Section 5.2 - General Development Permit Area Guidelines			
Is Proposal in accordance with Guidelines? *(Guideline not applicable, "Yes" or "No")*	**N/A**	**Yes**	**No**
Designing in Context	**N/A**	**Yes**	**No**
Private and semi-private open spaces should be designed to optimize solar access (see Figure 5-1).		✓	
Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development. Building placement and orientation should respect significant public views.		✓	
Framing Space	**N/A**	**Yes**	**No**
Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.		✓	
All designs should 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.		✓	
Development with multiple buildings should create comfortable and social, semi-public and semi-private spaces within interior courtyards and/or side-yards.		✓	
Prioritizing Pedestrians	**N/A**	**Yes**	**No**
Pedestrian connectivity to adjacent public spaces and privately owned publicly-accessible spaces is encouraged.	✓		
Development of larger parcels should create an effective street fronting block scale of 60m-190m.	✓		
Barrier-free pedestrian walkways to primary building entrances should be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.		✓	
Where feasible, indicate pedestrian pathways with continuity of paving treatments/paving materials.		✓	
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 (see Figure 5-2).		✓	

The outdoor space of a residential unit should be raised no more than 1.2m (3.9 ft.) above adjacent public sidewalks and a "front stair" pedestrian connection should be provided (see Figure 5-2).		✓	
Cars and Parking	**N/A**	**Yes**	**No**
Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping. If lane access is not possible, access should be provided from a secondary street (where one exists) (see Figure 5-3 & 5-4).		✓	
Where possible, shared automobile accesses should be considered to optimize land use, and to reduce impermeable surface coverage and sidewalk crossings.		✓	
Parking should be located at the rear of buildings/sites, not between the front of buildings and the street.		✓	
Attached parking structures, their access and associated components (doorways, ramps, etc.) should be in line with or setback from the primary building face so as to minimize visual impact to the public realm.	✓		
All multifamily developments should accommodate sustainable modes of transportation through: • Provision of bike parking and/or safe storage of alternative transportation/ mobility equipment (bikes, mobility scooters, etc.). • Provision of electric vehicle charging stations. • If including internal roads, accommodate alternative transportation (e.g., multi-use pathways, separated bike lanes, etc.)		✓	
Designing for Our Climate	**N/A**	**Yes**	**No**
Designs should respond to Penticton's setting and climate through use of: • passive solar strategies; • optimized placement of windows to maximize natural light; • energy-efficient building design; • passive solar principles;		✓	

• landscape design and plantings that provide cooling through shade in summer months and increased solar gain in winter months (see Figure 5-5); • selecting roof materials to minimize heat loading and increase reflectivity; and, • strategies for cross-ventilation.			
Landscape designs should accommodate windbreaks (perpendicular to the direction of winter prevailing winds) to reduce heat loss in winter.	✓		
Friendly Faces, Friendly Neighbours (Orientation and Massing)	**N/A**	**Yes**	**No**
Orientation of buildings (e.g., entries, windows, porches, balconies, patios, and decks) should face public spaces (e.g., streets, lanes, parks, open spaces, and parking areas) with a preference for ground-oriented types (e.g., a front door for everyone or every business) (see Figure 5-6).		✓	
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.		✓	
Street-facing units should utilize a layering of elements – including but not limited to street-facing entries, stairs, stoops, porches, patios and landscape elements – to create transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkway, ramp, stair), semi-private (e.g., stoop, balcony) and private areas.		✓	
Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces by strategicially spacing windows, balconies, patios, and decks so they do not line up with those of adjacent dwellings and their private open space where possible.		✓	
Eyes on the Street	**N/A**	**Yes**	**No**

