

**Public Hearing**  
to be held at the City of Penticton, Council Chambers  
171 Main Street, Penticton, B.C.  
To view the live broadcast and recordings, visit [www.penticton.ca](http://www.penticton.ca)

**Tuesday, August 6, 2024**  
at 6:00 p.m.

1. Mayor Calls Public Hearing to Order for **"Official Community Plan Amendment Bylaw No. 2024-23"**, "and **"Zoning Amendment Bylaw No. 2024-24"**. 1-33

CO Reads Opening Statement and Introduction of Bylaws

"Official Community Plan Amendment Bylaw No. 2024-23" (813, 825 and 877 Westminster Avenue West)

Purpose: To amend Official Community Plan Bylaw No. 2019-08 as follows:

Amend Map 1: Future Land Use by changing the future land use designation for Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 825 Westminster Avenue West, Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminster Avenue West, and Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658, located at 877 Westminster Avenue West, from 'High Density Residential' to 'Tourist Commercial'; and

Add the following site-specific policy statement to Land Use Designations, Tourist Commercial: Consolidated properties of 877, 825 and 813 Westminster Avenue West: Long term residential uses are permitted.

"Zoning Amendment Bylaw No. 2024-24" (813 and 877 Westminster Avenue West)

Purpose: To amend Zoning Bylaw No. 2024-22 as follows:

Rezone Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658, located at 877 Westminster Avenue West, from CT1 (Tourist Commercial) and C7 (Service Commercial) to CT1 (Tourist Commercial); and

Rezone Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminster Avenue West, from C8 (Vehicle Service Station) to CT1 (Tourist Commercial); and

Add the following site specific provisions to section 11.10.4 .3 "In the case of consolidated Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 825 Westminster Avenue West, Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminster Avenue West, and Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658, located at 877 Westminster Avenue West, the following shall apply:

- .a Permitted Uses
  - These permitted uses are in addition to the permitted uses regulations of Section 11.10.1:
  - Apartment
  - Short term rentals
- .b Subdivision and Development Regulations
  - Notwithstanding the subdivision and development regulations of Section 11.10.2:
  - Maximum density is 2.1 FAR
  - Maximum height is 24.0 m
  - Minimum exterior side yard is 3.0 m
  - Maximum lot coverage 40% or 90% with parkade
- .c Notwithstanding Section 6.5 Parking Requirements, residential parking for apartment uses shall be 0.7 parking spaces per dwelling unit and 0.2 visitor parking spaces per dwelling unit and parking spaces for Tourist Accommodation shall be 0.7 parking spaces per short term rental unit and 0.2 visitor parking spaces per short term rental unit
- .d Amenity space shall be provided at the rate of 20m<sup>2</sup> per dwelling unit or short term rental unit.
- e. Bicycle parking for short term rental units shall be provided at the same rate as residential uses as shown on Table 6.4 Bicycle Parking Requirements.

The City has received a revised proposal for a mixed-use development at 813, 825, 877 Westminster Avenue West, consisting of buildings facilitating 300+ dwelling units dedicated for tourist accommodation (strata hotel) uses as well as long term residential. The proposed change to the OCP will see full development site changed back from High Density Residential to its previous designation of Tourist Commercial. The property is also being proposed to be rezoned from a mix of CT1 (Tourist Commercial), C7 (Service Commercial) and C8 (Service Station) all to CT1, with some site specific provisions in the CT1 zone specific to the lands dealing with density, height and parking, site coverage and setbacks.

Notice: Pursuant to the *Local Government Act* the Public Hearing was advertised on Friday, July 26, 2024 and Friday, August 2, 2024 in an online news source and the newspaper.

- CO Two letters have been received regarding the Official Community Plan Amendment Bylaw and Zoning Amendment Bylaw (as of noon Wednesday, July 31, 2024).
- Mayor Requests Development Services staff describe the proposed bylaws
- Mayor Invitation to applicant for comment or elaboration on the application
- Mayor Invitation to electronic and in person participants to present their views

Mayor Invites Council members to ask questions

Mayor Invites applicants to respond to questions and participants may provide new additional information

PUBLIC HEARING for "Official Community Plan Amendment Bylaw No. 2024-23" and "Zoning Amendment Bylaw No. 2024-24" is terminated and no new information can be received on this matter.

**Regular Council Meeting**  
**held at City Hall, Council Chambers**  
**171 Main Street, Penticton, B.C.**

**Tuesday, July 16, 2024**  
**at 1:00 p.m.**

# Resolutions

---

8.4 Official Community Plan Amendment Bylaw No. 2024-23 and Zoning Amendment Bylaw No. 2024-24  
Re: 813, 825, 877 Westminster Avenue West

196/2024

**It was MOVED and SECONDED**

1. THAT Council, prior to consideration of "Official Community Plan Amendment Bylaw No. 2024-23" and in accordance with Section 475 of the Local Government Act, consider whether early and on-going

consultation, in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67;
5. The provincial or federal government and their agencies;

AND THAT Council determines that the Public Engagement Period carried out from May 31, 2024 to June 23, 2024 is sufficient;

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw 2024-23", for,

1. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891;
2. Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891; and
3. Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658,

Located at 813, 825 and 877 Westminster Avenue West, a bylaw that changes the OCP future land use designation of the subject properties from "High Density Residential" to "Tourist Commercial" and includes a site specific provision in the Tourist Commercial section of the land use designations table stating: "In the case of the consolidated properties of 877, 825 and 813 Westminster Avenue long term residential uses are permitted.";

AND THAT "Official Community Plan Amendment Bylaw No. 2024-23" be forwarded to the August 6, Public Hearing.

2. THAT Council give first reading, as amended, to "Zoning Amendment Bylaw 2024-24", a bylaw that amends the zoning for 877 Westminster Avenue West from CT1 and C7 to CT1 entirely and for 813 Westminster Avenue West from C8 to CT1 and adds site-specific language to the CT1 zone for the consolidated properties, permitting long term residential units, increasing the maximum permitted density, adjusting parking requirements, increasing the permitted height, increasing the permitted site coverage and adjusting side yard setbacks.

**Regular Council Meeting**  
**held at City Hall, Council Chambers**  
**171 Main Street, Penticton, B.C.**

**Tuesday, July 16, 2024**  
**at 1:00 p.m.**

## **Resolutions**

---

*Continued...*

AND THAT "Zoning Amendment Bylaw No. 2024-24" be forwarded to the August 6, Public Hearing.

AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2024-24", require the following condition be met:

- The three lots are consolidated, with the consolidation plan registered with the Land Title Office and
- A 2.5m wide road dedication along the eastern property line (Power Street) and an 8.5m x 8.5m southeast corner cut at the intersection of Westminster Avenue West and Power Street is registered with the Land Title Office;

AND THAT Council direct staff to enter into a development agreement with the developer prior to the adoption of "Zoning Amendment Bylaw No. 2024-24", to provide the following infrastructure as part of the development of the site:

- Higher standard for the Westminster Avenue West and Power Street frontages than the current Subdivision and Development Bylaw requires, to be constructed at the developer's cost, to be designed in alignment with the vision of the North Gateway Redevelopment and Investment Strategy, including the installation of appropriate pedestrian and cyclists' facilities along both frontages, and the protection of the existing American Elm trees along Westminster Avenue.

