



Council Report

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Date: October 21, 2025

File No:

RMS/698 Eckhardt

Avenue W

To: Anthony Haddad, City Manager

From: Gabe Tamminga, Planner II

Address: 698 Eckhardt Avenue West

Subject: **Zoning Amendment Bylaw No. 2025-34**

Staff Recommendation

THAT Council give first reading to “Zoning Amendment Bylaw No. 2025-34” for Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1655 Except Plan 36620, located at 698 Eckhardt Avenue West, a bylaw that rezones the subject property from M1 – General Industrial to C4 – General Commercial;

AND THAT Council forward “Zoning Amendment Bylaw No. 2025-34” to the November 4th, 2025 Public Hearing.

Proposal

The applicant is requesting to rezone the subject property located at 698 Eckhardt Avenue West from M1 – General Industrial to C4 – General Commercial to facilitate the development of a restaurant with a floor area exceeding 360m² in size. The Zoning Amendment application is the first step in the approval process and further applications may be required in the future for any design or construction related steps of development.

Strategic priority objective

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth, focusing on creating an inclusive, healthy, and vibrant community.

Background

The subject property currently contains one small vacant building in the northeast corner of the property, with the remainder of the property being used for vehicle parking. It is at a prominent location within the

City of Penticton at the corner of Railway Street (Highway 97) and Eckhardt Avenue West, in a high amenity area with a mix of uses (Figure 1). There are commercial, residential, institutional and recreational properties all within 200m of this site. The property is currently designated by the Official Community Plan (OCP) as 'Mixed Use' which is a land use designation that supports both residential and commercial development in high amenity areas of the city. The property is currently zoned M1 – General Industrial which is a zone intended to accommodate general and light industrial uses.

Technical Review

This application was reviewed by the City's Technical Planning Committee (TPC), which is an internal group of staff that reviews development applications. Comments were provided to the applicant for future stages of development such as a development permit or building permit application.

Analysis

Zoning Amendment – Support

The applicant is proposing to rezone the property from M1 – General Industrial to C4 – General Commercial. While the current M1 zone does permit restaurant as a use, it limits the maximum size of the restaurant to 100m² of gross floor area. This would not allow the applicant to build a larger restaurant as intended (Figure 2), which is why a zoning amendment application is required. The proposed amendment is consistent with the City's OCP (Figure 3) as the subject

