



Council Report

penticton.ca

Date: August 4, 2026
To: Anthony Haddad, City Manager
From: Yvonne Kent, Planner II
Address: 434 Lakeshore Drive W

File No: RMS/434 Lakeshore Drive W

Subject: OCP Amendment Bylaw No. 2026-25 and Zoning Amendment Bylaw No. 2026-26

Staff Recommendation

Official Community Plan Amendment

THAT Council, prior to consideration of "Official Community Plan Amendment Bylaw No. 2026-25" 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 determines that the Public Engagement Period carried out from May 14 to June 12, 2026, is sufficient;

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2026-25", for Lot 1 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 35081 except Plan EPP91648, located at 434 Lakeshore Drive W, a bylaw that changes the Official Community Plan designation for the property from 'Low Density Residential' to 'High Density Residential'.

Zoning Amendment Bylaw

THAT Council give first reading to "Zoning Amendment Bylaw No. 2026-26", for Lot 1 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 35081 except Plan EPP91648, located at 434 Lakeshore Drive W, a bylaw to rezone the subject property from 'R4-L – Small-Scale Multi-Unit Residential: Large Lot' to 'RM3 – Medium Density Multiple Housing', and remove the following site-specific text amendment from the Zoning Bylaw:

"S.10.2.5.1A bed and breakfast home shall be permitted on the following lots: ...

.f Lot 1 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 35081, located at 434 Lakeshore Drive West.

AND THAT Council forward "Official Community Plan Amendment Bylaw No. 2026-25" and "Zoning Amendment Bylaw No. 2026-26" to the August 18th Public Hearing;

AND THAT Council, direct staff to remove 434 Lakeshore Drive W from the Penticton Heritage Registry and notify the heritage minister in accordance with Section 595 of the Local Government Act.

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 change the Official Community Plan (OCP) future land use designation on the site from 'Low Density Residential' to 'High Density Residential'.

An application has also been made to change the zoning on the site from 'R4-L – Small-Scale Multi-Unit Residential: Large Lot' to 'RM3 – Medium Density Multiple Housing'. In addition, staff are proposing to remove a site-specific text amendment allowing a B&B on the property that would no longer be applicable should the property be redeveloped. Staff are also recommending removal of the property from the municipal Heritage Registry.

The applicant's letter of intent and supplemental letter outlines potential development possibilities under the proposed 'High Density Residential' designation and RM3 zoning (Attachments D).

Background

Site Context

The subject property is located on the south side of Lakeshore Drive West, across the street from Okanagan Lake Park, is 0.26 acres in size, and currently vacant. The surrounding area consists of a mix of higher density apartment and townhouse uses and lower density single detached dwellings. To the east is a 4 storey apartment building, across the lane to the south are 4 storey townhomes, and to the west across the lane a single detached dwelling.

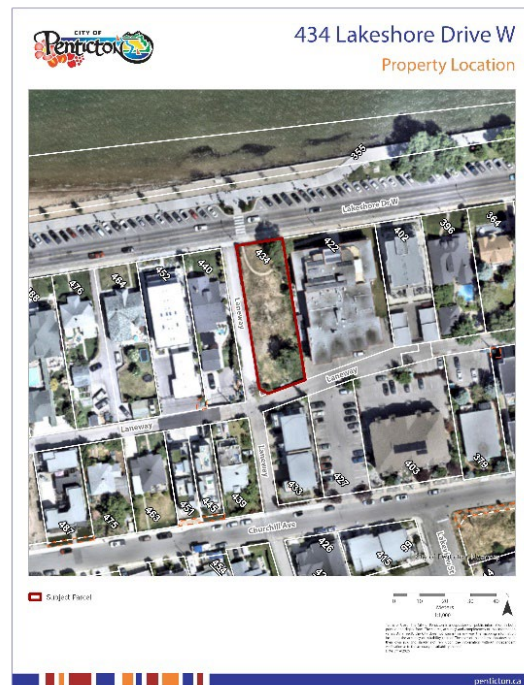


Figure 1 - Subject Property Location

Heritage

The property was previously occupied by a heritage home called 'Warren House', a large two-storey Georgian Revival style home built in 1912. Because of this, the property is listed on Penticton's Heritage Registry and on the BC Register of Historic Places. In March 2022, the home was destroyed by a fire, and the property has remained vacant since. Given the house is no longer on the property, the property is to be removed from the Penticton Heritage Registry and the heritage minister notified to remove it from the BC Register of Historic Places.

Financial implication

City staff lead the public engagement period with the applicant paying the required application fees, which account for the required staff time to conduct the engagement for the proposed development. Future development costs have also been communicated to the applicant. All costs of the development are the responsibility of the developer.

Official Community Plan Community Engagement Summary

Staff notified and involved the community in accordance with the Community Engagement Procedure for OCP Amendments. The engagement program was intended to gather feedback on the proposed land use change. The engagement program launched May 14, 2026, and ran through to June 12, 2026, with a total of 90 feedback forms received by the deadline.

To notify the community and allow the opportunity to share feedback, staff completed the following:

Date	Activity
May 7	Letters to Surrounding Properties
May 13	Newspaper Advertisement
May 14 – June 12 2026	Project information and feedback form on www.shapeyourcitypenticton.ca
May 14	Public Notice Sign Posted on Property
May 14	Information Kiosks at City Hall, Penticton Public Library, and Penticton Community Centre
May 14	News Release on www.penticton.ca
May 14	Social Media Post
May 20	Newspaper Advertisement
May 22	Newspaper Advertisement
May 27	In-Person Information Session at City Hall, Council Chambers
May 29	Newspaper Advertisement
May 30	Penticton Farmers' Market Pop-Up Engagement Session
June 12	Deadline for feedback forms

The intent of the information session was to inform community members about the application, share accurate information on the proposal and the process, and indicate how and where community members could share their comments, concerns and feedback on the proposal. The in-person information session saw a total of 2 attendees and the pop-up 22. The engagement summary report, which includes the results from the community engagement period has been included with this report (Attachment E).

The key findings from the feedback forms collected during the engagement period found that 26% of respondents agreed with changing the land use designation from 'Low Density Residential' to 'High Density Residential'. 51% disagreed with the change of land use with concerns including that permitting high-density residential development of up to six storeys is out of character with the existing neighbourhood. A portion of the respondents (23%) are in favour of changing the land use with conditions. The following chart shows the feedback forms results to the questions: "Do you agree with changing the land use on this site from Low Density Residential to High Density Residential?".