**CARRIED**  
**Councillor Miller, Opposed**



# Council Report

penticton.ca

**Date:** July 16, 2024 **File No:** RMS/877 Westminster Ave W  
**To:** Anthony Haddad, City Manager  
**From:** Blake Laven, Director of Development Services  
**Address:** 813, 825, 877 Westminster Avenue West

**Subject: Official Community Plan Amendment Bylaw No. 2024-23 and Zoning Amendment Bylaw No. 2024-24**

## Staff Recommendation

1. THAT Council, prior to consideration of "Official Community Plan Amendment Bylaw No. 2024-23" and in accordance with Section 475 of the *Local Government Act*, consider whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67;
5. The provincial or federal government and their agencies;

AND THAT Council determines that the Public Engagement Period carried out from May 31, 2024 to June 23, 2024 is sufficient;

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw 2024-23", for,

1. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891;
2. Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891; and
3. Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658,

Located at 813, 825 and 877 Westminster Avenue West, a bylaw that changes the OCP future land use designation of the subject properties from "High Density Residential" to "Tourist Commercial" and includes a site specific provision in the Tourist Commercial section of the land use designations table stating: "In the case of the consolidated properties of 877, 825 and 813 Westminster Avenue long term residential uses are permitted."

AND THAT "Official Community Plan Amendment Bylaw No. 2024-23" be forwarded to the August 6, Public Hearing.

2. THAT Council give first reading to "Zoning Amendment Bylaw 2024-24", a bylaw that amends the zoning for 877 Westminster Avenue West from CT1 and C7 to CT1 entirely and for 813 Westminster Avenue West from C8 to CT1 and adds site-specific language to the CT1 zone for the consolidated properties, permitting

long term residential units, increasing the maximum permitted density, adjusting parking requirements, increasing the permitted height, increasing the permitted site coverage and adjusting side yard setbacks.

AND THAT “Zoning Amendment Bylaw No. 2024-24” be forwarded to the August 6, Public Hearing.

AND THAT Council, prior to adoption of “Zoning Amendment Bylaw No. 2024-24”, require the following condition be met:

- The three lots are consolidated, with the consolidation plan registered with the Land Title Office and
- A 2.5m wide road dedication along the eastern property line (Power Street) and an 8.5m x 8.5m southeast corner cut at the intersection of Westminster Avenue West and Power Street is registered with the Land Title Office;

AND THAT Council direct staff to enter into a development agreement with the developer prior to the adoption of “Zoning Amendment Bylaw No. 2024-24”, to provide the following infrastructure as part of the development of the site:

- Higher standard for the Westminster Avenue West and Power Street frontages than the current Subdivision and Development Bylaw requires, to be constructed at the developer's cost, to be designed in alignment with the vision of the North Gateway Redevelopment and Investment Strategy, including the installation of appropriate pedestrian and cyclists' facilities along both frontages, and the protection of the existing American Elm trees along Westminster Avenue.

### Strategic Priority Objective

**Livable and Accessible:** Proactively plan for deliberate growth; focused on an inclusive, healthy, safe and desirable place to live.

### Proposal

The City has received a revised development proposal for a mixed-use development at 813, 825, 877 Westminster Avenue West (the ‘subject properties’), consisting of buildings facilitating 300+ dwelling units dedicated for tourist accommodation (strata hotel) uses as well as long term residential. The percentage of



*Figure 1 – Conceptual Rendering of Proposed Development*

units dedicated to tourist accommodation and long-term residency will be determined based on market conditions as the various phases are added.

The original application (2021) was similar in scale, density, form and character but had more of a focus on long term residential with the ability for short term rentals. With the recent provincial changes to require principal residency to operate short term rentals, the developer is now looking at a project that is more focussed on tourist accommodation offerings and has applied to amend the OCP to achieve that vision.

The proposed change to the OCP will see full development site changed back from High Density Residential to their previous designation of Tourist Commercial. The property is also being proposed to be rezoned from a mix of CT1 (Tourist Commercial), C7 (Service Commercial) and C8 (Service Station) all to CT1, with some site specific provisions in the CT1 zone specific to the lands dealing with density, height and parking, site coverage and setbacks.

The applicants intend to apply for Development Permits and other approvals following consideration of the OCP and zoning changes. The development permit process will result in more detailed plans and technical focus and will also require Council approval.

### Background

#### Property information

The subject site consists of three separate properties 813, 825 and 877 Westminster Ave West (referred to as 877 Westminster Ave W or the subject site) - totaling approximately 4.8 acres (1.9 ha) in size and currently contains the El Rancho Motor Hotel as well as some minor vacant retail spaces.

The site is located at the intersection of Westminster Ave West and Power Street, across Westminster Avenue from the Penticton Trade and Convention Centre (PTCC) and within the North Gateway Plan area. The surrounding neighbourhood contains a diverse mix of zones including commercial uses in the nearby Riverside Plaza, motor vehicle sales and service along the Westminster Ave corridor, motels and hotels and several parks and public assembly uses. The residential zones in the area range from R4-S (Small-Scale Multi Unit Residential – Small Lot) to RM4 (High Density Multiple Housing) and includes a diverse mix of single-family homes, carriage homes, duplexes, fourplexes, apartments and townhouses.



Figure 1: Property location map

### *Current OCP and Zoning*

The OCP future land use designation on the subject property is 'High Density Residential' (Attachment A). The High Density Residential designation supports higher density 3-6 storey apartments in higher-amenity areas.

The lands are currently zoned CT1 (Tourist Commercial), C7 (Service Commercial) and C8 (Vehicle Service Station). Only the part of the property currently zoned CT1 would support the uses envisioned by the owner (Attachment B).

### *Previous applications*

In June 2020, an OCP Amendment application was received for the subject properties. The application proposed to amend the OCP future land use designation on the property from 'Tourist Commercial' to 'Urban Residential', with the intent of having a resort residential style development that both accommodated long-term residents, but also allowed short-term rentals and strata hotel-style development. The application was presented to Council and public engagement took place to understand whether the community supported the proposed land use change.

First reading of the proposed land use change was eventually defeated at Council (September 15, 2020). The applicants then, in 2021, made minor revisions to the plans adding some commercial components and resubmitted their application for consideration. Council eventually adopted the OCP amendment bylaw (September 7, 2021) putting in place the current 'Urban Residential' designation.

A zoning amendment bylaw supporting the same vision through a comprehensive development zone was supported by Council in 2022 but did not move past third reading as the property owner was still working through the conditions of adoption (road dedications, tree protection covenant) when the province implemented a principal residence requirement for operation of short term rentals. The changes to the short term rental rules have made the proposed development unfeasible from the developers perspective, as the short term rental component was important to ensure the project was financially viable. The property owner feels that changing the OCP designation and zoning to a tourist accommodation zone that allows residential uses as ancillary uses, will better align the vision of the project with the new provincial rules, without substantially changing what was previously shared with the public and approved by Council.

### *North Gateway Plan area*

During the OCP and zoning applications the City was also in the process of creating the North Gateway Plan, an area plan specifically focused on land uses in the neighbourhood around the PTCC and SOEC. The plans that the developer of 877 Westminster Avenue was working on were incorporated into the North Gateway planning process. The North Gateway plan envisions tourist accommodation uses as well as long term residential uses to support the SOEC and PTCC. While the north side of Westminster Avenue was mostly designated as residential by the North Gateway Plan, that was more a reflection of the developer's plans than a final policy decision on where tourist commercial uses should be located. The plan calls for up to 350 new tourist accommodation rooms as well as 25k – 35k square feet of new commercial floor area and 2000 new residential units in the plan area. This proposed development aligns with the North Gateway Plan by providing more tourist accommodation and residential units to contribute to the plan's targets.

