

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 residential development with commercial space is being proposed in your neighbourhood:

Property:

235 Yorkton Avenue

*Lot 2 District Lot 116 Similkameen Division
Yale District Plan EPP70049*

Proposal:

The applicant is proposing to construct two apartment buildings and commercial space.

The first building is 6 storeys and includes commercial units at grade, and apartment units above. The second building is a 4 storey apartment building.



To facilitate the proposed development, the applicant has applied for the following:

- 1) Rezone the subject property from CT3 – Hotel Resort to RM3 – Medium Density Multiple Housing with site-specific provisions to permit a maximum density of 1.7 FAR; and accessory restaurant, office and retail store uses with a maximum combined gross floor area of 375 m².

and

- 2) Vary the following sections of Zoning Bylaw No. 2024-22:
 - a. Section 10.5.2.3 to increase the maximum lot coverage from 50% to 62%
 - b. Section 10.5.2.7 to reduce the minimum interior side yard (west) from 4.5 m to 1.8 m.
 - c. Section 10.5.2.9 to reduce the minimum rear yard from 6.0 m to 0.0 m.
 - d. Section 10.5.3.1 to reduce the amount of amenity space from 20m²/unit to 17m²/unit.
 - e. Section 4.9 to permit projections 2.7 m into the interior side yard setback (west).

Information:

You can find a copy of Zoning Amendment Bylaw No. 2025-07 and Development Variance Permit PL2024-9917 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).



The staff report to Council will be available **Friday, May 9, 2025** at City Hall (during business hours) and on the City's *Council Meetings Agendas and Minutes* web page (www.penticton.ca).

Council Consideration:

Council will consider giving first reading to Zoning Amendment Bylaw No. 2025-07 at its Regular Council meeting scheduled for **1:00 pm, Tuesday, May 13, 2025** in Council Chambers, Penticton City Hall, 171 Main St.

Consideration of Development Variance Permit PL2024-9917 is subject to adoption of the zoning amendment bylaw. Adoption of the bylaw may occur at a future Council meeting.

All meetings will be live streamed via the City's website at www.penticton.ca.

Questions?

Please contact Yvonne Kent at 250-490-2529 or yvonne.kent@penticton.ca with any questions.

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, May 13, 2025**, to:

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, BC V2A 5A9
Email: corpadmin@penticton.ca

Please ensure the following is included in your correspondence:

Subject: 235 Yorkton Avenue

No letter, report or representation from the public will be received by Council after the conclusion of the May 13, 2025 Council Meeting.

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