

Feedback sought on future development of 435 Green Ave. West

(Penticton, BC – March 17, 2021) – The City of Penticton seeks feedback from citizens about whether they would support a land use change at 435 Green Ave. West (former Kampe Property) to allow for a new multifamily residential development.

An application has been received to develop two, 6-storey rental apartment buildings with a total of 158 units. The proposal requires an Official Community Plan (OCP) amendment to change the future land use designation for the property from Detached Residential to Urban Residential. A rezoning application has also been submitted to change the zoning from R2 (Small Lot Residential) to RM3 (Medium Density Residential) to facilitate the proposed development.

The initial development plans for 435 Green Ave. West show:

- Two six storey rental apartment buildings
- Total of 158 units with a mix one, two, and three bedroom unit configurations
- 197 parking spaces and bicycle storage areas
- A community garden and dog run as shared amenity areas for residents
- Setbacks from environmentally sensitive areas, including a 15m setback from the wetlands on the west side of the property and a six metre setback from the Oxbows to the north

“There are very few development parcels of this size in Penticton. This is a rare opportunity to add needed housing at the density proposed in an area that can accommodate it,” said Blake Laven, Director of Development Services with the City of Penticton. “We are looking forward to understanding if the community supports this vision for the property.”

Interested citizens are invited to learn more about what is being considered and share their feedback at shapeyourcitypenticton.ca before April 19, 2021. Paper copies of the information and the form are also available at the Shape Your City kiosk at City Hall, Monday to Friday, between 9 am and 12 pm. Feedback will be shared with Council, the community, as well as the applicant. Letters have been mailed to neighbouring homes and businesses. Two online information sessions are also planned for citizens who would like learn more or ask questions. Registration for the following sessions is available through shapeyourcitypenticton.ca.

- [Information Session #1 – March 30, 2021 \(6 pm to 7 pm\)](#)
- [Information Session #2 – April 9, 2021 \(12 pm to 1 pm\)](#)

The purpose of this public engagement period is to gather community feedback on the proposed development and present the engagement findings to Council, along with the development application package. The community will have another opportunity to provide input as part of the statutory public hearing for the OCP amendment and rezoning application, after Council has given first consideration to the development. This will fulfill the legislative requirements for engagement for both the OCP amendment and the rezoning application.

Should the land use change be approved, a Development Permit will be required to approve the form and character of the development, and an Environmental Development Permit will be required to assess and mitigate environmental impacts. The applicant has engaged environmental and traffic professionals who are preparing reports to assess the impacts of the proposed development, prior to the land use change being considered.

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Contacts:

Blake Laven
Director of Development Services
City of Penticton
250-490-2528

JoAnne Kleb
Public Engagement Program Manager
City of Penticton
250-490-2586