

**Date:** March 17, 2026  
**To:** Anthony Haddad, City Manager  
**From:** Yvonne Kent, Planner II  
**Address:** 434 Lakeshore Drive W

File No: RMS/434 Lakeshore Drive W

**Subject: Official Community Plan Amendment Application for 434 Lakeshore Drive W**

## 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 434 Lakeshore Drive W from 'Low Density Residential' to 'High Density Residential' in support of future high density residential 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.

## Proposal

The City has received an application to change the Official Community Plan (OCP) future land use designation on the site from 'Low Density Residential' to 'High Density Residential'. The applicant has provided a letter of intent that provides additional details on the proposal (Attachment B).

An application has also been submitted to rezone the property from R4-L – Small-Scale Multi-Unit Residential: Large Lot to RM3 – Medium Density Multiple Housing. This application would be brought to Council for their consideration following the public engagement period, if Council chooses to proceed.

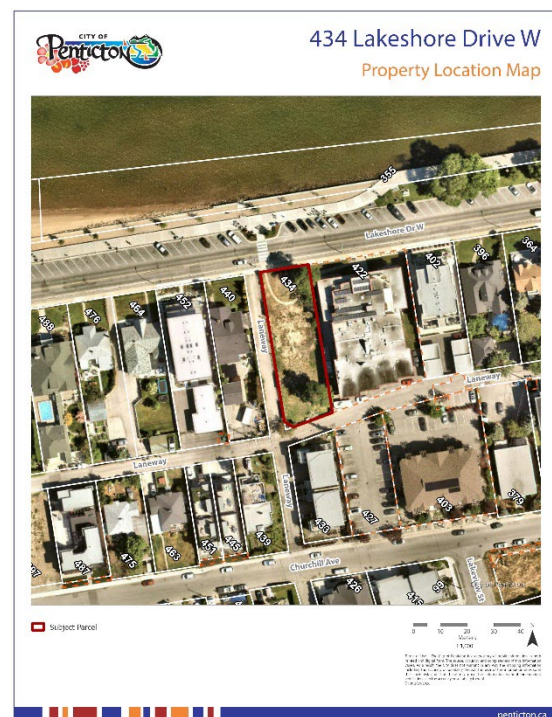


Figure 1 - Property Location

## **Background**

### *Site Context*

The subject property is located on Lakeshore Drive West, across the street from Okanagan Lake Park, is 0.26 acres in size, and is currently vacant. The surrounding area consists of a mix of higher density apartment and townhouse uses and lower density single detached dwellings. To the east is a 4 storey apartment building, across the lane to the south are 4 storey townhomes, and to the west across the lane a single detached dwelling.

### *Heritage*

The property was previously occupied by a heritage home called 'Warren House', a large two-storey Georgian Revival style home built in 1912. Because of this, the property is listed on Penticton's Heritage Registry and on the BC Register of Historic Places. In March 2022, the home was destroyed by a fire, and the property has remained vacant since. Given the house is no longer on the property, a request to remove the heritage designation from the property would be brought to Council for their consideration following the public engagement period, if Council chooses to proceed.

## **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, and in consideration of other engagements currently underway.

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;

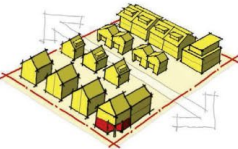
2. Notices mailed to neighbours (property owners and tenants) within a 100m buffer of the property;
3. Notice signs posted on the subject property;
4. Consult with targeted agencies and interest groups (i.e. Local First Nations, School District #67, Ministry of Transportation, BC Transit, Okanagan College, 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

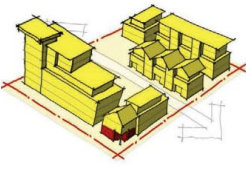
The applicant is proposing to change the OCP future land use designation on the subject property from 'Low Density Residential' to 'High Density Residential'.

#### Low Density Residential

Land Use	Description	Building Type(s)	Uses	Height / Density
Low Density Residential 	Lower-density residential areas with new housing types compatible with single-detached houses in character and scale but providing more units per lot	<ul style="list-style-type: none"> <li>• Single detached houses with or without secondary suites and/or carriage houses</li> <li>• Duplexes with or without suites and/or carriage houses</li> <li>• Cluster housing</li> <li>• Townhouses</li> <li>• Bareland stratas</li> <li>• Small-scale neighbourhood commercial building (e.g., corner store, coffee shop, childcare)</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Limited retail/service</li> </ul>	<ul style="list-style-type: none"> <li>• 1 to 4 units per lot</li> <li>• Up to 6 units subject to contextual design and adherence to DP guidelines Additional units may be considered where lot consolidation occurs (e.g. consolidation of two lots could support twice as many units per lot)</li> <li>• Generally up to 3 storeys</li> <li>• <i>Increased height and density permitted in transit-oriented areas</i></li> </ul>
<b>Site-Specific Detached Residential Policy Statement:</b> 375 Smythe Drive: a maximum of 27 detached single-family houses are permitted on this site. Houses may include secondary suites but not carriage houses.				<b>Bylaw No. 2025-31</b>

The 'Low Density Residential' designation is described within the OCP as permitting low density residential land uses, such as single detached dwellings, duplexes, and townhouses, generally up to three storeys in height.

## High Density Residential

Land Use	Description	Building Type(s)	Uses	Height / Density
High Density Residential 	Higher-density multifamily residential neighbourhoods consisting of townhouses and apartments in higher-amenity areas	<ul style="list-style-type: none"> <li>Cluster housing</li> <li>Townhouses</li> <li>Low-rise and mid-rise apartment buildings</li> <li>Small-scale neighbourhood commercial building (e.g., corner store, coffee shop, childcare)</li> </ul>	<ul style="list-style-type: none"> <li>Residential</li> <li>Limited retail/service</li> </ul>	<ul style="list-style-type: none"> <li>Up to 6 storeys</li> </ul>
<b>Site-Specific High Density Residential Policy Statement:</b> 556 to 736 Lakeshore Drive West: Development up to a maximum of four storeys can be considered subject to assessment of urban design impacts on Lakeshore Drive and the waterfront, Lakawanna Park and neighbouring properties on Churchill Avenue.				

The question that will be posed to the community and to Council is to consider whether the 'High Density Residential' land use designation represents what the community envisions at this location in the future. The 'High Density Residential' designation permits high density multifamily residential, such as apartments, up to 6 storeys in height. A height limit of 4 storeys in the 'High Density Residential' designation applies to properties from 556 to 736 Lakeshore Drive W; this does not include the subject property.

The applicant's letter of intent outlines potential development possibilities under the proposed 'High Density Residential' designation (Attachments B).

### Initial Analysis

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

1. The existing land use designation of 'Low Density Residential' aligned with the previous two storey heritage home. As the property is now vacant, this designation may no longer be appropriate.
2. The High Density Residential land use designation is found in the surrounding area immediately to the south and east.
3. The property is within walking distance of downtown, Okanagan Lake Park, and Lackawanna Park which aligns with OCP policies to locate more intensive forms of residential development close to amenities.

Staff's full analysis of the proposed development and its 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 development. 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 development 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,

Yvonne Kent  
Planner II

Concurrence

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