



Council Report

penticton.ca

Date: September 1, 2026
To: Anthony Haddad, City Manager
From: Yvonne Kent, Planner II
Address: 1080 Railway Street

File No: RMS/1080 Railway Street

Subject: **Official Community Plan Amendment Bylaw No. 2026-34 and Zoning Amendment Bylaw No. 2026-35**

Staff Recommendation

THAT Council, prior to consideration of "Official Community Plan Amendment Bylaw No. 2026-34" and in accordance with Section 475 of the *Local Government Act*, consider whether early and ongoing consultation, in addition to the required Public Hearing, is necessary with:

- a. One or more persons, organizations or authorities;
- b. Regional District of Okanagan Similkameen;
- c. Local First Nations;
- d. School District #67;
- e. The provincial or federal government and their agencies;

AND THAT Council determine given the scope and scale of the proposed amendment, consultation in addition to the Public Hearing is not necessary.

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2026-34", for Parcel A District Lots 1 And 2 Group 7 Yale Lytton District Plan 841 except Plans 7745 and 17680, located at 1080 Railway Street, a bylaw to add the following amendment to the "uses" column of the Institutional and Civic Land Use in the Land Use Designations table:

"Ancillary tourist accommodation in student housing"

THAT Council give first reading to "Zoning Amendment Bylaw No. 2026-35" for Parcel A District Lots 1 And 2 Group 7 Yale Lytton District Plan 841 except Plans 7745 and 17680, located at 1080 Railway Street, a bylaw to add the following site-specific text amendment to the P1 – Public Assembly zone:

"In the case of Parcel A District Lots 1 and 2 Group 7 Yale Lytton District Plan 841 Except Plans 7745 and 17680, located at 1080 Railway Street, temporary accommodation for the travelling public may be permitted in a student housing use."

AND THAT Council forward "Official Community Plan Amendment Bylaw No. 2026-34" and "Zoning Amendment Bylaw No. 2026-35" to the September 29, 2026 Public Hearing.

Strategic priority objective

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth, focusing on creating an inclusive, healthy, and vibrant community.

Proposal

The City has received an application to allow the student housing at Okanagan College to be used as "hotel alternative accommodations" when not being used for students. This use is not allowed under the property's Institutional and Civic Official Community Plan (OCP) designation and P1 – Public Assembly zoning. To allow this use, both an OCP amendment and Zoning amendment have been applied for. Okanagan College has provided a letter of intent describing the proposal (Attachment D).



Figure 1 - Property Location

Background

Site Context

Okanagan College is located along Highway 97, south of Canadian Tire, and includes several properties. This application is for 1080 Railway Street, the property to which the newly constructed student housing is located on. The property is zoned P1 – Public Assembly in the Zoning Bylaw and designated Institutional and Civic in the Official Community Plan. The surrounding area consists of Canadian Tire and an apartment building under construction to the North, a low-density residential neighbourhood to the east, and industrial and commercial development to the west and south of the campus.

History

In 2024, Council approved a zoning bylaw amendment to allow Okanagan College to build student housing on the property. The recently completed building contains 101 beds in 89 units.

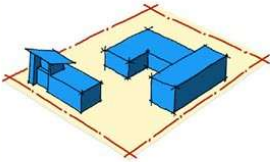
Financial implication

The College would be responsible for all development costs.

Analysis

Official Community Plan

The property is designated “Institutional and Civic” within the Official Community Plan (OCP) Future Land Use Map. This designation is intended for community uses such as schools, hospitals, and fire halls.

Land Use	Description	Building Type(s)	Uses	Height / Density
Institutional and Civic 	Areas providing a wide range of services and utilities for the community.	• Varies	• Education Services • Health Services • Hospital • Government Service • Utility Services • Fire Halls • Ancillary residential uses in conjunction with institutional and civic facilities (e.g. student housing, extended care, employee housing) • Parks and open space	• Varies

The Institutional and Civic designation does not currently allow tourist accommodation. Instead, these uses are permitted in the tourist commercial, downtown, and airport land use designations.

Because the building will continue to be used primarily for students, staff do not believe a change to the land use designation is necessary. Instead, staff recommend an amendment that allows short-term accommodation in student housing when it is not occupied by students.

