

**Public Hearing**  
**to be held electronically and at the Penticton Trade and Convention Centre**  
**273 Power Street, Penticton, B.C.**  
**To view the Public Hearing, visit [www.penticton.ca](http://www.penticton.ca)**

**Tuesday, September 7, 2021**  
**at 6:00 p.m.**

1. Mayor Calls Public Hearing to Order for **“Official Community Plan Amendment Bylaw No. 2021-25”** 1-37

CO Reads Opening Statement and Introduction of Bylaw

“Official Community Plan Amendment Bylaw No. 2021-25”

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

Amend Map 1: Future Land Use designations from Tourist Commercial to Urban Residential, for:

1. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminster Ave West, and
2. Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 825 Westminster Ave West, and
3. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 15658, located at 877 Westminster Ave West.

Notice: The Public Hearing was advertised in the Penticton Herald Newspaper on Tuesday, August 31, 2021 and Wednesday, September 1, 2021 (pursuant to the *Local Government Act*).

CO Correspondence attached regarding the OCP Amendment Bylaw (as of noon Wednesday, September 1, 2021).

Mayor Requests Development Services staff describe the proposed bylaw

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. 2021-25” is terminated and no new information can be received on this matter.

**Regular Council Meeting**  
**held at the Penticton Trade and Convention Centre**  
**273 Power Street, Penticton, B.C.**

**Tuesday, August 17, 2021**  
**at 1:00 p.m.**

## **Resolutions**

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- 16.1 Official Community Plan Amendment Bylaw No. 2021-25  
Re: 877 Westminster Avenue West

269/2021

**It was MOVED and SECONDED**

THAT prior to consideration of "Official Community Plan Amendment Bylaw No. 2021-25" and in accordance with Section 475 of the Local Government Act, Council considers whether 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 consultation has begun with the above and is ongoing and will be reported back to Council prior to further readings of "Official Community Plan Amendment Bylaw No. 2021-25";

AND THAT "Official Community Plan Amendment Bylaw No. 2021-25", a bylaw that amends Map 1: Future Land Use of Official Community Plan Bylaw 2019-08, by changing the future land use designations from Tourist Commercial to Urban Residential, for:

1. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminster Ave West, and
2. Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 825 Westminster Ave West, and
3. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 15658, located at 877 Westminster Ave West,

Be given first reading and be forwarded to the September 7, 2021 Public Hearing.

**CARRIED UNANIMOUSLY**

# Council Report

penticton.ca

**Date:** August 17, 2021 **File No:** RMS/877 Westminster Ave W  
**To:** Donny van Dyk, Chief Administrative Officer  
**From:** Nicole Capewell, Planner II  
**Address:** 877 Westminister Avenue West  
**Subject:** Official Community Plan Amendment Bylaw No. 2021-25

## Staff Recommendation

THAT prior to consideration of "Official Community Plan Amendment Bylaw No. 2021-25" and in accordance with Section 475 of the *Local Government Act*, Council considers whether 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 consultation has begun with the above and is ongoing and will be reported back to Council prior to further readings of "Official Community Plan Amendment Bylaw No. 2021-25";

AND THAT "Official Community Plan Amendment Bylaw No. 2021-25", a bylaw that amends Map 1: Future Land Use of Official Community Plan Bylaw 2019-08, by changing the future land use designations from Tourist Commercial to Urban Residential, for:

1. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminister Ave West, and
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3. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 15658, located at 877 Westminister Ave West,

Be given first reading and be forwarded to the September 7, 2021 Public Hearing.

## Strategic Priority Objective

**Vision:** A vibrant, innovative, healthy waterfront city focused on sustainability, community and economic opportunity.

**Community Vitality:** The City of Penticton, guided by the Official Community Plan, will promote the economic wellbeing and vitality of the community.

## Proposal

The applicants are proposing a mixed-use (commercial and residential) development on the properties 813, 825 and 877 Westminster Ave W, with the opportunity for a strata owner tourist accommodation rental component. As the first step in facilitating the proposed development, the applicants have applied to amend the Official Community Plan (OCP) future land use designation on the subject property from 'tourist commercial' to 'urban residential'. The applicants have submitted letters of intent outlining their proposal in further detail (Attachment 'E').

## 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. The lands are currently zoned CT1 (Tourist Commercial), C7 (Service Commercial) and C8 (Vehicle Service Station) and are designated by the City's Official Community Plan as 'Tourist Commercial'. The lands currently contain the El Rancho Motor Hotel as well as a car rental business and a hair salon.

The site is prominently located at the intersection of Westminster Ave West and Power Street, within walking distance of Okanagan Lake Beach, Lakawanna Park, the Trade and Convention Centre, Community Centre, and Riverside Plaza. 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, and several parks and public assembly uses. The mix of residential zones in the area ranges from R2 (Small Lot Residential) to RM4 (High Density Multiple Housing), including single-family homes, carriage homes, duplexes, fourplexes, apartments and townhouses.

### *Historic City Policy of Subject Properties*

In reviewing the history of the subject properties, previous land use intention appears to support either Tourist Commercial and/or High Density Residential, depending on which plan/policy is reviewed.

The City's 2002 Official Community Plan split designated the properties as both Tourist Commercial and High Density Residential (Attachment 'C'). This would have allowed for tourist commercial uses to front onto the Westminster Ave West corridor, and allow high density residential on the remainder of the lands.

The properties were also included in the area encompassed by the Downtown West Neighbourhood Plan (1998). The Downtown West Neighbourhood Plan provided language that the area between Riverside Drive and Power Street was a 'Tourist Commercial Precinct'. The Plan provided objectives including "The City will encourage and promote the further development of the downtown commercial area, general and tourist

commercial precincts in a manner which supports buildings to the street edge, and reduce the visibility of surface parking areas from public streets and open spaces”.

However, the Plan also provided objectives that “The City will maintain and continue to promote additional mixed use development in the expanded downtown core, main corridors such as Westminster Avenue West and in the tourist commercial precinct (Riverside Drive, Burnaby Avenue and Power Street)”.

In staff’s research of the area and these specific properties, there is no clear direction that indicates whether tourist commercial or high density residential was the ultimate desired land use on the properties. This could be partially attributed to the large size of the combined properties, which are ideal sites to accommodate larger housing developments. Another factor could be the location of the site, being on a main corridor from the Downtown to Highway 97, which would lend itself to more tourist focused uses. Ultimately, the 2019 OCP designated the lands for tourist commercial uses, but historically, the lands have been viewed favorably with either intention.

Recently, the City has undertaken a planning process for the North Gateway, which includes the subject properties. More information regarding this upcoming plan and the impacts on the proposed development is contained within this report.

#### *Previous Applications*

In June 2020, an OCP Amendment application was received for the subject properties that was similar to the current application. The application proposed to amend the OCP future land use designation on the property from ‘Tourist Commercial’ to ‘Urban Residential’. 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), where it was highlighted that the lands have long been envisioned for a hotel, and that the proposed development did not work to achieve this vision. As a result, the OCP Amendment application was closed.

