



This five-lot block on Westminister Avenue in Penticton is listed for sale at \$3.15 million. (Contributed)

City block listed at \$3.15 million

Jesse Day
Western News Staff

An entire Penticton city block has hit the market for \$3.15 million.

The downtown block on Westminister Avenue encompasses five lots and is currently home to the longtime Italian restaurant Villa Rosa Ristorante.

The property includes a large commercial building, currently operating as Villa Rosa and two rental homes.

Dan Jones is the property's realtor; he said he's never before had the opportunity to list an entire city block in his whole career.

The current owner has owned Villa Rosa for "at least fifteen years" and bought the houses as he became available, Jones said.

The property has been listed for about ten days and Jones says he's already "six or seven" inquiries but no offers yet.

Jones said that the property would be an ideal investment for a local developer. A development there could fit about 30 apartments above and 10 to 12 commercial units below.

"It would be good for the area because you're close to the beach, the convention centre and the like, even a

boutique hotel or something would work there."

Jones said the main majority of interest he's received so far has come from developers.

Even if the property is sold quickly it wouldn't necessarily spell an immediate end for Villa Rosa Ristorante.

The current owner of the property would like to stay and lease the property back, Jones explained. "Developers usually take time to get their time into effect so he's willing to lease it back at a good rate," he said. "A lot of these properties are hard to carry if there's no rentals on them."



NOTICE OF PUBLIC HEARING

Amendment Bylaw No. 2455.43, 2020
Electoral Area "D" Zoning Bylaw Amendment
5081 8th Avenue, Okanagan Falls

Notice is hereby given by the Regional District of Okanagan-Similkameen (RDOS) that all persons who believe that their interest in property is affected by the Electoral Area "D" Zoning Amendment Bylaw 2455.43, 2020, will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaws at a public hearing to be held by electronic means on:

Date: Thursday, January 7, 2021

Time: 9:00 a.m.

Location: <https://rdos.webex.com> Event number: 146 887 7472 Password: RD@S

INSTRUCTIONS ON HOW TO PARTICIPATE

To participate in the electronic public hearing, please enter the text provided under "Location" (above) into the address bar of an internet browser (e.g. Chrome, Firefox, Safari, Edge). The Regional District is utilizing Cisco's Webex videoconferencing services and individuals interested in participating in the public hearing are encouraged to test this service on their computer or mobile device prior to the date of the hearing.

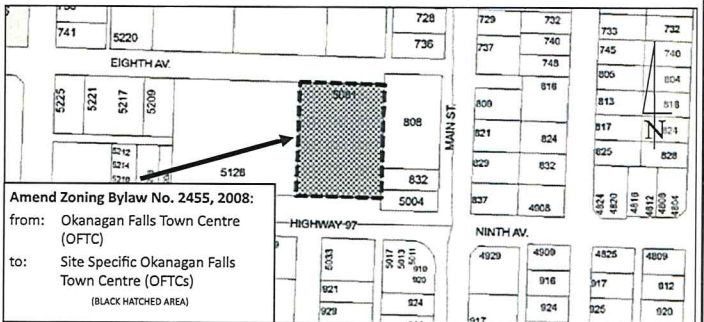
Interested individuals may also participate in the public hearing by calling 1-833-311-4101. Additional instructions on how to participate in an electronic public hearing are available on the Regional District's website: www.rdos.bc.ca.

Anyone who considers themselves affected by the amendment bylaws can present written information to the Regional District prior to or during the public hearing and may also speak at the public hearing. No letter, report or representation from the public will be received after the conclusion of the public hearing.

PURPOSE OF THE BYLAW:

The purpose of the proposed amendment is to allow for the development of an additional 30 multi-dwelling units in the form of an apartment building. More specifically Amendment Bylaw No. 2455.43, 2020, proposes to:

- amend Schedule '1' (Zoning Text) by introducing a new Okanagan Falls Town Centre Site Specific regulation at the subject property in order to increase the maximum density from 110 to 112 dwelling units per hectare, reduce the minimum setback for a parcel line adjacent to Highway 97 from 4.5 metres to 0.0 metres, and reduce the required number of parking spaces for Residential (apartment building, townhouse) uses from 1.75 to 1.0 space per dwelling unit.
- amend Schedule '2' (Official Zoning Map) of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, by changing the zoning of 5081 8th Avenue, Okanagan Falls (which is legally described as Lot 1, Plan 12558, District Lot 374, SDYD), from Okanagan Falls Town Centre (OFTC) to Site Specific Okanagan Falls Town Centre (OFTCs).



