

305 units proposed for El Rancho site in North Gateway

(Penticton, BC – April 29, 2022) – At the upcoming meeting on May 3, Council will be asked to give first reading to a Zoning Amendment Bylaw that could see 305 residential units constructed at 813, 825 and 877 Westminster Avenue West, known as the El Rancho site. The rezoning application is the next step for the proposal that was first introduced in 2020 as part of an application to amend the future land use designation of the property in the Official Community Plan to support the long-term vision of the property being for residential development.

The applicants are proposing a mixed-use (commercial and residential) development on the properties consisting of five, six-storey apartment buildings, and one, six-storey mixed-use building with a total of 305 residential units and 2,000 sq. ft. (186 m²) of commercial retail space. In addition to considering a zoning amendment to allow for this development, Council is also being asked to require a higher standard than the Subdivision and Development Bylaw for the Westminster Avenue West and Power Street frontages to align with the vision of the North Gateway Redevelopment and Investment Strategy. Staff are also recommending that Council require the registration of a covenant on the property as a condition of the approval, to ensure the long-term protection, through and after construction, of the four City-owned, American Elm boulevard trees along the Westminster Ave W frontage.

“This application provides an opportunity to start to realize the vision that is emerging for the North Gateway to create a welcoming and attractive neighbourhood while addressing the urgent need for housing,” said the City’s Planning and Licensing Manager, Audrey Tanguay.

If the bylaw is given first reading, a public hearing will be held on May 17, 2022 for Council to hear feedback from the community prior to a decision to adopt the bylaw. Upon adoption of the bylaw, the proposal would require a subdivision application to realign the property lines of the three existing properties and a development permit to approve the form and character of the mixed-use development, which will require Council approval.

“Council is supportive of seeing residential development at this location as shown by our decision to amend the future land use of this property last year,” said Penticton Mayor John Vassilaki. “We are pleased to see the plans progress and look forward to discussing this proposal.”

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