

Property:

955 Timmins Street

Lot A District Lots 1, 2 and 4 Group 7 Similkameen Division
Yale (Yale-Lytton) District Plan EPP124254

Subject & Proposal

Official Community Plan Amendment Bylaw No. 2024-36
Zoning Amendment Bylaw No. 2024-37

The City has received a proposal for a mixed-use development consisting of a 9,500m² recreation facility featuring a number of indoor recreational amenities, including indoor ice rinks, indoor baseball training facilities, and indoor and outdoor pickleball courts as well as a number of small commercial and office units. The site plan submitted with the application also shows 72 residential apartment units. The applicants are also requesting the ability to operate short-term rentals within the residential units to support the various recreational uses on site.



In order to facilitate the proposal, the applicant has applied for the following:

1. Amend the Official Community Plan Future Land Use designation from High Density Residential to Mixed Use and add the following site specific policy statement:
 - Site Specific Mixed Use Policy Statement: 955 Timmins Street: Allow tourist commercial as a permitted use.
2. Rezone the property from RM3 (Medium Density Multiple Housing) to Comprehensive Development Zone (CD10), a custom-made zone that includes permitted uses and development regulations for a mix of uses including indoor and outdoor recreation and associated uses, as well as apartment housing.

Information:

You can find a copy of the staff report, Official Community Plan Amendment Bylaw 2024-36 and Zoning Amendment Bylaw 2024-37 on the City's website at www.penticton.ca/publicnotice (or scan the QR code to the right) and at City Hall (during business hours).



Questions?

Please contact **Gabe Tamminga** at 250-490-2517 or gabe.tamminga@penticton.ca with any questions.

Council Consideration:

A Public Hearing has been scheduled for **6:00 pm, Tuesday, November 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.

Public Comments:

Any person whose interest may be affected by the proposed bylaw(s):

1. May participate at the Public Hearing via Zoom or telephone. Please visit www.penticton.ca/publichearings for details and the Zoom link.
2. May appear in person.
 - Please note that the elevator at City Hall is closed for repairs. Access to Council Chambers is via a stairwell.
3. Submit written comments by mail or email no later than 9:30 am, Tuesday, November 5, 2024, to:

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9
Email: publichearings@penticton.ca

Please ensure **955 Timmins St.** is included in the subject line of your correspondence:

No letter, report or representation from the public will be received by Council after the conclusion of the November 5, 2024 Public Hearing.

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