



Regular Council Meeting Agenda

Tuesday, February 11, 2025, 1:00 p.m.
City of Penticton, Council Chambers
171 Main Street, Penticton, B.C.

To view the live broadcast and recordings, visit www.penticton.ca

	Pages
1. Call Regular Council Meeting to Order	
2. Introduction of Late Items	
3. Adoption of Agenda Staff Recommendation: THAT Council Adopt the Agenda for the Regular Council Meeting held on February 11, 2025 as presented.	
4. Adoption of Minutes	
4.1 <u>Minutes of the January 28, 2025 Regular Council Meeting</u> Staff Recommendation: THAT Council adopt the Regular Council Meeting minutes of January 28, 2025 as presented.	6
5. Consent Agenda Staff Recommendation: THAT Council approve the Consent Agenda: 1. January 8, 2025 Accessibility Committee Meeting Minutes; 2. January 21, 2025 Special Accessibility Committee Meeting Minutes; and 3. January 22, 2025 Parks and Recreation Advisory Committee Meeting Minutes.	13
6. Committee and Board Recommendations:	
6.1 <u>Parks and Recreation Advisory Committee Recommendation from January 22, 2025:</u> Staff Comments: <ul style="list-style-type: none">• Recommendation from PRAC is consistent with the staff recommendation provided to Committee.• This was put forth for Committee consideration as they have been showing an interest in recommending longer term options based on factors such as historical use and level of investment required from the Licensee to operate.	

- The Policy was first adopted in 2018 and has not received a formal review since it's approval.
- Should council endorse the Committee recommendation, staff will consult with PRAC on proposed policy amendments before going to Council for final approval of the policy.

Committee Recommendation:

THAT the Parks & Recreation Advisory Committee recommend that Council direct staff to undertake a review of the Park Land Protection and Use Policy with the objective to streamline and enhance the efficiency of processes related to parkland protection, allocation and use.

7. Staff Reports

- | | | |
|-----|--|----|
| 7.1 | <u>Midterm Report: Temporary Winter Shelter</u>
Delegation: Tanya Behardien, Co-Chair, 100 More homes, & Frank Conci, President, Penticton Industrial Development Association (PIDA) | 23 |
| | Staff Recommendation:
THAT Council receive into the record the report dated February 11, 2025 titled "Midterm Report Temporary Winter Shelter". | |
| 7.2 | <u>Penticton Substance Use System of Care Transformation Project</u> | 30 |
| | Staff Recommendation:
THAT Council receive into the record the research report titled "Penticton Substance Use System of Care Transformation Project" as provided in Attachment A that identifies the need for an Integrated Services Centre;

AND THAT Council direct staff to bring back additional information on a proposed Integrated Services Centre, in addition to potential location options. | |
| 7.3 | <u>Q4 2024 Public Safety and Partnerships Division Updates</u> | 43 |
| | Staff Recommendation:
THAT Council receive into the record the report dated February 11, 2025, titled "Q4 Public Safety and Partnerships Division Updates". | |
| 7.4 | <u>Q4 2024 – RCMP Update</u> | 57 |
| | Staff Recommendation:
THAT Council receive into the record the report titled "Q4 2024 – RCMP Update" from the Officer in Charge, Penticton RCMP Detachment, dated February 11, 2025. | |
| 7.5 | <u>Q4 2024 – Housing and Economic Development Update</u> | 69 |
| | Staff Recommendation:
THAT Council receive into the record the report date February 11, 2025, titled "Q4 2024 – Housing and Economic Development Update". | |
| 7.6 | <u>2025 SILGA Resolution</u> | 74 |
| | Staff Recommendation:
THAT Council submit the following resolution regarding increasing the equitable distribution of supportive housing and shelter services across | |

the Province to the Southern Interior Local Government Association;

AND THAT the resolution be forwarded to the Regional District of Okanagan-Similkameen for consideration.

WHEREAS the Province of British Columbia, through BC Housing, has made significant investments in supportive housing and shelter services, yet many smaller and rural communities continue to face challenges in accessing these resources; ;

AND WHEREAS ensuring that individuals experiencing homelessness can access housing and supports within their home communities promotes stability and well-being;

AND WHEREAS a more equitable distribution of supportive housing and shelter services would ensure that all communities – urban, rural and regional – have access to supportive housing and shelter services;

THEREFORE BE IT RESOLVED that the Southern Interior Local Government Association (SILGA) urge the Province of British Columbia to implement a regionally balanced approach to supportive housing by:

- Increasing dedicated funding streams for smaller and rural communities;
- Ensuring supportive housing projects are proportionally distributed based on local needs assessments;
- Providing targeted incentives for non-profits and service providers to operate outside major urban centers and regional hubs.

7.7 Request for Proposal: Skaha East and Peach Concessions
Re: 3885 South Main Street and 185 Lakeshore Drive West

77

Staff Recommendation:

THAT Council refer the Request for Proposal to the Parks and Recreation Advisory Committee for their review and recommendation, for the use of two (2) City food concessions located at 3885 South Main Street, (Skaha East Concession) and 185 Lakeshore Drive West (Peach Concession) for the purpose of seeking an operator for a food concession for a three (3) to five (5) year term.

7.8 Sub-License to Use Agreement: Penticton Water Park Ltd. operating as Splash BC

94

Staff Recommendation:

THAT Council refer an extension for a one (1) year Sub-License to Use Agreement to Penticton Water Park Ltd. operating as Splash BC, for the use of approximately 0.25 hectares of Okanagan Lake, for a floating water park, and a portion of Okanagan Lake Beach for an operations tent and lifejacket storage area, and issue an RFP for an aqua park provider for a five (5) year term commencing operation for the 2026 season to the Parks and Recreation Advisory Committee for their review and recommendation.

- 7.9 Lakawanna Park Upgrade - Final Concept Design 124
 Delegation: Ann Jackson, Landscape Architect - Bench Site Design Inc.
- Staff Recommendation:**
 THAT Council receive into the record the report dated February 11, 2025 titled "Lakawanna Park Upgrade - Final Concept Design";
- AND THAT Council endorse the Lakawanna Final Concept Design to proceed to detail design and procurement;
- AND THAT Council direct staff to prepare and submit an application to the Tire Stewardship BC (TSBC) program, to help offset the costs associated with the playground surfacing.
- 7.10 Beach Accessibility Report & Mobi-Mats 174
- Staff Recommendation:**
 THAT Council receive into the record the report dated February 11, 2025, titled "Beach Accessibility Report & Mobi Mats";
- AND THAT Council approve the purchase of additional Mobi-mats and Chairs for \$30,000 to be funded from the Gaming Reserve;
- AND THAT the 2025-2029 Financial Plan be amended accordingly.
- 7.11 Active Transportation Grant Funding Opportunity 180
- Staff Recommendation:**
 THAT staff prepare and submit applications to the Active Transportation Fund for the Duncan Avenue Corridor Rehabilitation Project (Atkinson Street to Government Street), for construction in 2026 and 2027.
- 7.12 Ellis 4 Dam Upgrades – Budget Amendment 188
- Staff Recommendation:**
 THAT Council approve the budget amendment for the Ellis 4 Dam Upgrades to provide a total budget of \$18M, with \$11.0M to be funded through external debt financing;
- AND THAT Council direct staff to prepare the appropriate loan authorization bylaw for the Ellis 4 Dam Upgrades project;
- AND THAT the 2025-2029 Financial Plan be amended accordingly.
- 7.13 2024 Interim Housing Needs Report 192
- Staff Recommendation:**
 THAT Council endorse the 2024 Interim Housing Needs Report, completed in accordance with provincial requirements;
- AND THAT Council direct staff to publish the 2024 Interim Housing Needs Report on the City's website.
- 7.14 Temporary Use Permit PL2024-9938 275
 Re: 157 Wade Avenue West

Staff Recommendation:

THAT Council approve "Temporary Use Permit PL2024-9938", for Parcel "C" (DD KW106070) Block A District Lot 4 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 373, located at 157 Wade Avenue West, to allow a personal service establishment use for a 3-year period;

AND THAT Council direct staff to issue the permit.

8. Bylaws and Permits

8.1 2024-2028 Amended Five Year Financial Plan Bylaw No. 2025-02

286

Staff Recommendation:

THAT Council adopt "2024-2028 Amended Five Year Financial Plan Bylaw No. 2025-02".

9. Notice of Motion

10. Business Arising

11. Public Question Period

If you would like to ask Council a question with respect to items that are on the current agenda, please visit our website at www.penticton.ca to find the telephone number or Zoom link to ask your question before the conclusion of the meeting. Use the raise hand feature and you will be given the opportunity to turn on your camera and unmute your microphone and ask Council your questions. Please note that the meeting is streaming live and recorded, access to recordings can be found on the City's website.

12. Council Round Table

13. Adjourn to a Closed Meeting

Staff Recommendation:

THAT Council adjourn to a closed meeting of Council pursuant to the provisions of the Community Charter as follows: Section 90 (1)

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and

(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*.



Regular Council Meeting Minutes

**January 28, 2025, 1:00 p.m.
City of Penticton, Council Chambers
171 Main Street, Penticton, B.C.**

Council Present: Mayor Bloomfield
Councillor Watt
Councillor Konanz
Councillor Graham (via Zoom)
Councillor Gilbert

Council Absent: Councillor Miller

Staff Present: Anthony Haddad, City Manager
Angie Collison, Corporate Officer
Angela Campbell, Director of Finance and Administration
Kristen Dixon, General Manager of Infrastructure
Blake Laven, Director of Development Services
Kelsey Johnson, Director of Community Services
Paula McKinnon, Deputy Corporate Officer

1. Call Regular Council Meeting to Order

The Mayor called the meeting to order at 1:00 p.m.

2. Introduction of Late Items

3. Adoption of Agenda

18/2025 It was MOVED and SECONDED

THAT Council Adopt the Agenda for the Regular Council Meeting held on January 28, 2025 as presented.

CARRIED UNANIMOUSLY

4. Recess to Committee of the Whole

19/2025 It was MOVED and SECONDED

THAT Council Recess to a Committee of the Whole meeting.

CARRIED UNANIMOUSLY

4.1 Call Committee of the Whole to Order

The Committee of the Whole meeting was called to order at 1:01 p.m.

4.2 Adoption of Agenda

It was MOVED and SECONDED

THAT Council adopt the Agenda for the Committee of the Whole Meeting held on January 28, 2025 as presented.

CARRIED UNANIMOUSLY

4.3 Delegations

4.3.1 Regional District of Okanagan-Similkameen Draft 2025-2029 Budget Presentation

Wayne Making, Deputy Chief Financial Officer, Regional District of Okanagan-Similkameen provided Council with a presentation on the draft RDOS 2025 budget.

4.3.2 Proclamation: "Real Acts of Caring Week" February 9-15, 2025

Grade 7 students, KVR Middle School, provided Council with a presentation on the work they have been doing for Real Acts of Caring and requested that Council proclaim February 9-15, 2025 as "Real Acts of Caring Week".

Mayor Bloomfield read the proclamation proclaiming February 9-15, 2025 as "Real Acts of Caring Week" in the City of Penticton.

4.3.3 Proclamation: "Penticton Community Radio Week" February 2-8, 2025

Claire Thompson, President, Peach City Community Radio Society, provided Council with a presentation on Peach City Community Radio Society and requested that Council proclaim February 2-8, 2025 as "Penticton Community Radio Week".

Mayor Bloomfield read the proclamation proclaiming February 2-8, 2025 as "Penticton Community Radio Week" in the City of Penticton.

4.3.4 Organic Recycling at Net Zero Waste Eastgate Ltd.

Mateo Ocejo, Net Zero Waste East Gate Ltd, provided Council with a presentation about Net Zero Waste East Gate's fully operational facility, plans for the future and how working with Net Zero Waste East Gate can benefit the City of Penticton.

4.4 Adjourn to Regular Meeting of Council

The Committee of the Whole meeting adjourned at 1:46 p.m.

It was MOVED and SECONDED

THAT the Committee of the Whole Meeting held on January 28, 2025 be adjourned.

CARRIED UNANIMOUSLY

5. **Reconvene the Regular Council Meeting**

Council Reconvened the Regular Council Meeting at 1:46 p.m.

6. **Adoption of Minutes**

6.1 Minutes of the January 14, 2025 Regular Council Meeting

20/2025 It was MOVED and SECONDED

THAT Council adopt the Regular Council Meeting minutes of January 14, 2025 as presented.

CARRIED UNANIMOUSLY

6.2 Minutes of the January 16, 2025 Special Council Meeting

21/2025 It was MOVED and SECONDED

THAT Council adopt the Special Council Meeting minutes of January 16, 2025 as presented.

CARRIED UNANIMOUSLY

7. **Consent Agenda**

22/2025 It was MOVED and SECONDED

THAT Council approve the Consent Agenda:

1. January 14, 2025 Public Hearing Minutes.

CARRIED UNANIMOUSLY

8. **Staff Reports**

8.1 2024-2028 Amended Five Year Financial Plan Bylaw No. 2025-02

23/2025 It was MOVED and SECONDED

THAT Council give first, second and third reading to “2024-2028 Amended Five Year Financial Plan Bylaw No. 2025-02”.

CARRIED UNANIMOUSLY

8.2 Long-term Borrowing – Security Issuing Resolution – Penticton Ave Pressure Reducing Valve

24/2025 It was MOVED and SECONDED

THAT Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of their 2025 spring borrowing session, of five million and one hundred thousand dollars (\$5,100,000) as authorized through “Penticton Ave Pressure Reducing Valve (PRV) Replacement Loan Authorization Bylaw No. 2022-32” and that the Regional District of Okanagan-Similkameen be requested to consent to the borrowing over a twenty (20) year term and include the borrowing in a Security Issuing Bylaw.

CARRIED UNANIMOUSLY

8.3 Leash-Optional Pilot Program – Next Steps

Main Motion:

It was MOVED and SECONDED

THAT Council receive into the record the report dated January 28, 2025 titled “Leash-Optional Pilot Program – Next Steps”;

AND THAT the “leash-optional” areas continue at the following locations:

- Riverside Park – 187 Riverside Drive
- Skaha Lake Park – Main – 3661 Parkview Street
- Skaha Lake Park – East – 3895 Lakeside Road
- Water Treatment Plant Entrance – 1900 Penticton Ave

AND THAT the current fenced Dog Park at Okanagan Park be expanded by approximately 30m.

Amendment:

25/2025 It was MOVED and SECONDED

THAT Council add "AND THAT a partial fence be built along the pathway to "leash-optional" Riverside Park location;

AND THAT Okanagan Lake Park be used as an off-shoulder seasonal (not summer) "leash-optional" location."

Opposed (4): Mayor Bloomfield, Councillor Watt, Councillor Graham, and Councillor Gilbert

DEFEATED

Amendment:

26/2025 It was MOVED and SECONDED

THAT Council add "AND THAT partial fencing be built along the paved and unpaved walkways at the "leash-optional" Riverside Park location.

Opposed (5): Mayor Bloomfield, Councillor Watt, Councillor Konanz, Councillor Graham, and Councillor Gilbert

DEFEATED

27/2025 It was MOVED and SECONDED

THAT Council receive into the record the report dated January 28, 2025 titled "Leash-Optional Pilot Program – Next Steps";

AND THAT the "leash-optional" areas continue at the following locations:

- Skaha Lake Park – Main – 3661 Parkview Street
- Skaha Lake Park – East – 3895 Lakeside Road
- Water Treatment Plant Entrance – 1900 Penticton Ave

AND THAT the current fenced Dog Park at Okanagan Park be expanded by approximately 30m;

AND THAT staff report back with information on partial fencing along the walkways at the Riverside Park "leash-optional" location.

Opposed (2): Councillor Watt, and Councillor Konanz

CARRIED

8.4 License to Use Agreement: Penticton Safety Village Society

28/2025 It was MOVED and SECONDED

THAT Council approve the ten (10) year nominal rate License to Use Agreement with the Penticton Safety Village Society for the use of 500 Edmonton Avenue; for the purpose of the operation of a Children's Safety Village and equipment storage.

AND THAT Council authorize the Director of Finance and Administration and Corporate Officer to execute the License to Use Agreement.

CARRIED UNANIMOUSLY

8.5 Affordable Housing Pilot Funding Program Extension

29/2025 It was MOVED and SECONDED

THAT Council approve a one-year extension of the Affordable Housing Pilot Funding Program to run to the end of February 2026;

AND THAT the remaining \$79,700 allocation from the Affordable Housing Reserve be available for the extended program;

AND THAT the 2025-2029 Financial Plan be amended accordingly.

CARRIED UNANIMOUSLY

9. Bylaws and Permits

9.1 Zoning Amendment Bylaw No. 2023-14

Re: 924 Fairview Road

30/2025 It was MOVED and SECONDED

THAT Council rescind third reading and give third reading as amended (updated to match new zoning bylaw number) to "Zoning Amendment Bylaw No. 2023-14";

and THAT Council adopt "Zoning Amendment Bylaw No. 2023-14".

CARRIED UNANIMOUSLY

10. Notice of Motion

11. Business Arising

12. Public Question Period

13. Council Round Table

14. Adjourn to a Closed Council Meeting

31/2025 It was MOVED and SECONDED

THAT Council recess to a closed meeting of Council pursuant to the provisions of the Community Charter as follows: Section 90 (1)

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the [Freedom of Information and Protection of Privacy Act](#); and Section 90(2)

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

Angie Collison, Corporate Officer

Julius Bloomfield, Mayor



Minutes

penticton.ca

Accessibility Committee Meeting

held via Zoom and in-person in Room A
 City Hall, 171 Main Street
 Wednesday, January 8, 2025
 at 9:30 am

- Present:** Trisha Kaplan, Chair
 Leanne Williams, Vice-Chair
 Randy Boras (via Zoom)
 James Ludvigson
 Grant Pattingale
 Heather Miller
 Krista Russo
- Council Liaison:** Julius Bloomfield
- Regrets:** Kristi Bauman
- Staff:** Blake Laven, Director of Development Services
 Sarah Desrosiers, Social Development Coordinator
 Kristen Dixon, General Manager of Infrastructure
 Draydan Power, Manager of Energy & Environment
 David Kassian, Sustainability Supervisor
 Jonathan Chu, City Engineer
 Chandra Moncrieff, Engineering Design Supervisor
 Anna Melnick, Manager of Communications and Engagement
 Andrea Rendall, Communications and Engagement Specialist
 Hayley Anderson, Legislative Assistant

1. **Call to Order**

The Chair called the Accessibility Committee to order at 9:33 am.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Accessibility Committee adopt the agenda of January 8, 2025 as presented.

CARRIED UNANIMOUSLY

3. Adoption of Minutes

3.1 Minutes of the October 9, 2024 Accessibility Committee Meeting

It was MOVED and SECONDED

THAT the Accessibility Committee adopt the minutes of the October 9, 2024 meeting as presented.

CARRIED UNANIMOUSLY

3.2 Minutes of the October 28, 2024 Special Accessibility Committee Meeting

It was MOVED and SECONDED

THAT the Accessibility Committee adopt the minutes of the October 28, 2024 meeting as presented.

CARRIED UNANIMOUSLY

4. New Business

4.1 Roundtable Check-in

The Chair led the Committee in a round table check-in to discuss accessibility thoughts or challenges not specifically on the agenda.

4.2 EV Charging Update

The Manager of Energy and Environment and Sustainability Supervisor provided the Committee with an update on the City owned electric vehicles charging stations. The Committee reviewed the EV charging stations for accessibility and inclusion barriers.

It was MOVED and SECONDED

THAT the Accessibility Committee receive into the record the report dated January 8th, 2025 titled "EV Charging Update".

CARRIED UNANIMOUSLY

4.3 Eckhardt Avenue Corridor Reconstruction

The City Engineer and Design Supervisor provided the Committee with an update of the Eckhardt Avenue Corridor Reconstruction. The Committee reviewed the reconstruction design, noting challenges with all season accessibility.

It was MOVED and SECONDED

THAT after reviewing for accessibility and inclusion barriers, the Accessibility Committee recommend that staff consider making accessibility revisions'
AND THAT staff report on the feasibility at the January 21, 2025 Special Accessibility Committee meeting.

CARRIED UNANIMOUSLY

4.4 Update on Dog Park Upgrades and Dog “Leash-Optional” Pilot Project & Recommendations

The General Manager of Infrastructure and Communications and Engagement Manager provided the Committee with an update on the City owned dog parks. The presentation included engagement findings, an overview of the pilot project and what the program will look like moving forward.

IT was MOVED and SECONDED

THAT the Committee receive into the record the report dated January 8, 2025 titled “Update on Dog Park Upgrades and Dog “Leash-Optional” Pilot Project and Recommendations”.

CARRIED UNANIMOUSLY

IT was MOVED and SECONDED

THAT Committee recommend to Council that the City continue with “leash-optional” areas at the following locations:

- Riverside Park – 187 Riverside Drive
- Skaha Lake Park – Main – 3661 Parkview Street
- Skaha Lake Park – East – 3895 Lakeside Road
- Water Treatment Plant Entrance – 1900 Penticton Ave

CARRIED UNANIMOUSLY

5. **Next Meeting**

The next special Accessibility Committee meeting is scheduled for January 21, 2025 at 9:30am via Zoom and in-person at the Penticton Community Centre.

The next regular Accessibility Committee meeting is scheduled for April 9, 2025 at 9:30 am via Zoom and in-person.

6. **Adjournment**

It was MOVED and SECONDED

THAT the Accessibility Committee adjourn the meeting held on January 8, 2025 at 11:03 am.

CARRIED UNANIMOUSLY

Certified Correct:

Hayley Anderson
Legislative Assistant



Minutes

penticton.ca

Special Accessibility Committee Meeting

held via Zoom and in person in Room A

Wednesday, January 21, 2025

at 9:30 a.m.

- Present:** Leanne Williams, Vice-Chair
 Kristi Bauman (via Zoom)
 Randy Boras
 James Ludvigson
 Grant Pattingale
 Heather Miller
 Krista Russo
- Council Liaison:** Helena Konanz
- Regrets:** Trisha Kaplan, Chair
- Staff:** Kristen Dixon, General Manager of Infrastructure
 Jonathan Chu, City Engineer
 Ysabel Conteras, Parks Planner
 Sarah Desrosiers, Social Development Coordinator
 Hayley Anderson, Legislative Assistant

1. Call to Order

The Vice-Chair called the Accessibility Committee to order at 9:30 am.

2. Adoption of Agenda

It was MOVED and SECONDED

THAT the Accessibility Committee adopt the agenda of January 21, 2025 as presented.

CARRIED UNANIMOUSLY

3. New Business

3.1 Eckhardt Avenue Reconstruction – Additional Information

The City Engineer provided the Committee a presentation that included additional information from concerns brought forward at the January 8, 2025 meeting for the Eckhardt Avenue Reconstruction project.

It was MOVED and SECONDED

THAT the Accessibility Committee receive into the record the report dated January 21, 2025 titled "Eckhardt Avenue – Additional Information";

AND THAT after reviewing for accessibility and inclusion barriers, the Accessibility Committee support the design concepts as described in attachment A, with the addition of the beveled curb between the bike lane and the curb.

CARRIED UNANIMOUSLY

3.2 Lakawanna Park – Final Concept Design

The Parks Planner and consultants Keith and Ann from BENCH Site Design Inc. provided the Committee with a presentation on the final concepts of the Lakawanna Park Final Design, including areas for various play and learning types and age groups.

It was MOVED and SECONDED

THAT the Accessibility Committee receive into the record the report dated January 21, 2025 titled "Lakawanna Park Upgrade – Final Concept Design".

AND THAT the Committee recommend Council to endorse the Final Concept Design for implementation taking into consideration the accessibility of the maintenance area.

CARRIED UNANIMOUSLY

3.3 UBCM Disaster Risk Reduction - Climate Adaptation Grant – Proposed Cooling Infrastructures

The Parks Planner provided the Committee with a presentation outlining the UBCM Disaster Risk Reduction – Climate Adaption Grant and the two projects under the City's current application, a permanent cooling infrastructure to be located in or around Gyro Park, and temporary cooling infrastructure.

It was MOVED and SECONDED

THAT the Accessibility Committee receive into the record the report dated January 21, 2025 titled "UBCM Disaster Risk Reduction - Climate Adaptation Grant – Proposed Cooling Infrastructures".

AND THAT after reviewing for accessibility and inclusion barriers, the Accessibility Committee endorse the proposed plan to install cooling infrastructures in accordance with the DRR-CA program, which includes both permanent structures planned for Gyro Park and temporary cooling installation.

CARRIED UNANIMOUSLY

3.4 Beach Accessibility & Mobi-Mats

The General Manager of Infrastructure provided the Committee with a presentation on the proposed location at Okanagan Lake Beach and rationale for that specific location for the installation of additional Mobi-Mats for the 2025 summer season.

IT was MOVED and SECONDED

THAT the Accessibility Committee receive into the record the "Beach Accessibility Report & Mobi Mats";

AND THAT the Accessibility Committee recommend to Council the purchase of additional Mobi-mats and Chairs for \$30,000 to be funded from the Gaming Reserve

AND THAT the 2025-2029 Financial Plan be amended accordingly.

CARRIED UNANIMOUSLY

4. **Next Meeting**

The next regular Accessibility Committee meeting is scheduled for April 9, 2025 at 9:30 am via Zoom and in-person.

5. **Adjournment**

It was MOVED and SECONDED

THAT the Accessibility Committee adjourn the meeting held on January 21, 2025 at 10:43 am.

CARRIED UNANIMOUSLY

Certified Correct:

Hayley Anderson
Legislative Assistant

Minutes

penticton.ca

Parks and Recreation Advisory Committee Meeting

held via Zoom

Wednesday, January 22, 2025

at 9:30 a.m.

Present: John Archer, Chair
Sue Fraser, Vice-Chair
Juliana Buitenhuis
Joanne Grimaldi
Don Mulhall
Marc Tougas

Council Liaison: Isaac Gilbert, Councillor

Staff: Kristen Dixon, General Manager of Infrastructure
Kelsey Johnson, Director of Community Services
Joanne Malar, Manager of Recreation, Arts & Culture
Ysabel Contreras, Parks Planner
Sheri Raposo, Land Administrator
Hayley Anderson, Legislative Assistant

Regrets: Cameron Baughen
Brenda Clark
Victoria Jaenig

1. **Call to Order**

The Chair called the Parks and Recreation Advisory Committee to order at 9:33 a.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee adopt the agenda of October 23, 2024 as presented.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee adopt the minutes of the October 23, 2024 meeting as presented.

CARRIED UNANIMOUSLY

4. New Business

4.1 License to Use Agreement: Penticton Safety Village Society (500 Edmonton Ave)

Main Motion:

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee recommend that Council direct staff to renew a five (5) year nominal rate License to Use Agreement to the Penticton Safety Village Society for the use of 500 Edmonton Avenue; for the purpose of the operation of a Children's Safety Village and equipment storage.

Amendment:

It was MOVED and SECONDED

THAT five (5) year License to Use Agreement be changed to ten (10) years.

CARRIED UNANIMOUSLY

Main Motion as amended:

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee recommend that Council direct staff to renew a ten (10) year nominal rate License to Use Agreement to the Penticton Safety Village Society for the use of 500 Edmonton Avenue; for the purpose of the operation of a Children's Safety Village and equipment storage.

CARRIED UNANIMOUSLY

4.2 Sports & Recreation Needs Assessment Update – Key Findings & Prioritization Framework - For Information Only

The Manager of Recreation, Arts and Culture and Steven Slawuta of RC Strategies, provided the Committee with an update on the Sports and Recreation Needs Assessment. The presentation discussed key engagement finding in the areas of resident, community organization, and youth. The Committee heard a summary of the research methods used and the prioritization framework of sport and recreation facility needs.

4.3 Lakawanna Park Upgrade – Final Concept Design

The Parks Planner provided the Committee with an update on the Lakawanna Park Upgrade final concept design, including key engagement findings as well as the different design elements proposed for the playground, spray park, and the possible playground expansion.

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee receive into the record the report dated January 22, 2025 titled "Lakawanna Park Upgrade – Final Concept Design".

AND THAT the Committee recommend Council to endorse the Final Concept Design for implementation.

CARRIED UNANIMOUSLY

4.4 UBCM Disaster Risk Reduction - Climate Adaptation Grant – Proposed Cooling Infrastructures at Gyro Park

The Parks Planner provided the Committee with a presentation on the UBCM Disaster Risk Reduction – Climate Adaption Grant – Proposed Cooling Infrastructure at Gyro Park.

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee receive into the record the report dated January 22, 2025 titled “UBCM Disaster Risk Reduction - Climate Adaptation Grant – Proposed Cooling Infrastructures”.

AND THAT the Committee endorse the concept design for the permanent cooling infrastructure proposed at Gyro Park, including the selected location and the recommended landscape changes to the park.

CARRIED UNANIMOUSLY

4.5 Update on Dog Park Upgrades and Dog “Leash-Optional” Pilot Project & Recommendations

The General Manager of Infrastructure and Manger of Communications and Engagement provided the Committee with an update on the Dog Park Upgrades and Dog “Leash-Optional” Pilot Project.

It was MOVED and SECONDED

THAT the Committee receive into the record the report dated January 22, 2025 titled “Update on Dog Park Upgrades and Dog “Leash-Optional” Pilot Project and Recommendations”;

AND THAT Committee recommend to Council that the City continue with “leash-optional” areas at the following locations:

- Riverside Park – 187 Riverside Drive
- Skaha Lake Park – Main – 3661 Parkview Street
- Skaha Lake Park – East – 3895 Lakeside Road
- Water Treatment Plant Entrance – 1900 Penticton Ave

CARRIED

Opposed: Don Mulhall

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee recommend that Council expand the dog beach and fencing located at Okanagan Lake Park.

DEFEATED

Opposed: Don Mulhall, Marc Tougas, John Archer

It was MOVED and SECONDED

AND THAT Committee recommend to Council that no changes be made to the existing fenced dog beach located at Okanagan Lake Park, and that an alternative location be explored.

CARRIED

Opposed: Don Mulhall

4.6 Park Land Protection and Use Policy Review

It was MOVED and SECONDED

THAT the Parks & Recreation Advisory Committee recommend that Council direct staff to undertake a review of the Park Land Protection and Use Policy with the objective to streamline and enhance the efficiency of processes related to parkland protection, allocation and use.

CARRIED UNANIMOUSLY

5. **Next Meeting**

The next Parks and Recreation Advisory Committee meeting is scheduled to be held on April 23, 2025 at 9:30 a.m.

6. **Adjournment**

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee adjourn the meeting held on January 22, 2025 at 11:35 a.m.

CARRIED UNANIMOUSLY

Certified Correct:

Hayley Anderson
Legislative Assistant



Council Report

penticton.ca

Date: February 11, 2025 File No: 5080-01
To: Anthony Haddad, City Manager
From: Julie Czeck, Director of Public Safety and Partnerships and Partner Delegation: Tanya Behardien, Co-Chair, 100 More Homes, & Frank Conci, President, Penticton Industrial Development Association (PIDA)
Subject: **Midterm Report: Temporary Winter Shelter**

Staff Recommendation

THAT Council receive into the record the report dated February 11, 2025 titled "Midterm Report Temporary Winter Shelter".

Strategic priority objective: *Safe & Resilient:* Enhance and protect the safety of all residents and visitors to Penticton.

Background

On October 1, 2024, Council granted approval for a Temporary Use Permit at 402 Warren Avenue to operate a Temporary Winter Shelter from November 1, 2024, to March 31, 2025. The shelter is operated by Penticton and Area Overdose Prevention Society ("POPS") and funded by the province (BC Housing). Interior Health provides onsite medical and mental health services, and food services are provided by Ask Wellness Society.

While all operational aspects of the shelter are the responsibility of the operator, the City in partnership with 100 More Homes has been leading the implementation of a Safety and Security plan which includes responsibilities for the 24/7 oversight of the shelter operations, with the goal of the successful integration of this land use into the surrounding industrial neighborhood.

The Safety and Security Plan (the "Plan") is an integrated framework designed to ensure the safety and well-being of shelter stayers, staff and neighbors at/near the temporary winter shelter. The plan represents a collaborative commitment from all relevant organizations involved, including the RCMP, POPS, City of Penticton Bylaw and the Clean Team, Penticton Fire Department, 100 More Homes, BC Housing, Interior Health (IH), the Chamber of Commerce and the Penticton Industrial Development Association.

This Plan takes a coordinated approach to managing risks, ensuring compliance with regulations, and maintaining a secure and clean environment in and around the shelter. Key elements of the Safety Plan include:

- A Safety Supervisor at the shelter who manages safety-related issues, liaises with law enforcement and neighbors during the day, and private security providing overnight patrols for 24/7 coverage.
- Proactive patrols by City Bylaw, and RCMP for continuous visibility.
- Crime Prevention through Environmental Design (CPTED) and de-escalation training for businesses by the RCMP Community Policing Team.
- Weekly meetings with key partners (RCMP, Bylaw, Fire, 100 More Homes, business representatives, and Clean Team) to address emerging issues and trends. Meetings are co-chaired by 100MH and the City.
- Regular community forums (hosted by 100MH) that invite dialogue between residents, the operator and other partners involved in implementation of the Safety Plan.
- The shelter operator and City's Clean Team maintain neighborhood cleanliness initiatives through daily clean ups with the shelter operator and the City's Clean Team
- Interior Health provides complex care services, including overdose prevention, mental health support, wound care and primary health care.
- Regular data reporting on all components of the Plan, and the effectiveness of safety measures and community engagement.

The Plan aims to improve community safety, health outcomes, business relations, and cleanliness, ensuring the shelter integrates smoothly into the industrial neighborhood while addressing the complex needs of shelter stayers.

Analysis

This report reviews data related to the Temporary Winter Shelter (TWS) program, covering the period from November 16 to December 31, 2024, as provided by all participating agencies. Due to the time required for January data analysis, this update includes data only up to December 31. A comprehensive report, encompassing the entire operational period from November 16, 2024, to March 31, 2025, will be available as part of a final report to Council at the end of the season.

Firm conclusions should not be drawn from this data due to the short reporting period. However, it still offers valuable insights into the progress of the new 24/7 shelter model, which has been implemented in collaboration with multiple agencies.

Shelter Updates

The TWS is approved to operate 40 beds, but demand exceeds capacity. Since opening, the shelter has had to turn people away on 132 occasions due to being full. Approximately 50% of the beds have turned over (ie. vacated by one person and filled by another) since opening, indicating that this population remains highly mobile even with a 24/7 model. However, those who have consistently stayed at the shelter (50%) have shown positive outcomes.

Under the TWS model, the province has funded case managers at the shelter. Case managers differ from standard shelter workers. A case manager focuses on coordinating services and creating long-term plans to help individuals access necessary support, while a shelter worker primarily provides immediate, on-site assistance like food, shelter, and basic necessities and oversight to shelter guests. This has resulted in deeper service connection for individuals wanting to pursue life skills, housing, or rehabilitative services. Since the

shelter has opened, 7 individuals have transitioned to permanent housing, either in market or supportive housing. For clarity, these transitions into housing are not due to additional net new supportive/non-market housing units, but rather because of new connections for unhoused people to housing services who may not have supported while sleeping rough outside.

Interior Health has also experienced a high demand for their services by TWS shelter guests, with 47 primary care physician contacts in December. Additionally, there were 15 mental health and substance use connections, 7 clients began opioid antagonist treatment (i.e. treatment for addiction to opioid drugs) and committed to further care, and 15 clients improved their wound care significantly, preventing hospitalizations that would have been necessary if they were sheltering on the street.

"When there was no hope left, no options, no one. When all other doors closed.... One remained open, the Temporary Winter Shelter. Where staff put understanding, compassion, human welfare first. That's what makes this place actually work. Their true passion for their work and efforts towards real overall change to such a broken system is innovative and truly inspiring. In such a short stay with them, their dedication, support and knowledge had a tremendous positive lasting turn around for my life." - Shelter resident -

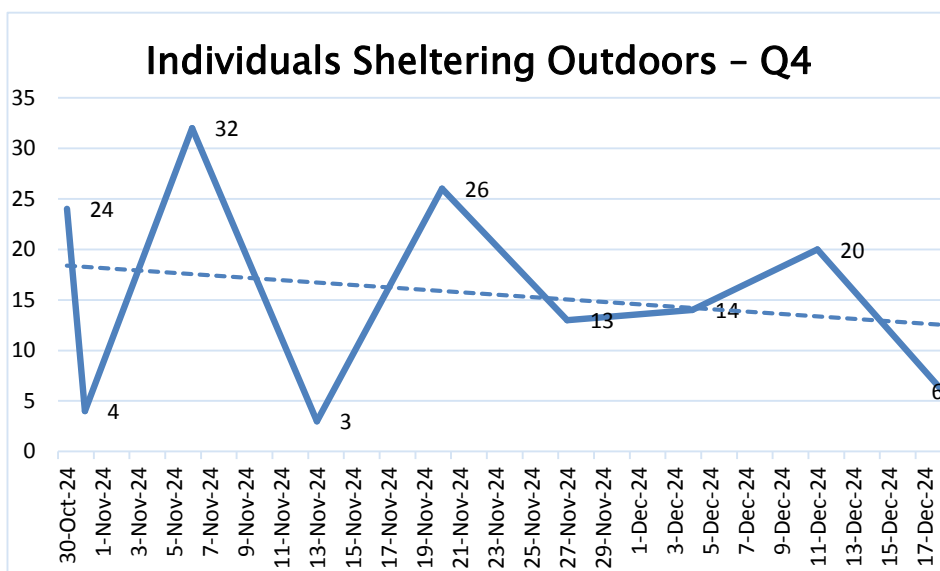
Since the Temporary Winter Shelter (TWS) opened on November 16, 2024, it has accommodated 65 unique individuals. Of these, 60% have reported living in Penticton for over 5 years, with most considering it their home community. Additionally, 18% of TWS residents reported coming from another province, 15% from other cities in BC, and the rest were either undisclosed or international. None reported coming from the Okanagan Correctional Facility.

Discussions about "home community" can be challenging because where people are born and where they feel a sense of belonging or identify as "home" can be different. The Charter of Rights and Freedoms also grants every Canadian resident the right to move freely within Canada and to leave and re-enter the country (or province/city) as they wish. Additionally, housing services for the unhoused are funded provincially, meaning "home community" is not a requirement to access service if someone finds themselves in a different city, similar to hospitals, where home community does not impact one's ability to obtain services.

Nevertheless, with approximately 40% of TWS residents having lived in Penticton for less than 5 years and coming from different BC communities and provinces, it underscores the need for more equitably distributed services to ensure people do not need to leave their home community to get help. This highlights the importance of regional and provincial collaboration to ensure equitable availability of services across all communities.

Law Enforcement Updates

Bylaw Services Department: In October 2024, the Bylaw Services Department began tracking individuals sheltering outdoors during weekly patrols. On average, 15 individuals were counted between mid-November to end of December 2024 within Penticton city limits. Although the Fairview encampment is outside the City's jurisdiction, approximately 15-20 structures have been noted there since November. Additionally, the Department conducted 522 proactive patrols and responded to 25 service calls in the Industrial area, including 4 at the Temporary Winter Shelter.



Penticton Fire Department: Since the opening of the Winter Shelter, there has only been 1 call for service at the TWS. However, in December 2024 the calls within the Industrial area totalled approximately 20 – 7 of which were fire related – and the remainder being a mix of overdose and medical in nature.

RCMP: Police calls for service in the industrial area decreased by 15% from November to December 2024 (from 173 to 148 calls) and by 3% compared to November 2023 (153 calls). The RCMP's Integrated Crisis Response Team (ICRT) maintained a strong presence at the TWS, and members have dedicated 134 hours to proactive patrols near the shelter in December. The RCMP Community Policing Team also provided de-escalation training to interested businesses (promoted by PIDA and the Chamber) and Crime Prevention Through Environmental Design (CPTED) reports, completing 2 CPTEDs since November, with 2 more underway, in partnership with Bylaw Services.

Community Collaboration & Engagement

Maintaining cleanliness and a sense of pride in the TWS has been a key focus for shelter staff and peers to foster positive relationships with neighbors. To achieve this, they have conducted over 60 cleanup activities nearby. Additionally, the safety liaison and private security have performed 124 perimeter patrols, supplementing the proactive patrols by Bylaw and Police, and acting as the first point of contact for businesses with concerns or questions. This cleaning effort is further supplemented by the City's Clean team, who spent a total of 13 hours of proactive cleaning hours in the industrial area in December.

"We have had 0 issues, 0 complaints from neighbors. One of the guys weeds our gardens and brooms the sidewalks 10 hours per day. All good so far."

–Neighbouring Business –

Additionally, 100MH's Lived/Living Experience Table (i.e. people with past or current experience of homelessness) has continued spearheading their community-wide cleanup efforts. In November, over 60 people, including those with lived and living experience of homelessness, participated in the cleanup, just

down the street from the TWS. Alongside weekly calls that bring together all partners for updates and triage, 100MH has hosted two neighbourhood forums. These forums are open for any neighbors and community members with an opportunity to ask questions of the shelter operator and other key agencies involved in the Safety Plan. Over 20 community members have attended in the past two sessions, and two more sessions are scheduled for February 19 and April 10th at the end of the winter session. The goal is to formalize learnings to enhance future models.

"I am so happy with the information I have received from the meetings I have attended (100 More Home forums and City Council meetings) ... To my surprise, I was informed about the temporary winter shelter being opened roughly a block from my home on Nov 1, 2024. Automatic, instant panic set it.... The regular patrols done by RCMP and Bylaw – Bylaw especially, have not gone un-noticed. My neighbors and I see the continuous action taking place patrolling our street – a big thank you! ... I feel safe in my own home again."

–Tia Carlesimo, resident near the TWS –

Integration of the Business Community in the Model

Overall, from all parties involved in the safety plan there is shared consensus that this model of shelter is bearing positive outcomes due to each organization involved "bringing their best to the table". This is not to say there are not challenges – but challenges are met with a quick response. The specific outcomes being observed include improved safety, quicker response times to challenges, improved connection to housing and health services, and a deeper understanding of the shelter model's impact through data analysis. These positive results are largely attributed to the collaborative efforts of all organizations involved.

New to this year's operations was weekly involvement from the Chamber of Commerce and Penticton Industrial Development Association representatives, who served as liaisons for businesses that may be impacted by the shelter operations near their businesses.

"Implementing a 24/7 shelter model has been a game-changer for surrounding businesses. Whereas the Chamber used to receive frequent complaints from businesses surrounding last year's shelter that required guests to leave by 9am each morning, this year has resulted in neighbouring businesses expressing their gratitude in how small the impact has been and the efforts made to keep the neighbourhood clean. Being involved in regular communication was a key factor in identifying and resolving any issues that came up or had the potential to impact surrounding businesses. The involvement of multiple agencies and organizations provided the knowledge and means of addressing these concerns in the most effective, expedient, and empathetic manner possible."

– Michael Magnusson, Executive Director, Chamber of Commerce –

"The shelter program is helping people and caring for the surrounding community. Everyone involved is committed to making it work. Weekly meetings of all agencies provide for open communication and sharing. The monthly forums are open to all and have proven to be an important means of hearing about and dealing with issues in a timely and effective manner. The task of rehabilitation and restoration is huge and this shelter is a very positive step forward. I offer my gratitude and congratulations to everybody involved in planning, organizing and operating the shelter. Your expertise, hard work and professionalism is just outstanding."

– Frank Conci, President, Penticton Industrial Development Association –

Next Steps

The TWS model has shown promising preliminary results this season, providing essential support to the unhoused community while maintaining a safety plan for the surrounding neighborhood. With the shelter set to close on March 31, 2025, a transition plan is crucial and in progress and will be presented to Council in the coming meetings.

100MH will host two additional neighborhood forums on February 19th and April 10th, 2025. More details on how to sign up are available on the 100MH social media pages. Partners will continue to provide monthly reports to inform a comprehensive report back to the Council at the end of the season, expected in April once data analysis is complete.

Financial implication

Lease costs equated to \$120k a year with \$112k included in the 2025 budget funding through surplus and an additional \$30k to be included in the 2026 budget (potentially increased should the lease be extended beyond April 2026); funding for 2026 will be determined through the annual budget processes.

On September 5, 2024 staff took a financial request to the RDOS Board to contribute to this program, intended to offset the City's portion of costs – during the first 6-month period. City staff requested 20% of the total lease costs from the RDOS (20% of the \$65k lease costs – November to end of April) which was approved by the Board. This corresponds to data trends from the last season which indicated that an estimated 20% of users of the emergency winter response shelter were from outside of Penticton.

Climate Impact

It is well documented that vulnerable people face disproportionate challenges with climate change as it contributes to extreme weather events, health effects, food, water, housing displacement, loss of cultural identity, and other related risks. Supporting a socially healthy community is paramount as the social services sector are critical agents of change that can spur the social transformations necessary to adapt to, mitigate and build resilience to the effects of climate change.

Alternate recommendations

N/A

Respectfully submitted,

Julie Czeck, Director of Public Safety and Partnerships

Concurrence

City Manager
AH



Council Report

penticton.ca

Date: February 11, 2025
To: Anthony Haddad, City Manager
From: Jamie Lloyd-Smith, Social Development Specialist

File No: 5080-01

Subject: Penticton Substance Use System of Care Transformation Project

Staff Recommendation

THAT Council receive into the record the research report titled "Penticton Substance Use System of Care Transformation Project" as provided in Attachment A that identifies the need for an Integrated Services Centre;

AND THAT Council direct staff to bring back additional information on a proposed Integrated Services Centre, in addition to potential location options.

Strategic priority objective

Vision: Penticton is a connected, resilient and healthy waterfront city focused on safety, livability and vibrancy.

Mission: Penticton will serve its residents, businesses and visitors through organizational excellence, partnership and the provision of effective and community focused services.

Culture: We are committed to open communication, integrity, and professionalism to build public trust through excellence in all that we do. We embrace modernization, innovation and adaptability to meet the evolving needs of our community, fostering a culture of engagement and purpose.

Safe & Resilient: The City of Penticton will enhance and protect the safety of all residents and visitors to Penticton.

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth, focusing on creating an inclusive, healthy, and vibrant community.

Background

Community Action Table – Vancouver Foundation Grant

At the January 19, 2021 meeting Council directed City staff to apply for a Vancouver Foundation grant in collaboration with the Penticton Community Action Team (CAT) as outlined in Council Resolution 12/2021:

12/2021

It was MOVED and SECONDED

THAT Council direct staff to apply for three years of funding, on behalf of the Community Action Team, through the Vancouver Foundation's Systems Change Test Grants program for the creation of a substance use response strategy.

CARRIED UNANIMOUSLY

Following that, the City and the CAT applied for a three-year grant to understand ("map") and then test new ways in which individuals using substances can get services. On November 16, 2021, upon successfully being awarded a grant from Vancouver Foundation (\$288,5000), Council directed staff to enter into a three-year Memorandum of Understanding (MOU) with Urban Matters and the CAT to implement the Vancouver Foundation Grant initiatives as outlined in Council Resolution 388/2021:

388/2021

It was MOVED and SECONDED

THAT Council direct the Mayor and Corporate Officer to sign the three-year Memorandum of Understanding in Attachment B with the Penticton Community Action Team and Urban Matters to implement, report on, and evaluate the Vancouver Foundation Grant activities, as described in Attachment C.

CARRIED UNANIMOUSLY

The Vancouver Foundation successfully awarded the City and Community Action Team funding over three years for this project. The City, in conjunction with Urban Matters and members of the CAT table successfully worked in partnership to understand the full substance use continuum of care. There were fourteen (14) key gaps identified within the systems map (Attachment A) with the top five (5) major gaps in:

1. Universal Prevention Strategies
2. Early Screening in Non-Clinical Settings
3. Integrated Care Pathways
4. Diverse Treatment Options
5. Long-term Recovery Support

These outcomes spurred conversations amongst social service providers and individuals with lived/living experience of substance use and confirmed the critical gap in community of having a daytime Integrated Services Centre to better integrate health, housing, food services, prevention initiatives and safety to vulnerable residents of Penticton.

Given the key findings of the research outlining not simply a lack of services, but a proper integration of services, the Integrated Services Centre presents a made-in-Penticton solution to make steps from prevention, harm

reduction, management, treatment recovery and ongoing health support better support individuals to access the help they need.

This initiative envisions the consolidation of essential services—including health, housing, food, case management, and cultural support/decolonized services—into one cohesive, accessible location, creating a comprehensive approach to supporting individuals before they develop or escalate substance use challenges. Such services ultimately provide a recovery pathway by meeting people where they are at in their substance use and supporting the next steps into recovery. For those who are already using substances, it subsequently provides a centralized access point for individuals to access integrated and accessible support.

Social Development, while not operating the services of an Integrated Services Centre, is poised to take the role in coordinating, facilitating and bringing partners together to implement the pilot project. Given the City's leadership in other activities such as the Temporary Winter Shelter, it is imperative that the City be key leader in supporting the inception of the pilot.

Health Canada 2025-26 Emergency Treatment Fund

In order to support this initiative with CAT and Urban Matters, the City applied for just under \$700k through Health Canada – a department of the federal government – to support the implementation and delivery of an Integrated Services Centre. This grant had a tight turnaround with a two-week window only for municipalities and/or Ingenious governments to apply for. The Health Canada grant application included funding for the provisions of services including: capital purchases for program vehicles for treatment transportation and land-based healing, supplies and materials (i.e. office supplies and light renovations to any potential space), Indigenous program coordinators, case managers, evaluation and administration support.

The work currently undertaken by staff and the CAT on an expanded partnership aligns with several principles and actions identified in the Social Development Framework (SDF) related to taking a community development approach to social innovations. Today's recommendations for Council represent a significant step towards achieving several actions identified in the SDF, such as: truth and reconciliation, service delivery enhancement, supports for people who use substances and early prevention of homelessness. In alignment with Council's strategic priority of "Safe & Resilient", namely by playing a "facilitative and supportive role to not-for-profit sector that supports vulnerable residents," this grant presented a prime opportunity for the City to take a leadership role in seeking funds to support the work of local non-profits in establishing an Integrated Services Centre.

Timing and Next Steps

Should the City receive the Health Canada grant, staff will bring back further information on the Integrated Services Centre, inclusive of locations and best-practices for consideration. This may include an option for the continuation shelter beds at the Temporary Winter Shelter, should Council indicate a desire to try and keep that service open in the spring and summer.

Financial implication

There are no current financial implications to the City as this project has been 100% grant-funded through Vancouver Foundation (phase 1 \$288.5k– research) and Health Canada's Emergency Treatment Fund (phase 2

– approx. \$700k– implementation, if successful). Any future initiatives related to this project that have budgetary impacts will be brought to Council for further consideration.

It is important to note that actions and discussions around an Integrated Services Centre are contextually happening while staff are exploring transitioning planning options for the Temporary Winter Shelter which is currently set to close on April 1, 2025.

Climate Impact

It is well documented that vulnerable people face disproportionate challenges with climate change as it contributes to extreme weather events, health effects, food, water, housing displacement, loss of cultural identity, and other related risks. Supporting a socially healthy community is paramount as the social services sector are critical agents of change that can spur the social transformations necessary to adapt to, mitigate and build resilience to the effects of climate change.

Analysis

The report outlines the progress of the City of Penticton's collaboration with the Penticton Community Action Team (CAT) and Urban Matters on a substance use systems change initiative. Phase 1 of the project, supported by a Vancouver Foundation grant, focused on research and successfully identified key gaps in the local substance use care system, including the need for universal prevention strategies and integrated care pathways.

Building on these findings, phase 2 aims to implement a solution, specifically the creation of an Integrated Services Centre that consolidates health, housing, and other critical support services to better serve vulnerable populations. The City has also applied for funding through Health Canada's Emergency Treatment Fund to support the implementation of this initiative.

Staff are recommending that Council receive the Penticton Substance Use System of Care Transformation Project into the record. Staff at this juncture are not proposing anything specific to the operations or location of such a project, and instead recommending that Council direct staff to bring back more information on an Integrated Services Centre, inclusive of potential locations, at a Council meeting in March 2025.

Alternate recommendations

THAT Council provide alternative direction to staff.

Attachments

Attachment A – Penticton Substance Use System of Care Transformation Project

Respectfully submitted,

Jamie Lloyd-Smith
Social Development Specialist

Concurrence

Director of Public Safety and Partnerships JC	Director of Finance and Administration AMC	City Manager AH
--	--	------------------------

PENTICTON SUBSTANCE USE SYSTEM OF CARE TRANSFORMATION PROJECT

Project Update Report

Introduction

In 2023, Urban Matters in collaboration with Penticton's Community Action Team (CAT) began a multi-year project seeking to understand and address systemic issues related to Penticton's substance use system of care. The project launched with the bold ambition of transforming the system of care for individuals who regularly use substances.

Two foundational assumptions that directed this initiative from the outset were:

The current system of care is amorphous and largely unknown. A clear snapshot of where the various service touchpoints are for individuals on their journey to recovery and how effective these services are at meeting the core needs of the individual is not universally known.

The system is premised on a model of care that does not consider diversity and nuance. Rather it reflects a production model that for efficiency purposes seeks to apply a uniform process for serving the population at large.

To test these assumptions, a community-led approach was adopted to guide the project, embracing the stories and realities of multiple entities within the community who have knowledge of or experience in accessing substance use related services.

What follows is a summary account of the key phases of this project. The intent is to provide context that informs where the project is now and the critical importance of supporting, nurturing, and evolving an Integrated Service Centre that meets the diverse needs of people in the community.

Phase One: Substance Use System of Care- Current State Research (February 2023-December 2023)

Step One: System Stakeholder Qualitative Research

The project began in February 2023 through in-depth focus groups with a wide range of system stakeholders regarding their experience with the substance use system of care. Specifically, focus groups were held with:

- Individuals with living experience with substance use (2 focus groups- Indigenous and non-Indigenous)
- Individuals with lived experience with substance use (2 focus groups- Indigenous and non-Indigenous)

- Loved ones of those with lived and living experience
- Front-line service and support workers
- First responders (including Bylaw, RCMP, and Fire)

Urban Matters worked with each of these focus groups through two exercises:

- An empathy mapping exercise which explored what participants see, think, feel, feel, say, and hear in their day-to-day lives related to the Substance Use System of Care
- A structural mapping exercise that had focus group participants identify physical locations in Penticton and surrounding area that provide the following for each of these groups:

- People with Lived and Living Experience:
 - Where do you feel safe?
 - Where do you feel unsafe?
 - Where do you find beauty?
 - Where are important community services for you?
- First Responders
 - Where are important community services?
 - Where do you find yourself responding to substance use emergencies the most (i.e. service hot-spots)
 - To respond to burnout, where do you find refuge or support?
 - What is working/not working in your opinion?
- Frontline Service Staff
 - Where are important community services?
 - What routes do you frequently take to serve those in need of your service?
 - To respond to burnout, where do you find refuge or support?
 - What are the roadblocks or bottlenecks to service in your opinion?

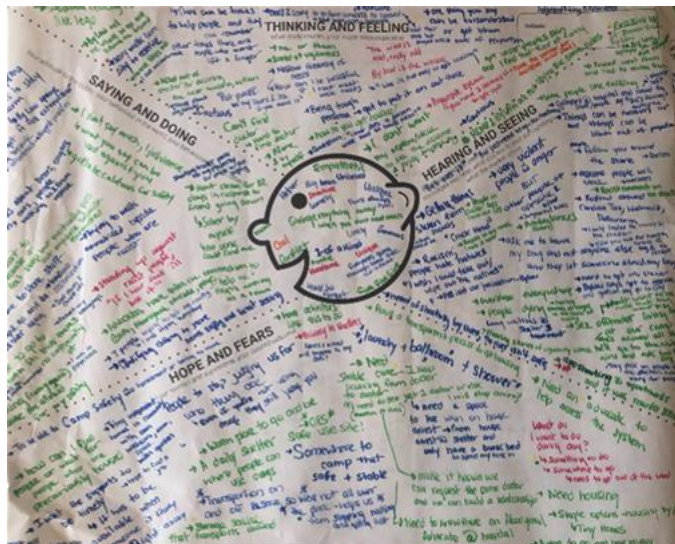


Figure 1: Example Empathy Map Created through the Focus Group Engagements

Step Two: CAT Engagement and Current State Analysis

Urban Matters engaged members of Penticton’s CAT in late February 2023 to interpret the findings from the focus groups and identify areas requiring further analysis. Based on their guidance, Urban Matters analyzed the focus group data, uncovering 14 key themes that provided a deeper understanding of the current system. To effectively convey the findings, a set of system insight statements was developed to characterize the system as it stands today.

These insight statements were subsequently validated by CAT members during a two-day engagement held in June 2023. The System of Care puts the onus on the individual to find their own pathway (s) to well-being:

- The System of Care can cause trauma (even though it is thought of as a mechanism for addressing it)
- Silos in service delivery restrict genuine collaboration and empathy for groups across sectors. This empathy gap can create othering and a binary “us” vs “them” mindset between service providers and people in need of service.
- There are not shared system-wide goals with strings attached that orchestrate system-level responses. In this absence, individual organizations respond to their own goals which, at times, can conflict with one-another.
- The System of Care is an open system: drivers affecting the lived reality of people and the system itself are ever changing, yet the system itself is not nimble or quick to evolve. This pattern creates a perception versus reality gap that impacts quality of responses and care given.

Agreeing to begin to move forward with these insight statements being an appropriate summary of the current state of the system of care, in the June engagement, CAT members in attendance identified the following elements of the system of care that need to shift in response to current system challenges:

From (Current State Reality)	To (Desired Reality)
Clinical Heavy Practice	Holistic Approach to Treatment (Embracing non-western methods of care including land-based treatment)
Lack of Growth Opportunities and Supports for PEERS (Limited Training, Human Resources Constraints, Housing Supports, etc.)	Valuing and Investing in PEERS (e.g. Training and Credentialing Lived Experience)
Colonial Western System	Two-Eyed Seeing System
IQ Preference	IQ and EQ Preference
Stigma and Othering	Compassion and Empathy

The point of identifying these system shifts was to help CAT members in attendance begin to think about the design criteria required to create a system of care that is responsive to the broad needs of those that are involved or impacted by the system in some way (e.g. the focus group perspectives as examples).

Step Three: Substance Use System of Care Programming Gap Analysis

The final step in assessing the current state involved analyzing the range and effectiveness of programs and services in Penticton and the surrounding area related to the Substance Use System of Care. Using data from HelpSeeker provided to the City of Penticton, programs and services were compiled and visually mapped across the following categories:

- Housing and Homelessness
- Mental Health and Addictions
- Childcare
- Food Security
- Youth
- Seniors

The dataset included over 900 entries representing various programs and services. To ensure clarity, a high-level review was conducted to remove duplicates and irrelevant entries. The Urban Matters (UM) team made informed assumptions regarding the quality and accuracy of the dataset. The programs and their descriptions were analyzed and categorized into primary categories from the [Adult Substance Use System of Care Framework](#). Aligning it with the Provincial standard of care was helpful in the efforts to understand where local solutions can align with provincial funding and/or programs.

Analysis of this work revealed 14 gaps in service provision related to Penticton's Substance Use System of Care. These gaps were presented to, refined and validated through two virtual workshops held with community members working in and with the system of care in some way. These gaps were:

Theme	Gap	Rationale
Universal Prevention Strategies	Lack of comprehensive, community-wide prevention initiatives.	Effective prevention requires broad-based efforts that engage the entire community to address substance abuse risks before they lead to actual problems. Without these strategies, individuals may not receive the necessary education and resources to avoid substance misuse.
Early Screening in Non-Clinical Settings	Insufficient early screening programs outside of healthcare facilities.	Early identification of substance misuse in settings like schools,

		workplaces, and community centers can lead to earlier intervention and prevent the escalation of substance use disorders. The absence of such programs means missed opportunities for early support.
Integrated Care Pathways	Fragmented service delivery between assessment, treatment, and recovery phases.	A seamless transition between different stages of care is crucial for effective treatment outcomes. Fragmentation can lead to delays in receiving appropriate care and may increase the risk of relapse.
Diverse Treatment Options	Limited range of treatment modalities that cater to individual needs and cultural sensitivities. Services may also not always be tailored to meet the specific needs of LGBTQ+ individuals, who may face higher rates of substance abuse.	Individuals affected by substance abuse have diverse backgrounds and needs. A one-size-fits-all approach can be less effective, highlighting the need for a variety of treatment options that are culturally and personally appropriate. Cultural and identity beliefs and values significantly influence health behaviors, and services.
Long-term Recovery Support	Insufficient programs for ongoing recovery, aftercare, and relapse prevention.	Recovery from substance abuse is a long-term process that requires continuous support. The lack of aftercare and relapse prevention programs can lead to higher rates of relapse and hinder sustained recovery.
Family and Community Involvement	Insufficient involvement of family and community in the treatment and recovery process.	Family and community support can play a critical role in recovery, yet many programs do not adequately involve or support family members and community stakeholders in the care process.