Zoning Bylaw

The property is zoned P1 – Public Assembly in the Zoning Bylaw. The purpose of the zone is to support public and institutional uses such as education, health services, recreation, and community gatherings.

Tourist accommodation is not currently allowed in the P1 zone and is typically found in commercial zones. Staff support the amendment given the primary use of the property would remain educational.

Alternate recommendations

Council may determine that the proposed amendments are not appropriate for the property. If this is the case, Council should deny first reading.

1. THAT Council deny first reading of “Official Community Plan Amendment Bylaw No. 2026-34” and “Zoning Amendment Bylaw No. 2026-35”.

Attachments

Attachment A – Zoning Map

Attachment B – Official Community Plan Map

Attachment C – Photos of Property

Attachment D – Letter of Intent (applicant)

Attachment E – Official Community Plan Amendment Bylaw No. 2026-25

Attachment F – Zoning Amendment Bylaw No. 2026-26

Respectfully submitted,

Yvonne Kent

Planner II

Concurrence

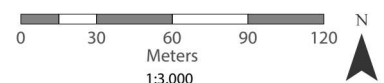
General Manager of Development Services <i>BL</i>	City Manager <i>SH</i>
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1080 Railway Street

Zoning Bylaw



- Subject Parcel
 - Site Specific Zoning
 - Zoning Bylaw No 2024-22**
 - R4-S - Small-Scale Multi-Unit Residential - Small Lot
 - R4-L - Small-Scale Multi-Unit Residential - Large
 - RM2 - Low Density Multiple Housing
 - RM3 - Medium Density Multiple Housing
 - C4 - General Commercial
 - C7 - Service Commercial
 - C8 - Vehicle Service Station
 - M1 - General Industrial
 - M2 - Heavy Industrial
 - P1 - Public Assembly
 - P2 - Parks and Recreation
 - CD10 – Comprehensive Development (955 Timmins Street)
 - Transitional Neighbourhood Overlay



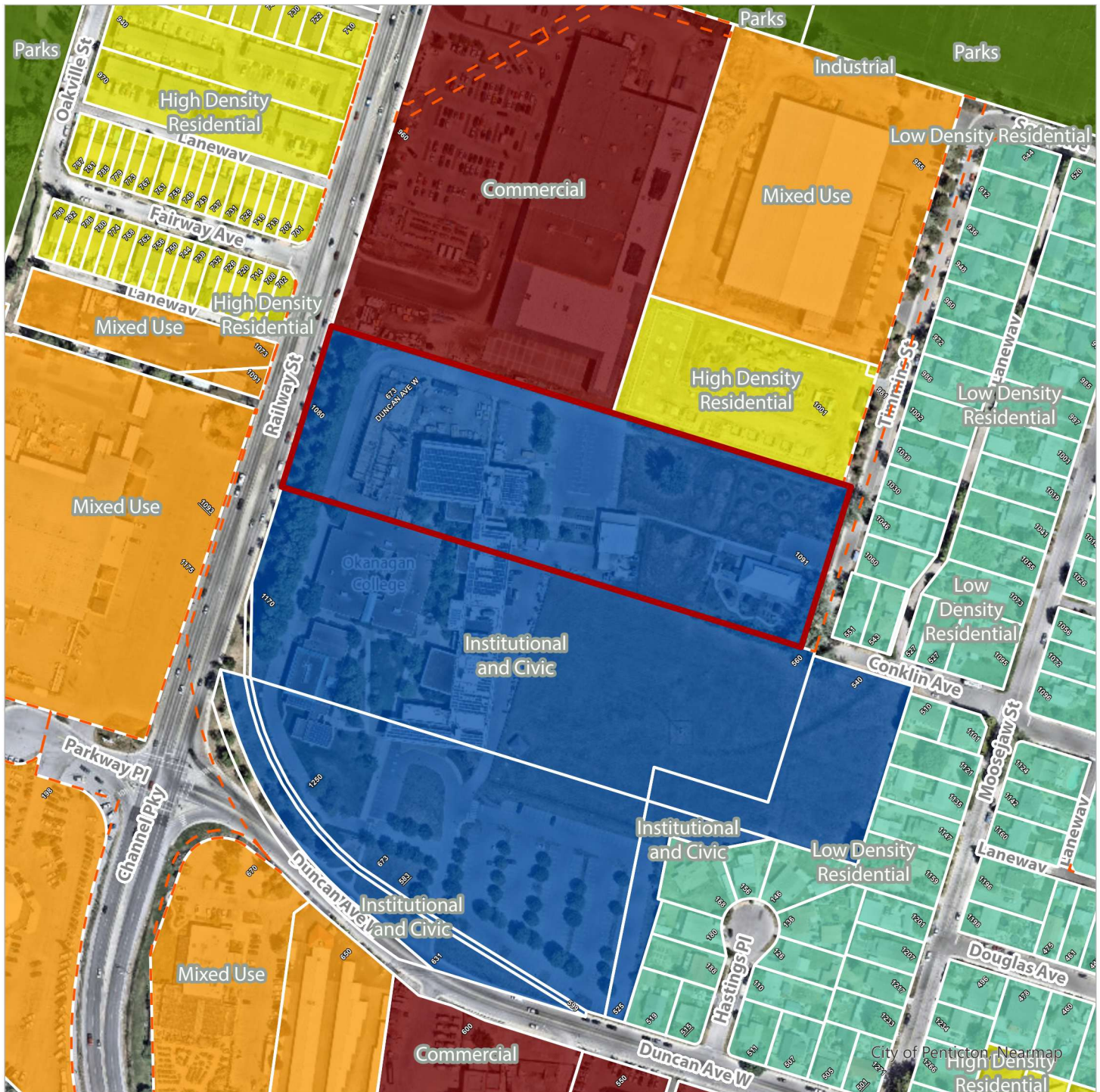
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Date: 8/12/2026

