

## **City to consider zoning changes to preserve character of historic Penticton neighbourhoods**

(Penticton, BC – April 5, 2022) – The character of some of Penticton’s most unique and historic neighbourhoods would be protected if changes to the Zoning Bylaw proposed to Council today are adopted. Council endorsed staff’s recommendation to draft an amendment to the City’s Zoning Bylaw to ensure new development on sections of Lakeshore Drive and within the Windsor Avenue area (‘Cherryland’ neighbourhood) reflects the historical development pattern for the areas for consideration by affected property owners and the community.

Penticton’s Mayor John Vassilaki indicated that if adopted, the amendments to the Zoning Bylaw would provide important guidance for future decisions about development in the Lakeshore Drive and Windsor Avenue area neighbourhoods. “With the loss of the Warren House, the need to protect the areas and buildings that are unique and special to Penticton has become more apparent,” said Penticton’s Mayor John Vassilaki. “These changes if supported by the affected neighbourhoods would provide Council with the tools we need to preserve the character of the Lakeshore Drive and Windsor Avenue area residential neighbourhoods.”

Following today’s decision, staff will now identify the proposed amendments, such as increasing minimum lot widths and front yard setbacks and limiting maximum building heights and draft a bylaw for Council’s consideration and to support consultation with affected property owners before a decision is made.

“These are very recognizable neighbourhoods known for their expansive front yards and mature trees. Through zoning, we can ensure these features are protected for the homes that reflect the historic character of the areas while still allowing for new development,” said Director of Development Services Blake Laven.

In addition to the preservation provided by amendments to the Zoning Bylaw, Council also endorsed a recommendation to identify houses within these neighbourhoods that could be considered for addition to the City’s Heritage Registry. The City will work with the Heritage and Museum Advisory Committee to identify appropriate houses, prepare statements of significance for the identified properties, and consult with property owners about having their houses added to the City’s Heritage Registry.

Additional protection for the Front Street commercial area will also proceed following today's meeting. Council endorsed a recommendation to start the process to create a Heritage Conservation Area (HCA) for Front Street and the 100-300 blocks of Main Street for consideration of property owners and the community.

"Front Street and the 100-300 Blocks of Main Street include several important commercial and institutional buildings that are on the heritage registry and several other strong candidates for inclusion," said Laven. "If supported, the creation of a Heritage Conservation Area would guide the form and character of new developments being considered for the area."

Property owners affected by the proposed changes will be notified by the City in the next several weeks about the recommendations to preserve the character of these neighbourhoods and the opportunities to get involved prior to any decisions by Council.

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