Workforce Training and Support	Insufficient ongoing training and support for healthcare professionals working in substance abuse treatment.	Continuous professional development is necessary to keep healthcare providers updated on the latest evidence-based practices and to prevent burnout in high-stress environments like substance abuse treatment facilities.
Economic and Social Determinants of Health	Inadequate addressal of the economic and social factors that contribute to substance abuse.	Factors such as poverty, unemployment, and social isolation are significant risk factors for substance abuse, and addressing these can prevent substance misuse and aid recovery.
Data and Research	Lack of comprehensive data collection and research on substance abuse treatment outcomes.	Systematic data collection and research are needed to evaluate the effectiveness of treatment programs, identify best practices, and inform policy and program development.
Feedback Mechanisms for Service Improvement	Limited use of client feedback to inform and improve service delivery.	Client feedback is crucial for identifying service shortcomings and areas for enhancement but is often underutilized in program development and evaluation.
Integration of Substance Abuse Care with Chronic Disease Management	Insufficient integration of substance abuse treatment with management of chronic physical health conditions.	Many individuals with substance use disorders also have chronic diseases like diabetes or hypertension, and integrated care models can improve outcomes for both sets of conditions.
Support for Non-Traditional Work Schedules	Care services often operate during standard working hours, which can exclude individuals with non-traditional work schedules.	Individuals working night shifts, multiple jobs, or irregular hours may find it difficult to access services scheduled during regular

		daytime hours, leading to untreated substance use issues.
Transition Services Between Age Groups	Insufficient bridging services for individuals transitioning between age-specific programs, such as from youth to adult services.	Transitional periods can be particularly vulnerable times for individuals with substance use disorders. The lack of seamless transition services can result in loss of support during critical life stages.
Access to Specialized Substance Abuse Pharmacotherapy	Limited access to specialized pharmacotherapies for substance abuse, particularly in rural or underserved areas.	Medication-assisted treatment is an effective component of substance abuse care for certain individuals, yet not all have equal access to these treatments due to geographical and logistical constraints.

In Spring 2024, the project provided an opportunity to collaborate with community stakeholders to reflect on the findings from both phases. The goal was to identify a bold response to address the system-level issues and gaps uncovered. Emerging from these discussions was the concept of an **Integrated Service Centre**—a centralized facility operated by community actors with trusted relationships among individuals with lived and living experience. This Centre would bring together local programs and services to offer comprehensive, wraparound support for target populations, creating a safe and welcoming space where individuals could access care and feel supported.

Phase Two: Integrated Service Centre Initiative Development

On June 10th and 11th 2024 individuals representing the following organizations gathered to collaboratively work together to initiate and develop a concept design for an Integrated Service Centre in Penticton:

- The City of Penticton
- Interior Health
- The Access Centre
- One Sky Community Services
- P-OPS
- The Penticton Indian Band
- Ask Wellness
- Discovery House
- SOWINS

In this workshop, participants were guided through a process whereby they developed a working vision and intent for the Integrated Service Centre and developed concept designs including focus and intent for

this initiative.

This information was summarised into a concept design document and redistributed back to participants for feedback. What resulted was finalised document that outlined a range of tangible models that could be launched in Penticton.

Finally, in the Fall Urban Matters engaged the United Way BC to issue a grant call to interested community entities in serving as operators/programming providers in a pilot Integrated Service Centre. Proponents were required to reference the established concept design and submit a proposal outlining how their vision for a potential space and how they would implement this in line with the criteria laid out in the concept design document. Funds for this grant call leveraged funding provided by Urban Matters through part of their 2023 community contribution initiative.

At the moment there are two proponents whom have agreed to jointly operate a pilot for this Integrated Service Centre. Additionally, the City of Penticton has successfully been awarded funding through Health Canada's Emergency Treatment Fund that will also be used in supporting the launch and operation of this pilot. Other contextual factors – including location of an Integrated Services Centre, closure of the Temporary Winter Shelter (TWS), and the creation of a Social Housing and Infrastructure Plan (SHIP) present an opportunity to align efforts to support vulnerable residents.



Council Report

penticton.ca

Date: February 11, 2025 **File No:**
To: Anthony Haddad, City Manager
From: Julie Czeck, Director of Public Safety and Partnerships and Jamie Lloyd-Smith, Social Development Specialist
Subject: **Q4 2024 Public Safety and Partnerships Division Updates**

Staff Recommendation

THAT Council receive into the record the report dated February 11, 2025, titled "Q4 Public Safety and Partnerships Division Updates".

Executive Summary

This report is divided into four key sections:

1. Part 1 – Public Safety Partnerships
2. Part 2 – Bylaw Operational Updates
3. Part 3 – Director's Year in Review – Modernizing Bylaw Services
4. Part 4 – Social Development Updates

Strategic priority objective

Safe & Resilient: The City of Penticton will enhance and protect the safety of all residents and visitors to Penticton.

Background

PART 1 - PUBLIC SAFETY PARTNERSHIP UPDATES

COMMUNITY ENGAGEMENT

- **Community Investment** – "Movember" is an annual event where participants grow moustaches during November to raise awareness of men's health issues, such as prostate cancer, testicular cancer, and men's suicide. This year's campaign featured a friendly contest between the Bylaw and Fire Departments, raising nearly \$2,000. Additionally, the "Cram the Cruiser" event involved the Penticton RCMP, Community Policing, Fire Department, Bylaw Department, Search and Rescue, Canada Border Services Agency, and BC Corrections, who gathered at the Real Canadian Superstore parking lot to collect donations for the local food bank. The goal of 1,000 lbs of food was surpassed, with a total of 2,700 lbs collected, in addition to \$1,700 in donations. The RCMP also led a "Cram the Kennel" event in support of food donations for the SPCA.

- Integrated Communications on Holiday Safety Messaging** – The City’s Communications team worked collaboratively across the Public Safety Division to deliver an integrated safety campaign for the holiday season. The campaign included seven short-form videos on topics including fire safety, impaired driving, theft from vehicles, porch pirates, holiday parking and residential safety tips while away for the holidays. This campaign was shared across all City social media channels (YouTube, Instagram, Facebook, and LinkedIn) and included print ads in local newspapers. The community responded favourably to this campaign as it garnered great engagement. The most-viewed video on YouTube was the Porch Pirates video, with a record 20,000+ views. Additionally, the Porch Pirates video was the top public safety video on Facebook and Instagram in December, reaching more than 45,000 people combined. These integrated campaigns are an integral part of the public safety strategic direction as they encourage community discourse and raise awareness about the work being done to improve safety and livability of Penticton.
- Multi-Agency Response to Public Safety:** Bylaw officers participated in an RCMP watch briefing for a coordinated Halloween response to fireworks issues. New joint bylaw patrols have also been conducted with the South Okanagan Women In Need Society (SOWINS), with plans to expand to other social serving agencies. There were 5,785 proactive bylaw patrols in hot spots, with 232 RCMP hours dedicated to problem areas.
- Council Open House** – Senior City staff joined Council members at the October 29th, 2024 Open House to speak to community residents about 2025 Budget Priorities. In collaboration with the Communications Team, the PSP Division launched a survey, to better understand resident safety, experiences, and ideas for improving safety in our neighbourhoods. The survey was open for 1 month and saw over 1,800 responses. The results of the survey will be presented in a separate report in March 2024 in partnership with the Communications team.
- Council Tours of Shelter and Supportive Housing Facilities** – Staff worked with 100 More Homes to organize tours for Council of shelter and supportive housing facilities in Penticton, joined by social sector partners including Ask Wellness, Penticton and District Society for Community Living, and Penticton and Area Overdose Prevention Society. A second phase of planning is underway to tour recovery-based services and affordable housing in Penticton.

A FOCUS ON EMERGENCY RESPONSE

- 2024/2025 Temporary Winter Shelter:** Staff collaborated extensively with 100 More Homes to develop the 2024/2025 Temporary Winter Shelter plan in Penticton, involving key organizations such as the RCMP, City Bylaw, Penticton Fire Department, Interior Health, the Chamber of Commerce, and the Penticton Industrial Development Association (PIDA), supplemented by private security for 24/7 oversight. The primary objectives are to ensure safety, cleanliness, and coordinated risk management, with each partner contributing specific resources and responsibilities tracked through Key Performance Indicators (KPIs). A separate report is being presented to Council on key shelter updates from the 2024/25 season.

- **Situation Table Re-Set:** The Province has provided \$30,000 to re-establish that the Situation Table, including training and capacity building. Re-establishing Penticton's Situation Table will enable front-line service providers to proactively identify vulnerable people and families at imminent risk of harm or victimization and rapidly connect them to services before they experience a negative or traumatic event (e.g. overdose, eviction, crime etc.). Staff are working with 100 More Homes, RCMP, Bylaw and service agencies on fulfilling the privacy impact assessment and coordination agreements prior to joint-training in the Spring of 2025.
- **Youth Advocacy Centers** provide coordinated, multidisciplinary approaches to address the needs of children, youth and their families who have been victims or witnesses of crime. In Q4, public safety partners and community organizations convened to discuss initiating a feasibility study with support of the provincial Child Advocacy Network. Further partner meetings to be done in Q1.

A FOCUS ON PROPERTY ISSUES

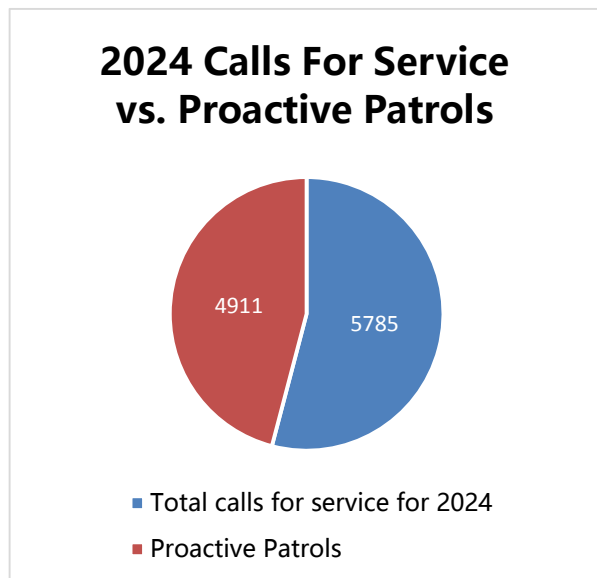
- A **Property Standards Compliance Team (PSCT)** has been a shared desire for exploration between the PSP and the RCMP for several months. The PSCT will launch in Q1 2025 and is a multi-agency enforcement team including the RCMP's Crime Reduction Unit, Bylaw Services, Fire, and the City's Building Inspection Services. This team aims to enhance community health, safety, and security by addressing properties that negatively impact the surrounding area, pose risks to tenants and residents, create significant workloads for City services, and have not improved through the traditional efforts of one agency alone. Properties are assessed based on history, complexity, impact, and severity, ensuring a comprehensive approach to enforcement.
- **Crime Prevention Through Environmental Design** - As part of our ongoing commitment to community safety, we are collaborating with the RCMP Community Policing Team on Crime Prevention Through Environmental Design (CPTED) initiatives. In Q3 the Bylaw Services Department sent two Bylaw officers for training, enabling them to become certified CPTED evaluators. In Q4, bylaw staff in collaboration with Community Policing completed 4 CPTEDs – and there are currently two additional underway.
- **Downtown Penticton Business Improvement Association Camera Program Expansion**- Initially a pilot project to deter crime, the Downtown Penticton camera program has been approved for city-wide expansion in Budget 2025 in collaboration with the Chamber of Commerce. A working group of key representatives from the Chamber of Commerce, BIA, PIDA, the City, RCMP, Bylaw, Fire, and a social sector partner from 100MH has begun to meet to plan the expansion, shifting to quarterly meetings once implemented. The program will prioritize areas with high service calls to RCMP, Fire, or Bylaw, using a data-driven approach.

PART 2 – BYLAW SERVICES DEPARTMENT

OPERATIONAL UPDATES

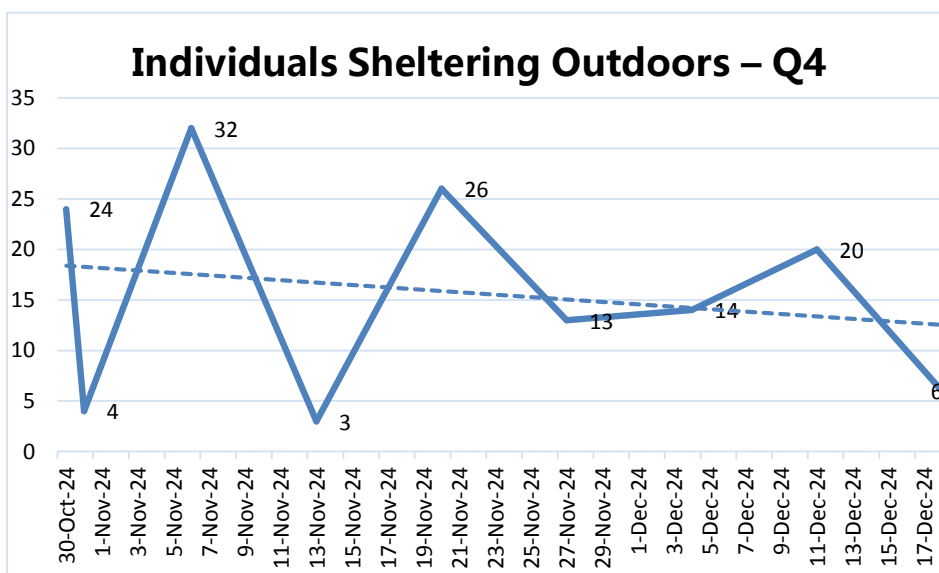
In 2024, there were 10,696 service interactions, including calls for service and proactive patrols, compared to 8,211 calls for service in 2023. Calls for service are complaint-driven, while proactive patrols are initiated by officers without a complaint. Before August 2024, pro-active responses or hot spot patrols were combined with calls for service and not tracked separately. These types of calls will be tracked separately moving forward.

In 2024, most calls for service to the Bylaw Department were related to the Safe Public Spaces Bylaw – with approximately 63% of total calls being social in nature. The Department received numerous calls regarding encampments and wellness checks. Traffic and nuisance property/good neighbour concerns were also significant and will be a focus of our initiatives in 2025.



As of October 2024, the Bylaw Department began tracking the number of individuals sheltering outdoors. The opening of the 40-bed Temporary Winter Shelter in mid-November led to a decrease in the number of individuals sheltering outdoors. The Fairview encampment is not included in these figures, as it falls outside of City limits; though it is noted that approximately 15-20 structures are present there at any given time.

Since the shelter opened in mid November, Bylaw Services has counted an average of 15 people sheltering outdoors within city limits between mid November and end of December, 2024. This is a weekly point in time count and only includes individuals that Bylaw Services interacted with, and these numbers are expected to rise significantly with warmer weather. Tracking will continue to understand the evolving nature of mobility among the unhoused community in Penticton.



In 2024, the Bylaw Services Department issued 6,640 parking tickets, a slight increase from 6,407 in 2023. Revenue from these tickets was approximately \$124,079.34, down about 5% from \$130,245 in 2023. In Q4 2024, revenue was \$41,390 compared to \$44,465 in 2023.

Of the 6,640 tickets issued in 2024, 396 tickets were disputed, representing 6% of the total issued. Among the disputed tickets, 147 stood as issued, 182 resulted in warnings, and 66 were voided. Reasons for voiding included hardship, technical or mechanical issues, disputant errors, or officer error.

PART 3 – YEAR IN REVIEW – THE PATH TO MODERNIZING BYLAW SERVICES

With new leadership at the City, including a former provincial senior leader, as the Director of Public Safety and Partnerships and a former Chief of Police as the new Manager of Bylaw Services, there was a strong desire to review the Department's history, challenges, and strengths. This review aimed to make informed decisions on modernizing the Department to effectively meet the needs of Penticton's residents in a complex and evolving social context.

This review provides a comprehensive third-party analysis by HelpSeeker Technologies of Penticton's Bylaw Services social calls (from 2019-2024) and provides insights derived from analyzing a random sample of 5,000 case files (from 20,000 files) through AI-driven data analytics.

Staff supplemented this learning through engagements with key community partners, informational interviews with other municipalities dealing with similar challenges, and a review of evolving public safety legislation, as it relates to the provision of bylaw services in today's evolving public safety landscape. The outcomes of this review provide the Bylaw Services Department with operational strategies for modernization that contribute to community safety.

What We Learned from the Data

A random sample of approximately 5,800 social calls from a pool of 25,000 files (representing 25%) of all calls (2019 - September 2024) was analyzed, offering key insights into service demands:

- **Seasonal Substance Use Peaks:** Substance-related calls show significant seasonal variation, with mid-year spikes up to 2.5 times higher than in winter months. Peak season is between April and August and this period represents the highest demand, with a nearly 150% increase in calls from the lowest point in January in some years. This trend signals the need for time-sensitive, flexible resource planning.
- **Escalating Mental Health Needs:** Mental health-related calls have risen significantly, from 2 to 5 per month in 2020 to 25 to 28 per month in 2024. This trend indicates an increasing community reliance on Bylaw Services for support during mental health crises. This underscores the need for enhanced collaboration with mental health services and specialized training to equip bylaw staff to respond effectively and ensure residents receive appropriate care. It is important to highlight that the new RCMP Integrated Crisis Response Team (ICRT) – implemented January 2024 – are called for more complex or escalated situations, but Bylaw Services interacts daily with individuals suffering from mental health challenges and are available longer hours and more days of the week.
- **Rising Homelessness:** Homelessness-related calls remain consistently high in 2024, averaging 40-55 per month. This trend aligns with a 54% increase in Penticton's homeless population from 108 in 2018

to 166 in 2023 (Point-in-Time Count, BC Housing). This rise underscores an urgent need for expanded social development interventions, supportive housing, and specialized services.

- **Resource-Intensive Issues:** Calls regarding homelessness and encampments demand significant resources, with each encampment case typically requiring 2.2 to 2.9 visits. This high engagement level strains operational capacity and diverts resources from other proactive work, including revenue-generating activities. As encampment management becomes more time-intensive, this change highlights the operational impact of complex cases.
- **Use of Public Spaces:** Persistent challenges in public spaces, such as overnight sheltering and loitering, remain top concerns for municipalities. Additionally, case law has reinforced municipalities' responsibility to regulate public spaces in a manner that balances community safety and individual rights. As such, it is essential for municipalities to reflect these legal precedents in their parks or public space bylaws, ensuring that their regulations are both effective and legally sound.
- **Emerging Challenges:** Emerging challenges in public spaces are becoming increasingly apparent. Reports of public overnight sheltering are on the rise in the data, reflecting growing community concerns over homelessness and the associated impact on public space usage. Additionally, park and beach misuse, combined with resident safety concerns, adds complexity to service demands.
- **Data and Reporting Enhancements Needed:** While call categories collected by the Department provide some insights, they are too broad to fully support targeted analysis. This is why the research team opted to rely on the officer case notes. There is a need for a refined categorization framework to improve quantitative data accuracy and guide more specific analysis of data moving forward. Additionally, upgrading data systems to capture detailed call-to-resolution timelines will strengthen resource allocation, performance tracking, and the development of key performance indicators (KPIs). This will help build a more robust foundation for understanding complex social issues, which have grown in scope and complexity over the past five years across many municipalities.
- **Greater Complexity:** Cases have become 5 times more complex, with co-occurring issues like homelessness, substance use, and mental health challenges, requiring more intensive resource allocation. Case complexity was determined using a survey provided to bylaw officers, which asked them to rank scenarios with factors such as call duration, the number of staff members involved, the need for interagency coordination (e.g., with social services or law enforcement), and the level of specialized response required (e.g., mental health support or substance use intervention). Complexity scores were developed based on bylaw officer's rankings of scenarios provided and retroactively applied against the 5800 files that were analyzed. This component of the analysis was not intended to draw a firm statistical conclusion, rather it aimed to capture the subjective experience of bylaw officers with their day-to-day work as it relates to social calls – though there is recognition that social issues have become more complex with factors like the toxic drug crisis, decriminalization, post-pandemic mental health challenges etc. This increase in case complexity underscores the need for strategic staff training and optimized resource deployment to prevent burnout, as well as partnership with health and social sector partners who have a direct mandate and specialized training to support people in crisis.

What We Learned from Community Engagements

Business input was gathered from local organizations such as the Chamber of Commerce, Downtown Penticton Business Improvement Association, Penticton Industrial Development Association, and a select group of business owners in the industrial area, focusing on public safety and economic impacts. Insights were

also gathered from social-service providers involved with 100 More Homes on interagency coordination and support gaps. Additionally, discussions with RCMP senior leaders addressed collaboration and jurisdictional challenges.

Across all groups, there was a consensus on the need for a more integrated and collaborative approach to community safety. Participants stressed the importance of addressing root causes of social challenges—such as homelessness, mental health challenges, and substance use—through a combination of enforcement, support services, and provincial advocacy. Many participants highlighted the potential for officers to play a pivotal role in bridging gaps between enforcement and social services, provided it receives the necessary resources and strategic alignment.

Business Representatives

- Business representatives emphasized the growing concern over the economic and operational impacts of social challenges, particularly in the downtown and industrial areas. They highlighted challenges such as vandalism, theft, and loitering, which not only affect their day-to-day operations but also contribute to a broader perception of community safety issues.
- While many supported the role of the department, they expressed a desire for enhanced visibility, faster response times, and a stronger focus on prevention strategies.
- There was also a call for clearer communication and collaboration between bylaw services and the business community to address safety concerns proactively.

People with Lived Experience

- Individuals with lived experience of homelessness provided critical insights into barriers they face in accessing services and shelter, such as wait lists, a need for more affordable housing, and access to basic needs.
- Of note, only two people agreed to talk to the research team. 100 More Homes helped facilitate the conversations with people who have experienced homelessness through their Lived Experience Advisory membership. The two people interviewed reported feeling targeted or stigmatized by historical CSO enforcement practices, emphasizing the importance of balancing enforcement with support services. Participants highlighted the need for better coordination between bylaw services and outreach workers to connect individuals with housing, mental health, and addiction supports.

Social Sector Organizations

- Social service providers pointed to significant gaps in interagency coordination and the need for consistent communication channels.
- They highlighted challenges in accessing sufficient resources for housing and mental health support, stressing that these deficiencies often leave bylaw services addressing issues beyond their mandate.
- Some also advocated for officers to strengthen their role as a connector between social services and individuals in crisis.
- Service providers also noted that uniformed officers can often present as intimidating or overly authoritative for people who have experienced trauma.

RCMP Senior Leaders

- RCMP representatives identified overlapping social challenges and emphasized the need for clearer role delineation between police and bylaw officers. They also identified the need for better fit in hiring and providing clear training and instructions to officers to not overstep their lawful authority.
- Discussions also highlighted the need for improved data sharing and coordination between law enforcement and bylaw services to enhance efficiency and avoid duplication of efforts.

What We Learned from Other Municipalities

A list of questions was developed and discussed with eight municipalities—Victoria, Saanich, Maple Ridge, Kamloops, Nelson, Nanaimo, Kelowna, and Surrey—selected for their CSO programs or social issues bylaw teams. The Metro Vancouver Transit Police, known for their well-defined CSO Program, were also contacted. The questions focused on operational aspects such as mandates, roles, authority, performance metrics, organizational structure, training, collaboration with non-profits, officer well-being, and bylaw enforcement related to public spaces and social nuisance issues. The findings revealed significant variation in mandates, operational standards, and authorities. The jurisdictional review identifies effective strategies and recurring challenges faced by BC municipalities, providing valuable insights to inform Penticton’s approach to adapting its Bylaw Services.

Successful Strategies	Common Challenges
<p>Collaborative Frameworks: Multi-agency teams, shared resources, and integrated service models provide cohesive responses to complex cases, especially those involving social challenges. By coordinating efforts across agencies, municipalities can address issues holistically and ensure more comprehensive support for affected populations.</p> <p>Proactive Interventions: Early warning systems, preventive patrols, and community education initiatives help reduce reliance on reactive enforcement by addressing the root causes of common issues. This approach minimizes the occurrence of incidents and strengthens community resilience.</p> <p>Resource Optimization: Flexible staffing models, shared equipment, and joint training programs enhance operational efficiency, allowing municipalities to maintain high service levels while effectively managing budget constraints.</p> <p>Day Spaces: Designating specific day spaces for vulnerable populations provide a safe, supportive environment where people can access essential services during the day. This strategy reduces the need for enforcement actions related to loitering or use of public spaces, alleviating pressure on public spaces and promoting positive community interactions.</p>	<p>Resource Constraints: Limited budgets, staffing shortages, and equipment needs are recurring issues that affect service delivery and response times.</p> <p>Jurisdictional Issues: Restricted authority over criminal matters, overlap with police responsibilities, and coordination challenges with the RCMP limit bylaw effectiveness, particularly in areas requiring criminal enforcement.</p> <p>Public Relations: Managing community expectations, overcoming communication barriers, and building trust are essential for communities with high social-support demands.</p>

What We Learned from Evolving Legislation

Throughout the Province of British Columbia Community Safety Officers (CSOs) operate under two distinct models: those engaged in tiered policing (Special Municipal Constables) and those functioning within the bylaw enforcement framework.

These models differ significantly in their levels of authority, which is crucial to understand, especially in Penticton, where there has historically been confusion regarding the capacity of Bylaw Services to offer a "quasi-policing" response, which is not possible within a bylaw services framework.

The second type of Community Safety Officer (CSO) model is beginning to take shape through recent amendments to the Police Act, specifically with the introduction of Bill 17, The Police Amendment Act, 2024. This legislation, which received Royal Assent on April 25, 2024, introduces the concept of tiered policing by allowing different levels of duties to be assigned to appropriately trained professionals called "Safety Officers."

Prior to Bill 17, the term "Safety Officer" existed in various forms across multiple municipalities but lacked an official designation. Under Bill 17, this role is now clearly defined. However, the bill's implementation depends on forthcoming regulations, and the province has yet to establish a timeline for this process. Once fully developed, the implementation will involve provincial oversight by the Independent Investigations Office of BC (IIO), standardized training, operating procedures, and possibly specific uniforms.

Currently, under the current Police Act, only municipalities with their own police forces—not those policed by the RCMP—can implement tiered policing. Specifically, in these municipalities there is an ability to have a "middle" tier that does not currently exist within RCMP jurisdictions – through Special Municipal Constable (SMC) status.

Special Municipal Constables (SMCs) may carry different titles, such as Community Safety Officers, however, their authority is rooted in the Police Act, allowing them to carry out low-risk policing duties. These duties can include assisting with traffic control, managing large community events, and responding to low risk calls and public safety incidents, provided they have received the proper training. This is why, in places like Nelson or Saanich, Community Safety Officers (CSOs) are empowered to handle lower-level criminal matters under the Police Act.

The changes the Province is bringing forward through Bill 17 seek to enable municipalities under RCMP jurisdiction to implement similar tiered policing models. However, until this change is put into effect, municipalities like Penticton are limited to either an RCMP response or a Bylaw response - not a tiered policing response. The term "Community Safety Officer Program" in this context can be misleading, as it may imply a tiered policing structure, without the authority to deliver on its expectation. Titles in other jurisdictions include simply Bylaw Officers, Bylaw & Community Standards Officers, or Bylaw & Community Service Officers (a title other than CSO). This reflects the proper authority of bylaw officers who address social issues, which remains rooted in the Community Charter, not the Police Act.

Using the emerging best practices from other jurisdictions, as of August 2024 Penticton transitioned to an integrated operational bylaw unit – with an expectation for cross-training and service delivery across all bylaw enforcement activities, including social nuisance calls. This always supports better service delivery and

coverage, as well as mitigates burnout from dealing with repeated complex social issues. Work is also underway to strengthen the integration with RCMP, Fire and/or social sector for the most complex calls.

How We are Modernizing Bylaw Services Based on This Collective Learning

Operational Enhancements	Strategic Enhancements (Looking In)	Strategic Enhancements (Looking Out)
<ul style="list-style-type: none"> • Cross-Training for comprehensive skill development across all bylaw disciplines • Refining standard operating procedures • Rotational assignments for skill diversification • Promoting mental health and wellness initiatives for officers • Joint training opportunities (ie. de-escalation training) with key partners • Develop data literacy and a data driven culture in service delivery • Integrating cultural competency and trauma informed practice into core training • Seasonal staffing adjustments to meet peak service demands 	<ul style="list-style-type: none"> • Legal Compliance – reviewing and updating bylaws to respond to evolving legal frameworks/requirements • Role clarity – reflecting our integrated/cross-trained model • Enhancing data tracking protocols and Key Performance Indicators for all new and existing initiatives • Equipment modernization – explore new software, laptops in cars, improved communication systems 	<ul style="list-style-type: none"> • Develop multi-agency teams/initiatives from the RCMP, healthcare, and social services to enable holistic responses (i.e. Situation Table). • Continue to support social development initiatives that address the underlying causes of social challenges. • Enhance Public Communication and Transparency through education campaigns and online resources to address community confusion about bylaw processes. • Integrate Bylaw Services within a broader Community Safety and Well-Being Plan. • Explore the viability of tiered policing when Bill 17 comes into effect.

The comprehensive analysis of Penticton's Bylaw Services highlights a department at a pivotal point, grappling with growing demands driven by complex social issues while constrained by clearly defined legal frameworks. The proposed roadmap for modernization takes a phased approach, balancing immediate needs with long-term goals. Early will prioritize foundational improvements and basic data collection and technology upgrades, setting the stage for more comprehensive investments in advanced systems and staffing aligned with future budget cycles.

PART 4 – SOCIAL DEVELOPMENT UPDATES

The Social Development Framework, adopted in 2023, has 47 actions within the 6 key priorities of the department: Housing, Homelessness, Mental Health & Wellness Supports, Supports for People Who Use Substances, Childcare and Food Security. In addition, there are 10 key actions around the governance of the department to ensure that Social Development upholds its principles and takes a systems-integration approach to local planning. Taken together, these initiatives have been supported through approximately \$3.1M of grant funding that is currently being managed by Social Development. While some of these actions remain in progress, it is important to note that not one action took place without meaningful relationships with community partners.

Childcare

Power St Childcare Project: The City successfully worked with the Province to secure additional funding to meet inflationary capital demands for the Power St Childcare at the Community Centre. In partnership with the operator – the YMCA of the Southern Interior – preliminary construction of the facility has begun with an

anticipated finishing date of late 2025. To date, it is anticipated that Penticton is on track to meet 60% of the 722 net new spaces needed according to the Child Care Action Plan.

Housing Integration: Childcare integration into affordable housing has been a focus of conversation, particularly as it relates to workforce housing. As staff have begun engaging community partners on the Social Housing and Infrastructure Plan, a key focus has been seeking opportunities to co-locate childcare spaces and providers in new builds.

Food Security

Food Infrastructure: Social Development has continued to partner with the Community Foundation of the Okanagan Similkameen (CFSOS) and United Way BC by jointly hosting collaborative meetings with key social sector partners who are offering and providing food services for residents. In Q4 this collective group of partners beginning implementing \$70,000 from the UWBC Critical Food Infrastructure Grant to invest in local food infrastructure across many organizations.

South Okanagan Similkameen Food Security Summit: Social Development supported the CFSOS and participated in a regional day-long Food Security Summit in October. Social Development is supporting the CFSOS in next steps as it involves the formalization of an action plan to build a sustainable, resilient and equitable food system in Penticton. Social Development is supporting the CFSOS in next steps as it involves the formalization of an action plan to build a sustainable, resilient and equitable food system in Penticton. In order to learn more about food hubs, Social Development staff connected with the Community Food Centre in Nelson.

Housing

Affordable Housing Reserve Pilot Funding Program: Following the launch of the Affordable Housing Reserve Pilot Funding Program in April (Council Resolution 64-2024), Social Development, alongside Development Services department, processed three applications from local non-profits, with more suspected applications coming in Q1 and Q2 of 2025. This program is a key mechanism for the City to support non-profit housing providers to get social housing opportunities to a shovel-ready state, and well-positioned for future capital housing grants and programs.

Social Housing and Infrastructure Plan: Getting Council's endorsement to look at three city-owned properties for social housing focused for youth, seniors and workforce housing led to the beginning work of creating a local Social Housing and Infrastructure Plan in partnership with 100 More Homes. Following the collaborative partner workshop in Q3, staff organized two half-day engagement sessions with over 30 participants, staff completed the final draft of a Social Housing Needs Assessment of data to understand the full-scope of non-market housing needs to complement the City's Housing Needs Assessment. This assessment will be completed in Q1 of 2025 as part of the Social Housing and Infrastructure Plan.

Homelessness

Cold Weather Response: In addition to the collaborative divisional efforts to support the Temporary Winter Shelter, Social Development supported 100MH in sharing resources for other vulnerable individuals, including seniors and families on information for daytime warming centers available throughout the winter season.

Youth Homelessness Planning: Social Development participated in youth homelessness planning with the 100 More Homes Youth Action Table Sub-committee. The current focus of community efforts are focused on youth emergency safe suites and building out a suite of youth housing options. Following Council's Resolution to explore city-owned land for workforce, seniors and youth housing needs (Council Resolution 185-2024), staff are exploring ways to incorporate youth-specific housing options on city-land. This includes various conversations with different levels of government, including Interior Health, Ministry of Children and Families and BC Housing on what funding models exist to support these programs.

Supports for People Who Use Substances

Community Action Team Research: The Penticton Community Action Team (CAT) is a local team of partners to coordinate on-the-ground support to prevent overdoses. These teams exist in several communities across the province and funded by the provincial government. They provide support and services to people who use drugs and reduce the risk of illicit drug toxicity deaths in communities hit hardest by the overdose crisis. Penticton's CAT has been working on what is called the 'Penticton Substance Use System Change Project,' in the effort to understand the current service pathways for people using substances. The project had 2 key goals: (1) to understand the scope of services available in Penticton across the substance use continuum (ie. prevention, harm reduction, treatment and enforcement), and (2) to understand how accessible those services are.

The CAT underwent research and engagements both with social and health organizations, as well as with people with lived and living experience to understand what improvements were needed. The key findings of this project are summarized in Attachment A. There were a total of 14 gaps identified within the current system, many of the themes touching on the need for more long-term treatment, better service pathways and barrier free options to support. As part of the next steps with this project, the CAT is currently collaborating with 100 More Homes to explore co-located local services for greater efficiency and service delivery.

Mental Health and Wellness Supports

Building Safer Communities Fund: The department has continued to facilitate the distribution of funds in the community for at-risk youth, working with Oonkanane Friendship Center, the YMCA of the South Okanagan, Foundry Penticton and BC Transit. The department has also begun to work with Community Policing to involve them in this project for the benefit of at-risk youth in the community.

Free Youth Transit Pass: As part of the Building Safer Community Fund, the Free Youth Transit Pass program aims to reduce the barriers for youth accessing services which enhance their mental wellness and sense of community belonging. Due to the success of the program, the program was extended for a full year in 2025 in Q4.

Indigenous Events: Taking a collaborative role with local Indigenous partners to celebrate and bring awareness and understanding of Truth and Reconciliation has been a key component of the department's work in addressing the mental well-being of our First Nations, Metis and Inuit community members, as well as allies. The Social Development Department collaborated with Penticton Indian Band, Oonkanane Friendship Centre, the South Okanagan Metis Association and OneSky Community Resources for the events of Sisters in Spirit Day on October 4, 2024. Facilitating this group in a meaningful and intentional way has strengthened

the collaborative efforts between the City of Penticton and Indigenous leaders and organizations in our community.

Equity, Diversity and Inclusion

Age-Friendliness: The Social Development Department has continued to collaborate with diverse groups of senior-serving organizations through the Aging Well group for the well-being of seniors in our community. In Q3, the Social Development Department supported a grant application to the New Horizons for Seniors Program through Employment and Social Development Canada for the Aging Well group to support the vision of a community seniors' hub. Aging Well was able to secure funds through the Community Foundation in order to continue this work as well.

Accessibility: Social Development has continued to lead the implementation of the City's Accessibility Plan for 2023-2026, as well as supporting the City's Accessibility Committee. The Accessibility Committee was presented the Lakawanna Park Engagement with the Parks department and was able to help identify, remove and prevent barriers to accessibility by reviewing the project and engaging with the project consultants. Social Development, Information Technology and Infrastructure staff began working together to make the City of Penticton Road Closures webpage accessible to community members who are visually impaired and cannot see the map. More updates to come about this project in 2025 Q1. Social Development staff have continued to engage with the Municipal Accessibility Network, ensuring that municipal efforts to improve accessibility are aligned with other local governments to ensure a synchronized provincial approach.

Anti-Racism: Social Development Department staff have continued to support SOICS anti-racism community initiatives. SOICS is an organization which frequently engages in meaningful actions to reduce racism in the community, including hosting anti-racism forums, educational community sessions and engaging in anti-racist campaigns with the Provincial government. Staff have continued to participate in the Respect Network and the Local Immigration Partnership. Staff have also continued to explore an Anti-Harassment Bylaw which was brought forward by Council after a presentation about racism in the Okanagan by SOICS. More details to come in 2025 Q1.

Conclusion

The City of Penticton has taken a bold, proactive approach to adaptive community safety, using its Bylaw Services to respond to complex social challenges. This effort has allowed the city to address immediate and evolving needs, showcasing a commitment to resident well-being. However, as the complexities of homelessness, mental health, and substance use intensify, it's clear that municipal enforcement—no matter how resourceful—can only partially address these challenges.

The data speaks volumes, the increasing calls from residents citing safety concerns, calls for erratic or concerning behaviour, and daily mental health and welfare checks recorded—all drawn from just 25% of the available social call data—highlight the increasing demands on a system that, despite its dedication and creativity, operates with a limited effectiveness without broader provincial and federal investments in the community.

While adaptable, the Bylaw Service's role remains primarily reactive, focusing on immediate concerns without the preventive resources to address root causes. This underlines the need for continued investment in social

development strategies, including a Community Safety and Well-Being Plan that enables the city to go beyond short-term solutions and foster public safety more sustainably.

Growing demands on Penticton’s resources reveal critical gaps in British Columbia’s social infrastructure, where insufficient upstream support places an outsized burden on municipalities, compelling them to assume responsibilities traditionally handled by higher levels of government. Ultimately, achieving long-term community safety in Penticton requires a collective commitment to addressing root causes, transforming safety into a shared responsibility across all levels of government. Such a transformation would lessen the reactive burden on municipal programs like bylaw enforcement, strengthening Penticton’s vision of a modernized, resilient, inclusive and safe community for all.

Respectfully submitted,

Julie Czeck
 Director of Public Safety and Partnerships

Jamie Lloyd-Smith
 Social Development Specialist

Concurrence

<p>Director of Development Services</p> <p>BL</p>	<p>Director of Finance & Administration</p> <p>AMC</p>	<p>Director of Community Services</p> <p>KJ</p>	<p>City Manager</p> <p>AH</p>
---	---	--	-------------------------------



Council Report

penticton.ca

Date: February 11, 2025
To: Anthony Haddad, City Manager
From: Supt Beth McAndie, Officer in Charge: Penticton
Subject: Q4 2024 – RCMP Update

File No:

Staff Recommendation

THAT Council receive into the record the report titled "Q4 2024 – RCMP Update" from the Officer in Charge, Penticton RCMP Detachment, dated February 11, 2025.

Strategic priority objective

Safe & Resilient: The City of Penticton will enhance and protect the safety of all residents and visitors to Penticton.

Background

The Penticton RCMP is committed to providing timely information about current and emergent policing issues and outcomes. This Report offers a general overview and analysis of select crime data in Penticton between October 1, 2024 and December 31, 2024.

Financial implication

Not applicable.

Analysis

In Q4 of 2024 our total calls for service 4,044, we are up 5% from last year which is a difference of 198 files. The total Calls for service in 2024 was 17,175 compared to 16,958 in 2023.

The Penticton RCMP remain number two in the province for the highest number of criminal code files per police officers, with 131 per officer. The provincial average per police officer is 76. The Penticton RCMP Senior Leadership Team remain vigilant in monitoring the quality of police investigations, training and development of all employees, while prioritizing the health and wellbeing of staff.

The Penticton RCMP through collaboration and partnership created the 2024-2027 Strategic Plan. This plan was created in consultation with the City of Penticton and community partners, making clear its commitment to advancing community priorities. The Penticton RCMP are priorities are to: CONNECT- Vulnerable People with the Appropriate Supports, IMPACT- Crime Trends through Intelligence Led Strategies, ADVANCE- Preparedness for Natural and Human Caused Disasters and DRIVE- Results Together through Engagement and Partnerships.

In this Q4 report a Year in Review, the Penticton RCMP will share the results of the work dedicated to drive the strategic initiatives and results. Our context is not static, and our Strategic Plan has not been set and then forgotten. Remaining agile, Penticton RCMP will continue to reach out to the community regularly to make sure our services, and the strategic initiatives identified in this Plan, continue to represent the community's needs.

Achievements

- Since its inception in January 2024, the Integrated Crisis Response Team (ICRT) has seen a decline in repeat client calls. During Q4 the ICRT had 284 client contacts (relatively equal to the 281 in Q3). This can be attributed to clients experiencing longer periods of stability, the implementation of more supportive care plans and connecting clients with the right resources.
- The detachment was a partner in an integrated public safety communications campaign which included short-form videos, and traditional media ads aimed at educating the public on steps they could take to increase public safety across the safety spectrum during the holiday season. This campaign was well received by the community and further statistics are available within Q4 2024 Public Safety and Partnerships Division Update.
- Considerable work has been done to continue to advance the Restorative Justice Program within the City of Penticton and surrounding areas. There were 74 referrals this year which is 49% increase from last year.
- The Crime Reduction Unit continues to prioritize repeat offenders not only within the municipality, but in collaboration with regional detachments in the South Okanagan Similkameen. This collaboration resulted in the apprehension of a prolific repeat offender who is believed to be responsible for upwards of 50% of auto thefts (Ford F350).
- Proactive patrols and social media outreach, and collaboration with partners enabled officers to track and apprehend two individuals who are thought to be responsible for a series of break and enters throughout the city.

STRATEGIC PLAN PROCESS

CONNECT- Vulnerable People with the Appropriate Supports

Integrated Crisis Response Team

Q4 marks the completion of one year since the inception of the Penticton RCMP Integrated Crisis Response Team ("ICRT"). A collaboration between the Penticton RCMP and Interior Health to provide the best response to those people within our community experiencing mental health and drug

addiction crisis. This multi-disciplinary team, of a police officer and nurse, has helped to alleviate frontline officers from responding to all calls for individuals experiencing crisis and freed officers up to respond to incidents that require a policing response.

During Q4 of this year the ICRT had 284 Client Contacts. Client Contacts consist of outreach, frontline referrals from officers, interior health referrals, follow up with previous clients, cell block assessments, meetings, and "other" category. (Q1=319, Q2= 427, Q3=281, Q4=284))

A review of the years data shows that the ICRT team had 1,311 Client Contacts.

When we review the data, we can see that the ICRT has seen a decline in repeat client contacts for services. This can be attributed to clients experiencing longer periods of stability, the implementation of more supportive care plans and connecting clients with the right resources. Ultimately, the results observed meet the primary objective of this collaborative approach; supporting those within the community experiencing mental health and addictions crisis. The Penticton RCMP looks forward to sharing additional results of this collaboration in 2025.

Restorative Justice Program

This dedicated program refers to "an approach to justice that seeks to repair harm by providing opportunity for those harmed and those who take responsibility for the harm to communicate about and address their needs in the aftermath of a crime". There has been considerable work to continue to enhance the Restorative Justice Program within the City of Penticton and Regional Area. There were 74 referrals made this year in comparison to 39 in 2023. There are 35 files that are currently active and 12 files that are being monitored as a Disposition Agreement was signed and it is being monitored by the program coordinator. This approach remains consistent with best practices and provides an alternative approach to law enforcement.

IMPACT- Crime Trends Through Intelligence Led Strategies

Auto Theft

During Q4, several multi-jurisdictional auto theft offenders were active in the Penticton area which caused a significant spike in the calls for service. Working in conjunction with other regional RCMP detachments many offenders believed to be contributing to this trend are currently in custody.

Ford F350s remained the top targeted vehicle model for thieves, accounting for 20% of all thefts and attempts. Notably, 77% of stolen vehicles were recovered. Penticton South Okanagan Regional RCMP and Community Policing shared social media messaging with the community to bring attention to this trend, inform the public on strategies to deter this type of crime, while sharing the results of police efforts within the Regional Detachment area.

The Penticton Crime Reduction Unit, prioritizes Repeat Offenders not only within the municipality, but works collaboratively with the regional detachments of the South Okanagan Similkameen to prioritize

those believed to be responsible for Auto Theft in the region. During Q4, a designated Repeat Offender was arrested for Auto theft within the region, and is believed to be responsible for upwards of 50% of the Ford Truck thefts.

Frontline officers were able to locate and arrest this individual, who remains in custody. It is unknown at this time when he will be released back into community.

Reviewing the five-year average (2019-2024) for Auto Theft the city is 8% below the 5 year average.

Break & Enter – Residence & Other

This quarter saw a series of break-ins to apartment common areas, particularly parkades. The Penticton RCMP became aware of a prolific offender from the lower mainland, who recently relocated to the area. This offender was arrested in late December 2024 and is currently in custody, facing charges in relation to 10 property related offences, and remains a suspect in several others. The city may see the results of this remand impact Break and Enter trends during Q1 2025. In total, 68% of all break-ins to other areas were to apartment common areas. Additionally, 27% of residential break-ins involved offenders using the residence for shelter without stealing any property, essentially squatting.

Reviewing the five-year average (2019-2024) for Break and Enter the following was determined: Break and Enter to Business is 32% below the 5-year average. Break and Enter to residence is 13% below the 5 year average, while Break and Enter Other is 8% above the previous 5 year average. Further examination determined that there were a "series" of Break and Enters that targeted apartment parkades and common areas by different property crime groups throughout Q3 and Q4.

Using this intelligence Frontline Officer and the Crime Reduction Unit conducted proactive patrols and worked to identify the individuals responsible for these "series". Officers were able to successfully identify and charge two individuals responsible for a number of these offences, one individual remains in custody while the other subject has strict court-imposed conditions that are currently monitored by officers and community partner agencies. Officers leveraged social media and local media outlets to identify these trends, provide strategies to target harden businesses and storage facilities in an effort to reduce further incidents.

Theft from Vehicle

The increase in theft from vehicles may be related to the apartment parkade break-ins. Six incidents involved the theft of garage door openers, which may have been used later to access apartment parkades. Overall, 32% of all thefts from vehicles occurred at apartment buildings, including both secure and insecure parking areas. Seven buildings targeted for break-ins also reported thefts from vehicles. There may also be a correlation between the increase in theft from vehicles and the increase in auto theft, as license plates were the most commonly stolen property from vehicles, involved in 15% of thefts. Furthermore, 27% of vehicles from which items were stolen were left insecure, 24% involved

theft from the exterior of the vehicle (such as license plates and fuel), and 19% involved windows being broken to gain entry.

Reviewing the five year average (2019-2024) Theft from Vehicle is 45% below the previous 5 year average. Frontline Officers continue to patrol in hot spot locations, public messaging and collaboration with bylaws are strategies that remain a constant in community to address crime trends and deter additional criminal activities.

Utter Threats

Regarding utter threats, 29% of threats occurred while the victim was carrying out their employment duties. Additionally, 57% of threats involved parties previously known to each other. Four individuals were repeatedly involved in threats, resulting in multiple files created. Six incidents involved intimate partner violence, all between couples who were not together at the time the threats were made. There were also two additional incidents where an ex-partner threatened their ex's new partner.

DRIVE- Results Together Through Engagement and Partnership

Community Policing/Crime Prevention

During Q4 the Community Policing Team has been heavily engaged in crime prevention presentations within the South Okanagan Similkameen Regional Detachment and are inclusive of Penticton.

Presentations were completed to community groups, seniors and member of the Penticton Indian Band in relation to Fraud, Online Scams and Cyber crimes. Additional Inadmissible Patrons on boarding training was completed to support local hotels that recently joined the program.

Crime Reduction

Frontline officers remain dedicated to proactive hot spot patrols during Q4, conducting 232 hours of proactive patrols in identified crime hotspots throughout the city. Since the inception of the "hot spot" crime reduction strategy (April 2024) frontline officers have dedicated 626 hours of proactive patrols in identified hot spot crime areas within the city. As a result of dedicated hours in these "hot spot", data has shown that this approach has consistently decreased crime in these impacted areas.

In May of 2024 the Penticton South Okanagan Similkameen Regional RCMP created its first social media page, using RCMP approved social media platform, Facebook. This communication strategy was initiated after receiving significant feedback during community consultation that the RCMP needed to enhance its external communications with the community. Since it's inception there has been 192 social media posts, sharing crime reduction strategies, acknowledging community events/holidays, sharing RCMP media releases and providing public safety notifications. What was new this year for the RCMP was a collaboration with the City of Penticton Communications Team, under the Public Safety and Partnerships portfolio. This approach facilitated an opportunity to show

case through social media, the partnership and collaboration between the RCMP, Fire Department, Bylaw Services and other departments within the City of Penticton.


Partnerships






Members of the Penticton RCMP continue to collaborate with community partners to address issues in relation to (but not limited to) Mental Health, Addictions, the unhoused, seniors and youth. Members of the ICRT continue to engage with shelter operators and Interior Health in an effort to stay connected to those using shelter facilities with complex care issues.

Members of the Penticton RCMP Leadership Team meet regularly with the Penticton Indian Band Chief and Council, Regional District, Fire Department, By Laws, Penticton and Wine Country Chamber of Commerce, 100 More Homes, Penticton Industrial Association, Penticton Downtown Business Association, School District 67, the Ministry for Children and Family, the Foundry, South Okanagan Women in Needs, Interior Health, BC Prosecution Service and many other valuable partners within Community. Constant engagement and consultation are essential to ensure our officers are engaged in crime prevention, identifying community needs, addressing police transparency, service delivery and maintaining a sense of safety within community.

2024 Metrics

The following includes standardized indicators from the Canadian Police Performance Metrics Framework. All indicators relate to the City of Penticton:

<i>Calls for Service</i>	Q4 2023	Q4 2024	% Change 2023 to 2024	
Total Calls for Service	3,846	4,044		5%

<i>Violent Crime</i>	Q4 2023	Q4 2024	% Change 2023 to 2024	
Assault (Common & With Weapon/Cause Bodily Harm)	115	114		-1%
Sex Offences	42	33		-21%
Uttering Threats	49	69		41%
Intimate Partner Violence (Violent Crime Only)	49	57		16%
Violent Crime - Total	241	259		7%










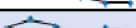

Property Crime	Q4 2023	Q4 2024	% Change 2023 to 2024
Auto Theft	27	60	122%
Bicycle Theft	22	24	9%
Break & Enter - Business	35	28	-20%
Break & Enter - Residence	7	22	214%
Break & Enter - Other	10	37	270%
Mischief to Property	360	262	-27%
Theft - Other	88	117	33%
Shoplifting	112	116	4%
Theft from Vehicle	55	119	116%
Fraud	79	96	22%
Property Crime - Total	823	925	12%

Criminal Code & CDSA	Q4 2023	Q4 2024	% Change 2023 to 2024
Total Criminal Code & CDSA Files	1,410	1,591	13%

Top 10 Calls for Service - Penticton Detachment (Municipal)	
Initial Call Type	# of Calls
Unwanted Person	531
Check Wellbeing	346
Theft	323
Disturbance	275
Suspicious Circumstances	236
Assist Other Agency	198
Traffic Incident	195
Alarm	189
Abandoned 911	174
Suspicious Person	154

SELECTED ANNUAL CRIME STATISTICS – 2019 TO 2024

Violent Crime	2019	2020	2021	2022	2023	2024	Average (2019 to 2023)	Sparkline (2019 - 2024)
Assault (Common & With Weapon/Cause Bodily Harm)	436	352	459	489	503	493	448	
Sex Offences	99	109	119	152	239	174	144	
Uttering Threats	236	223	294	219	239	286	242	
Intimate Partner Violence (Violent Crime Only)	169	165	144	139	168	169	157	
Violent Crime - Total	934	906	979	1007	1077	1112	981	

Property Crime	2019	2020	2021	2022	2023	2024	Average (2019 to 2023)	Sparkline (2019 - 2024)
Auto Theft	311	178	171	172	131	178	193	
Bicycle Theft	202	149	127	161	108	112	149	
Break & Enter - Business	264	200	171	182	116	127	187	
Break & Enter - Residence	148	91	71	57	52	73	84	
Break & Enter - Other	123	78	88	71	39	86	80	
Mischief to Property	1477	1345	1867	1673	1675	1163	1607	
Theft - Other	491	411	413	401	378	438	419	
Shoplifting	460	394	394	470	435	484	431	
Theft from Vehicle	983	825	570	510	357	355	649	
Fraud	335	374	349	296	340	331	339	
Property Crime - Total	5061	4279	4410	4185	3796	3501	4205	

Conclusion:

The metrics and data presented in this report are continuously monitored and utilized by the Penticton RCMP to guide our evidence-based decisions and responses to crime and public safety. This includes advocating for systemic changes at both the Provincial and National levels. The Officer in Charge (OIC) of the Penticton RCMP is committed to driving transformative change, with a focus on sustainable workloads, appropriate staffing levels, modernizing police services, operational excellence and the well-being of all members of the Penticton Detachment. By prioritizing the welfare of our personnel and leveraging intelligence and data-driven enforcement to allocate limited resources effectively, the Penticton RCMP is committed to "Policing for Greater Impact" in our community.

Attachments

Attachment A – Quarterly Report

Attachment B- RCMP 5 Year Data

Respectfully submitted,

B. McAndie (0.3263)

Superintendent Beth McAndie
Officer in Charge

Penticton South Okanagan Similkameen Regional RCMP Detachment
Concurrence

Concurrence

City Manager AH

PENTICTON (MUNICIPAL) Q4 YTD 2024 STATS

<i>Calls for Service</i>	Q4 2023	Q4 2024	% Change 2023 to 2024		Q4 YTD 2023	Q4 YTD 2024	% Change YTD 2023 to 2024	
Total Calls for Service	3,846	4,044		5%	16,958	17,175		1%

<i>Violent Crime</i>	Q4 2023	Q4 2024	% Change 2023 to 2024		Q4 YTD 2023	Q4 YTD 2024	% Change YTD 2023 to 2024	
Assault (Common & With Weapon/Cause Bodily Harm)	115	114		-1%	503	493		-2%
Sex Offences	42	33		-21%	239	174		-27%
Uttering Threats	49	69		41%	239	286		20%
Intimate Partner Violence (Violent Crime Only)	49	57		16%	168	169		1%
Violent Crime - Total	241	259		7%	1077	1112		3%

<i>Property Crime</i>	Q4 2023	Q4 2024	% Change 2023 to 2024		Q4 YTD 2023	Q4 YTD 2024	% Change YTD 2023 to 2024	
Auto Theft	27	60		122%	131	178		36%
Bicycle Theft	22	24		9%	108	112		4%
Break & Enter - Business	35	28		-20%	116	127		9%
Break & Enter - Residence	7	22		214%	52	73		40%
Break & Enter - Other	10	37		270%	39	86		121%
Mischief to Property	360	262		-27%	1675	1163		-31%
Theft - Other	88	117		33%	378	438		16%
Shoplifting	112	116		4%	435	484		11%
Theft from Vehicle	55	119		116%	357	355		-1%
Fraud	79	96		22%	340	331		-3%
Property Crime - Total	823	925		12%	3796	3501		-8%

<i>Criminal Code & CDSA</i>	Q4 2023	Q4 2024	% Change 2023 to 2024	
Total Criminal Code & CDSA Files	1,410	1,591		13%

Top 10 Calls for Service - Penticton Detachment (Municipal)	
Initial Call Type	# of Calls
Unwanted Person	395
Check Wellbeing	314
Theft	302
Suspicious Circumstances	228
Disturbance	203
Assist Other Agency	196
Alarm	160
Mischief	152
Suspicious Person	151
Traffic Incident	134



SELECTED ANNUAL CRIME STATISTICS – 2019 TO 2024 PENTICTON (MUNICIPAL)ⁱ

<i>Violent Crime</i>	2019	2020	2021	2022	2023	2024	Average (2019 to 2023)	Sparkline (2019 - 2024)
Assault (Common & With Weapon/Cause Bodily Harm)	436	352	459	489	503	493	448	
Sex Offences	99	109	119	152	239	174	144	
Uttering Threats	236	223	294	219	239	286	242	
Intimate Partner Violence (Violent Crime Only)	169	165	144	139	168	169	157	
Violent Crime - Total	934	906	979	1007	1077	1112	981	

<i>Property Crime</i>	2019	2020	2021	2022	2023	2024	Average (2019 to 2023)	Sparkline (2019 - 2024)
Auto Theft	311	178	171	172	131	178	193	
Bicycle Theft	202	149	127	161	108	112	149	
Break & Enter - Business	264	200	171	182	116	127	187	
Break & Enter - Residence	148	91	71	57	52	73	84	
Break & Enter - Other	123	78	88	71	39	86	80	
Mischief to Property	1477	1345	1867	1673	1675	1163	1607	
Theft - Other	491	411	413	401	378	438	419	
Shoplifting	460	394	394	470	435	484	431	
Theft from Vehicle	983	825	570	510	357	355	649	
Fraud	335	374	349	296	340	331	339	
Property Crime - Total	5061	4279	4410	4185	3796	3501	4205	

ⁱ Created by M/E R. LINKLATER
Last updated 2025-01-31

For law enforcement use only. THIRD PARTY RULE APPLIES. This document is property of the Penticton-South Okanagan-Similkameen RCMP and may not be reclassified, copied, reproduced, used in whole or in part or further disseminated without the consent of the originator.

PROTECTED A



Council Report

penticton.ca

Date: February 11, 2025 **File No:** RMS 6750-01
To: Anthony Haddad, City Manager
From: Blake Laven, Director of Development Services
Subject: Q4 2024 – Housing and Economic Development Update

Staff Recommendation

THAT Council receive into the record the report date February 11, 2025, titled "Q4 2024 – Housing and Economic Development Update".

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

This report provides a year end summary of the Economic Development work done in 2024, with a focus on year-end housing and development statistics, select collaborations with our business organization partners, strategic communications and a look ahead to some of the Q1 2025 initiatives and activities.

2024 Achievements

The Economic Development function at the City of Penticton is led by the Development Services Director with input from many other managers and departments. Here are some of the many achievements from 2024:

- Implementation of the OCP Housing Task Force recommendations – updated OCP, zoning bylaw and development procedures bylaw
- Higher than anticipated development activity, particularly on the commercial side
- Managing 3,700 business license accounts and 350 short term rental accounts
- Continued strong collaboration with business representing organizations: Chamber, Downtown Penticton BIA, Penticton Industrial Development Association, Travel Penticton and others
- Participation in business walks, important conversations with business owners
- Successfully supported many conferences and events
- Successful strategic communication initiatives, including further investments and work on the Start Here Penticton initiative, the City's resident recruitment initiative

- Exceptional earned media, including Penticton being named as one top places in the country for livability by the Globe and Mail
- Managing the various Economic Development websites: Start Here Penticton. City VIZ and the Penticton Airport Website

These achievements provide a solid foundation for a successful 2025 and for meeting the Department's goal of promoting economic vitality in the City of Penticton.

Planning, Development and Housing Update

2024 ended with development numbers surpassing projections heading into the year. Despite economic headwinds, such as high construction inflation, shifting code requirements, a challenging interest rate environment and low residential absorption, the development industry made significant investments into Penticton’s built form in 2024, surpassing the 5-year average for total construction value. Over \$190 million worth of construction activity was processed in 2024, representing over 277 new residential dwelling units and over 70,000 sqft of new commercial floor area.

Housing

On the housing side, the majority of the new housing totals came in the form of multi-family developments – townhouses and apartments. Some of the new projects that contributed to that total include:

- 123 Front Street: A 5 storey, 48 unit purpose built market rental building, with ground floor commercial units (4 lease areas)
- 286 Rigsby Street: a 5 storey, 49 unit apartment building
- 603 Main Street: a 5 storey, 28 unit apartment building with ground floor offices. This project is a partnership between a non profit housing company and BC Housing
- Many infill projects, including sites on Ontario Avenue, Government Street, in the Cherryland neighbourhood and elsewhere in the community

Unit type	Number of units created
New single family	13
New duplex	24
New apartment / townhome (multi family units)	205
New carriage house	9
New secondary suite	26
TOTAL units (BP issued in 2024)	277

One interesting trend is the shift away from single family housing construction. This is partly due to the build-out of Sendero Canyon and the Ridge being mostly complete but also due to changes in the zoning bylaw allowing up to 4 units per lot where the zoning previously only allowed single or two family. I would also suggest that the absorption and costs of construction pushing new single family housing over the \$1 million dollar mark, also has an impact. Nevertheless, only 13 single family houses were constructed in Penticton in 2024, the lowest mark in the 20 years we have been tracking residential building types.

The number of secondary suites that were created in 2024 was at a high point, buoyed by the changes in short term rental regulations. 9 carriage houses were constructed.