### Existing and Proposed Zoning Comparison

The following table shows a comparison of the current CT1 zone regulations, proposed site-specific regulations for this site, and the CD9 zone regulations to which Council gave 3<sup>rd</sup> reading:

	Zone Requirement for CT1 (Tourist Commercial) zone	Proposed CT1 zone with site specific conditions	Previously proposed comprehensive development (CD) zone
<b>Minimum Lot Width*:</b>	20 m	20 m	43.0 m
<b>Minimum Lot Area*:</b>	930 m <sup>2</sup>	930 m <sup>2</sup>	8,200 m <sup>2</sup>
<b>Maximum Lot Coverage:</b>	40 %	40% or 90% with parkade	40% or 90% with parkade
<b>Maximum Density:</b>	1.2 Floor Area Ratio (FAR)	2.1 Floor Area Ratio (FAR)	2.1 FAR
<b>Maximum Height:</b>	12.0 m	24.0 m	21.0 m
<b>Vehicle Parking:</b>	<p>Total Vehicle Spaces Required:</p> <p>1 vehicle parking stall per sleeping room</p> <p><i>Commercial:</i> 1 space per 50 m<sup>2</sup> of commercial floor area</p>	<p><i>Tourist Accommodation:</i> 0.7 parking spaces per rental unit and 0.2 visitor parking spaces per rental unit</p> <p><i>Dwelling Units:</i> 0.7 parking spaces per dwelling unit and 0.2 visitor per dwelling unit</p> <p><i>Commercial:</i> 1 space per 50 m<sup>2</sup> of commercial floor area</p>	<p><i>Dwelling units or short term rental unit:</i> 1 per dwelling unit plus 0.2 for visitor parking per unit</p> <p><i>Commercial:</i> 1 space per 50 m<sup>2</sup> of commercial floor area</p>
<b>Bicycle Parking:</b>	<p><i>Restaurant:</i> 1 Class I per 150 NFA and 1 Class II per 400m<sup>2</sup></p> <p><i>Commercial:</i> 1 Class I per 300 NFA (max 25) and 1 Class II per 300 m<sup>2</sup> (max 30)</p>	<p><i>Restaurant:</i> 1 Class I per 150 NFA and 1 Class II per 400m<sup>2</sup></p> <p><i>Commercial:</i> 1 Class I per 300 NFA (max 25) and 1 Class II per 300 m<sup>2</sup> (max 30)</p> <p><i>Dwelling units:</i> 0.5 Class I per dwelling unit and 0.1 Class II per dwelling unit</p>	<p><i>Restaurant:</i> 1 Class I per 150 NFA and 1 Class II per 400m<sup>2</sup></p> <p><i>Commercial:</i> 1 Class I per 300 NFA (max 25) and 1 Class II per 300 m<sup>2</sup> (max 30)</p> <p><i>Dwelling units:</i> 0.5 Class I per dwelling unit and 0.1 Class II per dwelling unit</p>

<b>Required Setbacks</b>			
Front Yard:	3.0 m	3.0 m	3.0 m
Side Yard (interior):	3.0 m	3.0 m	4.5m
Side Yard (exterior):	0 and 4.5 m	3.0 m	3.0m
Rear Yard (lane):	4.5 m	4.5 m	4.5m
<b>Amenity space requirement</b>	N/A	20 m2 per unit	20 m2 per unit
<b>Other Information:</b>	*Lot width and lot area are only applicable at the time of subdivision.		

### Summary of Engagement

Council at the May 5, 2024 meeting endorsed the engagement program for the OCP change as per the Community Engagement for OCP Amendments policy. Engagement ran from May 31, 2024 through June 23, 2024 and opportunities for public participation were provided as follows:

1. Project page on [www.shapeyourcitypenticton.ca](http://www.shapeyourcitypenticton.ca) - central location to share information and gather feedback, including an email blast to the Shape Your City Penticton database advising of the engagement beginning,
2. Notices mailed to neighbours within a 100m buffer of the properties,
3. Notice sign posted on the subject properties,
4. Short video presentation on proposed development to be included on shape your city portal,
5. Consult with targeted agencies and interest groups (i.e. Penticton Indian Band, Ministry of Transportation, BC Transit etc.),
6. Media releases issued,
7. Newspaper advertisements.

In total 235 feedback forms were received. Staff have also relied on public submissions from previous applications to inform the recommendations herein.

Results of the engagement are attached as Attachment D. A summary of the results include:

- Concerns over traffic and parking increases with the amount of density proposed
- Concerns over the number of units proposed on site
- Desire for more residential to address housing affordability in the community
- Desire to see development be done in a sustainable manner
- Desire for high amenity development (green space, landscaping, play structures, shared amenities)
- Concern for the existing residents residing on the properties
- Concern over height and design of the buildings

In summary, 43.3% of respondents supported the proposed land use change and another 18.3% supported the proposed change with conditions – largely related to parking considerations, affordability, and determining a set ratio of tourist offerings to long term residential. 37.2% were strongly opposed to the change in OCP designation.

## Technical Review

This application has been reviewed by the City's Technical Planning Committee, a group of internal city staff who review development applications. Staff have provided high-level comments regarding servicing upgrades, tree protection, road widening, and future building requirements to the applicant. As the plans are similar from a development perspective as the previous application, much of the previous review work is still valid, despite the proposed change in OCP designation. Further technical review will occur as more detailed plans are prepared and submitted as part of the development permit and building permit processes.

The previous zoning change review highlighted the need for road widening along Power Street and for a corner cut on the corner of Westminster Avenue and Power Street. Staff are recommending that these required road dedications be required prior to adoption of the zoning amendment bylaw.

The previous review also highlighted the need for an enhanced frontage improvement along Westminster Avenue and Power Street to meet the vision outlined in the North Gateway planning work. The North Gateway Plan envisions a treed multi-use pathway leading from the PTCC to Okanagan Lake which will run along the frontage of the subject lands. While that is the vision identified in the North Gateway Plan, the actual design of Power Street has not been done yet and may differ from that vision based on the existing Power Street design (separated bicycle lane) and consultation with the developer and the larger community. Nevertheless, additional street width is required and the aesthetic look of this important corridor connecting the PTCC with Okanagan Lake will be greatly improved through the development.

Frontage improvements are required by the City's Subdivision and Development Bylaw. In this case, given the scale of the proposed project, staff consider that a higher level of frontage improvement is appropriate.

There are 4 large American Elm boulevard trees fronting the subject property along Westminster Ave W. The trees are listed on Penticton's Heritage/Significant Trees list within the Municipal Properties Tree Bylaw No. 2001-26 and are integral to the character of Westminster Avenue. The City has engaged an arborist to comment on how development will impact the trees and have shared the information with the development. As the development plans move further along the design process, it will be integral to ensure the trees are protected and that their growing conditions are improved throughout the construction period and afterwards.

Staff are recommending that Council require an agreement between the City and the developer to be entered into prior to adoption of the zoning amendment bylaw. The agreement will outline the developer's contributions to the frontage improvements and create requirements and a technical plan for the protection of the American Elm Trees along the frontage of the property.

## Climate Action Plan Concurrence

The Climate Action Plan was adopted in 2021. The proposed development is consistent with the following aspects of the CCAP:

- **Shift Beyond the Car:** Encourage active & accessible transportation and transit
  - The location of the development is in close proximity to many services to support living, including being within walking distance of the downtown commercial district and the main

shopping area of the North Gateway with grocery and other daily needs, within easy walking distance.

