

Received Submission
Public Hearing re 698 Eckhardt Avenue W

From: [L.Goldman](#)
To: [Public Hearings](#)
Subject: Fw: Macdonald's request rezoning
Date: Monday, October 27, 2025 6:17:41 PM

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Dear Mayor and Council,

I recently learned that a new development is being proposed for a busy intersection in Penticton, at the corner of Eckhardt Avenue West and Highway 97. The public is being given the opportunity to weigh in on this proposal.

My concern is related, not to the danger of traffic into and out of the development which is certainly a very serious problem, but to the emissions potentially produced from cars waiting in "a two-lane drive-thru" to get food and beverages.

The City of Penticton has a Community Climate Action Plan that was approved years ago by Council. In the plan, the city committed to reducing carbon emissions by 40% by 2030 and 100% by 2050. As the majority of polluting gases come from transportation, it would seem logical that reducing vehicle emissions would be a simple way to reach those bold targets.

Allowing more drive-thru businesses does not fit into the CCAP that the city adopted. When vehicles are idling, placing orders and waiting for food, those vehicles are emitting huge amounts of "**nitrogen oxides (NOx), particulate matter (PM), carbon monoxide (CO), and volatile organic compounds (VOCs)**, all of which negatively impact human health and the environment." (<https://iere.org/what-pollution-do-cars-emit/>)

It is our social duty to our children to keep them safe. It is the Council's responsibility to protect them and all citizens from pollution in the air.

The City of Penticton has made a commitment to lower emissions from transportation and buildings. Allowing any new drive-thru businesses goes against that commitment.

Please do not approve any more drive-thru proposals in the City of Penticton.

Thank you for this opportunity to share my deep concerns about climate issues with you.

Liml̓əm̓t̓
Lori Goldman

"What you do makes a difference, and you have to decide what kind of difference you want to make." *Jane Goodall*

I acknowledge that I work and play on the traditional

unceded territories of the syilx Okanagan people. I recognize the strength and wisdom of the people who have lived here for 10 000 years and I commit to do all I can to bring truth and reconciliation into the work that I do.

Received Submission
Public Hearing re 698 Eckhardt Avenue W

From: Elizabeth Lominska Johnson

Sent: Monday, October 27, 2025 11:23 AM

To: Council <council@penticton.ca>; Julius Bloomfield <julius.bloomfield@penticton.ca>; Isaac Gilbert <isaac.gilbert@penticton.ca>; Jason Reynen <jason.reynen@penticton.ca>; James Miller <james.miller@penticton.ca>; Campbell Watt <campbell.watt@penticton.ca>; Ryan Graham <ryan.graham@penticton.ca>; Angie Collison <angie.collison@penticton.ca>; Audrey Tanguay <audrey.tanguay@penticton.ca>; Blake Laven <blake.laven@penticton.ca>; Anthony Haddad <anthony.haddad@penticton.ca>; Kristen Dixon <kristen.dixon@penticton.ca>

Subject: MacDonald's request zoning.

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To Mayor Julius Bloomfield and Penticton City Council,

Yesterday I learned of this application. I am writing to express my concern about this development application as it stands.

People waiting in cars in the two access lanes almost certainly will not turn off their engines. The resulting emissions could be significant, and are known to be harmful to people and the environment. We live in idle-free BC, and should not be allowing developments that encourage idling and emissions.

The site should allow ample room for parking, obviating the need for access lanes for takeout. Please do not accept this application as it stands.

Thank you for your consideration

Elizabeth Lominska Johnson

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Elizabeth Lominska Johnson
Curator Emerita and Research Fellow
Museum of Anthropology
University of British Columbia

Received Submission
Public Hearing re 698 Eckhardt Avenue W

From: [Deborah Webb](#)
To: [Public Hearings](#)
Subject: Fwd: Zoning Amendment Bylaw No. 2025-34 for McDonald's at 698 Eckhardt Ave. West
Date: Monday, October 27, 2025 6:06:06 PM

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Dear Council,

These are my comments for the public hearing being held November 4, 2025 on this zoning amendment.