The applicants have since made minor revisions to the plans, and resubmitted their application for consideration. Given the work that is underway in creating a revitalization plan for the North Gateway area of the City, which aims to establish a long-term vision for the area, and the expected hotel at 903 Vernon Avenue, Council may wish to consider this proposed land use change again.

#### *Community Engagement Summary*

With the previous OCP Amendment for the subject property, staff completed public engagement to understand the community’s views for the proposed land use change. Information about the proposal was made available to the public through the City’s [shapetheyourcitypenticon.ca](http://shapetheyourcitypenticon.ca) website and letters were mailed directly to property owners within 220m of the subject properties. Interested citizens were invited to provide feedback between July 11 and August 10, 2020. The following is a summary of the results:

1. The City heard from 464 citizens through this process including 25% who live at or near the subject properties.
2. The majority of the respondents (73%) are open to changing the land use designation from Tourist Commercial to Urban Residential.

3. Those that are open to the change support the addition of more housing and the prospect of new development on this site.
4. Those who are not supportive or are supportive with conditions expressed concern about the impact to the existing tenants and the need to not restrict the development for 55+ residents.
5. Many of the participants (93%) are also very interested in learning more about the proposal should it move forward.

A summary of the feedback results are attached to this report as Attachment 'G'.

### **North Gateway Plan**

To ensure an orderly, strategic and investment ready environment within the North Gateway area, the City has been moving forward with the development of a Redevelopment and Investment Strategy to ensure a coordinated approach can be taken to land use, infrastructure needs and economic investment opportunities.

The first round of community engagement for the North Gateway occurred in April and May 2021. Resulting from this engagement was a vision from the community that seeks to create the North Gateway as a welcoming and attractive neighbourhood, supportive of increased varieties of residential densities, tourist accommodation and commercial activity. The community's vision for the area focuses on inviting a diverse range of residents and visitors to a pedestrian friendly and universally accessible destination, accommodating all modes of transportation. Building upon the economic drivers and entertainment hubs in the South Okanagan Events Centre (SOEC) and Penticton Trade and Convention Centre (PTCC), the future growth and development of the North Gateway supports increasing the economic vitality of our community.

As part of the development of the North Gateway Plan, a Real Estate Analysis has been completed by Colliers International, which is intended to inform the land use strategy for the area, looking at development capacity for tourist accommodations, residential and retail uses. While the planning process is still underway, and key milestones such as the Design Charrette in September 2021 are yet to occur, staff have been able to review the proposed OCP Amendment for 877 Westminster Ave W, based on the work completed so far on the North Gateway Plan, including the first phase of community engagement, and the Colliers Real Estate Analysis Report and its recommendations.

With regards to the first round of community engagement, the demand for a wider range of housing options in the North Gateway was raised a number of times by the community. With the North Gateway being one of the last remaining opportunities for comprehensive multi-family development, the subject proposal brings forward a promising increase to the residential offerings in the area. Staff are confident that the proposal supports the early engagement results from the North Gateway process.

The Colliers Real Estate Analysis Report outlines that the North Gateway plan area has the potential to become a complete neighbourhood through a number of targeted place-making initiatives and efforts to ensure strategic development sites are intensified in alignment with the goals of making the North Gateway area a desirable, liveable and safe community. The Report states that there is significant potential for infill redevelopment in the area and key recommendations include the following:

### *Hotel Market Analysis*

- The North Gateway currently contains 436 hotel rooms, which is 23.7% of the City's total hotel room inventory.
- The 105-room hotel proposed for 903 Vernon Avenue is expected to attract additional conferences and conventions.
- The City is expected to experience growth in the demand for hotel rooms from an estimated 348,000 in 2019 up to 472,000 by 2030. The demand is expected to primarily be driven by tourism related visitors, with a smaller, but still notable amount of demand, generated from PTCC delegates.
- The City could potentially support an additional 50-120 hotel rooms over the next 10 years, in addition to the upcoming supply without significantly impacting the performance of existing operators in close proximity to the PTCC. This would help to ensure that conventions and conferences are choosing Penticton over other cities with equivalent or better hotel room offerings.
- There are a number of sites within the North Gateway area, including the South Okanagan Events Centre, that provide opportunities for new hotel developments to support the area.

### *Residential Market Analysis*

- There are estimated to be 385 dwelling units in the North Gateway area, representing 2% of the City's total housing stock.
- Approximately 58% of the North Gateway housing stock was constructed prior to 1980. Only 12% has been built since 2000. It is expected that by 2025 the City's housing stock could increase between 13% and 19% compared to the 2016 supply.
- Higher densities, a broader mix of services, as well as an overall intensification of uses can revitalize the North Gateway area. This would likely improve livability, increase demand for residential and consequently increase development in the North Gateway.
- With the current trends of population growth, it is anticipated that there could be demand for approximately 18,732 dwelling units by 2040 to accommodate the existing and future population. Compared to the anticipated 2025 supply of housing, the City must introduce approximately 3,000 additional units to fulfill the expected demand (approximately 200 units annually).
- Without a sufficient supply, housing values may rise which could place pressure on existing residents to locate elsewhere or deter migration away from the City of Penticton to other cities.
- Given the North Gateway's existing land use and policy directions, the neighbourhood has the capacity to accommodate a significant amount of new residential supply. With additional amenities and place-making initiatives introduced into the North Gateway, the area could become more desirable to reside in.

### *Employee Housing Analysis*

- There is an anticipated possibility of employee shortages in the future in Penticton. Demand for employee housing could potentially become unmet as a direct result of housing affordability and availability.
- Resident restricted housing programs and affordable housing models are available for future housing developments.
- Increasing the supply of rental housing stock in the North Gateway will support the provision of more affordable housing options for employees.

### *Retail Market Analysis*

- The City experienced a net increase of approximately 65,000 square feet of retail floor space over the past 4 years.
- Within the North Gateway, there is the opportunity to capture a portion of the 140,000 square feet of projected incremental city wide demand over the next 20 years.
- The most suitable locations for future retail uses within the North Gateway are either at the corner of Westminster Avenue West and Power Street, or near the ongoing development surrounding Riverside Village.
- Strengthening the retail offerings in the North Gateway to support PTCC delegates and surrounding residents will need to be included as part of future developments in the vicinity of the PTCC.

With regard to how the OCP Amendment for 877 Westminster Ave W proposal meets the objectives and technical analysis completed for the North Gateway plan so far, it is possible that the subject site offers the opportunity to be a catalyst for the area. Proposing approximately 304 residential units and close to 9,000 sq. ft. of commercial/retail space along the Westminster Avenue West frontage, the site, if developed as proposed, would provide significant activity and contribute positively to the surrounding area.