On top of the 277 new residential units there were an additional 163 renovation addition projects that occurred in 2024 that required permits, showing a robust investment in the residential built form in the city.

Looking forward into 2025 and beyond, Council and the City's Development Officer supported development permits representing over 600 units of housing. These permits require a project to start within 2 years and are generally a good barometer for future development activity. Some of the projects approved for development permit include:

- Phase 1 of the Innovation District, representing 127 units of strata housing
- Student dorm rooms at Okanagan College (89 dorm rooms)
- 192 unit rental building on Timmins Street
- 72 units associated with the Peach City Sports Plex
- 70 unit purpose built rental building on Martin Street

2025 will also see the occupancy of several projects started in 2022 and 2023, including the 70 unit purpose built apartment building at 650 Eckhardt Avenue, Conklin Avenue townhouses, Phase 1 of 795 Westminster and many others. Work continues on the Social Housing and Infrastructure plan which will be coming to Council at an upcoming meeting, outlining how the non-profit housing industry and all partners can work together to meet the community's identified non-market housing needs.

Other development

On the commercial side, 94 commercial permits were issued for renovation, expansion and new commercial buildings representing \$44 million in construction value. In addition to these, another 14 industrial and 9 institutional projects were started in 2024 representing an additional \$19 million in construction value. The \$44 million in commercial construction value buoyed by the Canadian Tire expansion and Walmart renovation projects, represents the highest level of commercial investment in the City on record for any single year.

On the institutional side several new day care centers were issued permits for construction in 2024, include the new Power Avenue Child Care Centre that the City successfully obtain 'New Spaces' funding from the province and in partnership with the YMCA will see completion of 80 new child care spaces in 2025.

Looking forward to 2025, a new commercial development on the corner of Main Street and Warren Avenue is being proposed and several downtown investments are underway, including a new brewery on Brunswick Street, among many others. On the institutional side, applications are in for 192 bed Interior Health supported, long term care facility, being developed by Kaigo Senior Living, on the former Kampe lands on the corner of Green Avenue and the Channel Parkway.

Collaborations

Shifting from development, one of the main focuses of Economic Development is ensuring a strong environment for business to thrive in the community. And to effectively deliver on this goal, strong relationships with the business representing organizations are required so that concerns or roadblocks from the City are easily resolved. Over the past year, maintaining these relationships and ensuring a good flow of communication has been a focus of Economic Development.

Q4 saw the City participate and sponsor several events including the Business Excellence Awards and the Chamber Jingle and Mingle and saw the continued participation in monthly meetings with the Chamber, Downtown Penticton BIA and Travel Penticton. November saw the first meeting of the Urban Development Institute (UDI) Penticton sub-committee meeting. As development interest in the city remains high, this important development industry group, as well as the Canadian Home Builders of the South Okanagan

(CHBA-SO) and Southern Interior Construction Association (SICA), will be integral in providing feedback on our processes and systems for ensuring continued investment in the city.

With the development of the winter shelter, there was an opportunity to strengthen the City's relationship with the Industrial Development Association (PIDA). Regular meetings are occurring on this topic and are leading to other opportunities to understand current challenges facing the industrial sector of the City.

Work with the Downtown Penticton Business Improvement Association on a redesign for Nanaimo Square to improve safety and security in that public space is underway. Other downtown related issues are also being addressed, including the downtown parking study, both topics of upcoming Staff reports to Council.

Close work with the Chamber on business walks and the development of a business climate survey is underway, as part of the Economic Development Strategy development.

All in all, 2024 showed the strengthening of relationships between the City and business representing organizations.

Strategic Communications

In Q4 2024, we developed a new marketing campaign for the 'Start Here Penticton' resident recruitment initiative, set to launch in early 2025. Additionally, our efforts to raise the profile of Penticton to skilled workers, helped place it on the radar for The Globe and Mail which ranked Penticton favorably in their year-end list of Canada's most livable cities, placing 9th overall, 1st for young professionals and mid-life transitions, 7th for raising kids, 5th for retirement, and 3rd for newcomers. These rankings, based on over 50 livability metrics, validate our efforts, and will guide our focus moving forward.

Community Relations

As part of the City's Welcome Home Program, we hosted a community event for over 100 of Penticton's newest residents. Attendees enjoyed a Penticton Vees game, a behind-the-scenes locker room tour, and a meet-and-greet with the Mayor and Council. This initiative fostered community spirit and welcomed new residents to our vibrant city. The Welcome Home Program is an important part of our ongoing efforts to attract and retain skilled professionals to our community.

Q1 2025 Look ahead

Here are some of the initiatives that are the focus of Economic Development and Development Services during Q1 2025:

- Business climate survey, providing valuable input into a revised Economic Development Strategy
- Conference and event planning, particularly for the following events:
 - o Canadian Home Builders Association of the South Okanagan (CHBA-SO) Home Show (March 8th and 9th at the PTCC
 - o Chamber / City / Work BC sponsored Job Fair March 19th at the PTCC
 - o TRUE Penticton Expo and Experience Market, April 6th at the PTCC
 - o BC Modular Housing Conference, May 6-7th at the Penticton Lakeside Resort
 - o BC Economic Development Association (BCEDA) Summit, May 12-15th at the PTCC

- Film strategy development in partnership with the Events Department
- Planning for the Okanagan Lake Waterfront East, Esplanade Plan
- Continuation of the implementation of OCP Housing Task Force recommendations, with a focus on incentives for housing development

In addition to these initiative items, the partner collaborations continue with City staff acting as liaisons to our various business representing organizations.

Understanding how some of the macro-economic conditions will be impacting the business climate of the City will also be a focus. Staff will be watching closely how the tariffs and other economic shocks that have recently been implemented will have on housing, construction, industrial production and impact on the overall business climate locally.

Financial implication

This report does not recommend any expenditure of funds at this time. Any initiatives discussed are contemplated within existing economic development budgets.

Analysis

Despite several economic headwinds, 2024 was seen as a strong year for housing and development numbers. Many positive collaborations occurred with our business-facing organizations and the City represented itself well publicly through strategic communications and earned media. Staff look forward to a productive 2025 and are recommending that Council receive this report into the public record.

Attachments

N/A

Respectfully submitted,

Blake Laven,
Director of Development Services

Concurrence

Director of Community Services KJ	Director of Finance and Administration AMC	City Manager AH
--	--	------------------------



Council Report

penticton.ca

Date: February 11, 2025
To: Anthony Haddad, City Manager
From: Cheryl Hardisty, Council & Executive Operations Manager
Subject: 2025 SILGA Resolution

Recommendation

THAT Council submit the following resolution regarding increasing the equitable distribution of supportive housing and shelter services across the Province to the Southern Interior Local Government Association;

AND THAT the resolution be forwarded to the Regional District of Okanagan-Similkameen for consideration.

WHEREAS the Province of British Columbia, through BC Housing, has made significant investments in supportive housing and shelter services, yet many smaller and rural communities continue to face challenges in accessing these resources; ;

AND WHEREAS ensuring that individuals experiencing homelessness can access housing and supports within their home communities promotes stability and well-being;

AND WHEREAS a more equitable distribution of supportive housing and shelter services would ensure that all communities – urban, rural and regional – have access to supportive housing and shelter services;

THEREFORE BE IT RESOLVED that the Southern Interior Local Government Association (SILGA) urge the Province of British Columbia to implement a regionally balanced approach to supportive housing by:

- Increasing dedicated funding streams for smaller and rural communities;
- Ensuring supportive housing projects are proportionally distributed based on local needs assessments;
- Providing targeted incentives for non-profits and service providers to operate outside major urban centers and regional hubs.

Background

This resolution is being suggested by Councillor Helena Konanz for Council consideration. Staff have worked with Councillor Konanz to understand the intent and ensure the motion was drafted to effectively convey the issue and align with SILGA's resolution process.

The Southern Interior Local Government Association (SILGA) considers resolutions from member local governments at its annual convention. Resolutions passed at the SILGA convention are submitted to the Union

of BC Municipalities (UBCM) for consideration for its annual convention, and resolutions passed through UBCM are directed to the Province for response and form UBCM's policy decision-making.

Submitting a resolution to SILGA is one avenue for advancing Council's advocacy efforts, but it is not the only opportunity. Council continues to engage in advocacy on several key issues, including securing sustainable solutions for PIB water infrastructure, ensuring a balanced composition of the BC Housing Skaha development, advancing care solutions that support both individuals struggling with addiction and overall community safety, and advocating for provincial support of Forest Service Road 201 improvements for accessibility and emergency preparedness.

SILGA Resolution Background

Shelter and supportive housing is essential for providing stable accommodations and services to individuals that are experiencing or at risk of homelessness. While the Province of British Columbia has committed substantial resources to the supportive housing program over the past 3 years, the distribution of supportive housing remains uneven, with smaller and rural communities often lacking sufficient access.

The centralization of services, while aiming to streamline operations, has benefited larger urban centres and regional hubs - inadvertently posing challenges for smaller and rural communities including access for residents, capacity building. This limits access for residents of smaller communities and diminishes local capacity over time.

The intention of this motion is not to reduce urban or regional investments, but seeks a more equitable and balanced approach across the Province. Implementing this approach to supportive housing and shelter services will:

- Allow individuals to remain within their home communities, fostering social connections and support networks;
- Enhance the capacity of smaller and rural communities to address local housing needs effectively;

Additionally, while the Province requires local governments to complete Housing Needs Reports to assess and plan for housing demand, the current methodology does not specifically account for different types of housing needed to address homelessness. Instead, it broadly references the need for "units to reduce homelessness" without differentiating between:

- Emergency shelter beds (short-term crisis accommodation)
- Transitional housing units (temporary housing with supportive services)
- Supportive housing unit (long-term housing with on-site support services).

This lack of specificity limits the ability of smaller and rural communities to accurately quantify and advocate for their needs on an apples-to-apples basis, leading to less investment in smaller communities and more rural areas, which also have a need for supportive housing investment.

These challenges highlight some unintended consequences of a centralized model. By adopting this approach, the Province can ensure that all British Columbians, regardless of their location, have access to the supportive housing and services they need, within their home communities.

Respectfully submitted,

Cheryl Hardisty
Council & Executive Operations Manager

Concurrence

City Manager
AH



Council Report

penticton.ca

Date: February 11, 2025
To: Anthony Haddad, City Manager
From: Sheri Raposo, Land Administrator
Address: 3885 South Main Street and 185 Lakeshore Drive West
Subject: Request for Proposal: Skaha East and Peach Concessions

File No: 4320-80

Staff Recommendation

THAT Council refer the Request for Proposal to the Parks and Recreation Advisory Committee for their review and recommendation, for the use of two (2) City food concessions located at 3885 South Main Street, (Skaha East Concession) and 185 Lakeshore Drive West (Peach Concession) for the purpose of seeking an operator for a food concession for a three (3) to five (5) year term.

Strategic priority objective

Vision: Penticton is a connected, resilient and healthy waterfront city focused on safety, livability and vibrancy.

Property Description

Skaha East Concession is located at 3885 South Main Street. The building includes a ±250 sq. f.t concession area. Public washrooms are located on the north, north-east and south of the building and do not form part of the Licensed Area, with the City being responsible for the maintenance of the washrooms.

The Peach Concession is located at 185 Lakeshore Drive West.

The building includes a 221 sq. ft. concession area.

Background

There are currently a total of four operational beach concession buildings in Penticton:

NAME	EXPIRY
Sudbury Beach Concession	September 30, 2028
Skaha Main Concession	September 30, 2028
Skaha East Concession	April 30, 2025
Peach Concession	April 30, 2025

Vallarta Fiesta Grill is the most recent operator of the Skaha East Concession and has had a License to Use Agreement for the past three years. The current agreement expires on April 30, 2025.

Family Squeezed Lemonade Inc. is the most recent operator of the Peach Concession and has had a License to Use Agreement for three years. The current agreement expires on April 30, 2025.

Both of these operators were selected through a competitive Request for Proposal (RFP) process.

License to Use Summary

The proposed three (3) to five (5) year term of the License to Use Agreement for each of the concessions will be from May 1, 2025, to September 30, 2028.

The operators will be responsible for utilities, day-to-day upkeep, safety and security of the building. Wherein the City will continue to be responsible for the major maintenance of the building, surrounding grounds and adjoining washrooms.

Financial implication

Market rates in the anticipated proposals are expected to be similar to the former agreements. The estimated cost to the City for each concession is approximately \$2,500 per year, covering maintenance, repair of the building's exterior, HVAC, and City-owned equipment.

Park Land Protection and Use Policy References

As the land where the concession buildings are located, is dedicated parkland, the Park Land Protection and Use Policy requires new agreements or renewal of agreements within our parkland follow the procedure outlined below:

- Step 1: Application to renew submitted to City staff
- Step 2: Proposal brought forward to Open Council meeting
- Step 3: Circulation of application to City Departments and Parks and Recreation Advisory Committee
- Step 4: City staff conduct License Review to confirm conditions of license met and license in good standing
- Step 5: City staff review finding with Parks and Recreation Advisory Committee
- Step 6: Parks and Recreation Advisory Committee review application and feedback from Staff
- Step 7: Parks and Recreation Advisory Committee would then make a recommendation to Council to approve or deny the renewal

If directed by Council, staff will present a report to the Parks and Recreation Advisory Committee at their next available meeting to seek their recommendation for the use of the concessions on parkland. Staff will then will provide Council with the Committee's recommendation, at the next available Council meeting.

Request for Proposal Process (RFP)

An RFP is used when the City seeks proposals to provide a product or service. The New West Partnership Trade Agreement does not require issuance of an RFP for revenue generating opportunities such as this. It is an

appropriate solution to seek a future operator through a competitive process. The last public offering for these two concessions was in 2022.

Should Council wish to seek a competitive process for use of these concessions, the process would need to commence immediately in order to have a proponent secured for the 2025 season; A three-year time period for a Licence to Use Agreement is outlined in the Park Land Protection and Use Policy, however depending upon the proposals that may come forward a longer time period may be considered appropriate, up to, in staff's review, a maximum of five years. These terms have been encouraged and supported by the PRAC Committee, including the more recent RFP process used to secure the operators of the Sudbury Beach and Skaha Main Concessions in 2024. Should the RFP process be supported by Council, after review by the Committee, staff will commence this process immediately.

Analysis

Strategically located concession stands at our parks and beaches offer locals and visitors convenient refreshment options during the summer, enhancing the vibrancy of our community.

To ensure an open competitive environment, the City's practice is to issue a Request for Proposal (RFP) for concession operators. The intent is for the RFP to be issued and awarded in time for the operators to commence operations by May 1, 2025. City staff will bring the recommendations of the Parks and Recreation Advisory Committee back to Council for their endorsement prior to issuing the RFP.

Attachments

Attachment A – Aerial View of Buildings and Locations of the Skaha East and Peach Concessions

Attachment B - Park Land Protection and Use Policy

Respectfully submitted,

Sheri Raposo
Land Administrator

Concurrence

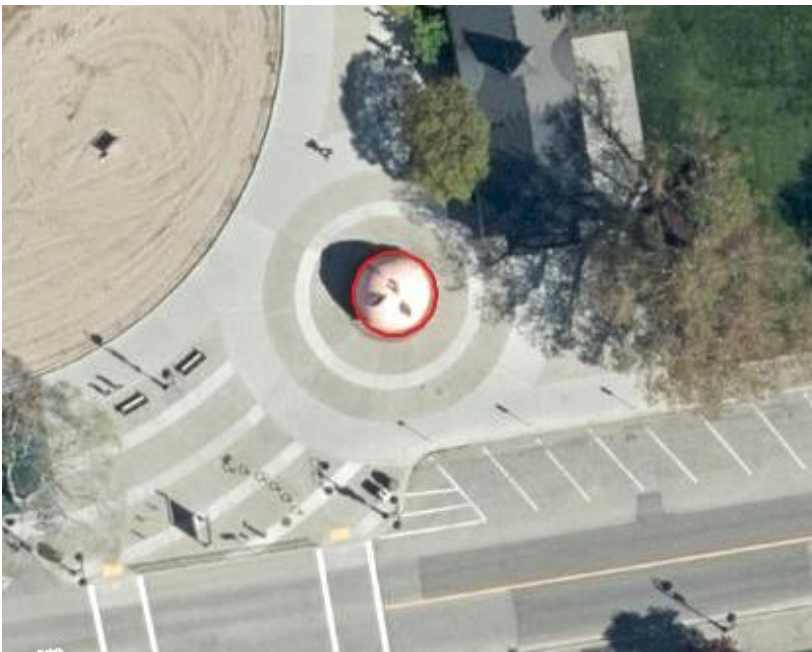
<p>Director of Finance & Administration</p> <p>AMC</p>	<p>General Manager of Infrastructure</p> <p>KD</p>	<p>Director of Community Services</p> <p>KJ</p>	<p>City Manager</p> <p>AH</p>
--	--	---	-------------------------------

ATTACHMENT A

3885 South Main Street – Skaha East Concession



185 Lakeshore Drive West – Peach Concession





Council Policy

penticton.ca

Approval date: June 19, 2018

Resolution No.: 275/2018

Subject: Park Land Protection and Use Policy

1. PURPOSE

1.1. The purposes of the Park Land Protection and Use Policy are:

- 1.1.1. To provide direction on the protection and uses of public park land within the City of Penticton in accord with the Official Community Plan, Parks & Recreation Master Plan and Zoning Bylaw.
- 1.1.2. To protect parks as public assets of the City of Penticton. This policy will ensure that city parks remain in the public domain through community engagement and support and with the implementation of the Park Land Protection and Use Policy.
- 1.1.3. To support the community's use and enjoyment of the parks, provide opportunities for primarily outdoor recreation and nature appreciation thereon, and to protect, conserve, and preserve the natural, physical, historical and cultural resources thereon.
- 1.1.4. To improve the quality of parks in our community through enhanced park stewardship and sustainable resource management.

2. GUIDING PRINCIPLES

- 2.1. The community developed a vision, a park definition and set of values in the 2018 Parks and Recreation Master Plan to guide future use of Penticton's parks and recreation services in the City of Penticton. These values directed the development of the Park Protection and Use Policy and will guide its implementation.
 - 2.1.1. A public park is an unencumbered tract of land wherein the land title is held by a public entity for the benefit, use and enjoyment of the people and for the protection, conservation, preservation of the natural, physical, historical and cultural resources thereon, and wherein an encumbrance is a burden, obstruction, or impediment to the foundational purpose or purposes for which the park was established.

2.1.2. Policy Objectives and their resulting policies have been created based on the Vision, Park Definition, Values and community engagement undertaken with the Parks & Recreation Master Plan and will be used to guide the use of parks.

- *Support recreational opportunities, healthy living and enhance public enjoyment of parks*
- *Safeguard public access and community affordability*
- *Protect public ownership*
- *Protect, preserve and promote park land*
- *Engage the community in park governance and decisions*

3. POLICY

3.1. Support recreational opportunities, healthy living and enhance public enjoyment of parks

3.1.1. The City of Penticton supports uses, recreational opportunities, provides for a healthy lifestyle and improves the public enjoyment of parks. These uses are identified as Permitted Uses in the Zoning Bylaw and shall meet applicable subdivision and development regulations contained within each Park Zone.

3.1.2. Requests for uses that are not identified as Permitted Uses in the Zoning Bylaw shall follow the zoning procedure for *Uses in a Park Zone that are not a Permitted Use* as outlined in this policy prior to being considered by Council.

3.2. Safeguard public access and community affordability

3.2.1. The City of Penticton does not support uses that inhibit long term public access through exclusive memberships, prohibitive fees or permanent physical structures that detract from the natural setting and use of the park.

3.3. Protect public ownership

3.3.1. A *License*, as defined under this policy permits the use of something or allows an activity to take place; a Licensee shall not be guaranteed exclusive use of the property, is not an entitlement to the land, and includes a cancellation clause allowing the Licensor (City) to cancel the license at any time by providing the stipulated required notice; additional licenses to unrelated parties may be granted over the same property or portions of property; a license cannot be registered on the title of the property.

3.3.1.1. The City of Penticton may issue a License-to-Use for a portion of public park land to support a Permitted Use in a Park Zone. These licences are typically for a short term or seasonal in nature, up to a maximum of three (3) years, and shall be approved in accordance with the zoning procedure for *Permitted Uses* outlined in this policy.

3.3.2. A *Lease*, under this policy is defined as a contract by which one party conveys exclusive use of land or real property to another for a specified period of time and provides entitlement to the land, usually in return for a periodic payment. A lease is a stronger form of tenure than a License and typically cannot be cancelled during the term of the lease as long as Lessee honours terms and conditions. Leases may be registered with the Land Title office creating a legal enforceable charge against the property for the term of the lease. In the context of park land within the City of Penticton, a lease of municipal park land grants a private interest rights to public land and diminishes public ownership and control.

3.3.2.1. The City of Penticton will not enter into a lease of land dedicated as park under Park Dedication Bylaw 2018-37 without the approval of the electors.

3.4. Protect, preserve and promote park land

3.4.1. If the proposed use is deemed to uphold Council Policy Section 2.1.1 and to have a net benefit to municipal park land, the City will then submit the proposal for public engagement in accordance with Section 3.5 of this policy.

3.4.2. The City of Penticton supports the growth and enhancement of public park land for community use in accordance with the Parks & Recreation Master Plan.

3.4.3. The City of Penticton recognizes that there are a number of private encroachments into existing public park land. There shall be no further encroachments into public park land and existing encroachments will be managed to ensure removal of encroachments where considered feasible.

3.5. Engage the community in park governance and decisions

3.5.1. The community is involved in governance of the protection and use of parks and the implementation of this policy through their membership on the Parks & Recreation Advisory Committee.

3.5.2. The community shall be engaged before a decision is made on any proposed change to use or regulation within any Park Zone in accordance with the procedure outlined in Section 5.2 of this policy. This policy provides for increasing levels of engagement based on the scale and impact of the proposed use. City staff and the Parks & Recreation Advisory Committee will establish the level of engagement according to the impact of the proposed use, in accordance with the zoning procedure for *Requests for Uses that are not Permitted Uses* and in accordance with the IAP2 International Spectrum of Public Participation (See Schedule B).

4. Legacy Licenses and Leases

- 4.1. The City of Penticton recognizes that a number of existing legacy uses in public parks may not be permitted under this policy (See Schedule A). The City of Penticton may or may not allow these licences and leases to continue in accordance with the agreements that are in place at the time of the creation of this policy. At the termination of the existing agreement, the use may or may not be allowed to continue in accordance with this policy, applicable bylaws and the *Procedure for uses that are not Permitted Park Uses* (See section 5.2.2 of this policy).

5. PROCEDURES – ZONING BYLAW

5.1. Permitted Uses

- 5.1.1. Permitted Uses within any Park Zone and no other uses than those provided for in the list of permitted uses in the Zoning Bylaw shall be allowed on City park land.
- 5.1.1.1. Permitted Uses in a Park Zone may occur in accordance with the subdivision and development regulations of the Park Zone.
- 5.1.1.2. City staff will report to the Parks & Recreation Advisory Committee on any new licences for permitted uses in a Park Zone.

5.2. Uses in a Park Zone that are not Permitted

- 5.2.1. Uses that are not a Permitted Use within a Park Zone or a regulation change must be reviewed through a Zoning Amendment application and a Public Hearing held in accordance with Section 890 of the Local Government Act.
- 5.2.2. The procedural review for any new use on Park Zoned Land is as follows:

Step 1: Zoning Amendment Application submitted to City staff

Step 2: Proposal brought forward to Open Council meeting for introduction to the community

Step 3: Circulation of application to City Departments and Parks & Recreation Advisory Committee for review against the Official Community Plan, Parks and Recreation Master Plan, Zoning Bylaw, Park Protection and Use Policy and any other applicable regulations

Step 4: Parks & Recreation Advisory Committee meet to review application and determine level of community engagement required in accordance with the IAP2 International Spectrum of Public Participation (See Schedule B)

Step 5: Public Participation process occurs receiving input from community

Step 6: Parks & Recreation Advisory Committee to meet and review application

Step 7: Parks & Recreation Advisory Committee to provide a recommendation to Council

Step 8: Council report introduced to Council outlining proposed Park Protection and Use or regulation change

Step 9: Public hearing advertised and held in accordance with Section 890 of the Local Government Act.

Step 10: After hearing from the public and receiving a recommendation from the Parks and Recreation Advisory Committee, Council renders a decision on a park proposal.

- 5.2.3. The procedural review contained within Section 3.5 of this policy may be followed for review of other park use related matters as determined by staff and the Parks & Recreation Advisory Committee.

6. PROCEDURE – LICENSE TO USE RENEWAL

- 6.1. A Licence to Use may or may not be renewed up to a maximum of three (3) years: The procedural review for any renewal is as follows:

- Step 1: Application to renew submitted to City staff
- Step 2: Proposal brought forward to Open Council meeting for introduction to the community
- Step 3: Circulation of application to City Departments and Parks & Recreation Advisory Committee
- Step 4: City staff conduct License Review to confirm conditions of license met and license in good standing
- Step 5: City staff review findings with Parks & Recreation Advisory Committee
- Step 6: Parks & Recreation Advisory Committee review application and feedback from staff
- Step 7: Parks & Recreation Advisory Committee would then make a recommendation to Council to approval or deny the renewal.

7. SCHEDULES

- A. List of existing Park Licenses & Leases
- B. IAP2 International Spectrum of Public Participation

8. Previous revisions

Amendment process for this policy.

N/A

Certified Correct:



Dana Schmidt, Corporate Officer

Schedule A – List of existing Park Licenses & Leases

City of Penitction - Current Leases and Licenses in Parks and Recreation Facilities 2016													
Park Name	ZONE	LEASE / LTU	LEASSEE	ADDRESS	AREA UTILIZED	LICENSE TYPE	ACTIVITY / USE	TERM IN YEARS	START DATE	EXPIRY DATE	ENFORCE CLAUSE Y/N	PARK NAME	LOCATION WITHIN PARK (ie. on east, in parking lot)
Kings Park	P2	LTU	PENITCTION SOCCER CLUB	550 Eckhard Ave W	15 ac	Sports club	Use of building for club activities	mo-mo	2013-10-15	until terminated	Y	Kings Park	Adjacent to parking lot
Lakawanna Park	P2	Lease	1062052 BC LTD. (Gord Ferguson) Lakawanna - Palo Burger	780 Lakeshore Dr W	11 ac	Park concession	Use of land and building for operation of concession patio and washroom facility	29	2016-05-20	2045-04-30	N	Lakawanna Park / Okanagan Lake	Concession at Lakawanna
Manna Way Park	CT1	LTU	PRAQUE CAFE, THE	102-260 Manna Way	003 ac	Café	Use of land for an outdoor patio for customers	Y	2016-09-01	2021-08-31	Y	Okanagan Lake	Grass area at Okanagan Lake
Manna Way Park	P1	Lease	PENITCTION ART GALLERY	199 Manna Way		Art gallery	Use of land and building for displaying art and providing parking	20	1996-10-01	2016-09-30	N	Okanagan Lake	Building at Okanagan Lake
Okanagan Beach	P2	Lease	CONCESSION OKANAGAN BEACH - THE PEACH Localandng Adventure Golf/1082052 BC Ltd.	185 Lakeshore Dr W		Beach concession	Beach food concession	20	2002-02-01	2022-01-31	Y	Okanagan Lake	Concession at Okanagan Lake
Okanagan Beach		Lease	PENITCTION WATER PARK LTD. (WIBIT)	Okanagan Lake	62 ac	Water Recreational business	Sublease of Crown land for operation of a WIBIT water park	5	2015-06-01	2020-05-31	N	Okanagan Lake	Water and sand area at Okanagan Lake
Rotary Park	P2	LTU	BISHOP'S SNOW AND MARINE LTD.	185 Lakeshore Dr	095 ac	Recreational business	Use of building and grounds for operating business of providing rental equipment for water based activities	5	2014-01-01	2018-12-31	Y	Rotary Park	On beach
Skaha Park	P2	LTU	CONCESSION SKAHA EAST - Nicholas, Jenne	3885 South Main St		Beach concession	Beach food concession	2	2016-05-01	2017-08-30	Y	Skaha Lake	Concession at Skaha East

Skaha Park	P2	LTU	CONCESSION, SKAHA MAIN - Thomas & Callin Fine Foods Ltd. (Trickleberry's)	3701 Parkview St		Beach concession	Beach food concession	5	2017-05-01	2022-09-30	Y	Skaha Lake	Concession at Skaha Main
S.S. Sicamous Park	P2	Lease	S.S. SICAMOUS / MARAMATA	1099 Lakeshore Dr W	2 ac	Tourist attraction	Sub-license to Use of Crown land for mortgage of the S.S. Sicamous to operate a museum and host special events		1989-06-01	until terminated	N	Okanagan Lake	
Sudbury Beach	P2	LTU	CONCESSION, SUDBURY BEACH - Glow Sup Adventures (Darcy Godfrey)	3940 Skaha Lake Rd		Beach concession	Beach food concession	2	2015-05-05	2017-09-30	Y	Skaha Lake	Concession at Sudbury Beach
Lion's Park	P2	LTU	LION'S PARK CONCESSION	198 Warren Ave W		Park concession	Park food concession						
Kiwanis Park	P2	LTU	PDCRS - After School Program	470 Edmonton Ave		Child care facility	Use of building and grounds for operation of social service programs	5	2012-03-01	2017-02-28	Y	N/A - old pool	Y
Kiwanis Park	P2	LTU	PDCRS - Alternative & Little Triumphs	500 Edmonton Ave	1.75 ac	Child care facility	Use of building and grounds for operation of social service programs	5	2012-03-01	2017-02-28	Y	N/A - old pool	
Kiwanis Park	P2	LTU	PENTICTON SAFETY VILLAGE SOCIETY	490 Edmonton Ave	.85 ac	Child safety facility	Use of building and grounds for operation of children's safety village and for equipment storage	5	2013-11-01	2018-10-31	Y	N/A	
Lakeside Road (Dog Beach)	P2	Lease	00834013 B.C. LTD. (Shinner / Skaha Dog Beach)	4951 Lakeside Rd	.22 ac	Private	Sublease of Crown land for operation of cabana for property owner to the east	9	2013-08-12	2022-08-12	N	Skaha Lake Beach	Sandy beach

Liou's Park	P2	LTU	PENTICTON BMX ASSOCIATION	Liou's Park	2.5 ac	Sports club	Use of land for operation of bicycle motocross track and facility	N/A	1989-01-31	when cancelled	Y	Liou's Park	South east corner of 188 Warren Ave
McNicol Park	P2	LTU	SOCIETE DE LA PETITE ENFANCE DE L'ECOLE ENTIRE LACS	1051 Pentiction Ave	0.25 ac	Pre-school facility	Use of land for fenced playground for pre-school aged children	5	2014-07-01	2018-08-30	Y	McNicol Park	Between schools
Riverside Park	P2	LTU	COYOTE CRUISES	215 Riverside Drive	0.17 ac	Recreational business	Use of building for operation of a rental concession and transportation service - float the channel	5	2014-10-01	2018-08-30	Y	Riverside	South of skate park
Senior's Drop-in Centre	P1	LTU	PENTICTON HORSESHOE PITCHERS CLUB, THE	2905 South Main St	0.5 ac	Sports club	Use of horse pitches in exchange for maintenance and upkeep of land	3	2015-05-01	2018-04-30	Y	Seniors Centre Robinson Park	
Vancouver Avenue Park	P2	LTU	PEN COMMUNITY GARDENS SOC	480 Vancouver Ave	1.04 ac	Community gardens	Use of land for community gardens	5	2016-01-01	2020-12-31	Y	Vancouver Hill	North portion of park
Vancouver Avenue Park	P2	LTU	PENTICTON DISC GOLF	480 Vancouver Ave	2.22 ac	Sports club	Operation of disc golf facility	3	2016-03-15	2018-03-14	Y	Eplanade	All
Baskin Park	P2	LTU	FOOD FORESTERS SOC OF CANADA	2480 Baskin St	0.18 ac	Community gardens	Use of land for operation of community garden plots	5	2013-06-01	2018-05-31	Y	Undeveloped	North most portion of park
Dartmouth Park	R2	LTU	DAVIDOW, AVERY	314 Greenwood Dr	0.15 ac	Private residence	Use of land for quiet enjoyment	5	2014-11-01	2018-08-31	Y	Under 2715 Dartmouth Dr	Behind lot

Dartmouth Park	R2	LTU	AMANTE, F. L & J	310 Greenwood Dr	.038 ac	Private residence	Use of land for quiet enjoyment - garden	5	2015-05-01	2020-04-30	Y	Undeveloped 2715 Dartmouth	Garden behind lot
Special Purpose													
Lawn Bowling Club	P2	Lease	PEN LAKEVIEW LAWN BOWLING CLUB	290 Brunswick St	.55 ac	Sports club	Use of land and building for operation of a lawn bowling club	20	2000-01-01	2020-12-31	N		
Loco Landing	P2	Lease	LOCO LANDING ADV. GOLF INC.	135 Riverside Dr	1.73 ac	Recreational business	Use of land for the operation of a recreational facility	20	2009-01-01	2028-12-31	N	Riverside Park	
Pentiction Golf and Country Club	P2	Lease	PENTICTON GOLF & COUNTRY CLUB	852 Eckhardt Ave W	13.23 ac	Sports club	Use of building and land for operation of a golf club for renting equipment, providing golf lessons, leisure golfing, tournaments, the sale of refreshments and the rental of facilities as a special events venue	28	2007-07-01	2033-10-31	N		
Pentiction Yacht and Tennis Club	P2	LTU	PENTICTON TENNIS SOCIETY	293 Marina Way	.7 ac	Sports club	Use of facilities for operation of a tennis club with league play	3	2016-04-01	2017-12-31	Y	Okanagan Lake	East of marina
Pentiction Yacht and Tennis Club	P2	Lease	PENTICTON YACHT & TENNIS CLUB	293075 Marina Way	15.8 ac	Marina	Sublease of Crown 'Y' Dock in marina and storage compound to provide a commercial public marina and associated facilities		2016-04-02	2017-12-31	N	Okanagan Lake	
Ellis Creek Pathway	P1	LTU	INTERIOR HEALTH AUTHORITY (Hospice Society House)	1701 Government St	.07 ac	Health facility	Use of land for quiet enjoyment - garden and walkway	5	2014-07-01	2019-08-30	Y	Undeveloped park - walking path	Adjacent to Ellis Creek
Esplanade	P2	LTU	AXWORTHY, B & QUINN, S	345 Vancouver Ave	.05 ac	Private residence	Use of land for quiet enjoyment - yard fenced	5	2014-08-01	2019-07-31	Y	Esplanade	Fenced yard

Esplanade	P2	LTU	PENICTON DISC GOLF	500 Mama Way														
Pentiction Creek Pathway	P2	LTU	MUNSONS PROPERTIES	1551 Pentiction Ave	20 ac	Private residence	Use of land for quiet enjoyment	5	2014-11-01	2019-10-31	Y	Undeveloped park - walking path	Adjacent to Pentiction Creek					
Three Blind Mice	FG	LTU	PENICTON DISC GOLF	1400 Riddle Road	27 ac	Sports club	Operation of disc golf facility	5	2015-03-01	2020-02-29	Y	Three Blind Mice area	South west corner					
Three Blind Mice	FG	LTU	PENICTON AND AREA CYCLING ASSOCIATION	1400 Riddle Road	320 ac	Cycling Club	Mountain Biking Trails	5	2018-07-01	2018-03-31	Y	Not a Park						
TCT / KVR Trail	AG	LTU	BOGDANOFF, C & BOWEN, P	645 Lower Bench Rd	.25 ac	Private residence	Use of KVR land for agriculture - fenced gardens	5	2012-01-01	2018-12-31	Y	KVR	Fronts trail					
TCT / KVR Trail	AG	LTU	HOLLER, BARBARA ROSE	1181 Davenport Ave	.955 ac	Private residence	Use of KVR land for agriculture - grapes	5	2014-05-01	2019-04-30	Y	KVR	Fronts trail					
TCT / KVR Trail	P2	LTU	SHAW, H & M	911/913 Loochore Rd	1.34 ac	Private residence	Use of KVR land for agricultural purposes	7	2013-01-01	2019-12-31	Y	KVR	Fronts trail both sides					
TCT / KVR Trail	P2	Lease	KING FAMILY FARMS LTD. KVR (lots 1-5)	884 Carder Rd	5 ac	Agricultural business	Use of KVR land for Agriculture	5	2001-05-01	2017-06-30	N	KVR	Fronts KVR both sides					

630 Munson Min Road	P2	LTU	PENTICTON BMX SOCIETY	830 Munson Min Rd	2.8 ac	Sports club	Use of land for operation of bicycle motocross track and facility	5	2016-05-01	2021-04-30	Y	Munson Mountain	North west portion
Adidas Sportsplex	P2	Lease	PINNACLES FOOTBALL CLUB AND PENTICTON SOCCER CLUB dba ADIDAS SPORTSPLEX	650 Eckhardt Ave W	67 ac	Sports clubs	Use of land and building as a sports complex for football, indoor soccer and a public walking track	20	2015-08-01	2044-08-31	N	Kings park	Indoor use at 550 Eckhardt Ave
McLaren Arena	P2	LTU	OKANAGAN HOCKEY SCHOOL / GROUP	McLaren Arena	23 ac	Sports educator	Use of facility for Hockey school, operation of concession and vending machines	2	Exp.		Y	N/A	
Senior's Drop-in Centre	P2	Lease	PEN SENIORS' DROP IN CENTRE SOC	2985 South Main St		Social club	Use of land and building for operation of a seniors' social facility	20	1999-06-01	2019-05-31	N	Robinson Park	
Memorial & McLaren Arena	P1	LTU	PENTICTON & DISTRICT MINOR HOCKEY ASSOC. (Memorial Arena)	398 Power Street		Arena concession	Sale of refreshments and placement of hotfood vending machines		2003-09-01	2016-04-30	Y	Memorial Arena	
South Okanagan Events Centre	P1	Lease	APPLE PLANNING SERVICES INC. & 0926232 B.C. LTD.	888 Westminster Ave W		Private business	Use of a portion of the building as an office	5	2013-01-01	2017-07-31	N	Queens Park	
South Okanagan Events Centre	P1	Lease	INTERIOR HEALTH AUTHORITY Part of SOEC	853 Eckhardt Ave W		Health provider	Use of a portion of the building to operate a cardiac and pulmonary rehabilitation wellness program	5	2014-09-01	2019-08-31	Y		Part of SOEC
South Okanagan Events Centre	P1	Lease	OKANAGAN HOCKEY SCHOOL	853 Eckhardt Ave W		Sports educator	Use of a portion of the building for operation of a hockey school and other related activities	10	2009-01-01	2018-12-31	N	Kings Park	

South Okanagan Events Centre	P1	LTU	PENICTON TOURISM	853 Eckhardt Ave W	Tourism Organization	Temporary office rental		1	2018-12-31	Y		
Penticton Curling Rink	P1	Lease	PENICTON CURLING CLUB	505 Veas Dr	Sports club	Use of a portion of the building for operation of a curling rink for the purpose of providing curling lessons, competitions and bonspiels and sale of refreshments		10	2010-10-01 2020-09-30	Y		
Penticton Community Centre	P1	Lease	DALE CHARLES & ASSOC. PHYSICAL THERAPIST CORP.	325 Power St	Health provider	Use of a portion of the building for the operation of a physiotherapy clinic		5	2012-04-02 2017-04-01	N		
Penticton Community Centre	P1	LTU	KISU SWIM CLUB	325 Power St	Swim Club	Office rental		3	2017-08-31	Y		
Penticton Community Centre	P1	LTU	DRAGON BOAT FESTIVAL	325 Power St	Non-profit group	Office rental (year to year)		1	2016-12-31	Y		
Oxbows	CT2	LTU	OXBOW RV RESORT LTD.	3811 Skaha Lake Rd	Recreational business	Use of land for RV Park		5	2012-06-01 2017-05-31	Y	N/A	North of Sudbury Beach
Leir House	P1	Lease	PEN. & DIST. COMMUNITY ARTS COUNCIL - Leir House	220 Manor Park	Arts club	Use of building and land as a place for artists to gather and to work on their art projects		yr-yr	1982-07-01	N		Building at 220 Manor Park

Schedule B – IAP2 International Spectrum of Public Participation

iap2 public participation spectrum

developed by the international association for public participation

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public issues and concerns are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and issues are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for direct advice and innovation in formulating solutions and incorporate your advise and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
EXAMPLE TOOLS	<ul style="list-style-type: none"> • Fact sheets • Websites • Open houses 	<ul style="list-style-type: none"> • Public comment • Focus groups • Surveys • Public meetings 	<ul style="list-style-type: none"> • Workshops • Deliberate polling 	<ul style="list-style-type: none"> • Citizen Advisory committees • Consensus-building • Participatory decision-making 	<ul style="list-style-type: none"> • Citizen juries • Ballots • Delegated decisions



Council Report

penticton.ca

Date: February 11, 2025 **File No:** 2380-20
To: Anthony Haddad, City Manager
From: Sheri Raposo, Land Administrator
Subject: **Sub-License to Use Agreement: Penticton Water Park Ltd. operating as Splash BC**

Staff Recommendation

THAT Council refer an extension for a one (1) year Sub-License to Use Agreement to Penticton Water Park Ltd. operating as Splash BC, for the use of approximately 0.25 hectares of Okanagan Lake, for a floating water park, and a portion of Okanagan Lake Beach for an operations tent and lifejacket storage area, and issue an RFP for an aqua park provider for a five (5) year term commencing operation for the 2026 season to the Parks and Recreation Advisory Committee for their review and recommendation.

Strategic priority objective

Vision: A vibrant, resilient and healthy waterfront city focused on safety, livability and vibrancy.

Background

Penticton Water Park Ltd., operating as Splash BC (Wibit), is a family-run business that has become a popular summer attraction. It offers an innovative way for both locals and tourists to enjoy water activities. This giant floating playground features climbing walls, monkey bars, slides, trampolines, and more.

They have expanded their Water Parks business over multiple locations Kelowna, Peachland, Osoyoos, Penticton, and two affiliated locations in Ontario. These unique water parks provide an exciting and healthy way for people of all ages to experience water recreation. Over 1 million dollars has been invested in the Penticton location alone. Splash BC Water Parks has demonstrated their commitment to our community and their ability to consistently provide a professional service.

In addition, if the WIBIT agreement is approved for a further term, they plan to introduce 10 new features for the 2025 season, with an estimated total cost of Fifty-Six Thousand (\$56,000) Dollars. One of these features, a great addition to Penticton, is an 11-foot-tall peach.

Wibit has been operating on Okanagan Lake since 2015 and employs approximately 25 local youth each summer.

History

In 2013, Summerland Boat Rentals (Penticton Water Park Ltd.) approached the City with a proposal to establish a water park on Okanagan Lake. Council supported the proposal and provided a Letter of Support to Penticton Water Park Ltd. for their application to the Province for the necessary permits.

124/2013

It was MOVED and SECONDED

THAT Council Approve in Principle the establishment and operation of a seasonal Aqua Park on Okanagan Lake by Penticton Water Sports (PWS);

AND THAT Council direct staff to draft a License to Use Agreement with PWS for Council approval;

AND THAT Council provide a Letter of Consent to PWS allowing PWS to apply to the appropriate Provincial and Federal Ministries for Permitting for this attraction;

AND THAT Council provide a Letter of Support to PWS for their applications to the appropriate Provincial and Federal Ministries for Permitting for this attraction.

CARRIED UNANIMOUSLY

Upon applying to the Province, Penticton Water Park Ltd. was informed that the requested area on Okanagan Lake was under lease to the City. Consequently, the City needed to apply to remove this area from the existing foreshore lease and then sub-lease the new tenure area to Penticton Water Park Ltd. As a result, the Council passed the following resolution on December 2, 2013.

774/2013

It was MOVED and SECONDED

THAT Council authorize staff to apply to the Ministry of Forests, Lands and Natural Resource Operations to 'carve out' a sub-lease area of approximately 0.61 ac. (2,492m²), which would be located about 90m east of S.S. Sicamous bow and 15m north of the high water mark, for commercial use from the Okanagan Lake Lease (#334320), to allow the granting of a licence to Use to Penticton Water Sports for the purposes of operating a Water Park.

CARRIED UNANIMOUSLY

Upon the initial approval of the City's application, the Province requested a council resolution for the City to enter into a 30-year commercial lease with the Province. Council passed the following resolution on December 15, 2014, which also directed staff to enter into a sub-license agreement with Penticton Water Park Ltd.

IC 250/2014

It was MOVED and SECONDED

THAT Council authorize staff to enter into a the proposed commercial lease for a 30 year term with the Province over the land covering “part of District Lot 219s, Similkameen Division Yale District being part of the bed of Okanagan Lake, containing 0.249 ha. (legal to be confirmed by survey) for a commercial aqua park with the Ministry of Forests, Lands and Natural Resource Operations, to allow the granting of a Licence to Use to Summerland Boat Rentals for the purposes of operating a floating water park.

AND THAT once the Provincial license is in place that Staff be directed to enter into a Sub Lease over the commercial area created by the Provincial Lease with Summerland Boat Rentals Ltd. at \$4,500 for the first yr. \$5,500 for the 2nd yr., \$7,000 for 3rd yr. and \$8,000 for years 4 and 5 AND with a requirement for Summerland Boat Rentals to maintain \$5,000,000 in liability insurance.

CARRIED UNANIMOUSLY

The agreement with Penticton Water Park Ltd. began on June 1, 2015, for a five-year term, with a renewal term for an additional five-years extending the term to May 31, 2025.

Park Land Protection and Use Policy References

As the foreshore and the portion of Okanagan Lake, where the floating water park is located, is parkland, the Park Land Protection and Use Policy requires new agreements or renewal of agreements within our parkland follow the following procedure:

- Step 1: Application to renew submitted to City staff
- Step 2: Proposal brought forward to Open Council meeting
- Step 3: Circulation of application to City Departments and Parks and Recreation Advisory Committee
- Step 4: City staff conduct License Review to confirm conditions of license met and license in good standing
- Step 5: City staff review finding with Parks and Recreation Advisory Committee
- Step 6: Parks and Recreation Advisory Committee review application and feedback from Staff
- Step 7: Parks and Recreation Advisory Committee would then make a recommendation to Council to approve or deny the renewal

If directed by Council, staff will present a report to the Parks and Recreation Advisory Committee at the next available meeting and subsequently provide Council with the Committee’s recommendation at the next available Council meeting.

Request for Proposal Process

An RFP (Request for Proposal) is used when the City needs to seek proposals for providing a product or service. Although the New West Partnership Trade Agreement does not require issuing an RFP for revenue-generating

opportunities like this, it may be an appropriate solution to find a future operator through a competitive process. This specific tenure has not been publicly offered since its inception.

While the Parkland Protection and Use Policy outlines a three-year period for a Licence to Use agreement, staff believe a longer term, up to a maximum of five years, would be more appropriate due to the level of investment required by any operator at this site.

Sub-License to Use Agreement Summary

The Sub-Licensee will be responsible for paying property taxes and ensuring the safety and security of the area. They must comply with all water and health and safety rules and regulations. The Sub-Licensee will be required to carry a minimum of \$5,000,000 (Five Million Dollars) liability insurance.

Mobi -Mats

Included in this Council agenda is an associated staff report about the expansion of mobi-mats and chairs. Staff are recommending that this infrastructure be installed at Okanagan Lake, adjacent to other accessible infrastructure and in close proximity to the Wibit. Staff have confirmed that the operators of the Wibit are willing to provide support by managing the chairs and the security of the equipment on a day-to-day basis, which is a welcome addition to both the accessibility infrastructure and this sub-license agreement. This service is currently being provided by the Wibit in other municipalities in which they operate.

Financial implication

Currently, there are no financial implications for the City. Staff anticipate that the market rates in the proposals will not differ significantly from the current appraisal and current Sub-License to Use Agreement rates.

Analysis

The Provincial Head Lease stipulates that the leased area must be used as an aqua park, therefore, all future agreements must adhere to this requirement. The Park Land and Protection Use Policy, provides staff with supportive direction for a three (3) year License to Use Agreement in public parks. Recently, the Parks & Recreation Advisory Committee has recommended five-year LTU Agreements when there is a significant and longstanding positive history of use or financial investment. Due to the substantial financial investment required by any operator at this site to offer an aqua park, staff suggest requesting the Parks & Recreation Advisory Committee consider an LTU Agreement for a five (5) year term.

Should Council endorse the staff recommendation to issue an RFP for a floating water park within the licensed area, due to the length of time that this process would take, staff are seeking direction to extend the current Sub-License Agreement with the existing operator for the 2025 season. The existing operator would be permitted to prepare for the 2025 season and staff would then commence the RFP process to have an operator in place for the 2026 season. Once the successful proponent has been selected, staff would enter into a Sub-License to Use Agreement for a five (5) year term.

Alternatively, in recognition of the level of investment provided by the existing operator, Council may wish to forego the competitive process. Should this be preferred by Council, staff have provided an alternate

recommendation that would refer the renewal of a five (5) year term with the existing operator to PRAC for their review and recommendation.

Alternate Recommendation

THAT Council refer the renewal of a five (5) year Sub-License to Use Agreement to Penticton Water Park Ltd. operating as Splash BC, for the use of approximately 0.25 hectares of Okanagan Lake, for a water park, and a portion of Okanagan Lake Beach for an operations tent and lifejacket storage area, to the Parks and Recreation Advisory Committee for their review and recommendation.

Attachments

Attachment A – Sub-Leased Area

Attachment B – Park Land Protection and Use Policy

Attachment C – Letter of Intent

Respectfully submitted,

Sheri Raposo
Land Administrator

Concurrence

<p>Director, Finance and Administration</p> <p>AMC</p>	<p>General Manager, Infrastructure</p> <p>KD</p>	<p>Director, Community Services</p> <p>KJ</p>	<p>City Manager</p> <p>AH</p>
--	--	---	-------------------------------

Attachment A

Sub-Licensed Area





Council Policy

pentiction.ca

Approval date: June 19, 2018

Resolution No.: 275/2018

Subject: Park Land Protection and Use Policy

1. PURPOSE

1.1. The purposes of the Park Land Protection and Use Policy are:

- 1.1.1. To provide direction on the protection and uses of public park land within the City of Penticton in accord with the Official Community Plan, Parks & Recreation Master Plan and Zoning Bylaw.
- 1.1.2. To protect parks as public assets of the City of Penticton. This policy will ensure that city parks remain in the public domain through community engagement and support and with the implementation of the Park Land Protection and Use Policy.
- 1.1.3. To support the community's use and enjoyment of the parks, provide opportunities for primarily outdoor recreation and nature appreciation thereon, and to protect, conserve, and preserve the natural, physical, historical and cultural resources thereon.
- 1.1.4. To improve the quality of parks in our community through enhanced park stewardship and sustainable resource management.

2. GUIDING PRINCIPLES

- 2.1. The community developed a vision, a park definition and set of values in the 2018 Parks and Recreation Master Plan to guide future use of Penticton's parks and recreation services in the City of Penticton. These values directed the development of the Park Protection and Use Policy and will guide its implementation.
 - 2.1.1. A public park is an unencumbered tract of land wherein the land title is held by a public entity for the benefit, use and enjoyment of the people and for the protection, conservation, preservation of the natural, physical, historical and cultural resources thereon, and wherein an encumbrance is a burden, obstruction, or impediment to the foundational purpose or purposes for which the park was established.

2.1.2. Policy Objectives and their resulting policies have been created based on the Vision, Park Definition, Values and community engagement undertaken with the Parks & Recreation Master Plan and will be used to guide the use of parks.

- *Support recreational opportunities, healthy living and enhance public enjoyment of parks*
- *Safeguard public access and community affordability*
- *Protect public ownership*
- *Protect, preserve and promote park land*
- *Engage the community in park governance and decisions*

3. POLICY

3.1. Support recreational opportunities, healthy living and enhance public enjoyment of parks

3.1.1. The City of Penticton supports uses, recreational opportunities, provides for a healthy lifestyle and improves the public enjoyment of parks. These uses are identified as Permitted Uses in the Zoning Bylaw and shall meet applicable subdivision and development regulations contained within each Park Zone.

3.1.2. Requests for uses that are not identified as Permitted Uses in the Zoning Bylaw shall follow the zoning procedure for *Uses in a Park Zone that are not a Permitted Use* as outlined in this policy prior to being considered by Council.

3.2. Safeguard public access and community affordability

3.2.1. The City of Penticton does not support uses that inhibit long term public access through exclusive memberships, prohibitive fees or permanent physical structures that detract from the natural setting and use of the park.

3.3. Protect public ownership

3.3.1. A *License*, as defined under this policy permits the use of something or allows an activity to take place; a Licensee shall not be guaranteed exclusive use of the property, is not an entitlement to the land, and includes a cancellation clause allowing the Licensor (City) to cancel the license at any time by providing the stipulated required notice; additional licenses to unrelated parties may be granted over the same property or portions of property; a license cannot be registered on the title of the property.

3.3.1.1. The City of Penticton may issue a License-to-Use for a portion of public park land to support a Permitted Use in a Park Zone. These licences are typically for a short term or seasonal in nature, up to a maximum of three (3) years, and shall be approved in accordance with the zoning procedure for *Permitted Uses* outlined in this policy.

3.3.2. A *Lease*, under this policy is defined as a contract by which one party conveys exclusive use of land or real property to another for a specified period of time and provides entitlement to the land, usually in return for a periodic payment. A lease is a stronger form of tenure than a License and typically cannot be cancelled during the term of the lease as long as Lessee honours terms and conditions. Leases may be registered with the Land Title office creating a legal enforceable charge against the property for the term of the lease. In the context of park land within the City of Penticton, a lease of municipal park land grants a private interest rights to public land and diminishes public ownership and control.

3.3.2.1. The City of Penticton will not enter into a lease of land dedicated as park under Park Dedication Bylaw 2018-37 without the approval of the electors.

3.4. Protect, preserve and promote park land

3.4.1. If the proposed use is deemed to uphold Council Policy Section 2.1.1 and to have a net benefit to municipal park land, the City will then submit the proposal for public engagement in accordance with Section 3.5 of this policy.

3.4.2. The City of Penticton supports the growth and enhancement of public park land for community use in accordance with the Parks & Recreation Master Plan.

3.4.3. The City of Penticton recognizes that there are a number of private encroachments into existing public park land. There shall be no further encroachments into public park land and existing encroachments will be managed to ensure removal of encroachments where considered feasible.

3.5. Engage the community in park governance and decisions

3.5.1. The community is involved in governance of the protection and use of parks and the implementation of this policy through their membership on the Parks & Recreation Advisory Committee.

3.5.2. The community shall be engaged before a decision is made on any proposed change to use or regulation within any Park Zone in accordance with the procedure outlined in Section 5.2 of this policy. This policy provides for increasing levels of engagement based on the scale and impact of the proposed use. City staff and the Parks & Recreation Advisory Committee will establish the level of engagement according to the impact of the proposed use, in accordance with the zoning procedure for *Requests for Uses that are not Permitted Uses* and in accordance with the IAP2 International Spectrum of Public Participation (See Schedule B).

4. Legacy Licenses and Leases

- 4.1. The City of Penticton recognizes that a number of existing legacy uses in public parks may not be permitted under this policy (See Schedule A). The City of Penticton may or may not allow these licences and leases to continue in accordance with the agreements that are in place at the time of the creation of this policy. At the termination of the existing agreement, the use may or may not be allowed to continue in accordance with this policy, applicable bylaws and the *Procedure for uses that are not Permitted Park Uses* (See section 5.2.2 of this policy).

5. PROCEDURES – ZONING BYLAW

5.1. Permitted Uses

- 5.1.1. Permitted Uses within any Park Zone and no other uses than those provided for in the list of permitted uses in the Zoning Bylaw shall be allowed on City park land.
- 5.1.1.1. Permitted Uses in a Park Zone may occur in accordance with the subdivision and development regulations of the Park Zone.
- 5.1.1.2. City staff will report to the Parks & Recreation Advisory Committee on any new licences for permitted uses in a Park Zone.

5.2. Uses in a Park Zone that are not Permitted

- 5.2.1. Uses that are not a Permitted Use within a Park Zone or a regulation change must be reviewed through a Zoning Amendment application and a Public Hearing held in accordance with Section 890 of the Local Government Act.
- 5.2.2. The procedural review for any new use on Park Zoned Land is as follows:

Step 1: Zoning Amendment Application submitted to City staff

Step 2: Proposal brought forward to Open Council meeting for introduction to the community

Step 3: Circulation of application to City Departments and Parks & Recreation Advisory Committee for review against the Official Community Plan, Parks and Recreation Master Plan, Zoning Bylaw, Park Protection and Use Policy and any other applicable regulations

Step 4: Parks & Recreation Advisory Committee meet to review application and determine level of community engagement required in accordance with the IAP2 International Spectrum of Public Participation (See Schedule B)

Step 5: Public Participation process occurs receiving input from community

Step 6: Parks & Recreation Advisory Committee to meet and review application

Step 7: Parks & Recreation Advisory Committee to provide a recommendation to Council

Step 8: Council report introduced to Council outlining proposed Park Protection and Use or regulation change

Step 9: Public hearing advertised and held in accordance with Section 890 of the Local Government Act.

Step 10: After hearing from the public and receiving a recommendation from the Parks and Recreation Advisory Committee, Council renders a decision on a park proposal.

- 5.2.3. The procedural review contained within Section 3.5 of this policy may be followed for review of other park use related matters as determined by staff and the Parks & Recreation Advisory Committee.

6. PROCEDURE – LICENSE TO USE RENEWAL

- 6.1. A Licence to Use may or may not be renewed up to a maximum of three (3) years: The procedural review for any renewal is as follows:

- Step 1: Application to renew submitted to City staff
- Step 2: Proposal brought forward to Open Council meeting for introduction to the community
- Step 3: Circulation of application to City Departments and Parks & Recreation Advisory Committee
- Step 4: City staff conduct License Review to confirm conditions of license met and license in good standing
- Step 5: City staff review findings with Parks & Recreation Advisory Committee
- Step 6: Parks & Recreation Advisory Committee review application and feedback from staff
- Step 7: Parks & Recreation Advisory Committee would then make a recommendation to Council to approval or deny the renewal.

7. SCHEDULES

- A. List of existing Park Licenses & Leases
- B. IAP2 International Spectrum of Public Participation

8. Previous revisions

Amendment process for this policy.

