

As part of the Provincial Government’s Housing Action Plan and s. 464 of the *Local Government Act*, the City is prohibited from holding a public hearing for proposed zoning bylaws that facilitate residential development and that are consistent with the Official Community Plan. As such, there is no opportunity to speak to Council in person.

A new residential development is being proposed in your neighbourhood:

**Properties:**

**251 Comox Street**

Lot 2 District Lot 366 Similkameen  
Division Yale District Plan 7531

**1013 Westminster Ave. W.** (Portion of Parcel A (DD 169427F And Plan B7293) Of Lot 242 District Lot 366 Similkameen Division Yale District Plan 1248 Except Plan 7286

**998 Burnaby Avenue**

Lot 1 District Lot 366 Similkameen  
Division Yale District Plan 7247

**997 Westminster Ave. W.**

Lot 2 District Lot 366 Similkameen  
Division Yale District Plan 7247



**Proposal:**

The applicant is proposing to construct a 6 storey, 147 unit purpose-built rental apartment building at 251 Comox St and construct additional parking for the apartment building across the street at 997 Westminister Ave. W. and 998 Burnaby Ave. To facilitate the development, the following applications have been applied for:

**Zoning Amendment Bylaw 2026-16:**

- 251 Comox St. and a portion of 1013 Westminister Ave. W.**  
Rezone the subject properties from C7 (Service Commercial) to RM3 (Medium Density Multiple Housing) and add the site-specific provision within Section 10.5.5 of the RM3 – Medium Density Multiple Housing zone as follows: “In the case of Lot 2 District Lot 336 Similkameen Division Yale District Plan 7531, located at 251 Comox Street, the maximum density shall be 1.7 FAR”.
- 997 Westminister Ave. W. and 998 Burnaby Ave.**  
Rezone the subject properties from C7 (Service Commercial) to RM3 (Medium Density Multiple Housing) and add the site-specific provision within Section 10.5.5 of the RM3 – Medium Density Multiple Housing zone as follows: “In the case of Lot 2 District Lot 366 Similkameen Division Yale District Plan 7247, located at 997 Westminister Avenue W, and Lot 1 District Lot 366 Similkameen Division Yale District Plan 7247, located at 998 Burnaby Avenue, a private parking lot shall be permitted”.

## Development Variance Permit PL2025-10059:

- **251 Comox St., 997 Westminster Ave. W. and 998 Burnaby Ave.**

Vary the following sections of Zoning Bylaw 2024-22:

- Section 6.5 to reduce the parking requirements from 1 space/unit for residents and 0.2/unit for visitors to 0.87 spaces/unit for residents and 0.06/unit for visitors.
- Section 6.6 to reduce the electric vehicle (EV) ready charging requirements.
- Section 10.5.2.8 to decrease the minimum exterior side yard setback from 4.5 m to 0.4 m.
- Section 10.5.3.1 to decrease the amenity space from a rate of 20m<sup>2</sup>/dwelling unit to 17m<sup>2</sup>/dwelling unit.

And vary the following sections of Subdivision and Development Bylaw No. 2004-81:

- Section 9.3.1 to modify frontage improvement requirements at 997 Westminster Avenue W and 998 Burnaby Avenue.

### Information:

You can find a copy of Zoning Amendment Bylaw No. 2026-16 and Development Variance Permit PL2025-10059 on the City's website at [www.penticton.ca/publicnotice](http://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, February 13, 2026** at City Hall (during business hours) and on the City's *Council Meetings Agendas and Minutes* web page ([www.penticton.ca](http://www.penticton.ca)).

**Questions?** Please contact Yvonne Kent at 250-490-2529 or [Yvonne.kent@penticton.ca](mailto:Yvonne.kent@penticton.ca) with any questions.

### Council Consideration:

Council will consider giving first reading to Zoning Amendment Bylaw No. 2026-16 at its Regular Council meeting scheduled for **1:00 pm, Tuesday, February 17, 2026** in Council Chambers, Penticton City Hall, 171 Main St.

Consideration of Development Variance Permit PL2025-10059 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](http://www.penticton.ca).

### 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, February 17, 2026, to:

Attention: Corporate Officer, City of Penticton

171 Main Street, Penticton, BC V2A 5A9

Email: [corpadmin@penticton.ca](mailto:corpadmin@penticton.ca)

Please ensure the following is included in your correspondence:

**Subject: 251 Comox St.**

*Please note that correspondence submitted to the City of Penticton in response to this Notice 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