Based on the unit types being proposed, there will be a mix of 1, 2 and 3-bedroom units for families as part of the project. This mix of housing will help to provide a diverse range of housing options for those wishing to live in this area of the community. This is the diverse range of housing that the community identified as a strong need as part of the first phase of engagement.

The proposal could also allow for the stratification of the residential units and the ability for the residential units to be used as short-term vacation rentals, which could support the tourism accommodation needs of the area. In comparison to a full-service hotel being located on this site, the opportunity for higher end vacation rentals to be provided could allow for visitors to the City and PTCC delegates to stay within close proximity to the PTCC and its surrounding amenities.

The eventual detailed design of the project will be dealt with through subsequent applications, should the proposal proceed, including zoning amendment and development permit applications. Council may wish through the zoning amendment stage to consider additional provisions to ensure the use of tourist accommodation on the site. This may include zoning powers, housing agreements or other registered documents to require a specified amount of the units provided to be available for tourist accommodation, by way of a rental pool or other structure. Should Council wish to explore this further, staff would review and prepare options at the time of zoning amendment and development permit considerations.

The subject site also offers a great opportunity to improve the public realm by bringing forward a high quality building and site design. The site fronts both Westminster Ave West and Power Street, both currently lacking the high quality pedestrian space that should be expected in this area. The proposed developments brings forward a promising proposal and through the eventual Development Permit process, it will be important to ensure the detailed design meets the urban design objectives of the North Gateway Plan.

## Financial Implication

Should the OCP amendment application proceed, the applicant will work on more detailed development plans which would provide more information regarding infrastructure improvements and obligations as part of the rezoning, development permit and building permit processes.

## Technical Review

Technical staff conducted a high-level analysis of the proposed maximum density permitted by the multi-family designation and have identified areas that require further investigation at rezoning when detailed plans become available.

Among other requirements for infrastructure, building, electrical and other items normally reviewed for development applications, a further review will take place for the existing residents on the subject properties. The City will work with the applicant through the rezoning process to determine appropriate measures and steps to accommodate the potential loss of long-term rental units that currently exist on the properties.

It is staff's understanding that the subject property currently provides long-term, affordable market housing to a number of individuals. Should this application and development proceed forward, the availability of these long-term units would likely, at some point in time, be terminated. The City does not have a formal process, policy or legislated requirement to require housing for every tenant being displaced (the legislative requirements between landlords and tenants are regulated by the *Residential Tenancy Act*, and the Residential Tenancy Branch), however, staff will provide support to the owner/applicant, BC Housing and service providers, where possible, to assist in providing solutions.

As of October 2020, Penticton's rental vacancy rate was 0.8%, according to the Canadian Mortgage and Housing Corporation (CMHC), making it increasingly difficult to find rentals, especially those that are affordable. Should Council choose to proceed with the OCP Amendment application, subsequent zoning applications would be required. Council may choose, prior to approval of the zoning amendment, to direct staff to explore available tools that require the applicant/owner to consider housing relocation support options for the existing tenants as part of their development proposal.

## Analysis

The applicant is requesting to amend the OCP land use designation for the properties from 'Tourist Commercial' to 'Urban Residential'. The applicant has indicated that their desired proposal would provide residential units on the property. While this proposal is in conflict with the existing OCP land use designation, the proposal shows consistency with many goals and objectives of the OCP and staff consider it aligned with the OCP's vision for the future. Examples of policies and goals that the proposal is aligned with include:

OCP Goal 4.1.1	Ensure that Penticton retains its compact 'footprint' to help protect natural areas and environmental values and agricultural lands, avoid excessive infrastructure costs and hazard lands, and help create conditions that support transit and active modes of transportation.
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	Supporting Policy 4.1.1.1 – focus new development in or adjacent to existing developed areas.
	Supporting Policy 4.1.1.2 – avoid development in environmentally-sensitive areas, geological hazard and flood hazard areas, on steep slopes, in agricultural areas and in areas not readily served by transit.
OCP Goal 4.1.3	Ensure a range of housing types, sizes, tenures and forms exist throughout the city to provide housing options for all ages, household types, and incomes.
	Supporting Policy 4.1.3.5 – 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.
OCP Goal 4.1.6	Provide opportunities to live, work and play in all of Penticton’s neighbourhoods.
	Supporting Policy 4.1.6.1 – 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.
OCP Goal 4.2.5	Support public transit as a comfortable, affordable, safe and convenient means of local and regional transportation.
	Supporting Policy 4.2.5.2 – encourage land use planning that results in neighbourhoods that can be easily serviced by transit.
OCP Goal 4.3.1	Focus economic development priorities and infrastructure investment in strategic areas to support existing public infrastructure and assets, and to encourage private investment.
	Supporting Policy 4.3.1.1 – target civic investment in...the Northern Gateway to intensify development around the SOEC/Community Centre/Memorial Arena campus and City parkland/beaches, to enhance the entryway to the city and the Downtown, to support the established Lakeshore/Riverside tourist commercial precinct and to create opportunities for walking and cycling.
OCP Goal 4.3.6	Bring businesses, investment and labour to Penticton.
	Supporting Policy 4.3.6.3 – recognize that business growth is reliant on adequate housing availability, and work to develop policies that encourage housing development as outlined in section 4.1.
	Supporting Policy 4.3.6.6 – support business investment and worker attraction to Penticton by adhering to high-quality urban design standards, mixing compatible land uses, providing parks, trails and amenities, protecting the natural environment, and supporting active transportation to create quality neighbourhoods.

Overall, staff consider that the proposal is supported by a number of overarching OCP goals and supporting policies. Further, the community engagement completed demonstrated a level of community support for the change of land use designation (with provisions), and showed that the community understands an OCP should be amended over time to reflect the community’s vision.

Should Council choose to support the OCP Amendment Bylaw, the applicant would continue to prepare a rezoning and development permit package, which will include detailed plans, including details on setbacks, density, unit counts, parking and traffic impacts, landscaping, street frontage upgrades, servicing, among others. A rezoning application will require Council review and approval, as well as a legislated public notification and Public Hearing process.

Staff are recommending that Council give first reading to the OCP Amendment Bylaw and refer the bylaw to the September 7, 2021 Public Hearing to receive comments from the public.

**Alternate recommendations**

Council may consider that the proposed OCP amendment is not suitable for the subject site. If this is the case, Council should deny the OCP Amendment Bylaw.

- 1. THAT Council deny reading "Official Community Plan Amendment Bylaw No. 2021-25".