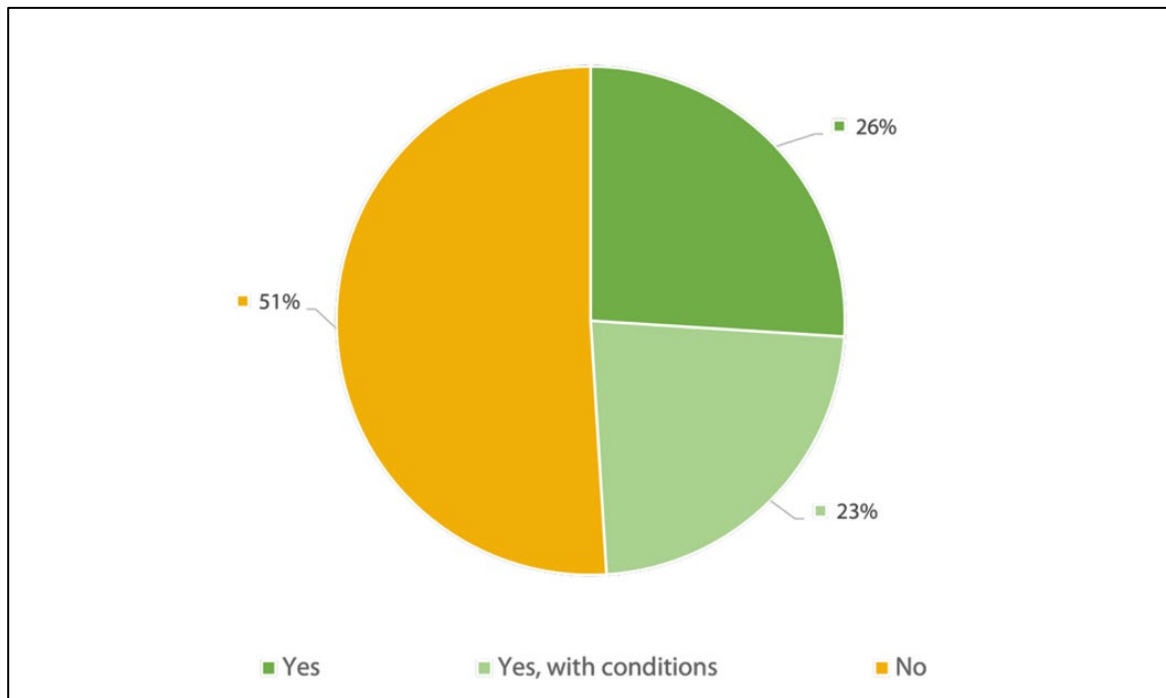


Figure 2 - "Do you agree with changing the land use on this site from Low Density Residential to High Density Residential?"

Participants were also asked the question "Rate your level of support for the land use designation that is being proposed for this site". The following chart shows that half of the respondents did not support the high density residential development land use designation.

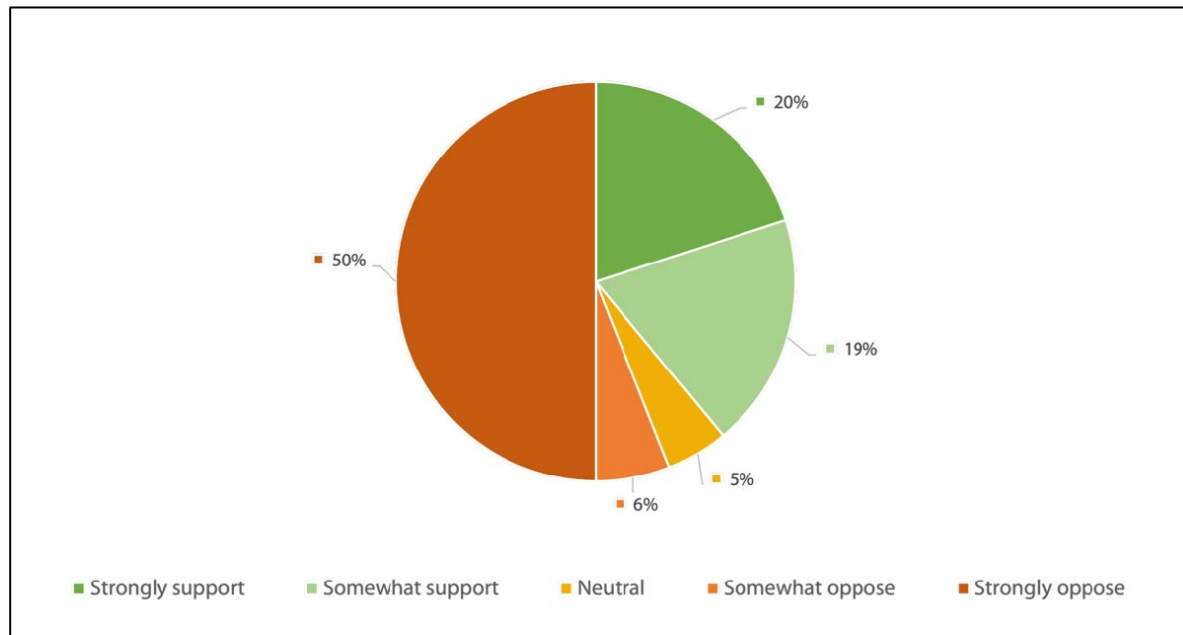


Figure 3 - "Rate your level of support for the land use designation that is being proposed for this site"

The most common concern related to the scale and character of future development, with respondents indicating that a building of up to six storeys would be out of character with the surrounding neighbourhood. A preference was expressed for limiting future building heights to three or four storeys.

The bylaws being considered by Council herein also require a public hearing prior to adoption. The Public Hearing will provide the opportunity for the public and those who feel directly impacted by the development to address Council directly and outline any concerns they may have.

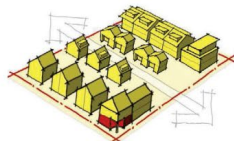
Analysis

Recognizing that the Official Community Plan (OCP) is a "living document", amendments to the OCP are to be expected from time to time. While the OCP guides land use decisions up to 2045, it is likely that over that timeframe, changing trends or unexpected events will require the City and community to consider amendments to the plan. Proposals to amend the OCP that respect the overall vision and values of the OCP, but also allow for innovation and adaptation as new opportunities arise, are considered by City Council, with the following considerations:

1. Alignment with the broad OCP visions and goals.
2. Provisions of demonstrable social, economic and environmental benefits to the community.
3. Assessment of cost and other implication for infrastructure – parks, roads, utilities, water, sanitary and storm sewer, public facilities.
4. Sustainability to context – form, character and design.
5. All proposed amendments will be accompanied by meaningful public engagement, in addition to the required notification, and formal Public Hearing.

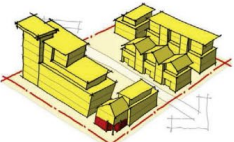
Low Density Residential Land Use Designation

The OCP future land use designation for the property is currently 'Low Density Residential'. 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
	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.				

High Density Residential Land Use Designation

The designation that is being requested is the 'High Density Residential' designation. This land use designation permits high density multifamily residential, such as apartments, up to 6 storeys in height. A height limit of 4 storeys in the 'High Density Residential' designation applies to properties from 556 to 736 Lakeshore Drive W; this does not include the subject property.