N/A

Certified Correct:



Dana Schmidt, Corporate Officer

Schedule A – List of existing Park Licenses & Leases

City of Pentiction - Current Leases and Licenses in Parks and Recreation Facilities 2016													
Park Name	ZONE	LEASE / LTU	LEASSEE	ADDRESS	AREA UTILIZED	LICENSE TYPE	ACTIVITY / USE	TERM IN YEARS	START DATE	EXPIRY DATE	ENFORCE CLAUSE Y/N	PARK NAME	LOCATION WITHIN PARK (ie. on east, in parking lot)
Kings Park	P2	LTU	PENTICTON SOCCER CLUB	550 Eckhard Ave W	15 ac	Sports club	Use of building for club activities	mo-mo	2013-10-15	until terminated	Y	Kings Park	Adjacent to parking lot
Lakawanna Park	P2	Lease	1062052 BC LTD. (Gord Ferguson) Lakawanna - Palo Burger	780 Lakeshore Dr W	11 ac	Park concession	Use of land and building for operation of concession patio and washroom facility	29	2016-05-20	2045-04-30	N	Lakawanna Park / Okanagan Lake	Concession at Lakawanna
Manna Way Park	CT1	LTU	PRAQUE CAFE, THE	102-260 Manna Way	003 ac	Cafe	Use of land for an outdoor patio for customers	Y	2016-09-01	2021-08-31	Y	Okanagan Lake	Grass area at Okanagan Lake
Manna Way Park	P1	Lease	PENTICTON ART GALLERY	199 Manna Way		Art gallery	Use of land and building for displaying art and providing parking	20	1996-10-01	2016-09-30	N	Okanagan Lake	Building at Okanagan Lake
Okanagan Beach	P2	Lease	CONCESSION OKANAGAN BEACH - THE PEACH Localandng Adventure Golf/1082052 BC Ltd.	185 Lakeshore Dr W		Beach concession	Beach food concession	20	2002-02-01	2022-01-31	Y	Okanagan Lake	Concession at Okanagan Lake
Okanagan Beach		Lease	PENTICTON WATER PARK LTD. (WIBIT)	Okanagan Lake	62 ac	Water Recreational business	Sublease of Crown land for operation of a WIBIT water park	5	2015-06-01	2020-05-31	N	Okanagan Lake	Water and sand area at Okanagan Lake
Rotary Park	P2	LTU	BISHOP'S SNOW AND MARINE LTD.	195 Lakeshore Dr	095 ac	Recreational business	Use of building and grounds for operating business of providing rental equipment for water based activities	5	2014-01-01	2018-12-31	Y	Rotary Park	On beach
Skaha Park	P2	LTU	CONCESSION SKAHA EAST - Nicholas, Jenne	3885 South Main St		Beach concession	Beach food concession	2	2016-05-01	2017-08-30	Y	Skaha Lake	Concession at Skaha East

Skaha Park	P2	LTU	CONCESSION, SKAHA MAIN - Thomas & Callin Fine Foods Ltd. (Trickleberry's)	3701 Parkview St		Beach concession	Beach food concession	5	2017-05-01	2022-09-30	Y	Skaha Lake	Concession at Skaha Main
\$S Sicamous Park	P2	Lease	S.S. SICAMOUS / MARAMATA	1089 Lakeshore Dr W	2 ac	Tourist attraction	Sub-license to Use of Crown land for mortgage of the S.S. Sicamous to operate a museum and host special events		1989-06-01	until terminated	N	Okanagan Lake	
Sudbury Beach	P2	LTU	CONCESSION, SUDBURY BEACH - Glow Sup Adventures (Darcy Godfrey)	3940 Skaha Lake Rd		Beach concession	Beach food concession	2	2015-05-05	2017-09-30	Y	Skaha Lake	Concession at Sudbury Beach
Lion's Park	P2	LTU	LION'S PARK CONCESSION	198 Warren Ave W		Park concession	Park food concession						
Kiwanis Park	P2	LTU	PDCRS - After School Program	470 Edmonton Ave		Child care facility	Use of building and grounds for operation of social service programs	5	2012-03-01	2017-02-28	Y	N/A - old pool	Y
Kiwanis Park	P2	LTU	PDCRS - Alternative & Little Triumphs	500 Edmonton Ave	1.75 ac	Child care facility	Use of building and grounds for operation of social service programs	5	2012-03-01	2017-02-28	Y	N/A - old pool	
Kiwanis Park	P2	LTU	PENTICTON SAFETY VILLAGE SOCIETY	490 Edmonton Ave	.85 ac	Child safety facility	Use of building and grounds for operation of children's safety village and for equipment storage	5	2013-11-01	2018-10-31	Y	N/A	
Lakeside Road (Dog Beach)	P2	Lease	00834013 B.C. LTD. (Shinner / Skaha Dog Beach)	4951 Lakeside Rd	.22 ac	Private	Sublease of Crown land for operation of cabana for property owner to the east	9	2013-08-12	2022-08-12	N	Skaha Lake Beach	Sandy beach

Liou's Park	P2	LTU	PENTICTON BMX ASSOCIATION	Liou's Park	2.5 ac	Sports club	Use of land for operation of bicycle motocross track and facility	N/A	1989-01-31	when cancelled	Y	Liou's Park	South east corner of 188 Warren Ave
McNicol Park	P2	LTU	SOCIETE DE LA PETITE ENFANCE DE L'ECOLE ENTIRE LACS	1051 Penticon Ave	0.25 ac	Pre-school facility	Use of land for fenced playground for pre-school aged children	5	2014-07-01	2018-08-30	Y	McNicol Park	Between schools
Riverside Park	P2	LTU	COYOTE CRUISES	215 Riverside Drive	0.17 ac	Recreational business	Use of building for operation of a rental concession and transportation service - float the channel	5	2014-10-01	2018-08-30	Y	Riverside	South of skate park
Senior's Drop-in Centre	P1	LTU	PENTICTON HORSESHOE PITCHERS CLUB, THE	2905 South Main St	0.5 ac	Sports club	Use of horse pitches in exchange for maintenance and upkeep of land	3	2015-05-01	2018-04-30	Y	Seniors Centre Robinson Park	
Vancouver Avenue Park	P2	LTU	PEN COMMUNITY GARDENS SOC	480 Vancouver Ave	1.04 ac	Community gardens	Use of land for community gardens	5	2016-01-01	2020-12-31	Y	Vancouver Hill	North portion of park
Vancouver Avenue Park	P2	LTU	PENTICTON DISC GOLF	480 Vancouver Ave	2.22 ac	Sports club	Operation of disc golf facility	3	2016-03-15	2018-03-14	Y	Eplanade	All
Baskin Park	P2	LTU	FOOD FORESTERS SOC OF CANADA	2480 Baskin St	0.18 ac	Community gardens	Use of land for operation of community garden plots	5	2013-06-01	2018-05-31	Y	Undeveloped	North most portion of park
Dartmouth Park	R2	LTU	DAVIDOW, AVERY	314 Greenwood Dr	0.15 ac	Private residence	Use of land for quiet enjoyment	5	2014-11-01	2018-08-31	Y	Under 2715 Dartmouth Dr	Behind lot

Dartmouth Park	R2	LTU	AMANTE, F. L & J	310 Greenwood Dr	.038 ac	Private residence	Use of land for quiet enjoyment - garden	5	2015-05-01	2020-04-30	Y	Undeveloped 2715 Dartmouth	Garden behind lot
Special Purpose													
Lawn Bowling Club	P2	Lease	PEN LAKEVIEW LAWN BOWLING CLUB	290 Brunswick St	.55 ac	Sports club	Use of land and building for operation of a lawn bowling club	20	2000-01-01	2020-12-31	N		
Loxo Landing	P2	Lease	LOCO LANDING ADV. GOLF INC.	135 Riverside Dr	1.73 ac	Recreational business	Use of land for the operation of a recreational facility	20	2009-01-01	2028-12-31	N	Riverside Park	
Pentiction Golf and Country Club	P2	Lease	PENTICTON GOLF & COUNTRY CLUB	852 Eckhardt Ave W	13.23 ac	Sports club	Use of building and land for operation of a golf club for renting equipment, providing golf lessons, leisure golfing, tournaments, the sale of refreshments and the rental of facilities as a special events venue	28	2007-07-01	2033-10-31	N		
Pentiction Yacht and Tennis Club	P2	LTU	PENTICTON TENNIS SOCIETY	293 Marina Way	.7 ac	Sports club	Use of facilities for operation of a tennis club with league play	3	2016-04-01	2017-12-31	Y	Okanagan Lake	East of marina
Pentiction Yacht and Tennis Club	P2	Lease	PENTICTON YACHT & TENNIS CLUB	293075 Marina Way	15.8 ac	Marina	Sublease of Crown 'Y' Dock in marina and storage compound to provide a commercial public marina and associated facilities		2016-04-02	2017-12-31	N	Okanagan Lake	
Ellis Creek Pathway	P1	LTU	INTERIOR HEALTH AUTHORITY (Hospice Society House)	1701 Government St	.07 ac	Health facility	Use of land for quiet enjoyment - garden and walkway	5	2014-07-01	2019-08-30	Y	Undeveloped park - walking path	Adjacent to Ellis Creek
Esplanade	P2	LTU	AXWORTHY, B & QUINN, S	345 Vancouver Ave	.05 ac	Private residence	Use of land for quiet enjoyment - yard fenced	5	2014-08-01	2019-07-31	Y	Esplanade	Fenced yard

Esplanade	P2	LTU	PENICTON DISC GOLF	500 Mama Way														
Pentiction Creek Pathway	P2	LTU	MUNSONS PROPERTIES	1551 Pentiction Ave	20 ac	Private residence	Use of land for quiet enjoyment	5	2014-11-01	2019-10-31	Y	Undeveloped park - walking path	Adjacent to Pentiction Creek					
Three Blind Mice	FG	LTU	PENICTON DISC GOLF	1400 Riddle Road	27 ac	Sports club	Operation of disc golf facility	5	2015-03-01	2020-02-29	Y	Three Blind Mice area	South west corner					
Three Blind Mice	FG	LTU	PENICTON AND AREA CYCLING ASSOCIATION	1400 Riddle Road	320 ac	Cycling Club	Mountain Biking Trails	5	2018-07-01	2018-03-31	Y	Not a Park						
TCT / KVR Trail	AG	LTU	BOGDANOFF, C & BOWEN, P	645 Lower Bench Rd	.25 ac	Private residence	Use of KVR land for agriculture - fenced gardens	5	2012-01-01	2018-12-31	Y	KVR	Fronts trail					
TCT / KVR Trail	AG	LTU	HOLLER, BARBARA ROSE	1181 Davenport Ave	.955 ac	Private residence	Use of KVR land for agriculture - grapes	5	2014-05-01	2019-04-30	Y	KVR	Fronts trail					
TCT / KVR Trail	P2	LTU	SHAW, H & M	911/913 Loochore Rd	1.34 ac	Private residence	Use of KVR land for agricultural purposes	7	2013-01-01	2019-12-31	Y	KVR	Fronts trail both sides					
TCT / KVR Trail	P2	Lease	KING FAMILY FARMS LTD. (KVR Lots 1-5)	884 Carder Rd	5 ac	Agricultural business	Use of KVR land for Agriculture	5	2001-05-01	2017-06-30	N	KVR	Fronts KVR both sides					

630 Munson Min Road	P2	LTU	PENTICTON BMX SOCIETY	830 Munson Min Rd	2.8 ac	Sports club	Use of land for operation of bicycle motocross track and facility	5	2016-05-01	2021-04-30	Y	Munson Mountain	North west portion
Adidas Sportsplex	P2	Lease	PINNACLES FOOTBALL CLUB AND PENTICTON SOCCER CLUB dba ADIDAS SPORTSPLEX	650 Eckhardt Ave W	67 ac	Sports clubs	Use of land and building as a sports complex for football, indoor soccer and a public walking track	20	2015-08-01	2044-08-31	N	Kings park	Indoor use at 550 Eckhardt Ave
McLaren Arena	P2	LTU	OKANAGAN HOCKEY SCHOOL / GROUP	McLaren Arena	23 ac	Sports educator	Use of facility for Hockey school, operation of concession and vending machines	2	Exp.		Y	N/A	
Senior's Drop-in Centre	P2	Lease	PEN SENIORS' DROP IN CENTRE SOC	2985 South Main St		Social club	Use of land and building for operation of a seniors' social facility	20	1999-06-01	2019-05-31	N	Robinson Park	
Memorial & McLaren Arena	P1	LTU	PENTICTON & DISTRICT MINOR HOCKEY ASSOC. (Memorial Arena)	398 Power Street		Arena concession	Sale of refreshments and placement of hotfood vending machines		2003-09-01	2016-04-30	Y	Memorial Arena	
South Okanagan Events Centre	P1	Lease	APPLE PLANNING SERVICES INC. & 0926232 B.C. LTD.	888 Westminster Ave W		Private business	Use of a portion of the building as an office	5	2013-01-01	2017-07-31	N	Queens Park	
South Okanagan Events Centre	P1	Lease	INTERIOR HEALTH AUTHORITY Part of SOEC	853 Eckhardt Ave W		Health provider	Use of a portion of the building to operate a cardiac and pulmonary rehabilitation wellness program	5	2014-09-01	2019-08-31	Y		Part of SOEC
South Okanagan Events Centre	P1	Lease	OKANAGAN HOCKEY SCHOOL	853 Eckhardt Ave W		Sports educator	Use of a portion of the building for operation of a hockey school and other related activities	10	2009-01-01	2018-12-31	N	Kings Park	

South Okanagan Events Centre	P1	LTU	PENICTON TOURISM	853 Eckhardt Ave W	Tourism Organization	Temporary office rental	1	2018-12-31	Y		
Penticton Curling Rink	P1	Lease	PENICTON CURLING CLUB	505 Veas Dr	Sports club	Use of a portion of the building for operation of a curling rink for the purpose of providing curling lessons, competitions and bonspiels and sale of refreshments	10	2010-10-01 2020-09-30	Y		
Penticton Community Centre	P1	Lease	DALE CHARLES & ASSOC. PHYSICAL THERAPIST CORP.	325 Power St	Health provider	Use of a portion of the building for the operation of a physiotherapy clinic	5	2012-04-02 2017-04-01	N		
Penticton Community Centre	P1	LTU	KISU SWIM CLUB	325 Power St	Swim Club	Office rental	3	2017-08-31	Y		
Penticton Community Centre	P1	LTU	DRAGON BOAT FESTIVAL	325 Power St	Non-profit group	Office rental (year to year)	1	2016-12-31	Y		
Oxbows	CT2	LTU	OXBOW RV RESORT LTD.	3811 Skaha Lake Rd	Recreational business	Use of land for RV Park	5	2012-06-01 2017-05-31	Y	N/A	North of Sudbury Beach
Leir House	P1	Lease	PEN. & DIST. COMMUNITY ARTS COUNCIL - Leir House	220 Manor Park	Arts club	Use of building and land as a place for artists to gather and to work on their art projects	yr-yr	1982-07-01	N		Building at 220 Manor Park

Schedule B – IAP2 International Spectrum of Public Participation

iap2 public participation spectrum

developed by the international association for public participation

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public issues and concerns are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and issues are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for direct advice and innovation in formulating solutions and incorporate your advise and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
EXAMPLE TOOLS	<ul style="list-style-type: none"> • Fact sheets • Websites • Open houses 	<ul style="list-style-type: none"> • Public comment • Focus groups • Surveys • Public meetings 	<ul style="list-style-type: none"> • Workshops • Deliberate polling 	<ul style="list-style-type: none"> • Citizen Advisory committees • Consensus-building • Participatory decision-making 	<ul style="list-style-type: none"> • Citizen juries • Ballots • Delegated decisions

Letter of Intent

Splash Water Parks





This Letter of Intent is provided by Splash Water Parks; an inflatable water park company in operation since 2014.

Splash Water Parks is comprised of Splash BC (British Columbia) and Splash ON (Ontario), these divisions of Splash Water Parks operate four locations in BC (Kelowna, Penticton, Peachland, Osoyoos) and two locations in Ontario (Barrie, Orillia).



CONTENTS

1	Executive Summary
2	Proven Ability
3	Management Team
4	Mission Statement
5	Equipment
6	On-Shore
7	Closing
8	2025 Equipment

This document is intended to express Penticton Water Park's interest to continue business operations of its inflatable water park located on Okanagan beach, Penticton - Doing business as Splash BC.

Closest Physical Water Park Address - 1010 Lakeshore Drive, Penticton
Company Mailing Address - 1836 Viewpoint Crescent, West Kelowna, V1Z 4E1
Contact Information | Rylie Gallagher | 250.462.8770 | splashBCinfo@gmail.com | www.SplashBC.ca



Photo - Splash BC - Kelowna

Executive Summary

Until 2014 water recreation at popular Okanagan beaches and lakes had remained traditional, offering swimming access and the use of recreational watercraft. The family behind Splash Water Parks recognized the traditional patterns of the water recreation industry and saw an opportunity to provide something new, exciting and unique. Through detailed research with three key attributes in mind (quality, safety, and sustainability) Splash sought out a new amenity for its community.

With these goals in mind Splash discovered Wibit Sports, the leader in all aspects of the inflatable water park industry, Wibit's global reach, unmatched safety testing and leading product design made them the clear choice of equipment providers. Splash believes working with the best equipment company has provided the ability to successfully offer the best experience in bring a safe and exciting amenity to the Okanagan.

Through exclusive use of Wibit Sports equipment and the dedication of its management team, Splash has been able to expand its operations across four locations in British Columbia - Kelowna, Peachland, Penticton, Osoyoos and two locations in Ontario - Barrie and Orillia.

Accompanied by the highest safety tested equipment in the industry, Splash's devotion and outstanding customer service has allowed it to create amazing and meaningful memories for its customers throughout all locations. Splash believes that through positive interaction and physical activity, together we can create a lasting and positive impact for the youth of our local and tourist communities.

Proven Ability

Over eight years of operating Splash has been fortunate to provide a safe, active and memorable experiences to thousands of guests each summer while offering over 700 employment opportunities to locals. Splash is proud that its team is primarily comprised of youth ages 16-25, making the company one of the largest summer youth employers in its respective regions.

To ensure a safe environment for staff and guests Splash makes yearly investments in new equipment to [ensure equipment safety standards and quality is maintained](#) year after year. It is Splash's business philosophy and experience that carries out to all other locations to ensure key components such as, [continuity](#), [safety](#) and positive [community engagement](#) are maintained.

Continuity

Splash has been able to expand throughout six communities over two province, which allows for our customers to experience a water park activity with the comfort and safety of knowing they are under the care of a professional company with a long-standing history in its specific and unique field.

Multiple locations also provide strength in marketing, accessibility, customer familiarization, staff engagement and availability. These additional locations allow for customer perks such as user flexibility of our multi-day pass options.

Equipment Safety

Equipment is maintained to a high standard, passing daily inspections to ensure safety standards are met prior to guest use. This is in addition to a proactive approach to equipment replacement and feature implementation.

Safety

When reviewing the safety of an aquatic water park, risk mitigation, training and history must be taken into consideration.

Operator history within the industry is imperative to understanding the necessary logistics and training requirements to create a safe and secure environment.

The Customer must feel safe in their participation; in order to achieve this the customer must be familiar with the company and their level of experience.

In order to retain and advance Splash's safety record it implements certification minimums, water specific training, site specific training and in-service evaluations to ensure all team members are proficient in the skills required to maintain a safe environment for guests and themselves.

Community Engagement

Splash feels a close connection and responsibility to give back to its community through fundraising events and pass donations.

Splash has donated over \$26,000 to various charity foundations such as the KGH paediatrics wing, the KGH Not Alone program, Paws it Forward, and many more. Splash has also provided \$40,000 in pass donations to local non-profit organizations and events.

By striving to be a strong community partner Splash believes it can further expand its positive influence beyond its water park, creating a continuous and lasting beneficial impact.



Splash Water Parks, is the
official sign of summer!
- Global Okanagan

Management Team

Rylie Gallagher - Owner/Operator

Owner and operator of Splash BC Water Parks, Rylie has extensive experience within the water sports and aquatic water park industry. After opening the Kelowna Wibit Water Park in 2014, Rylie then spearheaded operations and expansion into Penticton, Peachland and Osoyoos, providing 85 local employment opportunities and accommodating thousands of customers each summer. With this experience Rylie has become the foremost leader within the aquatic water park industry in North America managing the largest operating company of its nature. This experience has provided Rylie opportunities to consult for the Lifesaving Society of Canada in creation of the operational standards and guidelines for all Canadian aquatic water parks, and provide his experience to assist aquatic water parks throughout North America, Mexico and Australia. Rylie's specialized knowledge of the aquatic water park industry is complimented by his involvement as a volunteer Fire Fighter, which provides knowledge and experience of emergency first-aid, along with how to effectively implement training and safety procedures.

Brittany Gallagher - Consultant

Through Brittany's drive and leadership, she was able to expand Splash BC's business model to Barrie, Ontario. Starting her operation in 2017, Brittany quickly made an impact in her new City and was awarded Barrie, Ontario's female entrepreneur of the year. Although Brittany is operating a water park outside of BC she still holds an important role on the advisory board and is a consistent testament to the business and management group started in 2014 with its first location in Kelowna, BC.

Carmen Bohanson - Head Manager

Joining the Splash BC team in 2020, Carmen is the newest member to the core management team and the only published author. With her education in business management and marketing, Carmen has proven to be a great addition to the team and currently manages Splash BC's South Okanagan operations.

Splash Water Parks is the sole and full-time focus of its ownership group, this dedication provides undivided attention to the success and growth of the company.

Mission Statement



By changing the traditional norms of water recreation Splash Water Parks provide a unique and safe experience for its customers, while creating a positive connection between fun, engaging activity and physical health for all ages.



Photo - Splash BC - Kelowna



Equipment

Throughout the past 10 years operating it's Wibit Water Park in Penticton, Splash has invested over \$750,000 in new Wibit equipment with an additional \$250,000+ in supporting hardware and safety equipment. This brings the total investment made in the Penticton location over **one million dollars** before application and lease fees. These investments are made to ensure Splash provides the absolute best in service, safety and features to it's Penticton location.

Wibit Water Park Layouts

Wibit Sports (equipment provider) offers a wide range of modular equipment that can be arranged in many different configurations that best suite each locations needs. These configurations include 'Kids Circuit' and Sports Park sizes ranging from Small to Extra Large. With total guest capacity ranging from 60-220+, Splash is uniquely positioned to accommodate all local and tourist demand.

Quick Look

- 1+ million in total investment
- 10 years in operation

Photo - 'Kids Zone' - Wibit Sports



Photo - Sports Par! "L - Wibit Sports



Photo - Wibit Penticton



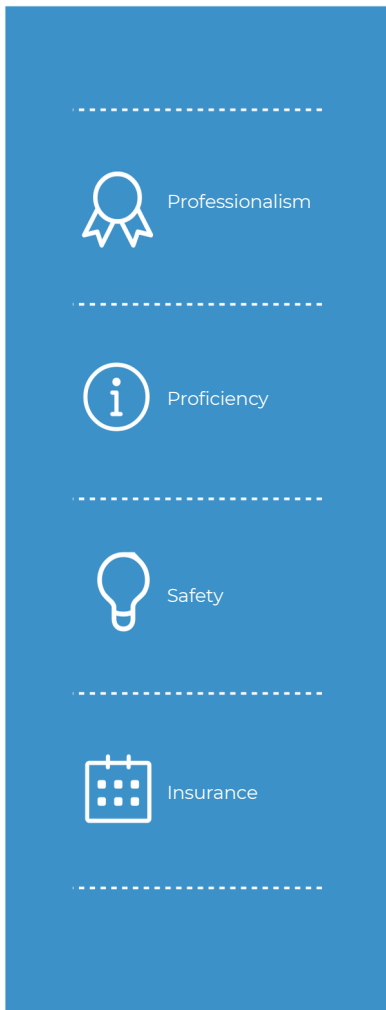


Photo - Splash BC - Penticton

Ticketing +Kiosk

Splash Water Parks temporary ticketing kiosk is a key feature of its overall equipment. This kiosk is designed to provide [professionalism](#), [proficiency](#) and [safety](#) while maintaining the City's vision of its park land.

Professionalism

Entrusted with the care of all customers that participate on Splash Water Parks, it is very important to present a professional image and provide professional service.

Accessibility

Splash Water Parks is proud to support accessibility initiatives in multiple local municipalities. Our participation in implementing Mobi Mats and beach wheelchairs has significantly improved access and ease of use for individuals facing obstacles in public spaces.

Proficiency

Splash BC is passionate about improving its systems, throughout the past 10 years operating in Penticton Splash has been able to bring industry leading payment and check-in systems although it currently operates without a power utility.

Safety

Safety is the number one priority of Splash Water Parks and is essential to all aspects of the business. By utilizing a temporary kiosk Splash is able to increase its ability to provide a secure working environment, needed medical equipment and water rescue equipment storage.

Insurance

Special liability insurance adequate for this amenity type is unachievable without an extensive background of safe operation. This provides Splash with the ability to achieve the proper levels of insurance required by the City that others would not be able to obtain.

Closing

Consistency, perseverance and drive for excellence has led to Splash Water Parks success. But most importantly, it is the passion in what we are able to provide to our customers and to our team that drives our ongoing commitment to our business. Creating cherished memories and being a catalyst for individual growth, Splash Water Parks will always be a company focused on improving ourselves in order to lift up the ones around us.



2025 Equipment

Penticton

All 2025 purchases are not shown in this document.
2025 equipment investment - \$56.500
2025 startup expenses - \$45.000



NEW

The Peach

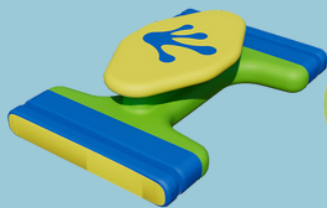
Standing 11.3ft tall, 'The Peach' is an exciting addition to the Penticton location that will feature a climbing wall and slide.



NEW

Matchball

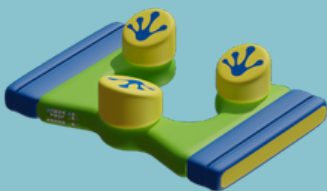
Enhance the team dynamic in your park with the MatchBall, inviting guests to a high-energy game on top of the water. It's all about balance – one wrong move, and visitors could be sent splashing by the incoming ball.



NEW

Wiggle Board

The WiggleBoard wobbles side to side, demanding guests to keep their balance to avoid a splash. This module challenges all fitness levels and puts their balancing skills to the ultimate test.



NEW

Quick Jump

Activate your fighting spirit and conquer our QuickJump like a true champion!



NEW

Balance Beam L

Are you ready to take your balancing skills to the next level? Step onto the 3,60 meter (11' 8") balancing surface and experience pure thrills!



Soon

Corner Swing

The CornerSwing offers two thrilling challenges for adventurers looking to swing across the water. On the inner side of the module, guests can leap over the water, while the outer side provides an adrenaline-pumping experience with climbing and swinging around the module's corner.



Soon

Level-Connect

The Level-Connect demands full engagement from your guests. To conquer the inclined module, they'll need the ultimate coordination, while the direct view of the water below adds an extra thrill. One misstep and Splash!





Council Report

penticton.ca

Date: February 11, 2025
To: Anthony Haddad, City Manager
From: Ysabel Contreras, Parks Planner

File No: 6240-01

Subject: Lakawanna Park Upgrade – Final Concept Design

Staff Recommendation

THAT Council receive into the record the report dated February 11, 2025 titled "Lakawanna Park Upgrade – Final Concept Design";

AND THAT Council endorse the Lakawanna Final Concept Design to proceed to detail design and procurement;

AND THAT Council direct staff to prepare and submit an application to the Tire Stewardship BC (TSBC) program, to help offset the costs associated with the playground surfacing.

Strategic Priority Objective

Vision: Penticton is a connected, resilient and healthy waterfront city focused on safety, livability and vibrancy.

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth, focusing on creating an inclusive, healthy, and vibrant community.

Executive Summary

The Lakawanna Park playground and spraypark had undergone a planning and engagement process aimed to create a final design concept that embodies the community's vision for this space. This initiative addresses the need for revitalizing the two aging assets identified in the Parks and Recreation Masterplan, which recommends replacement cycles of 20 years for playgrounds and 15 years for spray parks. The Official Community Plan (OCP) also indicates that Lakawanna Park is situated between two Strategic Growth Areas: Downtown to the east and Northern Gateway to the west. The future land uses planned around the park include Tourist Commercial and both Low and High Density developments, emphasizing the importance of supporting the future growth and overall viability in the area.

Two preliminary design concepts were developed for community feedback; one working within the existing playground footprint and the other proposing an expansion into the parking lot. The engagement process

revealed a strong preference for expanding the playground, which has been integrated into the final design concept. The finalized concept also highlights five key design principles: accessibility and universal design, safety, urban forest and sustainability, and interactive play. These principles were strongly supported by the community and are reflected in the various park features shown in the plan.

This report details the process undertaken by staff in developing the final concept design, as well as the various play features included. Additionally, it outlines three potential options for implementing the playground upgrades. With Council's support, the project will move into detailed design, and construction is anticipated to begin in late 2025.

Background

On October 2024, City staff presented the proposed design priorities and engagement process for upgrading the playground and spray park at Lakawanna Park to the Accessibility Committee (AC) and the Parks and Recreation Advisory Committee (PRAC). These facilities, originally constructed in 2000, require replacement in accordance with the recommendations of the 2018 Parks and Recreation Master Plan (PRMP). To initiate this project, the City engaged with BENCH Site Design Inc. to manage the planning, community engagement, and conceptual design of the existing play components. The redesign process started with a comprehensive site inventory and analysis, along with a review of relevant city policies and guidelines. This groundwork allowed the team to establish a series of design priorities as shown in Figure 1 which guided the development of two preliminary concepts. Concept 1 maintains the existing footprint of the park, while Concept 2 proposes an expansion to incorporate additional play areas, resulting in reduced parking, additional funding and consideration for a phased implementation approach.



Accessibility & Universal Design

Play equipment for diverse abilities and ages; accessible site furniture, pathways, and play surfaces.



Safety

Improvements to planting, fencing, and park entries to maintain clear sightlines and safe connections to surrounding streets and parking areas.



Urban Forest & Sustainability

Protecting root zones of existing trees, incorporating permeable surfaces, and adding new tree plantings where possible.



Creative Opportunities & Public Art

Interactive play areas and equipment plus visual, aural, and tactile stimulation.



Gathering Spaces

Site furniture and flexible gathering options for people of all ages, abilities, and sizes, and a range of sunny and shaded spaces for sitting and playing.

Figure 1 – Five Design Priorities

The preliminary concepts were shared with the community for feedback as part of a three-week public engagement process that ran from October 23rd to November 13th, 2024 including presentations made to the Accessibility and Parks & Recreation Advisory Committees. Following the completion of the engagement process, BENCH has refined the conceptual design based on input from the community, ensuring alignment with the community-supported design priorities. City staff will move into detailed design phase, with construction scheduled to begin in Fall 2025.

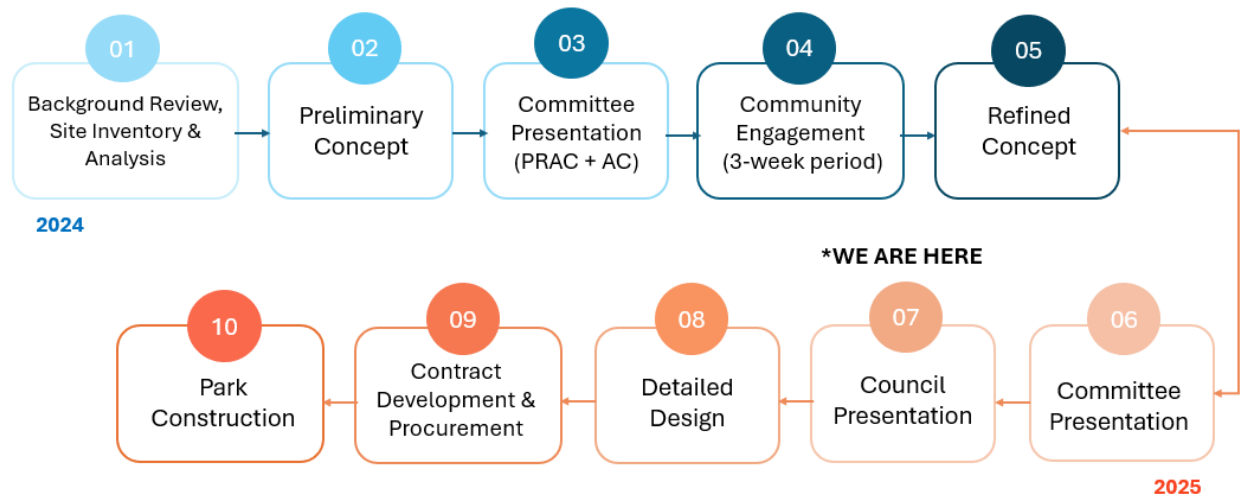


Figure 2 – Engagement Process + Project Timeline

Public Engagement Summary

City staff implemented an inclusive public engagement process using the framework outlined in Figure 2. This involved informing the community about the project background and gathering feedback from residents and stakeholders on the preliminary concepts. The public consultation utilized both online platforms (Shape Your City) and two in-person workshops to collect input. Approximately 172 residents participated in the public engagement process; 60 workshop attendees at 2 events, 112 survey submissions received and 1,100 individuals visited the Lakawanna Park project page on shapeyourcitypenticton.ca

The feedback received from all individuals and groups engaged was universally positive about focusing on accessibility and universal design, safety, and protection of the park's mature trees. Just over half of the respondents were in favour of maintaining a water play area, and most respondents were in favour of improvements in seating options and gathering areas, as well as expanding play options for older children. While the majority of respondents indicated a preference for Concept 2, which included a phased expansion into the existing parking area, some people were nonetheless concerned at the loss of parking that this would entail.

Additionally, preliminary feedback from the Accessibility Committee and Parks and Recreation Advisory Committee highlighted several key topics:

1. Accessible Washroom - The importance of an accessible washroom was highlighted; while it is out of the scope of this project, the City notes that it is an important part of the playground and upgrades to the washroom have been approved as part of the facilities projects in the 2025-2029 Financial Plan.
2. Accessible Surfacing - Physical accessibility is a priority, with planned ramps, helical piles, and rubber surfacing to ensure safe pathways and connections to the parking lot and protection of existing trees. While a separate and upcoming master plan will consider the playground's connections to the rest of the park on the west side of Power St., this plan will have flexibility for a safe future connection.
3. Neurodivergent Play - Options for neurodivergent children were discussed, emphasizing quiet spaces, tactile and auditory experiences, nature play, voice-activated equipment, and non-verbal infographics, along with non-equipment features like slopes.

4. Indigenization – The Committee recognized the importance of incorporating Indigenous elements into the art and overall characterization of the park.
5. Safety - Enhancements like improved lighting, low planting for better sightlines, and potential camera installation for security was noted.
6. Site Furniture - Adequate seating for caregivers was deemed essential, with a focus on durable materials. The feasibility of fixed versus movable furniture will be explored further with Park Operations.
7. Park Expansion - Support for expansion was expressed, considering the projected population growth in the area.
8. Parking - The importance of accommodating both cars and bicycles was highlighted, including space for large strollers.

A full summary of the activities and findings of the engagement program is provided in Attachment B.

Final Design Concept

In response to the feedback received, the final design concept reflects a refinement of the two previously presented design options into a single concept. Notable features of the final design include:

- **Phased expansion into the existing parking area** – Considering that 68% of engagement responses indicated a preference for expanding the play area into the existing parking lot, this design will require re-routing the laneway leading to Churchill Avenue and converting 12 parking stalls to accommodate additional play features for older children. Due to current budget limitations, the delivery of this expansion may be implemented as part of a future phase. Therefore, BENCH has provided an interim design for this area so that safety improvements, such as improving access between the playground and accessible parking, which includes additional handicap stalls can be made during phase 1. Staff will further assess this design, and an interim plan may not be required if the entire playground upgrade is constructed all at once.
- **Diversity in play opportunities** - Play areas are provided for all age groups but also for various play and learning types, with options for both active, quiet, creative, and physical play. Both braille and pictorial wayfinding will be provided, and sensory experiences will include interactive panels, colourful art, textural experiences, and noise-making elements. Nature play areas allow children to interact with natural elements such as boulders, logs, and bark mulch surfacing. The large tree structure in the central play area utilizes vertical play with multiple options for getting up and down, including a dedicated ramp, ladders, slides, ropes, and poles. The swings extending off the play tower will have toddler, group, and adaptable swinging opportunities.
- **Water play area** - While the results from the public engagement indicated a scant majority in favour of replacing the existing spray park with additional play elements, this item has been included in the final conceptual design because of its importance to the larger community. The redesigned water play plaza will offer play value in all seasons, whether the water is turned on or not. Colourful posts with weight-activated controls in the plaza paving will mist and squirt as children weave in and out; a focus on discovery is emphasized with movable and operable water play components. Decorative concrete paving will mimic waves and shoreline patterns.

- **Surfacing and circulation** - All circulation routes and the majority of play surfacing throughout the playground will be cast-in-place concrete and rubber safety surfacing to optimize accessibility throughout the space, while also prioritizing the protection of existing trees.
- **Gathering areas** - Many park users highlighted the importance of seating and gathering spaces in the engagement process. The final concept design provides benches and tables in a variety of locations around the playground to support caregivers who need a place to temporarily store belongings, as well as for those who want to sit and watch their children on the playground. Multiple respondents stressed the importance of seating and tables that can be used for groups, such as family picnics, daycare groups or children's birthday parties, resulting in both small and large seating plazas have been included in the design. The large gathering area to the east of the building offers both large harvest tables and potential individual chess tables. Furniture will be designed for a range of user needs, with options including bench backs and armrests, varied seat height and style, and tables with different lengths, seats, and accessible table overhangs.
- **Safety** - The entries to the playground have been reconfigured to prioritize visibility and safe community connections. The Lakeshore Drive entry is more direct and offers clear views into the main playground area, as well as new bike parking and a welcoming picnic plaza and lawn area. The south playground entry, set back from the road, has been reconfigured to provide a safer connection to the parking area, reducing children's exposure to street traffic.

The proposed welcoming improvements to the washroom plaza and east entrance aims to discourage non-playground users from using the washroom in the playground's interior. The removal of the existing cedar hedge along the east property line will reduce hiding places within the playground; new plantings will consist of low groundcovers, well-spaced ornamental grasses, and single-stemmed trees for clear sight lines and a reduction in inconspicuous spots for undesirable behaviours. Lastly, the entire playground will also be fenced with low and visually permeable fencing to provide security from the adjacent street activity.

2025 Committee Presentations

Upon presentation at the January 2025 meetings of the Accessibility Committee and the Parks and Recreation Advisory Committee, both committees appreciated the changes and improvements shown in the final concept design, with the following additional feedback:

Accessibility Committee:

1. Request for upgraded garbage enclosure to be accessible for staff (e.g. provide a ramp if a raised deck is used to protect the tree's root zone). This will be explored further in the detailed design phase in consultation with Patio Burger to ensure that it does not impede with their operations.
2. Request that the design of the area on the east side of the building be compatible with the interior washroom upgrades.

Parks and Recreation Advisory Committee:

3. Appreciation for the additional seating types.

4. Appreciation for the inclusion of options for neurodivergent learning and play.

A full design report for the Final Concept Design is provided in Attachment C, and staff are recommending that the City continue to the detail design and procurement stage for the final concept as presented.

Financial implication

The project was introduced in the City's 2024-2028 Financial Plan and has a cumulative approved budget of \$1.551M in 2025 as additional funds were added through that budget process. This amount includes approximately \$936k for park and playground upgrades, \$415k for the spray park, \$150k for improvements to the washroom facility, and \$50K for upgrades to the existing parking lot.

The Final Concept design features the expanded version with an estimated project cost of \$1,575,000, excluding the washroom facility. This exceeds the current approved budget by \$175k, and incorporates an estimated 30% contingency. Actual project costs will not be known until the project is issued for construction. Given the uncertainty of the deviation from the approved budget, staff are recommending that we proceed with the detail design and procurement of the expanded project, and bring forward options (if required) to address any potential shortage once they are known.

With this in mind, there are three options to move forward with the project:

1. Single Phase Construction of the Final Concept design (recommended) – Complete the development presented in the final concept in one phase at the estimated cost of \$1,575,000, or
2. Multi-Phased Construction - Consider a phased approach to fit the recommended final design components within the available funding of \$1.35M until additional resources are secured to accommodate the expanded version, or
3. Reduce the scope to fit within the approved budget, opting not to proceed with the expansion, and remaining within the existing park footprint.

The second option would require staff to identify additional funding in a future year to complete the expanded area, at a higher overall cost (\$1,725,000) which will be discussed further below. The third option would involve committing to a revised detail design that remains within the approved budget and maintains the existing park footprint.

City staff will also be preparing to apply for a grant under the Tire Stewardship BC (TSBC) program, which could provide funding of up to \$30,000 to help offset the costs associated with the playground surfacing. This grant is specifically aimed at covering expenses related to rubber surfacing made from recycled tires, intended for fully public, wheelchair-accessible projects such as playgrounds, water parks, fitness areas, walkways, running tracks, and playing fields.

Climate Impact

The proposed upgrades to Lakawanna Park aligns with Penticton's Community Climate Action Plan (CCAP) and promotes sustainability through several key initiatives. A significant focus of this project is the protection of existing trees, which helps regulate local temperatures and increases climate resilience within urban areas. The project also prioritizes accessibility, inclusive park spaces, and walkability; with pedestrian experience at the forefront, we make it more inviting to those on-foot rather than vehicular use. Lastly, although not

directly referenced within the CCAP, the use of recycled rubber surfacing, supported by the Tire Stewardship BC grant, minimizes waste and promotes sustainable practices, while providing accessibility benefits to the community.

Analysis

The proposed upgrades for Lakawanna Park are carefully designed to align with Council's strategic goals of fostering an inclusive, healthy, safe, and attractive community. These enhancements also support the initiatives outlined in the Parks and Recreation Master Plan and other relevant master plans. The current playground and spray park require significant improvements due to aging equipment and accessibility issues. City staff have engaged with the public and stakeholders, presenting two preliminary options and incorporating feedback received into the final design concept shown in this report. Community engagement findings revealed strong support for expanding the playground into the existing parking lot and this change has been reflected in the Final Concept Design. The estimated cost of the Final Concept Design is \$1,575,000, including 30% contingency, which exceeds the available funding by roughly \$175,000.

As a result, Staff are recommending that the City proceed with the detailed design and procurement of the full concept design as outlined in option 1. Once the actual costs are determined, staff will evaluate the need to potentially reduce the scope, phase the work, or identify other funding opportunities, but it may not be required given the contingency built into the current estimate relative to the approved budget.

Staff also evaluated a multi-phase approach (option 2) to implement the final concept, however, if the proposed two phases are constructed separately, it is estimated that the phased project would cost \$1,725,000, which is \$150,000 more than the single phase option, to account for duplication in construction costs (such as mobilization/de-mobilization, fence relocation, etc.) as well as the loss of economies of scale for certain materials and processes (such as asphalt, concrete, and site grading) and construction inflation. This estimate assumes that the second phase would be constructed relatively quickly as it only includes a small allowance for cost escalation, which would be expected if the second phase is planned within the next year or two.

Alternatively, Council may wish to direct staff to develop a detail design that fits within the existing approved budget, which would result in the renewal of the park in its existing footprint, without expansion. An alternate recommendation has been provided to Council should this be desired.

Alternate recommendations

THAT Council direct staff to proceed with a reduced scope of work that fits within the approved funding of \$1.35 million and remain within the existing park footprint.

Attachments

Attachment A – Lakawanna Playground – Preliminary & Final Design Concept

Attachment B – Lakawanna Playground Engagement Summary

Attachment C – Lakawanna Park Playground Design Concept Report

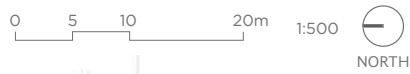
Respectfully submitted,

Ysabel Contreras
Parks Planner

Concurrence

General Manager of Infrastructure <i>KD</i>	Director of Finance and Administration AMC	City Manager AH
---	---	----------------------------

ENGAGEMENT CONCEPT 1



LEGEND

- | | | | |
|---|-------------------------------------|---|---|
| A Main entry plaza | E Play space (ages 5-12) | I Washroom plaza | M Secondary entry plaza |
| B Play space or water play plaza | F Picnic area | J Maintenance access | N Meandering path |
| C Swings | G Cafe patio | K Play space (ages 0-5) | O Proposed walkway in existing parking lot |
| D Tree play feature | H Improved garbage enclosure | L Feature tree with circular bench | [Dashed Blue Box] Existing park limit |

ENGAGEMENT CONCEPT 2



LEGEND

- | | | | | |
|---------------------------|---|-------------------------------------|---|---------------------|
| A Main entry plaza | E Tree play feature | I Existing garbage enclosure | M Open lawn | Existing park limit |
| B Swings | F Play space (ages 5-12) | J Washroom plaza | N Play space (Ages 12+); Parkour | |
| C Water play plaza | G Sensory board on existing wall | K Maintenance access | O Secondary entry plaza | |
| D Picnic area | H Cafe patio | L Play space (ages 0-5) | Playground expansion - future phase | |



FINAL DESIGN CONCEPT: PHASES 1 & 2



LEGEND

A Main entry plaza	•	•			
B Swings (all ages)	•				
C Water play plaza (all ages)	•				
D Picnic area	•				•
E Tree play feature	•		•	•	
F Play space (ages 5-12)	•				•
G Sensory board or mural	•			•	
H Cafe patio					
I Garbage enclosure with deck			•		
J Washroom plaza	•	•			
K Maintenance access		•			
L Play space (ages 0-5)	•				•
M Open lawn	•				
N Play space (Ages 12+); Parkour	•				
O Secondary entry plaza	•	•			
P Rubber safety surfacing	•	•	•	•	
Q Concrete walkway	•				
R Large gathering area	•	•			•
S Plaza with circular tree bench	•				•
T Nature play	•				•

- Existing tree
- Proposed tree
- Phase 1
- Phase 2



LAKAWANNA PARK PLAYGROUND

WHAT WE HEARD ENGAGEMENT SUMMARY

JANUARY 29, 2025

B E N C H



TABLE OF CONTENTS

3	PROJECT BACKGROUND
4	ENGAGEMENT OVERVIEW <i>Participation by the Numbers</i> <i>Ways We Engaged</i>
6	WHAT WE HEARD <i>Stakeholder Engagement</i> <i>Public Engagement</i>
8	CONCLUSION
10	APPENDICES <i>Appendix A: Engagement Timeline</i> <i>Appendix B: Walkshop Feedback</i> <i>Appendix C: Online Feedback Responses</i>

PROJECT BACKGROUND

The Lakawanna Park playground and spray park were constructed in 2000. Although a popular spot for residents and visitors, the park's aging components and outdated design restrict its use and accessibility, raising safety concerns for its users. As per the guidelines established in the 2018 Parks and Recreation Master Plan (PRMP), which sets replacement cycles for playgrounds at 20 years and spray parks at 15 years, the infrastructure at Lakawanna Park requires major upgrades. Several sections of the playground and spray park of Lakawanna Park are deteriorating and have undergone multiple interim repairs in recent years.

BENCH was engaged by the City of Penticton to develop two preliminary design options for the upgrades to the Lakawanna Park playground, guided by goals and priorities in existing City policies and master plans. A three-week public engagement process ran from October 23rd to November 17th, 2024 to collect feedback from the community regarding the design options. With the completion of this public engagement process, BENCH has now refined the design based on the feedback received, with the intent of project construction to begin in Fall 2025.

The following design priorities were identified through previous engagement and serve as a benchmark for the conceptual design options created.



Accessibility & Universal Design

Includes play equipment for diverse abilities and ages and accessible site furniture, pathways, and play surfaces.



Safety

Includes improvements to planting, fencing, and park entries to maintain clear sitelines and safe connections to surrounding streets and parking areas.



Urban Forest & Sustainability

Includes protecting root zones of existing trees, minimizing water use, incorporating permeable surfaces, and adding new tree plantings where possible.



Gathering Spaces

Includes site furniture for people of all ages, abilities, and sizes, and a range of sunny spaces for sitting and playing.



Creative Opportunities & Public Art

Includes interactive play ares and equipment plus visual, aural, and tactile stimulation.

ENGAGEMENT OVERVIEW

The purpose of community engagement was to consult with Penticton residents and stakeholders about the future design for Lakawanna Park playground. Residents were asked to share their priorities and identify any issues and considerations on the design options established for the park. BENCH and the project team also engaged with the City of Penticton stakeholders such as the Parks and Recreation Advisory Committee (PRAC) and the Accessibility Committee (AC) to present the conceptual design options and receive feedback on priorities and accessibility considerations.

This “What We Heard” report summarizes the community engagement findings that took place between October 23 and November 17, 2024 and the input received from the two stakeholder groups. During the public consultation phase, the City of Penticton heard from approximately 172 residents through the Shape Your City Lakawanna Park project page and two onsite workshops. Input will be used to inform the park’s future design.

PUBLIC PARTICIPATION BY THE NUMBERS

Approximately 172¹ people participated in the public consultation to share thoughts on Lakawanna Park.

- 60 workshop attendees at 2 events
- 112 survey submissions
- 1,100 individuals visited the Lakawanna Park project page on shapeyourcitypenticton.ca

WAYS WE ENGAGED

The public consultation approach used online and on-site, in-person workshops to gather feedback. The consultation inputs included the following:

ONLINE



Shape Your City | A project page was opened on the City’s engagement site, Shape Your City, on October 23, 2024. The project page included background information on the project, the established design priorities, as well as two conceptual design options. Residents were encouraged to review the information and provide feedback via an online survey.

IN-PERSON



Parks and Recreation Advisory Committee (PRAC) Meeting | BENCH virtually presented design priorities, two conceptual design options for the Lakawanna Park playground upgrades, and the project’s public engagement strategy to the PRAC on October 25, 2024. Feedback was used to inform the final concept design, which was presented to the PRAC on January 22, 2025.

¹ This number reflects the total number of workshop participants and the total survey submissions. However, some participants may have taken part in more than one engagement opportunity.

IN-PERSON (CONTINUED)



Accessibility Committee (AC) Meeting | BENCH presented design priorities and two conceptual design options for the Lakawanna Park playground upgrades to the AC on October 28, 2024. Feedback related to accessibility considerations was used to inform the final concept design, which was presented to the AC on January 21, 2025.



Onsite Walkshops | The consultation hosted two onsite walkshops to gather community input on the Lakawanna Park design improvements and priorities. The open environment and informal conversations in small groups provided a unique setting which supported more relaxed conversations between the design team, City staff and residents.

Participants were able to learn about the background of the project, the opportunities and constraints of the existing conditions of the park, as well as review two of the conceptual design options and the considerations for each. The walks were led by staff from BENCH and City employees from Parks and Communications departments. Participants were invited to fill out a paper survey form during or after the walkshop. In addition, QR codes were available on presentation materials throughout the walkshop that directed to the same survey questions online.

Note that the majority of walkshop attendees arrived on foot. They were predominantly residents from the immediate neighbourhood, many who currently have or previously had young children who enjoyed using the playground. Representatives from the YMCA also attended the walkshops to provide input on how the park is used in their programming.

- Saturday, November 2nd, 2024 - 35 participants
- Wednesday, November 6th, 2024 - 25 participants



WHAT WE HEARD

STAKEHOLDER ENGAGEMENT

PARKS AND RECREATION ADVISORY COMMITTEE

October 24, 2024 Meeting

The Parks and Recreation Advisory Committee reviewed the design concepts and identified safety improvements as a top priority, suggesting enhanced lighting and improving sightlines by keeping planting low. The committee also discussed the feasibility of installing a camera on the washroom building to assist with security.

Specific elements of the park were discussed, such as the importance of adequate seating for parents and caregivers, as well as the feasibility of having fixed or moveable furniture. There is also a desire to select site furniture with durability and longevity in mind. Parking was identified as an important element to consider, including areas for bicycles. The committee noted that there should be areas large enough to accommodate storage for large strollers and bikes with attachments (such as trailers). Committee members inquired about pet provisions within the park and it was confirmed these elements are outside of the current scope.

Overall, committee members showed support for playground expansion and recommended taking into consideration the projected population for the area.

January 22, 2025 Meeting

The PRAC reviewed the final concept design and was asked for its support in light of the proposed park expansion into the adjacent parking area. Committee members inquired about the phasing and clarification was given on the available funding only being enough to construct the first phase, with the second phase being constructed at a later date dependent on additional funding.

The committee expressed its appreciation of the presentation, particularly of the seating variation and quantity, as well as the attention to neurodivergent learning and play opportunities.

ACCESSIBILITY COMMITTEE

October 28, 2024 Meeting

The Accessibility Committee reviewed the design concepts and noted the importance of physical accessibility, especially relating to pathways around trees and the prevention of heaving from tree root growth. Safe and accessible connections to the parking lot were also identified as a priority, regardless of which option is developed. It was requested that the playground plan have flexibility for a safe future connection to the other park parcels on the west side of Power Street.

The importance of an accessible washroom was also noted; while not in the scope of this project, the City noted that upgrades to the washroom have been approved as part of the facilities projects in the 2025-2029 Financial Plan.

Committee members also discussed play options for neurodivergent children, noting the need for quiet spaces & less stimulating activities/locations, tactile and aural opportunities, nature play, voice activated play equipment, and infographics for non-verbal indication. The committee noted how important it is to include non-equipment items for play, such as slopes and looping paths.

Indigenization was noted as a consideration for the park. The AC identified individuals who can provide contacts to Penticton Indian Band, who can potentially contribute to art, naming, or other indigenization activities.

January 21, 2025 Meeting

The AC reviewed the final concept design, and requested that the garbage enclosure be made accessible. Members also inquired about the size of the new water play area, and it was confirmed that it is comparable to the existing water play area. While understanding that the washroom upgrades will be completed under a separate contract and funding allocation, the committee requested confirmation that the park design in this area will be compatible with the future washroom upgrades; this was confirmed.

PUBLIC ENGAGEMENT

The following table summarizes the responses received from both the online survey and onsite workshops, organized by topic.

PARK USAGE

The park is used year-round, but most use occurs in the spring, summer and fall seasons. Responses showed that 45% of respondents use the park a few times a month, and 27% use the park a few times a week. Almost half of respondents (49%) use the park in the afternoon while 35% use the park in the morning. 72% of travel to the park by private automobile, and 36% of respondents walk to the park.

PLAY EQUIPMENT

Respondents showed strong support for the provision of play equipment for children ages 0-12, with play spaces separated by age groups. Positive feedback was provided on the stated guiding principles of play equipment accessibility, universal design, and diversity of challenge. More than half of respondents (52.8%) supported having play equipment that can be used year round and cater to different age groups.

Workshop attendees were predominately in favour of focusing play equipment for children ages 0-12 and were less enthusiastic about expanding play opportunities for children 12+ in age. However, online survey participants expressed support for play equipment of all ages, including teenagers and adults.

PARK FEATURES	<p>The preservation of the existing trees received unanimous support from those who provided comment on this item. Respondents expressed a desire to focus play and seating elements in areas that have shade. Many also expressed a desire for additional seating, tables, and informal gathering spaces for picnics, children’s birthday parties, and caregiver use.</p>
SPRAY PARK	<p>Walkshop feedback was split on the importance of continuing to have a spray park or water play feature in this location, and 52.8% of respondents supported replacing the spray park with play equipment that could be used year-round. Yet feedback also showed that water play had the same high level of importance as did 0-12 play equipment, and many responses highlighted tot play and water play as the amenities most used during park visits. Additionally, 68% of responses stated a preference for Design Option 2, which included a spray park.</p>
PARKING & LANEWAY	<p>Many respondents supported the idea of reducing parking and redirecting the laneway onto Churchill Ave., identifying the parking area as an opportunity for more diverse play opportunities. However, a number respondents were not in favour of a reduction in parking stalls in the park.</p> <p>Several walkshop attendees identified safety concerns over the volume and speed of traffic in the lane to the south of the playground.</p>
SAFETY & ACCESSIBILITY	<p>Fencing was identified as a high priority to maintain at the park for safety concerns. Improving lines of site at entrances, accessibility, and universal design within the park were largely found to be desirable and positive.</p> <p>Walkshop participants expressed the most concern with actual and perceived conflicts with the homeless population using the washroom on the east side of the building, using park planting areas as washrooms, littering, and causing damage to the fence on the east side of the playground. Walkshop attendees also identified teenagers as a potential safety concern, though they seldom actually cause trouble.</p>

CONCLUSION

In addition to collecting feedback from residents and stakeholders on their priorities and considerations for the redesign of the Lakawanna Park playground, a primary goal of the engagement process was to gather feedback that would help the design team gauge interest in maintaining the spray park, and to determine whether participants would like to see the playground expanded into the existing parking area. After compiling feedback from stakeholders, the Shape Your City Lakawanna Park project page, and the two onsite workshops, it became clear that the guiding principles used in the initial design phase were largely supported and that Option 2 was preferred overall; a water play element was important to continue to include for younger age groups and, while loss of parking is a concern, an expansion of the playground into the existing parking area was still seen as desirable. Natural elements are a priority for park users, with nearly unanimous support for retaining the existing trees and ensuring their continued health.

While feedback on many issues was like-minded, there were two key areas where respondents disagreed. First, responses diverged greatly between workshop attendees and online participants regarding which age groups should be prioritized in the playground redesign. Workshop attendees were more hesitant to support play equipment for those over the age of twelve than were online participants; this potentially could be attributed to a difference in demographics between workshop attendees and online participants from across the broader City.

Second, a small majority of respondents supported replacing the spray park in favour of play equipment for year-round use; at the same time, water play was identified as one of the most important amenities for park users. Although the results seem contradictory, there is an opportunity to meet both of these needs by replacing water play features with those that still offer play value outside the summer months, even when the water is turned off.

Additional to what was presented in the design concepts, a few key areas of interest were identified. The Accessibility Committee, in particular, encouraged the inclusion of play features and equipment that accommodate neurodiverse children and differing learning abilities and styles. Furthermore, many respondents were clear in their desire for not only ample seating opportunities within the playground, but also a diversity of seating and gathering options. Flexibility should be considered for varying group sizes (from an individual caregiver wanting to watch children on the playground, to a small children's birthday party or family picnic) and physical requirements (from parking areas for strollers and bikes with trailers, to both shady and sunny seating locations throughout the day). This feedback has all been carefully considered for the final design concept which builds upon the strengths of this popular park while enhancing safety and accessibility for all community members.

APPENDIX A: ENGAGEMENT TIMELINE

DATE	ACTIVITY
October 23, 2024	Project information and feedback form on www.shapeyourcity.ca
October 23, 2024	PRAC presentation
October 25, 2024	Press Release
October 28, 2024	Invitation to attend walkshop sent to Queens Park Elementary
October 28, 2024	AC presentation
October 30, 2024	Social Media Post
November 2, 2024	Walkshop #1
November 3, 2024	Social Media Post
November 4, 2024	Invitation to attend walkshop sent to YMCA Penticton
November 6, 2024	Walkshop #2
November 13, 2024	E blast
November 14, 2024	Social Media Post
November 17, 2024	Deadline for feedback forms
January 21, 2025	AC presentation
January 22, 2025	PRAC presentation

APPENDIX B:**COMMENTS RECEIVED AT WALKSHOPS****PROGRAM**

- Suggestions included focusing the park on toddlers and younger children, while newer developments to the adjacent park (Lakawanna West and South) could cater more to older kids
- Protecting existing trees in the area is crucial to maintain the park's natural beauty
- This is a valuable park for small children; majority of people want focus of the park to be kids ages 2-12
- Good idea to separate play areas by age. Concern about conflict between younger and older kids; older kids sometimes engage in unsafe behaviours and encourages younger kids to jump from heights or spraying water at them inappropriately when using the spray park
- More seating needed, especially tables
- 12+ wouldn't want to come here, what would they do? They don't want to be near little kids

SPRAY PARK

- Many expressed a love of the spray park and a desire for it to be usable year-round rather than only seasonally, while some also value the preservation of the spray park
- A few people think the spray park is under utilized or unnecessary

PARKING

- Many people identified the importance of the parking area
- Questions regarding paid parking arrangements were raised, with many expressing apprehensions about insufficient parking availability, especially during peak seasons
- If issues with the parking persist, it was proposed that the area near the tennis courts could be developed into more parking space to allow for further expansion on the park
- Several people disagreed, saying that the parking lot is rarely full (apart from July and August), and that this land shouldn't be wasted on so much parking

SAFETY AND ACCESSIBILITY

- There were suggestions on considering how the park integrates with the larger Lakawanna Park area. Improved sightlines, better entry points from adjacent streets and the parking lot, as well as better lighting throughout the park were emphasized for safety and accessibility
- Overall, there seems to be a favourable opinion towards the idea of expanding the park, although logistics around parking and washroom access need improvement, including better wayfinding signage
- The current asphalt ramp has been identified as a problem. Plans for the new playground should incorporate rubber surfacing to enhance safety
- Issues with the washrooms include homeless individuals frequently lock themselves inside, which raises safety concerns, particularly when children are present
- Fencing considered important for safety of small children and to keep users out at night (including several people in favour of locking gates at night)

- General positivity about focus on accessibility and universal design
- Re-routing of laneway is looked upon favourably; current speed of traffic in laneway was expressed as a concern
- Occasionally, large groups of teenagers congregate in the back area, creating a sense of unease, although they seldom cause direct trouble
- Several comments about fear of teenagers in this park or stereotype of teenagers as trouble-makers

WASHROOM

- There are ongoing concerns regarding the washroom's accessibility, with some areas not fully meeting the needs of all users
- A significant concern is related to the management and upkeep of the restroom facilities. Many users mistakenly believe the washrooms are the responsibility of the restaurant, leading to confusion and complaints when supplies run low

OTHER

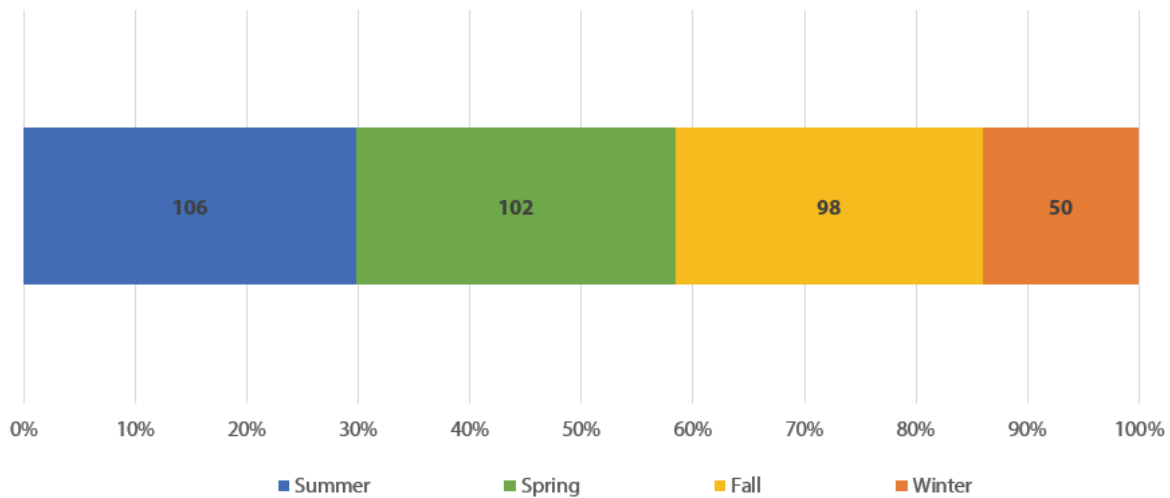
- Concerns about the orientation of slides have been raised, as those facing south tend to heat up and become unusable
- Many community members shared stories about their generational ties to the park, with grandparents reminiscing about the park's use in their children's youth and now enjoying it with their grandchildren. The park is recognized as one of the most popular, second only to Skaha Discovery Park
- Local business owners expressed a positive outlook regarding the proposed changes for the project, recognizing it as an overall improvement for the community

APPENDIX C: ONLINE FEEDBACK RESPONSES

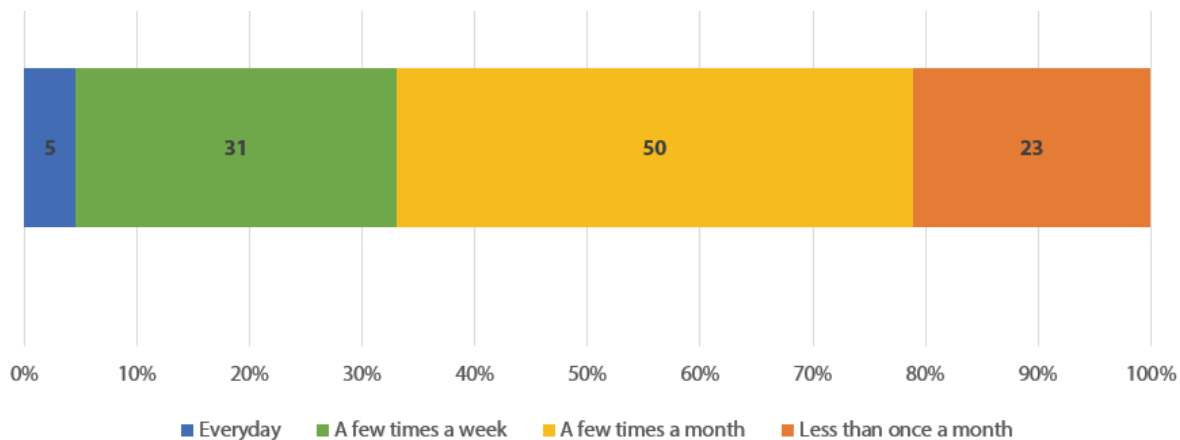
1. Please enter your postal code to help us understand where Lakawanna Park users live.