**Attachments**

- Attachment A – Zoning Map
- Attachment B – 2019 Official Community Plan Map
- Attachment C – 2002 Official Community Plan Map
- Attachment D – Photos of Subject Property
- Attachment E – Letters of Intent
- Attachment F – Conceptual Renderings
- Attachment G – OCP Amendment Feedback Form Results (2020)
- Attachment H – Conceptual Plans
- Attachment I – OCP Amendment Bylaw No. 2021-25

Respectfully submitted,

Nicole Capewell  
Planner II

Concurrence

Director of Development Services  <i><b>BL</b></i>	Chief Administrative Officer  <b>DyD</b>
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Attachment A – Zoning Map



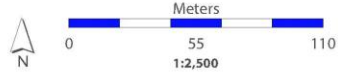
# 813, 825, 877 Westminster Ave W

Zoning Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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September 2, 2020  
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Attachment B – 2019 Official Community Plan Map



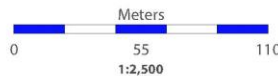
# 813, 825, 877 Westminster Ave W

2019 Penticton Official Community Plan



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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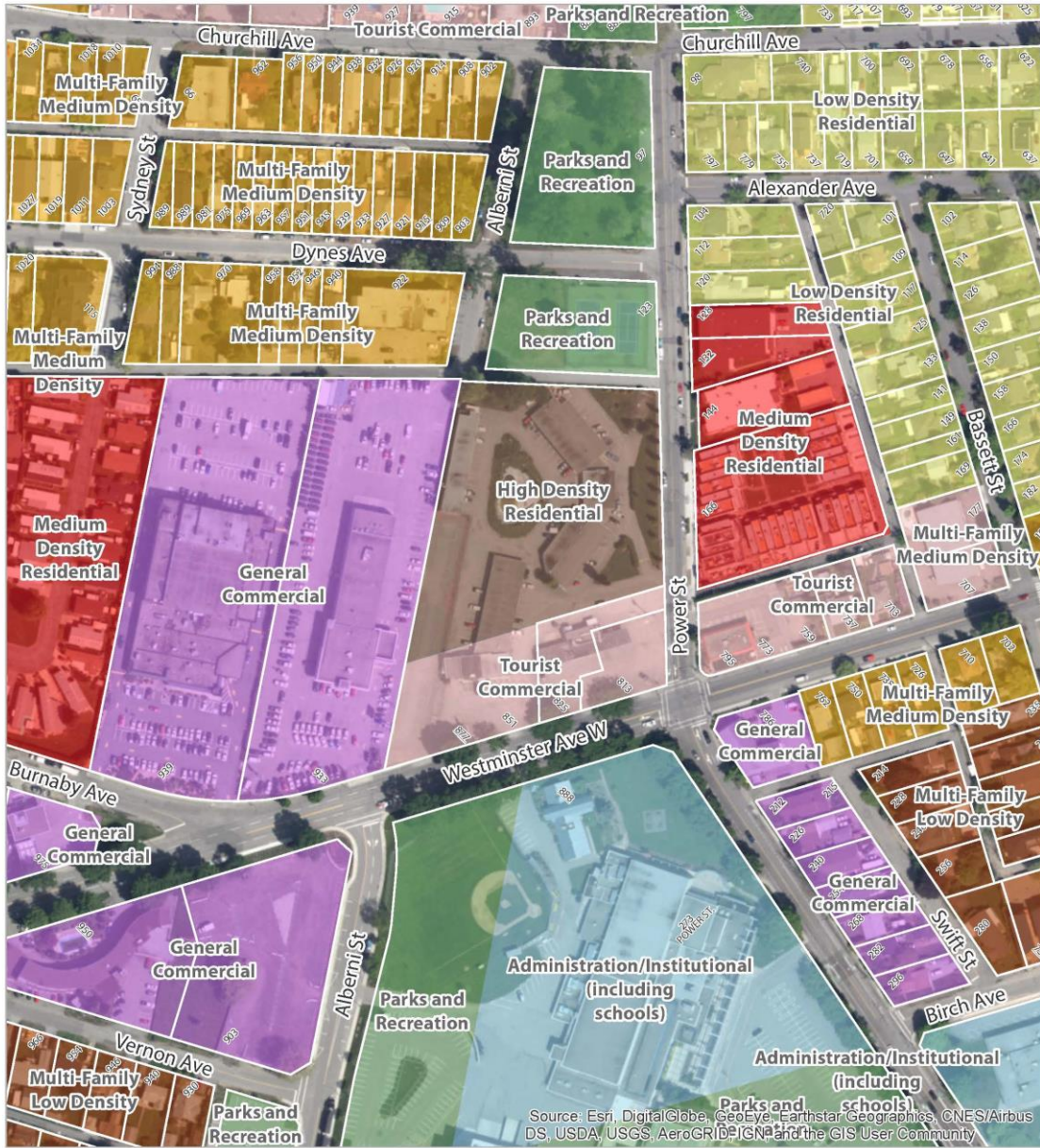
[penticton.ca](http://penticton.ca)

Attachment C – 2002 Official Community Plan Map



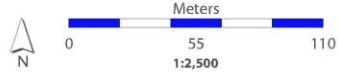
# 813, 825, 877 Westminster Ave W

2002 Penticton Official Community Plan



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Attachment D – Photos of Subject Property



Looking north at subject properties from Westminster Ave W



Looking north at subject properties from Westminster Ave W



Looking west at subject properties from Power Street

Attachment E – Letters of Intent

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

June 23, 2021

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

RE: Open Letter to Penticton City Council,

We have submitted a revised Development Application on June 9, 2021, for Council to reconsider with the revisions proposed illustrating commercial/retail revisions as per the Cities North Gateway Redevelopment Vision on the Westminster side across from the Trade and Convention Centre and new hotel site.

This retail revision will attract shoppers and tourists from the City's Convention Centre and hotel complex to enhance the Project's Vision. The retail component will be tourist themed and may include the following a spa, bistro, wine bar, resort clothing and gift store, tour operators and other tourism services.

The Project offers 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 and will include resort amenities such as a fitness centre, café lounge, bike rentals and outdoor resort style pool facilities.

When the property was purchased in 2016 the OCP designation for the majority of the property was HR (High Density Residential). The Owner dialogued with the City of Penticton Planning Department over a period of two years toward purchasing the tennis court property to add land area for a hotel site as well as a condo development. This was eventually declined by the City and it was decided a hotel site would not be allocated. The OCP was then revised by the City to TC1 without El Rancho Owner consultation in 2019.

To incorporate our vision with the City's, this new OCP Amendment application includes a proposal for additional tourism retail and resort rentals to support the North Gateway vision by the City.

We look forward to answering queries by City Council on our Revised Proposal.

Best regards,

**Dennis Skuter, President**



July 15, 2021

**City of Penticton**  
Planning and Land Use Department  
Attn: Blake Laven  
171 Main Street  
Penticton, BC, V2A 5A9

**RE: LETTER OF INTENT | 877 (825, 813) Westminster Avenue**

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The site located at 877 Westminster Avenue (currently operating as the El Rancho Motel – a 74 unit motel originally built in the 1960s), is comprised of three separate parcels. The properties are currently zoned CT1 (Tourist Commercial), C7 (Service Commercial) and C8 (Vehicle Service Station) and designated as Tourist Commercial by the Official Community Plan’s Future Land Use Map.