Land Use	Description	Building Type(s)	Uses	Height / Density
	Higher-density multifamily residential neighbourhoods consisting of townhouses and apartments in higher-amenity areas	• Cluster housing • Townhouses • Low-rise and mid-rise apartment buildings • Small-scale neighbourhood commercial building (e.g., corner store, coffee shop, childcare)	• Residential • Limited retail/service	• Up to 6 storeys
Site-Specific High Density Residential Policy Statement: 556 to 736 Lakeshore Drive West: Development up to a maximum of four storeys can be considered subject to assessment of urban design impacts on Lakeshore Drive and the waterfront, Lakawanna Park and neighbouring properties on Churchill Avenue.				

Staff's Analysis – Official Community Plan Amendment

Staff are supportive of the land use change and consider that there is sufficient policy in the Official Community Plan to support the requested land use change from 'Low Density Residential' to 'High Density Residential'. The following summary identifies specific OCP Policy:

OCP Reference	Policy
OCP Policy 4.1.1.1	<i>Encourage new housing to be built in close proximity to the downtown, shopping centres, schools, parks, bus exchanges and along transit corridors. Specifically direct new housing in the downtown, North Gateway, South Gateway, near the college, hospital, and within designated transit-oriented areas.</i>
Staff Comments	The subject property is within a 10 minute walk of downtown, directly across the street from Okanagan Lake Park, and a 5 minute walk from Lakawanna Park.
OCP Policy 4.1.3.1	<i>Encourage more intensive "infill" residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.</i>
Staff Comments	The subject property is close to downtown. The High Density Residential designation would support the RM3 zoning which permits apartment and townhouse housing types. These housing types are found in the surrounding neighbourhood to the east and south. A development permit will be required for future multifamily residential development on the property.
OCP Policy 4.1.3.5	<i>Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.</i>
Staff Comments	The proposed High Density Residential designation would allow for zoning that permits more-intensive multifamily residential development. The subject property is located close to transit (A bus stop for Route 1: Okanagan Lake/Wiltse is located a block over on Churchill Avenue and services key amenities such as Cherry Lane Mall and the hospital), downtown, and Okanagan Lake Park and Lakawanna Park.
OCP Policy 4.1.5.1	<i>Recognize that some traditionally single-family neighbourhoods will see intensification as the city grows, but ensure that new forms of residential development are compatible with the neighbourhood in scale and design, and are appropriately located (e.g., greater density closer to collector roads, services and amenities).</i>
Staff Comments	The subject property is located directly adjacent to other properties designated 'High Density Residential' to the east. Properties to the west are designated 'Low Density Residential' and separated by a laneway. A Development Permit will be required to approve the form and character of future development.

OCP Policy 4.1.6.1	<i>Ensure all residential neighbourhoods in Penticton provide a range of appropriately scaled housing types and tenures, employment opportunities such as home-based businesses, transportation options like walking and cycling, social supports such as childcare facilities, and access to green space and parks.</i>
Staff Comments	The proposed High Density Residential designation would allow for a range of multifamily residential development including apartments and townhomes up to 6 stories in height. The designation aligns with the High Density Residential designation present on properties to the east and south.

The above illustrates the proposal's alignment with the broad OCP visions and goals. In addition, staff have outlined compliance with the additional OCP amendment criteria below:

1. Provisions of demonstrable social, economic and environmental benefits to the community.

The proposed OCP change to 'High Density Residential' would permit higher density multifamily residential development contributing to the City's housing needs. The location, being a serviced vacant lot in a high amenity area, avoids the need for greenfield development involving encroachment into natural areas and new service expansions (roads, water, sewer etc.).

2. Assessment of cost and other implication for infrastructure – parks, roads, utilities, water, sanitary and storm sewer, public facilities.

All costs of future development will be the responsibility of the applicant.

3. Sustainability to context – form, character and design.

While the surrounding multi-family neighbourhood to the east and south consists of buildings up to 4 storeys, these properties are designated 'High Density Residential', which allows up to 6 storeys. Changing the land use designation of 434 Lakeshore Drive W to 'High Density Residential' aligns with the existing 'High Density Residential' designation found on these east and south neighbouring city blocks and the long term vision in the area to allow multifamily development up to 6 storeys.

4. All proposed amendments will be accompanied by meaningful public engagement, in addition to the required notification, and formal Public Hearing.

Public engagement has been completed and summarized in an Engagement Summary Report (Attachment E). The required notification and formal public hearing would follow should Council choose to grant first reading to the proposed bylaws.

Given the above, staff recommend that Council support the OCP land use designation change from 'Low Density Residential' to 'High Density Residential'.

Staff's Analysis – Zoning Bylaw Amendment

An application has also been submitted to rezone the property from R4-L – Small-Scale Multi-Unit Residential: Large Lot to RM3 – Medium Density Multiple Housing. The RM3 zone would permit multifamily development up to 6 stories in height.

Should Council consider that amending the OCP designation on the property is appropriate as recommended by staff for the reasons listed above, they may also consider that the proposed RM3 zone is appropriate. The RM3 zone aligns with the requested OCP designation of 'High Density Residential' as it would permit multifamily residential development up to 6 storeys.

Alternate recommendations

Council may consider the proposed Official Community Plan amendment and Zoning Bylaw amendment inappropriate for the subject property. If this is the case, Council should deny first reading.

The motion to remove 434 Lakeshore Drive W from the Heritage Registry and notify the Heritage Minister remains as is required under s.595 of the Local Government Act.

1. THAT Council deny first reading of "Official Community Plan Amendment Bylaw No. 2026-25" and "Zoning Amendment Bylaw No. 2026-26".

AND THAT Council, direct staff to remove 434 Lakeshore Drive W from the Penticton Heritage Registry and notify the heritage minister in accordance with Section 595 of the Local Government Act.

Attachments

Attachment A – Zoning Map

Attachment B – Official Community Plan Map

Attachment C – Photos of Property

Attachment D – Letter of Intent and Supplemental Letter (applicant)

Attachment E – Engagement Summary Report (staff)

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

Attachment G – Zoning Amendment Bylaw No. 2026-26

Respectfully submitted,

Yvonne Kent

Planner II

Concurrence

General Manager of Development Services	General Manager of Infrastructure <i>KD</i>	City Manager <i>SH</i>
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434 Lakeshore Drive W

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

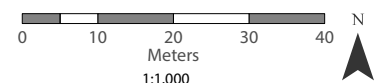
 RM2 - Low Density Multiple Housing

 RM3 - Medium Density Multiple Housing

 RM4 - High Density Multiple Housing

 P2 - Parks and Recreation

 Transitional Neighbourhood Overlay



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Date: 7/14/2026



434 Lakeshore Drive W

Official Community Plan



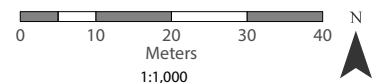
 Subject Parcel

Official Community Plan - Future Land Use

High Density Residential

Low Density Residential

Parks



Terms of Use : The City of Penticton is a depository of public information in both printed and digital form. The source, accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user of this information does so at their own risk and should not rely upon the information without independent verification as to the accuracy or suitability thereof.
Date: 2/20/2026

Attachment C – Photos of the Property





17th December 2025

City of Penticton
Development Planning
117 Main Street
Penticton, BC, V2A 5A9

Re: LETTER OF INTENT: 434 Lakeshore Dr W – Proposed OCP Amendment and Rezoning

Dear Sir or Madam,

Introduction and Purpose of Application

We, the owners of 434 Lakeshore Dr W, Peter and Paula Ruutel, are submitting this letter of intent in support of an application for 434 Lakeshore Drive West to:

- Amend the OCP future Land use designation for the property from **low density residential** to **high density residential**; and
- Rezoning of the property from **R4-L** to **RM3**.