This question received 106 responses.

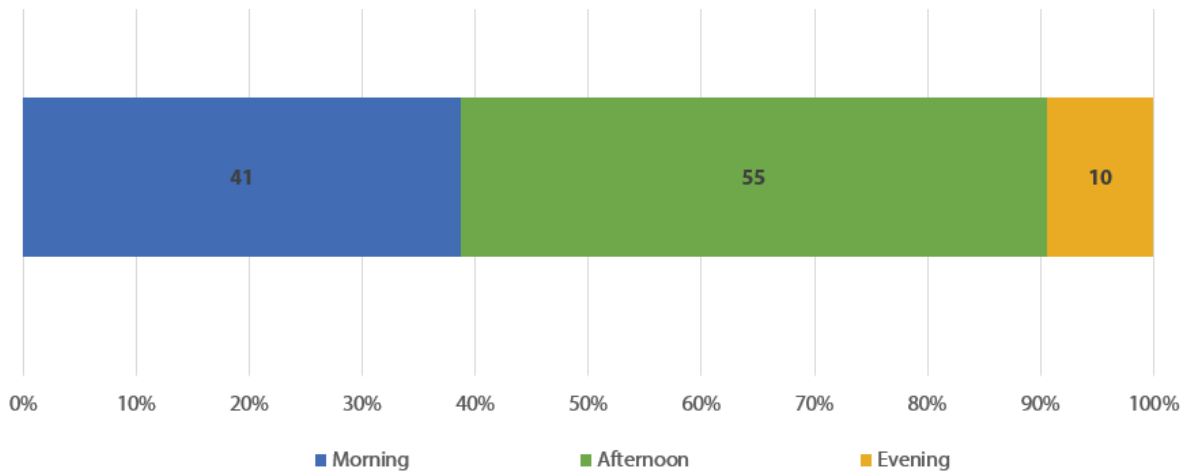
2. Which season(s) do you visit Lakawanna Park? Choose all that apply.



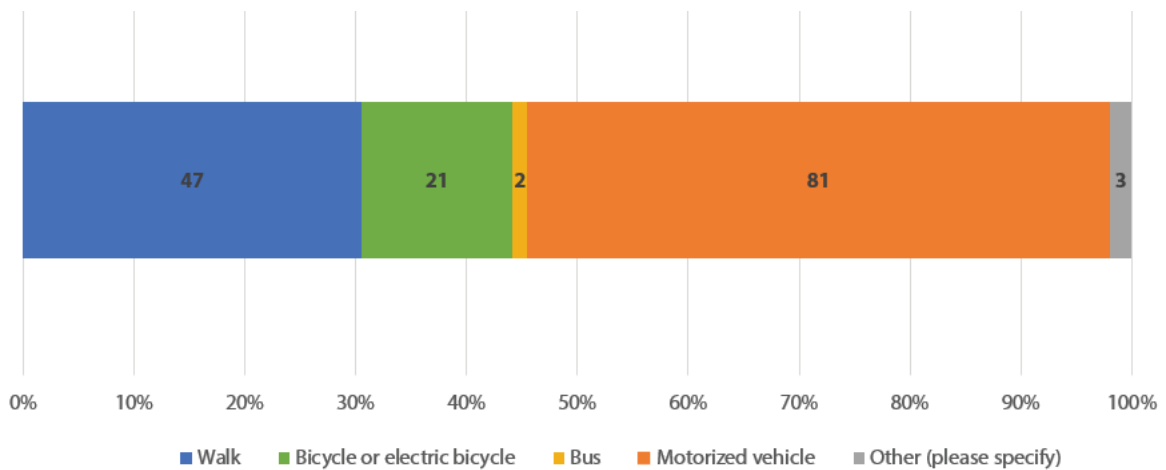
3. How often do you come to the park?



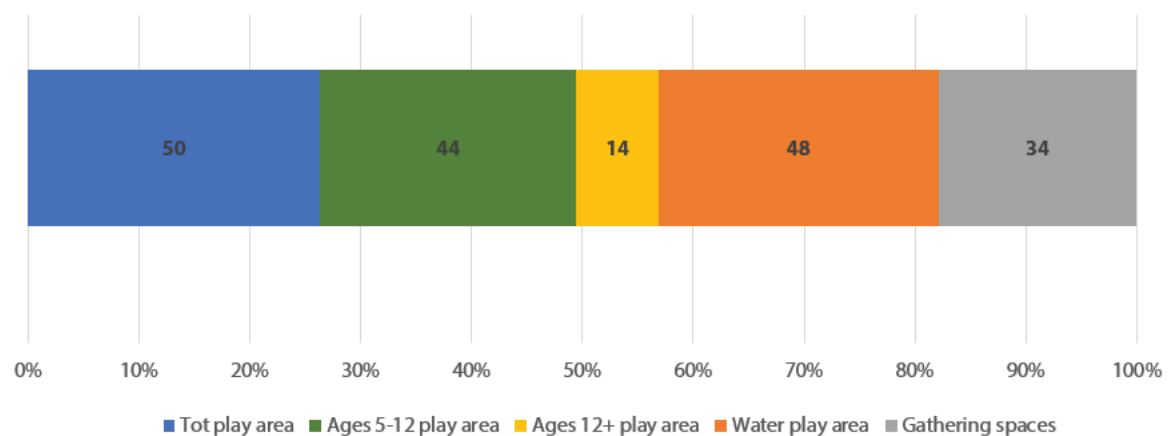
4. What time of day do you usually visit the park?



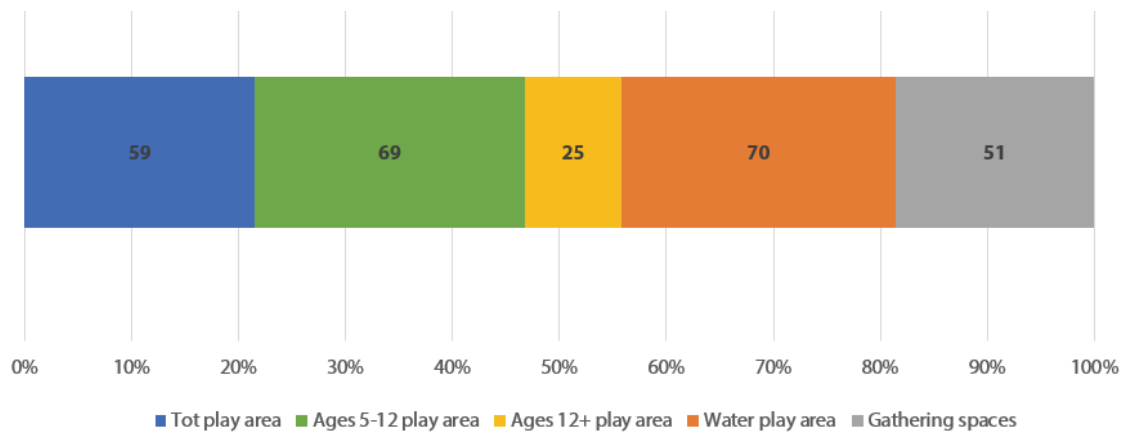
5. What modes of transportation do you use to get to the park?



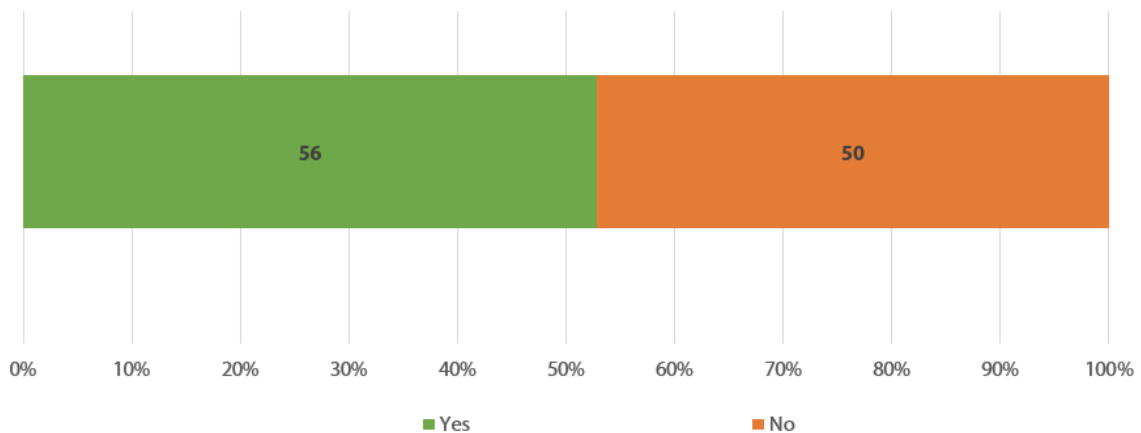
6. Which of the following areas would you (and/or those under your care) use the most? Please select up to 2.



7. Which amenities in this area are most important to you (and/or those under your care)? Please select up to 3.



8. Would you support replacing the spray park with additional play equipment that could be used year-round and cater to different age groups?



9. What do you like about Design Option 1?

A summary of the themes and comments are provided here. Full comments are available at shapeyourcitypenticton.ca

- Tree play feature
- Keeping the spray park feature
- Greater accessibility access
- Keeping the parking lot
- Separated areas/structures based on age
- Perimeter walkway and improved garbage enclosure
- Maintaining existing footprint

10. What could be improve in Design Option 1?

- Grass areas to sit with infants
- More complex play structures for older children
- More grass areas, no meandering path
- Wind protection from lake
- Swings closer to tot area
- Parking for strollers, striders, bikes and trikes
- More picnic areas
- Better washroom access, more facilities
- Keep the spray park
- Desire to not include 12+ area at this location

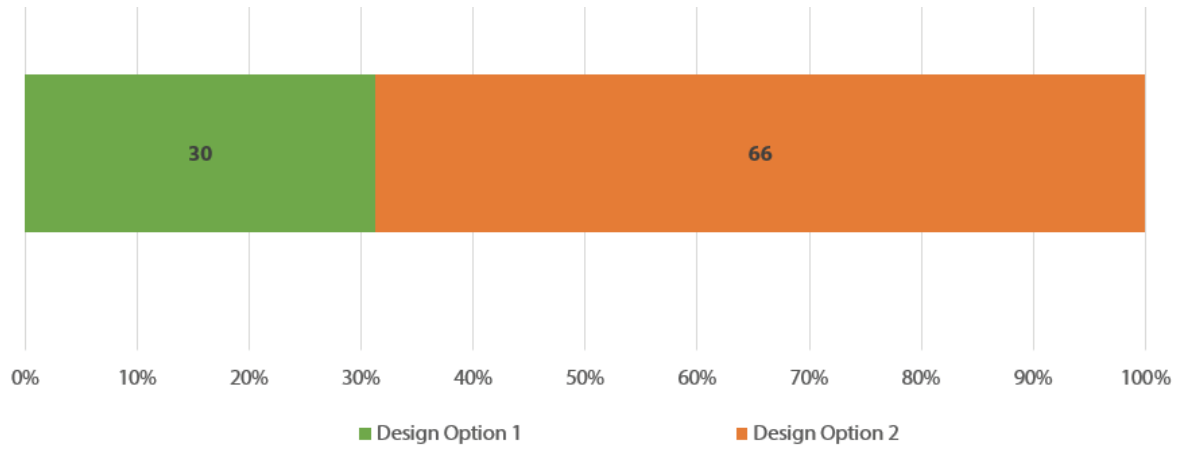
11. What do you like about Design Option 2?

- Increased seating
- Park expansion and elevated tree area
- Parkour area and sensory wall
- Redirection of laneway to Churchill Ave access
- Additional seating and informal gathering spots
- Diverse play options for various ages
- Spray park

12. What could be improved in Design Option 2?

- Don't reduce parking
- Incorporate toddler swings with rest of swings
- Make the spray park with features that can be used year-round/off-season
- Tot space and young kid space are too far apart, difficult for families with multiple aged kids
- Parking for strollers, bikes, wagons
- Keep washroom access, improve access
- Ensure the park is fully fenced
- Concern for emergency vehicle access to laneway if accessed from Churchill Ave, it is a very tight corner
- Add monkey bars

13. Which design option do you think serves the community best?



LAKAWANNA PARK PLAYGROUND *DESIGN CONCEPT*



JANUARY 2025

This page is intentionally left blank

PROJECT SUMMARY

This report presents the final design concept for the redesign of the Lakawanna Park Playground, part of the City of Penticton's 0.8 hectare (4 acre) Lakawanna Park. As the project is refined, this report will guide decisions related to the park's detailed design, form, and character.

The Lakawanna Park playground and spray park are much-loved components of this City-wide park, located across the street from Okanagan Lake. While a popular spot for residents and visitors, the playground's aging components and design restrict its use and accessibility. The playground and spray park were constructed in 2000, and with the City of Penticton's Parks and Recreation Master Plan (2018) recommended replacement cycles for playgrounds at 20 years and spray parks at 15 years, both are due for replacement.

Following reviews of site conditions and relevant municipal policies and guidelines, a series of design priorities were developed to

help guide the conceptual design process. This resulted in the creation of two design options which was used in a three-week public engagement process involving members of the community as well as key user and advisory groups. Those consulted were asked about their most desired elements within the playground area, issues and concerns that they wished to be addressed in the redesign, and whether they favoured larger potential changes to the playground (such as keeping a water play element or replacing a portion of the existing parking area with an expansion of the playground).

Feedback was overwhelmingly positive and

constructive, with most people expressing a fondness for this shaded and centrally-located playground and their support of a redesign that is focused on the identified design priorities (discussed in the next section). With the City of Penticton Council's support, the project will move into the detailed design phase, with the intention of construction beginning in late 2025.

DESIGN PRIORITIES

While the Lakawanna Park playground and spray park have been well-used for many decades, their replacement also offers an opportunity to respond to changing desires in the design and function of such amenities. The redesign process began with a site inventory and analysis, which helped to establish an understanding of the site's assets, opportunities, constraints, and challenges.

City of Penticton staff identified five priorities for the playground redesign:

1. Increasing play opportunities, including considering expanding the area available for play;
2. Increasing accessible opportunities;
3. Protecting existing trees;
4. Allowing flexibility to accommodate connectivity and multi-generational use; and
5. Enhancing park safety.

A review of the City's established guidelines in bylaws and Master Plans relating to parks, playgrounds and recreation included:

- *2018 Parks and Recreation Master Plan*
- *Official Community Plan 2045 (Bylaw 2019-08)*
- *Zoning Bylaw No. 2021-01*
- *Urban Forest Management Plan (2024) & City Tree Protection Bylaw No 2001-26*
- *Transportation Master Plan (2021)*
- *Accessibility Plan 2023-2026*

Integrating the information from these sources, resulted in the five Design Priorities shown to the right which guided the Lakawanna Park playground redesign.



Accessibility & Universal Design

Play equipment for diverse abilities and ages; accessible site furniture, pathways, and play surfaces.



Safety

Improvements to planting, fencing, and park entries to maintain clear site lines and safe connections to surrounding streets and parking areas.



Urban Forest & Sustainability

Protecting root zones of existing trees, incorporating permeable surfaces, and adding new tree plantings where possible.



Creative Opportunities & Public Art

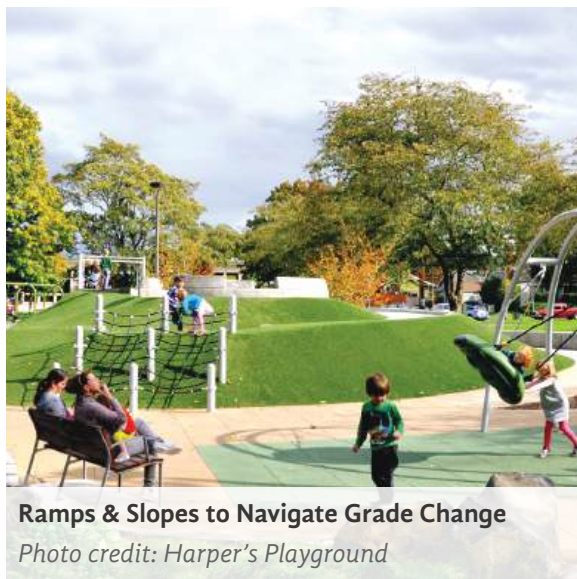
Interactive play areas and equipment plus visual, aural, and tactile stimulation.



Gathering Spaces

Site furniture and flexible gathering options for people of all ages, abilities, and sizes, and a range of sunny and shaded spaces for sitting and playing.

ACCESSIBILITY & UNIVERSAL DESIGN



Ramps & Slopes to Navigate Grade Change

Photo credit: Harper's Playground



Accessible Play Equipment

Photo credit: Metro Recreation



Pathway Materials for Feet, Wheels, & Walkers

Photo credit: Klopfer Martin Design Group

Accessibility and universal design are identified priorities for the City's public spaces, including parks and playgrounds. Accessible playground design specifically considers the needs of children with physical and sensory disabilities, providing spaces and elements that can be navigated by wheels and walkers, or experienced by touch and sight. Because children and their caregivers have varying ages and abilities,

attention will also be given to playground-related infrastructure, including safe access from the adjacent parking area, accessible washroom availability, and comfortable seating types and locations. Accessible circulation routes and play surfacing, along with play equipment that can be used by children with disabilities or mobility aids, will be a priority.

Universal design emphasizes spaces and elements that are flexible, usable, and understandable for many abilities, including those who may be neurodiverse or have differing learning styles. As such, the Lakawanna playground will offer spaces and play equipment for a range of motor, social, and sensory development. Alternatives to printed text, such as braille, colour contrast, and pictograms, will also be considered.



SAFETY



Visually Permeable Fencing

Photo credit: Wilder Fence Company

Safety is a primary consideration for this playground. Problems of after-hours vandalism and anti-social behaviours in the park have been identified; the use of the existing washroom by non-playground users and the homeless population is a particular concern of many parents and caregivers.

Crime Prevention Through Environmental Design (CPTED) principles will be applied to the design. The playground and spray park areas will remain fenced to protect



Low Plantings and Clear Lines of Sight

Photo credit: Martha Stewart Living

small children from entering traffic, but the ability to see clearly through and over this fencing will provide a more secure atmosphere. Consideration to keeping the exterior washroom building open during the off-season to reserve the playground washroom for park users is recommended. Providing lighting in strategic locations, and increasing multi-season use of the playground, will animate the space and offer more 'eyes on the street' during off-peak times.



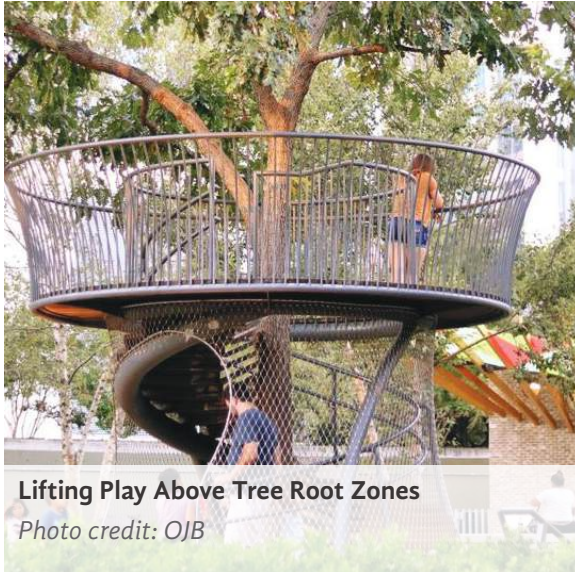
Increasing Year-Round Usability

Photo credit: Yalp Interactive

Low and durable groundcover plantings will be used to deter garbage accumulation and undesirable uses, and clear sight lines throughout the playground will be maintained. In particular, the park entries will be improved for visibility and safe connections to the surrounding community.



URBAN FOREST & SUSTAINABILITY



Lifting Play Above Tree Root Zones

Photo credit: OJB

Urban forests are recognized as an important element of both human comfort and ecosystem services within communities. Lakawanna Park, including the playground area, has exceptional mature tree specimens that are recognized by the community as one of its most valuable assets.

An arborist's review was completed as part of the preliminary design phase. All but two trees in the Lakawanna playground



Prioritizing Permeable Surfaces

Photo credit: Mikyoung Kim Design

and parking area were identified to be healthy and robust. These trees create a comfortable and shaded playground, and offer unique and fun play opportunities for children; they will be a highlighted feature of the playground redesign.

The use of permeable materials will be maximized to allow rainwater infiltration, and new tree plantings will be added where possible. Tree root zones will be protected



Low-Impact Footings (Pre-Boardwalk Installation)

Photo credit: Techno Metal Post

by elevating children's play and minimizing foot traffic with the use of groundcover plantings and low-impact construction methods, such as the use of helical piles and hand digging.



CREATIVE OPPORTUNITIES & PUBLIC ART



Interactive Play Elements

Photo credit: ArchDaily

The playground redesign should foster creativity both in its design and use. Play elements that support creative and social development will be emphasized, such as interactive panels, natural play elements, and spaces to hide, perform, and visit. Visual, aural, and tactile stimulation will all be considered in play equipment,



Open-ended & Creative Play Opportunities

Photo credit: Atelier Pierre Thibault

wayfinding, and play surfaces.

In addition to re-locating the existing sculpture within the playground, opportunities for incorporating new public art will be suggested. Vertical surfaces, such as fences and the south exterior wall of the cafe and the washroom building, offer great



Murals and Colourful Public Art

Photo credit: Downtown Raleigh Alliance

opportunities for colourful and engaging artwork or additional play features. Likewise, horizontal surfaces, such as rubber play surfacing, walkways, and bench tops, can be used to add pattern and colour to the playground, inspiring imaginative games.



GATHERING SPACES



Varied Seating Options

Photo credit: ArchDaily



Accessible Furniture

Photo credit: Barco Products Canada



Informal Boulder Seating at Play Edge

Photo credit: Site Design

While play equipment is the primary draw to the playground, various types of small and medium-sized gatherings are common uses and functions identified by the community. Caregivers may need or want comfortable or accessible seating options, while daycare groups and young families may wish for tables for a play date or small birthday party.

Including spaces to park strollers or bike trailers will also be of use to increasing these community services.

To accommodate people of varying abilities and ages, comfortable and flexible seating will be provided throughout, from informal boulder seating next to the tot

play area to extra large picnic tables able to accommodate group gatherings. A range of accessible options will be provided, including wheelchair-friendly picnic tables and benches with backs and armrests. These will be placed to allow seating options with both shaded and sunny aspects.

PUBLIC ENGAGEMENT

A community engagement process took place in the fall of 2024 to consult with Penticton residents and stakeholders about the future design of the Lakawanna Park playground. Two conceptual design options were presented that incorporated the stated Design Priorities; participants were asked to share their preferences and identify any issues and considerations for the development of the final concept.

The major difference between the two options was a proposed expansion into the adjacent parking area, which would require the re-routing of the laneway and the conversion of 12 parking stalls to a play space for older children. Feedback was also

sought on the value of the spray park/water play area to inform whether this component should be re-purposed for additional play space.

The feedback received from all individuals and groups engaged was generally positive about focussing on accessibility and universal design, safety, and protection of the park's mature trees. Although the results were mixed regarding the water play area, there was a common desire for it to be usable year-round rather than only seasonally. The majority of respondents were in favour of seeing improvements in seating options and gathering areas, and for expanding play options for older children,

with some even expressing a desire for adult fitness options. While the majority of respondents registered their preference for Option 2, which included a phased expansion into the existing parking area, some people were nonetheless concerned at the loss of parking facilities.

See Appendix A for further details on the public engagement process and results.

ENGAGEMENT CONCEPT 1



LEGEND

- | | | | |
|---|-------------------------------------|---|---|
| A Main entry plaza | E Play space (ages 5-12) | I Washroom plaza | M Secondary entry plaza |
| B Play space or water play plaza | F Picnic area | J Maintenance access | N Meandering path |
| C Swings | G Cafe patio | K Play space (ages 0-5) | O Proposed walkway in existing parking lot |
| D Tree play feature | H Improved garbage enclosure | L Feature tree with circular bench | [Dashed Blue Box] Existing park limit |

ENGAGEMENT CONCEPT 2



LEGEND

- | | | | | |
|---------------------------|---|-------------------------------------|---|---------------------|
| A Main entry plaza | E Tree play feature | I Existing garbage enclosure | M Open lawn | Existing park limit |
| B Swings | F Play space (ages 5-12) | J Washroom plaza | N Play space (Ages 12+); Parkour | |
| C Water play plaza | G Sensory board on existing wall | K Maintenance access | O Secondary entry plaza | |
| D Picnic area | H Cafe patio | L Play space (ages 0-5) | Playground expansion - future phase | |

FINAL DESIGN CONCEPT

Feedback received during the engagement process, combined with the design priorities, was used to refine and produce a final design concept. This concept consists of two construction phases. Phase 1 encompasses the existing playground footprint, but also includes minor interim safety improvements to the parking area connection on the south side. Phase 2 displays the expanded play area into the existing parking lot, which results in re-routing of the laneway to exit onto Churchill Ave.. The main park entry on this south side would be relocated to open onto a small entry plaza on Power St. and improves visual connectivity across Power St. to the rest of Lakawanna Park.

The following pages discuss specific features of the final design concept, which is shown on pages 15, 16, and 17.



Inclusive Play

Photo credit: Edmonton Playgrounds

ACCESSIBILITY & UNIVERSAL DESIGN

All circulation routes and the majority of play surfacing throughout the playground aims to use accessible concrete and rubber safety surfacing. All furnishings will be designed for a range of user needs, with options including bench backs and armrests,

varied seat height and style, and tables with different lengths, seats, and accessible table overhangs.

Play areas will offer diversity for age groups but also for play and learning types, with options for both active and quiet play, creative and physical play. Both braille and pictorial wayfinding will be provided, and sensory experiences will include interactive panels, colourful art, textural experiences, and noise-making elements. Nature play areas allow children to interact with natural elements such as boulders, logs, and bark mulch surfacing.

The large tree structure in the central play area has a ramped approach, and multiple options for getting up and down: ladders, slides, ropes, and poles. The swings extending off the play tower will

have toddler, group, and adaptable swinging opportunities.

SAFETY

The entries to the playground have been reconfigured to prioritize visibility and safe community connections. The Lakeshore Drive entry is more direct and offers clear views into the main playground area, as well as new bike parking and a welcoming picnic plaza and lawn area. The entire playground will be fenced with low and visually permeable fencing. The south playground entry, set back from the road, has been reconfigured to provide a safer connection to the parking area, reducing children's exposure to street traffic in both the Phase 1 interim condition and at the build-out of Phase 2.



Water Plaza

Photo credit: OJB

The suggested year-round opening of the washroom on the west side of the building, along with welcoming improvements to this small washroom plaza, would discourage non-playground users from using the washroom in the playground's interior. The



Weight-activated Water Play

Photo credit: Waterplay

removal of the existing cedar hedge along the east property line will reduce hiding places within the playground; new plantings will consist of low groundcovers, well-spaced ornamental grasses, and single-stemmed trees for clear sight lines and a reduction



Ramps and Colour

Photo credit: Kinetics Play

in inconspicuous spots for undesirable behaviours.

The redesigned water play plaza will offer play value in all seasons, whether the water is turned on or not. Colourful posts with

weight-activated controls in the plaza paving will mist and squirt as children weave in and out; a focus on discovery is emphasized with movable and operable water play components. Decorative concrete paving will mimic waves and shoreline patterns.



URBAN FOREST & SUSTAINABILITY

All existing trees will be maintained, except a single tree that was identified as unhealthy in the arborist's review. The protection of these trees and their root zones is prioritized with the use of permeable materials (rubber safety surfacing and bark mulch) and sensitive construction (hand work and low-impact footings). Additional trees will be added to the playground to further build the canopy.



Existing Park Trees

Photo credit: BENCH

To further capitalize on the play value of trees, an elevated tree deck will bring children up above the playground and offer play elements such as bridges, ramps, ladders, slides, and cues for creative play.

CREATIVE OPPORTUNITIES & PUBLIC ART

Children’s creativity will be fostered by encouraging open-ended play with quiet meeting spots, informal performance spaces, moving parts, natural play elements, and circulatory patterning in paving surfaces. Colour and textural elements will be incorporated throughout the playground.

There are also opportunities to incorporate public art and First Nations elements throughout various features of the park.

GATHERING SPACES

Many park users highlighted the importance of seating and gathering spaces in the engagement process. The final concept design provides benches and tables in a variety of locations around the playground

so that they may be used by caregivers who need a place to temporarily store belongings, as well as for those who want to sit and watch the children on the playground. Moreover, multiple respondents stressed the importance of seating and tables that can be used for groups, such as family picnics, daycare groups or children’s birthday parties, and so both small and large seating plazas have been included in the design. The large gathering area to the east of the building offers both large harvest tables and individual chess tables.

In summary, the final concept design for the Lakawanna Park playground offers a space that is safe for children to play, and welcoming for people of multiple ages and abilities. This plan maintains the features that have made this a loved and well-used






playground for several generations of residents while incorporating new features to address goals for City parks, such as accessibility and safety. The joy and excitement of children’s play is supported by new and fun play opportunities that aims to challenge children physically, creatively, and cognitively for years to come.







FINAL CONCEPT PLAN: PHASES 1 & 2



LEGEND

					
A Main entry plaza	•	•			•
B Swings (all ages)	•				
C Water play plaza (all ages)	•				
D Picnic area	•				•
E Tree play feature	•		•	•	
F Play space (ages 5-12)	•			•	•
G Sensory board or mural	•			•	
H Cafe patio					
I Garbage enclosure with deck			•		
J Washroom plaza	•	•			
K Maintenance access		•			
L Play space (ages 0-5)	•				•
M Open lawn	•				
N Play space (Ages 12+); Parkour	•				
O Secondary entry plaza	•	•			
P Rubber safety surfacing	•	•	•	•	
Q Concrete walkway	•				
R Large gathering area	•	•		•	
S Plaza with circular tree bench	•				•
T Nature play	•				•

	Existing tree
	Proposed tree
	Phase 1
	Phase 2



LEGEND

- 1A** Interim park entry plaza
 - 1B** Painted crossing
 - 1C** Accessible parking stalls
 - 1D** Interim planting bed
 - 1E** Maintain existing trees
-
- Existing tree
 - Phase 1 interim improvements to existing parking area



FINAL CONCEPT PLAN: PHASE 1 INTERIM PARKING IMPROVEMENTS



APPENDIX A: ENGAGEMENT SUMMARY

ACKNOWLEDGEMENTS

PREPARED FOR:

City of Penticton

Ysabel Contreras, Parks Planning and Capital Projects Coordinator

Tory Young, Parks Technician

DESIGNED BY:

Project Lead

BENCH Site Design Inc.





Staff Report

penticton.ca

Date: February 11, 2025
To: Anthony Haddad, City Manager
From: Scott Boyko, Public Works Manager

File No: 6240-01

Subject: Beach Accessibility Report & Mobi-Mats

Staff Recommendation

THAT Council receive into the record the report dated February 11, 2025, titled "Beach Accessibility Report & Mobi Mats";

AND THAT Council approve the purchase of additional Mobi-mats and Chairs for \$30,000 to be funded from the Gaming Reserve;

AND THAT the 2025-2029 Financial Plan be amended accordingly.

Strategic priority objective

Vision: Penticton is a connected, resilient and healthy waterfront city focused on safety, livability and vibrancy.

Culture: We are committed to open communication, integrity, and professionalism to build public trust through excellence in all that we do. We embrace modernization, innovation and adaptability to meet the evolving needs of our community, fostering a culture of engagement and purpose.

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth, focusing on creating an inclusive, healthy, and vibrant community.

Background

In 2024, multiple residents in Penticton nominated the City for a national contest called Accessing Paradise which resulted in the donation of 150ft of Mobi-mat, 4 decks, and 2 chairs, to be deployed to enhance beach accessibility for the community. The feedback on the deployment of this asset at Sudbury beach was extremely well received.

At the October 15, 2024 Regular Council Meeting, Council received the City of Penticton Accessibility Plan 2023-2026 Annual Progress report and Council inquired about the possibility of expanding the Mobi-mat program in the City, through the following resolution:

302/2024

It was MOVED and SECONDED

THAT Council direct staff to find out the costs of Mobi-Mats that could be purchased and installed for the 2025 spring and summer season.

CARRIED UNANIMOUSLY

This report brings forward the requested information, as well as a summary of the current accessibility features in both Okanagan and Skaha Lake beach fronts.

Current Features:

The City of Penticton currently has a number of beaches on each lake that have varying levels of accessible access as outlined below:

Okanagan Lake Beach

- Near Power Street, a wheelchair accessible ramp goes from the main walkway down to a platform which includes a firepit and an accessible picnic table.
- West of Lakawanna Park, a wheelchair accessible ramp goes from the walkway and leads down to a concrete walking path that goes to the water's edge, but does not reach the water, and also has picnic tables.
- Just east of Riverside Drive, a wheelchair accessible ramp goes from the main walkway down to a platform with a picnic table.



Okanagan Lake Park (east of the Lakeside Resort)

- East of the Lakeside Resort, there is a wheelchair accessible concrete ramp to the beach, near the dog park. The ramp will be extended closer to the water's edge in 2025 and was approved as part of the Dog Park Upgrades as shown in Appendix A.

Skaha Lake Park

- Near the concession stands at the center of the park, there is a wheelchair accessible concrete ramp which leads to a concrete platform with two accessible tables.

Sudbury Beach

- Sudbury Beach is now home to a Mobi-mat and two Mobi-chairs that provides improved accessibility into the lake. The mat is located on the east side of Sudbury Beach. It is seasonal in the spring and summer and is currently closed for the season. The mats are accessible during regular summer beach hours and the Mobi-Chairs are available on a first-come, first-serve basis from the SUP Glow stand from 9 a.m. to 7 p.m. during summer.

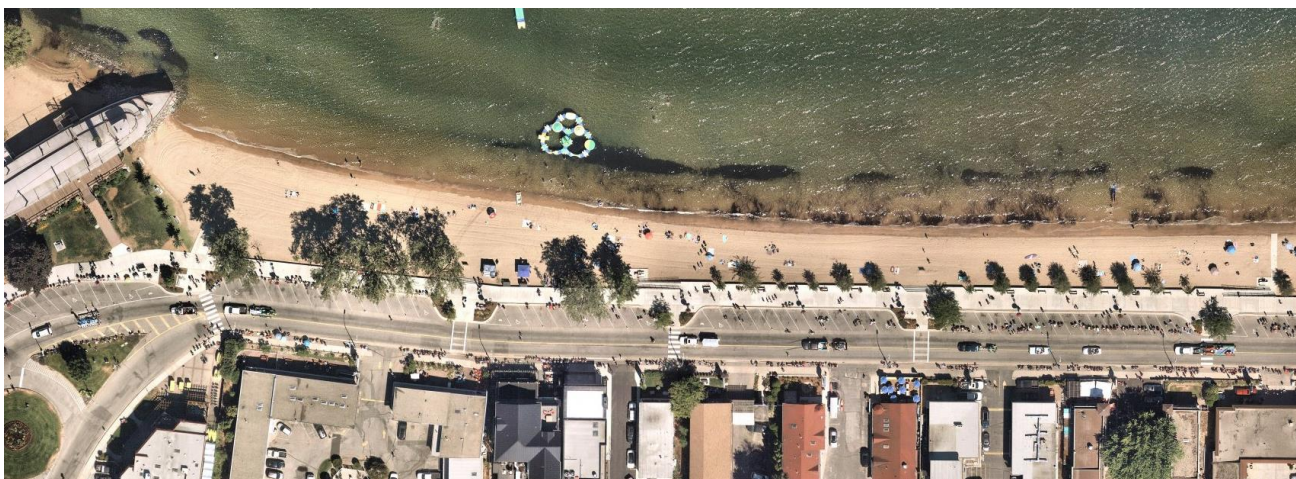


Expansion of Mobi-mats:

The recent addition of the Mobi-mats and chairs at the Sudbury beach location proved to be well received by the community, and the partnership with Glow SUP Adventures Inc. to facilitate the opportunity of the chairs was critical to the success of the addition. The versatility of the Mobi-mats to be deployed quickly and easily, combined with their ability to move to alternate locations based on demand, need, or operational changes is also a positive feature of the Mobi-mats.

In response to Council's direction, staff have been exploring the potential to purchase additional Mobi-mats and chairs, and to determine an appropriate location to deploy them if purchased. The estimated cost to purchase the required equipment (both the mat and the chairs, similar to the Sudbury arrangement) is \$30,000.

In terms of where the equipment could be deployed, staff reviewed a number of opportunities and felt that enhancing the existing walkway and ramp on the west side of Okanagan beach would be both strategic and cost effective. This location would allow for existing accessibility amenities to be co-located and enhance the user experience, as well as provides the potential for partnering with vendors in the area that could support managing the chairs on a day-to-day basis.



Staff did also consider if more permanent infrastructure should be considered instead of the expansion of the Mobi-mats and chairs. However, permanent infrastructure costs are significantly higher, do not provide the flexibility to change sites, can involve significant environmental permitting, are subject to erosion due to

wave action, and do not provide the accessible connection further into the water as can be facilitated by a Mobi-mat.

Increasing beach accessibility in the City of Penticton aligns with City of Penticton Accessibility Plan 2023-2026, particularly the guiding principles and vision statement: *“The City of Penticton is committed to ensuring that residents of all abilities have equal and independent access to municipal services and aims to remove barriers to continually improve the accessibility of our community, ensuring that all residents and visitors alike experience the same quality of life throughout all seasons”.*

The City of Penticton will be undertaking a community-based beach accessibility assessment with grant funding received from BC Healthy Communities in 2025. This assessment will provide further information as to the impact of Mobi-Mats and will likely identify other opportunities to improve accessibility at the various beaches. Without knowing what other recommendations may flow from this assessment, it is hard to predict if there will be other, higher priority items, that the Accessibility Committee and subsequently Council may wish to see completed. However, the mats and chairs can be easily re-deployed to another location should the assessment recommend doing so, so staff are comfortable proceeding in advance of completing the assessment.

This topic was discussed with the Accessibility Committee at their January 21, 2025 meeting. No accessibility barriers or concerns were raised, the proposed expansion of the assets was well received, and Committee passed the following resolution:

It was MOVED and SECONDED

THAT the Accessibility Committee receive into the record the “Beach Accessibility Report & Mobi Mats”;
 AND THAT the Accessibility Committee recommend to Council the purchase of additional Mobi-mats and Chairs for \$30,000 to be funded from the Gaming Reserve
 AND THAT the 2025-2029 Financial Plan be amended accordingly.

Financial implication

The proposed costs to purchase an additional Mobi-mat, decking, and the two chairs is estimated at \$30,000.

Staff recommend that the purchase be funded through the Gaming Reserve. As of Dec 31, 2023 the Gaming Reserve had a balance of \$1.7M.

Analysis

The success of the Mobi-mats and chairs at Sudbury Beach in the summer of 2024 highlighted a great opportunity to further expand the accessibility of the City’s beaches. Purchasing additional equipment with the chairs will allow the City to offer enhanced beach accessibility to another area of the City’s water front for the Spring and Summer of 2025, and beyond. This will have a positive effect not only on the community members of Penticton, but on tourists and visitors. The City heard feedback from visitors last summer and the positive impact that the Mobi-Mats had on them.

While Staff and Committee are recommending that the City proceed now with purchasing the mat and chair for deployment in the 2025 season, staff do note the timing of the upcoming accessibility assessment, and the possibility of other higher priority items being identified that would also desire funding. As a result, staff have provided an alternate recommendation for Council's consideration to defer the purchase until conclusion of the assessment..

Alternate recommendations

THAT the expansion of the Mobi Mats and chairs be deferred until the beach accessibility assessment is completed in 2025.

Respectfully submitted,

SBoyko

Scott Boyko
Public Works Manager

Attachment A: Okanagan Park Walkway Extension

Concurrence

General Manager/ Director KD	Director of Finance and Administration AMC	City Manager AH
---	--	------------------------

Appendix A – Okanagan Lake Beach Off-Leash Area – 45 Lakeshore Drive East -465m²



Legend	Dog Park Boundary	Bike Rack
	Total Area: ~650 m ²	Picnic Table
	Surface Material: Sand	Gate 1- (chain-link fence)
	1.2m Chain-Link Fence (71 lm)	Gate 2 - (chain-link fence)
Petstand		



Deficiencies Identified:	
<ul style="list-style-type: none"> • Access concerns for mobility challenged • Gates are not self-closing • Inadequate size 	<ul style="list-style-type: none"> • Inadequate maintenance levels • Inadequate signage

Recommendations for Improvement:



Opportunities Identified:	
<ul style="list-style-type: none"> • Install accessible walkway • Improved Signage 	<ul style="list-style-type: none"> • Increase maintenance service levels • Self-closing gates



Council Report

penticton.ca

Date: February 11, 2025
To: Anthony Haddad, City Manager
From: Kristen Dixon, GM Infrastructure
Subject: Active Transportation Grant Funding Opportunity

Staff Recommendation

THAT staff prepare and submit applications to the Active Transportation Fund for the Duncan Avenue Corridor Rehabilitation Project (Atkinson Street to Government Street), for construction in 2026 and 2027.

Strategic priority objective

Safe & Resilient: The City of Penticton will enhance and protect the safety of all residents and visitors to Penticton.

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth, focusing on creating an inclusive, healthy, and vibrant community.

Background

Active transportation has been included in various policy documents in the City for some time. With the adoption of the current Official Community Plan (OCP) in 2019, the City took bold steps in prioritizing active modes of transportation over vehicles. The City's Official Community Plan underscores the importance of planning and investing in active transportation modes and transit as it offers significant social, environmental, economic, and health benefits. The City has a vision to shift away from car dependency and towards more sustainable and inclusive transportation options. These include improving the ease of mobility for all residents, making efficient use of land, and providing safer, more enjoyable, and convenient options for walking, cycling, and taking transit. The intent is to prioritize design and investment within the hierarchy in mind.

In 2021, the City adopted an updated Master Transportation Plan (MTP) as part of the integrated infrastructure master plans. The MTP was drafted with the OCP's transportation hierarchy objectives as direction. The plan proposes to expand the City's network of active transportation infrastructure, and categorized projects into high, medium, and low priority projects. The plan includes roughly \$30 Million in high priority walking and cycling projects, which are listed in Attached A (from the MTP), and are shown on Attachment B (also directly from the MTP).

In June 2021, the Federal Government announced the creation of an Active Transportation Fund. The Active Transportation Fund “at a glance” states the following:

“Active transportation provides tangible benefits to communities, shortening commute times for families, creating good middle-class jobs, growing the economy, promoting healthier lifestyles, cutting air and noise pollution, and reducing greenhouse gas emissions. Active transportation will support the economic recovery from the COVID-19 pandemic and contribute to long-term sustainable, inclusive economic growth, while setting the foundation for achieving a more inclusive Canada and net-zero climate emissions by 2050.

The Active Transportation Fund will provide \$400 million over five years to support the expansion and enhancement of active transportation infrastructure and a modal shift away from cars and toward active transportation. The Fund will also support the goals of Canada’s Strengthened Climate Plan.”

In 2022 the City applied for the first intake of the grant and was successful in receiving \$840,000 in funding for Section 1 of the Lake-to-Lake bike route (South Main). That project is underway and will be completed this summer. This report explores options for this next intake, which closes on February 26, 2025, to further advance the City’s active transportation goals, and recommends the City apply for a section of the corridor reconstruction of Duncan Avenue, from Atkinson Street to Government Street. Additional sections of Duncan Avenue are projected for future years on the City’s “unfunded list,” but are outside the timeframe for this grant.

Financial implication

The estimated construction costs for the Duncan Avenue Corridor Rehabilitation project (from Atkinson Street to Government Street) are outlined in the following table. Up to 60% of the costs associated with the active transportation elements would be eligible for grant funding, and if successful, the City would need to fund the remaining 40%. Currently, \$95,000 has been included in the Financial Plan for design to be completed in 2025, while construction in subsequent years remains unfunded, largely due to the limitations of the General Fund. This barrier would largely be eliminated for the stretch between Atkinson Street and Government Street if the City were successful in its grant application. Note, the following estimated project costs are very preliminary as no detailed design work has been completed and therefore include a Class D contingency of 30%. The sole purpose of establishing the order of magnitude costs is for the grant application.

Project	Total Project Cost Over 2 years (Full Corridor Rehabilitation)	Potential Grant (60% of grant eligible costs)	City Contribution (40%)
General Fund	\$4.8M	\$2.9 M	\$1.9M
Water Fund	\$750k	\$0	\$750k
Sewer Fund	\$750k	\$0	\$750k
TOTAL	\$6.3M	\$2.9 M	\$3.4M

Climate Impact

As per Penticton's Community Climate Action Plan (CCAP), 54% of the City of Penticton's emissions are created by vehicles. This initiative supports one of the six pillars of the CCAPP: *shifting beyond the car* by encouraging active and accessible transportation and transit. The CCAP specifically sets a goal to reduce Vehicle Kilometers Travelled (VKT) by 13% by 2046. The plan envisions that 44% of this VKT reduction will be replaced with Active Transportation, 28% to Transit, and the remaining 28% to Land Use. This project will directly support these goals.

Analysis

Staff have reviewed the grant criteria and program outcomes to assess what types of projects would have the highest change of success. Staff then compared these to the list of high priority cycling and walking projects from the Master Transportation Plan.

As shown in Attachment A, there are approximately \$13.5M high priority trail and sidewalks. The first two trail projects listed are relatively small (financially) and will require additional consideration and coordination with creek restoration projects in the area. The third has already been budgeted for in 2025/2026 and is also relatively small (financially). The fourth will require property acquisition at the intersection of Fairview Road and Duncan Avenue. With this project only at concept stage, discussions with individual property owners have not occurred and will likely not meet the timelines required for the grant application. The remaining priority 1 and priority 2 projects are not individually listed (although they are shown on the map in Attachment B) and are spread throughout the City. While the City is making progress on completing key sidewalk connections, these sidewalk projects are more localized in their benefit (as opposed to infrastructure that has more broad community benefit), which is generally what the grant program seeks to achieve and therefore do not make great candidates.

With the completion of the Lake-to-Lake Bike Route, Duncan Ave, Green Avenue and Lakeshore Drive rank as the next highest priorities in building out the cycling network in Penticton. The Green Avenue corridor is also already under review as part of the Safe Routes to School program for Parkway Elementary/Skaha Elementary. Staff are working on a low cost "rapid implementation" solution to improve safety along this corridor and funding has been included in the Financial Plan for this year. It is likely there are further long term recommendations that will flow from this corridor review, which may be suitable for a future grant intake. Similarly, staff had previously recommended applying for Lakeshore Drive as part of the last intake of the Active Transportation Fund. However, the planning work for this corridor has not yet advanced to the point where it would be a suitable candidate for a grant application.

Given the above, combined with the fact that the Duncan Avenue corridor is also due for full reconstruction (including underground Utilities), staff believe Duncan Avenue is the best candidate for the current grant intake. Duncan Ave (Atkinson to Government) will provide a much-needed East-West spine to the cycling network in the center of the City, connecting the Lake-to-Lake Bike route to the proposed multi-use paths on Manitoba Street and the painted bike lanes on Government Street. This network expansion would allow cyclists to connect to key commercial areas, such as the Safeway Plaza, as well as provide a safe corridor for school-aged children to commute to and from school utilizing active transportation. Due to this, this project

also supports the Safe Routes to School program for Carmi Elementary (soon to be KVR Elementary), as well as Pen High.

As the Duncan Avenue project encompasses full corridor restoration due to end-of-life utility renewals, the opportunity to add in the Active Transportation infrastructure comes at a marginal (if any) cost. Surface restoration of the roadway would already have been required due to the utility renewals. Therefore, changing the roadway to include enhanced active transportation infrastructure is extremely cost effective. Further, it is worth noting that grant funding for active transportation facilities cannot be used for any other projects (ex. The Pier, Lakawanna Park, etc). Staff have not specified the type of separated infrastructure that would be proposed and would further assess that through the detailed design stage. However, the intention would be to create all ages and abilities protected infrastructure, and staff are cognizant of the Council resolution prohibiting the use of pre-cast concrete barriers. Staff would not be recommending that treatment on Duncan regardless, given the full corridor reconstruction, and would either consider grade separated infrastructure as is being proposed for Eckhardt Avenue or poured in place concrete separated lanes at-road grade.

The City's Community Climate Action Plan calls for a significant mode shift away from vehicles to active transportation to meet the City's (and the Province and Canada's) greenhouse gas emissions targets. The federal Active Transportation Fund is an excellent opportunity for the City to advance its goals and objectives in a cost-effective manner, and to potentially receive a contribution for a project which the City will otherwise incur the full cost of. In terms of timing, the project is proposed to be spread over two years (2026-2027) to assist with both project delivery and financial constraints.

Alternate recommendations

- THAT the City not pursue any applications for this intake
- THAT the City pursue another project for this grant intake

Attachments

Attachment A – High priority pedestrian and cycling projects from the Master Transportation Plan

Attachment B – Map of the project locations from the Master Transportation Plan

Respectfully submitted,

Kristen Dixon, P.Eng, MBA
GM of Infrastructure

Concurrence

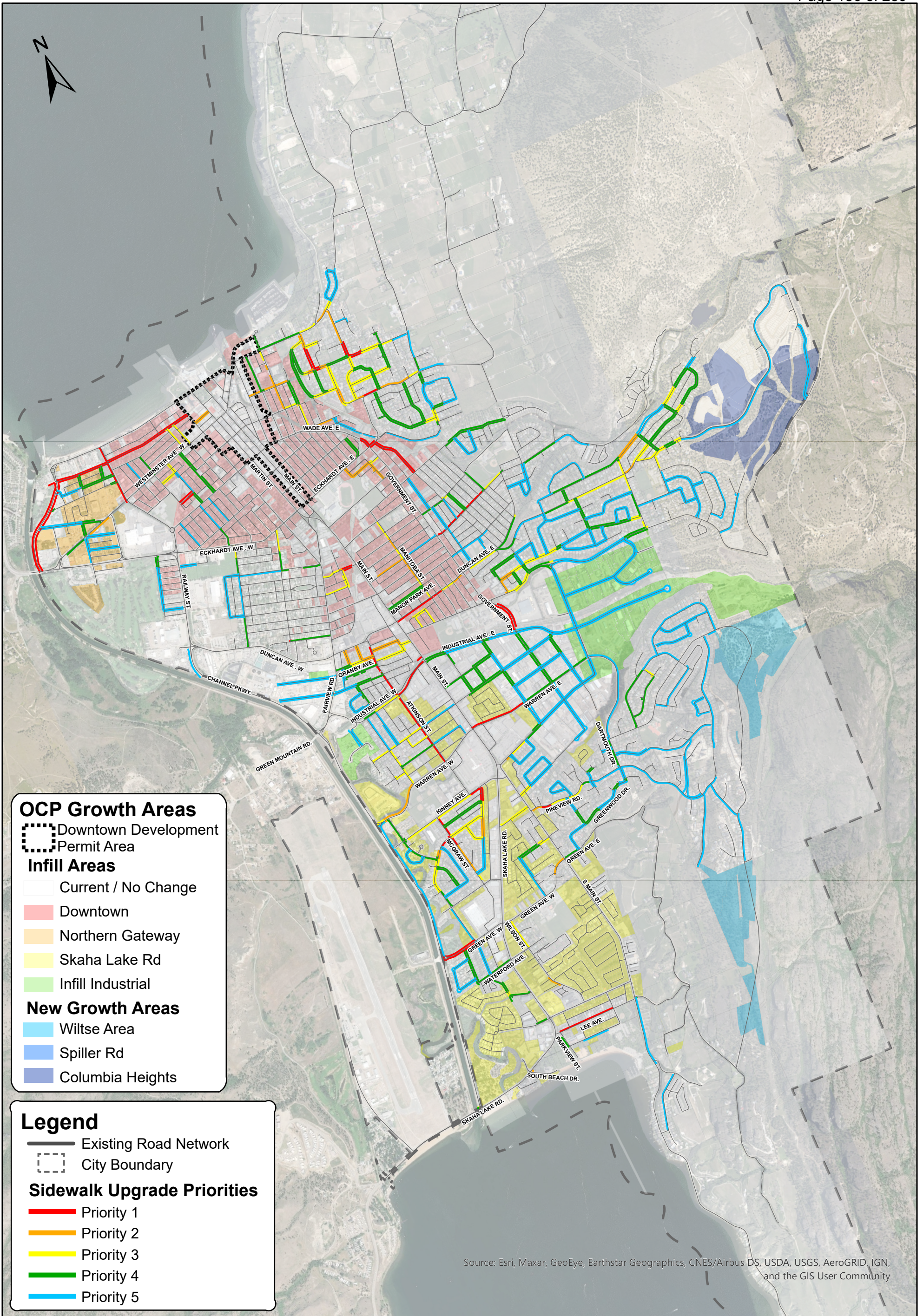
<p>Director of Finance and Administration</p> <p>AMC</p>	<p>City Manager</p> <p>AH</p>
--	-------------------------------

Table 6-9 High Priority Projects

Project ID	Link	From	To	Project Description	Priority	Project Costs	City Costs	Other (DCC or MOTI)	Overlapping Project Reference
T-1	Ellis Creek Trail	Main Street	Industrial Ave W	Ellis Creek Trail	High	\$152,000	\$152,000	\$0	
T-2	Ellis Creek Trail	Industrial Ave W	Fairview Road	Ellis Creek Trail	High	\$65,000	\$65,000	\$0	
T-4	Penticton Creek Trail	KVR Trail	Forestbrook Drive	KVR Trail	High	\$133,000	\$133,000	\$0	
T-5	Duncan Avenue E	Atkinson Street	Channel Parkway	KVR Trail	High	\$227,000	\$227,000	\$0	
Priority 1	-	-	-	Sidewalks	High	\$7,841,200	\$3,450,100	\$4,391,100	STM-04, STM-02, STM-03, STM-06
Priority 2	-	-	-	Sidewalks	High	\$5,229,500	\$2,301,000	\$2,928,500	
				Subtotal		\$13,647,700	\$6,328,100	\$7,319,600	

Project ID	Link	From	To	Project Description	Priority	Project Costs	City Costs	Other (DCC or MOTI)	Overlapping Project Reference
C-10	Duncan Avenue W	Highway 97	Government Street	Add Separated Bike Lanes	High	\$2,568,000	\$2,568,000	\$0	WAT-I
C-12	Fairview Road	Highway 97	Hastings Avenue	Add Separated Bike Lanes	High	\$873,000	\$873,000	\$0	WAT-L
C-14	Atkinson Street	Duncan Avenue	Kinney Avenue	Lake to Lake AAA Bike Facility - Segment 2	High	\$3,716,000	\$3,716,000	\$0	
C-15	Warren Avenue E	Highway 97	Atkinson Street	Add Separated Bike Lanes	High	\$955,000.00	\$955,000	\$0	
C-18	Martin Street	Scott Avenue	Lakeshore Drive	Lake to Lake AAA Bike Facility - Segment 4	High	\$1,539,000	\$1,539,000	\$0	
C-20	Fairview Road	Hastings Avenue	Winnipeg Street	Lake to Lake AAA Bike Facility - Segment 3	High	\$716,000	\$716,000	\$0	
C-21	Kinney Avenue/South Main Street	Atkinson Street/Kinney Avenue	South Main Street/Elm Avenue	Lake to Lake AAA Bike Facility - Segment 1	High	\$210,000	\$210,000	\$0	WAT-Q, WAT-S
C-23	Green Avenue W	Highway 97	South Main Street	Add Separated Bike Lanes	High	\$1,508,000	\$1,508,000	\$0	
C-3	Burnaby Avenue/Westminster Avenue	Riverside Drive/Burnaby Avenue	Westminster Avenue/Power Street	Add Separated Bike Lanes	High	\$726,000.00	\$726,000	\$0	STM-04
C-13	Lakeshore Drive Front Street Vancouver Avenue	Winnipeg Street Lakeshore Drive W Front Street	Front Street Vancouver Avenue Vancouver Place	Add Separated Bike Lanes	High	\$1,298,000	\$1,298,000	\$0	SAN-03
C-4	Power Street	Westminster Avenue	Lakeshore Drive	Add Standard Bike Lanes	High	\$164,000	\$164,000	\$0	STM-03, S-12
C-32	Lakeshore Drive	Riverside Drive	Winnipeg Street	Add Separated Bike Lanes	High	\$1,036,000	\$1,036,000	\$0	
				Subtotal		\$15,309,000	\$15,309,000	\$0	

Project ID	Intersection Main Street	Intersection Minor Street	Capital project	Ultimate (2045) Project Description	Priority	Project Costs	City Costs	Other (DCC or MOTI)	Overlapping Project Reference
I-26	Government	Penticton	not capital project	Retime signal	High	\$0	\$0	\$0	
I-46	Ellis	Westminster Avenue E	Construction	Upgrade due to Nanaimo bridge removal. Potential Roundabout, pending review	High	\$ 1,500,000	\$1,500,000	\$0	
I-45	Skaha Lake Road	Kinney Avenue	Construction	Redesign to address queuing	High	\$6,300,000	\$6,300,000	\$0	C-21
I-3	Hwy 97	Duncan	Construction	3rd NBT, SBL phase	High	\$261,600	\$0	\$261,600	C-10
I-12	Fairview	Duncan	Construction	2 EBT, NBL, SB 1L, 1T, 1R WBL phase, SBL phase	High	\$375,240	\$375,240	\$0	C-10, T-5, C-12
I-21	Main	Warren	Construction	add EBL WBL and phases	High	\$105,000	\$105,000	\$0	S-4
I-27	Government	Duncan	Construction	4 lane Government; not likley feasible because of ROW and bike lane	High	\$493,200	\$493,200	\$0	C-10
I-41	Hwy 97	Green Mtn	Construction	2 EBL, 2 WBL, 3 NBT, 3 SBT	High	\$12,230,700	\$0	\$12,230,700	C-12
I-10	Hwy 97	Warren	limited capital project	Signalize with SBL phase subject to warrant	High	\$337,500	\$0	\$337,500	C-15, S-1
I-32	Government	Okanagan	limited capital project	signal subject to warrant	High	\$337,500	\$337,500	\$0	WAT-44A, WAT-44B
I-35	Dartmouth	Wiltse	limited capital project	Add 2nd WB approach lane (pavement markings)	High	\$3,000	\$3,000	\$0	WAT-7
I-20	Main	Duncan	Construction	add EBL, WBL	High	\$75,000	\$75,000	\$0	C-10
I-24	S Main	Green	Construction	EBL, SBR (pavement marking), EBL phase	High	\$55,500	\$55,500	\$0	C-21, C-23, S-23
I-2	Power	Westminster	limited capital project	Change lane configurations to exclusive NBL, SBL	High	\$7,500	\$7,500	\$0	C-3, C-4, S-12
I-22	Government	Eckhardt	Construction	EBR, NBR but bike lane; alignment; ROW probably needed	High	\$51,000	\$51,000	\$0	T-4, C-5
I-29	Camrose	Warren	limited capital project	signal subject to warrant	High	\$337,500	\$337,500	\$0	S-4, WAT-44B
I-9	Fairview	Industrial	Construction	add NBL, SBL lanes on Fairview and SBL phase	High	\$90,000	\$90,000	\$0	C-12, WAT-L
				Subtotal		\$22,560,240	\$9,730,440	\$12,829,800	



OCP Growth Areas

- Downtown Development
- Permit Area

Infill Areas

- Current / No Change
- Downtown
- Northern Gateway
- Skaha Lake Rd
- Infill Industrial

New Growth Areas

- Wiltse Area
- Spiller Rd
- Columbia Heights

Legend

- Existing Road Network
- City Boundary

Sidewalk Upgrade Priorities

- Priority 1
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



North Vancouver Office,
#210 - 889 Harbourside Drive
Tel (604) 990 4800
Fax (604) 990 4805

This drawing and its contents are the property of WSP Canada Limited. Any unauthorised employment of reproduction, in full or in part, is forbidden.

