

May 27, 2025

Ms. Yvonne Kent
Senior Planner
City of Penticton
171 Main Street
Penticton BC

Dear Ms. Kent,

Re: Rezoning application for 2020 Main St

Thank you for our recent meeting to review the enclosed rezoning development proposal. As discussed, we are requesting that the property, currently zoned C8, be rezoned to C7 to permit the renovation of the property and existing building for a car rental business. The submitted site plan illustrates the proposed site access and parking reconfiguration. Please note that the building footprint will not be modified, the current building is compliant with C& zoning requirements and that the owners have retained a local civil engineering consultant to address parking lot access and drainage. The existing building The proposed redesign of the property complies with the intent of the City of Penticton Official Community Plan as outlined below:

CM1, CM2, CM3 – as the proposed development is a single use service business, these recommendations are not applicable. However, landscaping will be designed to define the street edges and corner.

CM4, CM5, CM6 – given that the existing building is to remain as currently located, rental car parking will be adjacent to Main and Warren. Landscaping buffers will be used to screen the parking areas and define the sidewalks.

CM7, CM8 – the existing building façade will be redesigned to acknowledge it's corner location and provide an attractive anchor for the site.



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CM9, CM10, CM11, CM12 – as there is no commercial use in this development, these clauses are not applicable.

CM13, CM 14, CM15, CM16 – a signage awning and entry canopy will be provided as per the enclosed building elevation drawings.

CM17, CM18, CM19, CM20 – backlit awning and street directional signage will be provided; the existing pylon sign is to be relocated from land anticipated to be appropriated by the City of Penticton and onto the subject property.

CM21 – site lighting is noted on the enclosed site plan and will be designed and placed to minimize any light throw onto adjacent properties.

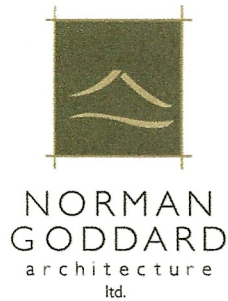
CM22, CM23, CM24 - as there are no live/ work units in this development, these clauses are not applicable.

G1, G2, G3, G4, G5, G6, G7, G8 – given that the proposed project is a renovation to a small, single-storey commercial building located at the inside rear of the property, the proposed landscape buffer will be the primary urban intervention. The enclosed landscape plan illustrates the proposed planting layout. The beds will be irrigated as required and have lighting in selected locations.

G9, G10, G11, G12, G13, G14, G15 – removal of an existing curb cut at the corner of Main and Industrial as well landscape buffer sidewalk definition respect the pedestrian public walkways that delineate this site.

G16, G17, G18, G19 –the existing building location is to be maintained in this rezoning application. As such, there will be vehicles located between the existing building and the proposed landscape buffer. The parking area is quite open and so walking routes will not be delineated on the vehicle tarmac. However, the existing sidewalk apron on the West and South sides of the building will be maintained.

G20 – South and West-facing windows will be protected from Summer solar gain with overhangs. The addition of landscape planting on the site will provide Summer shade.



G21, G22, G23, G24, G25, G26 – the existing building is to remain single-storey and does not adversely impact neighbouring properties.

G27, G28, G29, G30, G31- given the proposed use of the site as a car rental business, the opportunity for employee engagement with the sidewalk and Main/ Industrial is minimal. However, the large office windows will provide viewing access to the street corner and the South-facing blank wall area will be refurbished.

G32, G33- drought tolerant plants, irrigation and mulch will be provided

G34, G35 – street trees will be planted in accordance with City of Penticton regulations. Planting beds will be irrigated and covered in mulch.

G36, G37, G38, G39, G40 – landscape planting will be completed as shown on the enclosed site plan and will include low hedge screening of vehicle parking from the adjacent sidewalks. Storm water will be managed through onsite rock pits located adjacent to planting beds where possible.

G41, G42 – native and seasonal planting will be used where applicable. Permeable asphalt paving will be considered at the time of paving installation; however, its use will be cost-dependent.

G43, G44, G45 – as the existing building is in the rear corner of the site, the landscape buffer design will address the corner lot condition with denser planting.

G46, G47 – public art will not be included in the proposed development.

G48, G49, G50, G51 – building and site lighting will be provided and positioned to minimize light pollution while providing adequate night security lighting.

G52, G53 – the existing pylon sign is to be refurbished and relocated. A City of Penticton sign permit application will be submitted for the review of building and traffic signage.

G54, G55, G56, G57 – new mechanical units will be located on the roof of the existing building and will be screened from uphill adjacent property view.



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G58, G59, G60 – garbage and recycling areas will be located on the North part of the property in an appropriate screened enclosure and will not be clearly visible from Main St or Industrial Ave.

G61, G62, G63 – a new black chain link fence will be installed along the North property line to define the vehicle parking stall boundary and to prevent trespassing. The existing East fence and low retaining walls are to be left as is. A black chain link rental truck security fence will be installed on the property adjacent to the existing building.

Thank you for your assistance to date with this project. If you have any questions or require additional information, please do not hesitate to contact our office.

Yours truly,

Norman Goddard
Architect AIBC