1. The traffic volumes and accessibility issues for this site are a major dangerous concern as there are already accessibility issues with the Chevron site across the street.
2. The City of Penticton's Community Climate Action Plan (CCAP), endorsed in November 2021, aims to reduce community-wide greenhouse gas emissions by 40% below 2007 levels by 2030. Idling gasoline and diesel driven vehicles in two drive-through lanes will increase greenhouse gas emissions in our community, not reduce them. Instead of two drive-through lanes, provide parking spaces.

I do not support this zoning amendment application at this site as currently documented. Please address the two issues that I have identified before approving this application.

Thank you very much for the opportunity to provide public comments..

Best regards,

Deborah Webb
1124 Park Place
Penticton

Received Submission
Public Hearing re 698 Eckhardt Avenue W

From: [Avril Torrence](#)
To: [Public Hearings](#)
Subject: Citizen response to proposed rezoning request for Eckhardt & Hwy 97
Date: Tuesday, October 28, 2025 10:12:31 AM

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Hello there,

I wish also to extend my missive below to your public hearings email box.

thanks kindly,
Avril Torrence

Dear Mayor and Council,

I understand that on Nov 4, Council will hold a public hearing regarding rezoning to allow for a McDonald's restaurant and drive-thru at the corner of Eckhardt Avenue West and Highway 97. I am writing to express my keen disappointment that such a possibility is even being considered. My issues are three-fold.

1. In no way does this proposed "two-lane drive-thru" of an American chain restaurant align with the Penticton's North Gateway Plan (2025). I do not see how a McDonald's, within the Plan's geographic boundaries and designed to attract significant vehicle traffic, can be part of the Plan's vision, described therein as

"a connected, complete sustainable destination that captures and celebrates Penticton's natural beauty, sports excellence, events and festivals while adding to the economic vitality, housing diversity and local fare."

Council will be doing an immense disservice to the area's residents and restaurant owners in the North Gateway and near vicinity if they allow this development to proceed.

2. It seems as if the proposal's developers have not thought fully enough about the traffic in the area and especially Highway 97 as a provincial thoroughfare, when vehicles drive in and out of a McDonald's such as the one proposed. I find the proposal has the potential to create highly dangerous traffic situations.

3. Finally, how exactly does a McDonald's of this kind represent an establishment in a "sustainable" destination? Surely you must consider the vehicle emissions from the persistent idling within a drive-thru. Penticton's Community Climate Action Plan (2021) committed the city to reducing carbon emissions by 40% by 2030 and 100% by 2050, acknowledging that fully 55% of those emissions come from transportation. Any addition of yet more drive-thru businesses simply does not fit with the CCAP goals.

I appreciate that the current vacant lot at Eckhardt and Hwy 97 needs development. Yet I opted to make Penticton my home because of its natural beauty, its walkability, and its Council's seemingly

forward-thinking plans to enhance the key features that distinguish Penticton as a uniquely livable community. The McDonald's proposal before you simply does not belong in that Penticton.

I do my best to stay abreast of Council decisions through attendance at Council meetings, Shape Your City and Open House opportunities whenever I can. Please understand this context as you consider my objections to this rezoning proposal.

Sincerely,

Avril Torrence (V2A 2G8)

Received Submission
Public Hearing re 698 Eckhardt Avenue

From: [Matt Weller](#)
To: [Public Hearings](#)
Subject: 698 Eckhardt Avenue West - Zoning Amendment Bylaw 2025-34
Date: Tuesday, October 28, 2025 12:22:44 PM
Attachments: [image.png](#)

