



Regular Council Meeting Agenda

Tuesday, March 3, 2026, 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 March 3, 2026 as presented.	
4. Recess to Committee of the Whole	
Staff Recommendation: THAT Council Recess to a Committee of the Whole meeting at 1:01 p.m.	
4.1 <u>Call Committee of the Whole to Order</u>	
4.2 <u>Adoption of Agenda</u>	
Staff Recommendation: THAT Council adopt the agenda for the Committee of the Whole Meeting held on March 3, 2026.	
4.3 <u>Delegations</u>	
4.3.1 <u>Front Street Work and Flag Pole Additions Near Winnipeg Street and Westminster Avenue</u>	6
Brett Turner, Executive Director, Downtown Penticton Business Improvement Association (DPBIA)	
4.4 <u>Adjourn to Regular Meeting of Council</u>	
Staff Recommendation: THAT Council adjourn the March 3, 2026 Committee of the Whole Meeting.	
5. Reconvene the Regular Council Meeting	
6. Adoption of Minutes	
6.1 <u>Minutes of the February 17, 2026 Regular Council Meeting</u>	7
Staff Recommendation: THAT Council adopt the Regular Council Meeting Minutes of February 17, 2026 as presented.	
7. Consent Agenda	16

Staff Recommendation:

THAT Council approve the Consent Agenda:

1. February 18, 2026 Public Safety Advisory Committee Meeting Minutes; and
2. Release of Items from Closed Meeting:
 - Parks and Recreation Advisory Committee
 - THAT Council accept the resignation of Carla Kildaw from the Parks and Recreation Advisory Committee; AND as there are only two regularly scheduled meetings remaining in the Committee term, waive the requirement to advertise the vacancy.

8. Staff Reports

- | | | |
|-----|---|----|
| 8.1 | <u>Detox, Treatment and Recovery Continuum of Care in Penticton
Delegation: Interior Health Representative</u> | 18 |
| | <p>Notice of Motion Postponed from January 20, 2026 Regular Council Meeting:</p> <p>THAT Council direct staff to prepare a letter on behalf of the City of Penticton to all relevant provincial partners including the Premier, Minister of Municipal Affairs, Minister of Mental Health and Addictions, Interior Health, BC Housing and local MLA requesting the development of a detox and recovery centre in Penticton to address current gaps in the continuum of care.</p> <p>Staff Recommendation:</p> <p>THAT Council direct staff to seek Provincial support and investment to strengthen the detox, treatment and recovery continuum in Penticton, with a focus on;</p> <ol style="list-style-type: none"> 1. Establishing lowerbarrier transitional housing; 2. Establishing local inpatient withdrawal management; and 3. Expanding treatment and recovery housing. | |
| 8.2 | <u>2024-2026 Council Priorities – Quarter 4 2025 Update</u> | 34 |
| | <p>Staff Recommendation:</p> <p>THAT Council receive into the record the report dated March 3, 2026 titled “2024-2026 Council Priorities – Quarter 4 2025 Update”.</p> | |
| 8.3 | <u>Community Safety and Well-being Plan Update - Phase 1 Update</u> | 63 |
| | <p>Staff Recommendation:</p> <p>THAT Council receive into the record the report dated March 3, 2026 titled "Community Safety and Wellbeing Plan - Phase 1 Update".</p> | |
| 8.4 | <u>Penticton Trade and Convention Centre Attached Hotel - Engagement Strategy</u> | 89 |
| | <p>Staff Recommendation:</p> <p>THAT Council endorse the Penticton Trade and Convention Centre (PTCC) Attached Hotel Engagement Strategy as outlined in the report dated March 3, 2026.</p> | |

- 8.5 UBCM Local Government Development Approvals Program:
Development Services Third Party Divisional External Assessment 94

Staff Recommendation:

THAT Council support an application for \$100,000 to the Local Government Development Approvals Program (LGDAP) for the 2026 intake, for a third party external assessment of the development services division, focussing on actionable steps to improve development approvals processes, customer service and digital integrations;

AND THAT Council direct staff to provide overall grant management, if successful with the grant application, to meet the LGDAP program requirements;

AND THAT the 2026-2030 Financial Plan be amended accordingly to incorporate the grant if approved.

- 8.6 Official Community Plan Amendment Application 111
Re: 2510 and 2490 Government Street

Staff Recommendation:

THAT Council, after hearing from the applicant, deny the Official Community Plan Amendment Application for 2510 and 2490 Government Street that would change the future land use designation from 'Industrial' to 'Mixed Use'.

- 8.7 Development Variance Permit PL2025-10124 120
Re: 425 Heales Avenue

Staff Recommendation:

THAT Council approve "Development Variance Permit PL2025-10124" for Lot 1 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan EPP149039, located at 425 Heales Avenue, a permit to vary the following sections of Zoning Bylaw 2024-22:

1. Section 8.2.3.3.b to increase the maximum building footprint for a carriage house in the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone from 15% of the lot to 16.3% of the lot area;
2. Section 8.2.3.10.b to allow a deck on a carriage house in the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone;
3. Section 5.4.1.b to allow a screen 2.13 m in height on the carriage house deck for privacy;

AND THAT Council direct staff to issue the permit.

9. **Public Question Period**

10. **Recess to a Closed Council Meeting**

Resolution:

THAT Council recess to a Closed Council Meeting pursuant to the provisions of the *Community Charter* as follows: Section 90 (1)

(e) the acquisition, disposition or expropriation of land or improvements, if the

council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(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*;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and Section 90 (2)

(b) (i) 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.

11. Reconvene the Regular Council Meeting following the Public Hearing at 6:00 p.m.

12. Bylaws and Permits

- 12.1 Official Community Plan Amendment Bylaw No. 2026-07 and Zoning Amendment Bylaw No. 2026-08 133
Re: Pro-Active Planning Additional Updates

Staff Recommendation:

THAT Council give second and third reading to "Official Community Plan Amendment Bylaw No. 2026-07";

AND THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2026-08".

- 12.2 Tenant Protection Bylaw No. 2026-12, Official Community Plan Amendment Bylaw No. 2026-13 and Development Procedures and Delegation Amendment Bylaw No. 2026-14 139

Staff Recommendation:

THAT Council give second and third reading to "Tenant Protection Bylaw No. 2026-12";

AND THAT Council give second and third reading to "Official Community Plan Amendment Bylaw No. 2026-13";

AND THAT Council give second and third reading to "Development Procedures and Delegation Amendment Bylaw No. 2026-14".

13. Notice of Motion

14. Business Arising

15. 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.

16. Council Round Table

17. Adjournment

Staff Recommendation:

THAT Council adjourn the March 3, 2026 Regular Council Meeting.



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Request to Appear as a Delegation

Preferred Council Meeting Date: Tuesday, March 3rd, 2026

Second choice(s):

Subject matter: Front Street Work & Flag Pole Additions Near Winnipeg St and Westminster St

Name of person(s) making presentation: Brett Turner - Executive Director

Address: 3-212 Main St
Penticton, BC

Phone:

Email:

Please provide details of your presentation or request of Council here: (or provide a detailed attachment)

On Front St, we are looking to add raised crosswalks and remove the chain and fencing where Backstreet Blvd meets Front St

In the 4 blocks attached to the corner of Westminster and Winnipeg St, we are looking to complete the poles that don't have flag holders in the area with flag holders

Presentation will include financial information from Kristen Dixon.

Please note:

- Meetings may be held electronically. Participation details will be confirmed with you prior to the meeting.
- This form and submissions will become part of the public record.
- The Mayor has the authority to determine if the subject matter warrants the delegation to appear before Council and may determine at which meeting.
- Please submit this completed form at your earliest convenience. Written Requests to Appear are to be received by the Corporate Officer, no later than noon Monday, one week prior to the Council meeting. Please include a copy of all materials that will be discussed.
- If you'd like to share a PowerPoint with Council, email it to the Corporate Officer by 9:30 a.m. Wednesday prior to the Council meeting to be included with the Agenda. If presenting via zoom, please be prepared to share your screen.
- **Delegations are limited to 5 minutes.**

Legislative Services

Angie Collison, Corporate Officer
171 Main Street, Penticton, B.C., V2A 5A9

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angie.collison@penticton.ca



Regular Council Meeting Minutes

February 17, 2026, 1:00 p.m.
City of Penticton, Council Chambers
171 Main Street, Penticton, B.C.

Council Present: Mayor Bloomfield
Councillor Watt
Councillor Graham
Councillor Gilbert
Councillor Reynen
Councillor Stewart

Council Absent: Councillor Miller

Staff Present: Anthony Haddad, City Manager
Angie Collison, Corporate Officer
Angela Campbell, General Manager of Corporate Services
Kristen Dixon, General Manager of Infrastructure
Blake Laven, General Manager of Development Services
Kelsey Johnson, General Manager of Community Services
Julie Czeck, General Manager of Public Safety and Partnerships
Cheryl Hardisty, Manager of Intergovernmental Relations
Paula McKinnon, Deputy Corporate Officer

1. Call Regular Council Meeting to Order

The Mayor called the Regular Council Meeting to order at 1:00 p.m.

2. Introduction of Late Items

3. Adoption of Agenda

35/2026 It was MOVED and SECONDED

THAT Council Adopt the Agenda for the Regular Council Meeting held on February 17, 2026 as presented.

CARRIED UNANIMOUSLY

4. Adoption of Minutes

4.1 Minutes of the February 3, 2026 Regular Council Meeting

36/2026 It was MOVED and SECONDED

THAT Council adopt the Regular Council Meeting Minutes of February 3, 2026 as presented.

CARRIED UNANIMOUSLY

5. Consent Agenda

37/2026 It was MOVED and SECONDED

THAT Council approve the Consent Agenda:

1. February 5, 2026 Public Safety Advisory Committee Meeting Minutes; and
2. Release of Items from Closed Meeting:
 - Public Safety Advisory Committee
 - THAT Council receive the resignation of Loki Croft and appoint Riley Thompson to the Public Safety Advisory Committee.
 - Okanagan Nation Alliance Intergovernmental Memorandum of Agreement - Okanagan Watershed
 - THAT Council authorize the Mayor to enter into the Intergovernmental Memorandum of Agreement to create a government-to-government leadership table to address matters of common concern in the Okanagan Lake Watershed on behalf of the City.

CARRIED UNANIMOUSLY

6. Staff Reports

6.1 Firehalls Replacement and Upgrades Loan Authorization Bylaw No. 2026-15

38/2026 It was MOVED and SECONDED

THAT Council give first, second and third reading to “Firehalls Replacement and Upgrades Loan Authorization Bylaw No. 2026-15”, a bylaw to borrow up to \$38.0M for replacement and upgrades to current Firehalls for a term of thirty (30) years.

CARRIED UNANIMOUSLY

6.2 Temporary Use Permit PL2026-10135 (Emergency Shelter)

Re: 441 Dawson Avenue

Main Motion:

It was MOVED and SECONDED

THAT Council approve “Temporary Use Permit PL2026-10135”, a permit to allow the use ‘emergency shelter and homelessness services’ for Lot 6 District Lots 251 and 3429S Similkameen Division Yale District Plan 11264 Except Plan KAP70095, located at 441 Dawson Avenue, from April 1, 2026, until March 31, 2029, with the following condition:

- Operation of the shelter and other services is subject to a safety and security plan providing security 24 hours a day 7 days a week during activation, covering the property and surrounding neighbourhood;

AND THAT Council direct staff to issue “Temporary Use Permit PL2026-10135”;

AND THAT Council authorize the GM of Corporate Services and Corporate Officer to sign any documents pertaining to the extension of the lease;

AND THAT Council supports the potential of the Province taking over lease costs for the shelter and the City taking over security costs for the neighbourhood surrounding the shelter;

AND THAT Council direct staff to work with partners, including business organizations, to revise the safety and security plan to expand its focus to cover a larger part of the industrial park, including both shelters (Compass and Dawson Avenue);

AND THAT Council direct staff to amend the 2026-2030 Financial Plan to fund the City’s portion of shelter costs (lease or security), to the current rate of approximately \$120k a year, with the currently unfunded portion (approx. \$80k) to be funded in 2026 through General Surplus and future years being referred to the budget deliberation process for funding source, including any related RDOS contributions.

Amendment:

39/2026 It was MOVED and SECONDED

THAT Council insert "subject to provincial funding" before "direct staff to issue “Temporary Use Permit PL2026-10135”.

CARRIED UNANIMOUSLY

Main Motion as Amended:

40/2026 It was MOVED and SECONDED

THAT Council approve “Temporary Use Permit PL2026-10135”, a permit to allow the use ‘emergency shelter and homelessness services’ for Lot 6 District Lots 251 and 3429S Similkameen Division Yale District Plan 11264 Except Plan KAP70095, located at 441 Dawson Avenue, from April 1, 2026, until March 31, 2029, with the following condition:

- Operation of the shelter and other services is subject to a safety and security plan providing security 24 hours a day 7 days a week during activation, covering the property and surrounding neighbourhood;

AND THAT Council, subject to provincial funding, direct staff to issue “Temporary Use Permit PL2026-10135”;

AND THAT Council authorize the GM of Corporate Services and Corporate Officer to sign any documents pertaining to the extension of the lease;

AND THAT Council supports the potential of the Province taking over lease costs for the shelter and the City taking over security costs for the neighbourhood surrounding the shelter;

AND THAT Council direct staff to work with partners, including business organizations, to revise the safety and security plan to expand its focus to cover a larger part of the industrial park, including both shelters (Compass and Dawson Avenue);

AND THAT Council direct staff to amend the 2026-2030 Financial Plan to fund the City’s portion of shelter costs (lease or security), to the current rate of approximately \$120k a year, with the currently unfunded portion (approx. \$80k) to be funded in 2026 through General Surplus and future years being referred to the budget deliberation process for funding source, including any related RDOS contributions.

CARRIED UNANIMOUSLY

6.3 Okanagan Similkameen Collaborative Leadership Table

Main Motion:

It was MOVED and SECONDED

THAT Council receive into the record the report dated February 17, 2026, titled "Okanagan Similkameen Collaborative Leadership Table";

AND THAT Council appoint the Mayor as the City of Penticton's representative to the Okanagan Similkameen Collaborative Leadership Table.

Amendment:

45/2026 It was MOVED and SECONDED

THAT Council insert "and Councillor Reynen as an alternate representative" after "Leadership Table".