The design anticipates the site being divided into two parcels. The intent of this application is to amend the OCP to allow for Medium Density Multiple Housing and Mixed Use Commercial along the Westminster Avenue frontage.

The proposed retail along Westminster Avenue will align with the City’s emerging vision for the new “North Gateway Plan” in the area bordered by Riverside Drive to the west, Highway 97 and the Penticton Golf and Country Club to the south, Power Street and Veas Drive to the east and Churchill Avenue and Lakeshore Drive to the north. The North Gateway area is home to many community assets including, the South Okanagan Event Centre, the Penticton Trade & Convention Centre, the Community / Aquatic Centre, the Okanagan Hockey School, the Cleland Theatre and the Gateway Casino, as well as current and future planned commercial, residential and business developments.

The new proposed retail will not only serve to significantly enliven and enhance the current built condition and improve the gateway entry experience into Penticton, but it will also attract shopping and tourism from the Convention Centre and Hotel, and from the upcoming surrounding new vibrant neighbourhood as a whole.



The south parcel, adjacent to Westminster Avenue, anticipates the construction of three wood frame six-storey condominium structures above one level of parkade. A 8,600 sq. ft. retail space is planned and located along Westminster Ave. The three residential buildings will contain a total of 148 single level units, with a mix of 1 bedroom, 2 bedroom and 3 bedroom units.

The buildings are arranged around a generous common courtyard with associated internal amenity spaces in each building.

The lobby of the buildings open onto the common courtyard, which is connected to Westminster Avenue through accessible ramps and stairs.

The parkade structure is located 4 ft below the sidewalk and setback from the property line to allow for berming and perimeter landscaping. This will ensure that the parking structure is completely hidden from view and provide a gentle transition from the top of the structure to the sidewalk.

Along Westminster Avenue the retail podium on Building 2 activates the public realm with grade entrances, signage and tourist oriented uses. A dedicated elevator at grade level connects to shared visitor and commercial parking.

Ground level units will have private patios that face the interior courtyard and the public realm, positively contributing to the pedestrian experience within and around the project.

The north parcel is anticipated to follow the same format, with the construction of three wood frame six-storey condominium structures above a single level parking structure.

A common private courtyard separates the three buildings, providing a generous private outdoor amenity in association with a 1,800 SF internal amenity space comprised of a one level stand-alone building located in the center of the courtyard.

The three lobbies open onto the common courtyard, with the primary connection to Power Street, through a common, double oriented Lobby in Building 6.

The parkade here is also located 4 ft below the sidewalk and completely concealed by berming and perimeter landscaping, providing a gentle transition to grade.

The ground level units have private patios that face the interior courtyard, and the sidewalk along Power Street and Riverside Drive. The patios and their entries will be



carefully designed to enhance the public realm experience and benefit the surrounding neighbourhood.

The attached architectural plans illustrate the extent of this development, including floor plans, sections, shadow studies, preliminary massing views and retail podium conceptual renderings.

While the project renderings suggest a proposed massing for the project, we do envision high quality contemporary buildings, reminiscent of those suggested in the precedent images.

We feel confident that we can provide a very exciting concept and look forward to the opportunity of working in the City of Penticton contributing to the enhancement of the North Gateway Plan neighbourhood.

Please contact me should you require any further information regarding this application.

Best regards,

Paul Goodwin, Architect AIBC

GBL Architects Inc.

### Attachment F – Conceptual Renderings



*Rendering of Proposed Development*



*Rendering of Proposed Development from Westminster Ave W*



*Rendering of Proposed Development from Westminster Ave W*



## Engagement Results



### El Rancho Motor Motel – OCP Amendment Feedback Form Results

Consultation has closed on the first step in determining the future of the El Rancho Motor Hotel property. Staff invited residents to comment on the proposal to change the future land use of the property from Tourist Commercial, as it is today in the Official Community Plan (OCP), to Urban Residential to allow for a proposed residential development. The results have been provided to staff and the property owner to consider and shared with the public at [shapeyourcitypenticton.ca](http://shapeyourcitypenticton.ca). If the property owner chooses to move ahead, the results will also be shared with Council to inform their decision on the amendment to the OCP. If the OCP is amended, the property owner will need to submit a more complete proposal as part of a rezoning application and further consultation with the community will be conducted. A summary of the results is provided below:

#### Feedback Summary

- 464 citizens provided their feedback. The majority (90%) are Penticton residents and a ¼ live at or near the site.
- The majority of participants (68%) are somewhat aware of the Official Community Plan and its purpose. Most strongly (29%) or somewhat (34%) agree that the OCP should be adapted as needed.
- 73% are open to changing the land use from Tourist Commercial to Urban Residential or agree with conditions (33%). Some of the conditions suggested include:
  - It should not be a seniors' residence. We need affordable housing for our workforce.
  - Ensure the development is attractive and well planned. Think about height, layout, amenities, adequate parking etc.
  - Current proposal is too uniform, think about varying heights, setbacks and frontages for a better aesthetic.
  - Consider incorporating a grocery store or other small retail spaces (i.e. coffee shop and salon).
  - Consider a combination of rentals, affordable housing and accommodations.
  - A plan is needed for the current residents. Consider incorporating housing for the current tenants.
  - Area is congested. Lower density and storeys preferred.
  - Need to be realistic about parking requirements and provide them.
  - Ensure this is not an effort to increase the attractiveness of the property for resale.

- For the 27% who disagree with changing the land use, their concerns include:
  - The OCP was developed after serious discussion and should be respected.
  - There is considerable residential in the City already.
  - The City needs to determine if it is in the convention business and if yes, stay with the plan for a hotel.
  - The City needs to be careful about providing too much housing for the wealthy and not enough for those who work in service jobs.
  - The intersection is very busy and this will increase traffic and safety concerns.
  - This will remove desperately needed housing for low income residents.
  - The proposed development is too many storeys and too dense.
  - Penticton is short on commercial space. Do not lose this prime location.
  
- 93% of those who responded are somewhat or very interested in learning more about the proposal once it is developed.



■ GBL ARCHITECTS INC.  
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 VANCOUVER, BC CANADA V5T 1R8 FAX 604 731 5279  
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NOTES

REVISIONS

No.	Date	Description

FSR - L1			
NAME	COUNT	AREA	FAR
<b>PARCEL NORTH *</b>			
CONDO/RENTAL AMENITY			
AMENITY	1	1,800.0 SF	0.0
CONDO/RENTAL CIRCULATION			
CIRCULATION	14	4,484.3 SF	0.0
LOBBY	3	1,516.0 SF	0.0
CONDO/RENTAL UNIT			
A	3	1,924.5 SF	0.0
B	18	18,240.9 SF	0.1
C	5	6,218.4 SF	0.0
		34,184.2 SF	0.2
<b>PARCEL SOUTH</b>			
CONDO AMENITY			
AMENITY	3	2,092.8 SF	0.0
CONDO CIRCULATION			
CIRCULATION	11	4,180.8 SF	0.0
LOBBY	3	1,325.2 SF	0.0
RETAIL/VISITOR LOBBY	1	344.8 SF	0.0
CONDO UNIT			
B	15	15,432.1 SF	0.1
C	3	3,694.6 SF	0.0
RETAIL			
CRU	4	8,599.6 SF	0.0
		35,670.0 SF	0.2
TOTAL		69,854.2 SF	0.4

\* Depending on future market absorption, PARCEL NORTH could host Market Condos for sale (USE A), or alternatively Apartment Rentals (USE B).



