



November 5, 2025

Giroux Design Group Inc.

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

Re: 680 Westminster Avenue West Application

To City of Penticton Planning Department,

We are proposing to redevelop the property at 680 Westminster Avenue West to permit the construction of two three-storey buildings. The application requires a Development Permit for the form and character of the proposed development. The property is currently zoned C2 – Neighborhood Commercial and is designated High Density Residential in the Official Community Plan. This redevelopment application requires a rezoning from C2 to RM2 and a site-specific amendment. The site-specific amendment is to increase the maximum Floor Area Ratio (FAR) from 0.8 to 0.94.

The development will provide six units in total. Private amenity area has been provided along the side and at the rear of the buildings with each unit having its own fenced yard. Parking stalls are accessed from the lane, and each stall has a dedicated EV ready charger. Additionally, four bike parking stalls have been provided on the property.

The property is centrally located near the downtown core in the City of Penticton. A variety of parks and recreational opportunities are within walking distance including Lakawanna Park and Okanagan Beach. The property is also near the South Okanagan Events Centre and Community Centre. Access to the rest of the city is possible with multiple transit routes nearby and stops along Westminster Avenue West.

We believe the project meets the intent of providing modest densification to an area of town that has a mix of development and housing types. This development will provide much needed family housing in a central area of the City of Penticton.

Thank you for considering our proposal.

Best regards,

**Tony Giroux** [ASTTBC.CTech](#), [RBD](#), [BCABD](#)  
Owner/Registered Building Designer  
Giroux Design Group Inc.

## **General Guidelines**

### **Designing in Context**

**G1.** Private and semi-private open spaces should be designed to optimize solar access (see Figure 5-1).

Private fenced backyards for each dwelling unit are proposed. This allows residents of each dwelling unit to enjoy the sun throughout the warmer months. Having windows on the proposed buildings allows sunlight to enter the windows of each unit in the winter months of the year.

**G2.** Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development.

Each unit has multiple windows, and every unit is above ground. This allows residents the opportunity for views outside and allowing natural light to every unit.

### **Framing Space**

**G3.** Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.

The proposed development has been designed to the minimum 3.0 m front setback, this helps keep "eyes-on-the-street", while also providing easy pedestrian access to each dwelling unit from Westminster Avenue West. Landscaping has been provided at the front of the property to create a sensitive transition from the road to the proposed development.

**G4.** 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.

Fencing is proposed at the front, side and rear of the property to keep valuable items out of view from the street to reduce opportunities of crime and nuisance.

### **Prioritizing Pedestrians**

**G6.** Pedestrian connectivity to adjacent properties is encouraged.

An existing sidewalk along Westminster Avenue West allows for pedestrian connectivity to adjacent properties as well as other amenities near the proposed development. The property is in a central location that offers a wide range of employment and recreational activities.

**G8.** Barrier-free pedestrian walkways to primary building entrances should be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.

A barrier-free pedestrian access has been provided from the sidewalk along Westminster Avenue West and the parking area to the entrance of each dwelling unit.

**G9.** Where feasible, indicate pedestrian ways with continuity of paving treatments/paving materials.

A walkway beside each parking stall provides access to the units from the parking area and rear lane.

**G10.** 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 G14).

Entrances to the ground-level units are either at the same level as the parking stalls, and not more than 1.8 m in height.

### **Cars and Parking**

**G14.** Parking should be located at the rear of buildings/sites, not between the front of buildings and the street.

The parking area for residents is accessed from a lane that runs adjacent to the property. Parking is not proposed between the front of the buildings and Westminster Avenue West.

## **Architecture**

### **Design for Our Climate**

**G17.** 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;
- selecting roof materials to minimize heat loading and increase reflectivity.; and,
- strategies for cross-ventilation.

The units have multiple windows facing all directions from the proposed development, allowing for solar gain throughout the year. Buildings are designed to Step 3 of the Energy Code.

### **Friendly Faces, Friendly Neighbours (Orientation & Massing)**

**G19.** 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).

Building A is oriented with the front door of the dwelling unit facing Westminster Avenue West. A pathway is provided from the sidewalk and parking area for anyone to access the development. Landscaping has also been provided at the front of the property directly next to the sidewalk.

**G20.** 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.

Each side of the development has been well thought out to provide visual interest and different massing with a variety of designs and textures. Various patterns and materials have been provided throughout to break up massing.

## Eyes on the Street

**G23.** Entries should be visible and clearly identifiable from the fronting public street.

The entrance to building A is clearly visible and identifiable from Westminster Avenue West.

**G24.** Extensive blank walls (over 5m in length, and including retaining walls) along the street should be avoided.

No extensive blank walls (over 5m in length) or retaining walls along the street have been provided as part of this proposed development.

## Landscape Architecture

### Enhance the Urban Forest

**G29.** 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.

Eight Crimson Sentry Norway Maple trees are proposed around the development to expand the urban forest canopy within this neighbourhood.

### Utilities, Mechanical Services and Servicing

**G45.** Mechanical/Utility cabinets and transformer pads (units) shall 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 and must be incorporated into landscaped areas and screened from the street.

An electrical transformer is placed in the front yard as there is no rear access at this property. The electrical transformer will feature a wood screen to lessen the visual impact and match the fencing.

### Waste Management

**G47.** 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.

Waste and recycling containers are proposed to be screened with a wood screen so they are out of public view. They are out of the way and do not conflict with pedestrian traffic for access to the dwelling units.

**G49.** Clear access to refuse/recycling areas must be provided.

Each unit will have its own waste and recycling containers, with collection available along the side lane. The waste and recycling containers are easily accessible for the residents of each dwelling.

## Multifamily Residential Guidelines

### Designing in Context

**MF1.** 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.

The proposed building is approximately 3.0 m from the front property line so that the dwelling units engage with the street. This is approximately in line with the neighbouring properties to the north and south.

### **Framing Space**

**MF4.** Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest.

Multiple trees and a variety of shrubs and vegetation is proposed as part of the landscape plan for this development. The multiple windows of every dwelling unit offers views to the landscaped areas on the property.