CARRIED UNANIMOUSLY

Main Motion as Amended:

46/2026 It was MOVED and SECONDED

THAT Council receive into the record the report dated February 17, 2026, titled "Okanagan Similkameen Collaborative Leadership Table";

AND THAT Council appoint the Mayor as the City of Penticton's representative to the Okanagan Similkameen Collaborative Leadership Table and Councillor Reynen as an alternate representative.

CARRIED UNANIMOUSLY

6.4 Zoning Amendment Bylaw No. 2026-16, Development Permit PL2025-10060, and Development Variance Permit PL2025-10059

Re: 251 Comox Street, 1013 Westminster Avenue W, 997 Westminster Avenue W and 998 Burnaby Avenue

43/2026 It was MOVED and SECONDED

THAT Council give first, second, and third reading to "Zoning Amendment Bylaw No. 2026-16", for:

- Lot 2 District Lot 336 Similkameen Division Yale District Plan 7531 (251 Comox Street);
- A portion of Parcel A (DD 169427F and Plan B7293) of Lot 242 District Lot 366 Similkameen Division Yale District Plan 1248 Except Plan 7286 (1013 Westminster Avenue W);
- Lot 2 District Lot 366 Similkameen Division Yale District Plan 7247 (997 Westminster Avenue W); and
- Lot 1 District Lot 366 Similkameen Division Yale District Plan 7247 (998 Burnaby Avenue).

A bylaw to rezone the subject properties from C7 (Service Commercial) to RM3 (Medium Density Multiple Housing) and add the site-specific provision within the RM3 – Medium Density Multiple Housing zone as follows: "Section 10.5.5.7 In the case of Lot 2 District Lot 336 Similkameen Division Yale District Plan 7531, located at 251 Comox Street, the maximum density shall be 1.7 FAR. In the case of Lot 2 District Lot 366 Similkameen Division Yale District Plan 7247, located at 997 Westminster

Avenue W, and Lot 1 District Lot 366 Similkameen Division Yale District Plan 7247, located at 998 Burnaby Avenue, a private parking lot shall be permitted”.

AND THAT Council, as a condition of adoption of “Zoning Amendment Bylaw No. 2026-16” require a 1.8 m road dedication along the Burnaby Avenue frontage, and 5mx5m corner cuts at Burnaby Avenue and Westminster Avenue W, be completed prior to the issuance of the Occupancy Permit.

AND THAT adoption of “Zoning Amendment Bylaw No. 2026-16” be subject to the following conditions:

- Signing of the Bylaw by the Ministry of Transportation and Transit; and
- The required contaminated site notice received from the Ministry of Environment and Parks.

Excess and Extended Service

AND THAT Council, in accordance with Section 507 of the Local Government Act, require the following excess and extended services:

- To extend the off-site work from the development at 251 Comox Street to bring curb and sidewalk to Westminster Ave W.

Development Variance Permit

THAT Council, subject to adoption of “Zoning Amendment Bylaw No. 2026-16”, approve “Development Variance Permit PL2025-10059 for:

- Lot 2 District Lot 336 Similkameen Division Yale District Plan 7531 (251 Comox Street);
- Lot 2 District Lot 366 Similkameen Division Yale District Plan 7247 (997 Westminster Avenue W); and
- Lot 1 District Lot 366 Similkameen Division Yale District Plan 7247 (998 Burnaby Avenue).

A permit to vary the following sections of Zoning Bylaw No. 2024-22:

- Section 6.5 to reduce the parking requirements from 1 space/unit for residents and 0.2/unit for visitors to 0.87 spaces/unit for residents and 0.06/unit for visitors;
- Section 6.6 to reduce the electric vehicle (EV) ready charging requirements;
- Section 10.5.2.8 to reduce the minimum exterior side yard setback from 4.5 m to 0.4 m; and
- Section 10.5.3.1 to reduce amenity space from a rate of 20m²/dwelling unit to 17m²/dwelling unit.

And a permit to vary the following sections of Subdivision and Development Bylaw No. 2004-81:

- Section 9.3.1 to not require frontage improvements, including asphalt, curb, gutter or sidewalk along the Burnaby Avenue frontage of 998 Burnaby Avenue.

Development Permit

THAT Council, subject to adoption of “Zoning Amendment Bylaw No. 2026-16”, approve “Development Permit PL2025-10060”, for:

- Lot 2 District Lot 336 Similkameen Division Yale District Plan 7531 (251 Comox Street);
- Lot 2 District Lot 366 Similkameen Division Yale District Plan 7247 (997 Westminster Avenue W); and
- Lot 1 District Lot 366 Similkameen Division Yale District Plan 7247 (998 Burnaby Avenue).

A permit to approve the form and character of the proposed development and vary the following sections of Zoning Bylaw No. 2024-22:

- Section 4.9 to permit a non-cantilevered architectural projection to extend 0.6 m into the front yard setback;
- Section 5.2 to reduce the width of landscape buffers along Burnaby Avenue to 1.2 m on property; and
- Section 10.5.4.1 to increase the maximum hard surfacing from 60% to 84% (251 Comox Street) and from 60% to 74% (997 Westminister Avenue W and 998 Burnaby Avenue).

CARRIED UNANIMOUSLY

6.5 Official Community Plan Amendment Bylaw No. 2026-07 and Zoning Amendment Bylaw No. 2026-08

Re: Pro-Active Planning Additional Updates

44/2026 It was MOVED and SECONDED

THAT Council, prior to consideration of “Official Community Plan Amendment Bylaw No. 2026-07” and in accordance with Section 475 and 476 of the Local Government Act, consider whether early and on-going consultation in addition to the required Public Hearing is necessary with:

- a. One or more persons, organizations or authorities;
- b. Regional District of Okanagan Similkameen;
- c. Local First Nations;
- d. School District #67;

- e. The provincial or federal government and their agencies;

And be it determined that consultation is not necessary given the technical nature of the proposed amendments, except for the statutory referral to School District #67.

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2026-07" and "Zoning Amendment Bylaw No. 2026-08";

AND THAT Council forward "Official Community Plan Amendment Bylaw No. 2026-07" and "Zoning Amendment Bylaw No. 2026-08", to the March 3, 2026, Public Hearing.

CARRIED UNANIMOUSLY

7. Bylaws and Permits

7.1 Zoning Amendment Bylaw No. 2026-09

Re: 995 Eckhardt Avenue West

45/2026 It was MOVED and SECONDED

THAT Council adopt "Zoning Amendment Bylaw No. 2026-09".

CARRIED UNANIMOUSLY

7.2 Fees and Charges Amendment Bylaw No. 2026-10

Re: Appendix 18 - Parking

46/2026 It was MOVED and SECONDED

THAT Council adopt "Fees and Charges Amendment Bylaw No. 2026-10".

CARRIED UNANIMOUSLY

7.3 2025-2029 Amended Five Year Financial Plan Bylaw No. 2026-11

47/2026 It was MOVED and SECONDED

THAT Council adopt "2025-2029 Amended Five Year Financial Plan Bylaw No. 2026-11".

CARRIED UNANIMOUSLY

8. Notice of Motion

9. Business Arising

10. Public Question Period

11. Council Round Table

12. Adjourn to a Closed Council Meeting

The Regular Council Meeting adjourned at 2:22 p.m.

48/2026 It was MOVED and SECONDED

THAT Council adjourn the February 17, 2026 Regular Council Meeting to a Closed Council Meeting pursuant to 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;

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED UNANIMOUSLY

Angie Collison, Corporate Officer

Julius Bloomfield, Mayor



Minutes

penticton.ca

Public Safety Advisory Committee Meeting

held via Zoom and in person, Council Chambers
 Wednesday, February 28, 2026
 at 3:00 p.m.

- Present:** Michael Magnusson, Chair
 Tia Carlesimo, Vice-Chair
 Cherry Fernandez
 Scott Jacobsen
 Heather Montgomery
 James Palanio (via Zoom)
 Riley Thompson
 Alex Waddington
- Regrets:** Cheyanne Fath
 Jeff Leonard
 Holly Wakeman
- Council Liaison:** Ryan Graham, Councillor
 Campbell Watt, Councillor
- Staff:** Julie Czeck, Director of Public Safety and Partnerships
 Hayley Anderson, Legislative Assistant

1. Call to Order

The Chair called the Public Safety Advisory Committee to order at 3:00 p.m.

2. Adoption of Agenda

It was MOVED and SECONDED

THAT the Public Safety Advisory Committee adopt the agenda of February 18, 2026 as presented.

CARRIED UNANIMOUSLY

3. Adoption of Minutes

3.1 Minutes of the November 12, 2025 Public Safety Advisory Committee Meeting

It was MOVED and SECONDED

THAT the Public Safety Advisory Committee adopt the minutes of the November 12, 2025 meeting as presented.

CARRIED UNANIMOUSLY

- 3.2 Minutes of the December 17, 2025 Special Public Safety Advisory Committee Meeting

It was MOVED and SECONDED

THAT the Public Safety Advisory Committee adopt the minutes of the December 17, 2025 meeting as presented.

CARRIED UNANIMOUSLY

- 3.3 Minutes of the February 5, 2026 Special Public Safety Advisory Committee Meeting

It was MOVED and SECONDED

THAT the Public Safety Advisory Committee adopt the minutes of the February 5, 2026 meeting as presented.

CARRIED UNANIMOUSLY

3. **New Business**

- 4.1 Community Safety and Wellbeing Plan – Phase 1 Update

The Committee heard a presentation from Julie Czeck, General Director of Public Safety and Partnerships and Michelle Davey, Urban Matters on the Phase 1 Update for the Community Safety Wellbeing Plan and participated in discussions around what is working within the City and where there is area for change.

James Palanio left the meeting at 3:48 pm

It was MOVED and SECONDED

THAT the Public Safety Advisory Committee receive into the record the Memo to Committee dated February 18, 2026 titled "Community Safety and Wellbeing Plan – Phase 1 Update."

CARRIED UNANIMOUSLY

4. **Next Meeting**

The next regular Public Safety Advisory Committee meeting is scheduled to be held on May 20, 2026 at 3:00 p.m.

5. **Adjournment**

It was MOVED and SECONDED

THAT the Public Safety Advisory Committee adjourn the meeting held on February 18, 2026 at 4:39 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

Hayley Anderson
Legislative Assistant



Council Report

penticton.ca

Date: March 3, 2026
To: Anthony Haddad, City Manager
From: Julie Czeck, GM Public Safety and Partnerships
Cheryl Hardisty, Intergovernmental Relations Manager
Interior Health Delegation
Subject: **Detox, Treatment and Recovery Continuum of Care in Penticton**

Notice of Motion

THAT Council direct staff to prepare a letter on behalf of the City of Penticton to all relevant provincial partners including the Premier, Minister of Municipal Affairs, Minister of Mental Health and Addictions, Interior Health, BC Housing and local MLA requesting the development of a detox and recovery centre in Penticton to address current gaps in the continuum of care.

Staff Recommendation

THAT Council direct staff to seek Provincial support and investment to strengthen the detox, treatment and recovery continuum in Penticton, with a focus on;

1. Establishing lower-barrier transitional housing;
2. Establishing local inpatient withdrawal management; and
3. Expanding treatment and recovery housing.

Executive Summary

At the January 20th Regular Council Meeting, Council gave staff direction to bring back a report with more information regarding the current state landscape of detox, treatment and recovery in Penticton.

10. Notice of Motion

10.1 [Notice of Motion introduced by Councillor Stewart and Councillor Reynen on December 16, 2025 for consideration:](#)

THAT Council direct staff to prepare a letter on behalf of the City of Penticton to all relevant provincial partners including the Premier, Minister of Municipal Affairs, Minister of Mental Health and Addictions, Interior Health, BC Housing and local MLA requesting the development of a detox and recovery centre in Penticton to address current gaps in the continuum of care.

16/2026

THAT Council postpone the motion and request staff report back with more information at an upcoming meeting.

CARRIED UNANIMOUSLY

Since that time, staff have worked with Interior Health staff and community leaders that provide treatment and recovery services including Discovery House, the Bridge and Snpaʔx̣təntn. A letter of support from a local subject matter expert physician in support of this work has also been received (Attachment A).

This report includes an overview of the detox, treatment, and recovery services available in Penticton, including current capacity, system flow and key gaps. It also describes how people move through the continuum, from detox to treatment, recovery, and housing, and highlights where stronger connections are needed to improve outcomes. Because substance use and homelessness are closely linked, progress in one area can be lost without coordinated supports in the others.

Although health care and housing services are provincial responsibilities, municipalities are uniquely positioned to identify community-level impacts and service gaps and to advocate for improvements that reflect local needs. This report provides the information requested by Council to support informed consideration of potential advocacy related to the detox, treatment, and recovery continuum.

The Notice of Motion identifies gaps in detox and recovery resources in Penticton. The analysis in this report confirms those gaps and further highlights low barrier, transitional housing as an important element raised by local service providers that affects system flow and outcomes. Together, these findings provide context to support Council's consideration of how to respond to the identified system pressures across the full continuum of care. Should Council wish to assume an advocacy position on this issue the staff recommendation is presented as a potential approach to addressing these gaps, informed by the analysis and provider input outlined in this report.

Background

Penticton's mental health and substance-use system supports approximately 3,100 community members at any given time and is delivered by roughly 180 frontline staff. Interior Health provides a broad range of outpatient mental-health, substance-use, overdose-prevention, and case-management treatment services; however, the community does not have local inpatient detox – also known as bed based detox. Individuals seeking inpatient detox must travel to Kelowna, Kamloops, or Castlegar, where regional wait times average eight days. The following sections provide information on the related health

and supportive housing services in Penticton. A glossary of key terms related to treatment, recovery, and housing types is included in Attachment D for reference throughout this report.

