

**Date:** January 20, 2026  
**To:** Anthony Haddad, City Manager  
**From:** Gabe Tamminga, Planner II  
**Address:** 101 Martin Street and 98 Winnipeg Street

**File No.:** RMS/101 Martin St

**Subject:** **Official Community Plan Amendment Application for 101 Martin Street and 98 Winnipeg Street**

## Staff Recommendation

THAT Council, following the *Community Engagement for OCP Amendments Procedure*, direct staff to commence public engagement for a proposed Official Community Plan amendment to change the future land use designation on 101 Martin Street and 98 Winnipeg Street from 'Institutional and Civic' to 'Downtown Mixed Use'.

## Proposal

The City has received an application to change the Official Community Plan Amendment (OCP) future land use designation on the site (consisting of two legal parcels) from 'Institutional and Civic' to 'Downtown Mixed Use'. The applicant has provided a letter of intent (Attachment B) that provides additional details about the proposal.

There has also been an application submitted to rezone the properties from P1 – Public Assembly to C5 – Urban Centre Commercial. This application would be brought to Council for their consideration following the public engagement period, if Council chooses to proceed.



Figure 1 - Property Location Map

## **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**

### *Site Context*

The subject properties are located downtown on the west side of Martin Street and the east side of Winnipeg Street (Figure 1). The surrounding area provides a mix of uses that include residential, commercial and institutional properties. Currently, 101 Martin Street contains an office building that was constructed in 1981 where the Regional District of Okanagan Similkameen (RODS) operates, and 98 Winnipeg Street is used as parking for staff. The RDOS is planning to relocate their corporate office to another location within Penticton on Skaha Lake Road. This change in land use, reflects the proposed governmental divestment of the lands and will allow a wider range of potential uses on the property in keeping with other non-governmental lands in the area and broaden the availability of potential purchasers.

### *Current OCP and Zoning*

The OCP future land use designation on the subject property is 'Institutional and Civic' (Attachment A). The Institutional designation supports areas providing a wide range of services and utilities for the community such as education services, hospitals, fire halls and government services that allow various heights and densities.

The current zoning of the property is P1 – Public Assembly, which is intended for governmental and institutional uses including, educational, health and recreational uses, and civic or cultural gatherings.

## **Financial Implication**

City staff will be leading the public engagement period. The applicant has paid the required application fees, which account for the required staff time to conduct the engagement for the proposed development.

## **Technical Review**

This Official Community Plan amendment application was reviewed by the Technical Planning Committee, a group of internal city staff who review development applications. Staff provided high-level comments regarding servicing upgrades and future building requirements. Further technical reviews will occur at future application stages.

## **Engagement Plan**

Staff will follow the Community Engagement for OCP Amendments Procedure to ensure adequate and meaningful consultation with the community. The community engagement will be led by City staff over the coming months, with exact dates to be finalized after direction from Council.

The following list summarizes the main methods that will be used to raise awareness about this application and the opportunities for residents to provide feedback through the engagement period:

1. Project page on [www.shapeyourcitypenticton.ca](http://www.shapeyourcitypenticton.ca) - central location to share information and gather feedback, including an email blast to the Shape Your City Penticton database advising of the engagement beginning,
2. Notices mailed to neighbours (property owners and tenants) within a 100m buffer of the property,
3. Notice signs posted on the subject property,
4. Consult with targeted agencies and interest groups (i.e. Local First Nations, School District #67, Ministry of Transportation, BC Transit, Okanagan College, etc.),
5. News release and social media posts,
6. Newspaper advertisements, and
7. Information session(s) that allow for sharing of information and discussion on the proposed development.

Staff are recommending that Council, in accordance with the Community Engagement for OCP Amendments Procedure, give direction to carry out the proposed community engagement prior to staff presenting the application package to Council for consideration.

### Analysis

The applicant is proposing to change the OCP future land use designation on the subject properties from 'Institutional and Civic' to 'Downtown Mixed Use'.

#### *Institutional and Civic Designation*

The 'Institutional and Civic' designation is described within the OCP as providing a wide range of services and utilities to the community (Figure 2). This allows for a variety of uses, including those currently permitted under the P1 – Public Assembly zone such as government services.

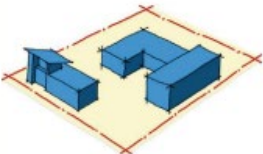
Land Use	Description	Building Type(s)	Uses	Height / Density
Institutional and Civic 	Areas providing a wide range of services and utilities for the community.	<ul style="list-style-type: none"> <li>• Varies</li> </ul>	<ul style="list-style-type: none"> <li>• Education Services</li> <li>• Health Services</li> <li>• Hospital</li> <li>• Government Service</li> <li>• Utility Services</li> <li>• Fire Halls</li> <li>• Ancillary residential uses in conjunction with institutional and civic facilities (e.g. student housing, extended care, employee housing)</li> <li>• Parks and open space</li> </ul>	<ul style="list-style-type: none"> <li>• Varies</li> </ul>

Figure 2 - Current OCP Land Use Designation

## Downtown Mixed Use Designation

The question that will be posed to the community and to Council is to consider whether 'Downtown Mixed Use' land use designation represents what the community envisions at this location in the future. If the land use designation is changed, this would allow for rezoning of the properties in support of downtown mixed-use developments. This designation supports downtown developments with active retail, service or civic and cultural uses at ground level and multi-family residential and/or office uses (Figure 3).