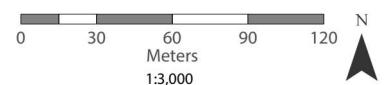


1080 Railway Street

Official Community Plan

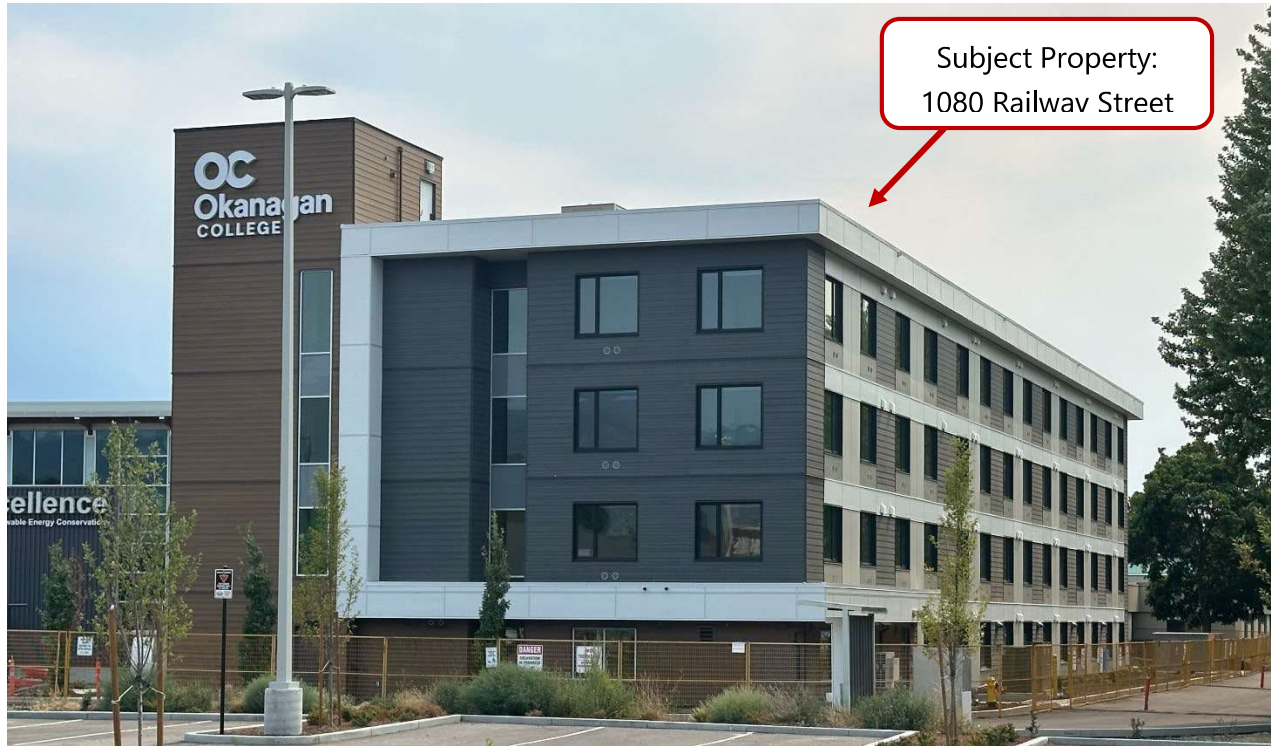


- | | |
|---|-------------------------|
| Subject Parcel | Institutional and Civic |
| Official Community Plan - Future Land Use | Low Density Residential |
| Commercial | Mixed Use |
| High Density Residential | Parks |
| Industrial | |



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Date: 8/12/2026

Attachment C – Photos of the Property





January 6th, 2025

City of Penticton – Planning & Licensing
171 Main Street
Penticton, BC
V2A 5A9

Re: Letter of Intent – Text Amendment

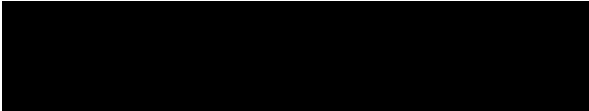
Dear City of Penticton,

I am writing this letter to request a text amendment for the current zoning for Okanagan College Housing - 673 Duncan Ave West, Penticton, BC, V2E 8A1, which is currently zoned as P1.

On campus, student housing buildings commonly offer hotel alternative accommodations during the summer and or, when there are limited programs being offered at the institution. Offering hotel alternative accommodations would allow the College to use rooms that would otherwise sit vacant as an affordable option for family, friends and tourists visiting the community. The additional revenue generated would also allow Okanagan College to offer students living on campus affordable rates during the academic year as well as help to pay for future improvements.

We are asking that the building's zoning be amended to allow for hotel alternative accommodations in addition to the current On Campus Student Housing designation for Okanagan College.

Kind Regards,



Steve Robinson, PMP, EFP
Director, Campus Planning & Facilities Management
Okanagan College | Kelowna Campus
okanagan.bc.ca

Phone: 250-575-3587

Email: srobinson@okanagan.bc.ca

The Corporation of the City of Penticton

Bylaw No. 2026-34

A Bylaw to Amend Official Community Plan Bylaw No. 2019-08