These changes would enable the development of a high-quality multifamily residential property, **consistent with the OCP's vision** for the Lakeshore corridor, Downtown interface areas and intensification within central urban neighbourhoods.

The proposed change is supported by:

- Direct OCP Policy Direction for Urban Intensification,
- Proximity to Downtown, parks, transit, and the waterfront,
- Existing adjacent High Density Residential designations to the east and south,
- Natural transition edge created by the laneway to the west, and
- Demonstrated housing supply gaps identified in the 2023 Housing Needs Assessment, which emphasize the need for more multi-family and small-unit housing in central areas.

This proposal has been discussed with our direct single family home neighbours, whose properties are designated low density residential. They both stated that they were expecting this application, that high density makes sense for the site and did not voice any objections, especially as the laneway forms a natural boundary between the proposed high and low density areas.

Site Context

The site, 434 Lakeshore Dr W, is within the high-amenity waterfront corridor immediately adjacent to the Downtown development area and one of Penticton's major pedestrian and tourism oriented areas. It is uniquely positioned both in terms of adjacent future land use and zoning as illustrated in Figure 1 and Figure 2 below:

- **High Density Residential** properties to the **east** and **south** zoned **RM2** and **RM3** with building heights at 4 stories (see Figure 3);

- A **laneway to the west** forming a clear physical transition boundary between higher-density waterfront sites and lower-density interior neighbourhoods; and
- **Lakeshore Drive and Okanagan Lake to the north.**

The site is further located within very close proximity to public transit, within easy walking distance of downtown and all the amenities downtown provides and so reducing the reliance on private vehicles.

Given its location, context and adjacency to existing higher density designation means the proposed changes align with both the intent and policy direction of Penticton's OCP and make the site ideally suited for OCP-supported redevelopment and residential intensification.

Figure 1 – Future Land use designation



Figure 2 - Zoning



Figure 3 – Site and adjacent properties (courtesy of google maps)



3. Project Overview

This proposal contemplates a **high-quality multifamily residential building** consistent with RM3 zoning and the OCP's High Density Residential land use designation, both of which allow buildings heights of up to 6 storeys. The site does not fall into the site-specific high density residential statement policy covering 556 to 736 Lakeshore Dr W, which restricts buildings to 4 stories. That said, it is understood that while the RM3 zone would theoretically allow up to 6 stories, Lakeshore-specific zoning requirements, including setbacks, view corridor protection, massing limitations, parking requirements, and enhanced public realm treatments, will guide the final design.

The preliminary concept includes:

- Approx. **12–18 residential units**, depending on lakeshore-specific design constraints;
- A mix of **1-bedroom, and 2-bedroom units**, directly responding to Penticton's documented demand for **smaller household sizes and limited inventory of small units**;
- **Underground parking** and secure bike parking, consistent with OCP Multifamily Guidelines MF14;
While Lakeshore Dr W is considered to have a high water table, the original property on 434 Lakeshore Drive W had a full basement which, in living memory, has never flooded despite flooding experienced in some properties on Lakeshore Drive. Further, for the past 4 years, the site has had an approximately 7ft deep hole and there has not been any sign of any water collecting in this hole. This would indicate that underground parking is possible on the site in line with the below ground parking built directly to the south at 433 Churchill Ave;
- **Indoor and outdoor amenity spaces**, rooftop and/or podium-level, consistent with MF2, MF3, MF4; and
- **A strong pedestrian-oriented frontage** and landscape improvements along Lakeshore Drive.

The project's design, density, and form will be developed to align with Penticton's goals for high-amenity waterfront intensification and consider the Lakeshore specific zoning requirements.

4. OCP Policy Alignment and Rationale for Land Use Change

4.1 Supporting Growth in Central Urban Areas (OCP 4.1.1 – Managing Residential Growth)

The OCP policy 4.1.1.1 directs new housing to:

"be built in close proximity to the downtown, shopping centres, schools, parks, bus exchanges and transit corridors."

434 Lakeshore Dr W is:

- Directly adjacent to the Downtown area,
- Located along a major pedestrian and cycling amenity corridor (Lakeshore Drive),
- Steps from parks, beaches, and active transportation routes,
- On Public transit routes.

This is precisely the type of area the OCP aims to intensify.

4.2 Supports Intensification of Existing Urban Areas (OCP 4.1.1.2 and OCP Growth Plan)

The OCP strongly emphasizes redevelopment and intensification of land close to the downtown and waterfront, reducing pressure on greenfield areas.

434 Lakeshore Dr W is currently underutilized relative to surrounding land uses, making it **ideal for infill intensification** in support of the OCP goals.

4.3 Logical Extension of Existing High Density Land Use Pattern

The subject property is directly bordered by High Density Residential designations to the east and south. Extending the designation to 434 Lakeshore Dr W provides:

- A coherent, continuous build form along the waterfront;
- The laneway to the west forms a clear physical edge and natural transition point to the lower-density neighbourhood beyond which aligns with the OCP direction on creating transitions between densities (MF1; G34)

4.4 Supports Complete Neighbourhoods and Housing Diversity (OCP 4.1.3)

The OCP encourages a diverse range of housing types including multi-family units, particularly near transit and amenity-rich areas near downtown.

The subject project will provide:

- A range of unit sizes for singles, seniors, couples, and families;
- Higher-density housing close to amenities;
- Walkable, bike-oriented living reducing reliance on private vehicles; and
- Consider universal design principles and standards for accessibility.

4.5 Aligned With High Density Residential Designation Intent

The OCP describes high-density areas as:

“higher-amenity areas” and includes “low-rise and mid-rise apartments... up to 6 storeys.”

Lakeshore Drive is quintessentially such a **“higher-amenity” location**.

5. Alignment with Penticton’s 2023 Housing Needs Assessment (HNA)

The Penticton 2023 Housing Needs Assessment identifies several urgent community needs which are directly addressed by this proposal:

- **Need for More Small Units**
HNA notes a lack of availability of smaller housing units and rising demand.
The proposed development will consider introducing a mix of smaller one and two bedroom units.
- **Strong Demand for Purpose-Built Multi-Family Housing**
HNA confirms a citywide shortage of multifamily housing options.
- **Limited Inventory and Rental Scarcity**
The HNA highlights low vacancy, growing household counts, and undersupply of multi-family units, especially in central areas.