The Recovery Journey

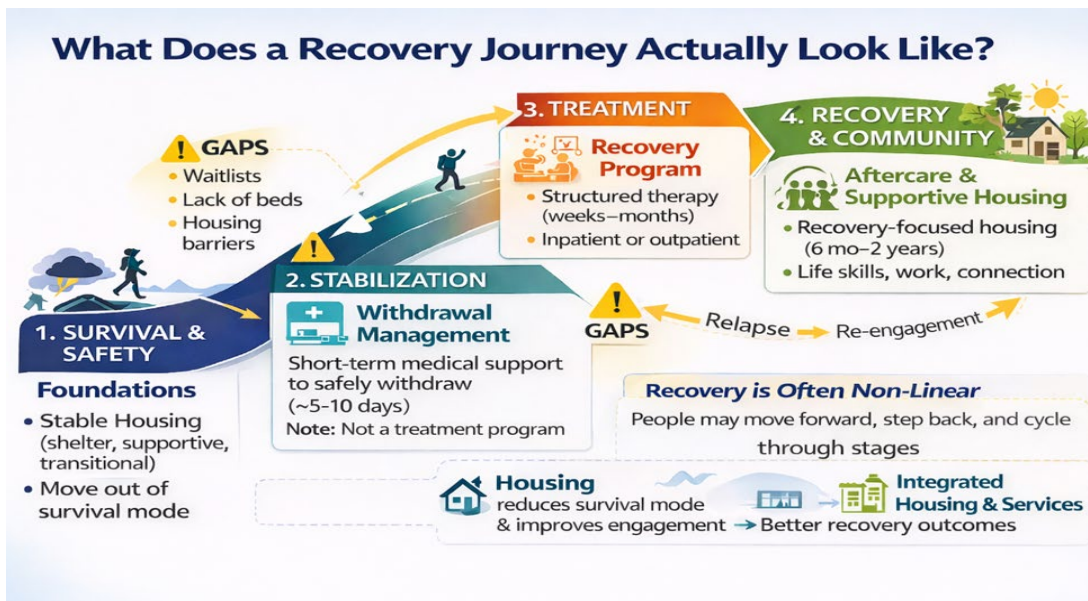
The recovery journey begins with survival and safety, where individuals need stable housing, such as shelter, supportive, or transitional options, to move out of crisis and engage in care. When people experiencing homelessness, the daily focus on meeting basic needs and survival makes it significantly harder to access services, attend appointments, or maintain the consistency needed to begin the recovery journey.

Stabilization involves short-term withdrawal management/detox (typically four to ten days) that provides medical support for withdrawal symptoms. This stage is a critical bridge but is not considered formal treatment. Withdrawal management (detox) can be delivered through either outpatient or inpatient models, depending on an individual's medical risk, housing stability, and level of support.

- Outpatient detox (community-based withdrawal management) is suited for individuals with mild to moderate withdrawal symptoms who have stable housing, reliable supports, and no significant medical or mental-health risks. Care is delivered in the person's home with some medical oversight.
- Inpatient detox (bed-based withdrawal management) is intended for individuals with higher medical or safety risks and provides 24/7 supervised withdrawal support.

The treatment stage includes structured inpatient or outpatient programs lasting weeks to months, offering counselling, skills development, and clinical therapies. For some individuals treatment includes transition into recovery and community supports, often six months to two years of recovery-focused or supportive housing that builds life skills, employment readiness, and social connections. In Penticton, The Bridge, Discovery House, and Snpa?xtentn provide in total 89 beds of this type of housing.

The continuum highlights key system gaps: waitlists, limited treatment beds, and insufficient housing, that disrupt movement between stages. Recovery is not linear and people may experience setbacks and re-engage with services multiple times. Overall, stable housing paired with coordinated, integrated supports is essential to sustaining engagement and achieving long-term recovery outcomes.



Interior Health – Penticton Services

Interior Health’s 2024-2027 Strategic Priorities identifies Mental Health and Substance Use (MHSU) as a core priority (Attachment B). Table 1 outlines the range of mental-health and substance-use (MHSU) services available in Penticton, forming a comprehensive continuum of supports for both youth and adults. These services are delivered across multiple settings, including the Foundry, the local high-schools, community MHSU clinics and the hospital (e.g., Carmi and downtown), and reach out to supportive housing and shelter sites (i.e. Compass, POPS shelter, Burdock House, Fairhaven, encampment), to name a few. Together, these teams assess individual needs and connect people to the most appropriate mental-health or substance-use supports.

Table 1. MHSU Services in Penticton

Category	Services / Details
System Access Points	<ul style="list-style-type: none"> • Access Central & MHSU Intake • Substance Use Connections • Crisis Response Team/Integrated Crisis Response Team (Car 40)
Youth Services (12–24)	<ul style="list-style-type: none"> • Early intervention • Day treatment • Substance-use counselling • Intensive case management
Adult Substance-Use Services	<ul style="list-style-type: none"> • Adult day treatment • Integrated treatment teams • Substance-use counselling • Aftercare supports • Outreach & intensive case management
Detox Access	<ul style="list-style-type: none"> • Withdrawal management (outpatient only, 24–48 hr wait)

	<ul style="list-style-type: none"> No local inpatient detox; services available in Kelowna, Kamloops, Castlegar; median wait ~8 days
Overdose Prevention Services	<ul style="list-style-type: none"> Episodic overdose prevention (downtown site) Overdose prevention & response teams Nursing supports Rapid access to substance-use services
Mental-Health Services	<ul style="list-style-type: none"> Short-term therapy Case management Early Psychosis Intervention Psychiatry-supported rehabilitation Seniors' MH services Assertive Community Treatment (ACT) team
Inpatient Care	<ul style="list-style-type: none"> Hospital-based psychiatric stabilization with transition back to community supports (16 beds)

Withdrawal management helps to stabilize and safely manage the physiological effects of stopping or reducing the use of substance use, while treatment addresses underlying substance use and mental health needs. Sustained outcomes depend less on any single program and more on how effectively services are coordinated and connected across this continuum.

Outpatient withdrawal management is available locally, typically with a 24–48-hour wait. Some recovery programs also provide housing, including Discovery House (25 beds), The Bridge (10 beds), and Snpa?xtəntn (54 beds).

Penticton does not have dedicated inpatient withdrawal management services, relying on travel to other communities for care. In certain high-risk circumstances (i.e. life-threatening withdrawal or medical co-morbidities), bed-based detox may occur within Penticton Regional Hospital.

Current wait times for inpatient detox bed regionally are reflected below with a typical stay of 4-10 days:

- 2.5 days in Castlegar
- 6 days in Kamloops
- 14 days in Kelowna

Reliance on out-of-community detox and treatment beds can lead to delays, transportation challenges, and missed opportunities when individuals are ready to begin treatment. Typically, people must arrange their own travel for these services, although shelters and service providers will help with individuals with transportation barriers. Because Penticton residents access inpatient services out of town, coordinated intake & discharge planning is important to ensure individuals return to appropriate housing and community supports following detox and can be quite challenging.

Intersection with Housing

Recovery and housing movement are not linear. People often progress, stabilize, experience setbacks, or require different supports at different times. Someone may move from shelter to transitional housing and return to shelter after a relapse, while another may move from supportive housing to independence.

Because recovery varies, all housing types including shelter, transitional, supportive, affordable are essential. Each provides a critical “catch point” that ensures people have a safe place to move forward from, or return to, reducing the risk of falling into homelessness, emergency rooms, or crisis responses. A full range of housing options helps individuals regain stability quickly, stay connected to care, and move through recovery at their own pace.

Detox, treatment, and housing function as a single, interconnected system. Gaps in any one part of the system creates pressure elsewhere, leading to inefficiencies and weakened outcomes across the entire continuum. Penticton’s shelter and supportive housing continuum is reflected in Table 2 below.

Table 2. Penticton’s Shelter and Supportive Housing Inventory

Category	Name	Beds / Count	Notes
Unsheltered		78 people	2025 Point-In-Time Count
Emergency Shelter	POPs Shelter	40	
Emergency Shelter	Compass House	73	
Emergency Shelter Total		113	
Low-Barrier Supportive Housing	Burdock House	62	
Low-Barrier Supportive Housing	Fairhaven	41	
Low-Barrier Supportive Housing	Compass Court	30	
Low-Barrier Total		133	
Transition Housing for Women Fleeing Abuse	SOWINS – Women	24	
Transition Housing for Women Fleeing Abuse	SOWINS – Youth	2	
Transitional Total		26	
Recovery-Focused Supportive Housing	Snpa?xtentn	54	Typically 1–2 vacancies/month
Recovery-Focused Supportive Housing	Discovery House (Men only)	25	4–6 week waitlist
Recovery-Focused Supportive Housing	The Bridge	10	1–3 month waitlist
Recovery-Housing Total		89	
Specialized Supportive Housing	Reed’s Corner	20	For people with disabilities
Specialized Supportive Housing	Bruce Court	10	For people with disabilities
Specialized Supportive Housing	Braemore Lodge	16	Residential psycho-social rehabilitation
Specialized Total		36	

Penticton's Recovery Focused Supportive Housing Sites

Across the three programs, Penticton has a combined total of 89 recovery- and support-oriented beds detailed in Table 3 below.

Eligibility criteria varies across these programs. Discovery House and The Bridge accept individuals directly transitioning from bed-based withdrawal management, while Snpa?xtntn require a sustained period of recovery prior to intake. As a result, not all recovery-designated beds function as immediate options following detox.

Across all programs, shared challenges include shortage of third-stage or affordable housing for people who have completed their treatment programs, limited access to complex-care mental-health and primary-care services, particularly for those without a family doctor. Additionally, local inpatient detox and transitional housing services are lacking, which creates gaps when people leave treatment or experience relapse. Without safe options during setbacks, individuals often cycle back into homelessness, emergency rooms, or crisis responses.

Table 3. Penticton's Recovery Focused Supportive Housing

Program	Beds	Who It Serves	Core Services	Typical Wait Time	Program Length	Pressure Points
Discovery House	25	Adult men seeking recovery housing with supports	Supported, substance-free recovery homes; peer environment; 1:1 & group counselling; holistic groups; life skills; relapse prevention; employment/education supports; advocacy; social programs; aftercare	4–6 weeks (varies)	90-day minimum; up to 1 year continued care	More beds needed (30–50 waiting); limited MH/primary care access; shortage of independent housing; need for detox + stabilization; few safe options after relapse (transitional housing)
The Bridge	10	Adults needing transitional recovery housing	Transitional recovery housing; psycho-education groups; life skills & ADLs; person-centred planning; community connections; onsite MH/SU clinician; two meals/day	1–3 months (varies)	6 months, extendable to 1 year	Additional beds needed; need for third stage/sober living; few safe options after relapse (transitional housing)
Snpa?xtntn	54	Adults needing housing with supports	24/7 tenant-support staff; MH & addictions counselling; cultural & vocational supports; two meals/day; private bachelor units with utilities; Indigenous cultural supports	Full building; 1–2 vacancies/month	1-year agreement, renewable	Limited housing for graduates; detox/treatment often unavailable when needed; added supports required for complex needs; transportation barriers; few safe options after relapse (transitional housing)

Analysis

Penticton faces several gaps in its ability to support people through withdrawal, stabilization, and connection to treatment. These gaps, particularly identified by service providers and Interior Health, create pressure across the broader health and housing systems, addressing these would help ease downstream impacts elsewhere in the continuum:

- **Low low-barrier transitional housing** to help individuals move from homelessness into permanent housing or detox/treatment, or to provide a safe, temporary place for those who relapse and need to stabilize.
- **No dedicated local inpatient withdrawal management**, requiring residents to leave the community to access medically supported detox.
- **Recovery-focused supportive housing remains at full capacity**, with persistent waitlists that restrict timely access to treatment, stabilization, and long-term recovery pathways.

These gaps mean that individuals who are assessed and motivated for treatment often must travel out of town, navigate regional waitlists, or attempt withdrawal in unsafe conditions. Coordination across withdrawal management, stabilization, and treatment is inconsistent because services are delivered across multiple communities rather than within a single, integrated continuum. These gaps have system wide implications:

- **High risk after detox:** Detox does not require a treatment or housing placement to be available. Individuals can complete withdrawal and then have nowhere safe to go, creating a period of extreme vulnerability where overdose and relapse risk is highest.
- **Increased displacement:** When people relapse before accessing treatment or stable housing, they often lose their shelter bed, belongings, or temporary supports, pushing them back into unsafe environments, homelessness and deeper entrenchment.
- **Regional service:** Inpatient detox functions as a regional service, with individuals moving between communities for stabilization and treatment.
- **Downstream bottlenecks:** Discovery House and The Bridge currently operate with waitlists. Expanding local withdrawal management services is important, but growth should align with sufficient treatment and recovery capacity. Without coordinated growth, individuals may complete detox without timely access to next stage supports, increasing transition risks, including homelessness.
- **Interrupted recovery pathways:** When local treatment beds are unavailable, individuals face delays, diminished motivation, and a higher likelihood of relapsing or disengaging from care entirely.

These challenges reflect the importance of coordinated system growth. Expanding one component of the continuum is important, and outcomes are strongest when detox, treatment, recovery housing, and supportive housing are aligned to support smooth transitions between stages of care to prevent service gaps, preventable harms, and cycling into homelessness, emergency rooms, or crisis-driven responses.

Provincial Alignment and Opportunities

Housing and health care, including mental health and addictions services, are core provincial responsibilities delivered through multiple ministries and health authorities. Detox, treatment, and recovery housing sit at the intersection of these responsibilities and rely on coordinated provincial investment to function effectively as a continuum of care.

While municipalities are not responsible for delivering health care services, they play a critical, enabling role by convening partners, identifying community level service gaps and pressures; supporting land use, zoning, and servicing for housing solutions; and enabling place based implementation of provincial programs.

Provincial Budget 2026 confirms that health, mental health and addictions, and housing remain core provincial priorities, even within a constrained fiscal environment. Health care continues to represent the Province's largest area of investment, with sustained growth forecast over the fiscal plan, including \$131 million over three years directed toward mental health and addictions services focused on treatment capacity, intensive supports, and continuity of care for people with complex needs. At the same time, the Province continues to make investments in housing, maintaining annual funding levels exceeding \$2 billion, with a focus on supportive housing, non profit operators, and housing stability measures. Taken together, the budget demonstrates alignment between provincial priorities and the intersection of housing and health, providing a strong foundation for local advocacy focused on strengthening the detox, treatment, and recovery housing continuum in Penticton.

The City continues to engage the Province and regional partners on broader justice and mental health system issues as well. Staff are encouraged by Budget 2026 investments that expand involuntary treatment capacity in Prince George, Maple Ridge and Surrey as part of a provincial, system-wide approach intended to serve communities across British Columbia. Staff will continue to monitor how these investments impact regional access and outcomes and will remain engaged on opportunities like Red Fish and Okanagan Correctional Centre utilization.

Should Council wish to pursue an advocacy role on this issue in consideration of the Notice of Motion, the following elements reflect key areas where local data and service provider input identify the greatest pressures within the continuum and inform the staff recommendation:

1. Expansion of lower-barrier transitional housing

Expanding access to lower-barrier transitional housing would create a critical safety net for individuals who are not yet ready for formal treatment or who experience relapse. This type of housing provides a stable place to stay while individuals prepare for detox or treatment, and it prevents people from returning to homelessness or shelters when their recovery fluctuates, something that is common and expected, given that recovery is non-linear and often requires multiple attempts.