PENTICTON - EL RANCHO

SET A: MIXED USE SCHEME

FSR - L1

DATE 4/9/2021 10:42:02 AM  
 DRAWN BY BI  
 CHECKED BY PG  
 SCALE 1/32" = 1'-0"

JOB NUMBER 1603

A-1.01



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REVISIONS

No.	Date	Description

PENTICTON - EL RANCHO

SET A: MIXED USE SCHEME

FSR - L2-6

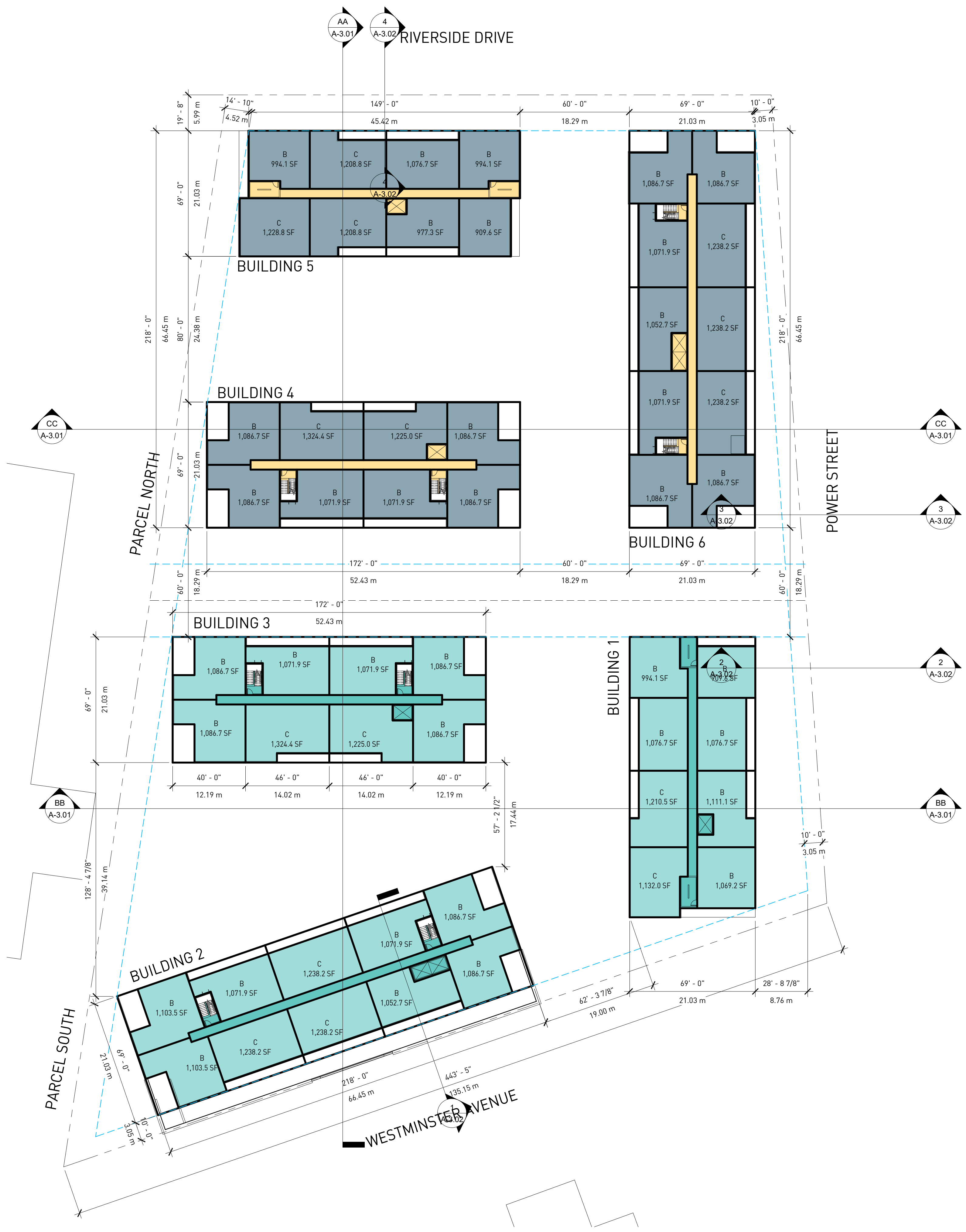
DATE 4/9/2021 10:42:02 AM  
 DRAWN BY BI  
 CHECKED BY PG  
 SCALE 1/32" = 1'-0"

JOB NUMBER 1603

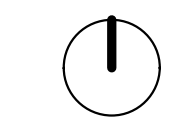
A-1.02

FSR - L2-6			
NAME	COUNT	AREA	FAR
<b>PARCEL NORTH *</b>			
<b>CONDO/RENTAL CIRCULATION</b>			
CIRCULATION	10	3,488.3 SF	0.0
<b>CONDO/RENTAL UNIT</b>			
B	18	18,985.4 SF	0.1
C	8	9,910.4 SF	0.1
		32,384.2 SF	0.2
<b>PARCEL SOUTH</b>			
<b>CONDO CIRCULATION</b>			
CIRCULATION	10	3,454.7 SF	0.0
<b>CONDO UNIT</b>			
B	19	20,304.6 SF	0.1
C	7	8,606.5 SF	0.0
		32,365.8 SF	0.2
TOTAL		64,750.0 SF	0.4

\* Depending on future market absorption, PARCEL NORTH could host Market Condos for sale (USE A), or alternatively Apartment Rentals (USE B).