- The zone is proposing a reduction in parking spaces than would typically be seen in a residential development, encouraging residents and tourist staying within the development to use alternative means of travel.
- The location of the development has various transit stops nearby on Westminster Ave, Power Street, and Churchill Ave.
- Bicycle parking will be required as per the Zoning Bylaw for both residents and tourists staying within the development – these need to be provided in secure storage - and for guests visiting in the form of bike racks and other accessible bike parking facilities
- **Electrify Passenger Transportation:** Accelerate the adoption of zero-emissions vehicles
  - The development will be required to include infrastructure for EV ready for all of the required parking.
- **Step Up New Buildings:** Buildings built within the next two years will be required to meet Step 2 of the BC Energy Step Code. Step 2 requires new builds to be at minimum 10% more efficient than the base 2018 BC Building Code. Additional steps are planned to occur in 2027 with the goal of all new buildings being Net Zero Ready for new construction by 2032. Any buildings built in 2024 or 2025 will also have to meet L1 on the Zero Carbon Step Code. The City is planning for the next level on the zero carbon step code for 2026, so it is likely that higher standards will be required as the project moves into later phases.

### Financial Implication

All development fees are the responsibility of the applicant.

### Analysis

### OCP Amendment

The applicant is proposing to change the OCP future land use designation on the subject property from ‘High Density Residential’ to ‘Tourist Commercial’.

#### High Density Residential Designation (Current designation)

Land Use	Description	Building Type(s)	Uses	Height / Density
 <p>High Density Residential</p>	Higher-density multifamily residential neighbourhoods consisting of townhouses and apartments in higher-amenity areas	<ul style="list-style-type: none"> <li>• Cluster housing</li> <li>• Townhouses</li> <li>• Low-rise and mid-rise apartment buildings</li> <li>• Small-scale neighbourhood commercial building (e.g., corner store, coffee shop, childcare)</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Limited retail/service</li> </ul>	<ul style="list-style-type: none"> <li>• Up to 6 storeys</li> </ul>
<p><b>Site-Specific High Density Residential Policy Statement:</b>                      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.</p>				

Figure 2: OCP Land use table - High density residential

The High Density Residential land use designation is described in the OCP as higher density 3-6 storey apartment neighbourhoods in higher-amenity areas where building construction is primarily wood frame. This designation supports a variety of residential uses, and limited retail/services (Figure 2).

*Tourist Commercial Use Designation (Proposed designation)*

The question for the community and Council to consider is whether the ‘Tourist Commercial’ land use designation represents what the community wants to see at this location in the future. This change in land use designation would allow for the rezoning of the lands in support of a strata hotel development with some residential components. This designation supports areas that serve both visitors and residents, providing accommodation, entertainment, and food and beverage, with buildings generally up to 6 storeys in height (Figure 3). In this case, the developer is also asking that residential uses be permitted as well as tourist commercial uses.

The Bylaw adds the following language to the table: “In the case of the consolidated properties of 877, 825 and 813 Westminster Avenue long term residential uses are permitted.”

Land Use	Description	Building Type(s)	Uses	Height / Density
 <p>Tourist Commercial</p>	<p>Areas that serve both visitors and residents, providing accommodation, entertainment, and food and beverage, as well as resort residential uses.</p>	<ul style="list-style-type: none"> <li>Hotels</li> <li>Motels</li> <li>Restaurants</li> <li>Resort residential</li> </ul>	<ul style="list-style-type: none"> <li>Tourist Accommodation</li> <li>Restaurant, entertainment, service</li> <li>Retail</li> <li>Ancillary residential and office uses</li> </ul>	<ul style="list-style-type: none"> <li>Generally up to 6 storeys, subject to contextual design and adherence to DP guidelines</li> </ul>
<p>Site-Specific Tourist Commercial Policy Statement: 3228 Evergreen Drive (Wiltse South Block) - tourist accommodation resort with a maximum of 20 units and a maximum floor area of 1850m<sup>2</sup></p>				

Figure 3: OCP Land use table - Tourist Commercial

After review of the application package, North Gateway Plan and public feedback staff are recommending approval of the OCP change for the following reasons:

1. The development plans have not fundamentally changed from what was supported by the City in 2021 and 2022. The main change being the change the focus on tourist accommodation rather than long-term residential. The proposed built form of the development remains unchanged.
2. The location of the development is within walking distance of various amenities and Okanagan College. The location is within walking distance of Okanagan Lake Beach, Lakawanna Park, the Trade and Convention Centre, Community Centre, and Riverside Plaza and tourist commercial uses would support other City initiatives around the North Gateway.
3. The vision of the project is aligned with the North Gateway Plan targets for new tourist accommodation and residential uses. Development of the site will add vibrancy to an area that is central to the North Gateway area and will contribute to streetscape improvements.

## **Zoning Bylaw Analysis**

In addition to recommending support for the OCP amendment, staff are also recommending that Council support the proposed change in zoning of the property from a mix of CT1, C7 and C8 zones completely to CT1, with some site specific amendments.

Staff consider the proposal and the approach to the zoning amendments to be aligned with the following OCP policies:

4.1.1.1 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

4.1.3.6 Require amenity areas in all multifamily and mixed-use projects through regulations in the Zoning Bylaw.

4.1.3.8 Be flexible and adapt to innovative forms of housing including co-housing and units that support multi-generational living to meet the needs of the community. 4.1.4.1 Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.

4.1.4.2 Ensure that housing – both owner-occupied and rental – is well-managed and meets community expectations for standards of maintenance, upkeep and cleanliness.

4.1.4.3 Continue to ensure that new residential developments meet or exceed energy efficiency requirements. The City may explore incentive programs to encourage higher levels of energy efficiency

The site specific amendments include allowing for long term residential uses in a zone that is designed for strictly tourist accommodation and associated commercial uses. The site specific changes to the development regulations largely align with the development regulations previously negotiated for the Comprehensive Development Zone (CD9) for the previous development proposal and increase the height and density of permitted development above what would normally be permitted in a CT1 zoned property. The additional height and density however are aligned with other permitted heights and densities in the immediate area (i.e. approximately 6 storeys). The bylaw will also include an amenity space requirement per unit. This is not a requirement in the CT1 zone currently. Amenity space will be required at the rate of 20m<sup>2</sup> per unit created.

Given the above, staff are recommending that the Zoning Bylaw Amendment be given first reading and be sent to the August 6, 2024 Public Hearing. Staff are recommending that adoption of the bylaw not occur until the road dedications are registered with the Land Title Office and the City and the developer have entered into an agreement on off site contributions and tree protection.

## **Alternate Recommendations**

Council may consider that changing the OCP designation back to Tourist Commercial is not in the City's interest at this time, given the need for long term housing in the community. If that is the case, Council can decide to not support readings of the two bylaws. Staff consider that even though the OCP and zoning will have a tourist commercial focus, supporting the bylaws will lead to additional housing being built on the site and a greater chance that the development will proceed in the near future.

