

Protect Penticton's Official Community Plan

To: Penticton City Council, Mayor of Penticton, and Taxpayers of Penticton

A developer (**Radec Group**) proposes to build **229** townhouses, condominiums, and apartments at **955 Timmins Street, the former Canwood site**. For this development to proceed, the City of Penticton would have to amend the Official Community Plan (OCP) and change the current zoning on this property from M1 (General Industrial) to RM3 (Medium Density Multiple Housing). The City is currently inviting feedback, and the City Council will be voting on these proposed changes this fall.

Neighbourhood residents have many concerns about this proposed development including:

- The proposed development is approximately **seven times more dense** than the surrounding neighbourhood and, as such, is **incompatible with the existing character of the neighbourhood**.
- The development will generate **nearly 1,500 extra vehicle movements per day**, which will roughly double the amount of traffic currently traveling through the local neighbourhood, **threatening neighbourhood safety**.
- The only access to this development will be via Timmins Street, a narrow residential street which currently provides access to a nearby daycare and the King's Park soccer fields. **Timmins Street was not designed to safely accommodate this volume of traffic**.
- This development, as proposed, **does not commit to providing the affordable housing our city needs**.
- Allowing an incompatible development such as this one into one neighbourhood **sets a dangerous precedent for neighbourhoods throughout the city**.

We, the undersigned, **OPPOSE** the OCP amendment and zoning changes being considered for 955 Timmins Street and we urge the Mayor and Council to vote **AGAINST** the proposed OCP amendment and zoning change.