Entries should be visible and clearly identifiable from the fronting public street.		✓	
Extensive blank walls (over 5m in length, and including retaining walls) along the street should be avoided.		✓	
Screening should be provided (e.g., varied materials/textures, murals, greenwalls or vines) on solid walls that exist as a function of an internal program (e.g., for privacy, merchandising, etc.).	✓		
Design with Nature	**N/A**	**Yes**	**No**
Water Conservation and Plant Maintenance: Xeriscaping & Irrigation • Landscape designs should employ xeriscaping principles (see Glossary) that reduce the need for supplemental water from irrigation. • Landscape designs should employ strategies such as stormwater management reuse (including rain gardens and water reclamation) to minimize impact on infrastructure and the use of potable water. • Landscaping should use native drought-tolerant plant species rather than water-hungry varieties. • All trees and vegetated landscaping should be irrigated using a sub-surface irrigation system, programmed to maximize efficient water use (e.g., drip irrigation). • Where appropriate, increased depth of top soil is recommended as a means to retain water and ensure more drought-tolerant landscapes. • Trees should be planted to provide shading for shrubs and grasses on the south and west faces of buildings.		✓	
Enhance the Urban Forest	**N/A**	**Yes**	**No**
New development should retain, where possible, existing mature and native trees and protect their root systems.	✓		

Where space permits, areas adjacent to streets should be planted with trees with appropriate soil volumes to ensure longevity.		✓	
The planting of additional trees is strongly encouraged, particularly if existing trees cannot be preserved, in order to maintain and expand the urban forest canopy.		✓	
Functional Use of Landscape	**N/A**	**Yes**	**No**
Habitat: designs should provide for and/or enhance habitat value (e.g., birds, pollinators, etc.) through the use of selected plant material (food & nutrients) and/or structural/grading improvements (e.g., hibernacula, pools, etc.).		✓	
Where appropriate (and in consideration of FireSmart principles and native ecosystems), screen walls and/or landscape buffers (e.g., berms, shrub beds, hedges and/or trees) should be used to manage transitions and/or conflict between incompatible uses (e.g., industrial uses and/or parking).	✓		
Buffer design should complement neighbourhood character and landscape setting (refer to "Materials Selection – Hardscapes and Softscapes").	✓		
Where landscaped island area is required in the Zoning Bylaw it should be installed with the following considerations (see Figure 5-7): • Planting between internal collectors (not used for direct access to parking stalls) and aisles that provide direct access to parking stalls; • Planting at the end of aisles; • Planting between blocks of parking spaces; and, • Planting around utility kiosks and waste/recycling areas.	✓		

Transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkways, ramp, stair), semi-private (e.g., stoop, balcony) and private (e.g., entry) realms should be clearly defined to enhance both the privacy of residences and the pedestrian experience, and may include: • Landscape terracing (e.g., grading, retaining); • Structures (e.g., fences, pergolas, trellises), • Planting (e.g., low hedges) and/or • Changes in surfacing materials.		✓	
Materials Selection – Softscapes & Hardscapes	**N/A**	**Yes**	**No**
Softscapes • Plant materials (size) and planting densities should be designed to meet and exceed the British Columbia Landscape and Nursery Association (BCLNA) Standards; • Landscape designs should consider opportunities for seasonal interest (e.g., colourful foliage and/or flowering at various times of the year). • Structural diversity in plant palette composition – including combinations of groundcovers, shrubs of various heights and trees – is encouraged. • Landscape design should consider aesthetic qualities, plant suitability and soil volumes to ensure "right plant, right place" and to maximize growth to maturity of plants and trees. • Plant selection should emphasize local/native plants and/or similarly hardy/well-adapted plants to Penticton's desert climate. • Invasive species should not be used. • Synthetic turf should be avoided.		✓	
Hardscapes • Material selection should reflect an extension of overall functional design and should emphasize local, natural, climate appropriate materials. • Landscape construction should prioritize robust, durable and easily-maintained materials. • Retaining walls should use natural-looking textures and natural colours. • Colours should complement Penticton's natural setting and associated palette.		✓	