FURTHER INFORMATION

For further information about the content of Amendment Bylaw No. 2455.43, 2020, and the land affected by it, persons are encouraged to inspect a copy of the proposed Bylaws at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding holiday office closure from Friday, December 25, 2020 through Sunday, January 3, 2021) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca (Property & Development → Planning, Zoning & Subdivision → Current Applications → Electoral Area "D" → D2020.015-ZONE).

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA.

Postal: 101 Martin St, Penticton, BC, V2A-5J9 | Tel: 250-492-0237 | Email: planning@rdos.bc.ca

Holiday Service

DEC 24	Regular Service
DEC 25	No Service
DEC 26	Sunday service for 5 Main Street and 16 Lake to Lake No service for all other routes
DEC 27-30	Regular Service
DEC 31	Regular Service No extended Evening Service
JAN 1	Sunday service for 5 Main Street and 16 Lake to Lake No service for all other routes
JAN 2	Regular Service
JAN 4	Schedule change to Route 70 Kelowna/Penticton. Visit bctransit.com to view new schedules

2001-15

Transit Info 250-492-5602
bctransit.com

City of Penticton

Osoyoos man donates 14 bodies worth of blood in 50 years

**Brennan Phillips
Western News Staff**

More than 14 bodies worth of blood in 51 years.

That's how much Gregory Byron has donated after he finished his 157th donation on Dec. 24.

"The reason I keep coming, it's a very noble cause to give blood, and it's very empowering to think you could save three lives with one pint of blood," said Byron.

He started donating blood at 17, in 1969 the same week that Neil Armstrong walked on the moon, and he isn't planning on stopping any time soon.

"I feel no different, I know you have to replenish your blood, but the next day I feel fine," said Byron. "I just keep going, I'm healthy so why not."

The average blood donation is about 450 ml, and there are about five litres of blood on average inside the human body.

More importantly, with each donation capable of saving two to three lives, he has provided enough blood for 471 life-saving transfusions, so far.

Byron gives blood at every opportunity, noting that it used to be limited to four times a year, although that restriction has now changed to allow men to donate once every 56 days, which usually equals six times in a year.

"I actually gave blood seven times in one year," said Byron. "If you give right at the beginning of the year, you can get in for seven times."



Gregory Byron donated blood for the 157th time on Christmas Eve, 2020. He has donated enough blood for over 470 life-saving transfusions over the last 50 years. (Brennan Phillips - Western News)

The speed and ease of drawing blood is another change that Byron noted, with the whole experience having taken much longer before. He recalled how some of his previous times had taken over 20 minutes for the donation, with the entire appointment taking up to two hours.

"It's so easy now," said Byron. "It took six-and-a-half minutes to give blood, and I just phoned my wife and she said 'You're done already?'"

He also wants to take the opportunity to ask for other people to step up and donate blood.

"It's so empowering, to know you can really make a difference. It's not a major sacrifice, it's a generous sacrifice. Why not?"



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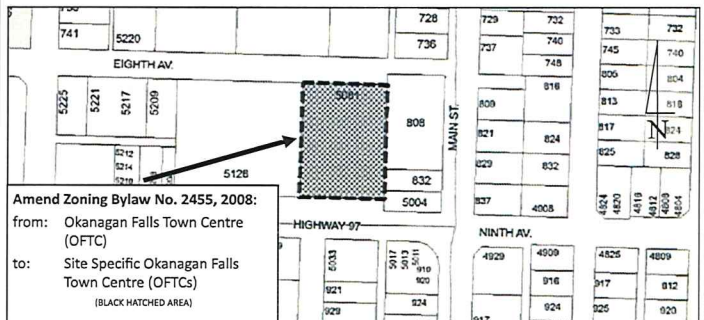
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Amend Zoning Bylaw No. 2455, 2008:
from: Okanagan Falls Town Centre (OFTC)
to: Site Specific Okanagan Falls Town Centre (OFTCs)
(BLACK HATCHED AREA)

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Together we ride.



BC Transit is here to help you comfortably and conveniently connect with your community. While you are celebrating at home this season, we hope you enjoy guessing the answers to these BC Transit trivia questions. For more fun activities please visit ride.bctransit.com

Transit Trivia

1

What is the average speed of a BC Transit bus?

2

Where is the longest bus route in BC and how long is it?

3

How many passengers ride BC Transit buses every day?

4

How many passengers can a single double-decker bus carry?

Answer 1: A bus in regular service travels an average of just under 30 km/h.
Answer 2: The Route 74 Nakusp-Nelson in the West Kootenay Transit System is over 84 km long each way.
Answer 3: BC Transit buses carry over 14,500 passengers every day.
Answer 4: A double-decker bus can carry 84 seated passengers with a 102 person maximum capacity during non-pandemic times.