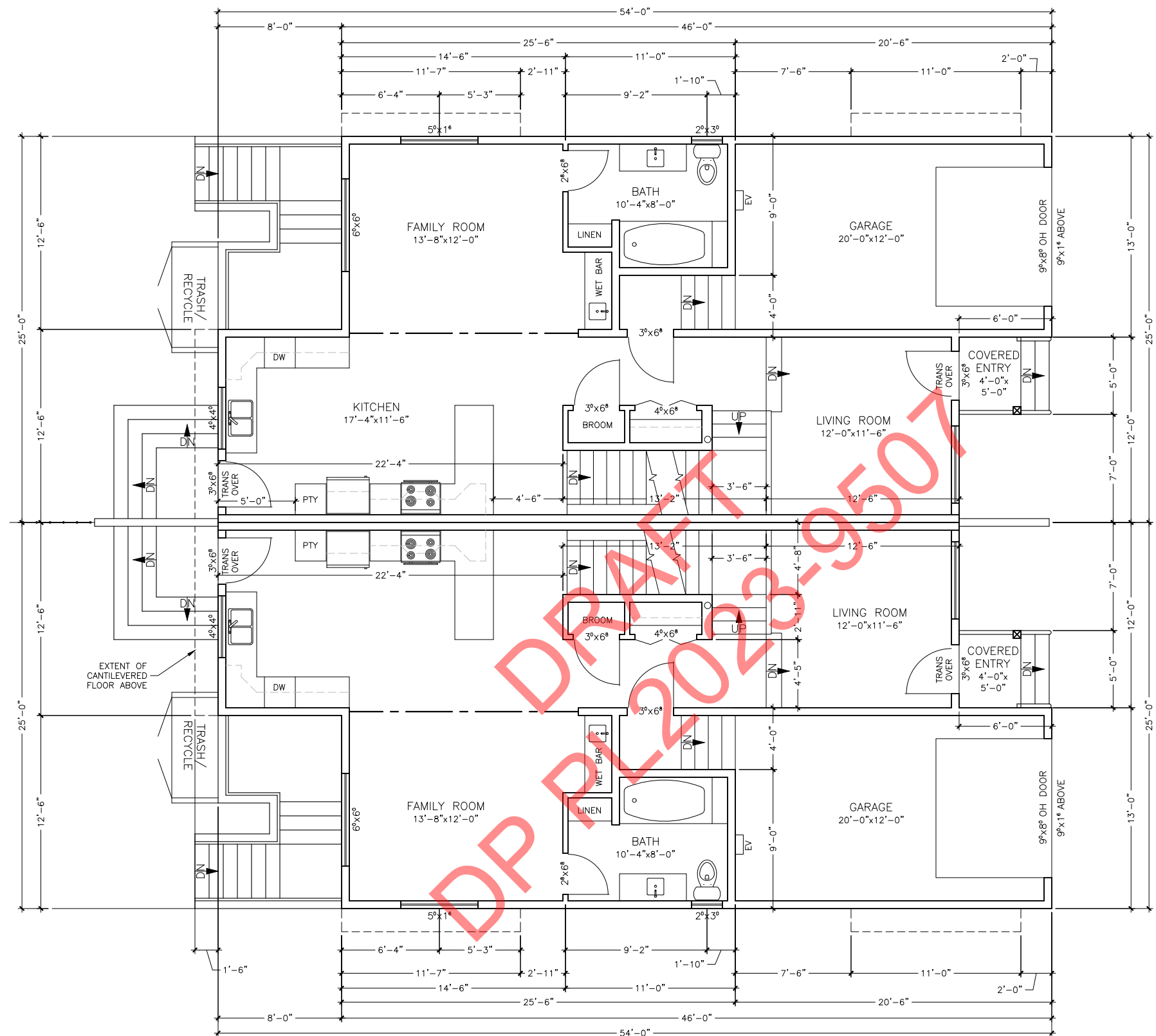


NORTH ELEVATION

DP PL2023-9507

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PROPOSED N&W ELEVATIONS	
BUILDING A	
60 ROY AVENUE PENTICTON BC	
DRAWN BY: MBW	DATE: MAY 1/23
DESIGN BY:	PROJECT No.: 222123
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET Page 7 of 13 13
	REV 2