1. THAT Council not support readings of "OCP Amendment Bylaw 2024-23" and "Zoning Amendment Bylaw 2024-24".

**Attachments**

- Attachment A – Official Community Plan Map
- Attachment B – Zoning Map
- Attachment C – Letter of Intent with preliminary plans
- Attachment D – Engagement Summary Report
- Attachment E – Official Community Plan Amendment Bylaw No. 2024-23
- Attachment F – Zoning Amendment Bylaw No. 2024-24

Respectfully submitted,

Blake Laven  
Director of Development Services

Concurrence

Director of finance and Administration <i>AMC</i>	General Manager of Infrastructure <i>KD</i>	City Manager <i>PH</i>
---	---	---------------------------

Attachment A – Official Community Plan Map

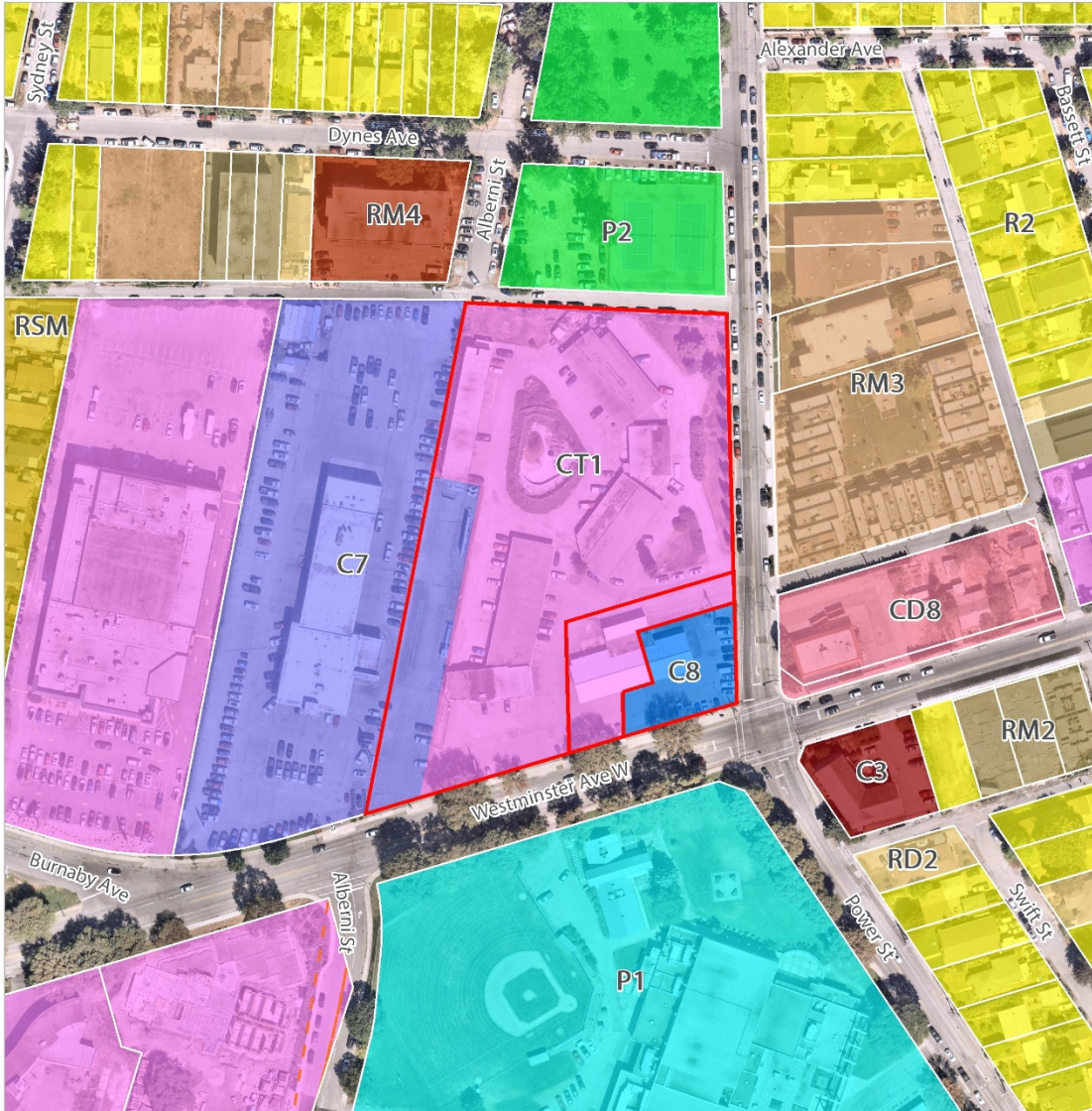


Attachment B – Official Community Plan Map



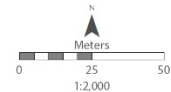
# 813, 825, 877 Westminster Ave W

## Zoning Map



**Legend**

- Subject Parcel
- R2 - Small Lot Residential
- RSM - Mobile Home Park Housing
- RD2 - Duplex Housing: Lane
- RM2 - Low Density Multiple Housing
- RM3 - Medium Density Multiple Housing
- RM4 - High Density Multiple Housing
- C7 - Service Commercial
- C8 - Vehicle Service Station
- CT1 - Tourist Commercial
- P1 - Public Assembly
- P2 - Parks and Recreation
- CD8 - Comprehensive Development (795 Westminster Ave W)



Terms of Use: The City of Penticton is a repository of public information in both printed and digital form. This means accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information included in 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.

Printed: 11/12/2019 11:29 AM

penticton.ca

Attachment C – Letter of Intent

**EL Rancho Development Proposal  
813, 825 & 877 Westminster Ave. West**

January 30, 2024

Mayor & Council, City of Penticton  
171 Main Street  
Penticton, BC V2A 5A9

RE: OCP Amendment to Tourism Commercial

Dear Mayor & Council,

We would like to request the Council reverse the 2021 OCP Amendment to return the OCP for 813, 825 & 877 Westminister to its original Tourist Commercial Designation.

The OCP Amendment Bylaw No.2021-25 was presented to council on August 17, 2021, to revise the OCP for 813,825 & 877 Westminister Ave from Tourism Commercial to Urban Residential. This was to allow the site to diversify what was to be built to include both tourist accommodations and residential. The project was to be a Strata owned condo rental and a Strata condo residential project.

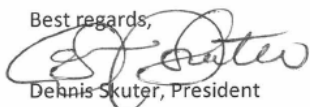
The project plan included a strata owner rental component similar to Pan Pacific Whistler Village, Pan Pacific Whistler Mountainside, Watermark Beach and Walnut Beach Resort in Osoyoos and Stonegate & Stonebridge Resorts at Big White which I developed. The property, with a Rental Management Agreement, whereby the owners may offer their property for short term rentals centrally managed from an on-site reservation center and will include resort amenities such as a fitness center, café lounge, bike rentals and outdoor resort style pool facilities.

Originally, we felt that the change in designation to Urban Residential would enhance the opportunity to support the "North Gateway" vision and still provide residential housing that was much needed.

Given the recent changes to the provincial government's short term rental restrictions and legislation as well as ongoing concern for more punitive legislation in the future, we believe the only way to safeguard both our vision and the North Gate Vision is to amend the OCP back to Tourism Commercial so we can then keep our current Tourism Commercial zoning which allows for a hotel strata resort and will meet the provincial guidelines for short term rentals. With the loss of approximately half the current Short Term rental standalone licenses this coming year, the need for condo style short term rentals will be imperative to host the many Events held in Penticton.

This revision will align with the City's emerging vision for the new "North Gateway Plan", fronting the Trade and Convention Centre across Westminster Avenue and allow us to continue with the original concept plan.

Best regards,



Dennis Skuter, President  
Lindenhome Corporation

Lindenhome Corporation  
2565 Whitworth Road,  
West Kelowna, BC V4T 2K5  
Tel 250-470-8000 Fax 250-768-2525  
[ds@mspiwest.com](mailto:ds@mspiwest.com)

January 31, 2024

Mayor & Council – City of Penticton  
171 Main Street  
Penticton, BC V2A 5A9

Dear Mayor & Council,

RE: Current Zoning Amendment to Tourist Commercial Zoning  
Site ID: 9826 813, 825, 877 Westminster Ave West, Penticton, BC V2A 1L1  
El Rancho Motel Project

We request to amend the current zoning at 813, 825 & 877 Westminster Ave W., Penticton, BC. The new BC Short-Term Rental Accommodation Regulation has determined the need to maintain the current Tourism Commercial Zoning with an Amended Clause that would allow residential occupancy to the tourist accommodations as per attached proposed CT1 Zoning Amendment Schedule.