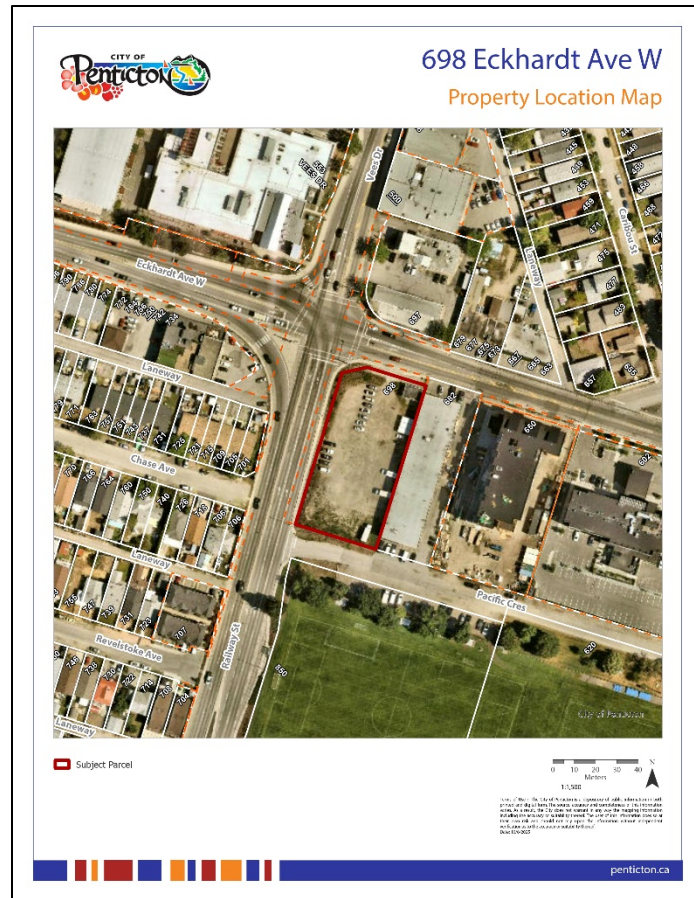


Figure 1 - Property Location Map

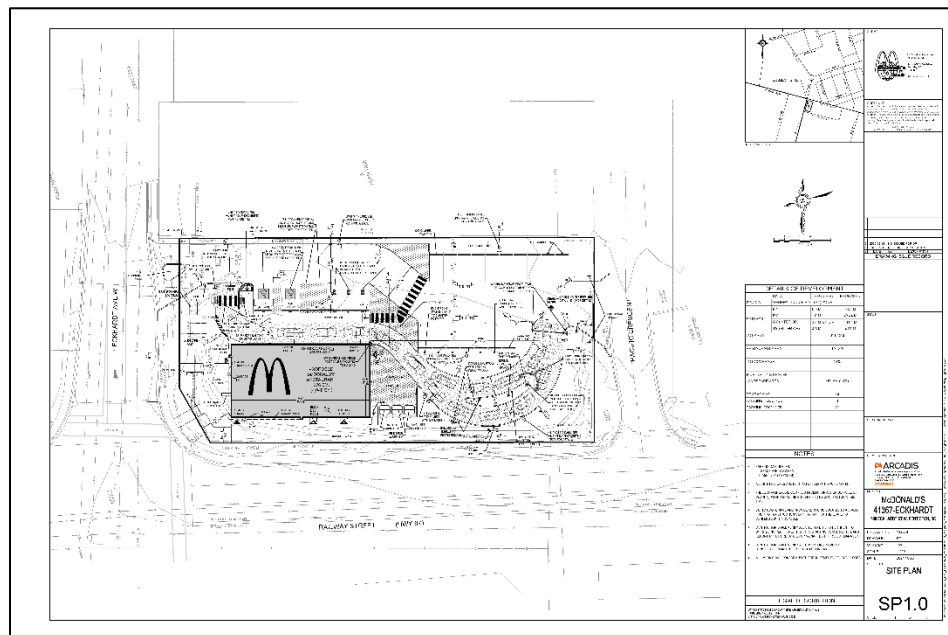


Figure 2 - Proposed Site Plan

property is designated as Mixed Use which is for properties that support residential and/or commercial uses in higher density and mixed-use areas of the city.

Land Use	Description	Building Type(s)	Uses	Height / Density
 <p>Mixed Use</p>	Higher-density mixed-use areas allowing for intensive development with residential and/or commercial uses	<ul style="list-style-type: none"> Higher-density apartments Mixed-use buildings Commercial buildings 	<ul style="list-style-type: none"> Commercial (retail, service, office) Residential 	Generally greater than 3 storeys

Figure 3 - OCP Land Use Designation

Staff consider alignment with the OCP when a zoning amendment application is proposed as well as other policies that would be relevant to the application. The proposed zoning amendment will allow for development that is supported through following OCP policies:

- Policy 4.2.3.8 Require adequate levels of secure bike parking in new multi-family, mixed-use and commercial development.

- Policy 4.3.2.3 Encourage intensification of vacant or underused service commercial parcels before designating additional service commercial areas.

- Policy 4.3.6.6 Support business investment and worker attraction to Penticton by adhering to high-quality urban design standards, mixing compatible land uses, providing parks, trails and amenities, protecting the natural environment, and supporting active transportation to create quality neighbourhoods.

The property is also located within the City’s North Gateway plan areas. The North Gateway Plan, Land Use and Density Map identifies the subject property as commercial.

This zoning bylaw amendment is subject to approval by the Ministry of Transportation and Transit (MOTT), as the property is located within 800 metres of a controlled access intersection. MOTT has provided preliminary approval for the rezoning, contingent upon the implementation of a right-in and right-out access configuration onto Eckhardt Avenue West. The preliminary site plan also demonstrates compliance with the required highway setback of 4.5 metres for buildings.

Summary

Based upon the alignment with the OCP policies and the land use designation for the subject property, staff have determined that there is support for Zoning Amendment Bylaw No. 2025-34 as it aligns with the vision and supports the intended use. As such, staff recommend that Council follow the staff recommendation.

Alternate recommendations

Council may find this Zoning Amendment does not meet the intent of the OCP policies. If this is the case, Council may consider the alternative recommendation:

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2025-34".

Attachments

- Attachment A – Zoning Bylaw Map
- Attachment B – Official Community Plan Map
- Attachment C – Photos of the Property
- Attachment D – Letter of Intent (applicant)
- Attachment E – Zoning Amendment Bylaw No. 2025-34

Respectfully submitted,

Gabe Tamminga
Planner II

Concurrence

General Manager or Development Services <i>BL</i>	City Manager <i>SH</i>
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