DRAFT
 DP PL2023-9507

ISSUED FOR DEVELOPMENT PERMIT

TOTAL CONDITIONED SPACE PER BUILDING
4120 SQ FT - INCLUDING MAIN & UPPER FLOORS

MAIN FLOOR PLAN
 893 SQ FT CONDITIONED SPACE PER UNIT
 1786 SQ FT CONDITIONED SPACE PER BUILDING
 TOTAL FOOTPRINT 2396 SQ FT PER BUILDING

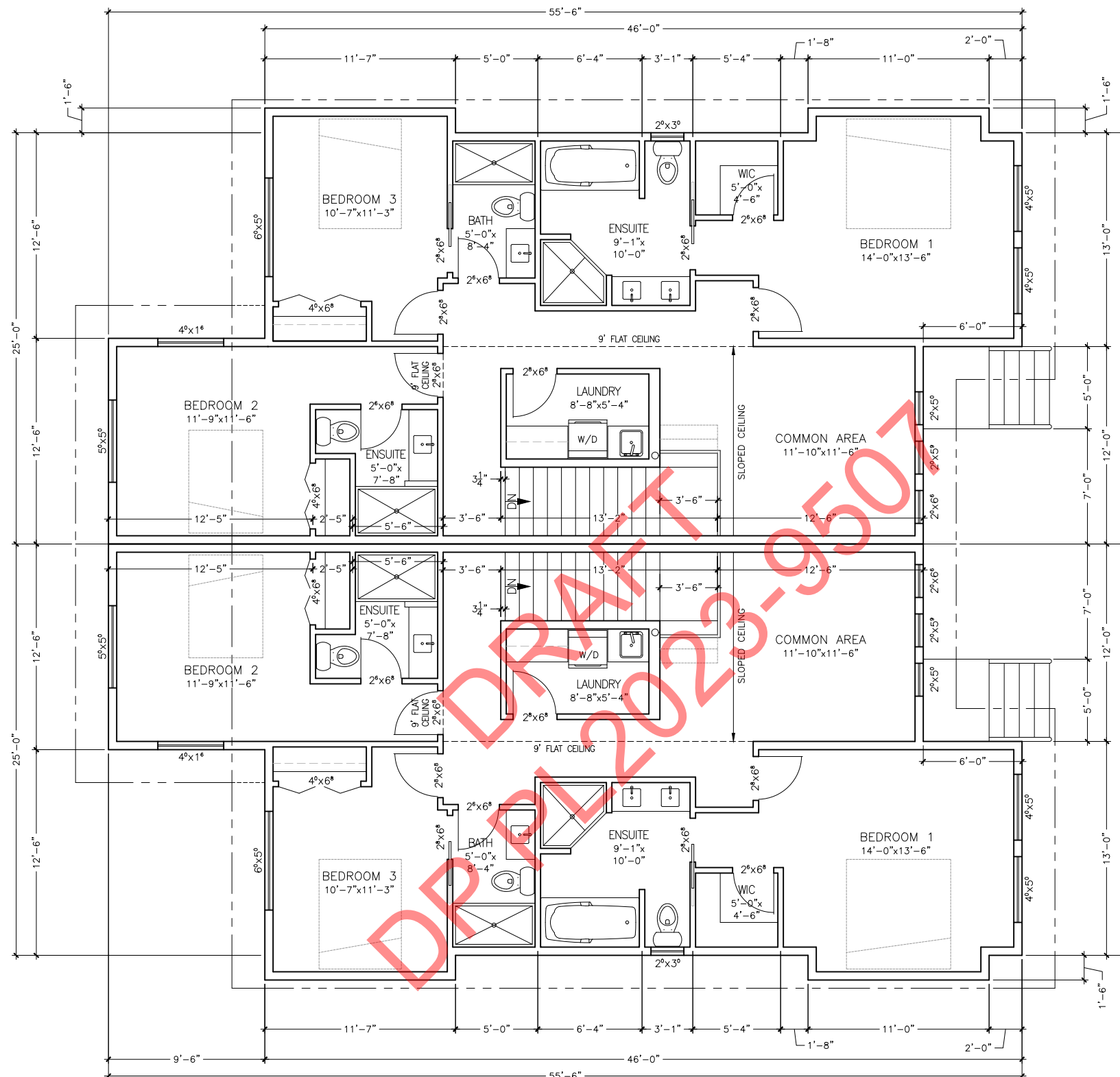
[T.O. MAIN FLOOR = 356.106m]