2. Establishment of local inpatient withdrawal management (detox)

The absence of local inpatient withdrawal management represents a significant gap in the continuum of care. Establishing local inpatient detox capacity would strengthen the overall system by improving timely access to care and supporting treatment entry points. Currently, individuals must travel outside the community to begin withdrawal in a safe, medically supported way, which can create delays and increases risk during a particularly vulnerable period.

3. Expanded treatment and recovery bed capacity

Expanding treatment and recovery bed capacity, including additional spaces at programs such as The Bridge and Discovery House, would help ensure continuity following detox. Increased capacity would strengthen the full continuum of care and reduce cycling back into homelessness, emergency departments, or crisis services.

Conclusion

This report responds to Council's direction to provide additional information on the current state of detox, treatment, and recovery services in Penticton. It outlines how individuals move through the continuum of care, identifies key service gaps and system pressures, and incorporates input from Interior Health and local service providers, alongside relevant provincial budget context. The analysis confirms that challenges within the system are interconnected and that outcomes are strongest when detox, treatment, recovery, and housing supports are aligned and expanded in a coordinated manner.

Based on this analysis, staff have identified areas where gaps in the continuum are most pronounced and where municipal advocacy may be appropriately focused, should Council wish to advance it. Subject to Council's support of the staff recommendation, the City would initiate provincial engagement through targeted correspondence and meetings with relevant Ministries and health system partners.

Should Council support the Notice of Motion and/or the staff recommendation, and recognizing that system-level change does not occur through a single interaction, staff would seek, assess and respond to provincial feedback and adjust approaches as needed, reporting back to Council as appropriate on progress, opportunities, and outcomes related to strengthening the detox, treatment, and recovery continuum in Penticton. Advocacy related to detox, treatment, recovery services, and supportive housing is most effective when aligned with provincial priorities. Ministerial mandate letters establish strategic direction, while provincial budgets enable delivery through funded programs and initiatives. Engagement with provincial ministries, health authorities, and partners supports alignment between local needs and opportunities.

Alternate recommendations

Council may proceed with the Notice of Motion, the staff recommendation, either independently or together, or may provide alternate direction to staff regarding next steps related to the detox, treatment, and recovery continuum of care in Penticton.

If Council does not decide proceed with the actions requested in the Notice of Motion or the staff recommendation, Council may wish to consider the following alternative options:

Option A: Proceed with limited advocacy

Under this option, staff would undertake a more constrained advocacy approach focused on written correspondence only. While this approach allows Council to formally communicate its position to the Province, it provides fewer opportunities for dialogue, clarification, and alignment with provincial priorities than direct engagement through meetings and ongoing discussions, and may therefore result in more limited impact.

THAT Council direct staff to communicate the desire for detox and recovery services in Penticton, limited to sending correspondence to the Province and not pursuing coordinated meetings or ongoing engagement.

Option B: Take no further action at this time

Under this option, staff would not advance advocacy related to the detox, treatment, and recovery continuum unless directed otherwise by Council at a future date.

THAT Council receive the report dated March 3, 2026 titled Detox, Treatment and Recovery of Care Continuum in Penticton for information and take no further action at this time.

Attachment A - Letter of Support from Dr. Stevens

Attachment B - Interior Health Strategic Priorities

Attachment C - Interior Health Mental Health and Substance Use Programs

Attachment D - Definitions

Respectfully submitted,

Concurrence

City Manager
AK

February 4, 2026

Dear Mayor and Members of City Council,

I am writing to you in my capacity as a physician who has worked in addiction medicine for more than 20 years. Over the course of my career, I have seen firsthand how access to appropriate, medically supervised detoxification services can change the trajectory of individuals, families, and entire communities.

I am aware that there has been discussion and concern regarding the idea of a local detox program. At this stage, I am not writing to advocate for immediate implementation, but rather to strongly encourage Council to support the writing of a formal letter expressing interest in learning more about what a detox service could look like in our community, and what supports are already in place.

Importantly, this conversation does not begin in isolation. There is Health Authority support for exploring detox services, and there is also meaningful support from local physicians who are willing and prepared to contribute their expertise and manpower. From a clinical standpoint, this local physician engagement is critical and reassuring. In addition, there is strong reason to be optimistic that provincial support could be available through the Road to Recovery program.

From my professional experience, communities that take the time to learn, ask informed questions, and explore evidence-based options are better positioned to make decisions that enhance public safety, improve health outcomes, and reduce long-term costs associated with untreated addiction.

I respectfully encourage Council to consider writing a letter of support to learn more about detox services, the resources available to us, and how such a program could be responsibly designed to meet the needs of our community. Supporting exploration and education is a prudent and constructive first step.

Thank you for your time and for your ongoing commitment to the health and wellbeing of our community.

Sincerely,



Dr Kyle D. Stevens, (he/him/his) MD, CCFP, FCFP, (AM)

Clinical Associate Professor

UBC Department of Family Practice

13214 Kelly Ave

Summerland, BC V0H 1Z0

phone: 250-494-3432

fax: 250-494-4392

I respectfully acknowledge that I am an uninvited settler on this land, and that my work place is within the ancestral, traditional, and unceded territory of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations.

Our Strategic Direction 2024-2027



VISION

Health and well-being for all.

MISSION

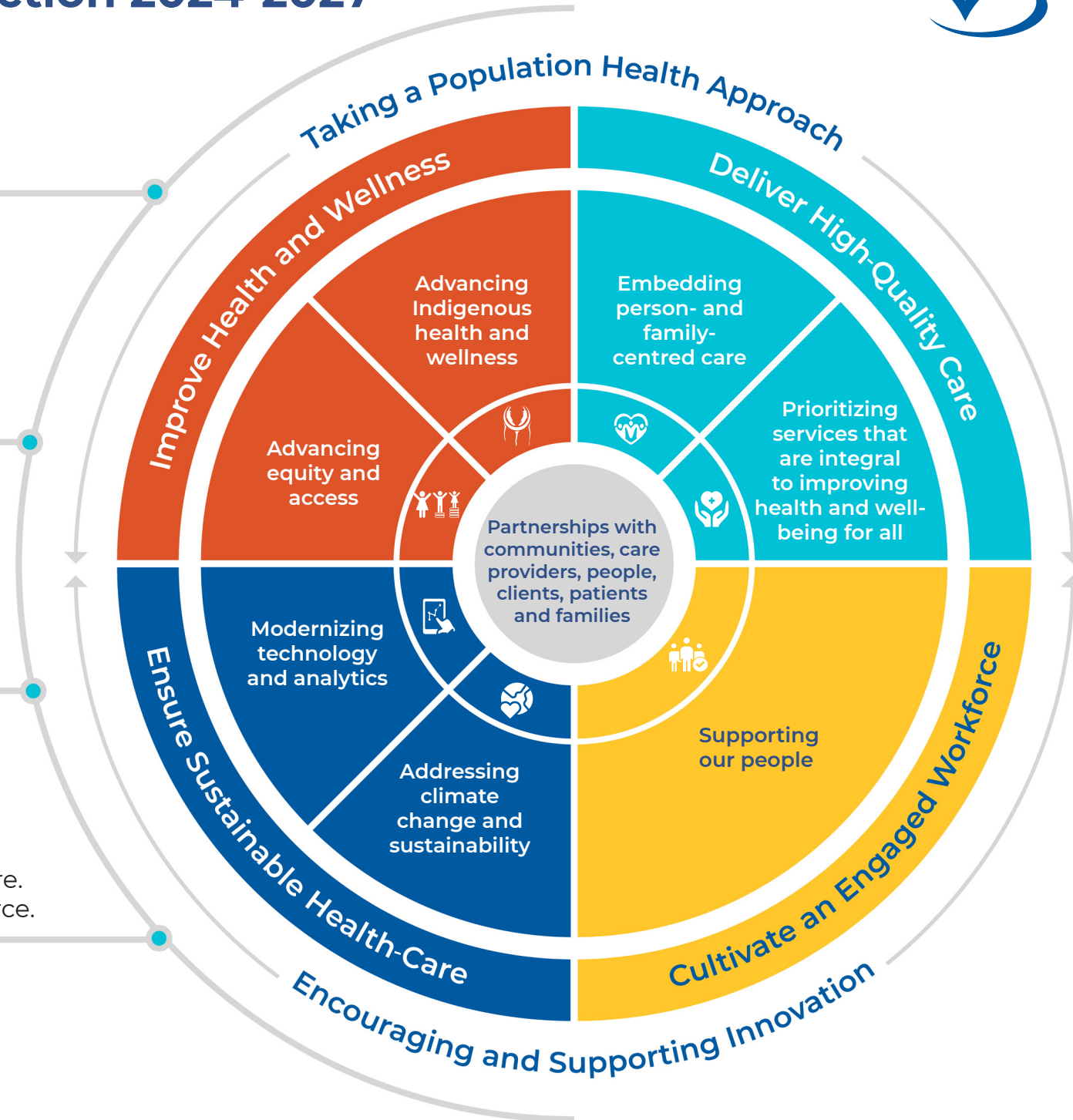
Working together to improve quality of life for individuals and communities, inspired by innovation and partnership.

VALUES

- Quality
- Integrity
- Compassion
- Safety

GOALS

1. Improve health and wellness.
2. Deliver high-quality care.
3. Ensure sustainable health-care.
4. Cultivate an engaged workforce.



Our Goals

Improve Health and Wellness	Advancing Equity and Access We are focusing on: <ul style="list-style-type: none"> • Building capacity and shared understanding across IH, and using data to reveal health inequities. • Changing how we deliver services to improve equity and access, including for Indigenous, rural and remote communities. • Acting upon the many factors that influence population health and health equity. 	Advancing Indigenous Health and Wellness We are focusing on: <ul style="list-style-type: none"> • Continued implementation of the 2022-2026 Indigenous Health and Wellness Strategy. • Implementing actions to advance Indigenous Health and Wellness across all of the IH Strategic Priorities. • Promoting and maintaining sustainable, respectful and responsive partnerships between Indigenous Peoples and IH. • IH services are free from racism and discrimination. • Indigenous Peoples and Communities have equitable access to culturally safe care. 	
	Prioritizing Services that are Integral to Improving Health and Well-being for All Primary Care We are focusing on: <ul style="list-style-type: none"> • Primary care optimization and practice standards. • UPCC implementation and operationalization. • Primary care network development and support. Mental Health and Substance Use We are focusing on: <ul style="list-style-type: none"> • Strengthening staff knowledge and capacity. • Co-ordinated care advancement. • Continuous quality improvement. • Indigenous Mental Wellness Plan implementation. • Continued toxic drug crisis response. 	Seniors Care We are focusing on: <ul style="list-style-type: none"> • Access to services where and when needed. • Research and innovation for health-care needs, practice, and technology. • Results and improved understanding and access to care. Cancer Care We are focusing on: <ul style="list-style-type: none"> • Preventing and diagnosing cancer earlier. • Improving timely access to diagnostics, treatment, and supportive care. • Decreasing barriers to care with a focus on Indigenous, rural, and remote communities. • Investing in people and partnerships. 	Surgical, Medical Imaging and Laboratory Services We are focusing on: <ul style="list-style-type: none"> • Timely access to services and care. • Investment in capital equipment, devices, and software. • Quality, safety, and patient experience. Embedding Person- and Family-Centred Care We are focusing on: <ul style="list-style-type: none"> • Implementation of the Person- and Family-Centred Care (PFCC) Framework to put individuals at the forefront of their health and care. • Incorporating PFCC principles and practices across all of the IH Strategic Priorities. • Continue to support and work with the PFCC Steering Committee with the important input of patient partners.
Deliver High-Quality Care	Modernizing Technology and Analytics We are focusing on: <ul style="list-style-type: none"> • Modernizing technology. • Creating people-centred systems. • Protect digital assets from cyber threats. • Generating knowledge from data. 	Addressing Climate Change and Sustainability We are focusing on: <ul style="list-style-type: none"> • Preparing for climate-related emergencies. • Evaluating and reducing our environmental impacts. • Bolstering sustainable healthy community development. • Establishing accountability for action across Interior Health. • Mitigating greenhouse gas emissions. 	
Cultivate an Engaged Workforce	Supporting our People We are focusing on: <ul style="list-style-type: none"> • Creating a workplace where people want to come to work, stay, and are well to provide the best care possible to clients and communities we serve. • Supporting the health and wellness of our workforce. • Redesigning the way we work. • Retaining and training staff. • Recruiting for the future. 		
Approaches to How We Do Our Work	Taking a Population Health Approach Improve and protect the health of entire populations by: <ul style="list-style-type: none"> • Shifting efforts upstream. • Using evidence to assess health to develop strategies that improve and protect the health of the population. • Collaborating with partners to address the determinants of health. 		Encouraging and Supporting Innovation Creating a culture where innovative ideas are encouraged and explored by: <ul style="list-style-type: none"> • Implementing new models of care. • Adopting new technologies. • Using effective innovative approaches for better care.

South Okanagan Mental Health (MH) and Substance Use (SU) Programs

Access points screen to determine if person meets MHSU mandate and best program fit.
 Inclusion: meets high moderate-severe MHSU functionality mandate
 Exclusion: private health benefits for some programs

Access
 Monday - Friday
 8:30am-4:30pm

Substance Use Connections
 7 days/week
 8:30am-4:30pm

Crisis Response Team
 7 days/week
 9:00am-11pm
 492-4000 (ask for CRT)

Integrated Crisis Response Team
 7 days/week
 8:00am-8:00pm
 Call RCMP non-emergency line or 911

Inpatient Psychiatry Unit Transition to Community

SU Counselling

SU Case Management

SU Overdose Prevention

MH Counselling

Youth SU Programs 12-24

Adult Day Treatment
 -require IH or Private counsellor

Substance Use Outreach
 -SU support for people with psychosocial instability

Episodic Overdose Prevention
 -16+ at Downtown MHSU
 -Call 250-770-3697 for hours

Counselling and Treatment
 -short term MH counselling

Early Intervention School Program
 -referrals - School District 67

Integrated Treatment Team
 -SU counselling with flexible delivery for working people
 -direct referrals

Adult Intensive Case Management
 -severe SU and requires intensive case management support

Overdose Prevention Nurse
 -people at risk of overdose
 -education around overdose

MH Case Management

Youth Day Treatment
 -require IH or Private counsellor

After Care
 -post facility base/bed based treatment not previously connected to counselling services

Withdrawal Management

Nurse Prescriber
 -16+, prescriber for Opioid Agonist Therapy
 -referral

Early Psychosis Intervention
 First break

Youth Substance Use Counselling

Substance Use Counselling

Outpatient Withdrawal Management
 -19+ with exclusion/inclusion criteria

Treatment, Support and Recovery
 -serious and persistent MH and requires case management

Youth Intensive Case Management
 -severe SU and requires intensive case management support

Supported Recovery Bed Counsellor
 -counselling to people in the Bridge Supported Recovery Bed program

Additional information available upon request. Contact Access Points in green above.