This project directly responds to all three challenges.

6. Rezoning Rationale – R4-L to RM3

The existing R4-L zone allows only 4 units, which is misaligned with both:

- The OCP’s vision for the Lakeshore corridor; and
- Housing demand as documented in the HNA.

and

- Does not align with the surrounding context;
- Does not reflect the site’s adjacency to high density areas; and
- Limits development potential in a location intended for urban intensification.

Rezoning to RM3:

- Enables up to 6 storeys and higher density;
- Aligns with OCP High Density Residential designation;
- Completes the waterfront urban form;
- Supports multi-family housing in a location that can best absorb density.

7. Impacts on Neighbouring Properties & Mitigation

7.1 Height and Shadowing

OCP (MF9) guidelines for tall buildings require minimizing shadows on parks, open spaces and pedestrian areas.

Potential Mitigations to be considered in the final design:

- Height stepping towards Lakeshore Dr on upper floors,
- Modeling to limit shadow impacts on adjacent properties and the public walkway.

7.2 Traffic and Parking

Aligned with OCP mobility objectives encouraging walking and cycling in areas close to amenities and downtown.

Potential Mitigations to be considered in the final design:

- Underground parking and parking at the rear, including visitor parking (MF14),
- Enhanced bike infrastructure and EV charging (OCP 4.2.7.5),
- Enhanced pedestrian interface along Lakeshore Dr and/or the lane to the west
- No curb cuts to Lakeshore Drive.

7.3 Privacy and Overlook

Particularly to lower-density areas west of the laneway, the OCP guidelines emphasize sensitive transitions (MF1; G34).

Potential Mitigations to be considered in the final design:

- The laneway acts as a natural separation
- Terraced design on the western façade,
- Strategic window placement and screening,
- Landscape buffers consistent with OCP guidelines G35–G36.

8. Positive Contributions to the Community

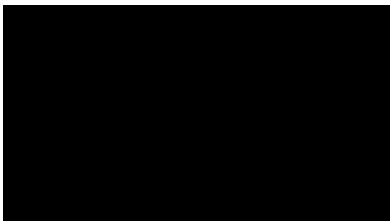
- **Direct Response to Housing Need supporting housing supply and affordability goals**
The proposal will deliver new multi-family supply in a constrained market in a central location, reducing infrastructure costs, supporting affordability consistent with OCP 4.1.2 and addressing the priorities identified in the 2023 housing needs assessment (HNA):
 - Shortage of small units; and
 - Insufficient multi-family volume.
- **Strengthens Lakeshore Urban Fabric**
Creates continuity and coherence with adjacent high-density designated lands.
- **Enhances the Public Realm on Lakeshore Drive**
Improved pedestrian interface, landscaping, and ground-floor design will support OCP policies for walkability and waterfront enhancement and contribute to Lakeshore's identity and waterfront experience.
- **Supports Sustainable Transportation**
Close to transit (OCP 4.2.7.5), walkable, and bike-oriented.

9. Conclusion

The proposed OCP amendment and rezoning for **434 Lakeshore Drive West** is:

- **Fully consistent with OCP land use direction,**
- **Supported by the Housing Needs Assessment's findings,**
- **Appropriate given the surrounding context,**
- **Sensitive to neighbouring uses,**
- **A logical extension of existing high-density designations,**
- **A positive contribution to Penticton's housing diversity, and**
- **A high-quality project that enhances the Lakeshore corridor.**

We respectfully request favourable consideration from City staff and Council, should you require any clarifications or have further questions please do not hesitate to contact me.



Yvonne Kent
City of Penticton
Development Planning
117 Main Street
Penticton, BC, V2A 5A9

22nd January 2026

Re: 434 Lakeshore Dr W – Proposed OCP Amendment and Rezoning

Ref A: OCP Amendment and Rezoning application and associated Letter of Intent dated 17 December 2025.

Ref B: E-mail dated 20 Jan 2026 from Yvonne Kent to Peter Ruutel requesting photos of other RM3 zoned properties to illustrate the types of development that could be proposed, if rezoning was successful.

Dear Ms Kent,

Thank you for your email requesting photos of existing RM3 zoned properties to illustrate the types of development that could be proposed if rezoning was successful. A simple question but a complex task when viewed from the perspective of Lakeshore Drive.

Fundamentally, the type of development that would be proposed would be a development that completes the urban waterfront form, by providing continuity and coherence with adjacent high-density designated lands and buildings. Further, during the design of the building, considerable focus will be given to improving the pedestrian interface, landscaping, and ensuring the ground-floor design supports OCP policies for walkability and waterfront enhancement. Such that overall, the building makes a large contribution to Lakeshore Drive's identity and waterfront experience.

In regards RM3 zoned properties on Lakeshore Drive we also need to consider RM2 zoned properties approved under the old zoning bylaw as many of these properties, if built under the current zoning bylaw, would have needed to be rezoned to RM3. The current zoning bylaws have very clear urban design controls and include restrictions based on the number of floors. Under the old zoning bylaws, especially on Lakeshore Drive, much more focus appears to have been placed on regulating by Floor Area Ratio (FAR), waterfront context and strategic planning objectives as opposed to height or number of floors. Consequently, several of the RM2 zoned properties exceed the 10.5m height restriction.

For the purposes of this letter the following properties were considered:

Address	Zoned	# floors
422 Lakeshore Dr (the neighbouring property to the east of the subject property)	RM 2	4
594 Lakeshore Dr	RM 3	4+roof deck
602 Lakeshore Dr	RM 3	4+roof deck
578 Lakeshore Dr	RM 2	4
1034 Churchill Ave	RM 3	4
622/668 Lakeshore Dr	RM 3	4

Of the above properties, the property that best illustrates the type of development we would propose (should rezoning to RM3 be granted) are 594 and 602 Lakeshore Drive. As 594 Lakeshore Drive has not yet been built (The rezoning application was only recently approved) the following images are conceptual renderings that were presented to the City of Penticton council as part of the rezoning application for 594 Lakeshore Drive.



Conceptual rendering of 594 Lakeshore Dr (taken from City of Penticton council meeting)



Conceptual renderings of 594 Lakeshore Dr (taken from City of Penticton council meeting)

A second example illustrating the type of development we would propose is 602 Lakeshore Drive. A picture of which is provided below.



602 Lakeshore Drive, Zoned RM3 4/5 stories

The above 2 examples, in concept, illustrate the type of high-quality multifamily residential building that is consistent with the OCP land use direction, appropriate to the surrounding context and sensitive to the neighbouring uses. An RM3 zoning is also a logical extension of the existing high density designation, zoning and allows a building height comparable to the direct neighbour something which an RM2 zoning would not allow. Overall, it is our intent that the building resulting from an RM3 zoning would make a positive contribution to Penticton's housing diversity, while enhancing Lakeshore Drive and the waterfront experience.