PROPOSED MAIN FLOOR PLAN
BUILDING B
 60 ROY AVENUE
 PENTICTON BC

DRAWN BY: MBW	DATE: MAY 1/23
DESIGN BY:	PROJECT No.: 222123
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET Page 9 of 13 13

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ISSUED FOR DEVELOPMENT PERMIT



UPPER FLOOR PLAN
 1167 SQ FT CONDITIONED SPACE PER UNIT
 2334 SQ FT CONDITIONED SPACE PER BUILDING

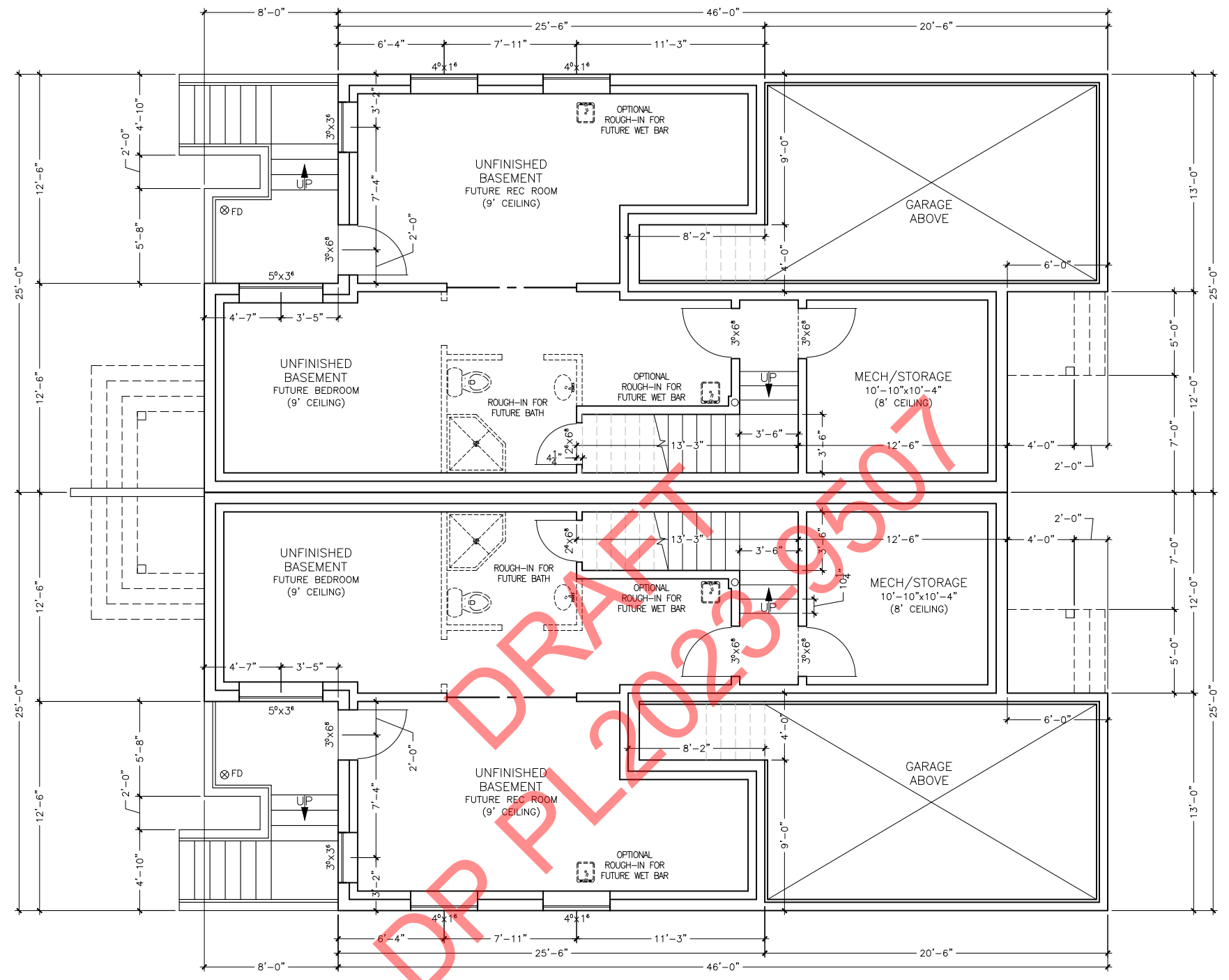
T.O. UPPER FLOOR = 359.189m