WHEREAS the Council of the City of Penticton has adopted an Official Community Plan Bylaw pursuant to the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend "Official Community Bylaw No. 2019-08";

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw No. 2026-34."

2. **Amendment:**

"Official Community Plan Bylaw No. 2019-08" is hereby amended as follows:

- 2.1 Add the following use to Land Use Designations Table, Institutional and Civic Land, Uses column:

"Ancillary tourist accommodation in student housing"

READ A FIRST time this	day of	, 2026
A PUBLIC HEARING was held this	day of	, 2026
READ A SECOND time this	day of	, 2026
READ A THIRD time this	day of	, 2026
ADOPTED this	day of	, 2026

Notice of intention to proceed with this bylaw was published on the __ day of __, 2026 and the __ day of __, 2026 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer

The Corporation of the City of Penticton

Bylaw No. 2026-35

A Bylaw to Amend Zoning Bylaw 2024-22

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw No. 2024-22;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2026-35".

2. **Amendment:**

Zoning Bylaw No. 2024-22 is hereby amended as follows:

2.1 Add to P1 – Public Assembly Section 13.1.3 SITE SPECIFIC PROVISIONS:

"3 In the case of Parcel A District **Lots** 1 and 2 Group 7 Yale Lytton District Plan 841 Except Plans 7745 and 17680, located at 1080 Railway Street, temporary accommodation for the travelling public may be permitted in a student housing use."

READ A FIRST time this _____ day of _____, 2026

A PUBLIC HEARING was held this _____ day of _____, 2026

READ A SECOND time this _____ day of _____, 2026

READ A THIRD time this _____ day of _____, 2026

RECEIVED the approval of the _____ day of _____, 2026

Ministry of Transportation &
Transit on the

ADOPTED this _____ day of _____, 2026

Notice of intention to proceed with this bylaw was published on the __ day of ___, 2026 and the __ day of ___, 2026 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 2026

for Minister of Transportation & Transit

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer