



Council Report

penticton.ca

Date: August 18, 2026
To: Anthony Haddad, City Manager
From: Yvonne Kent, Planner II
Address: 264 Wade Avenue W

File No: RMS/264 Wade Avenue W

Subject: Zoning Amendment Bylaw No. 2026-32

Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2026-32", for Lot 3 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) Plan 2580 except Plan EPP49012, located at 264 Wade Avenue W, a bylaw to add the site-specific provision, within the R4-S – Small-Scale Multi-Unit Residential: Small Lot as follows: "Section 10.2.5.7, in the case of Lot 3 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) Plan 2580 except Plan EPP49012, located at 264 Wade Avenue West, a community care facility for 10 persons in care shall be permitted."

AND THAT Council forward "Zoning Amendment Bylaw No. 2026-32", to the September 1, 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

Interior Health is proposing to operate a licensed community care facility providing in-patient mental health and substance use (detox) services for up to ten clients on the property. Interior Health proposes to demolish the existing single family home and construct a new building for the use. The proposed community care facility use is not permitted under the property's R4-S zoning, and a site-specific zoning bylaw text amendment has been applied for. A letter of intent has been provided for the proposal (Attachment C).



Figure 1 - Property Location

Background

The property is located on the south side of Wade Avenue W, is 0.2 acres (809 m²) in size, and contains a single detached dwelling. The property is zoned R4-S – Small-Scale Multi-Unit Residential: Small Lot and designated Low Density Residential in the Official Community Plan.

The surrounding neighbourhood consists of a church and single detached dwellings to the south, an apartment building to the east, single detached dwellings to the west, and single detached dwellings and a seniors assisted living facility across the laneway to the north.

Previous Applications

The property has been previously approved for commercial use. In 2015, the Zoning Bylaw was amended to permit “office” use to allow Interior Health to operate a “Supported Employment Program” out of the existing building.

Financial implication

Interior Health would be responsible for all development costs, including the payment of Development Cost Charges and any service upgrades.

Analysis

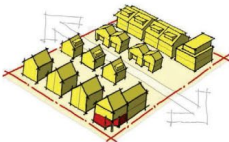
Community Care and Assisted Living Act

As per s.20 of the *Community Care and Assisted Living Act* small-scale community care facilities (accommodating 10 people, not more than 6 of whom are in care) are not restricted by any provincial or local government law. As such, this type of facility could operate on the property without the need for zoning approval.

Interior Health is instead proposing to operate a community care facility for 10 people in care. As such the zoning bylaw applies, and an amendment is required. The application, however, does keep the residential zoning and will be subject to all of the R4-S zoning regulations. While no plans have been submitted at this time showing what the building will look like, the intent is for the facility to be ‘residential’ in design, keeping consistent with the intent of the Community Care and Assisted Living Act which supports care facilities in residential settings.

Official Community Plan

The property is designated “Low Density Residential” within the Official Community Plan (OCP) Future Land Use Map. The ‘Low Density Residential’ designation is described within the OCP as permitting low density residential land uses, such as single detached dwellings, duplexes, and townhouses, generally up to three storeys in height.

Land Use	Description	Building Type(s)	Uses	Height / Density
Low Density Residential 	Lower-density residential areas with new housing types compatible with single-detached houses in character and scale but providing more units per lot	• Single detached houses with or without secondary suites and/or carriage houses • Duplexes with or without suites and/or carriage houses • Cluster housing • Townhouses • Bareland stratas • Small-scale neighbourhood commercial building (e.g., corner store, coffee shop, childcare)	• Residential • Limited retail/service	• 1 to 4 units per lot • Up to 6 units subject to contextual design and adherence to DP guidelines Additional • units may be considered where lot consolidation occurs (e.g. consolidation of two lots could support twice as many units per lot) • Generally up to 3 storeys • <i>increased height and density permitted in transit-oriented areas</i>
Site-Specific Detached Residential Policy Statement: 375 Smythe Drive: a maximum of 27 detached single-family houses are permitted on this site. Houses may include secondary suites but not carriage houses.				Bylaw No. 2025-31

The low density residential designation also permits “small-scale neighbourhood commercial buildings” and “limited retail/service” uses. The proposed community care facility aligns with this allowance in the designation and as noted above is intended to be designed as residential in character.

The OCP also includes the following policies, which are directly applicable to the proposed community care facility application:

OCP Policy 4.1.2.1	Where the need is demonstrated, collaborate and partner with senior governments, Interior Health, the non-profit housing sector and the development community to facilitate the retention, development and operation of projects across the housing spectrum including shelters, transitional housing, complex care, supportive housing, non-market housing, co-op housing and affordable rental and ownership housing for singles, families, youth and seniors, with the goal of expanding the amount of non-market units in the city.
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Zoning Bylaw

The property is zoned R4-S – Small-Scale Multi-Unit Housing: Small Lot in the Zoning Bylaw. The zone allows for various forms of low density housing up to four dwelling units and 3 storeys in height, such as duplexes, townhomes, and apartments. Interior Health’s proposed facility would be required to meet the regulations in this zone, such as maximum height and lot coverage, and minimum setbacks.

Other policy considerations

The proposed use of the facility as a mental health and substance use treatment (detox) centre aligns with the emerging vision of the City’s Community Safety and Wellbeing Plan, which identifies access

to treatment and recovery services as a key component of a comprehensive approach to supporting a healthy and resilient community.

The City has also actively advocated for expanded detoxification services. In March 2026, Council passed a resolution directing staff to send a letter to the Province requesting the development of a detoxification and recovery centre in Penticton (Council Resolution No. 53/2026). A subsequent letter was sent to the province requesting such a facility (Attachment E).

Alternate recommendations

Council may consider that the proposal is not suitable for the property. If this is the case, Council may choose the alternative recommendation:

1. THAT Council deny first reading to "Zoning Amendment Bylaw No. 2026-32", for Lot 3 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) Plan 2580 except Plan EPP49012, located at 264 Wade Avenue W, a bylaw to add the site-specific provision, within the R4-S – Small-Scale Multi-Unit Residential: Small Lot as follows: "Section 10.2.5.7, in the case of Lot 3, District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) Plan 2580 except Plan EPP49012, located at 264 Wade Avenue West, a community care facility for 10 persons in care shall be permitted".

Attachments

Attachment A – Zoning Map

Attachment B – Official Community Plan Map

Attachment C – Letter of Intent (Applicant)

Attachment D – Photos of Property

Attachment E – Council Letter to the Province

Attachment F – Zoning Amendment Bylaw No. 2026-32

Respectfully submitted,

Yvonne Kent

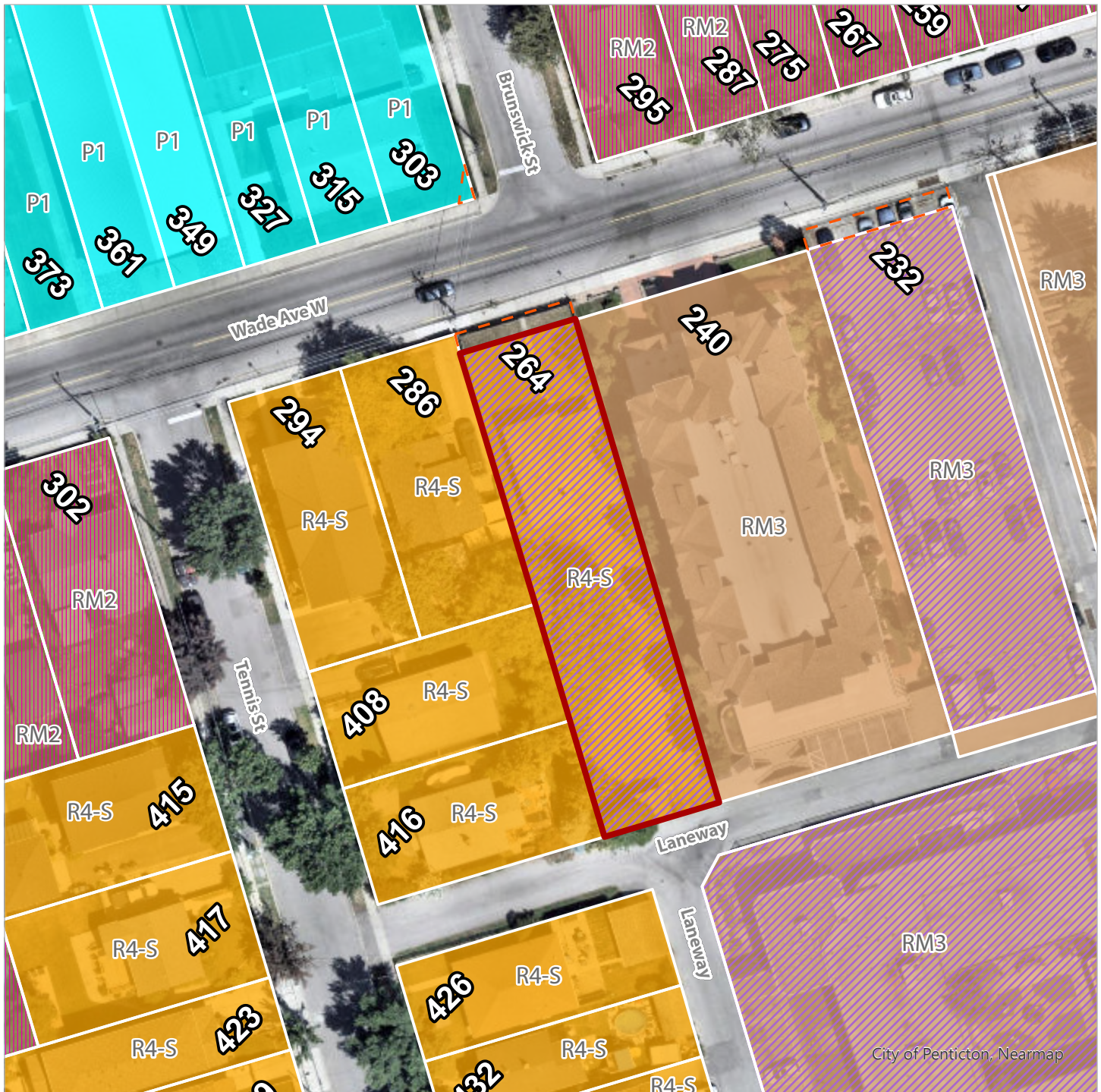
Planner II

General Manager of Development Services <i>BL</i>	City Manager 
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264 Wade Avenue W

Zoning Bylaw



Subject Parcel

Site Specific Zoning

Zoning Bylaw No 2024-22

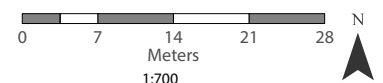
R4-S - Small-Scale Multi-Unit Residential - Small Lot

RM2 - Low Density Multiple Housing

RM3 - Medium Density Multiple Housing

P1 - Public Assembly

Transitional Neighbourhood Overlay



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Date: 7/30/2026



264 Wade Avenue W

Official Community Plan

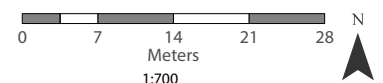


 Subject Parcel

Official Community Plan - Future Land Use

High Density Residential

Low Density Residential



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Date: 7/30/2026



Health and well-being for all

Quality | Integrity | Compassion | Safety

July 24, 2026

Planning Department – Development Services Division
 City of Penticton
 171 Main Street
 Penticton, BC
 V2A 5A9

Sent via email: planning@penticton.ca

RE: Letter of Intent - Zoning Bylaw Text Amendment for 264 Wade Avenue W

Dear Planning Department:

This letter of intent is to support the application by Interior Health (IH) for a Zoning Bylaw Text Amendment to allow for a licensed community care facility for up to ten (10) residents (clients), excluding staff, on the IH owned property located at 264 Wade Avenue W in Penticton, BC.

Site Description

The subject property is a 0.221-acre site located on the south side of Wade Avenue W between Winnipeg Street and Tennis Street. It's bordered by Wade Avenue W to the north, a condominium complex to the east, a laneway to the south, and a single-family dwelling to the west. A vacant single detached dwelling is currently located on the subject property.

Development Proposal

IH is proposing to redevelop the subject property, which will include demolishing the existing building and constructing a new licensed community care facility that will provide in-patient mental health and substance use (MHSU) services for up to ten (10) clients. The proposed development will establish bed-based withdrawal management services and transitional beds in the community to support individuals in their recovery journey.

The proposed building will include ten (10) private bedrooms for clients, common laundry, living, dining and kitchen areas, as well as private office spaces for staff. The building will also be equipped with interconnected smoke alarms, sprinklers and emergency lighting, and have

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Däkelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

staff on site 24/7. Staff parking and access to the building will be provided from the laneway to the south.

Zoning Bylaw Text Amendment & Rationale

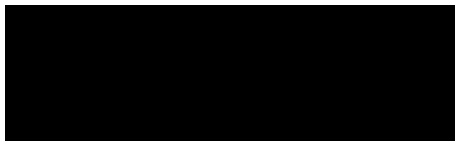
The subject property is zoned R4-S, Small Scale Multi-Unit Residential: Small Lot. The purpose of the R4-S zone is for small-scale, multi-unit residential developments with up to 4 dwelling units on smaller-sized urban serviced lots. The current R4-S zone does not allow for a licensed community care facility however it does allow for congregate housing. Congregate housing is a type of residential development with multiple sleeping (or, dwelling) units where residents are provided with common living facilities and meal preparation, as examples. The proposed development will take a similar form and provide similar services to congregate housing but will also provide clinical supports for clients.

To enable this development on the subject property, IH is proposing a zoning bylaw text amendment to allow for a licensed community care facility for up to ten (10) clients on the subject property. The building will be designed to reflect the character of the neighbourhood and will conform with the development regulations for the R4-S zone including complying with maximum lot coverage (50%), maximum building height (11.0m and 3 storeys above approved grade) and required setbacks.

Summary

The support of the Zoning Bylaw Text Amendment to allow a licensed community care facility on the subject property will enable IH to deliver these services in a new facility and ensure that individuals have access to treatment and recovery services in the community.

Sincerely,



Nicholas Williams
Director, Leasing & Partnerships

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

Attachment D – Photos of the Property





Mayor's Office, City of Penticton

171 Main Street, Penticton, B.C. V2A 5A9

Tel: 250-490-2400 Fax: 250-490-2402

www.penticton.ca

June 4, 2026

Honourable Josie Osborne
Minister of Health

Via e-mail: HLTH.Minister@gov.bc.ca

Dear Minister Osborne:

Re: Request for the development of a detox and recovery centre and services in Penticton

On behalf of the City of Penticton, Council requests provincial action to address a critical gap in mental health and substance-use services in Penticton and the broader South Okanagan.

Over the past several years, the Province has made significant and welcome investments to strengthen British Columbia's mental health and substance-use services. Despite these efforts, Penticton currently lacks access to local bed-based withdrawal management (detox) and first stage, recovery-oriented treatment options. This gap limits access to care in the region and reduces the effectiveness of existing provincial investments.

The impacts of this service gap are increasingly visible and acutely felt at the municipal level. In Penticton, insufficient access to crisis and recovery services, combined with limited recovery-oriented housing, contributes directly to sustained pressure on emergency and health care services, which have neither the capacity nor the infrastructure to provide necessary supports to Penticton's most vulnerable residents.

In Q1 2026, the Penticton Fire Department experienced a 484 per cent year-over-year increase in overdose calls, rising from 32 calls in Q1 2025 to 186 in the same period this year. Without access to appropriate clinical supports at the right time, individuals in crisis continue to cycle through emergency response and hospital systems, with no meaningful opportunity for stabilization, treatment, and recovery.

Local health and social service providers consistently confirm that outcomes are strongest when withdrawal management, treatment and recovery supports are delivered as part of an integrated system. When one component is missing, the entire continuum becomes less effective.

In Penticton, the absence of detox and recovery services is creating a bottleneck that is affecting the broader system.

At present, Penticton has:

- no local bed-based withdrawal management (detox) services;
- no bed-based treatment and recovery centre (first stage); and
- insufficient recovery-oriented housing to support individuals following treatment.

This gap also creates inequitable access to care for residents of the South Okanagan, who must travel significant distances to access services available in other parts of the province. Currently, the nearest facilities for bed-based withdrawal management are in Castlegar, Kamloops, or a youth program in Kelowna.

The City of Penticton is committed to working constructively with the Province, Interior Health and community partners to address these challenges. However, meaningful progress will require the establishment of local bed-based detox and recovery-oriented treatment capacity as a foundational component of the regional response.

Accordingly, the City is seeking the Province's commitment to:

- establish a bed-based detox and recovery treatment center in Penticton; and
- align treatment resources, recovery supports and recovery-oriented housing with this capacity to ensure individuals can move through the continuum of care towards sustained recovery.

Addressing this gap would strengthen outcomes for individuals and families, reduce pressure on provincially funded health services, and improve the overall effectiveness of existing investments.

We would welcome the opportunity to meet with you and your staff to discuss implementation options and next steps.

We appreciate your leadership on mental health and substance use and look forward to continued collaboration to improve outcomes for communities across the South Okanagan.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Bloomfield', with a stylized flourish at the end.

Julius Bloomfield
Mayor, City of Penticton
On behalf of City Council

cc: Honourable David Eby, Premier of British Columbia
Honourable Christine Boyle, Minister of Housing and Municipal Affairs
Amna Shah, MLA, Parliamentary Secretary for Mental Health and Addictions
Sylvia Weir, President & CEO, Interior Health Authority
Vincent Tong, CEO, BC Housing
Amelia Boulton, MLA, Penticton–Summerland
Helena Konanz, MP, Similkameen–South Okanagan–West Kootenay

The Corporation of the City of Penticton

Bylaw No. 2026-32

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. 2026-32".

2. **Amendment:**

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

2.1 Add to R4-S – Small-Scale Multi-Unit Residential: Small Lot Section 10.2.5 SITE SPECIFIC PROVISIONS:

“.7 In the case of **Lot** 3 District **Lot** 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) Plan 2580 except Plan EPP49012, located at 264 Wade Avenue West, a community care facility for 10 persons in care shall be permitted. "

READ A FIRST time 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