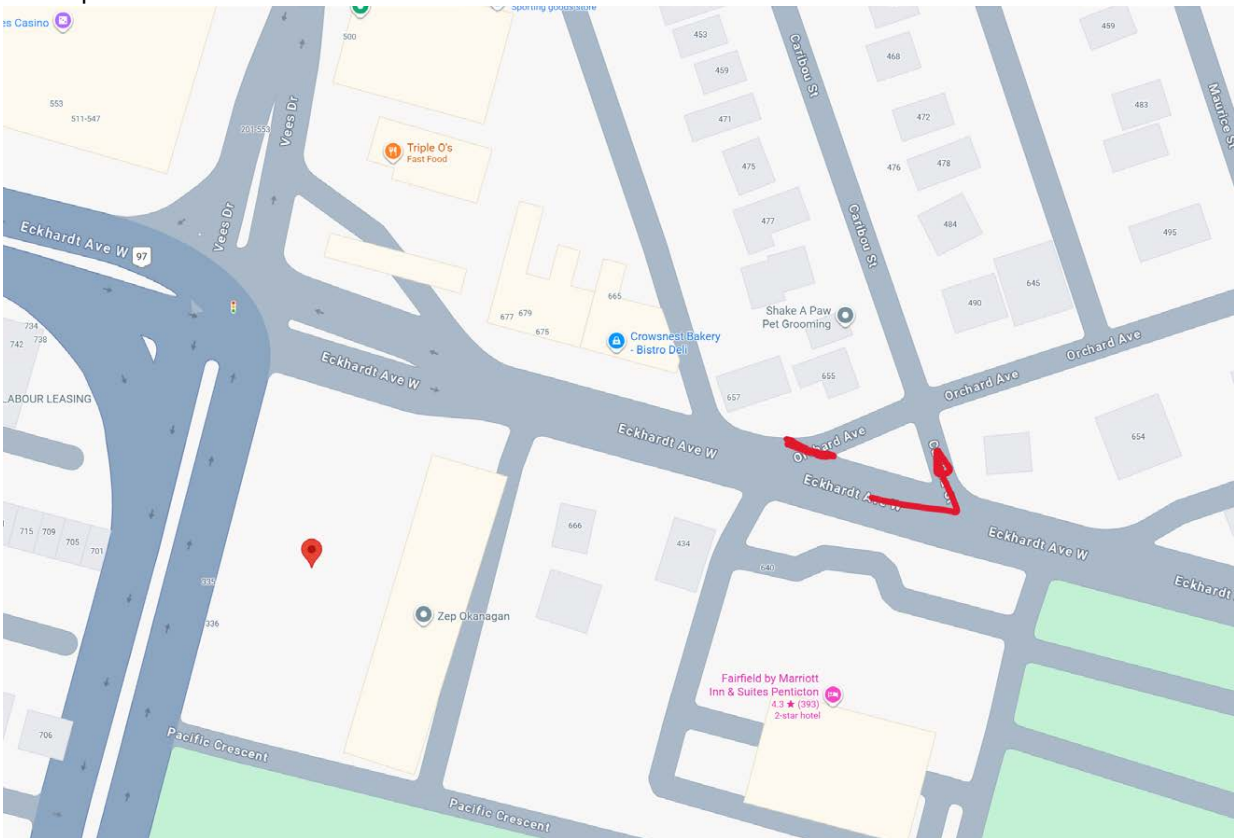
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To whom it may concern,

As a resident living on Orchard Avenue, less than 400 meters from the site, we have several concerns and reservations regarding the proposed zoning amendment and land use. We are NOT in support of the zoning amendment OR the proposed land use.

- **Traffic Volume:** With this intersection already serving as a busy road at the Highway 97 junction, we have concerns that this amendment will drive more traffic onto Eckhardt Avenue and Orchard Avenue, resulting in risks to residents in this area, as well as increased noise. Orchard Avenue already inherits speeding drivers from this junction, with our family already concerned about the near misses from vehicles exceeding the speed limit and the risk of interaction with our (and other neighbouring families') small children. We would want to see modifications made to the intersection with Eckhard and Orchard, including closing direct access (see below), should this proposed amendment proceed.



- **Traffic Concentration:** Due to the likely need for a drive-thru for the location, and from the hard-to-read site plan, it would appear that access to this would be from Eckhardt Avenue, which would increase the volume of vehicles using this path. This creates a traffic pinch point and an increase in risk of traffic incidents and will ultimately make the intersection more unsafe. This alone should stop this application.
- **Attraction of Commercial Activity not in alignment with adjacent residential use:** McDonald's locations are typically open 24 hours a day. This would mean

commercial activity occurring beyond normal business trading hours. Further to this, 24/7 operations, is the likely increase in anti-social behaviour, something our neighbourhood and community would not want to proceed. The Triple O's opposite this site closes at 10 pm, and if the proposal was to proceed, we would want, AT MINIMUM, opening hours to match this.

In closing, this site is unsuitable for the proposed zoning amendment and land use; the intersection is both unsuitable and unsafe for the addition of a business like McDonald's. We do not support the amendment or the proposed business at this location.

Matthew Weller

Orchard Avenue Resident