

As part of the Provincial Government's Housing Action Plan and new legislation (s. 464 of the Local Government Act, effective November 30, 2023), the City is prohibited from holding a Public Hearing for Zoning Amendment Bylaws that facilitate residential development and are consistent with the Official Community Plan. As such, there is no opportunity to speak to Council in person.

A new mixed-use development is being proposed in your neighbourhood:

Property:

1704 Government Street

Lot A District Lot 34295 Similkameen Division Yale District Plan 23195 Except Plan 37288

Proposal:

The applicant has submitted a Zoning Amendment Bylaw application to apply a custom-made Comprehensive Development (CD) zone on the subject property to facilitate a high-density, mixed use development.

The preliminary plans package shows the proposed development of 11 buildings ranging in height from 6, 8 and potentially 12 storeys (Figure 1). Between 1,200 and 1,500 residential apartments are proposed, with a mix of strata and rental tenures, in addition to office and retail uses in several buildings closest to Government Street. The proposed zoning would allow the option for hotel and strata hotel uses on the site to support temporary accommodations. The development would be built in phases over many years. The development concept is subject to some change and refinement as it proceeds through future approvals processes, including subdivision and development permit stages.

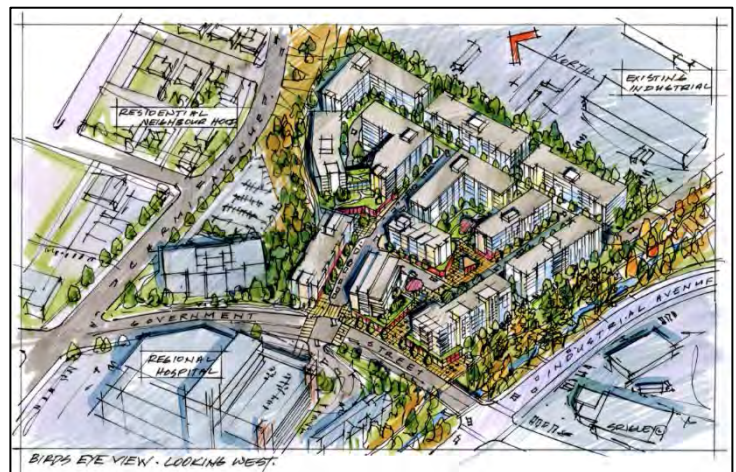


Figure 1 - Conceptual rendering of proposed development

Information:

You can find the staff report and Zoning Amendment Bylaw No. 2024-05 on the City's website at www.penticton.ca/publicnotice or scan the QR code to the right.



Questions?

Please contact **Steven Collyer** at 250-490-2507 or steven.collyer@penticton.ca with any questions.

Council Consideration:

Council will consider giving first reading to Zoning Amendment Bylaw No. 2024-05 at its Regular Council meeting scheduled for **1:00 pm, Tuesday, March 5, 2024** in Council Chambers, Penticton City Hall, 171 Main St.

All meetings are live streamed via the City's website at: www.penticton.ca/city-hall/city-council/council-meetings. Select the 'Watch Live' button.

Written Submissions:

All submitted comments will be distributed to Council and must be received by mail or email no later than 9:30 am, Tuesday, March 5, 2024, to:

Attention: Corporate Officer, City of Penticton

171 Main Street, Penticton, BC V2A 5A9

Email: corpadmin@penticton.ca

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Audrey Tanguay

Planning & Licencing Manager