

City of Penticton
Planning Department - Development Services Division
171 Main St.
Penticton, BC
V2A 5A9
planning@penticton.ca

Temporary Use Permit Application Letter of Intent – 157 Wade Ave W

To whom it may concern,

I have been asked to provide a letter of intent in regards to the TUP process for 157 Wade Ave. W Penticton, BC. I am the commercial agent submitting the application on behalf of the Landlord.

We are currently engaged in an offer to lease for the subject property. The prospective Tenant, 0997470 B.C. Ltd. (or a company to be named), is looking to enter into a long term lease for the Premises for an initial duration of 3 years with an option to renew after 3 years, subject to resubmission of this TUP for approval.

While the current P1 zoning does not allow for Personal Services, the subject property's zoning is a unique outlier for this area. In other regional municipalities, downtown and core areas are typically zoned under a UC (urban core) designation that allows for commercially zoned properties to have uniform and more flexible zoning options.

The proposed use of massage and spa services would target appointment based services during standard business hours. Walk in traffic and high car traffic is unlikely given the location, parking availability, and business model. Moreover, the use is quiet, non disruptive, and low traffic, which will ensure minimal impact to neighbouring properties, businesses, and city infrastructure.

The property was previously used for office and small personal consulting companies with no bylaw infractions or disruptions to neighbouring properties.

For additional requirements or information, please do not hesitate to reach out.

Regards,

WILLIAM | WRIGHT

Nick Renton
Broker
Cell: 778-584-5308 | Office: 236-420-3558
nick.renton@williamwright.ca | williamwright.ca
205-478 Bernard Ave. Kelowna, BC V1Y 6N7
[William Wright Commercial Real Estate Services](#)