Seniors Mental Health and Substance Use
 - MHSU with cognitive impairment and requires case management

Assertive Community Treatment
 -severe MH symptoms/ impairments and has higher levels of case management needs

Attachment D - Definitions

It's important to establish a shared set of definitions for key treatment, recovery, and housing terms, recognizing that the substance-use system of care spans a full continuum, from prevention and harm-reduction services through withdrawal management (detox), treatment, and long-term recovery supports.

Continuum of Care: A system of supports from prevention to recovery and includes prevention → harm reduction → withdrawal management → treatment → aftercare/recovery supports → relapse and re-engagement.

Harm Reduction: Strategies that reduce health risks without requiring abstinence (e.g., naloxone, supervised consumption/overdose-prevention services, drug checking). Helps prevent deaths and increases connection to services.

Withdrawal Management (Detox): Short-term stabilization to manage withdrawal symptoms (*inpatient*: 24/7 residential or bed-based support, or *community-based (outpatient)* meaning client remains at home and attends scheduled supports).

Treatment: Structured, longer-term interventions addressing substance use and/or mental health. Can be inpatient or outpatient and may include counselling, skills development, medication-assisted treatment, and evidence-based therapies.

Recovery: A long-term process of improving health, stability, and quality of life. May involve abstinence, non-abstinence, and harm-reduction approaches; varies by individual.

Aftercare: Supports following treatment (e.g., counselling, peer groups, case management, housing supports) that maintain progress and reduce relapse risk.

Emergency Shelter: Short-term, immediate shelter that provides safety, basic needs, and temporary refuge for individuals or families with nowhere safe to stay.

Transitional Housing: Time-limited housing that offers structured supports (and usually programming) to help people move from crisis or instability into stable long-term housing or appropriate health and recovery services.

Supportive Housing: Housing that combines long-term accommodation with on-site or connected supports, ranging from low-barrier models with minimal entry requirements to specialized programs for groups such as women, people in recovery, or individuals with disabilities.

Second Stage Housing (Recovery): Time limited, safe, substance-free housing with moderate structure and supports for people who have completed initial treatment and need a stable environment to continue building recovery skills and stability.

Third Stage Housing (After-Care): housing with light no minimal ongoing supports for people transitioning from treatment or structured programs toward fully independent living.



Council Report

penticton.ca

Date: March 3, 2026
To: Mayor and Council
From: Anthony Haddad, City Manager
Subject: 2024-2026 Council Priorities – Quarter 4 2025 Update

Staff Recommendation

THAT Council receive into the record the report dated March 3, 2026 titled "2024-2026 Council Priorities – Quarter 4 2025 Update".

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.

On a quarterly basis staff provide an update on the progress of Council's priorities that were set as part of the 2025 budget process. Focused on Council's two strategic focus areas, Safe and Resilient and Livable and Accessible, this report provides a summary of the achievements at the end of the fourth quarter of 2025. Attached to this report are the detailed statistics as they relate to Council's priorities and will be presented by the department leads during the Council meeting.

Safe and Resilient:

Council's Safe and Resilient priority reflects Council's commitment to creating a safe, supportive community environment through a balanced approach that addresses crime, supports vulnerable populations, and builds long-term resilience. The following provides an overview of the progress of each of Council's Safe & Resilient priorities with detailed analysis and statistics provided in Attachment A.

Council Priority	Q4 Summary
<p>Reduce Crime and Enhance Safety</p> <ul style="list-style-type: none"> • Support a combination of community policing and strategic enforcement actions to reduce crime and enhance public safety. • Ensure that enforcement is balanced with efforts to maintain vibrant public spaces that encourage positive social interactions and deter criminal activity. 	<ul style="list-style-type: none"> • Q4 2025 saw a 4% decline in overall calls for service, compared to this time last year • Of the calls for service, approximately 1,233 were Criminal Code or Controlled Substances Act Files. This is down 22% from the same period last year (1,580), and 17% year to date. • Since January 2024, ICRT has responded to 2,604 interactions in Penticton, with 499 calls occurring in the fourth quarter alone (224 in October, 167 in November, and 108 in December).
<p>Balanced Response to Safety and Livability</p> <ul style="list-style-type: none"> • Apply a comprehensive approach to addressing social disorder, which includes both non-enforcement strategies and targeted enforcement actions. • Promote community initiatives and partnerships alongside enforcement measures to manage issues related to homelessness, mental health, and addiction. • Create and activate public spaces and pedestrian-friendly areas that contribute to a healthy and attractive environment 	<ul style="list-style-type: none"> • In Q4 2025, Bylaw Services responded to 1,228 calls for service and generated 329 proactive files, compared to 735 calls and 237 officer-generated files in Q4 2024. • Officers also conducted 9,283 proactive patrols during the quarter. • Across the full year, Bylaw Officers completed 29,233 proactive patrols in 2025 and responded to 5,323 calls for service, while generating 1,132 proactive files. • Notable progress on the Safe Public Places bylaw amendments and Resident Only Parking were also advanced this quarter.
<p>Facilitate Support for Public Safety Partnerships</p> <ul style="list-style-type: none"> • Strengthen partnerships with local organizations to support vulnerable residents, integrating cultural, recreational, and community and economy building activities into these efforts 	<ul style="list-style-type: none"> • Bylaw collaborated with SOWINS on joint patrols, supported foot patrols along Okanagan Lake, reinforced school-zone safety, and conducted targeted ride-alongs with Interior Health and Social Development. • Theft-prevention efforts grew through Project 529, resulting in 25 bike registrations and 50 decals issued. Work with Ask Wellness also contributed to renewing the Sharps Collection Agreement, underscoring Bylaw's role in coordinated public health and safety responses.

	<ul style="list-style-type: none"> • Economic Development continues to strengthen partnerships with the Chamber, DPBIA, PIDA and Travel Penticton with continued engagement and outlook for 2026 priorities.
<p>Preparedness & Resiliency</p> <ul style="list-style-type: none"> • Ensure Penticton is prepared for emergencies • Asset Management and renewal is focused on long-term sustainable service delivery • Build community resilience and promote social connections. 	<ul style="list-style-type: none"> • In the fourth quarter of 2025, the Penticton Fire Department responded to 924 incidents, representing a 6.8% increase from the 865 calls recorded during the same period in 2024. • This overall growth was driven largely by a significant rise in medical responses, which climbed 27.7%, increasing from 394 to 503 incidents. • Fire-related calls declined by 7.6%, dropping from 144 in Q4 2024 to 133 in Q4 2025.

Livable and Accessible:

Council’s Livable and Accessible priority drives our efforts to improve the quality of life for all residents through better housing solutions, accessible public spaces and safe streets, and inclusive community services. The following provides an overview of the progress of each of Council’s Liveable & Accessible priorities with detailed analysis and statistics provided in Attachment B.

Council Priority	Q4 Summary
<p>Support Attainable and Accessible Housing</p> <ul style="list-style-type: none"> • Promote housing developments across the entire housing spectrum to support a diverse and thriving economy. • Integrate supports for youth, seniors, and unhoused residents into policies, ensuring that new developments include amenities and services tailored to their needs. • Ensure new developments are designed to include communal spaces and amenities, enhancing livability and fostering a vibrant community. 	<ul style="list-style-type: none"> • Over 450 rental apartment units were issued permits over the past two years. Several projects are nearing occupancy, including: M'akola’s project at 603 Main Street (36 units), 123 Front Street (48 units), and Rigsby Street (49 units). • Significant progress is also being made on Mission Group’s 192-unit rental project on Timmins Street (now at framing), and the Okanagan College student-housing building (89 beds), which is advancing through key inspections and remains on track to accommodate students for Fall 2026.
<p>Minimize Environmental Impact and Adapt to Climate Change</p> <ul style="list-style-type: none"> • Implement sustainable development practices in support of climate change response, that also enhance public spaces and community vibrancy. 	<ul style="list-style-type: none"> • Work continued on the detail design of the naturalization of Penticton Creek Reach 2. • The majority of housing units under

	<p>construction in the community continue to be approved in the core area of the community, contributing towards the City's sustainable planning objectives.</p>
<p>Support community vibrancy and culture</p> <ul style="list-style-type: none"> Invest in recreational, arts, and cultural amenities as part of growth to enhance the overall quality of life in Penticton 	<ul style="list-style-type: none"> Supported 16 events through Q4 including the DPBIA's Nightmare on Front St, the PDCAC Fall Art Walk and the City's own Magic on Main which highlighted continued investment in seasonal light displays Conducted Phase 2 of public engagements for both the KVR Master Plan and the Esplanade Plan Supported Netflix production filming at the outdoor rink and Gyro Park.
<p>Community Building Partnerships:</p> <ul style="list-style-type: none"> Strengthen partnerships with local organizations, the Penticton Indian Band, and other government entities to support joint initiatives that enhance livability and safety. Support initiatives that promote a diverse and thriving economy 	<ul style="list-style-type: none"> Continued work is underway with Penticton Indian Band as it related to servicing agreements and relationship building. Bylaw officers further supported major community safety initiatives, including the Point-in-Time Count, 100 More Homes cleanups, and United Way events.

Organizational Update:

Organizational Values guide staff actions, ensuring that our commitment to integrity, transparency, strong fiscal accountability and responsible management remains steadfast. Delivering upon Council's priorities is a major focus of our operational priorities and occurs through our commitment to:

- Communication:** We are committed to enhancing communication throughout our organization. Open and transparent dialogue ensures we all move in the same direction and stay informed about our collective efforts. Residents can expect to receive regular updates through newsletters, social media, and community meetings.
- Integrity:** We take responsibility for our decisions, act honestly in all interactions, and maintain the trust of the community. Our integrity is the bedrock of our organization, reflecting in everything we do, from public safety initiatives to housing projects.
- Reputation:** We are dedicated to building and maintaining public trust in our services and demonstrating professionalism at all times. Our actions today shape the trust and respect we earn from our community.
- Engagement:** We work with purpose and enthusiasm, fostering positive connections with our

colleagues and community members. Being engaged means being invested in our work and in each other's success, which ultimately benefits our residents.

- **Modernization:** We will leverage technology, embrace reconciliation, and support effective changes in our operations to best serve the community. Staying modern and innovative helps us meet the evolving needs of Penticton and ensures that our practices are respectful and inclusive of Indigenous Partners.
- **Adaptability:** We will thrive in uncertain environments, support ongoing change, and align our service levels with the evolving needs of the community. Flexibility allows us to navigate challenges and seize opportunities, ensuring that our city remains resilient.

As part of the 2025 Budget process, Council endorsed a number of new business plan initiatives that focus on delivering Council's priorities. These include major budget related items and staff will report on the progress of these initiatives on a quarterly basis. The following table provides a summary of the progress of the initiatives at the end of Q4 2025 and are summarized below:

The City of Penticton's 2025 - 2029 Financial and Corporate Business Plan outlines 39 initiatives that advance Council's Strategic Priorities as well as projects that have been identified by the Senior Leadership Team which will improve service delivery and business functions for the City.

- For the fourth quarter, staff are pleased to report 27 initiatives were on track to be completed. At the end of the fourth quarter, 8 initiatives were completed and 4 initiatives are considered delayed.

Council Priority	Completed	On Track	Delayed	Discontinued	Total
Safe & Resilient	3	10	0	0	13
Livable & Accessible	4	15	3	0	22
City Vision, Mission and Culture	1	2	1	0	4
Totals	8	27	4	0	39

Analysis

Regular status updates on the progress of Council's Strategic Priorities will be provided to ensure transparency and keep Council and the community informed on approved workplans and strategic initiatives.

This regular review process allows both Council and the city's administrative leadership to adapt strategies and resource allocations as needed, ensuring that projects are completed effectively, new priorities are addressed, and the overall portfolio aligns with the Council's strategic goals.

Attachments:

Attachment A – Livable & Accessible Quarterly Update (Memo to City Manager)

- Economic Indicators / Housing Statistics / Community Initiatives

Attachment B – Safe & Resilient Quarterly Update (Memo to City Manager)

- RCMP / Bylaw / Fire

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'AH', is positioned below the text 'Respectfully submitted,'.

Anthony Haddad
City Manager



Memo to City Manager

penticton.ca

Date: March 3, 2026
To: Anthony Haddad, City Manager
From: Blake Laven, General Manager of Development Services
Subject: **Livable and Accessible 2025 Q4 (year end) Report**

File No: RMS 6750-01-2026

Executive Summary

This report provides an overview of activities delivered under Council's Livable and Accessible priority for Q4 2025, including a 2026 look ahead. Major highlights include continued advancement of the Penticton Airport Air Passenger Service initiative, strong resident recruitment outreach, and meaningful steps in North Gateway Strategy implementation. Long-range planning initiatives show important milestones on the KVR Master Plan, the Esplanade Planning Process, and the modernization of the Business Licence Bylaw, alongside early work on a made-in-Penticton Urban Deer Management Strategy. The report overviews the robust development activity over the quarter and throughout 2025, with over 400 new housing starts, more than \$160 million in construction value, and significant rental, long-term care, and commercial projects progressing. The report also highlights the strong event programming to close out the year, highlighted by the success of Magic on Main Street and the excitement generated by a Netflix production filmed at the outdoor rink and provides a preview of events and partner conferences and trade shows supported by the City, scheduled for early in 2026.

Council Priority

Livable and Accessible

Proactively plan for deliberate growth, focusing on creating an inclusive, healthy and vibrant community.

