

To: City of Penticton
Subject : Site Specific Zoning
Date: August 3 , 2025
From: Emerald Enterprises Ltd .
: Joe and Nada Vunak

As business owners in Penticton from 1980 , we would like to apply for site specific designation for our buildings at 2510 and 2490 Government St.

We started construction in 1980 and completed the final phase in 2023 .
We have approval from previous council to have 1 suite on each property . We seek an amendment to allow total of 2 suites on each property.

Over the years, we have been very fortunate due to the council in the early 90s who had vision for the future. We have very unique buildings that are situated in the M1 zone.

Above our buildings there is a residential community as well on Seacrest St , that connects to Government St , not far from our property . We take great care in maintenance and safety of our buildings and land . We help many young men who are entering the workforce (would help young women as well , just none requested to rent yet) . We are very fortunate to be in the position to charge rent under market value and assist the new generation in achieving independents and success in life. At present we have two young men that rent from us . One is 25 years old and works for a business in our building , the other is 22 years old that started his own wholesale business with family help.

By having residential unites on the premises, we have had no break-ins in any buildings . It's a safe place where people in the complex take pride and help each other .

We submitted to the provincial government
2 units on 2510 , and 1 unit on 2490 Government St as per their request for Speculation and Vacancy Tax.

In the last couple of years we had many people approach us for living accommodation who work in the industrial area but have no place to live.

By adding additional residential unites in our buildings we would be able to fill the need for affordable homes for many seeking to work and live in Penticton.

Thank You!
Nada Vunak