Client:



**Figure 6-6
Sidewalk Upgrade Priorities
Integrated Infrastructure Master Plan**

Project No.:

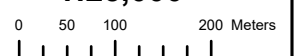
20M-00462-00

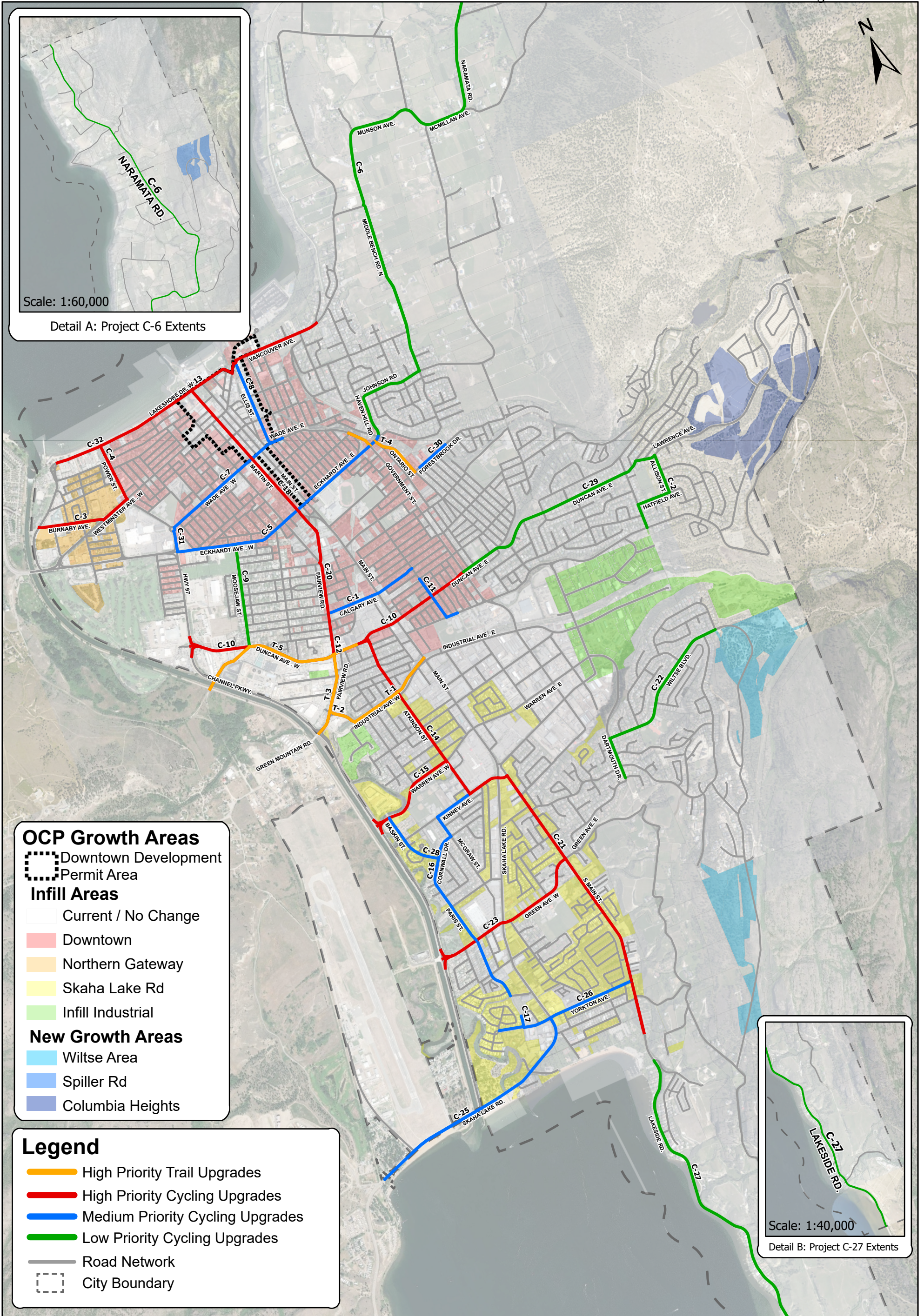
Date:

4/21/2021

Scale:

1:25,000





OCP Growth Areas

- Downtown Development Permit Area
- Infill Areas**
 - Current / No Change
 - Downtown
 - Northern Gateway
 - Skaha Lake Rd
 - Infill Industrial
- New Growth Areas**
 - Wiltse Area
 - Spiller Rd
 - Columbia Heights

Legend

- High Priority Trail Upgrades
- High Priority Cycling Upgrades
- Medium Priority Cycling Upgrades
- Low Priority Cycling Upgrades
- Road Network
- City Boundary

North Vancouver Office,
#210 - 889 Harbourside Drive
Tel (604) 990 4800
Fax (604) 990 4805

This drawing and its contents are the property of WSP Canada Limited. Any unauthorised employment of reproduction, in full or in part, is forbidden.

Client:

Figure 6-7
Prioritized Cycling Upgrades
Integrated Infrastructure Master Plan

Project No.: **20M-00462-00**

Date: **4/21/2021**

Scale: **1:25,000**



Council Report

penticton.ca

Date: February 11, 2025
To: Anthony Haddad, City Manager
From: Kristen Dixon, GM of Infrastructure
Subject: Ellis 4 Dam Upgrades – Budget Amendment

Staff Recommendation

THAT Council approve the budget amendment for the Ellis 4 Dam Upgrades to provide a total budget of \$18M, with \$11.0M to be funded through external debt financing;

AND THAT Council direct staff to prepare the appropriate loan authorization bylaw for the Ellis 4 Dam Upgrades project;

AND THAT the 2025-2029 Financial Plan be amended accordingly.

Strategic priority objective

Safe & Resilient: The City of Penticton will enhance and protect the safety of all residents and visitors to Penticton.

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth, focusing on creating an inclusive, healthy, and vibrant community.

Background

The Ellis 4 Dam spans 520m and is rated as a high consequence dam with regards to the Dam Safety Regulations. The dam does not meet the current regulations, and in the event of a major storm under the worst case conditions, the spillway may not safely pass the incoming flows resulting in overtopping of the dam. The City began planning the upgrade of this Dam starting in 2022, completed the detail design in 2023, with construction scheduled through 2024. One of the challenges with upgrading this Dam was the limited construction time frame available, to ensure irrigation flows could be provided, allow staff to draw down the dam (reduce storage), and maintain operations during freshet.

Figure 1: Ellis 4 Dam



The upgrades to the Ellis 4 Dam are now well underway, with construction completion anticipated in the spring of 2025. The current approved budget for this project is \$10.5M, which includes a \$7.1M grant, supplemented with \$3.4M from the Water Capital Reserve. However, since the project commenced last fall, the project has experienced a series of challenges which have significantly impacted the costs to date, as well as the forecasted cost to complete.

The total forecasted project costs are now \$17.5M. The \$7M overage is largely due to the unexpected soil conditions that were encountered during construction. Originally, boreholes were strategically drilled throughout the existing dam structure to obtain a sampling of expected soil conditions. This was the basis for the original budget and the awarded construction project. The original budget anticipated that 67,000 cubic meters of excavation and backfill would be required. However, as the project progressed, the suitable soil foundation levels were much deeper than what was represented in the sampling. This meant that an additional 8,000 cubic meters of excavation, and subsequent importing of backfill materials, was required, or roughly a 12% increase in quantities. This additional work also required more clearing around the site to allow for suitable stock piling of materials. The financial impact of this quantity change is roughly \$3.0M.

Figure 2: Site during Winter Construction



In addition, the effort and resources required to navigate required Ministry approvals and processes were also higher than anticipated, compounded by the Chilcotin River Landslide (which absorbed limited Ministry resources), resulting in delays to the construction schedule and higher than anticipated consulting costs. Through this regulatory process, the City was required to hire an independent engineer on behalf of the Ministry, in addition to the professional engineer that the City had already hired to complete the design and manage the construction. With the contractor already mobilized to site and preparatory works complete, the delays also resulted in standby time for the contractor as they were unable to commence further aspects of the work. The combination of additional consulting costs, and contractor standby time, amounts to roughly \$1.0M of the overage.

Finally, the total schedule delay resulting from both the additional excavation and backfill work and the Ministry approvals amounted to roughly 8 weeks of delay. This delay resulted in significant cost increases for construction as critical weather sensitive activities were pushed into winter conditions. These costs include things like heating and hording of aggregate and concrete materials, site maintenance including snow clearing, and site office rental due to a longer construction duration. It is also compounded by slower production rates in winter conditions. Staff did consider the option to pause the project and resume in the spring, however, given the potential risks to the Community if the dam were not operational in advance of the 2025 freshet (both flow control in Ellis Creek as well as ability to service the South Irrigation System demands), the decision was made to proceed despite these difficult and more expensive construction conditions. The additional costs due to delay and winter conditions amount to roughly \$3.0M. The project is anticipated to be completed in February.

Financial implication

The overall total forecasted project costs are now estimated to be \$17.5M, with an increase of \$7.5M for the \$7.0M known shortfall and an additional \$500k contingency to address any future issues during the remaining project phases. The current approved budget of \$10.5M is being funded by a grant received for \$7.1M and a \$3.4M draw from Water Capital Reserve. The Water Capital Reserve had a balance of \$12M as of December 31, 2023, however the bulk of this funding is committed, including projects such as the Penticton Ave PRV and Ridgedale Reservoir projects, and is unable to bear the additional required funds as the balance of the reserve would be overcommitted beyond the minimum levels set out in Council's Reserve Policy.

Staff are recommending to change the funding strategy for this project and externally borrow up to \$11.0M, for the cost increases of \$7.5M as well as the previously budgeted \$3.4M that was to be drawn from Water Capital reserve. This option allows the City to preserve the limited Water Capital reserve for other critical infrastructure commitments while ensuring the timely completion of this essential project. Debt payments would be funded by the Water operating fund annually and are approximately \$880k based on a 20-year term and a 4.46% interest rate, which will be incorporated into the 2026 user rates.

Options on the borrowing term length will be presented to Council for decision as part of the loan authorization bylaw.

Staff did also reach out to the grant funders to determine if additional funds could be accessed to address the funding shortage, to no avail.

Analysis

The Ellis 4 Dam has been an extremely challenging project, both from the initiation and assumptions made in preparing the detail design deviating significantly from what has been experienced through construction, and also in navigating the various Ministry approval processes and corresponding consulting needs. This, combined with winter working conditions and a limited construction window have all resulted in significantly higher than expected construction costs. However, the Ellis 4 Dam is a critical piece of City infrastructure that has extremely high consequences of failure, which leaves the City with little option other than completion.

Alternate Recommendations

THAT Council approve the budget amendment for the Ellis 4 Dam Upgrades to provide a total budget of \$18M, with \$7.5M to be funded through external debt financing;

AND THAT Council direct staff to prepare the appropriate loan authorization bylaw for the Ellis 4 Dam Upgrades project.

AND THAT the 2025-2029 Financial Plan be amended accordingly.

Respectfully submitted,

Kristen Dixon, P.Eng, MBA
GM of Infrastructure

Concurrence

Director of Finance and Administration amc	City Manager AH
---	------------------------



Council Report

penticton.ca

Date: February 11, 2025
To: Anthony Haddad, City Manager
From: Steven Collyer, Housing & Policy Initiatives Manager
Subject: 2024 Interim Housing Needs Report

File No: RMS/6440-01

Staff Recommendation

THAT Council endorse the 2024 Interim Housing Needs Report, completed in accordance with provincial requirements;

AND THAT Council direct staff to publish the 2024 Interim Housing Needs Report on the City's website.

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

Provincial Legislation – Bill 44

In fall 2023, the provincial government passed several new pieces of housing legislation to promote municipalities to proactively plan for housing. Bill 44 includes a requirement for local governments to complete Housing Needs Reports to support data-informed land use planning. In BC, local governments must complete an Interim Housing Needs Report by January 1, 2025 and complete a full Housing Needs Report by the end of 2028 following provincial methodology. By the end of 2025, the province requires local governments to update their Zoning Bylaws and Official Community Plans to put land use in place to accommodate the projected 20-year housing need identified in the interim housing needs report.

2023 Housing Needs Assessment

The City completed a Housing Needs Assessment in July 2023 which helped inform the Official Community Plan (OCP) Housing Task Force recommendations and local land use updates to the OCP and Zoning Bylaw in 2024. The 2023 Housing Needs Assessment was completed prior to Bill 44 and specific methodology for local governments to complete Interim Housing Needs Reports. Therefore, the 2023 Housing Needs Assessment is not sufficient to meet provincial requirements.

2024 Housing Needs Report

The City partnered with the Regional District of Okanagan Similkameen (RDOS) to complete an Interim Housing Needs Report to satisfy provincial requirements (Attachment 'A'). Separate reports were provided to the RDOS for other partner communities and the electoral areas. Summerland, Oliver, and Princeton chose to proceed with their own Interim Housing Needs Reports.

Given the demand on consultant support to complete Interim Housing Needs Reports by the provincially-imposed deadline, the report was not completed in time for the January 1, 2025 deadline. The City has informed the Province of this situation and worked to have the final report considered by Council as soon as possible after it was received by staff.

Staff are seeking Council's endorsement of this Interim Housing Needs Report and direction to publish this report on the City's website, as required by provincial legislation.

Data Limitations

There are inherent limitations in data collection and population projection analysis. These include the age of the data, the level of granularity, and different results between federal Census data version provincial BC Stats data. Future projections are informed by past observations, which do not always account for the unknown factors over the next decades that can affect population dynamics. The results are helpful for informed projections but should be considered in the context of these inherent limitations.

Key Findings

This section summarizes the key findings from the Interim Housing Needs Assessment. The full report is included as Attachment A.

Six distinct categories are defined by the province which together outline the municipal housing need. Following the standardized Provincial methodology, the following results were noted for Penticton:

Component	5 Year Need	20 Year Need
Units for Residents in Extreme Core Housing Need <i>(i.e. households spending more than 50% of net income on housing)</i>	235	939
Units for Persons Experiencing/At-Risk of Homelessness <i>(i.e. proportion of regional homeless count based on local population)</i>	102	205
Units to Meet Suppressed Household Formation <i>(i.e. estimate of households not forming, in comparison to 2006 ratios)</i>	89	356
Units to Meet Anticipated Growth <i>(i.e. based on average of local and regional growth projections)</i>	1,221	4,061
Units for Rental Vacancy Rate Adjustment <i>(i.e. new rental units needed to achieve target 3% rental vacancy rate)</i>	30	120
Units to Provide Additional Local Demand Buffer <i>(i.e. demand multiplier of the above projections, determined by the province)</i>	154	615
Total New Units	1,831	6,296

According to the 2024 Housing Needs Report, the dwelling unit stock must increase 10% over the next 5 years and 34% over the next twenty years from the 2021 Census dwelling counts (17,365 units).

Key Areas of Regional Need

Three key areas of regional need across the RDOS emerged from the report:

1. Expand rental housing supply,
2. Expand non-market and supportive housing options; and
3. Adapt to population aging.

Financial Implication

In 2024, the province granted local governments \$51M to support implementation of provincial housing legislation. The City received \$343K and utilized \$10,000 of those grant funds to contribute to the Interim Housing Needs Report completed in coordination with the RDOS.

Analysis

Alignment with 2023 Housing Needs Assessment

The 2023 Housing Needs Assessment provided an in-depth review of housing needs across the housing continuum. The report evaluated three different growth scenarios (low, medium and high) which projected between 20,625 and 24,500 total dwelling units needed in the City by 2041 (20-year need). That range equates to an additional 3,260 to 7,135 units. This aligns closely with the results of this 2024 Interim Housing Needs Report, which projects 23,661 total units needed to meet demands, an increase of 6,296 additional units.

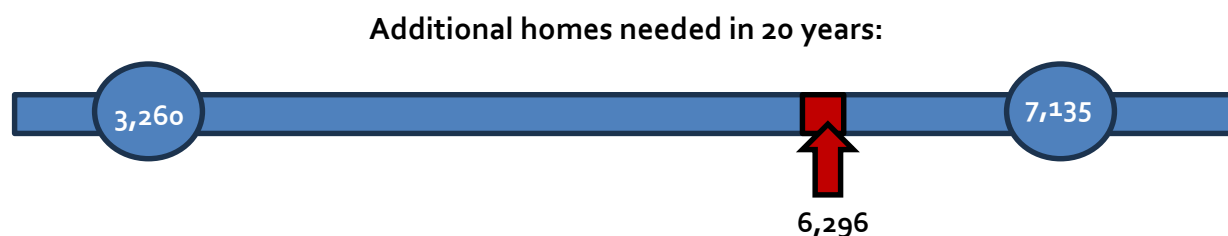


Figure 1 - 20-year housing need according to the 2023 report range (blue) and the 2024 report amount (red).

Provincial legislation

The province requires standardized Housing Needs Reports to support data-informed proactive planning. The provincial method has strengths and limitations. It allows comparison between local governments having followed the same methods to calculate their housing need. However, it does not include detailed projections based on unit types, sizes, or other metrics which are valuable to local planning. As such, staff will continue to refer to the 2023 Housing Needs Assessment to complement the projections in the 2024 Interim Housing Needs Report.

The province has indicated that all local governments will receive a housing target as they continue to assign these targets to municipalities over time. When Penticton is assigned a housing target, it will likely be based on the findings of the 2024 Housing Needs report, equaling 315 units per year to meet the 20-year demand.

Next Steps

Staff will review the Official Community Plan and Zoning Bylaw in 2025 to ensure that appropriate land uses are in place to meet the projected 20-year housing needs (6,296 additional units). Staff do note that accommodation for these levels of housing addition were contemplated in the work to update the OCP in 2024, when the significant policy updates were approved by Council. Staff do, however, have this review following the provincial methodology in the 2025 work plan and will still complete this analysis as directed by the province in their goal of encouraging more proactive planning by local governments in BC.

Staff are recommending that Council endorse the report and direct staff to include the report on the City’s website.

Attachments

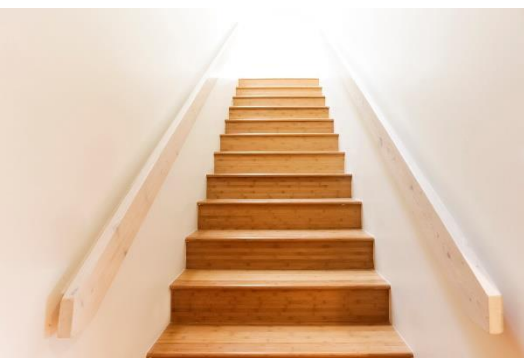
Attachment A – 2024 Interim Housing Needs Report

Respectfully submitted,

Steven Collyer, RPP, MCIP
 Housing & Policy Initiatives Manager

Concurrence

Director of Development Services BL	Director of Finance & Administration AMC	City Manager AH
---	---	------------------------



CITY OF PENTICTON

Regional District of Okanagan-Similkameen Housing Needs Assessment (2024)

City of Penticton
Regional District of Okanagan-Similkameen
Housing Needs Assessment (2024)
British Columbia

Prepared for:

Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, BC

City of Penticton
171 Main Street
Penticton, BC

Date:

January 2025

Prepared by:

Urbanics Consultants Ltd.
2368-666 Burrard Street
Vancouver, B.C. Canada V6C 2X8

Executive Summary

The Regional District of Okanagan-Similkameen Housing Needs Assessment was prepared by Urbanics Consultants Ltd. for the City of Penticton and the Regional District. Housing needs have been assessed for each of the 9 Electoral Areas and for 3 participating member municipalities, including the City of Penticton. This report aims to provide a comprehensive analysis of housing needs in the City of Penticton.

The study is undertaken to meet the requirements of the British Columbia Interim Housing Needs Assessment regulations, using the methodology provided by the Province in the summer of 2024.

Key Findings

	5-YEAR PROJECTION	20-YEAR PROJECTION	20-YR % INCREASE IN DWELLING STOCK
PENTICTON	1,831	6,296	34%
KEREMEOS	107	369	43%
OSOYOOS	303	1,018	31%
AREA A	99	323	31%
AREA B	89	320	63%
AREA C	183	599	33%
AREA D	190	616	29%
AREA E	97	317	29%
AREA F	89	292	34%
AREA G	118	384	29%
AREA H	116	383	19%
AREA I	104	340	21%
E.A. SUBTOTAL	1,085	3,574	29%
STUDY AREA TOTAL	3,326	11,257	32%

The key findings are the assessed housing needs of each area under study, including housing needed to address deficits in homelessness, households experiencing extreme unaffordability (Extreme Core House Need), projected population changes, achieving a healthy rental vacancy rate, as well as a buffering 'demand factor' provided by the province for municipalities. These

projections provide a province-wide comparison of housing needs for all regions and municipalities. In the case of Penticton, the housing needs forecast is for 6,296 units over 20 years (2021 to 2041).

PENTICTON CY (CSD, BC)

COMPONENT	5 Year Need	20 Year Need
A. EXTREME CORE HOUSE NEED	234.72	938.86
B. PERSONS EXPERIENCING HOMELESSNESS	102.49	204.98
C. SUPPRESSED HOUSEHOLD FORMATION	88.97	355.87
D. ANTICIPATED GROWTH	1,221.27	4,061.09
E. RENTAL VACANCY RATE ADJUSTMENT	29.96	119.83
F. ADDITIONAL LOCAL DEMAND	153.83	615.32
TOTAL NEW UNITS – 5 YEARS	1,831	
TOTAL NEW UNITS – 20 YEARS		6,296

This housing need is primarily driven by population growth projections, based on the Province’s projections on fertility, mortality, in-migration, out-migration and household formation over the coming decades.

The report additionally includes information assembled by the City of Penticton on efforts to implement the findings of the previous housing needs assessment in 2023, key areas of housing need for seniors, renters, families, affordability, homelessness and near-homelessness and those with special needs, as well as information on the benefits of having housing near transportation infrastructure that supports walking, bicycling, public transit, and other alternative modes of transportation.

Table of Contents

EXECUTIVE SUMMARY	1
TABLE OF CONTENTS	3
LIST OF TABLES	4
LIST OF FIGURES	5
1. INTRODUCTION	6
STUDY LIMITATIONS	7
REPORT STRUCTURE	10
2. COMMUNITY CONTEXT	12
LOCATION	12
DEMOGRAPHICS	14
ADDITIONAL STATISTICS.....	17
3. HOUSING NEEDS PROJECTIONS	21
ASSESSED HOUSING NEEDS.....	21
CITY OF PENTICTON	23
4. PREVIOUS REPORT IMPLEMENTATION	31
5. KEY AREAS OF LOCAL NEED	32
HOUSING & TRANSPORTATION	32
AFFORDABLE HOUSING.....	35
RENTAL HOUSING.....	36
SPECIAL NEEDS HOUSING.....	38
SENIORS HOUSING.....	38
FAMILY HOUSING.....	38
SHELTERS AND HOMELESSNESS.....	39
WORKFORCE HOUSING.....	40
APPENDIX 1: ADDITIONAL DEMOGRAPHIC & HOUSING STATISTICS.....	41
LOCAL ECONOMY	41
EDUCATION	43
COMMUTE	43
DEMOGRAPHICS	45
HOUSEHOLD INCOME.....	47
HOUSING STOCK.....	49
TENURE	50
SUITABILITY & ADEQUACY.....	51
SHELTER COSTS TO INCOME RATIOS.....	52
CORE HOUSE NEED	55
HOUSING MARKET CHARACTERISTICS.....	57
APPENDIX 2: DETAILED HOUSING NEEDS CALCULATIONS	59

CITY OF PENTICTON	59
APPENDIX 3: RDOS COMMUNITY SURVEY	63
APPENDIX 4: GLOSSARY OF TERMS	74

List of Tables

Table 1: Housing Needs Summary.....	7
Table 2: BC Stats Population Projection for Penticton.....	15
Table 3: BC New Homes Registry.....	17
Table 4: Demand Factors.....	22
Table 5: Penticton Households by Tenure.....	23
Table 6: Penticton Extreme Core House Need	23
Table 7: Penticton ECHN Rates	24
Table 8: Penticton Homelessness.....	25
Table 9: Penticton Supressed Households.....	26
Table 10: Regional Growth Rate.....	27
Table 11: Penticton Projected Growth	27
Table 12: Penticton Vacancy.....	28
Table 13: Penticton Demand Buffer	29
Table 14: Penticton Housing Need Total.....	30
Table 15: Main Mode of Commuting for the Employed Labour Force age 15 Years and Over with a Usual Place of Work or No Fixed Workplace	32
Table 16: Local Labour Force by Industry (NAICS Codes).....	41
Table 17: Employment by Major Sector	42
Table 18: Employment sector by tenure	42
Table 19: Education Levels.....	43
Table 20: Commute Destination by Area	43
Table 21: Commuting Destination by Tenure.....	44
Table 22: Age Breakdown	45
Table 23: Household Size	46
Table 24: Households by type.....	46
Table 25: Household Income (2020).....	47
Table 26: Household Income by Household Type.....	48
Table 27: Inflation Adjusted Household Income over time.....	48
Table 28: Housing Stock Growth	49
Table 29: Dwellings by Typology over time.....	49
Table 30: Occupied Dwellings by number of bedrooms.....	49
Table 31: Dwellings by Tenure	50
Table 32: Private households by age of primary household maintainer.....	50
Table 33: Suitability	51
Table 34: Private Households by housing below adequacy standards (state of repair)	51
Table 35: Dwellings by period of construction (Penticton)	52

Table 36: Dwellings by period of construction (RDOS/BC).....	52
Table 37: Household composition by Extreme Core House Need.....	52
Table 38: Core House Need by household size and tenure	53
Table 39: Households below affordability standard.....	53
Table 40: Housing Affordability by jurisdiction	54
Table 41: Core housing by tenure and household size	54
Table 42: Shelter costs by tenure	54
Table 43: Shelter cost to income ratios.....	55
Table 44: Core House Need over time.....	55
Table 45: Comparative Core House Need.....	56
Table 46: Rental Housing by jurisdiction.....	56
Table 47: Monthly Shelter Cost of Rented Dwellings	57
Table 48: Assessed values by typology.....	57
Table 49: Survey Responses by Area.....	63
Table 50: Survey Length of Residence by Typology	66
Table 51: Satisfaction with Living Conditions.....	69
Table 52: Community Focus	70
Table 53: Barriers to Moving.....	70

List of Figures

Figure 1: Inflation relative to January 2020 compared to overall CPI Inflation (All Items).....	9
Figure 2: Population Model Circularity.....	10
Figure 3: Penticton Setting.....	12
Figure 4: Okanagan Similkameen Map	13
Figure 5: Penticton Long-term population trend.....	14
Figure 6: Penticton Demographic Evolution	15
Figure 7: BC Stats Population Projection: 2021-41	16
Figure 8: BC New Homes Registry: Penticton.....	17
Figure 9: Market Asking Rents by Bedroom Count, RDOS.....	37
Figure 10: Inflation Adjusted Household Income over time.....	48
Figure 11: Private Households by Age of Household Maintainer.....	51
Figure 12: RDOS Market Asking Rent per Unit by Bedroom.....	58
Figure 13: Inflation Adjusted RDOS Market Asking Rent by Bedroom.....	58
Figure 14: Survey Count by Municipality/Electoral Area.....	64
Figure 15: Survey Count by FSA	65
Figure 16: Housing Costs by Tenure	68
Figure 17: Preferred Typology.....	71
Figure 18: Survey Word Cloud.....	72

1. Introduction

Urbanics Consultants Ltd. has been retained by the Regional District of Okanagan-Similkameen as well as the Village of Keremeos, City of Penticton and Town of Osoyoos to create an interim housing needs report for the Okanagan-Similkameen Region. This report will provide an analysis of the housing needs of the City of Penticton under the structure provided by new provincial regulations issued in 2024 for 5-year housing needs assessments.

The Consultant crafted this report from study and analysis of data provided by BC Stats, Statistics Canada, CMHC, Regional District of Okanagan-Similkameen and City of Penticton.

The core of the study is an examination of the housing needs of the region and participating municipalities, using the methodology created by the Provincial Government in 2024. This study examines housing needs over the period 2021-2026 and 2021-2041 based upon data provided by the Census, CMHC, BC Stats, RDOS and other sources.

This methodology combines 6 parameters:

- Households in Extreme Core House Need (spending more than half their income on housing)
- Regional counts of homeless residents
- Estimates of the number of households not created due to high housing costs (estimated by comparing household formation rates by age and tenure to 2006)
- Anticipated Household Growth drawn from BC Stats municipal and regional population forecasts.
- An adjustment to incorporate a number of units equivalent to the number of units required to achieve a healthy 3% rental vacancy rate.

- The “demand buffer” also referred to as ‘additional local demand,’ a ratio calculated by the Province for each municipality. (does not apply to electoral areas)

Table 1: Housing Needs Summary

	5-YEAR PROJECTION	20-YEAR PROJECTION	20-YR % INCREASE IN DWELLING STOCK
PENTICTON	1,831	6,296	34%
KEREMEOS	107	369	43%
OSOYOOS	303	1,018	31%
AREA A	99	323	31%
AREA B	89	320	63%
AREA C	183	599	33%
AREA D	190	616	29%
AREA E	97	317	29%
AREA F	89	292	34%
AREA G	118	384	29%
AREA H	116	383	19%
AREA I	104	340	21%
E.A. SUBTOTAL	1,085	3,574	29%
STUDY AREA TOTAL	3,326	11,257	32%

As part of the housing needs assessment process, the consultants have assembled information from statistics, stakeholders, surveyed members of the public, local government and First Nations to develop information about key areas of local need, including housing for seniors, homeless residents, past housing needs assessments, clean transportation, family housing, affordable housing, accessible housing and housing for residents with special needs.

Study Limitations

As with all studies of this sort, a number of forecasts and assumptions regarding the state of the economy, the state of future competitive influences, and population projections have had to be made. These forecasts are made with great care and are based on the most recent and reliable information available. Nonetheless, the following concerns should be kept in mind.

Data Sources

Data and statistics for the report was sourced from a variety of government (federal, provincial, regional, municipal). One of the key limitations of this study is that census data is reflecting 2021 conditions. These are now 3 years out of date and will be replaced by new data in 2026-2027 when a new census is conducted. Census statistics for Housing Needs Reports are generally drawn from the ‘population in private households’ which is a subset of the total population figure readers may be more familiar with. Additionally, Census data is subject to random rounding up or down, so any figures from the Census should be read as plus or minus 10.

Scale

It is unfortunate that for smaller jurisdictions the full set of data that might otherwise be available for major metropolitan areas is unavailable. The survey size of some communities and some populations may suggest greater hesitance in interpreting results, especially for small cross-tabulations, which are only drawn from 25% of census returns. CMHC does not provide annual rental market data for urban areas with less than 10,000 residents, and for excluded areas the provincial 2021 rental vacancy rate has been used.

Covid-19

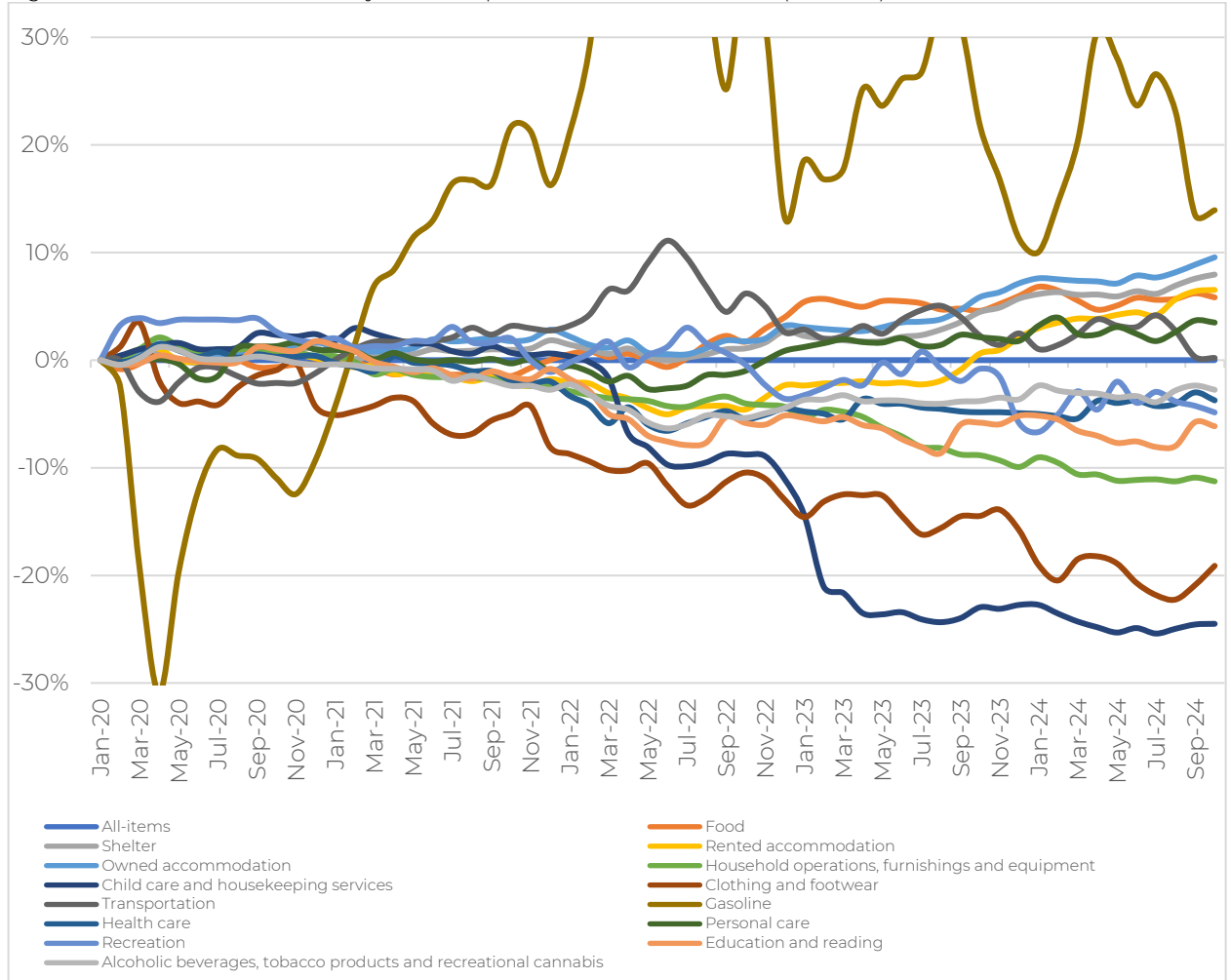
2021 was perhaps the most peculiar year in living memory for demographics. The Covid-19 Pandemic had massively changed economic activity 2020-2022. Pandemic response had injected large amounts of public money into the economy, including the Canada Emergency Response Benefit (CERB) funds paid to out-of-work residents. The Canada Emergency Wage Subsidy (CEWS) kept businesses afloat with money they may have not earned without the pandemic. Shrunken employment for 2020 tended to disproportionately affect lower income households, biasing income statistics up from normal-year levels and reducing the effects of poverty compared to years before or since.

Inflation

Additionally, the inflation seen the last several years mostly happened after May 2021 when the Census was conducted. According to the Bank of Canada, a

dollar in 2021 is worth the equivalent of \$1.13 in today's money (13% inflation), and this change has not fallen evenly across the economy.

Figure 1: Inflation relative to January 2020 compared to overall CPI Inflation (All Items)



Source: Urbanics Consultants Ltd, StatsCan Table 18-10-0004-01

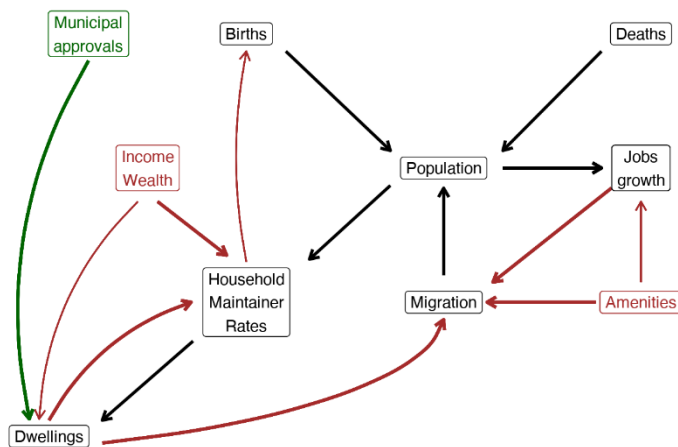
Methodology

The methodology for calculating housing needs is one provided by the province. It is not a market-based measure, and its outputs do not imply that anyone will be able to afford and build the housing estimated to be needed. It does include a 'demand factor' for municipalities, however this multiplier is a black-box number provided by the province with minimal explanation other than it is supposed to reflect housing demand. The housing needs

methodology is, though, multi-faceted, and does include concerns such as homelessness, suppressed household formation, rental vacancy rates, and projected growth.

Population projections are a tricky tool to use for forward planning purposes. In this case, population projections are for municipalities an average of regional and municipal growth rates, while for electoral areas they are apportioned from regional estimates. The Province’s population projection system, P.E.O.P.L.E estimates future growth rates in part from past migration rates, a practice that tends to bake past planning decisions into future growth projections in any jurisdiction where planning decisions may have constrained growth.

Figure 2: Population Model Circularity
 Population and housing growth model with missing pathways and policy lever



Source: Bergmann, Jens von & Nathan Lauster, <https://doodles.mountainmath.ca/posts/2022-04-26-planning-for-scarcity/>

Report Structure

1. Introduction

The Introduction provides the headline findings, overall objectives for the study, the methodology, and key limitations.

2. Community Context

This section examines some basic geographic and demographic facts about the community being examined.

3. Housing Needs Projections

This section provides the calculations of housing need as required by the Province.

4. Previous Report Implementation

This section describes efforts to implement the previously most recent housing needs report.

5. Key Areas of Local Need

Identifies key housing concerns within the community from findings from the analyses, stakeholder consultations, and surveys.

Appendix 1: Additional Demographic & Housing Statistics

This provides additional tables and charts portraying the overall demographics of the community and housing statistics.

Appendix 2: Detailed Housing Needs Calculations

This section will provide more detailed information on suppressed household formation calculations.

Appendix 3: Community Survey

Provides a brief summary of engagement exercises and key takeaways from the community survey.

2. Community Context

Location

The authors of this report would like to note the traditional territories of the Syilx Okanagan peoples

The Regional District of Okanagan-Similkameen (RDOS), a vast region stretching through the southern Okanagan and Similkameen Basin, is the area of this study. This study is part of a wider study focusing on:

- City of Penticton
- Village of Keremeos
- Town of Osoyoos
- Unincorporated areas of the Regional District (Electoral Areas A, B, C, D, E, F, G, H, and I)

The region sits between Kelowna, the largest metropolitan area of the BC Interior and the Lower Mainland, and has long been known for forestry, mining, fruit growing and other agriculture. The primarily east-west route connecting Okanagan-Similkameen communities is the Crowsnest Highway (Highway 3), while north-south connections are by way of the Okanagan Highway (Highway 97) linking the region to the wider Okanagan as well as the US state of Washington.

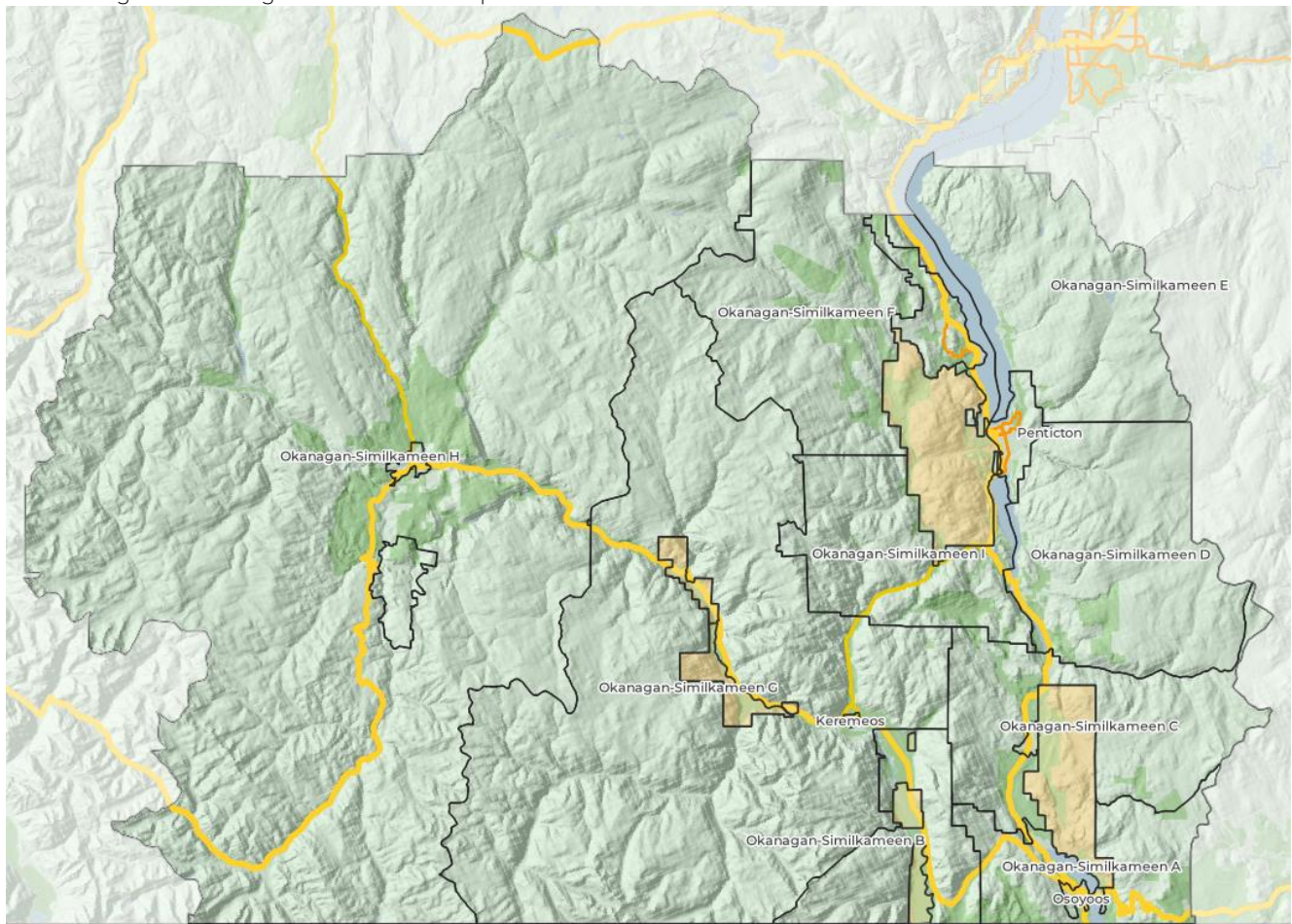
Figure 3: Penticton Setting



Source: Airbus 2024 via Google Maps

Penticton is set on the isthmus between Okanagan and Skaha Lakes, a natural meeting place between water and land routes and historically a junction of the Kettle Valley Railway connecting the Coast and Kootenays. Penticton is bordered by Area E, Area D, and Penticton 1 Reserve of the Snpink'tn Indian Band, and is near by not directly adjacent to Area F. Penticton is the largest community in the Regional District and is regarded by Statistics Canada to be the centre of a Census Agglomeration of 47,380.

Figure 4: Okanagan Similkameen Map



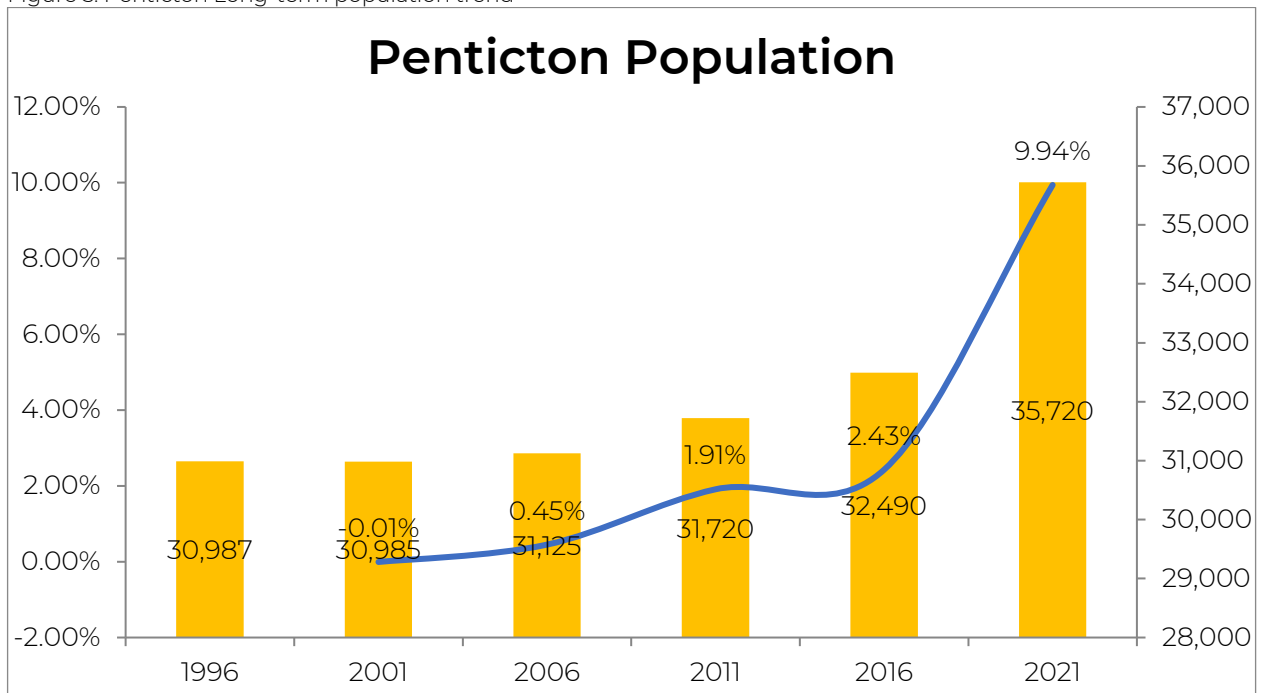
Source: Urbanics Consultants Ltd

Demographics

According to Statistics Canada, between 1996 and 2021 Penticton's population grew from 31,000 to 36,000, with continuous growth since 2001 and accelerating growth over time. In the most recent census period, population growth was 9.94%

It is important to note that 2021 census figures are from a Pandemic year and will have various quirks associated with severely disrupted living and working patterns seen in May of 2021.

Figure 5: Penticton Long-term population trend

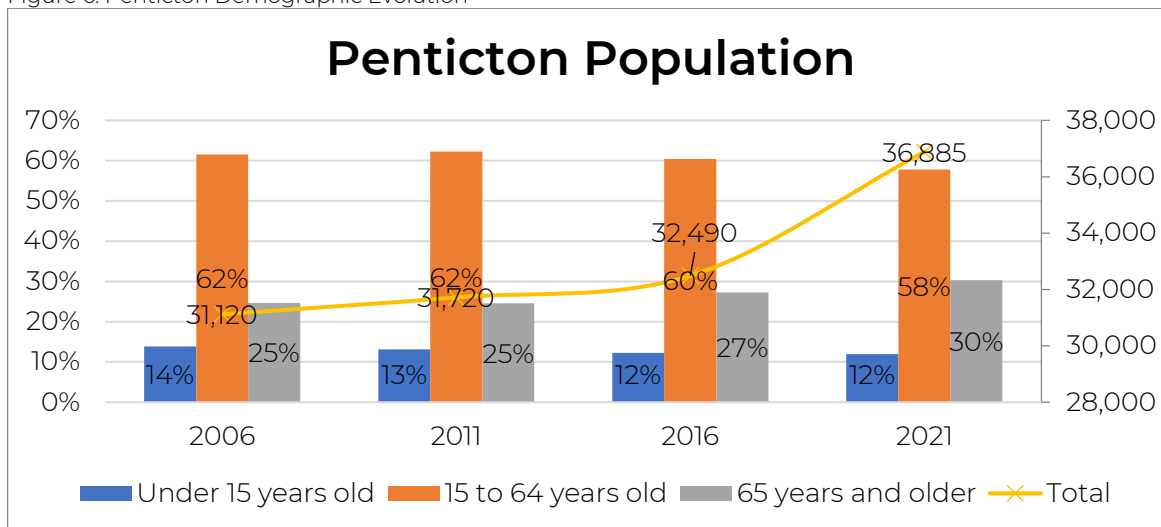


Source: StatCan Census 1996-2021, Urbanics Consultants

Over the period 2006 to 2021, the population of Penticton has seen several common phenomena, namely:

- Declining proportion of youth share (14% in 2006, 12% in 2021)
 - Increasing proportion of senior citizens (25% in 2006, 30% in 2021)
- However, in that time the population of working age residents (15-64 years old) share of the population has declined modestly from 62% of residents to 58%.

Figure 6: Penticton Demographic Evolution



Source: StatCan Census 1996-2021, Urbanics Consultants

Note: Figures are for total population, previous figures were for population in private households.

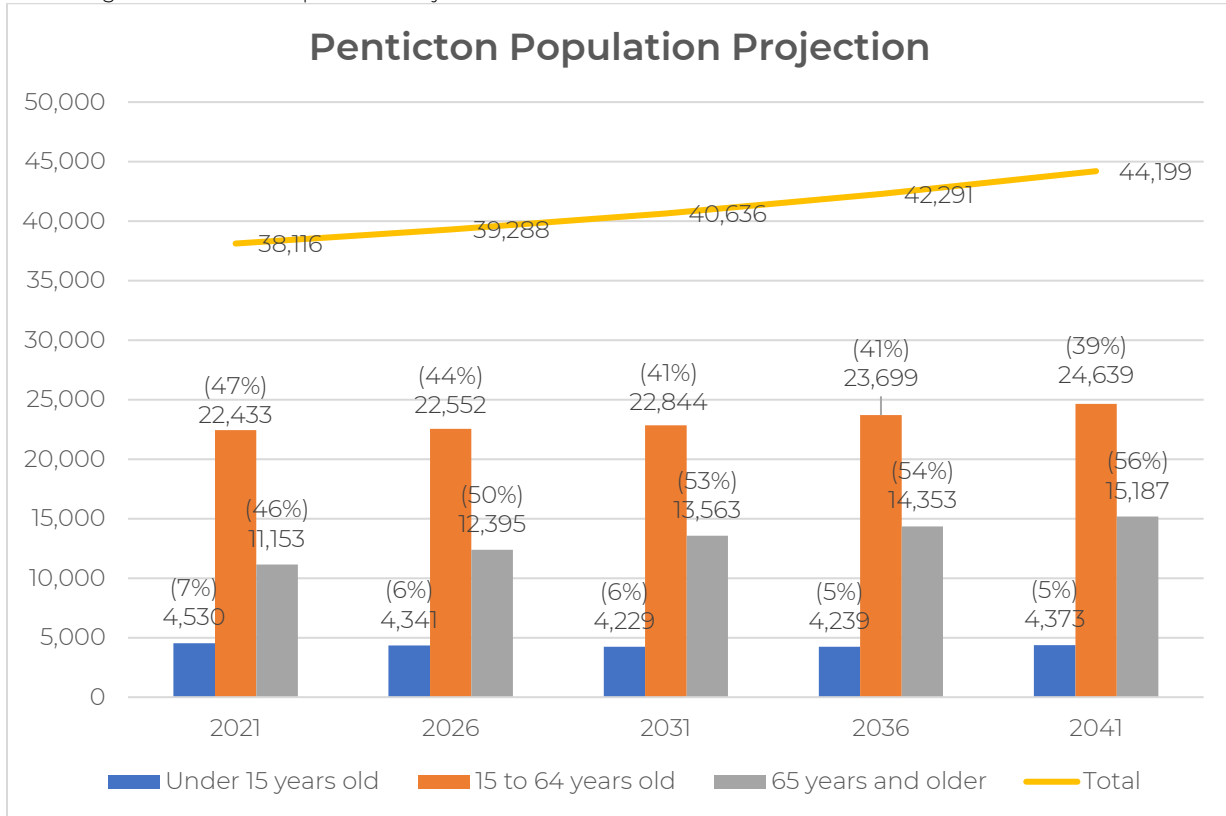
BC Stats Population Projections are an important component of housing needs projections. The City of Penticton is anticipated to see some population growth, expanding the population base by a total of 16% between 2021 and 2041 (0.7% per annum). This is compared to the RDOS which is projected to see population growth at a rate of 17% between 2021 and 2041 (0.8% per annum average), and in BC at a rate of 38% (1.6% per annum average).

The over 65 population is projected to grow by 36% between 2021 and 2041, while the under 15 age group is projected to decline by 3%. The 15-64 age cohorts are anticipated to grow by 10% in that time—proportionately smaller.

Table 2: BC Stats Population Projection for Penticton

Population Projection	2021	2026	2031	2036	2041
Under 15 years old	4,530 (12%)	4,341 (11%)	4,229 (10%)	4,239 (10%)	4,373 (10%)
15 to 64 years old	22,433 (59%)	22,552 (57%)	22,844 (56%)	23,699 (56%)	24,639 (56%)
65 years and older	11,153 (29%)	12,395 (32%)	13,563 (33%)	14,353 (34%)	15,187 (34%)
Total	38,116	39,288	40,636	42,291	44,199
Population growth rate					
5-year growth rate		3.07%	3.43%	4.07%	4.51%
Annual average growth rate 2021 to 2041		0.74%			

Figure 7: BC Stats Population Projection: 2021-41



Source: BC Stats, Urbanics Consultants

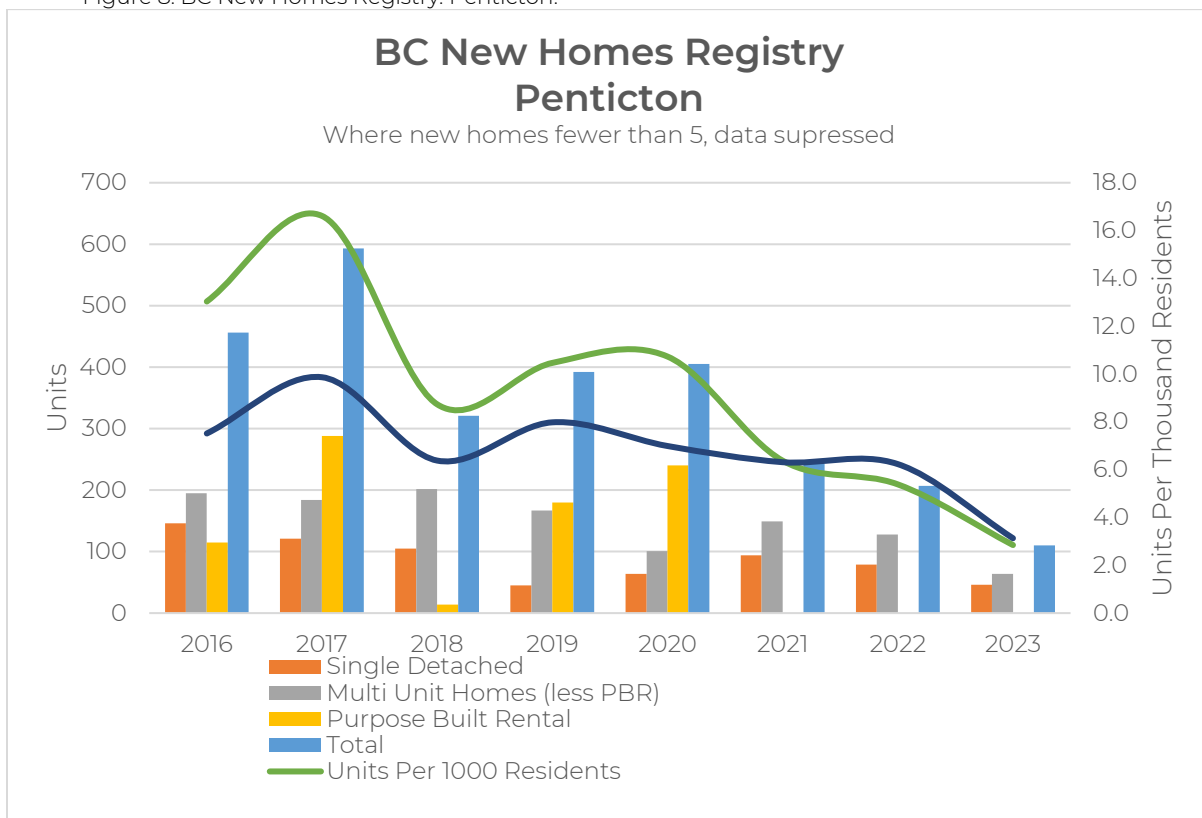
Current housing conditions in Penticton suggest strong housing growth before 2021, with a decline in permits since 2020 when nearly four times as many permits were issued as in 2023. On a per-1000 residents basis, a figure often used for comparing homebuilding across geographic areas, homebuilding has declined from 16.6 homes per 1000 residents in 2017 to only 2.8 in 2023. This decline will lead to substantial complications for local household formation. In particular, purpose-built rental construction has fallen out of the minimum count since 2020.

Table 3: BC New Homes Registry

Penticton: BC New Homes Registry	2016	2017	2018	2019	2020	2021	2022	2023
Single Detached	146	121	105	45	64	94	79	46
Multi Unit Homes (less PBR)	195	184	202	167	101	149	128	64
Purpose Built Rental (PBR)	115	288	14	180	240	*	*	*
Total	456	593	321	392	405	243	207	110
Units Per 1000 Residents	13.0	16.6	8.7	10.5	10.7	6.4	5.4	2.8
Units Per 1000 Residents (RDOS)	7.5	9.9	6.4	8.0	7.0	6.3	6.2	3.1

Source: BC New Homes Registry, Urbanics Consultants Ltd.
 Note: * datapoints have been suppressed under 5 units

Figure 8: BC New Homes Registry: Penticton.



Source: BC New Homes Registry, Urbanics Consultants Ltd.
 Note: * datapoints have been suppressed under 5 units

Additional statistics

Please refer to Appendix 1 for additional demographic and housing statistics from the 2021 Census, BC Assessment, BC Housing, among other data sources.

Some pertinent findings include:

- Penticton’s household size demographics are unusually stable, with a steady 2.1 average household size in each of 2006, 2011, 2016, and 2021. The proportion of households by size has remained roughly constant, with a modest increase in 1 person households (35% to 38% 2006-2021)
- While Penticton education levels are largely similar to the wider RDOS (in part due to demographic weight of Penticton in the RDOS), Penticton is most dissimilar from BC with respect to Bachelor and higher education, where 18 %of residents hold such a degree compared to 29% in British Columbia
- The overwhelming majority (85%) of Penticton residents work in their city of residence, compared to 66% of RDOS residents (work in same city, town, village, district municipality or electoral area) and 65% of BC Residents. Owners and renters have similar commuting patterns.
- Core Housing Need has returned to 2006 levels in 2021 (both 12.6% of households), after rising to more than 16% in 2011 and 2016. Extreme Core Housing Need has risen slightly over 2006-2021 from 5.7% to 6.2%. Core Housing Need in BC in 2021 was 13%, while Extreme Core Housing Need was 7%. Tenants are much more likely to experience Core Housing Need (24% in Penticton) than owners (6%).
- Penticton has a median total household income of \$68,000 as of 2020, which is 88% of BC’s median total household income of \$85,000. The least well-off households were 1-person households (\$37,200 in Penticton vs. \$43,200 in the Province). Lone-parent families also have incomes surprisingly similar to median household income (\$64,500 vs \$68,000), where usually this gap is larger.
- Only 40% of private dwellings in Penticton are single-detached homes as per the 2021 census. In terms of the breakdown of housing units by number of bedrooms, the majority of housing units (84% as of 2021 census) are housing that may be suitable for families (2-bedroom, 3 bedroom, and 4+ bedroom units). 1-bedroom units comprise 15% of occupied dwellings, and studio units comprise 1% of the stock in Penticton.