Updates by area

Economic Development

The City's Economic Development function works to ensure a strong economic climate in the community, through supporting existing industries and our local airport, as well as our resident recruitment efforts and collaboration with our local business organizations. The highlights of this work over Q4 include the following:

- **Air Service Development and other airport supports:** In partnership with an external consultant, the City completed extensive survey work in December 2025, to assess community and business demand for improved air service at YYF (Penticton). Nearly 3,500 residents responded, with 92% reporting recent air travel, alongside strong business participation (257 employers representing 24,000 employees), confirming the importance of reliable air connectivity. Survey findings show clear demand for enhanced Vancouver and Calgary service, including better schedules, improved connections, and increased frequency. Full results will be released once analysis is complete, with next steps including the development of a business case to present to Air Canada, WestJet, and other carriers to advocate for expanded service at this critical economic and livability asset.
- **Physician recruitment:** The City continues to collaborate closely with the South Okanagan Similkameen Division of Family Practice and the Penticton Medical Staff Association on physician and medical staff recruitment efforts. This work included a presentation to City Council on October 21, 2025, and the preparation of an updated recruitment package highlighting Penticton's amenities, lifestyle advantages, and community supports for prospective medical professionals. These efforts aim to strengthen local health-care capacity and support ongoing physician attraction and retention, important to support Council's healthy community efforts.
- **Economic Development Working Group:** Started in 2025, the Economic Development Working group, with representation from several business organizations, PIB and RDOS, is intended to provide awareness of economic development initiatives and to collaborate and amplify partner work.
- **PTCC Hotel Initiative:** A hotel connected to the Penticton Trade and Convention Centre (PTCC) has long been identified as a key amenity needed to help the City-owned convention facility reach its full potential and to advance the vision of the North Gateway Area Plan, establishing a premier sports, entertainment, and cultural district in Penticton. Council has endorsed placing a referendum question on the 2026 municipal ballot to seek voter direction on this important project.

Work began in Q4 to launch the public engagement process, which will continue throughout 2026 leading up to the October 17, 2026 election. The focus of this engagement is to ensure residents are well-informed about the proposal, understand its benefits and implications, and feel prepared to make a fully informed decision when they head to the polls.

- **Shape Your City Blogs / Resident Recruitment Initiatives (Strategic Communications):** Resident recruitment remains a key focus for Economic Development, supported heavily by the Communications Department. In Q4, the team published new Shape Your City blogs highlighting Penticton's winter appeal and its vibrant running and outdoor communities, and released the latest quality-of-life video featuring the "get away mid-day" theme, showcasing a snowboarder

fitting in morning runs at Apex before an afternoon meeting in town. Additional content is underway, including features on new local businesses and a blog celebrating Penticton's recent recognition in the Globe and Mail's Livability Rankings, where the city was rated the 8th most livable medium-sized city in Canada.

In addition to the highlighted initiatives, we continue to have regular meetings and collaborations with business groups including Travel, Chamber, DPBIA, PIDA, RDOS and PIB discussing items of community and shared interest.

Land Development

Development activity remained strong through the fourth quarter of 2025, continuing the positive momentum and steady development of the community seen throughout the year. In Q4 alone, the City recorded \$16.7 million in construction value supported by 175 building permits, reflecting steady investment and ongoing confidence of the local development sector. Year-end totals further demonstrate a healthy level of activity, with \$162 million in overall construction value for 2025, closely aligned with the five-year average of \$165 million. The City issued 678 building permits over the course of the year, slightly below the five-year average of 747 but still indicative of a resilient development environment, shaped by stable demand and a diverse range of project types advancing across the community.

- Major Development Projects – Q4 2025 Highlights

Several significant projects advanced in Q4, reflecting continued momentum in housing, community infrastructure and commercial construction:

- **Skaha Assembly Rezoning (Provincial Lands, Skaha Lake Road):** Council granted first reading to the rezoning for this transit-oriented development, which proposes over 600 homes supported by ground-floor commercial and community amenity space. Staff continue to work closely with BC Housing to advance implementation and move the project toward shovel-ready status.
- **200-Bed Long-Term Care Facility (435 Green Avenue):** Foundation permits were issued in Q4 for what is now the largest construction project in Penticton at \$50 million+, located on the former David Kampe Estate. Construction is underway on the 200-bed care facility, along with an accompanying 30+ unit staff-housing apartment building.
- **75 Martin Street:** This 75-unit rental apartment building received its building permits in Q4, with foundations and framing completed quickly, will be a significant project in a strategically important part of the community, adding to downtown vibrancy.

Update on ongoing construction projects:

- **Other Rental Housing Projects:** Rental construction remained a dominant component of Penticton's development activity in 2024-2025, with over 450 rental units issued permits over the past two years. Several projects are nearing occupancy, including: M'akola's project at 603 Main

Street (36 units), 123 Front Street (48 units), and Rigsby Street (49 units). Significant progress is also being made on Mission Group's 192-unit rental project on Timmins Street (now at framing), and the Okanagan College student-housing building (89 beds), which is advancing through key inspections and remains on track to accommodate students for Fall 2026.

- **Commercial Projects:** 2025 also saw notable commercial investment, including the BNA Brewery renovations, Evolve Winery, the Canadian Tire expansion, and several other commercial investments that continue to strengthen the city's commercial landscape.

- 2026 Development Look-Ahead

Development activity is expected to remain strong in 2026. While infill and smaller projects are showing some softening, reflecting broader market adjustments, larger projects will continue to drive overall unit counts and construction value in the year ahead. Key projects anticipated to begin construction in 2026 include:

- **170 Warren Avenue:** A 24-unit expansion to the Athens Creek Retirement Lodge.
- **251 Comox Avenue:** A 147-unit rental apartment building, which received first reading of its zoning amendment on February 17, 2026, and is expected to begin construction this spring.
- **221/235 Yorkton Avenue (Skaha Lake Towers):** Approved by Council in Q4 2025; foundation work is underway on Phase 1, delivering 67 strata units in a two-phase project.
- **995 Eckhardt Avenue (BC Builds):** A 60-unit housing project on City-owned land accepted into the provincial BC Builds program, providing at least 20% below-market units. Construction is targeted to start in June 2026.
- **1635 Main Street (Penticton Crossing):** A new 13,000 sq. ft. commercial development at Main Street and Industrial Avenue, with building permits under review and construction anticipated this spring.
- **698 Eckhardt Avenue (McDonald's Restaurant and Drive-Through):** Approved by Council in Q4, with construction slated for spring.
- **2210 Main Street (Shoppers Drug Mart):** A 17,000 sq. ft. commercial unit currently in the building permit stage and likely to break ground this spring.
- **City Projects (New fire hall and twin pad arena):** Two major City-led projects will be front and center in 2026. The new Fire Hall on Dawson Avenue is progressing toward a potential groundbreaking later in the year, marking a significant investment in public safety infrastructure. At the same time, important planning work will continue on the twin-pad arena and the future of Memorial Arena, a key strategic priority for realizing the North Gateway vision and the next major step emerging from the City's asset and amenity management planning.

While numerous additional applications are progressing through the development pipeline, staff note that overall application volume and pre-application meeting interest has softened as developers adjust to current market conditions, raising questions about 2027 and beyond. Even so, the scale of active and upcoming projects positions 2026 to remain a strong year for construction in Penticton.

Industry Engagement:

Beyond supporting day-to-day development activity, the Development Services leadership team continue to maintain positive engagement with the development industry. Staff participate in the quarterly Urban Development Institute (UDI) Penticton Liaison Table, which met in Oct in Q4, sit on the Canadian Home Builders Association South Okanagan (CHBA-SO) monthly policy group, and facilitate a builders roundtable through the 100 More Homes initiative, focused on advancing non-market housing. These regular touchpoints help strengthen relationships, identify emerging issues early, and support a more coordinated and responsive development environment.

The Development Services Division hosted a Builders Social on November 27 to strengthen relationships with the local construction and development community. Held at Cannery Brewing, the event brought together approximately 30 industry professionals for an informal opportunity to discuss emerging issues, share ideas, and identify opportunities to improve collaboration between the City and the sector. The session helped foster stronger connections and opened the door for ongoing dialogue aimed at bridging gaps and supporting a more responsive development environment.

Long Range Planning

Urban Deer Strategy Development

During Q4, the City convened the inaugural meeting of the **Urban Deer Advisory Committee**, established to guide recommendations for a long-term strategy to address urban deer in Penticton. Initial meetings have focused on building committee knowledge, covering urban deer behaviour, population dynamics, and how other communities have approached similar challenges. As this work continues into 2026, the focus will shift to conducting a Penticton-specific deer count and developing a made-in-Penticton strategy, informed by collaboration with the Provincial policy frameworks, the RDOS WildSafe program, and Indigenous perspectives.

KVR Master Plan

The KVR Master Plan work will guide improvements and connections that enhance recreation, transportation, tourism, and overall community wellbeing along this historic corridor. The plan will outline priority upgrades, wayfinding and amenity enhancements, cultural storytelling opportunities, and a clear roadmap for future investment and stewardship. With Phase II public engagement occurring in Q4, with a report scheduled to go to the Parks Committee and Council in early 2026. The plan is proposed to be completed later this year outlining an implementation plan and capital upgrade plan to be funded in future years.

Esplanade Master Plan

On a similar timeline as the KVR Master Plan, the second phase of community and interest group consultation for the Esplanade Master Plan, occurred in Q4 2025, with early results of that work planned to be presented to the Parks Committee and Council at an upcoming meeting. Based on the work to date a strong vision for the Esplanade area is now emerging and Council will be asked to provide important direction on some key moves and early implementation initiatives for the plan area.

Business Licensing Program updates

In Q4 2025, staff undertook a significant modernization of the City's Business Licence Bylaw. The updated framework, introduced to Council in early 2026, is now out for review and comment by the City's business organizations, with a Public Hearing and final adoption scheduled for February. The intent of the overhaul is to simplify the bylaw, improve clarity for businesses, and ensure alignment with current economic conditions and regulatory requirements.

Staff have observed a modest decline in active business licences through Q3 and Q4 2025 following several years of steady post-pandemic growth (Figure 1 – below)). While year-to-year fluctuations are not unusual and often reflect broader economic trends, the recent downturn warrants some analysis. Several factors may be contributing, including changes to Short-Term Rental regulations, adjustments to licensing requirements for long-term rental operators, compliance gaps among businesses unaware of licensing obligations, or a broader softening in local economic activity.

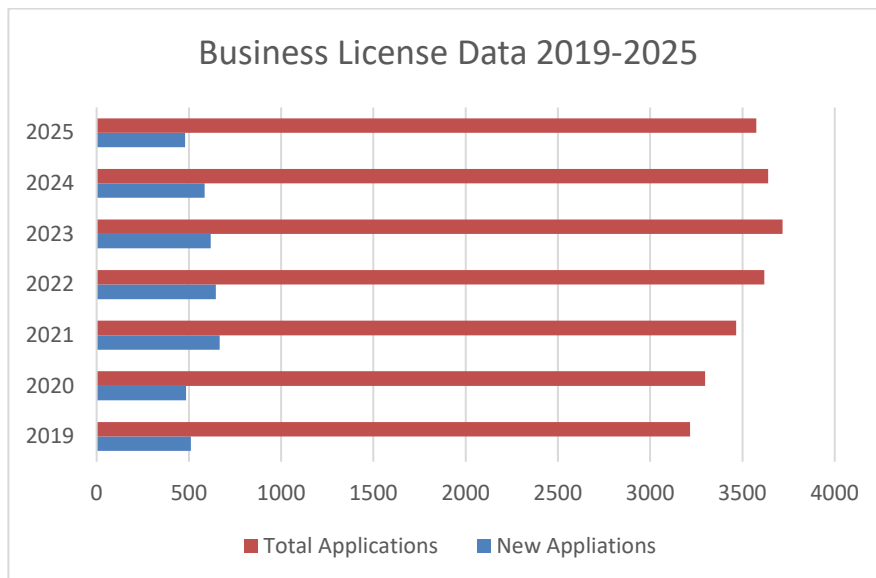


Figure 1: Business License Data 2019-2025

Staff will continue to monitor this trend closely and will report back to Council if the decline persists into 2026, along with recommended actions or policy adjustments as appropriate.

Events

After an extremely busy summer event season, the fall and winter is typically slower on the event calendar, however, there were some exciting events these months highlighted by the following:

October	November	December
Highlighted Events: <ul style="list-style-type: none"> • GoByBike • Sisters in Spirit • Run for Hunger • DPBIA Nightmare on Front Street 	Highlighted Events: <ul style="list-style-type: none"> • Magic on Main Santa Claus Parade • PDCAC Fall Art Walk 	Highlighted Events: <ul style="list-style-type: none"> • Netflix Production in town • NYE Fireworks
9 events supported	4 events supported	3 events

Of special note this quarter was a Netflix production that filmed in Penticton, using the outdoor ice rink and light tunnel as key locations. The production, rumoured to be titled *Winstead & Ruby*, and based on the best selling book "A Dog's Perfect Christmas", shot scenes on December 10 and worked through warm temperatures and periods of rain. To maintain the winter setting required for the film, crews brought in snow from Apex Mountain, ensuring the scenes reflected the desired aesthetic. This activity highlights Penticton's appeal as a filming destination, and staff continue to advance the City's Film Attraction Strategy with the goal of bringing more productions like this to the community.

Q1 2026 Event Preview

Looking ahead to events in Q1 2026, Frost Fest was first up and while, it occurred prior to the drafting of this report, a more fulsome recap of the event will be included in the Q1 memo. Other events of note in Q1 include the South Okanagan Immigrant and Community Services (SOICS) 'One World Festival' on February 21st, CCSHL Championships running from March 2-16th, and the Ignite the Arts Festival from March 27-29th.

Staff are also working to support a number of industry trade shows and conference events in 2026 mainly in Q1 and Q2, with staff actively participating in the planning and delivery of the following:

Event	Location	Date
Canadian Home Builders Home Show	Penticton Trade and Convention Centre (PTCC)	March 7-8 th
Work BC/ City / Chamber Job Fair	PTCC	March 18 th
Thinking about Remarkable, Unique Experiences (TRUE)	PTCC	April 19 th

Tourism Expo (Visit Penticton)		
BC Economic Development Association Summit	PTCC	May 11 – May 14
Business Improvement Area BC (BIABC) Conference	Lakeside Resort	May 24-26 th
Planning Institute of BC (PIBC) Conference	Lakeside Resort	Jun 1- June 4 th
Local Government Management Association (LGMA) Conference	PTCC	June 9-10 th

These industry conferences and trade shows, while a lot of work to put on, are important to highlight the community. Several of the organizations are hosting their events in Penticton for the first time.

Summary

This report provides an overview of key activities and initiatives advanced throughout Q4 2025 in support of Council's Livable and Accessible priority. This priority focuses on deliberately planning for an inclusive, healthy, and vibrant community, strengthening housing availability, supporting cultural and economic vibrancy, and ensuring Penticton remains a welcoming, accessible place to live.

The work completed in Q4, from strategic communications to major development progress to long-range planning and community engagement initiatives, contributed meaningfully to advancing Council's Livable and Accessible Strategic Priority.