This would allow us to continue with our development as designed and offer the short-term rentals the City originally requested, within a Strata Titled Corporation, while also allowing residential condos within a separate Strata Titled Corporation.

Our proposal retains the existing Tourist Commercial Zoning to provide a comprehensive solution allowing strata hotel short term rentals & residential use. A separate Strata for each different use would provide compliance with the Provincial mandate.

See provincial requirement "Accommodation Types Exempt from Principal Residence requirement:

- Strata titled hotel or motel if the owner may not use the property as a principal residence
- due to mandatory provisions in a rental pool or rental management agreement."

We ask that the City support such a change so we can move forward without delay.

Best regards,

  
Dennis Skuter, President  
Lindenhome Corporation



**813, 825, 877 Westminster Ave W  
(El Rancho Motel)  
Engagement Report**

July 12, 2024

[1.0 Overview](#)

[2.0 Community Participation](#)

[3.0 Feedback Form Results](#)

[4.0 Conclusions](#)

[Appendix A– Engagement Timeline](#)

### 1.0 Overview

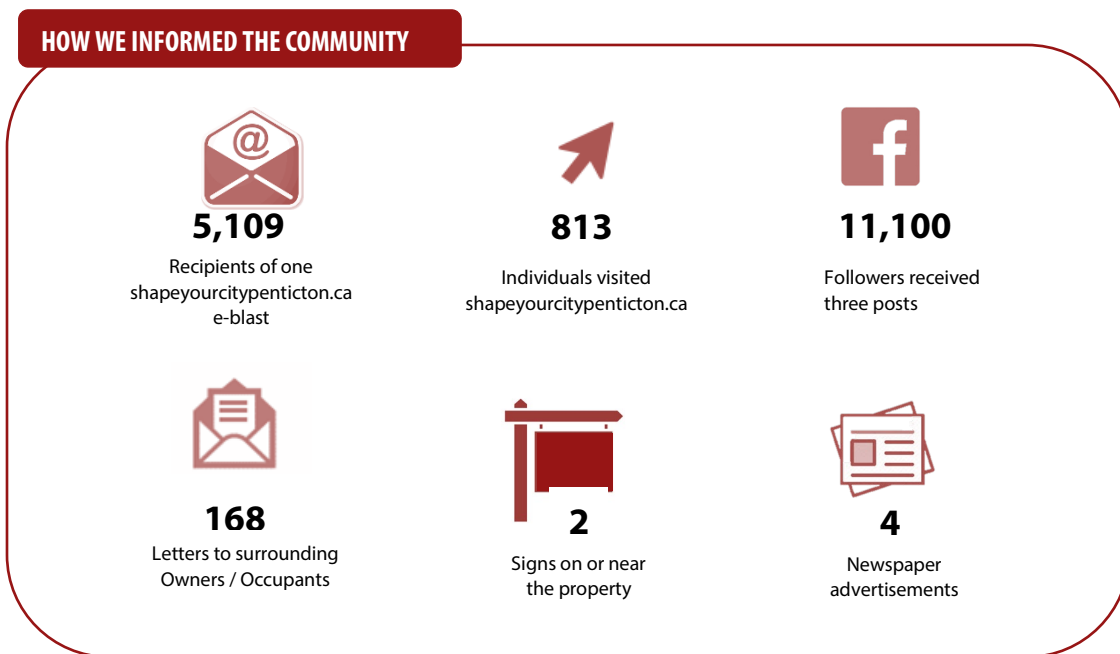
The City has received an application to amend the Official Community Plan (OCP) future land use designation for 813, 825 and 877 Westminster Ave W, (El Rancho motel) from High Density Residential to Tourist Commercial.

The proposal is for a mixed-use development, consisting of residential buildings and buildings dedicated for tourist accommodation. Initial plans have been submitted and are presented as potential concept plans for development as well as a potential site plan, that could be built under the proposed OCP designation and proposed zoning for the site.

Before considering the amendments, Council directed staff to gather feedback from the community about changing the ‘future land use’ of this property. The following document summarizes the activities completed and the findings from the process.

### 2.0 Community Participation

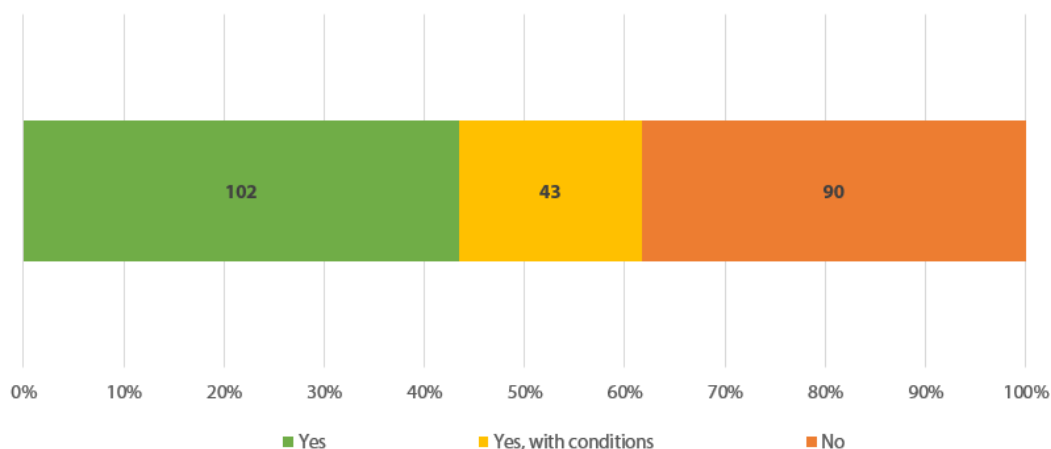
Staff followed the *Community Engagement Procedure for OCP Amendments* to ensure adequate and meaningful consultation with the community. The engagement program was conducted between May 31 and June 23. The following diagram summarizes participation. A detailed timeline of engagement activities is provided in Appendix A.



### 3.0 Feedback Form Results

One of the primary ways the City gathers formal feedback is through the use of feedback forms. The focus of the feedback form was to gather feedback on the proposed change to the future land use. Residents were invited to review the information about the proposal and complete a feedback form before Sunday, June 23. In total, **235 feedback forms** were received. Please note that the key findings from the feedback forms are presented in this report. Complete results including full comments, are available at [shapeyourcitypenticton.ca](http://shapeyourcitypenticton.ca).

1. Do you agree with changing the land use on this site from Urban Residential to Tourist Commercial?



Participants who answered ‘Yes, with conditions’ were invited to explain their response. A summary of the themes/comments is provided below:

**Traffic and parking**

- Concerns whether enough spaces will be provided for long-term residents and their guests, staff working in the commercial areas of the development and parking for patrons of the commercial units
- Concern that tenants will park on the street
- Inadequate parking for events at arenas, convention centre and SOEC may lead to attendees parking in this development area
- Improved traffic control at Westminster/Power intersection to alleviate congestion

**Density of development**

- Concern there are too many units proposed and the area cannot handle the increased density
- Preference to limit building heights to three storeys

**Affordability**

- Preference for long-term residential for seniors and families be affordable
- Desire to know that affordable housing options are found for current tenants

**Climate action/Green spaces**

- Desire to see plans include plants, trees and playground areas
- Desire for more outdoor space, amenities like play structures and pickleball courts are strained as population increases

**Other conditions**

- Preference to see long-term residential buildings build first
- Desire for transit, safe bike lanes, wide sidewalks and controlled crosswalks

- Desire for clarity of management presence on site and alignment with hotel requirements, do not want this to circumvent current short-term rental requirements.
- Desire for clear ratio or percentage of residential vs. tourist accommodations, with majority being residential

Participants who answered 'No' were invited to explain their response. A summary of the themes/comments is provided below:

**Desire to keep property as Urban Residential**

- Concerns that housing is needed for those that live and work here and that this provides too many units for visitors only
- Concern that too much land is being offered as tourist commercial
- Desire to provide long-term housing over short-term rentals

**Impacts of Tourism**

- Concern for neighbouring residences that short-term rentals will contribute to existing noise concerns that already arise after events in the area

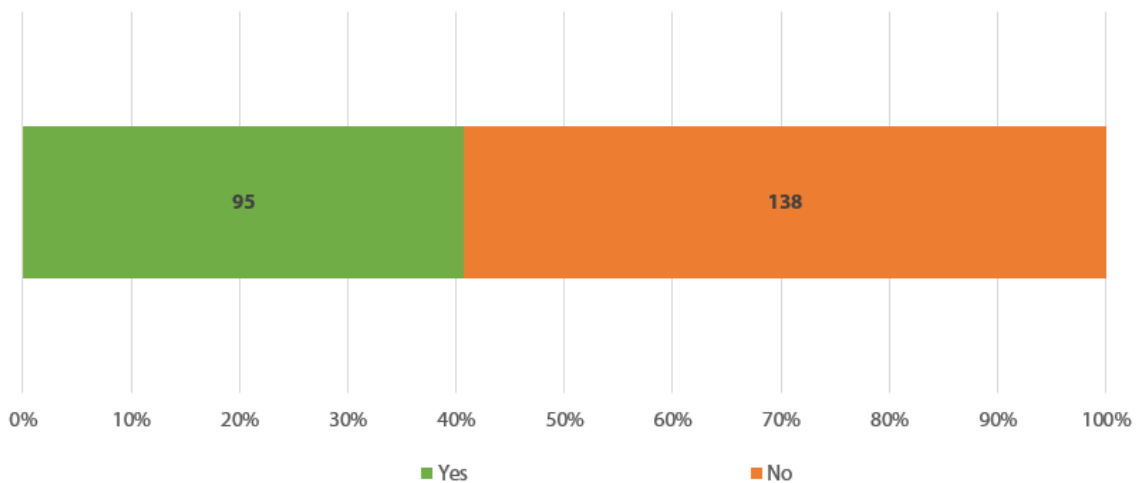
**Traffic and Infrastructure**

- Concern for increased congestion in the area

**Affordability**

- Concern long-term units will not be affordable
- Comment that affordable housing needs outweigh tourism needs

2. Based on the information provided, would you have any concerns about the scale and form of what is being considered for this site?

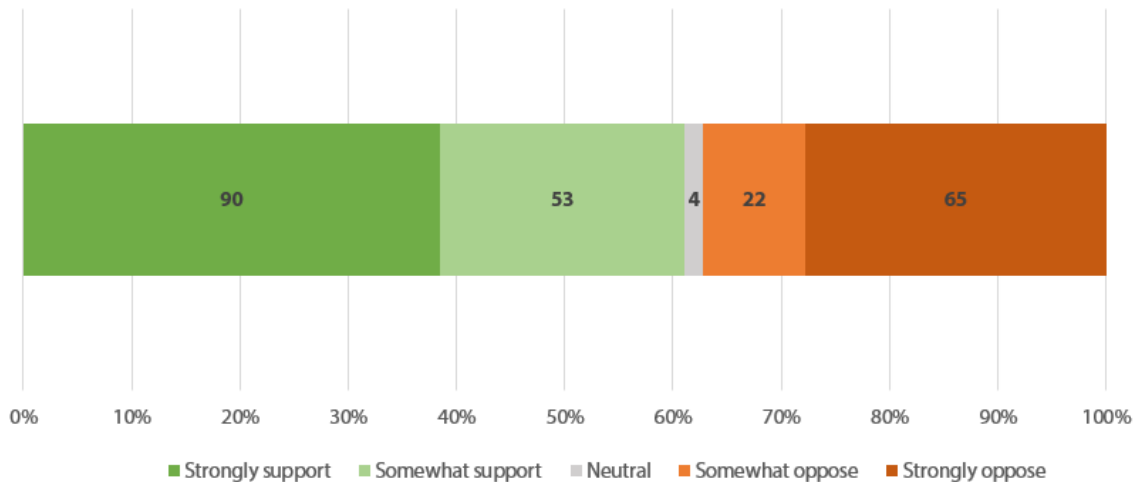


Participants who said 'yes' were invited to explain their concerns. A summary of the themes/comments is provided below:

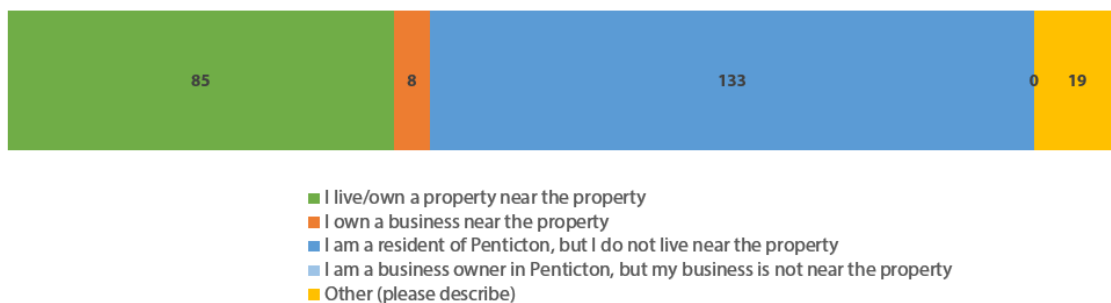
- Concern for size of development – too high, too large in scale
- Concern that no green space or park areas is included in the plans
- Concern that development does not provide a mix of housing, only small apartment units

- Concern for increased traffic congestion
- Concern for percentage of short-term vs. long-term units and the lack of concern from tourists about being respectful neighbours
- Concern that 6 storeys is too high
- Concern for lack of parking stalls for all users (commercial, residential, short-term)
- Strata hotels do not leave money in the community the same way short-term rentals did
- Desire to see social housing units included in the proposal
- Desire to see sustainable, green/climate action initiatives included in building designs

3. Rate your level of support for the development that is being proposed for this site.



4. Which best describes your interest in providing feedback?



Some comments from 'Other (please describe)' are provided here, full responses are available at [shapeyourcitypenticton.ca](http://shapeyourcitypenticton.ca)

- Resident of the subject property
- Respondents live outside city boundaries but use many Penticton services and amenities
- Respondent is a former business owner near the subject property
- Respondent owns multiple properties and business owner in Penticton
- Respondents are from out of town but interested in buying property in Penticton

## 4.0 Conclusions

The main goal of this process was to gather feedback on the proposed amendment to the future land use designation for this property in the Official Community Plan and to understand if the proposed development aligns with the community’s vision for the area.

Through this process, staff learned that 43.4% of respondents support the land use change from Urban Residential to Tourist Commercial. Another 18.3% support the change with conditions largely related to parking availability, determining a set ratio of residential to tourist accommodations, affordability of residential units, and traffic congestion mitigation. Respondents that disagree with changing the land use were 38.3%.