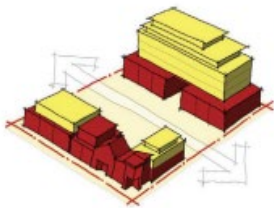
Land Use	Description	Building Type(s)	Uses	Height / Density
 <p>Downtown Mixed Use</p>	Downtown developments with active retail, service or civic and cultural uses at ground level and multi-family residential and/or office uses.	<ul style="list-style-type: none"> <li>Higher-density mixed-use buildings</li> <li>Residential units limited to the second floor and above, or located behind the commercial frontage if at grade</li> </ul>	<ul style="list-style-type: none"> <li>Commercial (retail, service, office)</li> <li>Residential</li> <li>Civic and cultural</li> <li>Tourist commercial</li> </ul>	<ul style="list-style-type: none"> <li>Up to 10 storeys</li> <li>Up to 3 storeys on the 0-300 blocks of Main St and the 0-99 block of Front St</li> <li>Up to 5 storeys on the 100-200 block of Front St, subject to contextual design and adherence to DP guidelines</li> </ul>

Figure 3 - Requested OCP Land Use Designation

The applicant has provided high-level renderings of what a potential building could potentially look like on the site under the downtown mixed use designation.

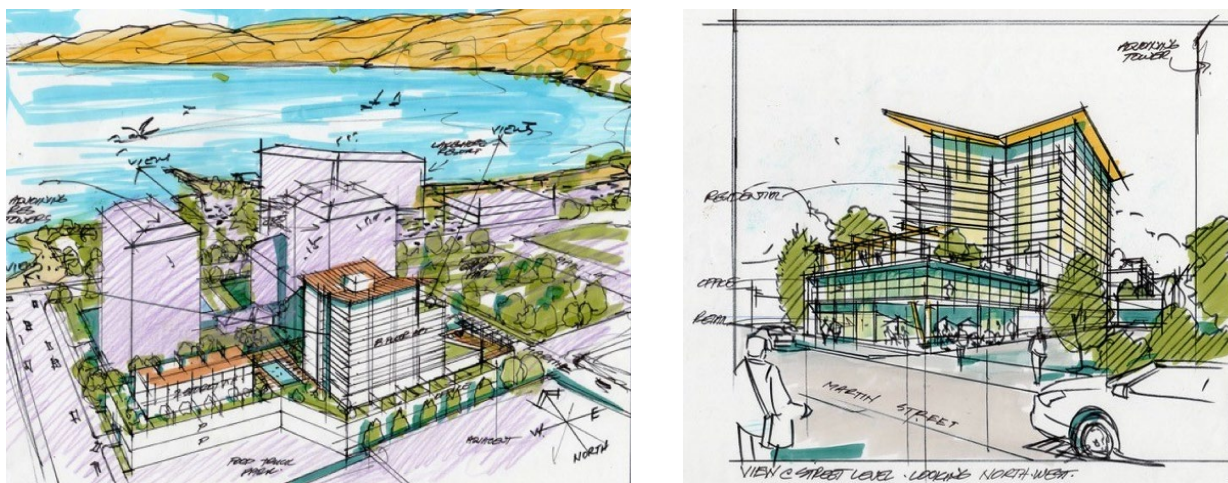


Figure 4: Illustrations of potential downtown mixed-use development on the subject site (not actual proposed development)

More detailed plans and design work would be required later in the development approval process. These images and other precedent images will be used to show what is possible under the proposed OCP designation change so Council and the public understand what potentially will be developed on the lands in the future.

## **Initial Analysis**

After initial review of the application package, staff consider that the application has merit for public engagement and future Council consideration given that:

1. With the intended ownership of the lands likely moving from governmental to non-governmental, the Institutional and Civic land use designation is not the appropriate designation for the lands.
2. Changing to the Downtown Mixed Use designation, will allow for a variety of uses such as residential and commercial in a high-amenity area of the city, beyond the current institutional uses the lands are limited to under the Institutional designation.
3. The proposed change in land use designation aligns with adjacent and nearby properties.
4. Council directed staff to initiate a new Downtown Area Plan as a part of the 2026 Budget and this property falls within that area.

Staff's full analysis of the proposed amendments and their alignment with the OCP vision, goals, policy and overall growth plan will be presented in future staff reports, following the engagement period.

## **Next Steps**

Should Council support the staff recommendation to proceed to public engagement, staff would commence the engagement period. In moving to public engagement, this does not signify that Council has endorsed, supported or approved the proposed application. Rather, this indicates that Council would like to engage with residents and interest groups to see what the community's thoughts are for the proposal.

Once engagement has been completed, staff will prepare a summary that contains the results that will be shared with the applicant, Council and the public. Staff would also prepare subsequent reports for Council to consider formal bylaws for the OCP amendment. As part of this process, a statutory Public Hearing would be held after first reading, where residents would be able to provide further comments on the proposed OCP land use designation change directly to Council, prior to further consideration of the bylaws by Council.

When staff present back to Council with the OCP amendment bylaw, the staff report will include a complete analysis of the application package and a summary of the results from the community engagement for this proposed land use designation change.

## **Alternate Recommendation**

Council may find that this land use change is not suitable at this location and if that is the case, then Council should direct staff to not proceed with the public engagement.

1. THAT Council direct staff not to commence public engagement for a proposed Official Community Plan Amendment.

**Attachments**

Attachment A – OCP Map

Attachment B – Letter of Intent (applicant)

Attachment C - Community Engagement for OCP Amendments Procedure

Respectfully submitted,

Gabe Tamminga

Planner II

General Manager of Corporate Services  <i>AMC</i>	General Manager Development Services  <i>BL</i>	City Manager  <i>AH</i>
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