2026 Look-Ahead

As we move into Q1 2026 and beyond, the City will continue to place strong emphasis on delivering Council's Livable and Accessible agenda. A major focus will be on implementing the North Gateway vision, with progress on the PTCC Hotel initiative, concept design for the Westminster Avenue corridor, ongoing construction activity in the surrounding area, including the BC Builds project and Comox Avenue rental development, and continued planning work on the new twin-pad arena and the future of Memorial Arena. Together, these projects position the North Gateway for transformative, generational change and this work will continue.

Several important apartment buildings are expected to reach occupancy in early 2026, which will provide much-needed relief in the rental market, where vacancy remains below the recommended 3–5% range. Development activity overall is projected to remain strong, with numerous residential and commercial projects continuing through the approvals and construction pipeline.

Long-range planning efforts will also advance in 2026, with both the KVR Trail Strategy and Esplanade Planning Process moving toward major milestones and anticipated adoption later in the year. These

plans will help strengthen recreation, mobility, placemaking, and waterfront activation, key components of a livable and accessible community. Later in the year, we will be launching two further important long range planning initiatives, the downtown planning process and the Lions Park Master Plan. The City continues its work on the Urban Forest Master Plan implementation, with a number of planting initiatives to meet our tree planting targets outlined in the plan and a new tree protection bylaw currently in draft form and planned to come to Council in early 2026.

The City will also support events and partner trade shows and conventions and industry conferences, a major theme and focus for the Department in early 2026.

On the capital works side, continued investments in our parks and greens spaces is occurring, with the redevelopment of Lakawanna Park highlighting these efforts this year, supporting enhanced accessibility and livability.

Across all service areas involved in this work, staff will continue working collaboratively with partners, industry, and business organizations to maintain a strong economic environment, adapt to emerging challenges, and ensure the City remains responsive to community needs in the year ahead.

Respectfully submitted,

Blake Laven, General Manager of Development Services



Memo to City Manager

penticton.ca

Date: March 3, 2026
To: Anthony Haddad, City Manager
From: Julie Czeck, GM Public Safety and Partnerships
Subject: **Q4 2025 Public Safety and Partnership Updates**

Background

This report highlights progress on public safety and partnership initiatives from October 1, 2025 - December 31, 2025, including updates from the RCMP, Bylaw Services, Penticton Fire Department, and cross-sector collaboration that support safety, resilience, and community well-being in Penticton.

Executive Summary

Q4 showed improvements in public safety across Penticton. RCMP calls for service, Criminal Code files, violent crime, and property crime all declined, many to their lowest levels in five years, reflecting the effectiveness of targeted enforcement, prolific-offender management, and strengthened collaboration across the justice system.

The RCMP's integrated offender management strategies (ROMP and ReVOII) continued to deliver measurable reductions in reoffending, increased compliance, and stronger court outcomes, reinforcing their value as core public-safety tools. At the same time, mental-health-related demands remained high, with ICRT responding to nearly 500 calls in Q4 alone, underscoring ongoing system pressures.

Bylaw Services significantly expanded proactive enforcement, completing over 9,200 proactive patrols in Q4. Complex property files, graffiti abatement, and bylaw modernization all advanced meaningfully, and parking operations saw improved revenue performance driven by strategic enforcement.

Across the broader Public Safety & Partnerships portfolio, Q4 was heavily shaped by the Heart and Hearth initiative, which required intensive analysis, engagement with provincial partners, site tours, and public information sessions. This work represented a major operational focus for the quarter.

Social development efforts continued despite these demands, with progress in food security (including the *Vital Signs* report and exploration of a community food hub), childcare system

monitoring, accessibility initiatives, and refinement of the Emergency Weather Response framework, which supported additional shelter capacity during extreme cold.

A critical strategic milestone was the development of a regional homelessness response partnership with the RDOS and 100 More Homes. This marks a shift toward shared regional responsibility for social infrastructure and will reduce reliance on Penticton as the sole service hub.

Overall, Q4 demonstrated downward crime trends, rising proactive enforcement, strengthened regional alignment, and continued advancement of key social-wellbeing initiatives during a period of significant operational pressure.

RCMP Q4 2025 Updates

RCMP Calls for Service



Q4 2025 saw a 4% decline in overall calls for service, compared to this time last year, with a total of 3,873 calls reported; this represents a 6% decline year to date. The top three calls for service were unwanted person (460), check-wellbeing (363) and suspicious circumstances (213). Other call types are reflected in the table below. In addition, in 2025, the RCMP completed 60,405 minutes of hot spot patrols (approximately 1,007 hours) across a total of 1,924 patrols.

Calls for Service	Q4 2024	Q4 2025	% Change 2024 to 2025	Q4 YTD 2024	Q4 YTD 2025	% Change YTD 2024 to 2025
Total Calls for Service	4,044	3,873	-4%	17,174	16,194	-6%











Top 10 Calls for Service - Penticton Detachment (Municipal)	
Initial Call Type	# of Calls
Unwanted Person	460
Check Wellbeing	363
Suspicious Circumstances	213
Theft	211
Disturbance	198
Assist Other Agency	195
Mischief	164
Alarm	158
Assist Police/Fire/Ambulance	140
Traffic Incident	137

Criminal Code and Controlled Substances Act Files

Of the calls for service, approximately 1,233 were Criminal Code or Controlled Substances Act Files. This is down 22% from the same period last year (1,580), and 17% year to date. Comparatively, the South East District is down 3.8% and the Province is down 8%.

Criminal Code & CDSA	Q4 2024	Q4 2025	% Change 2024 to 2025	Q4 YTD 2024	Q4 YTD 2025	% Change YTD 2024 to 2025
Total Criminal Code & CDSA Files	1,580	1,233	 -22%	6,278	5,195	 -17%

Violent Crime

Violent Crime	Q4 2024	Q4 2025	% Change 2024 to 2025	Q4 YTD 2024	Q4 YTD 2025	% Change YTD 2024 to 2025
Assault (Common & With Weapon/Cause Bodily Harm)	112	89	 -21%	490	410	 -16%
Sex Offences	30	28	 -7%	171	149	 -13%
Uttering Threats	69	34	 -51%	285	214	 -25%
Intimate Partner Violence (Violent Crime Only)	59	45	 -24%	172	202	 17%
Violent Crime - Total	256	167	 -35%	1108	847	 -24%

Violent crime trends show an overall decrease of 35% overall across all category types, except intimate partner violence, which is seeing a 17% increase year-to-date, rising from 172 to 202 incidents between 2024 to 2025. In Q1 2026, the RCMP, in partnership with the City and the South Okanagan Women In Need Society, is launching a new IPV awareness campaign focused on education and ensuring community members know where to access available supports and resources.

The Penticton RCMP utilizes two aligned strategies to reduce violent crime and manage chronic offenders: the Repeat Offender Management Program (ROMP) and the Repeat Violent Offending Intervention Initiative (ReVOII). There are currently 4 offenders managed through ReVOII, and 15 through ROMP.

ReVOII brings together police, dedicated Crown prosecutors, probation officers, correctional supervisors, and community-integration specialists to intervene early with repeat violent offenders, increase oversight, and connect individuals with supports aimed at breaking the cycle of violent reoffending. The program uses enhanced case management, increased monitoring, collaborative information-sharing, and regionally based "hubs" to ensure coordinated responses to individuals with violent offending histories.

ReVOII prioritizes individuals with a recent history of violent convictions, predicate offences involving actual or threatened violence, or other offences containing elements of intimidation or threats. These individuals receive intensive supervision and tailored intervention plans, while police and probation

officers jointly provide prosecutors with detailed information to support charge assessments and custody decisions.

Together, ROMP and ReVOII provide a dual-track approach:

- ReVOII delivers structured, justice-sector coordination to hold violent offenders accountable while supporting behavioural change.
- ROMP focuses on proactive enforcement, targeted surveillance, and disruption of prolific offending for offenders who don't quite meet the threshold for a ReVOII designation.

This integrated approach strengthens community safety by addressing both chronic criminal behaviour and violent reoffending risk through enforcement, supervision, and intervention.

Key Outcomes of ROMP and ReVOII Initiatives

During this reporting period, the Repeat Offender Management Program (ROMP) and the Repeat Violent Offending Intervention Initiative (ReVOII) continued to produce strong public-safety results. ROMP operations led to several impactful enforcement actions, including the immediate arrest of a known violent offender following an assault with a weapon, preventing further harm to the community. Targeted surveillance also disrupted active drug-trafficking activity, resulting in the seizure of a significant quantity of illicit drugs and recommended federal trafficking charges. In addition, the Crime Reduction Unit (CRU) executed a high-risk rural search warrant that recovered stolen vehicles, firearms, ammunition, and controlled substances.























ReVOII also generated meaningful outcomes in supervision, behavioural change, and justice-system efficiency. Participants showed improvements across multiple stability indicators, ranging from better engagement in treatment to increased compliance with electronic monitoring and structured custody plans.

At the two-year mark, ReVOII outcomes Provincially include:

- 38% improvement in compliance
- 27% improvement in resourcefulness
- 34% improvement in mental-health stability
- 37% improvement in substance-dependence indicators
- 26% improvement in housing stability
- 49% reduction in negative police interactions following designation
- Faster charge-assessment decisions by designated Crown Counsel
- 84% of cases approved to court
- 75% of participants remanded into custody (vs. 57% for non-ReVOII clients)
- Longer custody durations, reflecting enhanced supervision and accountability
- Lower reoffending among participants who actively engage with the program

Together, ROMP and ReVOII form a coordinated and complementary strategy that reduces violent crime, disrupts prolific offending, and enhances community safety through focused enforcement, intensive monitoring, and targeted behavioural-change supports.

Property Crime

Property Crime	Q4 2024	Q4 2025	% Change 2024 to 2025	Q4 YTD 2024	Q4 YTD 2025	% Change YTD 2024 to 2025
Auto Theft	60	17	 -72%	178	99	 -44%
Bicycle Theft	25	22	 -12%	113	81	 -28%
Break & Enter - Business	31	29	 -6%	131	130	 -1%
Break & Enter - Residence	17	13	 -24%	68	59	 -13%
Break & Enter - Other	37	16	 -57%	85	64	 -25%
Mischief to Property	251	251	 0%	1152	796	 -31%
Theft - Other	114	79	 -31%	433	338	 -22%
Shoplifting	118	85	 -28%	484	406	 -16%
Theft from Vehicle	120	54	 -55%	356	272	 -24%
Fraud	96	87	 -9%	331	360	 9%
Property Crime - Total	908	678	 -25%	3479	2701	 -22%

Property crime continues to show a strong downward trend, with total offences decreasing by 25% in Q4 2025 compared to the same quarter in 2024, and year-to-date numbers down 22%.

The most significant reductions were seen in auto theft (-72% in Q4, -44% YTD), theft from vehicles (-55% in Q4, -24% YTD), break and enter – other (-57% in Q4, -25% YTD), and mischief to property, which remained stable this quarter but is down 31% year to date. Other categories, including shoplifting, bicycle theft, break and enters to businesses and residences, and theft-other, also showed moderate but consistent decreases. Fraud was the only category to see a year-to-date increase (9%), while quarterly numbers remained stable.

The Property Standards and Compliance Team (PCST) – a joint initiative between RCMP, Bylaw, Fire and Development Services also continues to make progress. The group met regularly throughout the reporting period and reviewed 13 properties of concern. Of these, 9 properties required action, and 7 have since been resolved favourably. The PCST has also strengthened interdepartmental communication, establishing effective channels that did not previously exist and improving coordination on property-related concerns.

Overall, these results reflect broad and sustained reductions across nearly all property-crime types, indicating that targeted enforcement, effective surveillance, and chronic-offender management strategies are contributing to improved community safety.

Five Year Averages

Violent Crime	Q4 2020	Q4 2021	Q4 2022	Q4 2023	Q4 2024	Q4 2025	Average (2020 to 2024)	Sparkline (2020 - 2025)
Assault (Common & With Weapon/Cause Bodily Harm)	106	96	99	115	112	89	106	
Sex Offences	19	26	33	42	30	28	30	
Uttering Threats	57	62	59	49	69	34	59	
Intimate Partner Violence (Violent Crime Only)	38	30	27	49	59	45	41	
Violent Crime - Total	209	226	233	242	256	167	233	

Property Crime	Q4 2020	Q4 2021	Q4 2022	Q4 2023	Q4 2024	Q4 2025	Average (2020 to 2024)	Sparkline (2020 - 2025)
Auto Theft	45	46	32	27	60	17	42	
Bicycle Theft	24	19	28	22	25	22	24	
Break & Enter - Business	46	34	41	35	31	29	37	
Break & Enter - Residence	9	13	9	7	17	13	11	
Break & Enter - Other	19	16	24	10	37	16	21	
Mischief to Property	290	454	493	361	251	251	370	
Theft - Other	87	99	84	88	114	79	94	
Shoplifting	91	83	123	112	118	85	105	
Theft from Vehicle	148	103	94	55	120	54	104	
Fraud	104	89	70	79	96	87	88	
Property Crime - Total	923	991	1052	823	908	678	939	

Reports of several major offence types reached five-year lows in Q4 2025, including common and weapon-related assaults, uttering threats, auto theft, business break and enters, mischief, theft-other, and theft from vehicles. These reductions highlight a broad downward trend across both violent and property-related offences.

During the same period, the top Crime Severity Index (CSI) drivers were break and enters (all types), mischief, fraud, CSAM making/distribution, and child luring via computer. Notably, this is the first quarter in which two child-exploitation-related offences appeared among the top five CSI contributors. This shift may be linked to increased reporting by social media platforms in response to heightened pressure to improve child-safety practices. Most CSAM and child-luring files originated from BC ICE, reflecting enhanced detection and reporting rather than an underlying increase in local offending.

RCMP Operational Highlights – Q4 2025

Community Policing

Q4 2025 marked a period of stabilization and renewal within the Community Policing program. Following an extensive hiring process, the unit successfully selected a retired Calgary Police Service Detective with 25 years of service, to fill the Community Policing/Crime Stoppers Coordinator position. This individual brings significant operational experience, strong public-speaking skills, and a balanced, community-focused approach.

Community Policing, CPTED, and Restorative Justice activities continued steadily through 2025, with a combined total of 91 Community Policing events and 80 Restorative Justice engagements across the year. Although the distribution of activity varied from month to month, the overall volume demonstrates continued community demand for prevention, education, and restorative practices. The addition of a full-time coordinator is expected to increase program capacity and strengthen outreach in the South Okanagan moving into 2026.