# SUMMER SOLSTICE



■ GBL ARCHITECTS INC.  
139 EAST 8TH AVENUE TEL 604 736 1156  
VANCOUVER, BC CANADA V5T 1R8 FAX 604 731 5279

### NOTES

### REVISIONS

No.	Date	Description

PENTICTON - EL RANCHO

SET A: MIXED USE SCHEME

### SHADOW STUDY

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CHECKED BY PG  
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JOB NUMBER 1603

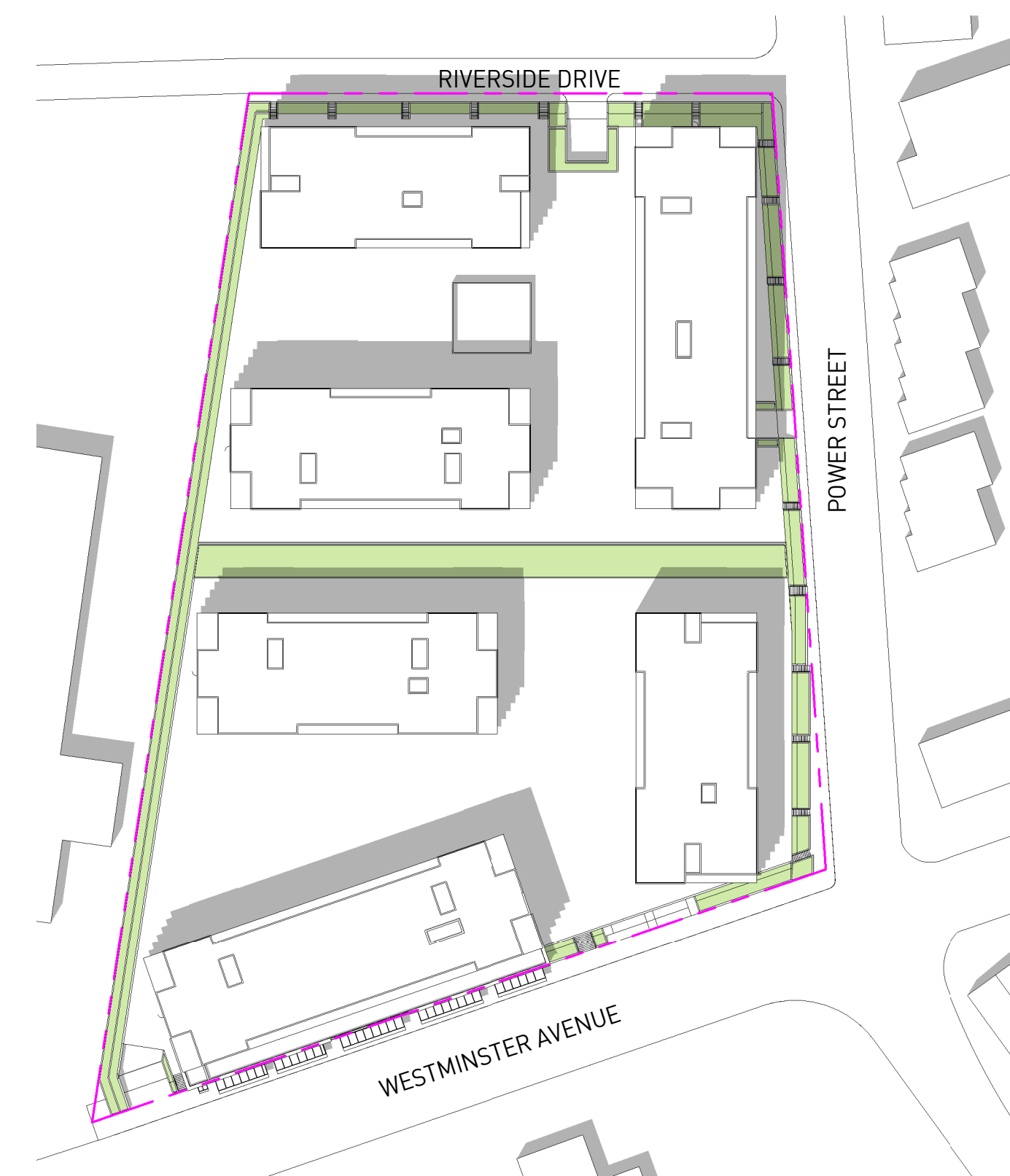
# A-4.01



SHADOW STUDY - SUMMER SOLSTICE - 10AM  
1" = 80'-0"



SHADOW STUDY - SUMMER SOLSTICE - 12PM  
1" = 80'-0"



SHADOW STUDY - SUMMER SOLSTICE - 2PM  
1" = 80'-0"

# VERNAL EQUINOX



SHADOW STUDY - VERNAL EQUINOX - 10AM  
1" = 80'-0"



SHADOW STUDY - VERNAL EQUINOX - 12PM  
1" = 80'-0"



SHADOW STUDY - VERNAL EQUINOX - 2PM  
1" = 80'-0"

# APARTMENT BUILDINGS PRECEDENTS

NOTES

REVISIONS

No.	Date	Description



PENTICTON - EL RANCHO

SET A: MIXED USE SCHEME

PRECEDENTS

DATE 4/9/2021 10:42:14 AM  
 DRAWN BY Author  
 CHECKED BY Checker  
 SCALE

JOB NUMBER 1603

A-5.01

# RETAIL BASE PRECEDENTS



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### NOTES

### REVISIONS

No.	Date	Description



PENTICTON - EL RANCHO

SET A: MIXED USE SCHEME

### PRECEDENTS

DATE	4/9/2021 10:42:14 AM
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CHECKED BY	Checker
SCALE	

JOB NUMBER 1603

# A-5.02

NOTES

REVISIONS

No.	Date	Description



PENTICTON - EL RANCHO

SET A: MIXED USE SCHEME

CONCEPTUAL 3D VIEWS

DATE	4/12/2021 3:08:36 PM
DRAWN BY	BI
CHECKED BY	PG
SCALE	

JOB NUMBER 1603

## A-9.01

NOTES

REVISIONS

No.	Date	Description



PENTICTON - EL RANCHO

SET A: MIXED USE SCHEME

CONCEPTUAL ELEVATION

DATE	4/12/2021 3:08:36 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	

JOB NUMBER 1603

## A-9.02

The Corporation of the City of Penticton

Bylaw No. 2021-25

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. 2021-25."

2. Amendment:

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

2.1 Amend Map 1: Future Land Use designations from Tourist Commercial to Urban Residential, for:

- 1. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminster Ave West, and
2. Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 825 Westminster Ave West, and
3. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 15658, located at 877 Westminster Ave West.

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

READ A FIRST time this 17 day of August, 2021
A PUBLIC HEARING was held this 7 day of September, 2021
READ A SECOND time this day of , 2021
READ A THIRD time this day of , 2021
ADOPTED this day of , 2021

Notice of intention to proceed with this bylaw was published on the 31 day of August, 2021 and the 1 day of September, 2021 in the Penticton Herald newspaper, pursuant to Section 94 of the Community Charter.

John Vassilaki, Mayor

Angie Collison, Corporate Officer

813, 825 and  
877 Westminster Avenue West

Amend Map 1: Future Land Use of  
OCP Bylaw No. 2019-08 to amend  
the future land use designation of  
the properties from 'Tourist  
Commercial' to 'Urban Residential'.