TOTAL CONDITIONED SPACE PER BUILDING
 4120 SQ FT - INCLUDING MAIN & UPPER FLOORS

PROPOSED UPPER FLOOR PLAN
BUILDING B
 60 ROY AVENUE
 PENTICTON BC

DRAWN BY: MBW	DATE: MAY 1/23
DESIGN BY:	PROJECT No.: 222123
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	Page 10 of 13

AZTECH DRAFTING SERVICES
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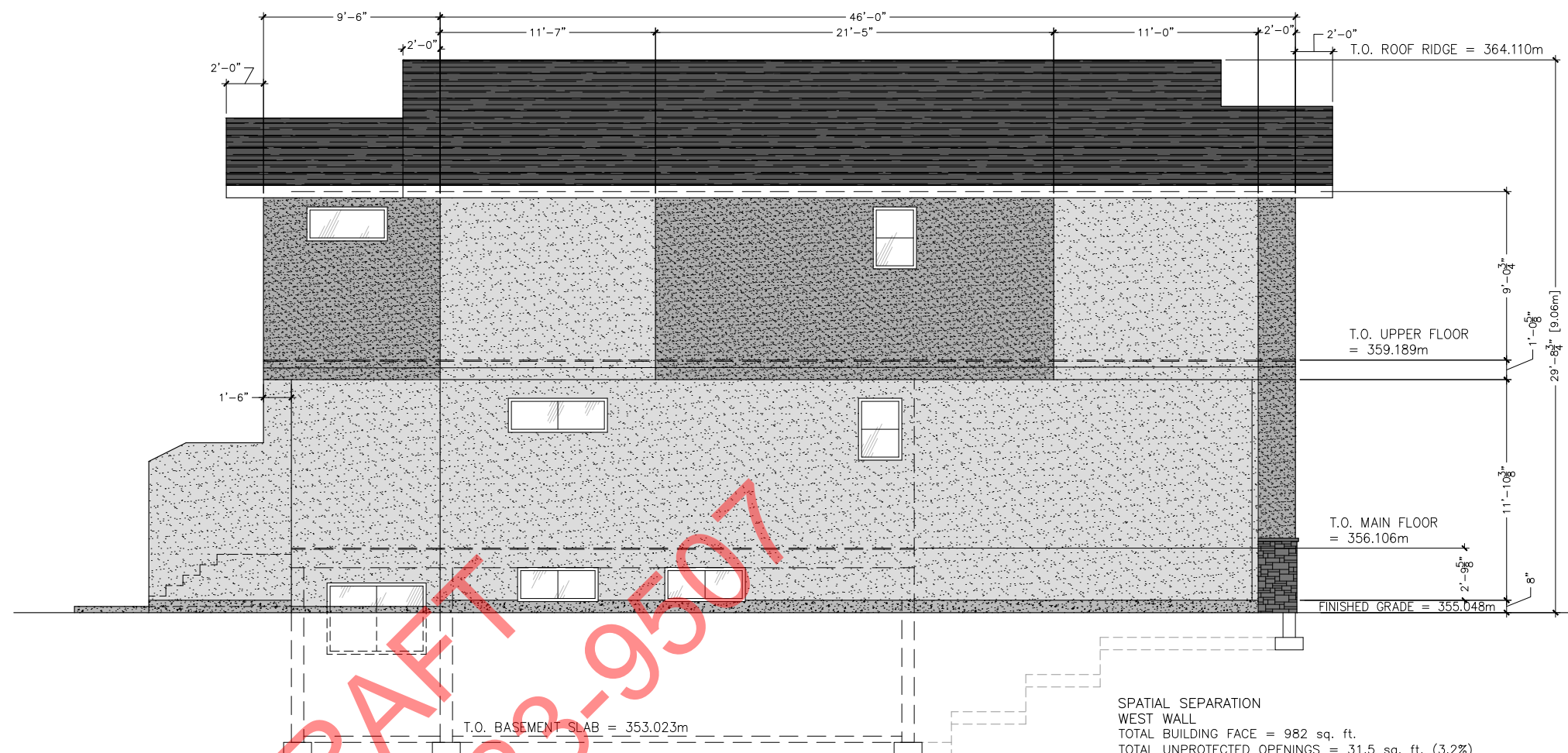
BASEMENT FLOOR PLAN
 651 SQ FT ENCLOSED SPACE PER UNIT