• Should minimize the use of impervious surfaces and/or incorporate rainwater management strategies where surface runoff is captured. • Where feasible, minimize the use of low albedo (heat-absorbing) surfacing materials to reduce heat island effect (i.e., use lighter-coloured, more reflective materials).			
Corner Lots	**N/A**	**Yes**	**No**
Both fronting streets should be addressed in a pedestrian-friendly way, preferably with pedestrian entrances and/or windows on both facades.		✓	
Support wayfinding by framing views (or open space) and/or utilizing landmark architectural elements (if appropriate).	✓		
Consider utilizing corner entrances, angled facades at intersections, or stepped designs in areas of higher pedestrian traffic and commercial uses. Where open space is proposed for a corner lot, amenities like seating, drinking fountains, and garbage receptacles should be incorporated into open space designs (see Figure 5-8).	✓		
Public Art	**N/A**	**Yes**	**No**
Opportunities for the inclusion of public art should be explored in public and semi-public open spaces, especially plazas.	✓		
Historical references should be carefully and collaboratively chosen.	✓		
Lighting	**N/A**	**Yes**	**No**
Lighting should meet international Dark-Sky standards. Exceptions may be made for signage and architectural lighting (e.g., enhancing special features or aesthetic qualities) and to meet CPTED principles.		✓	

Lighting that illuminates natural areas or neighbouring properties should be avoided.		✓	
Signage	**N/A**	**Yes**	**No**
Signage should complement overall form and character as an extension of associated building and landscape designs.	✓		
Utilities, Mechanical Services and Servicing	**N/A**	**Yes**	**No**
Mechanical/Utility cabinets and transformer pads (units) should be located at the rear of the property, behind the building. Where this is unachievable, units may be located at the edge of the front yard if incorporated into landscaped areas or wrapped in decorative vinyl.		✓	
Units should not obstruct private views onto public space that might otherwise provide safety through passive surveillance.		✓	
Waste Management	**N/A**	**Yes**	**No**
Garbage/recycling areas and other similar structures should be located out of public view in areas that mitigate noise impacts and which do not conflict with pedestrian traffic.		✓	
Garbage and recycling bins should be contained within screened enclosures that are coordinated with the overall design.		✓	
Clear access to refuse/recycling areas should be provided.		✓	
Fences	**N/A**	**Yes**	**No**
Fencing located along a street edge should be low and/or not create a solid barrier (i.e. it should be visually transparent) (see Figure 5-9).		✓	

Section 5.3 – Multifamily Residential Development Permit Area Guidelines			
Is proposal in accordance with guidelines? *(Guideline not applicable, "Yes" or "No")*	**N/A**	**Yes**	**No**
Designing in Context	**N/A**	**Yes**	**No**
A portion of the building face should relate to the front and rear yard setbacks of existing neighbouring buildings (see Figure 5-10). However, the front setback should be no greater than 6.0m so that dwelling units engage with the street.		✓	
Framing Space	**N/A**	**Yes**	**No**
All multifamily developments should incorporate shared amenity spaces that address the needs of all age groups likely to reside within the development.		✓	
In an effort to promote community and social sustainability, multifamily developments should exhibit a preference for courtyard forms with views into them from units (see Figure 5-11).			✓
Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest.		✓	
Parking	**N/A**	**Yes**	**No**
Visitor parking should be: • In public view, and • Easily accessible near the main entry to the site.	✓		
Attractive Entries	**N/A**	**Yes**	**No**
Entrances to apartment lobbies should be connected to adjacent sidewalks.	✓		
Entrances to apartment lobbies should provide seating.	✓		
Public art at entrances to apartment lobbies is encouraged.	✓		
***Special Considerations for Tall Buildings** apply to building over six storeys in height*	**N/A**	**Yes**	**No**
Should minimize shadowing on adjacent parks, public and private open spaces and pedestrian facilities.	✓		
Should minimize impacts on adjacent public streets and open spaces by maintaining public, and where feasible existing private views (outlooks to the lakes and hillsides).	✓		

To increase their attractiveness, taller buildings should demonstrate high-quality cohesive design of form, materials and colour.	✓		
Tall buildings should be designed with podiums at grade and point towers above.	✓		
Building masses of podiums should be substantially broken up at least every 48m (160 ft.) to vary the spatial experience for a passer-by every 30 seconds at normal walking speed.	✓		
In cases where there are multiple tall buildings or towers above a podium on one site, a minimum distance of 9m (29.5 ft) between them should be provided to permit open amenity space uses.	✓		