Appendix A provides pictures of the other properties considered for this letter but which, in our view, fall short of our intent and concept for the building. Further, some are zoned RM2 even though they are 4+ stores high.

I trust this letter illustrates the type of development that could be proposed if rezoning was successful. Should you require any clarifications or have further questions please do not hesitate to contact me.

Yours faithfully,



Appendix A – Images of buildings zoned RM2 or RM3 with 4 or more stories that were considered as part of this letter but which fall short of our intent and concept for the development



422 Lakeshore Dr - Zoned **RM 2**, 4 stories
the neighbouring property to the east of the subject property



578 Lakeshore Dr – Zoned **RM 2**, 4 stories



622/668 Lakeshore Dr, Zoned RM3, 4 stories



1034 Churchill Ave – Zoned RM3, 4/5 Stories



**What We Heard
Engagement Summary
Official Community Plan Amendment:
434 Lakeshore Drive West**

June 26, 2026

[1.0 Project Background](#)

[2.0 Engagement Overview](#)

[3.0 What We Heard](#)

[4.0 Conclusions](#)

[Appendix A - Engagement Timeline](#)

1.0 Project Background

The City of Penticton received an application to amend the Official Community Plan (OCP) for 434 Lakeshore Drive West. The application proposes changing the future land use designation from Low Density Residential to High Density Residential.

The subject property is located on the north side of Lakeshore Drive West, directly across from Okanagan Lake Park. The site is currently vacant following the loss of the former Warren House, a heritage home that was destroyed by fire in 2022. The property is currently designated Low Density Residential in the Official Community Plan and zoned R4-L – Small-Scale Multi-Unit Residential: Large Lot.

The applicant has also submitted a rezoning application to change the zoning from R4-L – Small-Scale Multi-Unit Residential: Large Lot to RM3 – Medium Density Multiple Housing to support future residential redevelopment of the property. The rezoning application will be considered separately following Council's consideration of the proposed Official Community Plan amendment.

An Official Community Plan designation identifies the long-term vision for how land is intended to be used and developed within the community. The current Low Density Residential designation supports lower-density residential development, while the proposed High Density Residential designation would support higher-density residential development in accordance with the City's Official Community Plan.

The City of Penticton's Community Engagement for Official Community Plan Amendments Procedure requires public engagement for Official Community Plan amendment applications. As a result, the City undertook a public engagement process to provide residents, nearby property owners, businesses, and other interested parties with an opportunity to learn about the proposal and share feedback before Council considers the application.

The purpose of the engagement process was to better understand community perspectives regarding the proposed land use designation change and identify potential opportunities, concerns, and considerations associated with the application.

2.0 Engagement Overview

The 434 Lakeshore Drive West Official Community Plan Amendment engagement process was designed to gather community feedback regarding a proposed amendment to change the future land use designation for 434 Lakeshore Drive West from Low Density Residential to High Density Residential.

The engagement process focused on understanding:

- Community awareness and understanding of the proposed amendment;
- Perspectives regarding the suitability of higher-density residential development at the site;
- Potential opportunities associated with the proposed land use change;
- Potential concerns related to neighbourhood compatibility, traffic, parking, and community character; and
- Community support for, or opposition to, the proposed amendment.

Engagement activities included online participation opportunities through the Shape Your City Penticton platform, direct notification of nearby residents and property owners, distribution of project information materials, and opportunities to provide feedback through both online and paper feedback forms. Supporting information was developed to help explain the proposal, the current and proposed land use designations, and the decision-making process.

Input collected through the engagement process will be presented to Council alongside the development application to help inform future consideration of the proposed Official Community Plan amendment.

2.1 Participation Methods

Online Engagement

A Shape Your City Penticton project page was available from May 14 to June 12, 2026, providing background information regarding the proposed Official Community Plan amendment, project materials and opportunities for public participation.

An online survey was used to gather community input regarding:

- Support for or opposition to the proposed land use designation change;
- Perceived opportunities associated with the proposal;
- Potential concerns regarding the amendment;
- Compatibility of the proposed land use with surrounding properties; and
- General comments related to the application.

Responses collected during the engagement process were reviewed and analyzed to identify key themes, community perspectives, and considerations regarding the proposed amendment.

A total of 90 feedback forms were received during the engagement period.

Direct Notification

On May 7, 2026, notification letters were mailed to nearby residents, property owners, and businesses to advise them of the proposed amendment application and provide information regarding opportunities to participate in the engagement process. The notification letter directed recipients to the Shape Your City Penticton project page and provided information regarding both online and paper feedback options.

In-Person Information Session

An in-person information session was held at Penticton City Hall on May 27, 2026, from 4:00 p.m. to 6:00 p.m. The session provided community members with an opportunity to learn more about the proposed Official Community Plan amendments, review project information, ask questions, and speak directly with City staff. Two residents attended the session.

Pop-Up Engagement Event

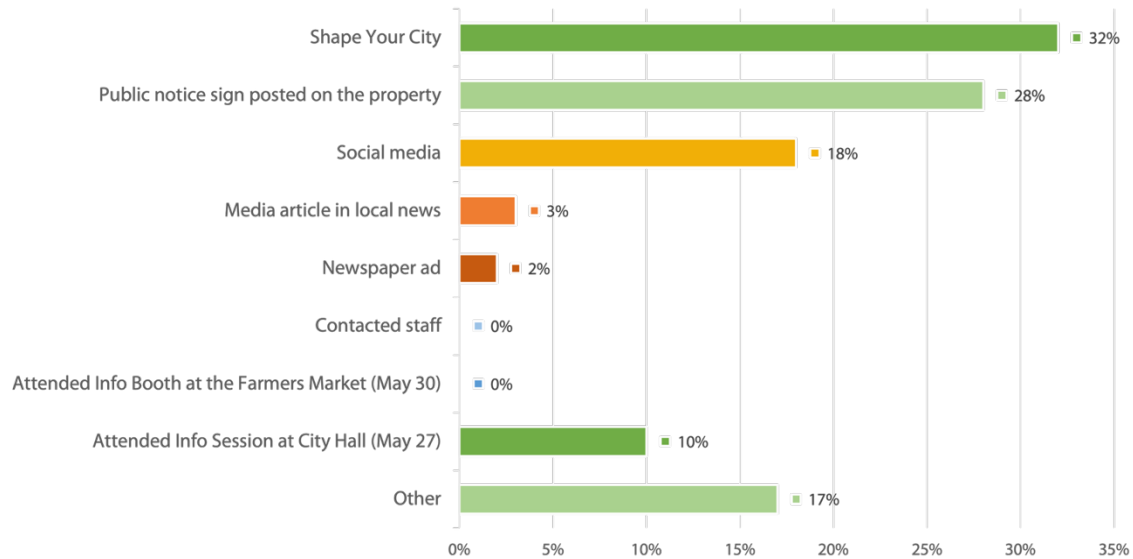
A pop-up information booth was held at the Penticton Farmers' Market on May 30, 2026, from 10:00 a.m. to 12:00 p.m. The booth provided an opportunity for residents to learn more about the proposed Official Community Plan amendments, ask questions, and discuss the projects with City staff. A total of 22 residents stopped by the information booth.