T.O. BASEMENT SLAB = 353.023m

ISSUED FOR DEVELOPMENT PERMIT

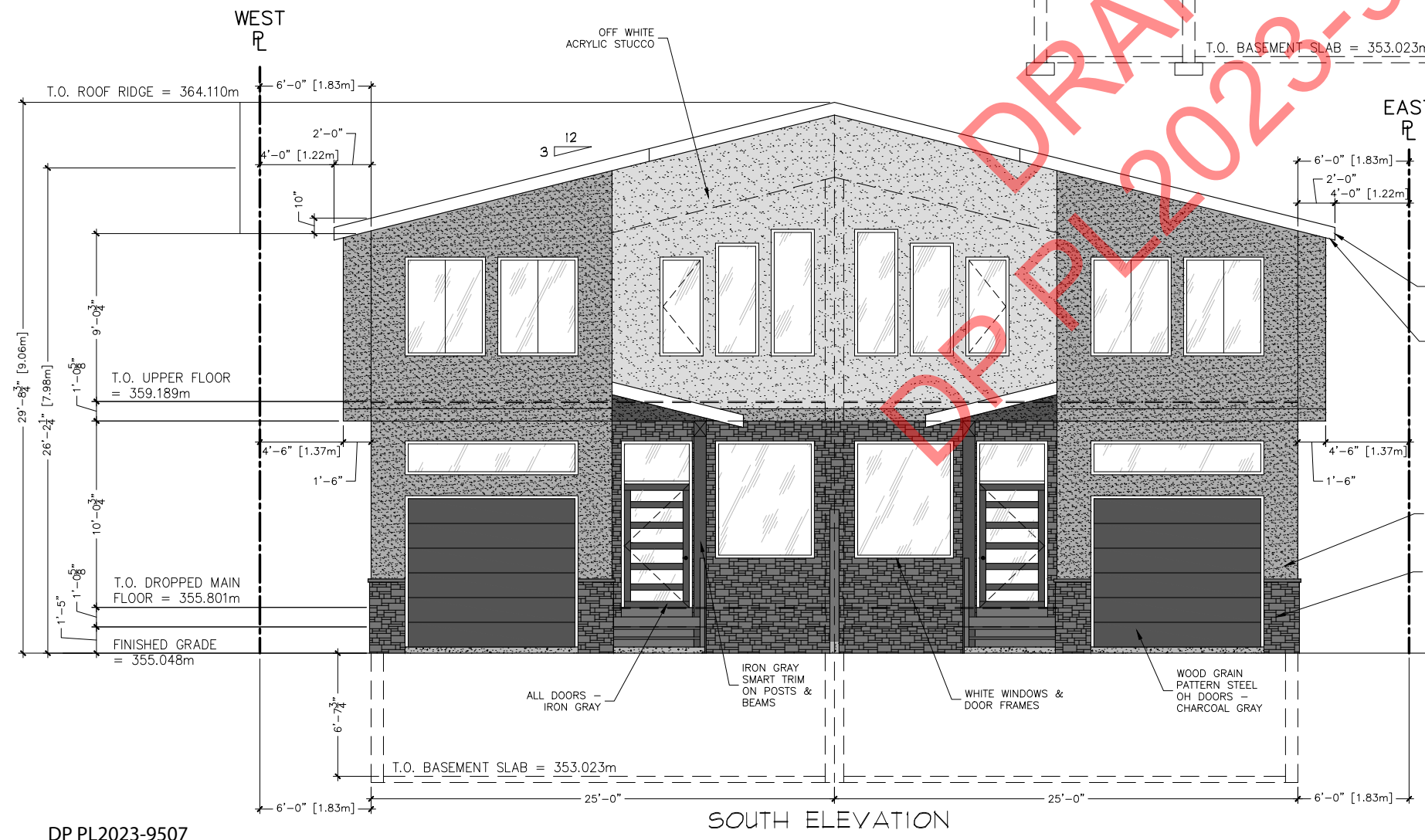
PROPOSED BASEMENT PLAN	
BUILDING B	
60 ROY AVENUE PENTICTON BC	
DRAWN BY: MBW	DATE: MAY 1/23
DESIGN BY:	PROJECT No.: 222123
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	Page: 11 of 13