City of Penticton – Schedule 'A'

Official Community Plan Amendment Bylaw No. 2021-25

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

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

August 27, 2021

Nicole Capewell  
City of Penticton  
171 Main Street  
Penticton, BC V2A 5A9

Dear Ms Capewell,

**Re: City of Penticton Referral – Official Community Plan  
877 Westminster Avenue West, Penticton**

---

I am writing to advise that the Board of the Regional District of Okanagan-Similkameen (RDOS), at its meeting of August 19, 2021 resolved:

*THAT, the Regional District has no objection to the Official Community Plan (OCP) Bylaw Amendment involving the property at 877 Westminister Avenue West to “Urban Residential”.*

Should you have any queries on this matter, I can be reached at 250-490-4101 or by email at [cgarrish@rdos.bc.ca](mailto:cgarrish@rdos.bc.ca).

Sincerely,



Christopher Garrish MCP, RPP  
Planning Manager

p.c. K. Kozakevich, RDOS Chair



August 6, 2021

Nicole Capewell, Planner  
City of Penticton  
171 Main Street,  
Penticton, British Columbia V2A 5A9  
[Nicole.Capewell@penticton.ca](mailto:Nicole.Capewell@penticton.ca)

**Re: 877 Westminster Ave W: LOT 1 DISTRICT LOT 2 GROUP 7 SIMILKAMEEN (FORMERLY YALE LYTTON)  
DIVISION YALE DISTRICT PLAN 15658**

Dear Nicole Capewell,

Thank you for the opportunity to comment on the above named proposal. It is my understanding the applicant is seeking an Official Community Plan amendment to change the Future Land Use designation at 813, 825 and 877 Westminster Ave W from 'Tourist Commercial' to 'Urban Residential', to allow for a mixed-use development. We strongly support this proposed change to the land use designation because it would contribute to a more complete, compact and connected community all of which contribute to a healthy community.

Housing is a key determinant of health. It has a significant influence on our physical and mental health, social well-being, and indirectly influences many other determinants of health such as income, early childhood development, educational opportunities, and access to health services. Healthy housing is affordable, high quality, and in a location within the community that meets our needs and supports health and well-being.

We are pleased to see the proposed creation of additional housing options close to daily destinations, such as employment, recreation and shopping. In addition, the creation of higher density, mixed use developments supports a more complete and compact neighbourhood which allows residents to be physically active and potentially have less transportation costs. In addition, the community is better able to achieve economies of scale for utilities, infrastructure and public amenities.

Given the low vacancy rate in Penticton, coupled with the lack of affordable housing units within the City, this development provides a great opportunity to create new affordable units through offering diverse housing forms and tenure types that would support families of all sizes. We encourage [Universal Design for Housing](#) be utilized when designing units in order to add housing units suitable for everyone to Penticton's housing stock and allow future residents to remain in their homes throughout their lives. Encouraging active transportation amenities, such as safe bike storage, and safe pedestrian/bicycle connections is also recommended.

Multi-family dwellings have an excellent opportunity to encourage social interaction between residents and increases their sense of community and wellbeing. Allocating space for community gardens, for example,

Bus: 250-469-7070 x12287  
[tanya.osborne@interiorhealth.ca](mailto:tanya.osborne@interiorhealth.ca)  
[www.interiorhealth.ca](http://www.interiorhealth.ca)

**Population Health**  
505 Doyle Avenue  
Kelowna, BC V1Y 0C5

Nicole Capewell, City of Penticton  
August 6, 2021

provide meaningful opportunities for people to connect and build a sense of community. This can also increase consumption of fruits and vegetables among residents, which is an additional health benefit.

We noticed the applicant is proposing owners be able to offer their properties for short term rentals. We recognize that each community must balance the need for short term accommodation and long term housing that best fits their local context. We are not aware of health research specifically about the long term implication of short term rentals on the health of communities. However, it is likely that short term rentals decrease the availability of long term rental units needed for community members. Allowing short term rentals would decrease the potential benefit of the additional housing stock to the community. An additional component to consider with short term rentals is the continual turnover of people within the neighbourhood, discouraging strong social connections to occur among neighbours. This can be detrimental for people of all ages, as social supports are an important buffer against stressful life circumstances and contribute to family and community resiliency.

Overall, we support the proposed amendment to the OCP designation to Urban Residential on the subject properties. As planning of this development continues we encourage considering how it can contribute to the broader and longer term needs of the community by providing diverse, affordable housing forms and tenure types with universal design that supports social cohesion and climate resiliency.

Interior Health is committed to improving the health and wellness of all by working collaboratively with local governments and community partners to create policies and environments that support good health. Please do not hesitate to reach out to me at [Tanya.Osborne@interiorhealth.ca](mailto:Tanya.Osborne@interiorhealth.ca) or 250-469-7070 x12287 if you require clarification or have questions.

Sincerely,



Tanya Osborne, BAHS  
Healthy Communities  
Population Health

---

**From:** Bert Sandie <  
**Sent:** August 30, 2021 3:18 PM  
**To:** Public Hearings  
**Subject:** Application: Official Community Plan Amendment PL2021-9057

Caution! This message was sent from outside your organization.

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

Attention: Corporate Officer  
Regarding: Application: Official Community Plan Amendment PL2021-9057

Hi City of Penticton,

I am contacting you regarding the rezoning application that is proposing a mixed-use (commercial and residential) development on the properties 813, 825 and 877 Westminster Ave W.

I have read the 33-page Public Notice.

I am in favour of the rezoning application as Penticton is desperate need of higher density residential housing.

However, I feel that there are a number of items that need to be carefully and thoughtfully considered as part of the overall Official Community Plan for the short and long term development of the Northern Gateway.

With respect to this particular proposal, here are the key items that I feel deserve a detailed analysis by the city as they vote on this amendment and hopefully move to the next phase of reviewing detailed development proposals for the property:

- Density and Height
  - Multiple height development - can this be a combination of 4 to 6 story developments vs a uniform 6 story; the precedents included in the Public Notice show many of the complexes with mixed density for example, can buildings 1, 2 and 3 be five or six stories and building 4, 5, and 6 be four stories?
  - Stating the obvious the number of units highly influences Parking, Vehicle Traffic, and Vehicle Access
  - Blending in with current heights of residential zoned buildings in the area which are 3 to 4 (R2 to R4 zoned) stories in height
- Parking

- Sufficient parking within the development complex - owner allocations, guest parking, and retail parking
- Parking on Westminster Avenue especially if there is retail on the ground floor
- Parking on Power Street - will there be parking be designated for both sides of the street; residents only requirement on
- Vehicle Traffic and Access into the new Development
  - Impacts to entrance ways on Power Street and Westminster Avenue - do these streets need to be enhanced
  - Impacts to the vehicle traffic on Power Street (speed limit, crosswalks, traffic calming) and Westminster Avenue
  - Impact to volume of traffic at the Power Street and Westminster Avenue intersection; perhaps a roundabout should be considered

I am hopeful that these and other items can be considered as you update the Official Community Plan and engage the local community further to develop the Northern Gateway.

If you have any questions or need any clarification with respect to my feedback then please feel free to contact me.

Regards,

Bert Sandie  
103 - 166 Power Street  
Penticton, BC V2A 5W9