Respondents indicated 61.1% strongly or support the development proposed for the site, with 37.2% strongly opposed or opposed to it. Remaining responses are 1.7% as neutral.

### *Next Steps*

The feedback gathered through the engagement program is to be provided to the applicant to consider and determine how they would like to proceed. It will also be shared with Council and the community-at-large.

## Appendix A - Engagement Timeline

In accordance with the *Community Engagement for OCP Amendments Procedure* and *Community Engagement Policy and Framework* the following list summarizes the main methods that were used to raise awareness about the application and the opportunities for residents to provide feedback through the community engagement period that took place between May 31 and June 23, 2024.

<b>Date</b>	<b>Activity</b>
May 7	Report to Council
May 31	Project information and feedback form on <a href="http://www.shapeyourcitypenticton.ca">www.shapeyourcitypenticton.ca</a>
May 31	Press Release
May 31	Letters to surrounding owners/occupants
June 4	Signs posted on property
June 5	Social media post
June 5	Eblast
June 7	Newspaper ad – Western
June 12	Newspaper ad – Herald
June 14	Newspaper ad - Western

- June 19 Newspaper ad – Herald
- June 20 Social media post
- June 23 Deadline for feedback forms

The Corporation of the City of Penticton

Bylaw No. 2024-23

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. 2024-23."

2. Amendment:

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

2.1 Amend Map 1: Future Land Use by changing the future land use designation for Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 825 Westminster Avenue West, Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminster Avenue West, and Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658, located at 877 Westminster Avenue West, from 'High Density Residential' to 'Tourist Commercial' as shown on Schedule 'A'.

2.2 Add the following site-specific policy statement to Land Use Designations, Tourist Commercial:

Site-Specific Tourist Commercial Policy Statement:  
Consolidated properties of 877, 825 and 813 Westminster Avenue West: Long term residential uses are permitted.

2.3 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this 16 day of July, 2024  
A PUBLIC HEARING was held this 6 day of August, 2024  
READ A SECOND time this day of , 2024  
READ A THIRD time this day of , 2024  
ADOPTED this day of , 2024

Notice of intention to proceed with this bylaw was published on the 26th day of July, 2024 and the 2nd day of August, 2024 in an online news source and the newspaper, pursuant to Section 94.2 of the Community Charter.

---

Julius Bloomfield, Mayor

---

Angie Collison, Corporate Officer



City of Penticton – Schedule 'A'

Official Community Plan Amendment Bylaw No. 2024-23

Date: \_\_\_\_\_

Corporate Officer: \_\_\_\_\_

The Corporation of the City of Penticton

Bylaw No. 2024-24

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. 2024-24".

2. **Amendment:**

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

- 2.1 Rezone Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658, located at 877 Westminster Avenue West, from CT1 (Tourist Commercial) and C7 (Service Commercial) to CT1 (Tourist Commercial) as shown on Schedule 'A'.
- 2.2 Rezone Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminster Avenue West, from C8 (Vehicle Service Station) to CT1 (Tourist Commercial) as shown on Schedule 'A'.
- 2.3 Add the following site specific provisions to section 11.10.4 .3 "In the case of consolidated Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 825 Westminster Avenue West, Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminster Avenue West, and Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658, located at 877 Westminster Avenue West, the following shall apply:
  - .a Permitted Uses
 

These permitted uses are in addition to the permitted uses regulations of Section 11.10.1:

    - Apartment
    - Short term rentals
  - .b Subdivision and Development Regulations
 

Notwithstanding the subdivision and development regulations of Section 11.10.2:

    - Maximum density is 2.1 FAR
    - Maximum height is 24.0 m
    - Minimum exterior side yard is 3.0 m
    - Maximum lot coverage 40% or 90% with parkade
  - .c Notwithstanding Section 6.5 Parking Requirements, residential parking for apartment uses shall be 0.7 parking spaces per dwelling unit and 0.2 visitor parking spaces per dwelling unit and parking spaces for Tourist Accommodation shall be 0.7 parking spaces per short term rental unit and 0.2 visitor parking spaces per short term rental unit
  - .d Amenity space shall be provided at the rate of 20m<sup>2</sup> per dwelling unit or short term rental unit.
  - .e Bicycle parking for short term rental units shall be provided at the same rate as residential uses as shown on Table 6.4 Bicycle Parking Requirements.

2.4 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time as amended this 16 day of July, 2024  
 A PUBLIC HEARING was held this 6 day of August, 2024  
 READ A SECOND time this day of , 2024  
 READ A THIRD time this day of , 2024  
 RECEIVED the approval of the day of , 2024  
 Ministry of Transportation on the  
 ADOPTED this day of , 2024

Notice of intention to proceed with this bylaw was published on the 26<sup>th</sup> day of July, 2024 and the 2<sup>nd</sup> day of August, 2024 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

<p>Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i>          this _____ day of _____, 2024</p> <p>_____</p> <p>for Minister of Transportation &amp; Infrastructure</p>
--

\_\_\_\_\_  
Julius Bloomfield, Mayor

\_\_\_\_\_  
Angie Collison, Corporate Officer



**City of Penticton – Schedule 'A'**

**Zoning Amendment Bylaw No. 2024-24**

Date: \_\_\_\_\_

Corporate Officer: \_\_\_\_\_

**From:** [Kristin Baillie](#)  
**To:** [Public Hearings](#)  
**Subject:** El Rancho Motel site 813 Westminster Ave  
**Date:** Monday, June 24, 2024 11:18:36 AM

---

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Dear Sir or Madam,

I'm writing this email to express my concerns about this proposal for housing.

I am a resident of which is directly across from this development.

While not opposed to the project itself, I am worried about the density of 300 new homes. This will put increased pressure on the neighbourhood in terms of parking, as well access and egress from the development. Perhaps a smaller number could be accommodated allowing much needed housing for the city but diminishing the impact on the neighbourhood

I hope you take this into consideration when granting this proposal.

Yours sincerely,

Kristin Baillie

#113-166 Power St



July 15, 2024

To: Mayor Bloomfield and Penticton City Council  
Cc: Anthony Haddad, CAO  
Blake Laven, Director of Development Services

Re: Support for Rezoning of El Rancho Motel to Tourist Commercial

---

Good Day Mayor Bloomfield and Esteemed Councillors,

The Penticton & Wine Country Chamber of Commerce is writing to express its support for the proposed rezoning of the current El Rancho Motel back to tourist commercial. Given its strategic location near the Penticton Trade and Convention Centre, changes to short-term rental regulations that are redirecting demand back to commercial accommodators, and the upcoming B.C. Summer Games taking place in 2028, this rezoning is both timely and would provide needed accommodations during large-scale events.

While a hotel in this location is welcomed, it is important to acknowledge the current situation of approximately 100 long-term tenants residing in the El Rancho Motel who are paying below-market rent. At this time, there is no comparable housing for these residents to move into which puts them at risk of experiencing homelessness. It is with this in mind that we strongly recommend that any eviction process be phased and carried out with ample notice to the tenants so that they will have as much lead time as possible to find alternative housing.

While it is reassuring to hear that the current owner of El Rancho sounds willing to take this approach, the continued lack of comparable, below-market rental housing remains. This is why the Chamber will be simultaneously advocating the Minister of Housing and B.C. Housing to take any and all necessary steps, including rental supplements and expediting construction on phase one of the Skaha Assembly Redevelopment project to provide these tenants with comparable options when development on the El Rancho begins.

Given the future benefits the El Rancho Motel redevelopment would bring to the City, the Penticton & Wine Country Chamber of Commerce supports this rezoning application.

Sincerely,



Jordan Knox,  
President



Michael Magnusson,  
Executive Director