- 60% of homes in Penticton were built before 1990, including 64% of the rental stock. 9% of the housing stock was built between 2016 and 2021.
- Penticton had a homeownership rate of 63% in 2021, modestly lower than the Provincial rate of 67%. This amounts to 10,985 homeownership households and 6,380 renter households as of the 2021 Census.
- 325 Penticton households were found to be unsuitable in 2021 (2%) (unsuitable for family size and composition). This compares to 2% in RDOS and 5% in BC overall.
- 4% of total private dwellings (665 dwelling units) were said to be below adequacy standards in Penticton, implying that they require major repairs. This is compared to 4% of dwellings in the RDOS, and 4% of dwellings in the Province.
- Tenants were more likely to be in Core House Need in all jurisdictions, including 24% in Penticton, 22% in the RDOS, and 25% in BC. This is particularly driven by failing to meet the affordability standard (30% of household income on housing costs), which 38% of tenant households were unable to surpass. Affordability was also the biggest contributor to homeownership households being in Core House Need, with 13% of Penticton homeowners spending more than 30% of their income on housing.
- It is important to note that the 2021 census data was largely collected in May 2021. Thus, the impacts of the COVID-19 pandemic have likely affected particular areas such as employment and incomes.
- In terms of housing values provided by BC Assessment, the City of Penticton had an average house value (average across all housing types) of approximately \$871,166 in 2023, an increase of 25% over 2022 when average house values were calculated at \$699,495. This highlights the concerns raised by stakeholders and residents rising housing costs and unaffordability.
- Per the 2021 Census, the average renter shelter cost (rent and utilities) in Penticton was \$1,273, compared to \$1,492 in BC. The numbers from the Census suggest that average monthly rents in Penticton have risen by 41%

percent between 2006 and 2021, from \$905 to \$1,273. This is below the rental increases seen at the Regional District level (48%). Rents have increased at an even higher rate in the province at 52%. This compares to an approximately 30% level of general inflation according to the Bank of Canada's Consumer Price Index between 2006 and 2021.

Appendix 1 contains further data tables and charts reflecting demographic and housing characteristics of the City of Penticton.

3. Housing Needs Projections

Assessed Housing Needs

The following tables calculate the 20-year and 5-year housing need by the methods specified by the Province in the summer of 2024.

They were created using the UBC HART calculator, created by scholars at the University of British Columbia Housing Assessment Resource Tools (HART) and Licker Geospatial to implement the province’s required method.

It is built from six components.

- Supply of units to reduce Extreme Core House Need
- Supply of units to reduce homelessness
- Supply of units to address suppressed household formation
- Supply of units needed to meet household growth over the next 5 to 20 years.
- Supply of units needed to meet at least a 3% vacancy rate.
- Supply of units needed to meet local demand (municipalities only)

Like all models, this method is a compromise between several goals and constraints (such as accuracy, detail, data availability, and suitability for widespread use and further) that leave it necessarily imperfect. But it is designed to take account of both social variables (such as homelessness, population growth estimates) as well as variables that reflect market demand such as rental vacancy rates.

The model does not directly deal in economic viability, which is a weakness. As such, the cost of construction or level of prices and rents are not incorporated. Under this scenario, it is possible for the model to generate numbers for required new housing that might not be buildable under present costs for current market rents and prices. The province has, however, provided a

‘demand adjustment factor’ for each municipality intended to provide some market input. The model is not trying to create a market-based estimate of how much housing ought to be built, however it does incorporate the ‘local demand’ figure, which is a number provided by the Province with limited background information or documentation. The local demand factor for regional communities provided by the province can be seen in the table below.

Table 4: Demand Factors

MUNICIPALITY	DEMAND FACTOR
PENTICTON	0.3799
OSOYOOS	0.7615
KEREMEOS	1.3799
OLIVER	1.1065
PRINCETON	1.1752
SUMMERLAND	1.1970
KELOWNA	0.3915
VANCOUVER	0.8503

As can be seen above, the demand factor is most impactful in Keremeos, multiplying housing need estimates by 1.3799, while it is least impactful in Penticton, where it multiplies housing need estimates by 0.3799. Kelowna and Vancouver have been included as points of comparison.

Due to limits on data availability, some categories are based upon taking the region-wide estimate and portioning it out to each town, city, village, or electoral area by population. In some cases, this may result in unintuitive or unreasonable estimates, especially where Regional Districts are internally diverse or where small population sizes create potential for outliers. Results should be interpreted considering these limitations.

First calculated is the 20-year estimate, and then the 5-year estimate based upon the province’s weighting of each sub-category’s importance for immediate address. For example, half the units for addressing homelessness are supposed to be delivered in 5 years, while only a quarter of the units expected for 20 years to address rental vacancy rates are supposed to be delivered in 5 years. Units to account for population growth are based on 5- and 20-year growth estimates, while all other categories of 20-year housing need are expected to be 25% delivered in 5 years.

The estimates are for the period 2021 to 2041, which is to align with the Census. They are at this point three years out of date, however they still provide an insight into housing needs in the area, and newer data will not be available for the 2026 census until as late as 2028. For many purposes, 2021 is a 'odd' year, with incomes, prices, and economic activity strongly effected by the Covid-19 pandemic and associated responses. Some figures, such as Core House Need, were strongly affected by income support policies, and may not be comparable. Census population figures are based on population in private households rather than the total population including collective households.

City of Penticton

Part A: Extreme Core House Need

The following table shows total owner and renter households in the four previous census years (Step 1).

Table 5: Penticton Households by Tenure

PENTICTON CY (CSD, BC)

YEAR	2006	2011	2016	2021
OWNERS	9,715	9,730	9,955	10,985
RENTERS	4,885	5,505	5,785	6,380
TOTAL	14,600	15,235	15,740	17,365

The below table shows the total number and proportion of owners with a mortgage¹ and renter households in Extreme Core House Need in the four previous Censuses. Extreme Core House Need corresponds to a situation where households are obliged to spend 50% or more of pre-tax income for shelter costs (rent/mortgage plus utilities and taxes)

Table 6: Penticton Extreme Core House Need

PENTICTON CY (CSD, BC)

EXTREME CORE HOUSE NEED	2006	2006%	2011	2011%	2016	2016%	2021	2021%	Average Rate
OWNERS WITH A MORTGAGE	N/A	N/A	N/A	N/A	N/A	N/A	180	1.64%	1.64%

¹ Data on owners with a mortgage is not available for Censuses before 2021

RENTERS	595	12.18%	765	13.90%	795	13.74%	495	7.76%	11.89%
----------------	-----	--------	-----	--------	-----	--------	-----	-------	--------

These are combined in the next table to represent the number of units necessary to provide replacement housing for households in Extreme Core House Need. This is based on the average rate over the previous four censuses.

Table 7: Penticton ECHN Rates

PENTICTON CY (CSD, BC)

TOTAL HOUSEHOLDS	2021 HOUSEHOLDS	AVERAGE ECHN RATE	HOUSEHOLDS IN ECHN
OWNERS	10,985	N/A	N/A
OWNERS WITH A MORTGAGE		1.64%	180.00
RENTERS	6,380	11.89%	758.86%
TOTAL NEW UNITS TO MEET ECHN - 20 YEARS			938.86

As shown in the above table, there are nearly 939 units worth of assessed housing needs to address Extreme Core Housing Need over 20 years, driven by rental housing costs.

Part B: Homelessness

The following table apportions the homeless population of the Regional District of Okanagan-Similkameen by the population of Penticton. This figure is based on regional need rather than homelessness rates specific to Penticton.

Table 8: Penticton Homelessness
PENTICTON CY (CSD, BC)

REGIONAL POPULATION	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
87,665	35,725	40.75%	503	204.98
TOTAL NEW UNITS TO HOMELESSNESS NEEDS - 20 YEARS				204.98

PEH refers to People Experiencing Homelessness.

As shown above, about 205 units are required to address Penticton’s share of regional homelessness, assuming as the Provincial methodology does 1 unit per person.

Part C: Suppressed Household Formation.

Often household size is taken as a given in demographic estimates, however the number of people per household is sensitive to the cost and availability of households. In a community undergoing housing stress there will be unusually large numbers of adult children living with their parents, unusually large numbers of roommates, unusually large numbers of couples cohabitating more early in their relationships than they might otherwise or couples staying in dysfunctional relationships due to housing costs and availability.

This figure is calculated based upon 2006 census data, assumed to be a time when housing pressures were less intense to calculate a baseline level of household headship rates by renter/owner status and age cohort. This is then compared to present population household headship rates to estimate how many households would have formed if the housing had been available. Detailed calculations are provided in Appendix 2.

Table 9: Penticton Supressed Households
PENTICTON CY (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2021 Potential Households		2021 Actual Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 TO 24 YEARS	116.03	298.36	50	315	66.03	-16.64	49.38
25 TO 34 YEARS	810.31	1093.92	735	1,130	75.31	-36.08	39.23
35 TO 44 YEARS	1502.35	965.80	1,225	1,065	277.35	-99.20	178.15
45 TO 54 YEARS	1615.20	714.18	1,455	895	160.20	-180.82	0.00
55 TO 64 YEARS	2754.04	813.17	2,445	1,200	309.04	-386.83	0.00
65 TO 74 YEARS	2811.91	673.27	2,610	835	201.91	-161.73	40.18
75 YEARS AND OVER	2339.57	1124.36	2,470	945	-130.43	179.36	48.93
TOTAL NEW UNITS TO MEET SUPPRESSED HOUSING NEED - 20 YEARS							355.87

As above, household maintainer rates have been suppressed for younger and older households, with households under the age of 45 and over the age of 65 representing substantial declines in household formation rates.

By this estimate, there are a shortfall of about 356 units to address suppressed household formation over 20 years.

Part D: Anticipated Household Growth

This segment is based upon BC Stats PEOPLE model of population growth, used by the Province for planning purposes. This statistic is drawn from BC Stats Household projections. BC Stats projections were harmonized with Statistics Canada in 2022 and are based upon a model using age and sex cohort data to estimate future population change from expected births, deaths, and migration. This is supplemented with data on employment, residential building permits, community plans and other indicators of housing availability.

As such it is important to note that this is *not an independent variable*. The amount of housing permitted in the past will shape population growth and shape this model's projection of future household growth. Because this data is so dependent on past policy outcomes, it should not be used on its own to inform housing needs.

The figure used by the province is a combination of two scenarios, one based upon municipal growth projections, and one based upon regional projections. As local cities and towns necessarily exist in regional housing markets, this approach reduces the impact of local specifics. For Electoral Areas, this figure is based purely on regional growth projections portioned out by population share.

The first table will show the 20-year population projection for Regional District of Okanagan-Similkameen.

Table 10: Regional Growth Rate
PENTICTON CY (CSD, BC)

REGIONAL DISTRICT PROJECTIONS	2021	2041	Regional Growth Rate
HOUSEHOLDS	40,980	50,987	24.42%

The regional population growth projection (as apportioned) is averaged with the municipal projection to arrive at a 20-year estimate of housing need through projected population growth.

Table 11: Penticton Projected Growth
PENTICTON CY (CSD, BC)

GROWTH SCENARIOS	Regional Growth Rate	Households		New Units
		2021	2041	
LOCAL HOUSEHOLD GROWTH		17,360	21,243	3883
REGIONALLY BASED HOUSEHOLD GROWTH	24.42%	17,360	21,599.18	4239.18
SCENARIO AVERAGE				4061.09
TOTAL NEW UNITS TO MEET HOUSEHOLD GROWTH NEEDS - 20 YEARS				4,061.09

Here the province estimates that Penticton will require slightly more than 4,061 units to accommodate projected population growth, subject to the methodological limitations described above.

Part E: Rental Vacancy

Rental vacancy rates are a reliable indicator of limited housing supply, and it is often held that a 3% vacancy rate is a 'balanced' level. When vacancy rates are below 3%, they suggest that there are more potential households seeking tenancies than there are available tenancies, and that rent will tend to rise. When vacancy rates are above 3%, rents will tend to moderate as landlords have a harder time attracting tenants.

Rental vacancy rate data is drawn from the CMHC's Primary Rental Market 2021 Vacancy Rate data, which is based on a survey of purpose-built rental landlords. As this data is collected only for population centres above 2,500, where this data is not available rental vacancy is assumed to be the provincial average (1.4%). Though this figure is drawn from purpose-built rentals only, it is assumed that the whole market, including rented condominium units, rented houses, and other small-scale residential land-lording operations follow similar trends. As such the vacancy rate is compared to the total number of rental households. Where vacancy rates already exceed 3%, this is treated as a need for 0 new units.

Table 12: Penticton Vacancy
PENTICTON CY (CSD, BC)

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
TARGET VACANCY RATE	3.00%	97.00%	6,380	6,557.32
LOCAL VACANCY RATE	1.20%	98.60%	6,380	6,457.49
TOTAL NEW UNITS TO ACHIEVE 3% VACANCY RATE - 20 YEARS				119.83

Under this estimate, approximately 120 units are needed over the coming 20 years to bring the vacancy rate to healthy levels.

Penticton data is based upon the CMHC 2021 rental market survey. CoStar commercial data suggests that the current vacancy rate for Penticton is 1.9%, while the 2023 CMHC rental market survey suggest that rental vacancy rates in Penticton City are 1.5%.

Part F: The Demand Buffer

This figure is a number provided by the province with little documentation. Its purpose is to include a market demand element in the housing needs forecast. A 'Demand Factor' has been provided by the province for every municipality. This element does not apply to Electoral Areas.

Table 13: Penticton Demand Buffer

PENTICTON CY (CSD, BC)

COMPONENT	Result
A. EXTREME CORE HOUSE NEED	938.86
B. PERSONS EXPERIENCING HOMELESSNESS	204.98
C. SUPPRESSED HOUSEHOLD FORMATION	355.87
E. RENTAL VACANCY RATE ADJUSTMENT	119.83
TOTAL	1,619.54
DEMAND FACTOR	0.38
TOTAL NEW UNITS TO ADDRESS DEMAND BUFFER - 20 YEARS	615.32

This figure is applied as a multiplier to other factors except projected population (F). For Penticton, the multiplier is 0.38 and as such the number of units assessed is increased by under 40%, suggesting that an additional 615 units are required approximately.

Total Assessed Housing Need

Under the Province’s formula, the assessed housing need is as follows, summing all previously discussed factors:

Table 14: Penticton Housing Need Total
PENTICTON CY (CSD, BC)

COMPONENT	5 Year Need	20 Year Need
A. EXTREME CORE HOUSE NEED	234.72	938.86
B. PERSONS EXPERIENCING HOMELESSNESS	102.49	204.98
C. SUPPRESSED HOUSEHOLD FORMATION	88.97	355.87
D. ANTICIPATED GROWTH	1,221.27	4,061.09
E. RENTAL VACANCY RATE ADJUSTMENT	29.96	119.83
F. ADDITIONAL LOCAL DEMAND	153.83	615.32
TOTAL NEW UNITS – 5 YEARS	1,831	
TOTAL NEW UNITS – 20 YEARS		6,296

The 5-year need calculation is for most purposes ¼ of the 20-year calculation, however, to address homelessness it is expected that those units will be 50% delivered in 5 years, while the 5-year projected growth adjustment is based upon BC Stats 5-year growth projection.

As can be seen above, the largest part of the housing needs assessment is in the ‘Anticipated Growth’ figure, accounting for nearly 2/3 of the assessment. This figure is rooted in current demographic estimates of fertility and mortality, as well as projecting past migration rates into the future.

The implication is that the dwelling stock must be increased by 10% over the next five years and 34% over the next twenty years over the current census dwelling count.

4. Previous Report Implementation

The following are actions taken by the local government, since receiving the most recent 2021 Housing Needs Report, to reduce housing needs, as provided by RDOS staff:

City of Penticton

Following the requirements of the Provincial government, and after the most recent City of Penticton Housing Needs Assessment (July 2023), in June 2024 the City amended its OCP and adopted a new Zoning Bylaw to support greater height and density of new developments in the built-up area of the City and implement the provincial Small-Scale Multi-Unit Housing and Transit-Oriented Area requirements. These actions support the development of more homes within the City compared to the OCP and Zoning Bylaw pre-June 2024. These actions are intended to help address the housing needs in Penticton.

Change in Assessment

The 2021 Assessment found that Penticton needed 847 units between 2016 and 2021, and 613 units between 2021 and 2026. This is less than 1,831 units projected in this study between 2021 and 2026. In July 2023, the City of Penticton Housing Needs Assessment revised these figures, indicating that the City would need an additional 1,705 units between 2021 and 2026 to sustain the population growth. Since then, the demand has increased by an additional 126 units. The 2023 report projected that Penticton would need 5,740 units in a 'low growth' scenario (1.1% annually) over the next 20 years to address long-term housing needs. Since that projection, the need has grown by an additional 1,186 units totalling to 6,926 units.

5. Key Areas of Local Need

Housing & Transportation

The following speaks to policy from the participating governments regarding housing needs in proximity to transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation.

City of Penticton:

In June 2024, the City of Penticton adopted Zoning Bylaw 2024-22 which designated three Transit-Oriented Areas allowing for the provincially-mandated height, density, and parking regulations in areas generally within 400m of three significant bus exchanges. The 2024 Zoning Bylaw also eliminated on-site residential parking requirements around the downtown core. These zoning changes encourage alternative transportation by allowing for flexible on-site vehicle parking and allowing more density on lots near bus exchanges and in walkable areas, like the downtown. The City of Penticton Official Community Plan directs new homes largely to the core area of the city, near services like transit and alternative transportation infrastructure. The OCP prioritizes alternative transportation design, investment, and renewal actions over private vehicles. Amendments to the OCP in 2024 double-down on these policies by allowing for increased density along key transportation corridors across the City in the updated 'High Density Residential' and 'Mixed Use' designations.

Policy Comments

The following data is from the last two census regarding commuting by foot, by bicycle and by transit in the study area. Transit, for Census purposes, includes bus, train, passenger ferry and other modes, however data is self reported.

Table 15: Main Mode of Commuting for the Employed Labour Force age 15 Years and Over with a Usual Place of Work or No Fixed Workplace

	FOOT (2021)	BIKE (2021)	TRANSIT (2021)	TOTAL COMMUTERS	TOTAL SUSTAINABLE MODE SHARE
RDOS	2,950	465	345	30,860	12%

KEREMEOS	40			430	9%
PENTICTON	1,650	280	260	13,625	16%
OSOYOOS	245	20	10	1,665	17%
AREA A	75			745	10%
AREA B	45	10		345	16%
AREA C	80	10	10	1,225	8%
AREA D	65	10	10	1,440	6%
AREA E	35			570	6%
AREA F	20	20		855	5%
AREA G	30			575	5%
AREA H	15			700	2%
AREA I	20	10		840	4%
BRITISH COLUMBIA	121,550	36,790	174,045	1,873,690	17.7%

Source: Census, 2021, Urbanics Consultants Ltd.

These do not reflect total use of feet, cycling, and transit to get around the community, however they do reflect a widely available statistic that is useful for comparisons, and tends to reflect the overall attractiveness of non-car transportation in each area. Foot transportation is the most common non-car means of getting around according to Census Data. Notably, Penticton and Osoyoos see active transportation rates similar to the province at large.

Housing in proximity to alternative transportation can take several forms. These include:

- Locating housing near bus stops (where available)
- Locating housing near sidewalks, multi-use pathways, biking infrastructure and community trails
- Locating housing near to employment, near to commercial amenities, and near to public services such that a walking trip can be carried out within a general '15 minute' area.

Where this requires infrastructure or service, it is important infrastructure or service be of sufficient quality to be useable and safe to the public. This requires that residents not feel uncomfortable crossing the street, or riding a bike, that the bus comes often enough to be useful for daily transportation.

The importance of locating housing close to alternative transportation lies in several benefits:

- The reduction of infrastructure burden
- Reduced traffic
- Improved safety
- Accessibility
- Public Health and wellbeing

Housing placed with alternative transportation in mind benefits the public by reducing the cost of infrastructure. A resident living within walking or cycling distance (or skiing, as the season may be!) is one that may potentially not drive to work, reducing traffic congestion and wear and tear on the roads, reducing demand for parking at public and private amenities as well as job sites. A multi-use pathway is much smaller and lower maintenance than a two-lane roadway, so that even if usage might be much less, the overall burden on the public can be reduced.

Additionally, the burden of water runoff is reduced. Multi-use pathways require much less hard-surface pavement per user and divert less rainfall and snowmelt out of the soil, reducing the burden per user of stormwater management requirements such as sewers, culverts, ditches, and drains.

With respect to safety, a walker or cyclist or transit rider is another vehicle not on the road. According to Transport Canada there are 257.1 injuries per billion vehicle kilometres on British Columbia roads. Generally, safety statistics for bus riders are much better due to large vehicles that are professionally driven. Pedestrians and cyclist safety is a concern; however, this can be improved with better infrastructure and tend to improve with greater usage. Additionally, locating housing to make cycling or walking easier tends to shorten trips, reducing exposure to hazard.

Accessibility can be improved through making walking, cycling, and transportation more attractive to residents of new homes. For starters, many disabilities preclude driving. Users of wheelchairs benefit from better sidewalks and multi-use pathways. Residents who need to drive benefit from reduced overall traffic congestion. Developments in the last decade have brought a

revolution in availability and cost of small electric powered or assisted vehicles, such as e-bikes, scooters, and other devices that provide many of the benefits of walking and cycling without the same discomforts and difficulties. Such devices can and do extend the range (both in distance as well as time-of-year) where non-car transportation is viable and should not be discounted.

Lastly, locating housing to encourage pedestrianism and cycling encourage more physical activity, which can reduce the burden on the healthcare system as well as improve mood and fitness. Pedestrians and cyclists are found to be good potential customers by many businesses, as they can better interact with the street front.

The best way to help pedestrians, cyclists, and transit riders is make it easier to build infill housing in existing communities which already have shops, public services, schools, and places of work.

Affordable Housing

Housing unaffordability directly impacts 22% of Penticton households, including 13% of owners and 38% of renters. The affordability standard is used to assess whether housing costs (rent, mortgage, taxes, utilities) consume more than 30% of a household’s pre-tax income. This was with average monthly shelter costs of \$1,273 per month, including \$1,241 for owners and \$1,328 for renters. These shelter costs are higher than seen in the RDOS overall (\$1,166) and lower than British Columbia overall (\$1,596). However, these rates reflect existing mortgages and tenancies, and do not necessarily represent costs that could be achieved on the open market today (or in 2021 when they were recorded by the Census). Unaffordability rates have remained high in Penticton with minimal change since 2006 (27%), 2011 (28%), and 2016 (27%) and represent a significant portion of the community in poor housing conditions.

In 2024, the City of Penticton introduced a pilot funding partnership program for non-profit housing providers seeking to develop affordable housing. This program is scheduled to run from March 2024 to March 2025 and is designed to mitigate the issue of housing unaffordability in Penticton. Additionally, the City works closely with the South Okanagan Similkameen Brain Injury Society (SOSBIS), Penticton and District Society for Community Living (PDSCL), and

Shelter Aid for Elderly Renters (SAFER) to provide affordable housing for residents.

Penticton as of 2024 had, per the BC Housing registry about 2,001 units of supported housing in some form or another. This included:

- 446 Emergency Shelter or Homeless housing units
- 545 Transitional supported and assisted living units
 - 399 Supportive Seniors units
 - 93 Special Needs units
 - 53 Women and Children units
- 368 Independent Social Housing Units
 - 183 Low Income Families
 - 185 Independent Seniors
- 642 Rental Assistance in Private Market
 - 38 Rent Assist Families
 - 459 Rent Assist Seniors
 - 145 Canada Housing Benefit (CHB)

Rental Housing

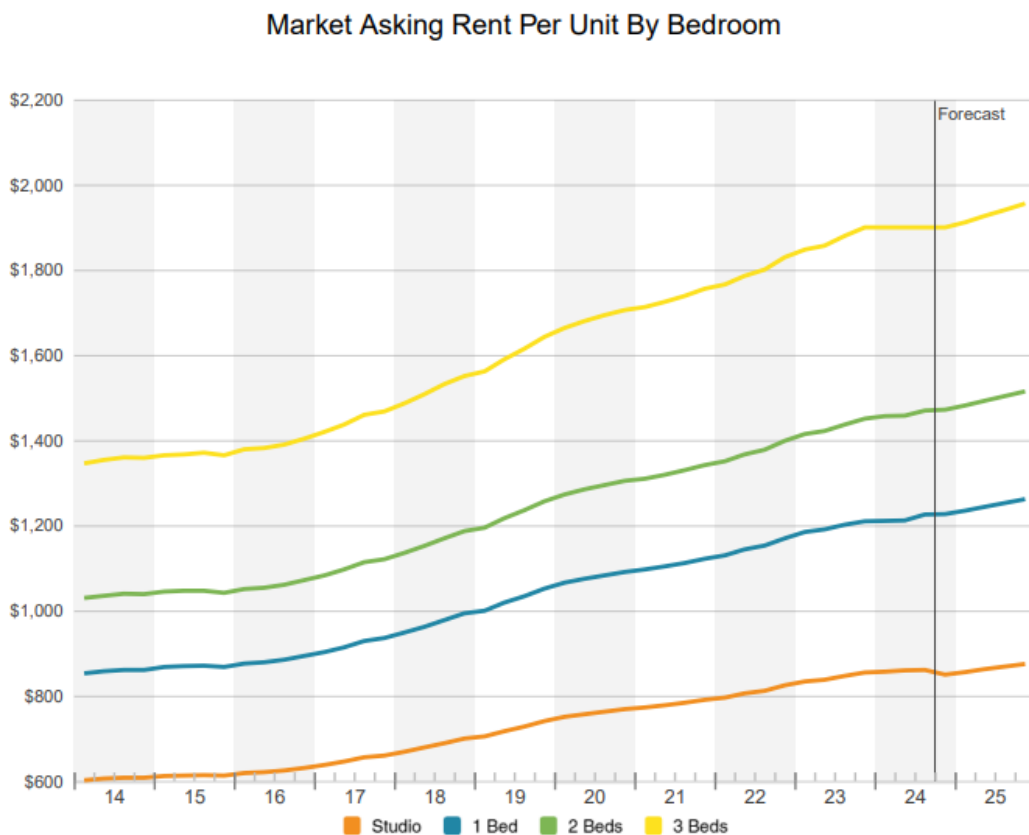
Rental housing comprises 37% of Penticton occupied housing stock, or 6,380 households, a rate that has remained stable since 2016. The average rent in 2021 in Penticton is \$1,328, and has increased 53% since 2006, on par with the average RDOS (48%) and BC (52%) rent increases.

As mentioned above, about 38% of tenants are living in unaffordable housing, a figure similar to RDOS (36%), but higher than the provincial average in British Columbia (30%). In recent years, the relative economics of rental housing

development have improved thanks to higher rents and superior access to financing. A supportive rental policy from the local government can help turn that into new rental buildings, which have a restraining effect on rent growth.

Regional data² provided by CoStar suggests that the average market purpose-built rent in RDOS is currently \$1,320, an amount that is higher than the Census median working income for 2021. In 2021 this figure was \$1,185.

Figure 9: Market Asking Rents by Bedroom Count, RDOS



© 2024 CoStar Realty Information Inc.

2024-12-16

² Penticton has insufficient data to provide for a Penticton-specific rental market figure at this time.

Special Needs Housing

93 households in Penticton are in special needs housing supported by BC Housing. This is a substantial increase over the 73 counted in the previous housing needs assessment.

Seniors Housing

Seniors housing is a growing issue in Penticton. The population of seniors has increased to 30% of the resident population of Penticton (11,175 residents) and has increased by over a quarter between 2016 and 2021. Seniors often have particular housing needs, including reduced climbing and mobility reduced ability to drive for daily errands. The population of senior residents is projected by BC Stats to continue to increase through 2041 to 34% of the total population or 15,187 residents under current estimates of mortality and net migration.

BC Housing notes that 185 independent seniors housing units are supported by BC Housing in Penticton, as well as 459 households receiving rent assistance in the private market. Expanding the supply of dedicated seniors housing as well as senior-suitable housing (such as single level or step free access) will be important for accommodating an aging population.

Family Housing

The number of youth under 15 in Penticton has remained relatively stable between 2006 and 2021, with only modest growth observed. However, the proportion of youth relative to the total population has declined over this period. In 2006, there were 4,300 youth residents, representing 14% of the overall population. By 2021, this number had increased slightly to 4,395 youth, but their proportion of the total population had decreased to 12%. The most notable decline occurred between 2011 and 2016, when the youth population decreased by 175, dropping to 3,995. However, the most recent census data indicates a resurgence, with an increase of 400 youth residents in Penticton.

Over the coming 20 years, the youth population is expected to gradually decline in Penticton. This is downstream of declining birth rates but is also downstream of the increasing relative expense of raising children in Penticton and British Columbia overall.

BC Housing notes that 183 families in BC Housing’s low-income stream are living in independent social housing units in Penticton, and 38 families are receiving rental housing in the private market.

Of the 2,130 households in Core House Need in Penticton, 1,360 are 1 person households. All other household sizes were between 0 and 5 (subject to Census random rounding) for Core House Need, suggesting that this is not a large problem for families. However, of the 3,720 households below affordability standards, 395 were homeownership 2-person households. In general, 3 or more person households are not represented in affordability, suitability, or adequacy statistics. The average Penticton family (under census definitions) has 2.1 members, including 1.6 children., smaller than RDOS (2.5) or BC (2.8). This includes 7,625 couples, (2,520 with children, 5,105 without) and 1,300 one-parent families. There are additional 340 multi-generational households.

Shelters and Homelessness

Homelessness in Penticton is a growing concern. The 2023 BC Point-in-Time Homeless Count recorded 166 individuals experiencing homelessness in Penticton, marking a 46% increase since 2021. Of these, 85% were between the ages of 25 and 54, 9% were over 55, and 6% were under 25. A significant 36% cited insufficient income as the primary reason for losing housing, which correlates with both the limited availability of affordable housing and rising living costs. Stakeholders have noted that Penticton has a limited number of rental units, with higher rental costs compared to nearby cities.

In 2023, 100 More Homes’ *Penticton Non-Market Housing (and Supports)* highlighted that Penticton is supported by 15 organizations providing housing and homelessness services. These organizations offer a total of 87 programs focused on preventing homelessness, engaging with unhoused individuals, and facilitating access to safe, supportive, and inclusive housing. Additionally, the South Okanagan Similkameen Brain Injury Society (SOSBIS) collaborates with BC Housing to provide housing as part of outreach and homelessness prevention programs.

Workforce Housing

Workforce housing is a bit of an odd term, given that ‘the work force’ comprises the vast majority of households. In Penticton, for instance, around 17,420 residents are actively contributing to the local economy. Unlike resort communities, Penticton is primarily made up of full-time residents, with only 6% of dwellings being used for purposes other than primary residence (e.g., vacation homes or short-term rentals).

The average employment income in 2019 for full-year-full time workers was \$62,550, and the median income was \$54,000. For 2020 these figures were \$64,700 and \$56,400, respectively (an effect seen as lower-income workers disproportionately lost employment after February 2020, however nationally income levels have held up since then).

For an income of \$56,400 (approximately \$27 per hour 40 hours per week) an affordable housing cost is \$16,920 per year or \$1,410 per month. This is higher than the average monthly shelter cost in Penticton in 2021 (\$1,273) and higher than the average shelter cost in RDOS overall (\$1,166). It is important to note that as a median income, half of full-time, full-year workers earn less than \$56,400. Additionally, the average rent composition includes both higher and lower cost units, and many households have multiple earners. It is also worth noting that these figures reflect current rents, rather than turnover rents, and may not necessarily represent units available on the open market today.

Appendix 1: Additional Demographic & Housing Statistics

This data is from Statistics Canada Census data (2006-2021) and National Household Survey (2011) unless otherwise specified

Local Economy

Table 16: Local Labour Force by Industry (NAICS Codes)

Labour Force by Industry, 2021	Penticton	RDOS	BC	Penticton	RDOS	BC
Total labour force	17,420	40,575	2,657,275			
Industry - not applicable	315	775	54,165			
All industries	17,110	39,805	2,603,110	98.2%	98.2%	97.0%
11 Agriculture; forestry; fishing and hunting	380	2,785	69,390	2.0%	6.2%	2.4%
21 Mining; quarrying; and oil and gas extraction	190	925	27,375	1.0%	2.1%	1.0%
22 Utilities	75	250	15,605	0.4%	0.6%	0.5%
23 Construction	1,885	4,485	255,045	9.9%	9.9%	8.9%
31-33 Manufacturing	1,265	3,145	164,770	6.6%	7.0%	5.8%
Goods producing industries	3,795	11,590	532,185	19.9%	25.7%	18.6%
41 Wholesale trade	2,800	5,830	333,160	14.7%	12.9%	11.7%
44-45 Retail trade	525	1,440	154,540	2.8%	3.2%	5.4%
48-49 Transportation and warehousing	295	620	77,280	1.5%	1.4%	2.7%
51 Information and cultural industries	535	1,125	101,425	2.8%	2.5%	3.6%
52 Finance and insurance	395	865	64,995	2.1%	1.9%	2.3%
53 Real estate and rental and leasing	1,100	2,615	257,400	5.8%	5.8%	9.0%
54 Professional; scientific and technical services	20	45	6,200	0.1%	0.1%	0.2%
55 Management of companies and enterprises	870	1,875	124,530	4.6%	4.2%	4.4%
56 Admin & support; waste mgmt & remediation	870	2,345	211,500	4.6%	5.2%	7.4%
61 Educational services	3,210	6,335	344,345	16.8%	14.1%	12.1%
62 Health care and social assistance	560	1,330	71,705	2.9%	3.0%	2.5%
71 Arts; entertainment and recreation	1,880	3,865	210,570	9.9%	8.6%	7.4%
72 Accommodation and food services	785	1,795	126,430	4.1%	4.0%	4.4%
81 Other services (except public administration)	1,100	2,595	153,665	5.8%	5.8%	5.4%
91 Public administration	0	0	0	0.0%	0.0%	0.0%
Services producing industries	14,945	32,680	2,237,745	78.3%	72.5%	78.4%

Areas with a greater proportion of workers in Penticton than RDOS highlighted in blue. Areas with greater proportion of workers in Penticton than RDOS and BC in red

Table 17: Employment by Major Sector

Major Economic Sectors	Penticton				RDOS				BC			
	2006	2011	2016	2021	2006	2011	2016	2021	2006	2011	2016	2021
Tourism	2,385 (16%)	1980 (13%)	2,415 (15%)	3,200 (17%)	4,785 (13%)	4,185 (12%)	5,085 (13%)	6,785 (15%)	287,875 (13%)	298,780 (13%)	332,215 (14%)	438,425 (16%)
Business finance and management	820 (5%)	995 (6%)	850 (5%)	2,365 (13%)	1,855 (5%)	1,965 (5%)	1,860 (5%)	5,355 (12%)	137,740 (6%)	149,075 (6%)	153,115 (6%)	446,925 (16%)
Public services	3980 (26%)	4950 (32%)	4805 (30%)	4,715 (25%)	9,230 (25%)	11,105 (31%)	10,450 (28%)	10,260 (23%)	582,185 (27%)	672,880 (29%)	691,225 (28%)	643,155 (23%)
Manufacturing and innovation	4235 (28%)	3760 (24%)	3975 (25%)	3,740 (20%)	12,385 (34%)	11,025 (30%)	11,760 (31%)	11,385 (26%)	612,080 (28%)	596,340 (26%)	645,350 (27%)	522,780 (19%)
Trade services	3135 (21%)	3040 (20%)	3190 (20%)	3,620 (19%)	6,815 (19%)	5,925 (16%)	6,905 (18%)	7,890 (18%)	454,725 (21%)	475,490 (21%)	493,640 (20%)	564,980 (20%)
Other services	695 (5%)	760 (5%)	730 (5%)	1,100 (6%)	1,745 (5%)	1,975 (5%)	1,690 (4%)	2,595 (6%)	109,485 (5%)	112,745 (5%)	112,330 (5%)	153,665 (6%)
Total	15,250	15,485	15,965	18,740	36,815	36,180	37,750	44,270	2,184,090	2,305,310	2,427,875	2,769,930

Table 18: Employment sector by tenure

Major Economic Sectors by Tenure, 2021	Penticton		
	Total	Owner	Renter
Tourism	2,735 (100%)	30 (75%)	0 (0%)
Business finance and management	950 (100%)	10 (100%)	0 (0%)
Public services	6,125 (100%)	150 (79%)	35 (18%)
Manufacturing and innovation	4,820 (100%)	165 (83%)	25 (13%)
Trade services	3,660 (100%)	105 (84%)	20 (16%)
Other services	785 (100%)	20 (100%)	0 (0%)
Total	19,075	480	80

Education

Table 19: Education Levels

Education Level, 2021	Penticton	RDOS	BC
No certificate, diploma or degree	4,805 (15%)	12,640 (16%)	565,665 (13%)
Secondary (high) school diploma or equivalency certificate	10,455 (33%)	25,235 (33%)	1,238,000 (29%)
Postsecondary certificate, diploma or degree	16,080 (51%)	39,640 (51%)	2,396,755 (57%)
Apprenticeship or trades certificate or diploma	2,920 (9%)	8,140 (11%)	323,635 (8%)
College, CEGEP or other non-university certificate or diploma	6,645 (21%)	16,315 (21%)	711,810 (17%)
University certificate or diploma below bachelor level	980 (3%)	2,425 (3%)	161,600 (4%)
University certificate, diploma or degree at bachelor level or above	5,530 (18%)	12,760 (16%)	1,199,710 (29%)

Commute

Table 20: Commute Destination by Area

Commuting Status	Penticton	RDOS	BC
Commute within census subdivision (CSD) of residence	11,455 (85%)	20,880 (66%)	1,324,470 (65%)
Commute to a different census subdivision (CSD) within census division (CD) of residence	1,115 (8%)	8,435 (27%)	638,830 (31%)
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	775 (6%)	1,790 (6%)	77,850 (4%)
Commute to a different province or territory	185 (1%)	375 (1%)	8,915 (0%)

Table 21: Commuting Destination by Tenure

Commuting Status by Tenure, Penticton	Owner	Renter
Commute within census subdivision (CSD) of residence	7,620 (85%)	3,830 (84%)
Commute to a different census subdivision (CSD) within census division (CD) of residence	635 (7%)	480 (10%)
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	550 (6%)	225 (5%)
Commute to a different province or territory	140 (2%)	45 (1%)

Demographics

Table 22: Age Breakdown

Penticton Population	2006	2011	2016	2021
Under 15 years old	4,300 (14%)	4,170 (13%)	3,995 (12%)	4,395 (12%)
15 to 64 years old	19,145 (62%)	19,750 (62%)	19,635 (60%)	21,315 (58%)
65 years and older	7,675 (25%)	7,795 (25%)	8,860 (27%)	11,175 (30%)
Total	31,120	31,720	32,490	36,885
Population growth rate				
5-year growth rate		1.93%	2.43%	13.53%
Annual average growth rate 2006 to 2021	1.14%			

RDOS Population	2006	2011	2016	2021
Under 15 years old	10,680 (14%)	9,980 (13%)	9,535 (12%)	10,125 (11%)
15 to 64 years old	47,315 (61%)	47,320 (60%)	47,000 (58%)	50,260 (56%)
65 years and older	19,720 (25%)	21,100 (27%)	23,910 (30%)	29,790 (33%)
Total	77,715	78,400	80,440	90,180
Population growth rate				
5-year growth rate		0.88%	2.60%	12.11%
Annual average growth rate 2006 to 2021	1.00%			

BC Population	2006	2011	2016	2021
Under 15 years old	678,740 (17%)	677,620 (16%)	689,860 (15%)	716,900 (14%)
15 to 64 years old	2,809,730 (69%)	3,001,335 (69%)	3,074,965 (67%)	3,267,620 (65%)
65 years and older	566,135 (14%)	645,505 (15%)	795,410 (17%)	1,016,365 (20%)
Total	4,054,605	4,324,455	4,560,240	5,000,880
Population growth rate				
5-year growth rate		6.66%	5.45%	9.66%
Annual average growth rate 2006 to 2016	1.41%			

Table 23: Household Size

Household Size, Penticton	2006	2011	2016	2021
1 person	5130 (35%)	5495 (36%)	5790 (37%)	6510 (38%)
2 persons	5550 (38%)	5880 (39%)	6155 (39%)	6630 (38%)
3 persons	1755 (12%)	1855 (12%)	1830 (12%)	1995 (11%)
4 persons	1435 (10%)	1385 (9%)	1310 (8%)	1495 (9%)
5 or more persons	735 (5%)	625 (4%)	650 (4%)	730 (4%)
Total - Private households by household size	14600	15235	15740	17360
Number of persons in private households	31125	31720	32490	35720
Average household size	2.1	2.1	2.1	2.1

Table 24: Households by type

Private Households by Household Type	Penticton	RDOS	BC
One-census-family households	9,760 (56%)	25,370 (62%)	1,270,210 (62%)
Without children in a census family	5,380 (31%)	15,290 (37%)	571,815 (28%)
With children in a census family	4,380 (25%)	10,075 (25%)	698,400 (34%)
Multiple-census-family households	250 (1%)	785 (2%)	61,885 (3%)
Non-census-family households	7,355 (42%)	14,830 (36%)	709,745 (35%)
One-person households	6,510 (38%)	13,175 (32%)	600,425 (29%)
Two-or-more person non-census-family households	845 (5%)	1,655 (4%)	109,315 (5%)
Total - Private households by household type	17,360	40,980	2,041,830

Household Income

Table 25: Household Income (2020)

Household Income (2020)	Penticton		RDOS		BC	
	#	%	#	%	#	%
Under \$5,000	100	1%	335	1%	30,435	1%
\$5,000 to \$9,999	70	0%	225	1%	13,340	1%
\$10,000 to \$14,999	155	1%	360	1%	19,155	1%
\$15,000 to \$19,999	510	3%	920	2%	41,945	2%
\$20,000 to \$24,999	1,095	6%	2,290	6%	82,295	4%
\$25,000 to \$29,999	800	5%	1,680	4%	63,840	3%
\$30,000 to \$34,999	745	4%	1,705	4%	64,805	3%
\$35,000 to \$39,999	870	5%	2,085	5%	75,450	4%
\$40,000 to \$44,999	870	5%	1,980	5%	73,365	4%
\$45,000 to \$49,999	765	4%	1,850	5%	73,380	4%
\$50,000 to \$59,999	1,615	9%	3,530	9%	145,085	7%
\$60,000 to \$69,999	1,340	8%	3,250	8%	139,485	7%
\$70,000 to \$79,999	1,255	7%	2,905	7%	130,800	6%
\$80,000 to \$89,999	1,135	7%	2,860	7%	122,210	6%
\$90,000 to \$99,999	945	5%	2,210	5%	113,390	6%
\$100,000 to \$124,999	1,885	11%	4,410	11%	235,925	12%
\$125,000 to \$149,999	1,105	6%	2,965	7%	178,470	9%
\$150,000 to \$199,999	1,195	7%	3,075	8%	222,145	11%
\$200,000 and over	905	5%	2,345	6%	216,315	11%
Total - Household total income groups in 2021 for private households	17,360	100%	40,980	100%	2,041,830	100%
Under \$30,000	2,730	16%	5,810	14%	251,010	12%
\$30,000 to \$59,999	4,865	28%	11,150	27%	432,085	21%
\$60,000 to \$99,999	4,675	27%	11,225	27%	505,885	25%
\$100,000 and over	5,090	29%	12,795	31%	852,855	42%

Table 26: Household Income by Household Type

Median Total Household Income (2020)				% of BC Med Income	
	Penticton	RDOS	BC	Penticton	RDOS
Economic families					
Couple-only family	\$82,000	\$81,000	\$93,000	67%	87%
Couple-with-children family	\$127,000	\$128,000	\$138,000	83%	93%
Lone-parent family	\$64,500	\$64,500	\$70,500	90%	91%
Family income	\$91,000	\$90,000	\$107,000	67%	84%
1-person households	\$37,200	\$36,400	\$43,200	69%	84%
2-or-more person households	\$92,000	\$91,000	\$108,000	67%	84%
Median household income	\$68,000	\$71,000	\$85,000	63%	84%

Figure 10: Inflation Adjusted Household Income over time

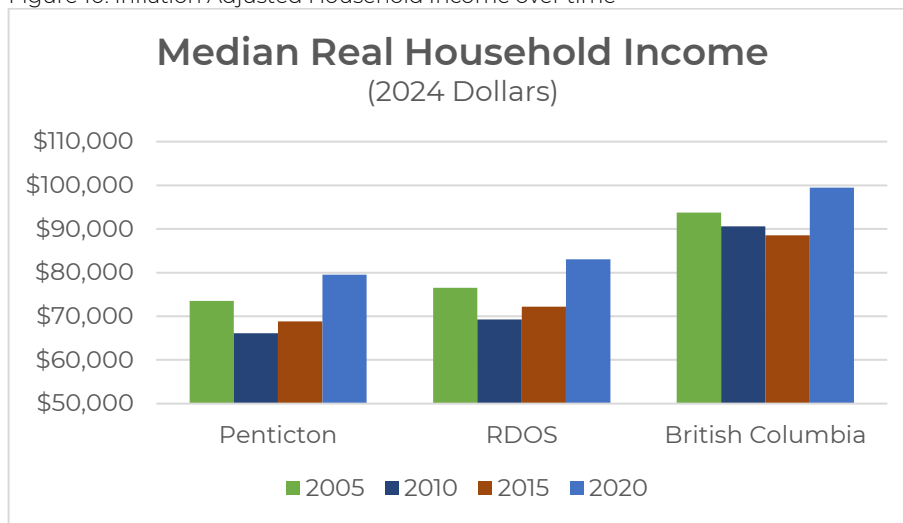


Table 27: Inflation Adjusted Household Income over time

Median Total Household Income Over Time				
	2005	2010	2015	2020
Nominal Income				
Penticton	\$48,895	\$47,835	\$54,384	\$68,000
RDOS	\$50,924	\$50,080	\$57,081	\$71,000
British Columbia	\$62,372	\$65,555	\$69,979	\$85,000
2024 Dollars (via Bank of Canada)				
Penticton	\$73,504	\$66,127	\$68,807	\$79,546
RDOS	\$76,554	\$69,231	\$72,219	\$83,056
British Columbia	\$93,764	\$90,623	\$88,537	\$99,433

Housing Stock

Table 28: Housing Stock Growth

Private Dwelling Types	Penticton		Ave. Annual Rate of Growth	RDOS		Ave. Annual Rate of Growth
	2016	2021		2016	2021	
Total private dwellings	16,895	18,457	1.78%	42,894	46,436	1.60%
Occupied by usual residents	15,740	17,361	1.98%	37,673	40,981	1.70%
Vacant dwellings or dwellings occupied by temporary residents	1,155	1,096	-1.04%	5,221	5,455	0.88%

Table 29: Dwellings by Typology over time

Occupied Private Dwelling Units by Type	2006	2011	2016	2021	Change 2006-2021	% Change	2021 % composition
Total occupied private dwellings	14,600	15,235	15,740	17,360	2,760	19	
Single-detached house	7,100	6,955	6,745	6,995	-105	-1	40
Semi-detached, row house and duplex	2,135	2,550	2,945	3,480	1,345	63	20
Semi-detached or double house	490	470	635	865	375	77	5
Row house	1,320	1,500	1,530	1,820	500	38	10
Apartment/flat in a duplex	325	580	780	865	540	166	5
Apartment in a building that has five or more storeys	620	845	955	1,200	580	94	7
Apartment in a building that has fewer than five storeys	4,095	4,270	4,435	5,065	970	24	29
Movable dwelling	575	525	580	625	50	9	4

Table 30: Occupied Dwellings by number of bedrooms

Occupied Private Dwellings by No. of Bedrooms	2011	2011 (% of total)	2016	2016 (% of total)	2021	2021 (% of total)
Total occupied private dwellings	15235		15740		17360	
No bedrooms	120	0	140	1	200	1
1 bedroom	2515	17	2355	15	2645	15
2 bedrooms	5325	35	5855	37	6445	37
3 bedrooms	3940	26	4240	27	4525	26
4 or more bedrooms	3330	22	3150	20	3545	20

Tenure

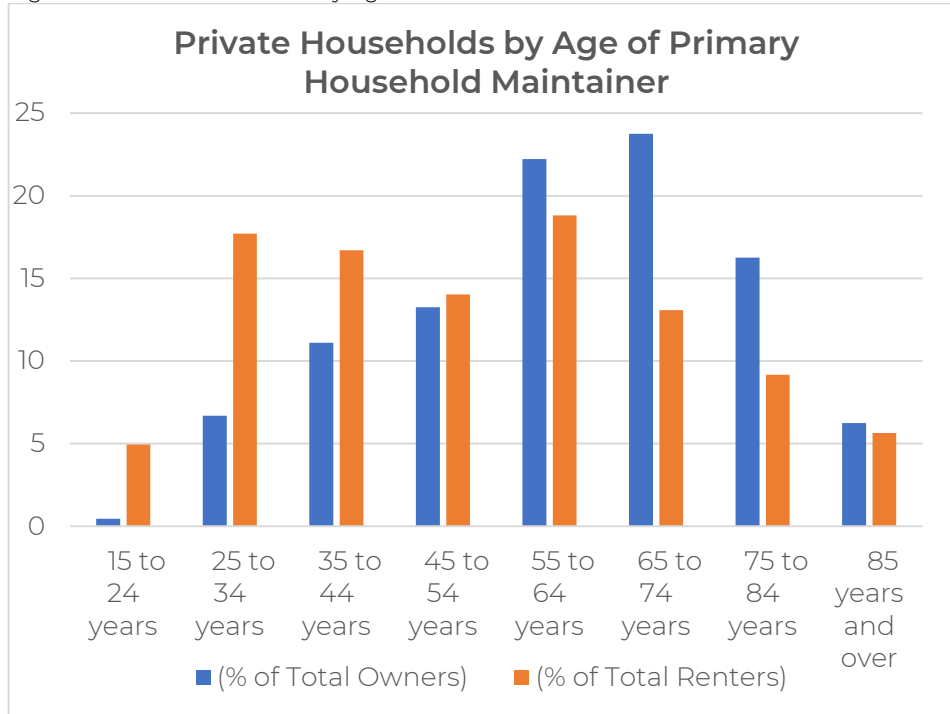
Table 31: Dwellings by Tenure

Dwellings	2006	2011	2016	2021
Penticton				
Owners	9,715	9,730	9,955	10,985
Renters	4,885	5,505	5,785	6,380
Others (Band Housing)	0	0	0	0
Total occupied dwellings	14,600	15,235	15,740	17,360
Ownership Rate	67%	64%	63%	63%
RDOS				
Owners	26,645	27,520	27,675	30,530
Renters	8,550	8,465	9,950	150
Others (Band Housing)	50	60	45	10300
Total occupied dwellings	35,240	36,045	37,675	40,980
Ownership Rate	76%	76%	73%	74%
British Columbia				
Owners	1,145,050	1,234,710	1,279,025	1,363,185
Renters	494,000	525,000	599,360	669,455
Others (Band Housing)	4,105	4,925	3,590	9,190
Total occupied dwellings	1,643,145	1,764,630	1,881,965	2,041,830
Ownership Rate	70%	70%	68%	67%

Table 32: Private households by age of primary household maintainer

Private Households by age of Primary Household Maintainer	(% of Total Owners)	(% of Total Renters)
15 to 24 years	0	5
25 to 34 years	7	18
35 to 44 years	11	17
45 to 54 years	13	14
55 to 64 years	22	19
65 to 74 years	24	13
75 to 84 years	16	9
85 years and over	6	6

Figure 11: Private Households by Age of Household Maintainer



Suitability & Adequacy

Table 33: Suitability

Suitability Standards (suitable bedrooms for family composition)	Penticton	RDOS	BC
Total - Private households by housing below standards	16,905	37,855	1,915,755
Below the suitability standard (not suitable)	325	780	86,655
% below the suitability standard (not suitable)	2	2	5

Table 34: Private Households by housing below adequacy standards (state of repair)

Private households by housing below standards	Penticton			RDOS			BC		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Total	16,905	10,775	6,130	37,855	28,090	9,775	1,915,755	1,291,130	624,625
Below the adequacy standard (major repairs needed)	665	405	255	1,605	1,160	445	74,035	49,250	24,785
% below the adequacy standard (major repairs needed)	4	4	4	4	4	5	4	4	4

Table 35: Dwellings by period of construction (Penticton)

Dwellings by Period of Construction	Total	% of total	Owner	% of total	Renter	% of total
Occupied private dwellings	17,360		10,985		6,380	
1960 or before	2,660	15	1705	64	955	36
1961 to 1980	5,245	30	2880	55	2365	45
1981 to 1990	2,590	15	1765	68	825	32
1991 to 2000	2,740	16	2080	76	655	24
2001 to 2005	815	5	585	72	235	29
2006 to 2010	1,010	6	780	77	235	23
2011 to 2016	730	4	400	55	335	46
2016 to 2021	1,570	9	790	50	775	49

Table 36: Dwellings by period of construction (RDOS/BC)

Dwellings by Period of Construction	RDOS	% of total	BC	% of total
Occupied private dwellings	40,980		2,041,830	
1960 or before	6,130	15	256,175	13
1961 to 1980	12,090	30	550,690	27
1981 to 1990	5,970	15	289,940	14
1991 to 2000	7,065	17	336,310	16
2001 to 2005	2,095	5	122,860	6
2006 to 2010	2,585	6	164,170	8
2011 to 2016	1,880	5	135,725	7
2016 to 2021	3,170	8	185,970	9

Shelter costs to Income Ratios

Table 37: Household composition by Extreme Core House Need

Household Composition by Housing Standard	Total	Owner	Renter
Total private households by housing below standards	16905	10775	6130
Household in Extreme Core House Need (STIR greater than 50% but less than 100%)	1045	370	670
1 person household	710	215	495
2 persons household	230	105	130
3 persons household	65	35	30
4 persons household	20	0	0
5 or more persons household	15	0	0

Table 38: Core House Need by household size and tenure

Penticton, 2021	Total	Percentage	Owner	Percentage	Renter	Percentage
Household not in Core House Need	14775	87	10135	94	4640	76
Household in Core House Need	2130	13	640	6	1490	24
1 person household	1360	8	405	4	955	16
2 persons household	415	2	130	1	285	5
3 persons household	195	1	50	0	145	2
4 persons household	95	1	35	0	60	1
5 or more persons household	70	0	20	0	50	1

Table 39: Households below affordability standard

Penticton, 2021	Total	Percentage	Owner	Percentage	Renter	Percentage
Total - Private households by housing below standards	16905	100	10775	100	6130	100
Below the affordability standard (Spending 30% or more of income on shelter costs but less than 100%)	3720	22	1395	13	2325	38
1 person household	2365	14	790	7	1575	26
2 persons household	925	5	395	4	530	9
3 persons household	235	1	100	1	135	2
4 persons household	135	1	75	1	55	1
5 or more persons household	60	0	35	0	25	0

Table 40: Housing Affordability by jurisdiction

Penticton	Total	Owner	Renter
Total - Private households by housing below standards	16,905	10,775	6,130
Below the affordability standard (Spending 30% or more of income on shelter costs but less than 100%)	3,720	1,395	2,325
% Below the affordability standard	22	13	38
RDOS	Total	Owner	Renter
Total - Private households by housing below standards	37,855	28,090	9,775
Below the affordability standard (Spending 30% or more of income on shelter costs but less than 100%)	6,740	3,200	3,535
% Below the affordability standard	18	11	36
British Columbia	Total	Owner	Renter
Total - Private households by housing below standards	1,915,755	1,291,130	624,625
Below the affordability standard (Spending 30% or more of income on shelter costs but less than 100%)	385,570	199,355	186,215
% Below the affordability standard	20	15	30

Table 41: Core housing by tenure and household size

Core Housing by Tenure	Total	Owner	Renter
Household not in Core House Need	14775	10135	4640
Household in Core House Need	2130	640	1490
1 person household	1360	405	955
2 persons household	415	130	285
3 persons household	195	50	145
4 persons household	95	35	60
5 or more persons household	70	20	50

Table 42: Shelter costs by tenure

Penticton	Total	Owner	Renter
Average monthly shelter cost (\$)	\$ 1,273	\$ 1,241	\$ 1,328
RDOS			
Average monthly shelter cost (\$)	\$ 1,166	\$ 1,137	\$ 1,258
British Columbia			
Average monthly shelter cost (\$)	\$ 1,596	\$ 1,654	\$ 1,492

Table 43: Shelter cost to income ratios

Shelter-cost-to-income ratios	Penticton	RDOS	BC
Owner and Tenant Households with Incomes > \$0 , in non-farm, non-reserve private dwellings by shelter-cost-to-income ratio			
	16,905	37,855	1,915,755
Spending <30% of Income on Shelter Costs	13,185	31,115	1,530,185
Spending 30% or more of Income on Shelter Costs	3,720	6,740	385,570
Owner Households in Non-Farm Non-Reserve Private Dwellings			
	10,915	29,875	1,353,695
Owner Households with a Mortgage	5,790	14,185	773,665
Owner Households Spending 30% or more of Income on Shelter Costs	13%	11%	15%
Average Monthly Shelter Costs for Owned Dwellings (\$)	\$1,241	\$1,137	\$1,654
Median Value of Dwellings (\$)	\$524,000	\$548,000	\$785,000
Tenant Households in Non-Farm Non-Reserve Private Dwellings			
	6130	9,775	624,625
Tenant Households in Subsidized Housing	13.5%	13.1%	11.8%
Tenant Households Spending 30% or more of Income on Shelter Costs	38%	36%	30%
Average Monthly Shelter Costs for Rented Dwellings (\$)	\$1,328	\$1,258	\$1,492

Core House Need

Table 44: Core House Need over time

Core House Need				
	2006	2011	2016	2021
Unaffordable Housing (%)	26.7	28.5	26.6	22.0
Inadequate Housing (%)	6.1	6.5	5.7	3.9
Unsuitable Housing (%)	3.9	3.3	2.9	1.9
Core Housing Need (%)	12.6	16.6	16.3	12.6
Extreme Core Housing Need (%)	5.7	7.3	7.2	6.2
Number of Households In Core Need	1785	2380	2485	2130
Extreme Core Housing Need (Count)	800	1045	1090	1045

Table 45: Comparative Core House Need

Core House Need									
<i>Households</i>	Penticton			RDOS			British Columbia		
	Total	Owners	Tenants	Total	Owners	Tenants	Total	Owners	Tenants
Total Households	16,905	10,775	6,130	37,855	28,090	9,775	1,915,755	1,291,130	624,625
<i>Share</i>	100%	64%	36%	100%	74%	26%	100%	67%	33%
Below Suitability Standard	325	120	205	780	395	390	86,655	36,330	50,325
<i>Rate</i>	2%	1%	3%	2%	1%	4%	5%	3%	8%
Below Adequacy Standard	665	405	255	1,605	1,160	445	74,035	49,250	24,785
<i>Rate</i>	4%	4%	4%	4%	4%	5%	4%	4%	4%
Below Affordability Standard	3,720	1,395	2,325	6,740	3,200	3,535	385,570	199,355	186,215
<i>Rate</i>	22%	13%	38%	18%	11%	36%	20%	15%	30%
Below All Three Standards	-	-	-	20	-	-	1,665	560	1,105
<i>Rate</i>	0%	0%	0%	0%	0%	0%	0%	0%	0%
In Core House Need	2,130	640	1,490	3,455	1,330	2,130	257,090	102,850	154,240
<i>Rate</i>	13%	6%	24%	9%	5%	22%	13%	8%	25%
Extreme Core House Need	1,045	370	670	1,855	865	990	134,625	64,795	69,825
<i>Rate</i>	6%	3%	11%	5%	3%	10%	7%	5%	11%

Table 46: Rental Housing by jurisdiction

Core House Need by Household Size			
	Total	Owners	Renters
Household in Core House Need	2,130	640	1,490
1 person household	1,360	405	955
2 persons household	415	130	285
3 persons household	195	50	145
4 persons household	95	35	60
5 or more persons household	70	20	50

Housing Market Characteristics

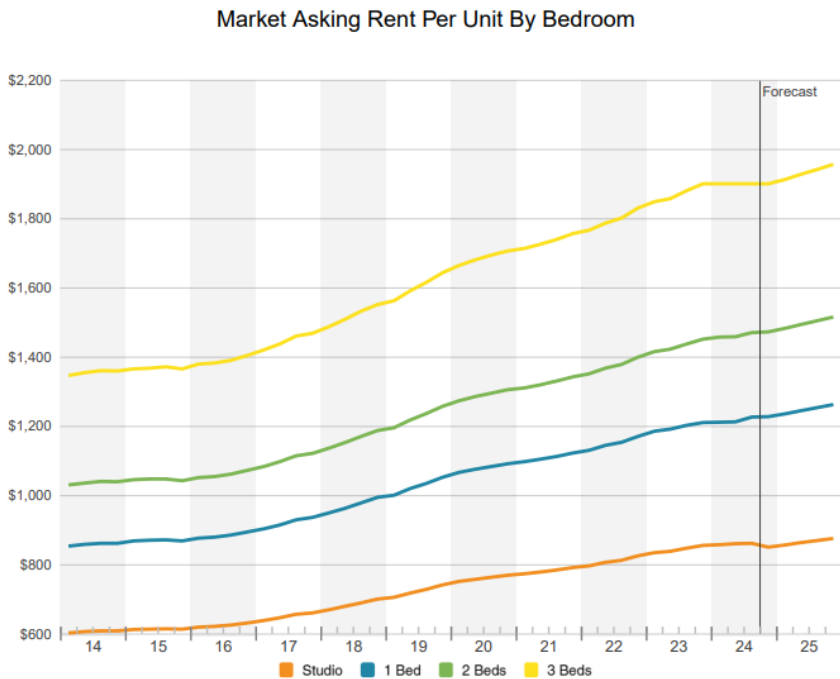
Table 47: Monthly Shelter Cost of Rented Dwellings

Rented Dwellings: Monthly Shelter Cost			
2021	Penticton	RDOS	BC
Median	\$ 1,200	\$ 1,150	\$ 1,370
Average	\$ 1,328	\$ 1,258	\$ 1,492
2016- Average	\$ 1,035	\$ 999	\$ 1,149
2011- Average	\$ 964	\$ 943	\$ 1,075
2006-Average	\$ 870	\$ 849	\$ 980
Percentage Increase 2006-2021	53%	48%	52%

Table 48: Assessed values by typology

BC Assessment Housing Values	2022	2023
Single Family Dwelling	\$986,964	\$1,175,917
% Change		19%
Residential Dwelling w/ Suite	\$1,046,076	\$1,184,257
% Change		13%
Duplex (non-strata)	\$908,658	\$1,058,933
% Change		17%
Duplex (strata)	\$515,210	\$651,671
% Change		26%
Manufactured Home	\$328,690	\$357,224
% Change		9%
2 Acres or More (Single Family Dwelling)	\$1,762,172	\$1,941,799
% Change		10%
Strata-Lot Residence (Condominium)	\$465,968	\$562,015
% Change		21%
Triplex	\$593,130	\$636,667
% Change		7%
Fourplex	\$1,065,421	\$1,184,926
% Change		11%
Row Housing (Single Unit Ownership)	\$388,066	\$520,252
% Change		34%
Average	\$699,495	\$871,166
% Change		25%

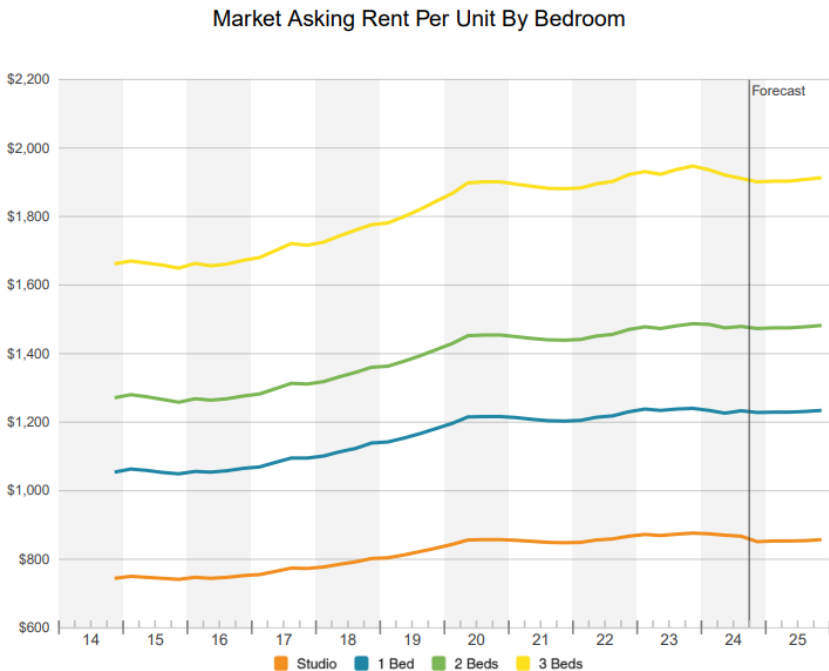
Figure 12: RDOS Market Asking Rent per Unit by Bedroom



© 2024 CoStar Realty Information Inc.