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NOTE:
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SPATIAL SEPARATION
 WEST WALL
 TOTAL BUILDING FACE = 982 sq. ft.
 TOTAL UNPROTECTED OPENINGS = 31.5 sq. ft. (3.2%)
 LIMITING DISTANCE = 1.83m
 ALLOWABLE OPENINGS = 8%



EAST
 WEST ELEVATION
 WHITE SMART TRIM FASCIA AND CONTINUOUS METAL GUTTERS
 VENTED METAL SOFFIT - WHITE
 MEDIUM GRAY ACRYLIC STUCCO
 COMPOSITE FAUX STONE CLADDING - BLACK BLEND

ISSUED FOR DEVELOPMENT PERMIT

PROPOSED S&W ELEVATIONS
BUILDING B
 60 ROY AVENUE
 PENTICTON BC

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DRAWN BY: MBW	DATE: MAY 1/23
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SCALE: 1/8"=1'	Page: 13 of 13

The Corporation of the City of Penticton

Bylaw No. 2023-18

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. 2023-18".

2. **Amendment:**

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

Rezone Lot 8 District Lot 115 Similkameen Division Yale District Plan 9176, located at 60 Roy Avenue, from R1 (Large 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	6	day of	June, 2023
A PUBLIC HEARING was held this	20	day of	June, 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 9th day of June, 2023 and the 14th day of June, 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 2023-18

Date:

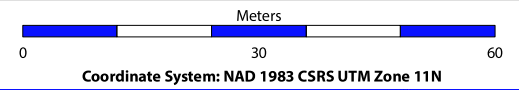
Corporate Officer:



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1:960
 May 29, 2023 8:48:23 AM



Late Submission - Public Hearing No. 1 -
Zoning Amendment Bylaw No. 2023-18 -
60 Roy Avenue

From: Dave Goertzen
Sent: Sunday, June 18, 2023 9:59 PM
To: Public Hearings
Subject: 60 Roy Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

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

Dave & Lois Goertzen
77 Roy Ave
Penticton BC
V2A 3M7

Subject: 60 Roy Ave.

Attention: Penticton City Council

Thank you for giving us an opportunity to respond to this change of zoning.

To start with we are not opposed to this zoning change but we do want to express our concerns with one aspect of this development. As you are aware in the last few years there has been the subdividing of 2 lot, across the road from our place, into 3 lots (64, 68 and 76 Roy) with each lot having 2 duplexes on it. So from having 2 'doors' across the street it has gone to 6 'doors' plus the duplexes on the back of each property. (a total of 12 'doors', from 2) The units are fine but what has become a problem is the parking on the street. Since most families have at least 2 vehicles, plus often a trailer or boat etc. they are forced to park on the roadway. Also most of the duplexes across the road from us (4 out of the 6 units) are rented out and because of the rent costs there are often 3 or more individuals occupying the units and each of them have a vehicle. **So our concern is the parking.** It appears that each unit will have a garage and 1 parking stall but as you are aware most often the garage become the storage unit that the duplexes don't have, so often the occupants still will need to park a vehicle on the road.

Can I suggest that in the development plan there is an area, that is easily accessible, specifically for additional storage to help reduce the need to use the garage as a storage unit rather than the intended propose for a vehicle garage. My hope would be that this would possibly reduce the congestion of parking on the street

Sincerely,
Dave & Lois Goertzen