3.0 What We Heard

3.1 Survey Results

One of the primary ways the City gathered formal feedback was by using online and print surveys. A total of 90 surveys were received during the engagement period.

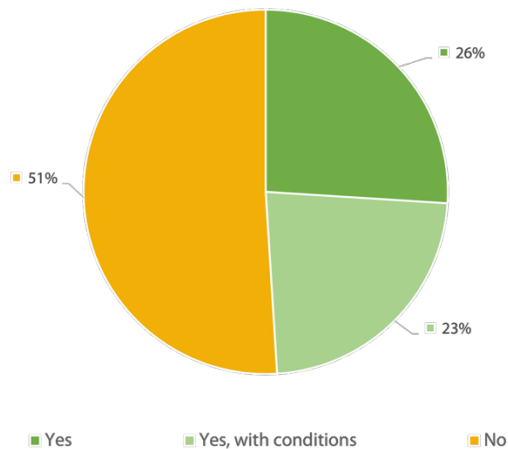
Question 1. How did you learn about this proposed OCP amendment?



Base: 90 Respondents

Most respondents learned about the proposed Official Community Plan amendment through Shape Your City (32%) or the public notice sign posted on the property (28%). Other respondents indicated they learned about the project through social media (18%), other sources (17%), or the in-person information session (10%). A small number learned about the proposal through a media article in the local news (2%) or a newspaper advertisement (2%), while no respondents indicated they learned about the project by contacting City staff or at the Farmers' Market information booth.

Question 2. Do you agree with changing the land use on this site from Low Density Residential to High Density Residential?



Base: 90 Respondents

Survey responses indicated mixed perspectives regarding the proposed land use designation. Just under half of respondents (51%) indicated they did not support changing the land use designation, while 26% supported the proposal, and 23% indicated they supported the proposal with conditions.

Question 3. Please describe why you selected no.

Respondents who indicated they did not support changing the future land use designation from Low Density Residential to High Density Residential were invited to explain the reasons for their response. The following summary reflects the key themes identified through analysis of the respondent comments.

The most common concern is related to the scale and character of the proposed development. Many respondents felt that permitting high-density residential development of up to six storeys would be out of character with the existing neighbourhood and would alter the look, feel, and small-town character of the Lakeshore Drive waterfront. Several comments expressed a preference for maintaining lower-density development or limiting building heights to three or four storeys.

Respondents also frequently raised concerns about traffic, parking, and infrastructure capacity. Many felt the site's laneway access and surrounding road network were not suitable for a higher-density development and expressed concerns about increased vehicle traffic, parking shortages, and pressure on existing infrastructure.

Another common theme was the desire to preserve the heritage and character of the site. Several respondents referenced the former heritage home that occupied the property and suggested it should be rebuilt or replaced with a development more consistent with the area's historic character.

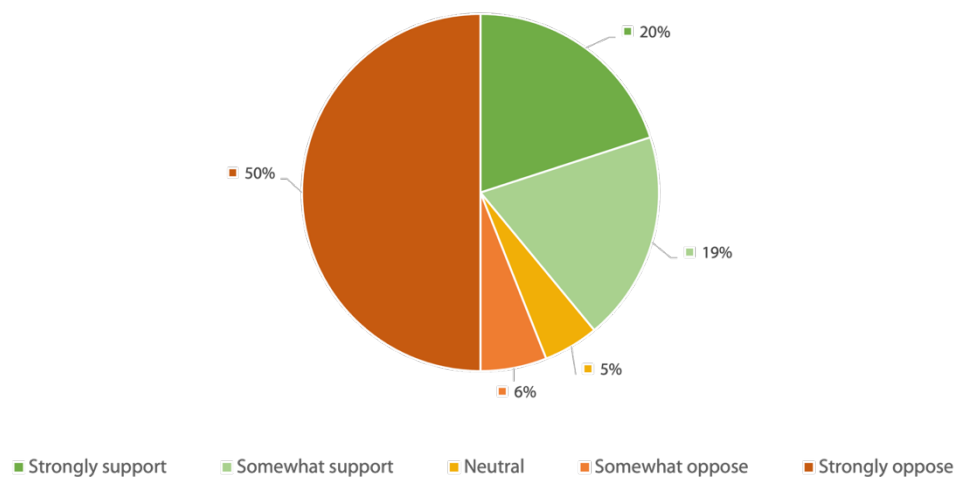
Additional comments referenced concerns about impacts on neighbouring properties, including the potential loss of views, increased density along the waterfront, and the cumulative effect of additional high-density development. Several respondents also felt the current Official Community Plan designation remains appropriate for the site.

Question 4. Please describe what conditions you would like considered.

Respondents who supported changing the future land use designation with conditions were invited to describe the conditions they would like considered.

The most common condition related to building height, with many respondents expressing a preference for limiting future development to three or four storeys to better reflect the character of the surrounding neighbourhood. Respondents also frequently identified the importance of providing adequate on-site parking to minimize impacts on surrounding streets. Other comments emphasized ensuring the development is compatible with the area's character through appropriate building design, setbacks, landscaping, and green space, while a small number of respondents noted the importance of confirming that municipal infrastructure can support future development.

Question 5. Rate your level of support for the land use designation that is being proposed for this site.



Base: 90 Respondents

Respondents expressed a range of opinions regarding the proposed land use designation. Half of respondents (50%) strongly opposed the proposal, while 20% indicated they strongly supported it. A further 19% somewhat supported the proposal, while 5% were neutral and 5% somewhat opposed the proposed land use designation.

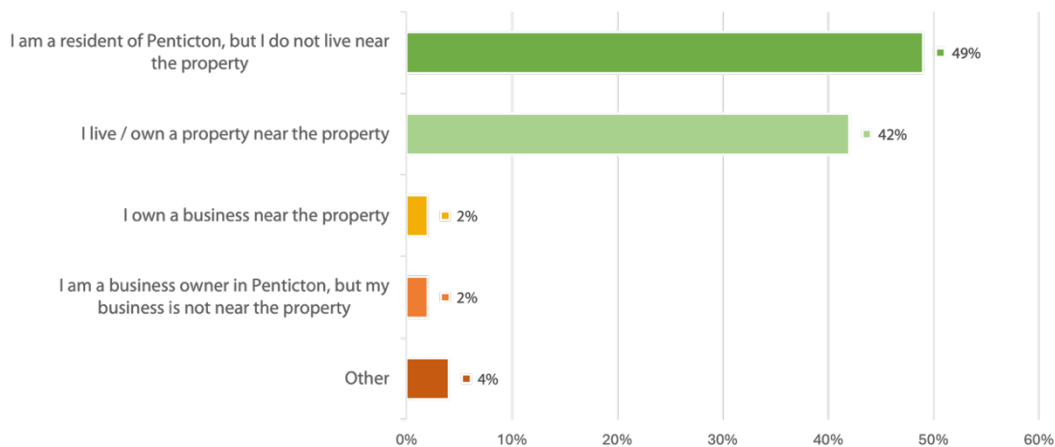
Question 6-8. Please provide more details on why you selected this response.