2024-12-16

Figure 13: Inflation Adjusted RDOS Market Asking Rent by Bedroom



© 2024 CoStar Realty Information Inc.

2024-12-16

Appendix 2: Detailed Housing Needs Calculations

These figures are to provide detailed calculations for ‘suppressed households.’

City of Penticton

Below is the number of households by age and tenure of household maintainer in 2006.

PENTICTON CY (CSD, BC)

AGE – PRIMARY HOUSEHOLD MAINTAINER 2006 CATEGORIES	2006 Households	
	Owner	Renter
UNDER 25 YEARS	140	360
25 TO 34 YEARS	600	810
35 TO 44 YEARS	1,400	900
45 TO 54 YEARS	1,945	860
55 TO 64 YEARS	1,795	530
65 TO 74 YEARS	1,775	425
75 YEARS AND OVER	2,060	990

The above table represents the 2006 numbers of household maintainers by age and tenure. This will be used to anchor an estimate of how many households in 2021, based upon present age and tenure demographics, would be expected were housing as available as in 2006. 2021 data is below.

PENTICTON CY (CSD, BC)

AGE – PRIMARY HOUSEHOLD MAINTAINER 2021 CATEGORIES	2021 Households	
	Owner	Renter
15 TO 24 YEARS	50	315
25 TO 34 YEARS	735	1,130
35 TO 44 YEARS	1,225	1,065
45 TO 54 YEARS	1,455	895

55 TO 64 YEARS	2,445	1,200
65 TO 74 YEARS	2,610	835
75 TO 84 YEARS	1,785	585
85 YEARS AND OVER	685	360

The below table will compare these census years.

PENTICTON CY (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	Age Categories – Population	2006		2021	
		All Categories	Summed Categories	All Categories	Summed Categories
15 TO 24 YEARS	15 to 19 years	1,955		1,480	
	20 to 24 years	1,695	3,650	1,545	3,025
25 TO 34 YEARS	25 to 29 years	1,500		1,800	
	30 to 34 years	1,410	2,910	2,130	3,930
35 TO 44 YEARS	35 to 39 years	1,645		2,150	
	40 to 44 years	2,185	3,830	1,960	4,110
45 TO 54 YEARS	45 to 49 years	2,535		1,950	
	50 to 54 years	2,360	4,895	2,115	4,065
55 TO 64 YEARS	55 to 59 years	2,080		2,710	
	60 to 64 years	1,785	3,865	3,220	5,930
65 TO 74 YEARS	65 to 69 years	1,760		2,780	
	70 to 74 years	1,715	3,475	2,725	5,505
75 YEARS AND OVER	75 to 79 years	1,675		1,960	
	80 to 84 years	1,475	4200	1,425	4,770
	85 years and over	1,050		1,385	

The next table will show the household-maintainer rate for 2006.

PENTICTON CY (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 TO 24 YEARS	140	360	3,650	3.84%	9.86%
25 TO 34 YEARS	600	810	2,910	20.62%	27.84%
35 TO 44 YEARS	1,400	900	3,830	36.55%	23.50%
45 TO 54 YEARS	1,945	860	4,895	39.73%	17.57%
55 TO 64 YEARS	1,795	530	3,865	46.44%	13.71%
65 TO 74 YEARS	1,775	425	3,475	51.08%	12.23%
75 YEARS AND OVER	2,060	990	4,200	49.05%	23.57%

Applying these rates to the 2021 provides us with an estimate of how many households you would expect to see were housing as available in 2021 as in 2006.

PENTICTON CY (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 TO 24 YEARS	3.84%	9.86%	3,025	116.03	298.36
25 TO 34 YEARS	20.62%	27.84%	3,930	810.31	1,093.92
35 TO 44 YEARS	36.55%	23.50%	4,110	1,502.35	965.80
45 TO 54 YEARS	39.73%	17.57%	4,065	1,615.20	714.18
55 TO 64 YEARS	46.44%	13.71%	5,930	2,754.04	813.17
65 TO 74 YEARS	51.08%	12.23%	5,505	2,811.91	673.27
75 YEARS AND OVER	49.05%	23.57%	4,770	2,339.57	1,124.36

Then, subtracting the number of potential households from the number of actual households, the calculation allows us to estimate the number of ‘suppressed households’ in 2021.

PENTICTON CY (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 TO 24 YEARS	116.03	298.36	50	315	66.03	-16.64	49.38
25 TO 34 YEARS	810.31	1093.92	735	1,130	75.31	-36.08	39.23
35 TO 44 YEARS	1502.35	965.80	1,225	1,065	277.35	-99.20	178.15
45 TO 54 YEARS	1615.20	714.18	1,455	895	160.20	-180.82	0.00
55 TO 64 YEARS	2754.04	813.17	2,445	1,200	309.04	-386.83	0.00
65 TO 74 YEARS	2811.91	673.27	2,610	835	201.91	-161.73	40.18
75 YEARS AND OVER	2339.57	1124.36	2,470	945	-130.43	179.36	48.93
TOTAL NEW UNITS TO MEET SUPPRESSED HOUSING NEED - 20 YEARS							355.87

Appendix 3: RDOS Community Survey

During the survey, the consultants working with RDOS and municipal staff collected 367 responses, touching 1,074 instances where the survey was opened. The survey ran between August 30th and October 15th, and was distributed by RDOS, partner municipalities and stakeholders engaged. The survey was a self-selected survey, and as such it should not be taken as a scientific sample of community members or their views, but rather as the aggregate opinion of certain residents representing themselves.

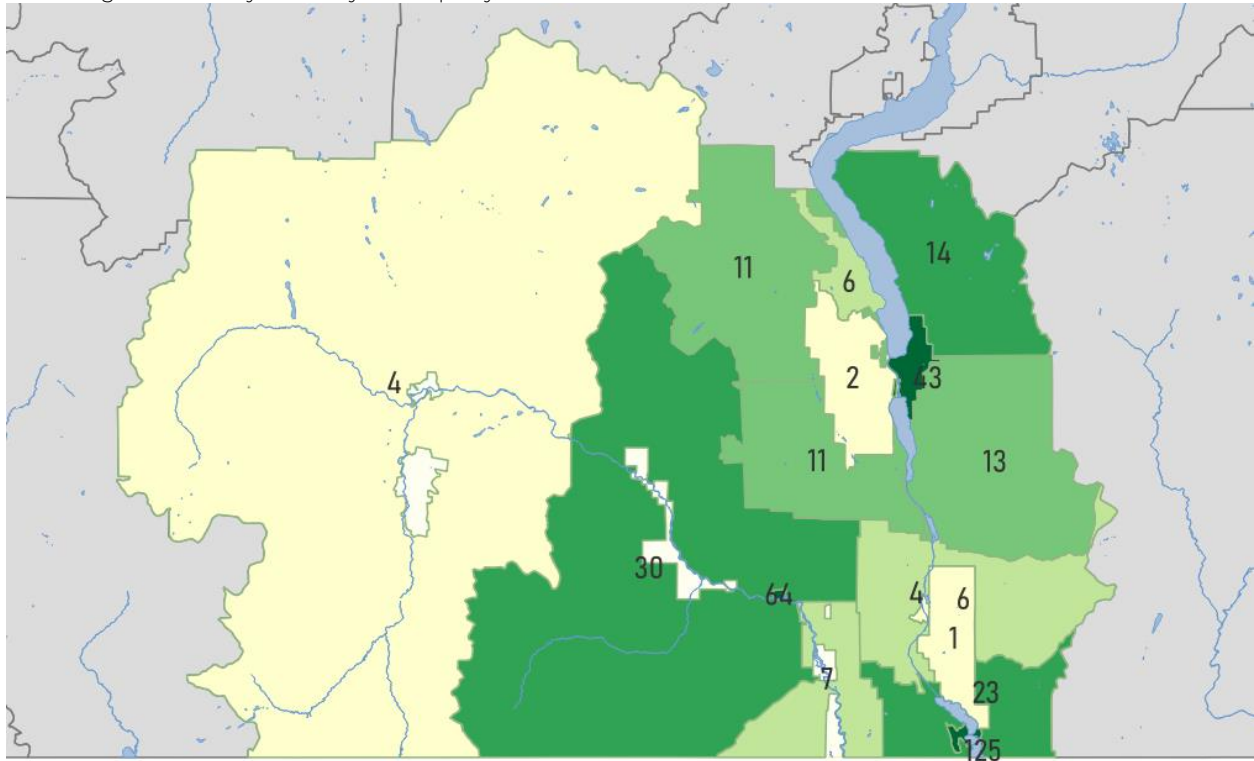
Municipalities and Electoral Areas

Survey takers were asked where they lived or owned property. Responses were as follows:

Table 49: Survey Responses by Area

TOWN OF OSOYOOS	125
VILLAGE KEREMEOS	64
CITY OF PENTICTON	43
ELECTORAL AREA G	30
AREA A	23
ELECTORAL AREA E	14
ELECTORAL AREA D	13
ELECTORAL AREA F	11
ELECTORAL AREA I	11
ELECTORAL AREA B	7
DISTRICT OF SUMMERLAND	6
ELECTORAL AREA C	6
TOWN OF OLIVER	4
ELECTORAL AREA H	4
PENTICTON INDIAN BAND	2
OSOYOOS INDIAN BAND	1

Figure 14: Survey Count by Municipality/Electoral Area

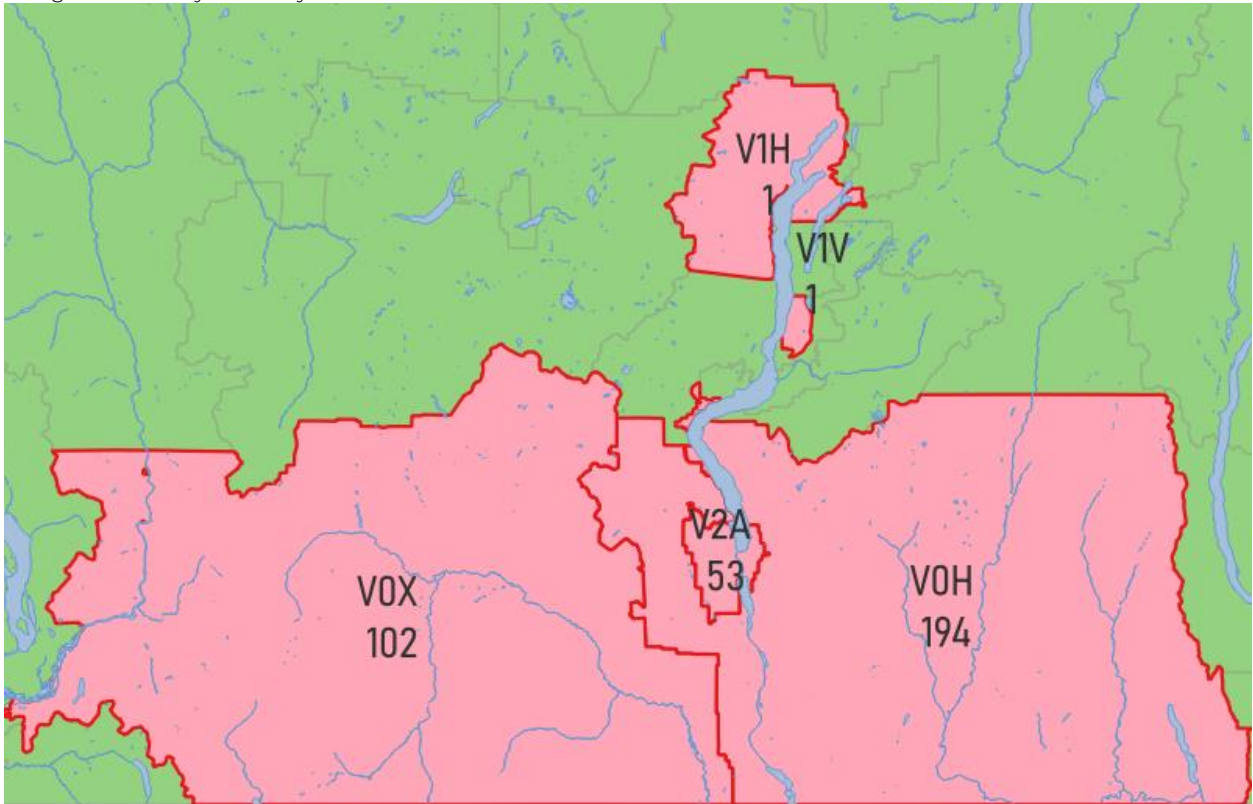


Forward Sortition Areas (FSAs)

We asked survey takers to provide the first three characters of their postal codes (known to Canada Post as Forward Sortition Areas)

- V0H: 194
- V0X: 102
- V2A: 53
- V0J: 1
- V1H: 1
- V1J: 1
- V1V: 1

Figure 15: Survey Count by FSA



Housing Type

Of the 367 responses, 257 reported living in a single-detached house, or 71%, which is higher than the 2021 Census report for the RDOS (59% of dwellings). This may reflect over-representation, but it may also reflect the extent to which people do not use the same definitions as Statistics Canada.³

Beyond this, survey takers said:

- 29 apartments (under five storeys)
- 19 mobile homes
- 18 row or townhouses
- 9 recreational vehicles

³ For example, all residents of a house with a basement suite are regarded by census takers as living in a duplex.

- 6 secondary suites
- 6 duplexes or triplexes
- 4 apartments (greater than five storeys)
- 4 detached secondary dwellings
- 3 staying with someone else
- 1 'no fixed address'
- 6 'other'

Dwellings other than single family homes are most frequently found in Penticton. The comments on this question speak to difficulties faced by RDOS families, including survey respondents living in campers due to lack of affordable rental housing, living in overcrowded housing (“A family of 5 squished into a two bedroom”), motels and other concerning situations.

Tenure

Out of 358 survey takers who replied, 293 reported owning their own dwelling (81%). Of the remainder, 49 reported renting (14%), with 6 reporting not having a residence (2%), 4 renting a room (1%) and 6 'other' (4%). The average whole unit renting survey taker reported living in the Okanagan Similkameen for 10 years, compared to 16 overall and 17 for homeowners. Those without residence reported an average time living in the RDOS of 8 years, while those renting a room reported 11 years.

Table 50: Survey Length of Residence by Typology
Average of “How long have you lived or owned property in the RDOS region? (Years)”

<i>Apartment (less than five storey)</i>	8
<i>Apartment (more than five storey)</i>	4
<i>Detached secondary dwelling</i>	11
<i>Duplex/triplex</i>	16
<i>Mobile home</i>	22
<i>No Fixed Address</i>	3
<i>Other</i>	13
<i>Recreational Vehicle</i>	17
<i>Row or townhouse</i>	9
<i>Secondary Suite</i>	11
<i>Single-detached house</i>	18
<i>Staying in someone else's home</i>	23
Grand Total	16

Residency

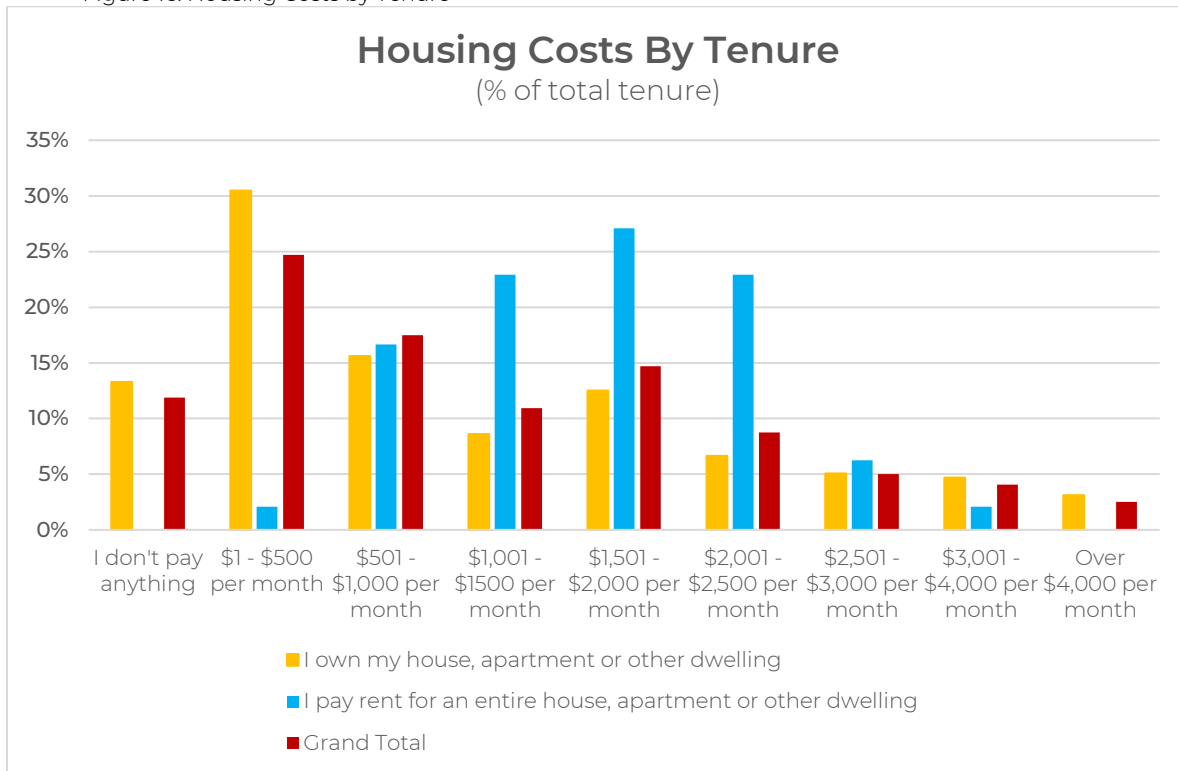
The average survey taker answering the question reported to have lived in the RDOS for 16 years. Area H had the highest average (52 years), while Area F and the Town of Oliver had the shortest average length of residency (4 years) for areas with multiple responses. The average respondent from a single-detached home claimed to have lived in the region for 18 years. Of note, survey takers reporting to live in recreational vehicles, or in someone else’s home reported relatively long residency on average. Apartment residents as well as row or townhouse residents reported shorter periods of residency, but these were still on average over 8 or 9 years.

Affordability

Among survey takers, 18 percent reported that they’d rather not say how much of their before-tax income they spend on housing. Among those who did report an answer, 23% reported spending less than 15% of their income, 24% reported spending between 15 and 29% of their income, 19% reported spending between 30 and 44% of their income, and 14% reported spending between 45 and 59% of their income, and 8% claimed to be spending more than 60% of their income on housing. This would suggest that 46% of survey takers were living in housing that was unaffordable. This is more than double the 2021 Census figures for RDOS residents spending more than 30% of their income on shelter costs, suggesting that the survey respondents are some combination of biased towards low-income, high-cost households or may have incomplete self-reported income figures.

Among renter households, 78% reported spending more than 30% of their income on housing costs, while among homeownership households that figure was 38%. Other cross tabulations are too small to be reliable, however they suggest that housing is expensive for such households.

Figure 16: Housing Costs by Tenure



In terms of nominal housing costs, about 54% of survey takers reported paying \$1000 per month or less in housing costs. This includes 59% of homeownership survey takers, but less than 20% of renters. The modal RDOS renter was spending between \$1,500 and \$2,000 per month on housing, compared to the modal homeowner spending between \$1 and \$500. 58% of renters reported housing costs more than \$1,500 per month, a level where income must exceed \$60,000 per year to be affordable by standard criteria.

Major Problems

Respondents were asked to rate the importance of several community issues. Curiously when asked to rate how important several concerns were on a scale of 1 to 5 where 1 was least important and 5 was most important, residents did not rate most issues highly. The following are the percentage of survey respondents rating a given issue as 1 or 2 (less important):

- Homes Need Major Repairs: 63%
- Homes are Overcrowded: 80%
- Homes are Vacant: 66%

- Homes are too Expensive: 19%
- Homelessness and near-homelessness: 57%
- Availability of infrastructure such as roads, sewers, and water: 49%
- Sufficient housing options for different people with different needs: 29%

Only for 'Homes are too expensive' and 'sufficient housing options for different people with different needs' did most survey takers rate the issue as 4 or 5 (more important), with 60% of respondents agreeing that homes were too expensive and 51% agreeing that housing options were too limited. However, 59% of non-homeowning survey takers reported homelessness and near homelessness to be a 4 or 5 issue (more important).

Living Conditions Satisfaction

Survey takers were asked to rate their satisfaction with seven qualities about their living conditions on a 1 to 5 scale where 1 being least satisfied and 5 being most satisfied. Survey takers were most dissatisfied with transportation access, with 42% of respondents rating access to preferable transportation choices as 1 or 2 (less favorable). This was followed by housing accessibility, where 34% of survey respondents said that their living conditions rated a 1 or 2 out of 5.

Survey takers were most satisfied with the size of housing, with 69% of respondents rating the size of their housing as 4 or 5 (adequate).

Table 51: Satisfaction with Living Conditions

	Quality of housing (whether it needs repairs or other building issues)	Size of the housing (whether adequate for household)	Housing costs (whether mortgage payment/rental payment is affordable)	Housing accessibility (whether adequate for people with disabilities)	Proximity/access to amenities (whether it is near grocery stores and important retail centres)	Quality of neighbourhood (Crime, homelessness, other concerns)	Capable of independently accessing services and amenities	Access to preferable transportation choices
1	11%	10%	13%	20%	13%	8%	11%	26%
2	9%	6%	13%	14%	13%	11%	9%	16%
3	18%	15%	27%	27%	21%	21%	24%	23%
4	25%	16%	15%	17%	23%	30%	21%	15%
5	38%	53%	31%	22%	31%	30%	35%	19%

Community Focus

One set of questions asked survey takers whether a series of issues should be issues the community should focus on. Every provided issue was found by survey takers to be not worth a community focus with a single exception –

'units are too expensive,' which 53% of respondents agreed should be a community focus. The next most agreed with concerns were building land being too expensive (32%), followed by units being old and requiring a lot of work (19%).

Table 52: Community Focus

	<i>The available units are too expensive</i>	<i>The available units are too small</i>	<i>The available units are too large</i>	<i>The available units are old and require a lot of work</i>	<i>The available units are not located in an area I want to live</i>	<i>There is not enough serviced land to build a house on</i>	<i>The available units or properties are not accessible</i>	<i>Building Land is too expensive</i>	<i>The available units do not suit my needs</i>	<i>The available units are too far from employment</i>	<i>The available units are too far from services and amenities</i>	<i>Too far from public transportation</i>	<i>Other</i>
No	47%	93%	97%	81%	96%	89%	95%	68%	93%	94%	94%	83%	83%
Yes	53%	7%	3%	19%	4%	11%	5%	32%	7%	6%	6%	17%	17%

Survey takers were given the opportunity to provide comment. Many comments observed that cost was a major barrier in people’s livings. Concerns sited included infrastructure concerns (and the expense of infrastructure upgrades), medical services, pet restrictions in rental accommodation, property taxes, and other concerns.

Barriers to moving

Survey takers were asked what reasons they have for not moving to other areas of the community. While most survey takers did not identify any particular barrier, they were more likely to site preference for their existing community as a reason to stay put, followed by lack of affordable housing elsewhere. Only 2% of residents cited lack of a car or lack of accessible housing as barriers to moving. Renters were particularly likely to cite affordability concerns, with 65% of renter responders citing affordability as a barrier to moving.

Table 53: Barriers to Moving

	<i>I can't afford to live anywhere else</i>	<i>Family reasons</i>	<i>I prefer my community</i>	<i>I don't have a car</i>	<i>No wheelchair accessible housing (or no housing that meets my mobility needs) available</i>	<i>No barriers</i>
No	65%	89%	56%	98%	98%	74%
Yes	35%	11%	44%	2%	2%	26%

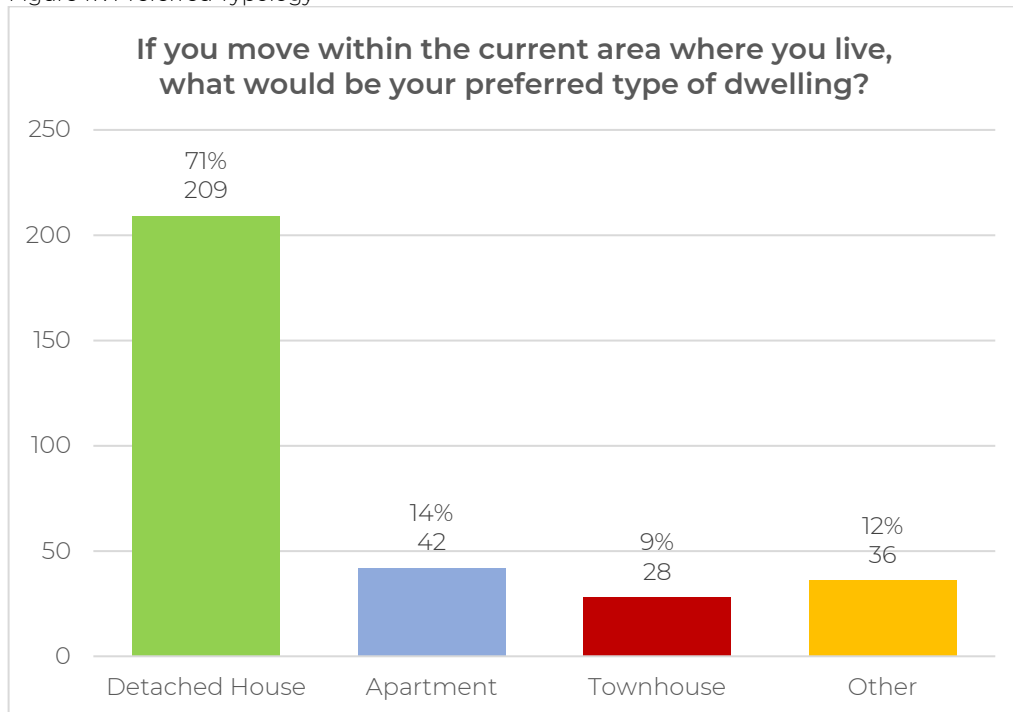
Residence

Survey takers were for the most part full-time residents of the region, with 90% reporting living in the RDOS full time. A further 5% reported coming and going as desired, while 3% reported being warm-weather visitors.

Desired Housing Types

Survey takers were asked to list what type of home they would prefer to live in if they moved.

Figure 17: Preferred Typology



Out of 295 responses, 209 expressed interest in detached houses (71%) 42 in apartments or condos (14%), 28 in townhouses or rowhouses (9%) and 36 in some other option or answer (12%). Residents could select multiple choices, so the totals exceed 100%. This reflects typical unrestrained preferences – single detached houses are the preferred housing for most survey takers. Some residents in the comments did suggest that they would appreciate a smaller home, perhaps a bungalow or tiny house.

- Support for seniors
- Lack of accessible housing
- Illegal evictions
- Whether this survey was a quality use of public resources
- Water availability
- Maintenance
- Public transportation
- Property taxes
- Homeless encampments
- Concerns that tenancy law is unbalanced between landlords and tenants
- Crime and disorder
- Water-friendly landscaping
- Over development
- Under development

Appendix 4: Glossary of Terms

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys.

Apartment or flat in a duplex: One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.

Assisted living: Housing that includes hospitality services (e.g., meals, housekeeping, social and recreational activities) and one or two personal assistance services, such as regular assistance with activities of daily living, medication services or psychosocial supports (referred to as prescribed services). This housing is subject to registration by the Assisted Living Registrar and includes self-contained apartments for seniors or people with disabilities who need some support services to continue living independently, but do not need 24-hour facility care; or housing in which residents receive services related to mental health and substance use issues.

Below-market rental: Housing with rents equal to, or lower than, average rates in private market rental housing.

Census Family: A married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a parent of any marital status in a one-parent family with at least one child living in the same dwelling and that child or those children.

Co-operative housing: Co-operative housing is a type of development where the residents have a share in the corporation (co-operative) that owns/manages the development.

Core House Need: A household is considered to be in Core House Need if its housing falls below at least one of the adequacy, affordability or suitability standards and if it would have to spend 30% or more of its before-tax income to pay the median rent (including utilities) of appropriately sized alternative

local market housing. “Extreme Core House Need” has the same meaning as Core House Need, except that the household has shelter costs for housing that are more than 50% of total before-tax household income.

Housing Adequacy: Refers to a given dwelling’s need for major repairs. Statistics Canada defined for 2021 need of repair in the following ways: Regular Maintenance Needed: Dwellings where only regular maintenance such as painting, or furnace cleaning is required. Minor Repairs Needed: Dwellings needing only minor repairs such as missing or loose floor tiles, bricks or shingles or defective steps, railings, or siding. Major Repairs Needed: Dwellings needing major repairs such as dwellings with defective plumbing or electrical wiring, and dwellings needing structural repairs to walls, floors, or ceilings.

Housing Suitability: Refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is whether the dwelling has enough bedrooms for the size and composition of the household

Median Before-Tax Household Income: The household income is the sum of the total incomes of all members of that household before income taxes and deductions. It includes income from:

- Employment income from wages, salaries, tips, commissions, and net income from self-employment.
- Income from government sources, such as social assistance, child benefits, employment, Insurance, old age security pension, pension plan benefits and disability income.
- Income from employer and personal pension sources, such as private pensions and payments from annuities and RRIFs.
- Income from investment sources, such as dividends and interest on bonds, accounts, GICs and mutual funds; and,
- Other regular cash income, such as child support payments received, spousal support payments (alimony) received and scholarships

Movable Dwelling: Either a Mobile home: A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt; OR A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

Row house: One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.

Safe homes: Provides temporary shelter and services (often for women and their children) who are facing housing crisis issues or fleeing domestic violence. This may include private homes, hotel units or rental apartments. Stays do not usually exceed five days. In addition to food and shelter, it also provides support services such as advocacy, information and referral, counselling, and transportation to appointments.

Second-stage housing: Provides housing for women and children fleeing violence who have completed a stay in a transition house or safe home. Typically, stays last up to 18 months.

Semi-detached house: One of two dwellings attached side by side (or back-to-back) to each other but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.

Seniors housing: Affordable housing geared toward individuals aged 55 or older or a couple where at least one person is age 55 or older. Seniors live independently and typically live-in self-contained apartments that provide accessible, barrier-free design features.

Shelter: These include year-round shelters and emergency weather response shelters. Short-stay housing of 30 days or less. Emergency shelters provide single or shared bedrooms or dorm-type sleeping arrangements with varying levels of support to individuals.

Single-detached house: A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation is also classified as a single-detached house.

Supportive housing: This housing provides ongoing assistance to residents who require support to live with modest independence. It is available for people who are homeless or at risk-of-homelessness and who may have barriers to housing such as mental illness or substance use. It can be housing for seniors and others who require services such as meals, housekeeping, 24-hour response system and social and recreational activities. It does not include personal assistance services such as bathing, dressing, or medication assistance.

Transitional housing: Includes the provision of on- or off-site support services to help residents move towards independence and self-sufficiency. This type of housing provided for a minimum of 30 days that can last up to two or three years.



Council Report

pentiction.ca

Date: February 11, 2025
To: Anthony Haddad, City Manager
From: Yvonne Mitchell, Planner II
Address: 157 Wade Avenue West
Subject: Temporary Use Permit PL2024-9938

File No: RMS/ 157 Wade Avenue West

Staff Recommendation

THAT Council approve "Temporary Use Permit PL2024-9938", for Parcel "C" (DD KW106070) Block A District Lot 4 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 373, located at 157 Wade Avenue West, to allow a personal service establishment use for a 3-year period;

AND THAT Council direct staff to issue the permit.

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 applicant is proposing to operate a personal service establishment use on the property for a 3-year period. The intent of the applicant is to offer spa service and massage to the public. A temporary use permit is required as the P1- Public Assembly Zone does not permit this use. The applicant has provided a Letter of Intent for the proposal (Attachment D).

Background

The subject property is located on the edge of downtown, one block away from Martin Street. The property is 0.132 acres (534 m²) in size and contains a single detached dwelling. The property is zoned P1 – Public Assembly in the Zoning Bylaw and designated High Density Residential in the Official Community Plan. The surrounding area is designated High



Figure 1 - Property Location Map

Density Residential to the north, west, and south, and Downtown Mixed-Use to the east.

History

The subject property was acquired by the St. Andrew's Presbyterian Church (located across the laneway to the east) in the 1970s. City records indicate the existing single detached dwelling was used for office space and Sunday school. The P₁ – Public Assembly zoning on the property is shown on older versions of the City's zoning bylaw (Zoning Bylaw No. 87-65, adopted in 1988) and is likely a result of this previous use.

Analysis

Official Community Plan Bylaw No. 2019-08

The Official Community Plan includes the following conditions which the approval of a temporary use permit will be assessed on. The proposed permit meets these conditions.

1. Compatibility with its Land Use Designation

The subject property is designated High Density Residential in the Official Community Plan. The designation permits limited retail/service uses and the following building types "small-scale neighbourhood commercial building (e.g., corner store, coffee shop, childcare)". The proposed personal service establishment use is seen to be compatible with this land use designation.

2. Minimizing conflict with adjacent land uses

Adjacent land uses include a 4-storey apartment building to the north, institutional and commercial use to the east, a 3-storey apartment building to the west, and commercial use to the south. Given the density and concentration of commercial uses in the surrounding area, conflict with adjacent land uses is expected to be minimal.

3. Avoiding impacts on environmentally-sensitive areas

There are no environmentally-sensitive areas on or in the vicinity of the subject property.

4. Not creating a significant increase in the level of demand for services

The proposed use is not expected to increase the level of demand for services.

5. Not permanently altering the site where it is located

No permanent site alterations are proposed. The personal service establishment use is proposed within the existing single detached dwelling.

Zoning Bylaw No. 2024-22

A personal service establishment requires EV ready outlets and a landscape buffer. Staff have drafted the temporary use permit without these regulations for the following reasons:

1. Energized Outlets

As per s.6.6 of the Zoning Bylaw, two energized outlets for Level 2 EV Charging are required. Given this application is for a temporary use (3-year period), staff do not recommend requiring the construction of energized outlets.

2. Landscape Buffer

As per s.5.2 of the Zoning Bylaw, a landscape buffer composed of trees, shrubs, and a 1.2m visual screen is required adjacent to the neighbouring property and along Wade Ave West. The adjacent uses are seen as compatible with the proposal. The adjacent use is higher density (3 storey apartment building) and there are existing commercial uses in the area. In addition, the proposed use is temporary (3-year period). Given this, staff do not recommend requiring landscape buffers.

Overall, staff recommend Council approve the permit as all conditions set out in the Official Community Plan have been met. Staff also recommend EV ready outlets and landscape buffers not be required for the permit given its temporary nature and compatibility with adjacent land uses.

Alternate recommendations

THAT Council deny "Temporary Use Permit PL2024-9938", for Parcel "C" (DD KW106070) Block A District Lot 4 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 373, located at 157 Wade Avenue West.

Attachments

- Attachment A – Zoning Map
- Attachment B – Official Community Plan Map
- Attachment C – Photos of Property
- Attachment D – Letter of Intent (applicant)
- Attachment E – Draft Temporary Use Permit PL2024-9938
- Attachment F – Submissions

Respectfully submitted,

Yvonne Mitchell
Planner II

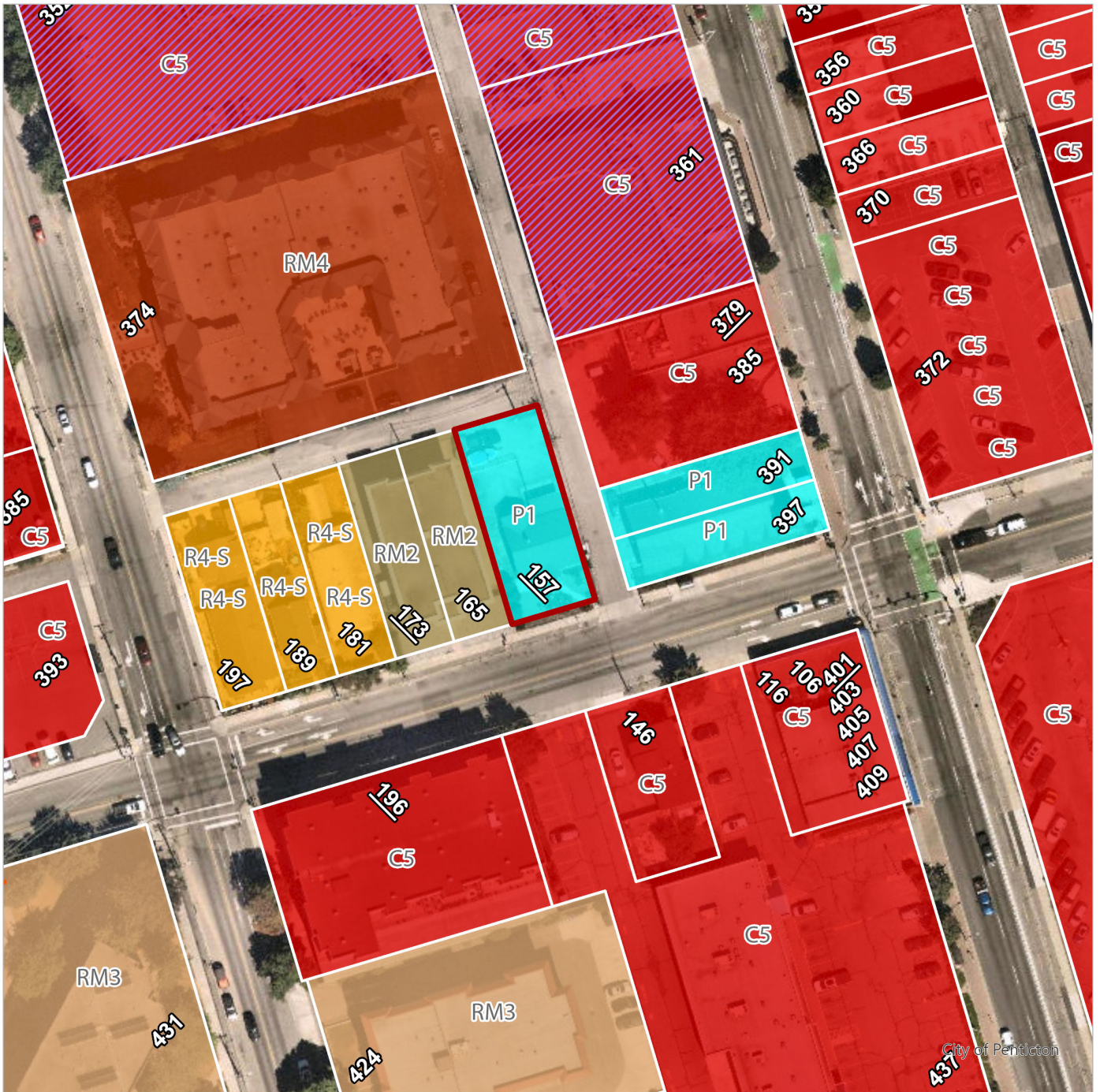
Concurrence

Director of Development Services BL	City Manager AH
--	------------------------

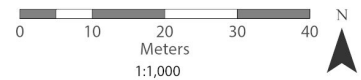


157 Wade Avenue W

Zoning Bylaw



- Subject Parcel
- RM3 - Medium Density Multiple Housing
- RM4 - High Density Multiple Housing
- R4-S - Small-Scale Multi-Unit Residential - Small Lot
- R4-L - Small-Scale Multi-Unit Residential - Large
- RM2 - Low Density Multiple Housing
- C5 - Urban Centre Commercial
- P1 - Public Assembly



Terms of Use : The City of Penticton is a depository of public information in both printed and digital form. The source, accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user of this information does so at their own risk and should not rely upon the information without independent verification as to the accuracy or suitability thereof.
Date: 1/24/2025

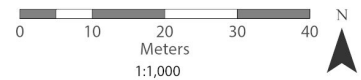


157 Wade Avenue W

Property Location



 Subject Parcel



Terms of Use : The City of Penticton is a depository of public information in both printed and digital form. The source, accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user of this information does so at their own risk and should not rely upon the information without independent verification as to the accuracy or suitability thereof.
Date: 1/24/2025

Attachment C – Photos of the Property



WILLIAM | WRIGHT

City of Penticton
Planning Department - Development Services Division
171 Main St.
Penticton, BC
V2A 5A9
planning@penticton.ca

Temporary Use Permit Application Letter of Intent – 157 Wade Ave W

To whom it may concern,

I have been asked to provide a letter of intent in regards to the TUP process for 157 Wade Ave. W Penticton, BC. I am the commercial agent submitting the application on behalf of the Landlord.

We are currently engaged in an offer to lease for the subject property. The prospective Tenant, 0997470 B.C. Ltd. (or a company to be named), is looking to enter into a long term lease for the Premises for an initial duration of 3 years with an option to renew after 3 years, subject to resubmission of this TUP for approval.

While the current P1 zoning does not allow for Personal Services, the subject property's zoning is a unique outlier for this area. In other regional municipalities, downtown and core areas are typically zoned under a UC (urban core) designation that allows for commercially zoned properties to have uniform and more flexible zoning options.

The proposed use of massage and spa services would target appointment based services during standard business hours. Walk in traffic and high car traffic is unlikely given the location, parking availability, and business model. Moreover, the use is quiet, non disruptive, and low traffic, which will ensure minimal impact to neighbouring properties, businesses, and city infrastructure.

The property was previously used for office and small personal consulting companies with no bylaw infractions or disruptions to neighbouring properties.

For additional requirements or information, please do not hesitate to reach out.

Regards,

WILLIAM | WRIGHT

Nick Renton
Broker
Cell: 778-584-5308 | Office: 236-420-3558
nick.renton@williamwright.ca | williamwright.ca
205-478 Bernard Ave. Kelowna, BC V1Y 6N7
[William Wright Commercial Real Estate Services](#)



Temporary Use Permit

Permit Number: TUP PL2024-9938

Owner Name
 Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Parcel "C" (DD KW106070) Block A District Lot 4 Similkameen Division
 Yale (Formerly Yale-Lytton) District Plan 373
 - Civic: 157 Wade Avenue West
 - PID: 026-009-625
3. This permit has been issued in accordance with Section 493 of the *Local Government Act*, to allow for the temporary use of the above noted lands for a personal service establishment as shown in the plans attached in Schedule 'A', subject to the following conditions:
 - a. Despite s.6.6 of the Zoning Bylaw, no EV ready outlets are required.
 - b. Despite s.5.2 of the Zoning Bylaw, no landscape buffers are required.
 - c. The personal service establishment use is limited to massage and spa services.

General Conditions

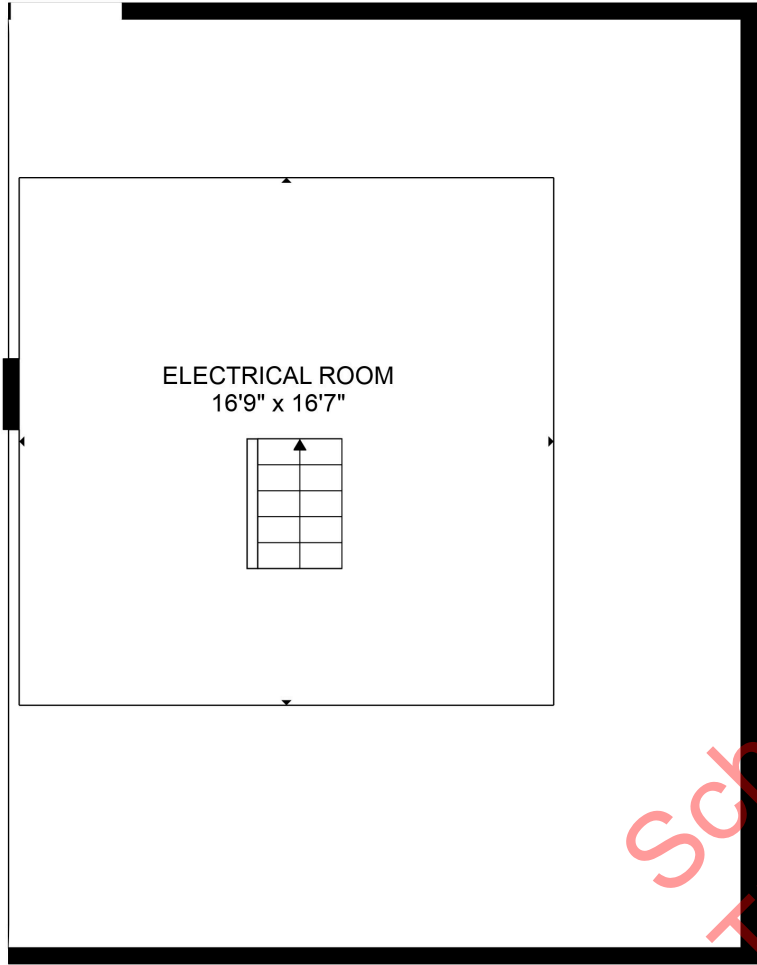
4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 497 of the *Local Government Act*, this permit shall expire on February 11, 2028.
6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department

at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

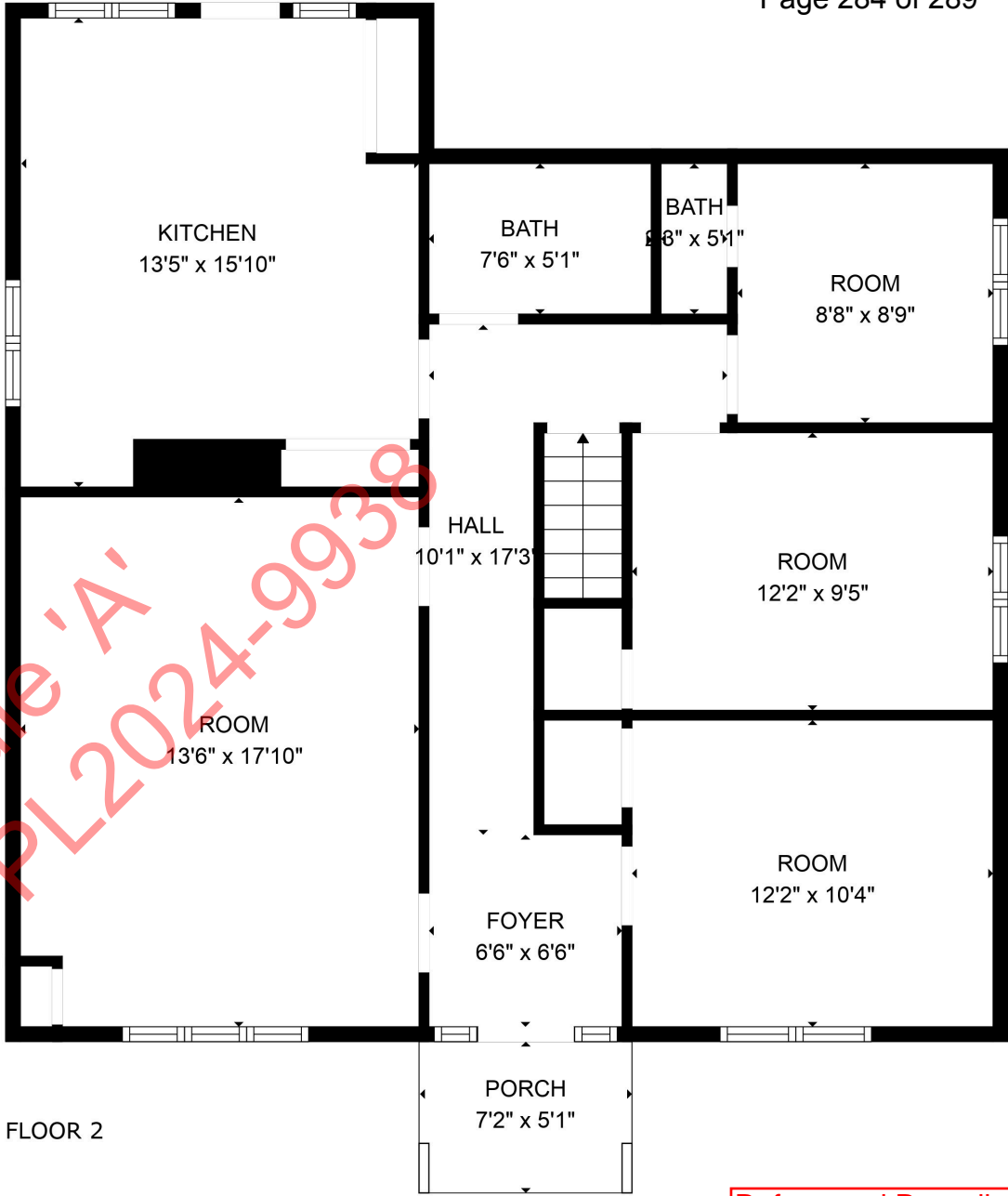
Authorized by City Council, the ____ day of _____, 2025.

Issued this ____ day of _____, 2025.

Angela Collison
Corporate Officer



FLOOR 1



FLOOR 2

Schedule 'A'
TUP PL2024-9938

Refuse and Recycling
Bins to be provided in
accordance with s.4.10
of the Zoning Bylaw.

TOTAL: 1025 sq. ft

Below Ground: 0 sq. ft, FLOOR 2: 1025 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 661 sq. ft, PORCH: 37 sq. ft

From: [Deborah Webb](#)
To: [corpadmin](#)
Subject: 157 Wade Ave temporary Use Permit
Date: Monday, February 3, 2025 6:55:35 PM

Caution! This message was sent from outside your organization.

Hello,

We received the related Public Notice via postal mail today.

The permit is for a "personal service establishment". This is too vague, as it could for example be a hair salon, a massage clinic, a drug addiction therapy clinic, a nail salon.

Since the nature of the business is not specified in enough detail, we **DONOT APPROVE OF GRANTING THIS** without further information being provided for consideration.

Thank you.

Mark & Deborah Webb
1124 Park Place
Penticton BC V2A 8X9

Owners of Unit 201-196 Wade Avenue West
Penticton BC V2A 1T6

The Corporation of the City of Penticton

Bylaw No. 2025-02

A bylaw to replace the 2024 – 2028 five year financial plan

WHEREAS the *Community Charter* states a municipality must have a financial plan that is adopted annually, by bylaw, before the annual property tax bylaw is adopted;

AND WHEREAS the planning period for a financial plan is five (5) years, that period being the year in which the plan is specified to come into force and the following four (4) years;

AND WHEREAS Council has supported changes throughout the year to the financial plan;

NOW THEREFORE BE IT RESOLVED THAT the Municipal Council of the City of Penticton in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title

This bylaw may be cited as "2024-2028 Amended Five Year Financial Plan Bylaw No. 2025-02".

2. Purpose

Schedule "A" and Schedule "B" attached hereto and forming part of this bylaw shall be the Five Year Financial Plan of the City of Penticton for the period of January 1, 2024 to December 31, 2028.

3. Repeal

City of Penticton "2024-2028 Five Year Financial Plan Bylaw No. 2023-41" is hereby repealed upon adoption of this bylaw.

READ A FIRST time this	28	day of	January, 2025
READ A SECOND time this	28	day of	January, 2025
READ A THIRD time this	28	day of	January, 2025
ADOPTED this		day of	, 2025

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer

Schedule A

City of Penticton - Schedule A

	2024 Amended Budget	2025 Projection	2026 Projection	2027 Projection	2028 Projection
Revenue					
Municipal Taxation	\$ (46,003,010)	\$ (48,690,034)	\$ (50,775,967)	\$ (52,242,567)	\$ (53,522,178)
Sale of Services	(13,743,687)	(13,810,090)	(13,908,525)	(13,999,263)	(14,102,360)
Electric Utility Revenue	(48,840,029)	(52,721,121)	(56,912,233)	(61,438,153)	(66,325,661)
Sewer Utility Revenue	(9,823,397)	(10,849,129)	(11,989,056)	(13,256,181)	(14,559,257)
Water Utility Revenue	(11,059,284)	(11,856,177)	(12,709,431)	(13,625,198)	(14,494,469)
Storm Water Utility Revenue	(1,576,000)	(2,073,000)	(2,727,000)	(3,588,000)	(4,664,400)
Fiscal Services	(4,146,000)	(4,146,000)	(4,146,000)	(4,146,000)	(4,146,000)
Grants	(4,099,420)	(2,744,823)	(2,398,174)	(2,164,374)	(2,164,374)
Other Contributions	(5,310,754)	(5,350,884)	(5,385,187)	(5,420,175)	(5,455,865)
Development Cost Charges	(1,470,000)	(1,470,000)	(1,470,000)	(1,470,000)	(1,470,000)
Donations	(19,500)	(18,500)	(18,500)	(18,500)	(18,500)
Total Revenues	146,091,081	(153,729,758)	(162,440,073)	(171,368,411)	(180,923,064)
Operating Expenses					
General Operating	77,431,206	77,188,634	79,057,613	80,033,335	81,686,665
Storm Water	668,870	721,861	774,312	778,136	987,336
Electric Utility	43,460,185	45,438,453	46,512,487	48,225,728	49,845,215
Sewer System	6,764,024	6,714,332	6,878,854	6,894,125	6,806,410
Water Utility	6,926,364	6,604,148	6,950,790	6,990,736	6,994,713
Total Operating Expenses	135,250,649	136,667,428	140,174,056	142,922,060	146,320,339
Net Operating Surplus	(10,840,432)	(17,062,330)	(22,266,017)	(28,446,351)	(34,602,725)
Capital Expenses					
General Capital	21,622,920	15,002,111	12,796,268	11,197,167	12,455,570
Electric Capital	6,721,409	8,730,012	7,139,765	7,311,666	7,875,435
Sewer Capital	10,198,075	3,645,200	11,220,500	5,728,800	6,316,303
Water Capital	19,427,276	8,451,725	2,569,400	3,418,150	5,845,425
Total Capital Expenses	57,969,680	35,829,048	33,725,933	27,655,783	32,492,733
Debt Proceeds	-	(4,000,000)	-	(1,485,000)	-
Debt Servicing - Principal Repayments	2,187,651	2,299,769	2,314,928	2,089,026	2,036,454
Capital Grant Funding	(10,795,576)	-	-	-	-
Transfer To (From) Surplus/Reserve	(24,159,323)	(2,704,487)	587,156	14,548,542	14,435,538
Amortization Offset	(14,362,000)	(14,362,000)	(14,362,000)	(14,362,000)	(14,362,000)
Financial Plan Balance	\$ -	\$ -	\$ -	\$ -	\$ -

Schedule B

Current Revenue Portions by Funding Source for Operating (excluding borrowing and transfers from reserve/surplus):

Taxation	45,422,780	31.09%
Grant in Lieu	493,000	0.34%
Local Improvement Levy	87,230	0.06%
Sale of Services	13,743,687	9.41%
Electric Utility	48,840,029	33.43%
Sewer Utility	9,823,397	6.72%
Water Utility	11,059,284	7.57%
Storm Water Utility	1,576,000	1.08%
Fiscal Services	4,146,000	2.84%
Grants	4,099,420	2.81%
Other Revenues	5,310,754	3.64%
Development Cost Charges	1,470,000	1.01%
Donations	19,500	0.01%
Total Revenues	146,091,081	100.00%

Current Property Class Multiples:

Ratio	2024	2023	2022	2021	2020	2019
Residential	1.00	1.00	1.00	1.00	1.00	1.00
Utilities	12.48	10.06	10.09	7.22	7.24	7.66
Supportive Housing	1.00	1.00	1.00	1.00	1.00	1.00
Major Industry	1.48	1.86	1.88	1.72	1.65	1.79
Light Industry	1.48	1.86	1.88	1.72	1.65	1.79
Business & Other	1.92	2.22	2.14	1.91	1.75	1.82
Managed Forest	1.92	2.22	2.14	1.91	1.75	1.82
Rec/Non-Profit	1.35	1.37	1.31	1.28	1.29	1.4
Farm	5.06	5.18	4.59	3.57	3.55	3.59

Use of Permissive Tax Exemptions

In 2023, Council passed Bylaw 2023-29 to exempt certain properties from taxation in 2024. The Bylaw contains the list of properties and the estimated amount of tax revenue forgone (\$702,258). The list of properties includes religious institutions, historical societies, recreational facilities, and service organizations that form a valuable part of our community. These organizations have demonstrated to Council that their services support our residents and community.

Use of Revitalization Tax Exemptions

Revitalization tax exemption bylaws were introduced in Penticton in 2010 to provide economic incentives for specified key areas within the City, including the downtown area, industrial areas, and other strategic areas. Bylaws 2014-04, 2014-44, and 2015-52 provide for tax exemptions for specific uses within those areas. Each of the bylaws included 'sunset clauses' whereby construction is required to begin and end. While there are still some properties receiving benefits, all sunset clauses have now passed and thus no future projects are eligible to receive benefits under any of these bylaws.