Respondents who indicated they were neutral, somewhat opposed, or strongly opposed to the proposed land use designation were invited to provide additional information explaining the reasons for their response.

The most common concern related to the scale and character of future development, with many respondents indicating that a building of up to six storeys would be out of character with the surrounding neighbourhood and expressing a preference for limiting future building heights to three or four storeys. Respondents also frequently raised concerns regarding traffic, parking, and increased density, noting the potential impacts on local streets and neighbouring properties. Several comments emphasized preserving the heritage, waterfront, and residential character of Lakeshore Drive, while others expressed concern that approving the proposed amendment could create a precedent for additional high-density development in the area. A small number of

respondents supported additional housing but felt any future development should be designed to complement the surrounding neighbourhood.

Question 9. Which best describes your interest in providing feedback?

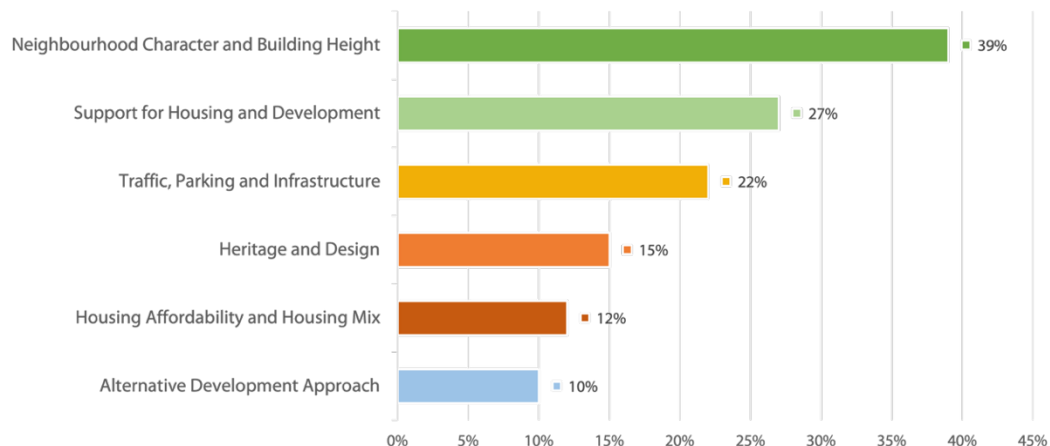


Base: 90 Respondents

Nearly half of respondents (49%) identified themselves as residents of Penticton who do not live near the property, while 42% indicated they live or own property near the site. Smaller proportions identified themselves as other (4%), business owners near the property (2%), or business owners in Penticton whose business is not near the property (2%).

Question 10. Do you have any additional comments you would like to share?

The following chart summarizes key themes identified through analysis of respondent verbatim comments to Question 10.*



Base: 41 Respondents

**Percentages based on 41 substantive responses. Non-substantive responses such as blank responses, "No," or "N/A" were excluded from thematic analysis. Responses may reference more than one theme; totals exceed the number of respondents.*

Neighbourhood Character and Building Height

Many respondents emphasized the importance of ensuring future development is compatible with the existing neighbourhood, with several expressing a preference for limiting building heights to maintain the character of the Lakeshore Drive area.

Support for Housing and Development

Respondents expressed support for additional housing and redevelopment on the site, recognizing the need to accommodate growth and provide more residential opportunities in Penticton.

Traffic, Parking and Infrastructure

Several comments raised concerns about increased traffic, parking demand, and the ability of existing infrastructure to accommodate higher-density residential development.

Heritage and Design

Respondents highlighted the importance of acknowledging the site's heritage and ensuring any future development incorporates high-quality design that complements the surrounding area.

Housing Affordability and Housing Mix

Some respondents emphasized the need for housing that is affordable and meets a range of community needs, including opportunities for local residents and smaller households.

Alternative Development Approach

Several respondents suggested alternative approaches, including lower-density development, reduced building heights, or designs that more closely reflect the existing character of the neighbourhood.

3.2 In-Person Information Session

An in-person information session was held at Penticton City Hall on May 27, 2026, from 4:00 p.m. to 6:00 p.m. Two residents attended the session. One attendee raised questions regarding the laneway adjacent to the property and how access may be affected during future construction. The second attendee asked general questions about the proposed Official Community Plan amendments.

3.3 Pop-Up Engagement Event

A pop-up information booth was held at the Penticton Farmers' Market on May 30, 2026, from 10:00 a.m. to 12:00 p.m. A total of 22 residents stopped by the booth to discuss the Official Community Plan amendment projects. Common topics raised regarding the 434 Lakeshore Drive West proposal included the importance of incorporating affordable housing, concerns regarding the proposed six-storey building height, with some residents expressing a preference for a maximum of four storeys, and concerns regarding the narrow back alley behind the property and its ability to accommodate future development.

4.0 Conclusions

The engagement process for the proposed Official Community Plan amendment at 434 Lakeshore Drive West provided residents and interested parties with multiple opportunities to learn about the proposal and share feedback. A total of 90 feedback forms were received, in addition to discussions held during an in-person information session and a pop-up engagement event at the Penticton Farmers' Market.

Survey responses reflected a range of perspectives regarding the proposed amendment. While some respondents supported increasing residential density and recognized the need for additional housing, others expressed concerns regarding neighbourhood character, building height, traffic, parking, infrastructure capacity, and the potential impacts on surrounding properties. Respondents who supported the proposal with conditions most commonly emphasized limiting building height, providing adequate parking, and ensuring future development is compatible with the surrounding neighbourhood.

The feedback collected through the engagement process provides Council with a summary of the perspectives shared by participants and will be considered alongside other technical studies, policy considerations, and the development application as part of Council's review of the proposed Official Community Plan amendment

Appendix A - Engagement Timeline

The following table summarizes the primary engagement activities completed as part of the OCP Amendment: 434 Lakeshore Drive West engagement process.

Date	Activity
March	Project Introduction at Council
May 7	Letter to Properties
May 13,20,22,29	Newspaper Ads (Penticton Western & Penticton Herald)
May 14	Project launched on ShapeYourCity
May 14	OCP Amendment: 434 Lakeshore Drive West Survey opens
May 14	News release, social media post
May 27	In-Person Information Session
May 30	Penticton Farmers' Market Pop-Up Engagement Session
June 12	OCP Amendment: 434 Lakeshore Drive West Survey closes

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



City of Penticton – Schedule 'A'

Official Community Plan Amendment Bylaw No. 2026-25

Date: _____

Corporate Officer: _____



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2026-26

Date: _____

Corporate Officer: _____