Finally, victim services received 119 referrals and was managing 393 active files as of December 31, 2025. Throughout this period, staff provided extensive support, including 840 emotional-support calls, 1,097 court updates, 13 court orientations, and 14 hours of in-court support for victims testifying. They also took part in 6 Crown, witness, and victim meetings, responded to 4 crisis call-outs, and consistently participated in regional and ICAT meetings. In addition, staff engaged in several community events, including the City's Open House with Mayor and Council, the First Responders Dinner, a Syilx Family Networking Conference in Westbank, and a Career Day presentation for students in Keremeos.

Integrated Crisis Response Team (ICRT)

ICRT continues to play a critical role in addressing mental-health-related calls for service. Since January 2024, ICRT has responded to 2,604 interactions in Penticton, with 499 calls occurring in the fourth quarter alone. These numbers highlight both the continued community need for mental-health supports and ICRT's established position as an essential frontline resource.

A complex case involving a high-needs individual demonstrates the team's impact. Through sustained collaboration between ICRT, Interior Health clinicians, and a supervising psychiatrist, the individual, who had generated 36 police files in 2024, was stabilized on medication, resulting in a reduction to only eight police contacts from January to May 2025 and zero calls over a five-month period. This period of stability reflects the effectiveness of coordinated medical support, daily follow-ups, and trust built between agencies.

Although the individual later experienced a relapse tied to increased drug use and unstable housing, ICRT again played a pivotal role. The team facilitated direct information-sharing between Interior Health and Crown Counsel following his arrest for a violent offence, ensuring that his mental-health history informed appropriate risk assessment and judicial decisions. While the circumstances of the arrest were serious, the coordinated response demonstrated the strength of the relationships built through ICRT and the value of integrated approaches when managing high-risk, vulnerable individuals.

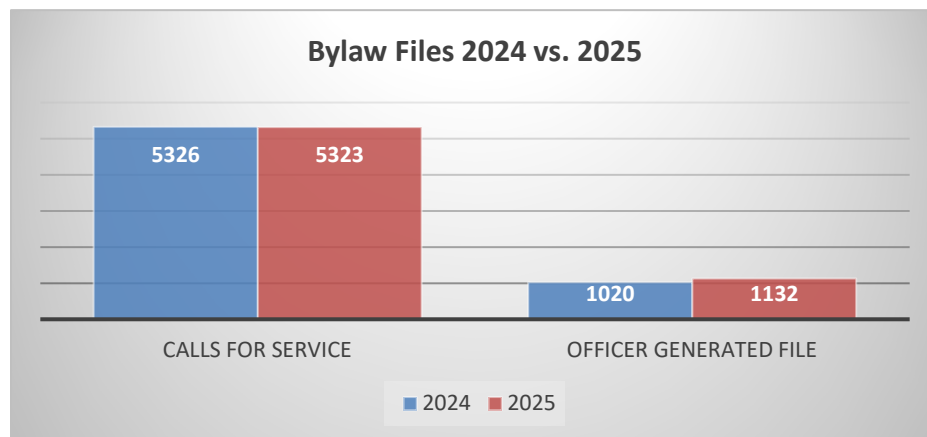
Bylaw Q4 2025 Updates

In Q4 2025, Bylaw Services responded to 1,228 calls for service and generated 329 proactive files, compared to 735 calls and 237 officer-generated files in Q4 2024. Officers also conducted 9,283 proactive patrols during the quarter. This represents a substantial increase in both reactive and proactive activity year over year.

Across the full year, Bylaw Officers completed 29,233 proactive patrols in 2025 and responded to 5,323 calls for service, while generating 1,132 proactive files. In contrast, 2024 saw 5,326 calls for service and 1,020 officer-initiated files.

While overall call volumes remained essentially unchanged between 2024 and 2025, officer-initiated files increased by approximately 11%, reflecting a meaningful shift toward proactive enforcement. The growth in proactive files is consistent with the expanded proactive-patrol model implemented in August 2024.

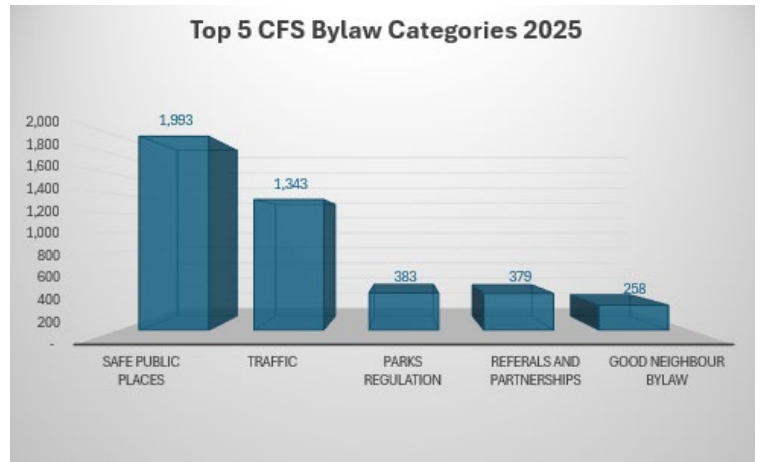
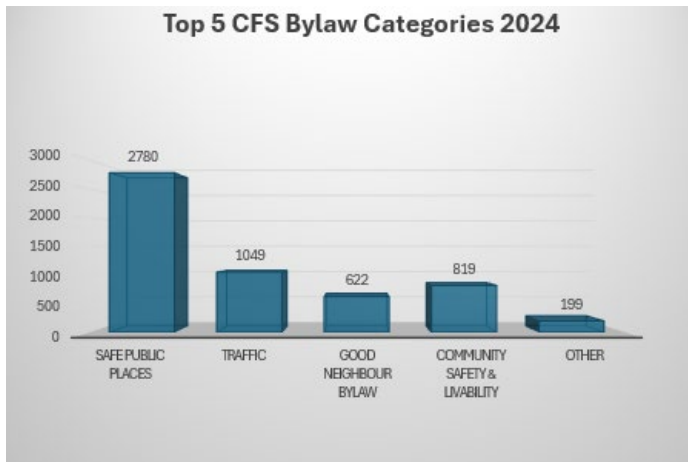
In 2025, most Bylaw Service calls for service generated occurred by phone (2,954 calls, 56%), followed by officer on-view observations (1,139, 21%) and online submissions (555, 10%), with smaller volumes received by email (446), walk-ins (134), and other methods (95).



Call Types

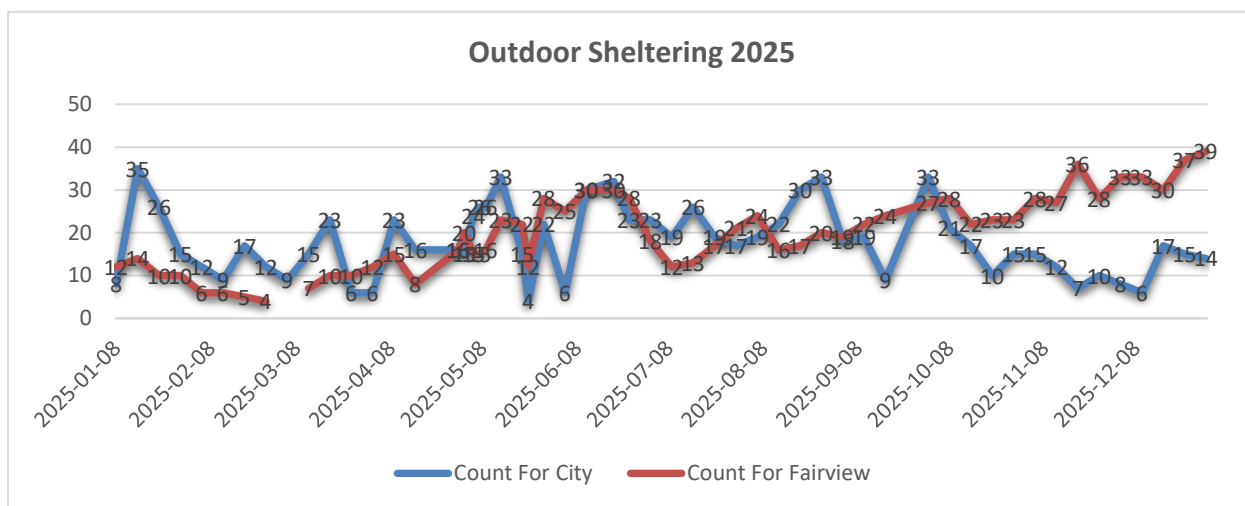
A review of the top five Bylaw calls for service shows a notable shift in call composition between 2024 and 2025. While Safe Public Places remained the largest category, calls decreased by approximately 29%. Traffic-related calls increased by roughly 28%, becoming a more prominent share of Bylaw demand in 2025. Conversely, Good Neighbour Bylaw calls declined by nearly 60%. Two new categories, Parks Regulation and Referrals & Partnerships, emerged in the 2025 top-five, replacing

Community Safety & Livability and Other, indicating a shift toward more partnership-based and location-specific enforcement activities. The breakdown of calls is reflected in the graphs below.



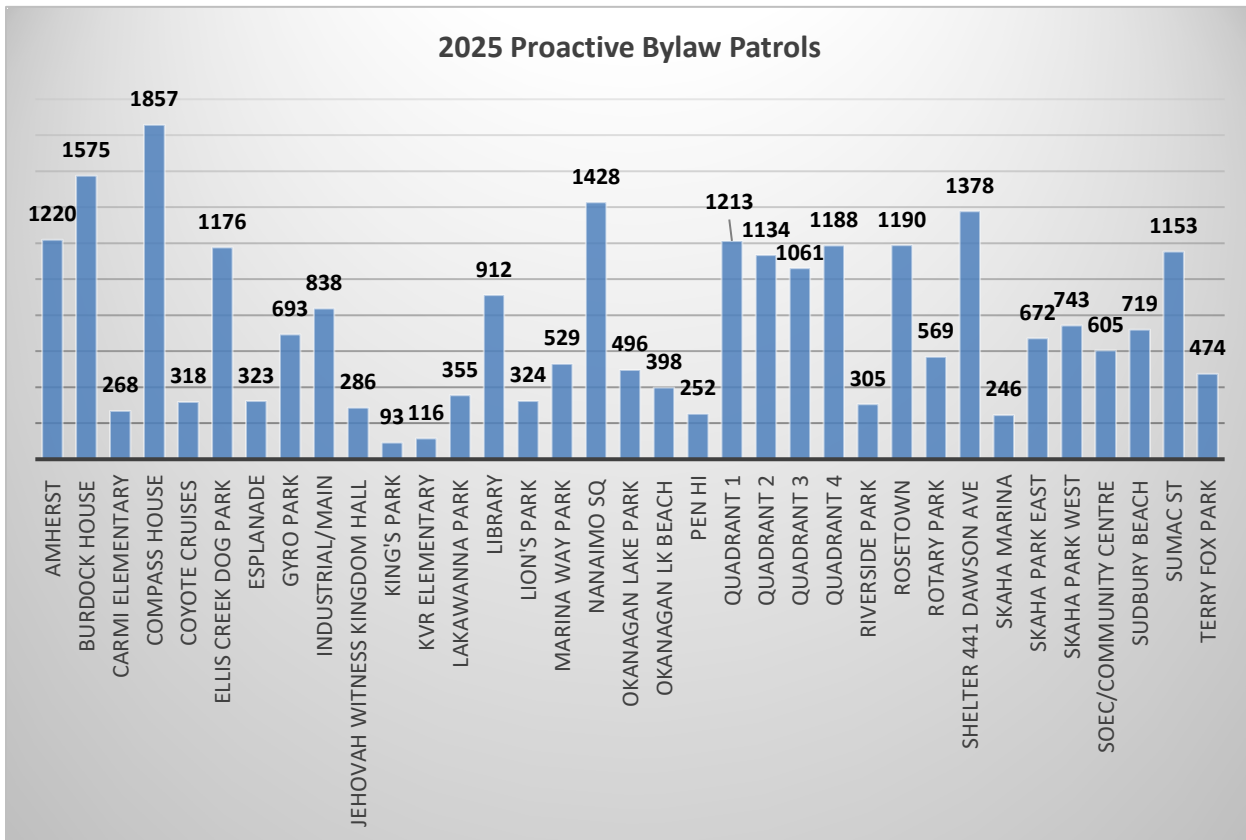
Outdoor Sheltering

Beginning in late October 2024, Bylaw Services began routinely tracking individuals sheltering outdoors. The table below summarizes the 2025 outdoor-sheltering counts within City limits, including estimates for the Fairview encampment. Fairview data reflects the number of visible structures rather than the number of individuals, as Bylaw Services can only document what is observable from public property. As of February 24, 2025, provincial partners estimate that 10–14 people are living at the site, indicating that the number of structures exceeds the number of occupants and fluctuates over time. While Bylaw Services cannot enter the site, the RCMP can; in 2025, they responded to 114 calls for service at the encampment, including 39 in Q4. The 2025 Point-in-Time Count corroborates these findings, identifying 78 individuals sheltering outdoors at the time of the count.



Proactive Patrols

The department’s top proactively patrolled locations for 2025 are shown in the table below, highlighting the areas that required the most consistent monitoring throughout the year. During Q4 alone, officers conducted 9,283 proactive patrols, demonstrating a strong and sustained enforcement presence and supporting both compliance and public safety by ensuring frequent visibility and timely response in priority zones.



Parking

In Q4 2025 revenue increased to \$50,565, up from \$30,245 in Q4 of 2024 - a 67% year-over-year gain. This strong revenue performance occurred despite a decrease in total tickets issued, which fell from 1,742 in 2024 to 1,459 in 2025, a reduction of 283 tickets or approximately 16%. When looking at the full year, total parking ticket revenue increased from \$124,079 in 2024 to \$179,790 in 2025, while total tickets issued rose from 6,640 to 7,077.

Bylaw Operational Highlights

Quarter 4 marked a period of strong operational momentum for Bylaw Services, reflecting both proactive enforcement and significant progress on modernization initiatives. In Q4 alone, the Zero Graffiti Pilot Program removed 1,730 graffiti tags from City-owned property, and officers cleared 12 shopping carts and 21 truckloads of debris from public spaces. Staff also completed targeted training,

and major milestones were reached toward implementing a new radio system and advancing data-management modernization. These achievements demonstrate a department rapidly evolving toward more coordinated, prevention-focused community safety practices.

Building on this momentum, Bylaw Services made strides throughout 2025 in strengthening community safety, resolving complex property issues, and enhancing enforcement effectiveness. The team played a key role in addressing eight problem properties through the Property Standards Compliance Team and advanced several Crime Prevention Through Environmental Design (CPTED) assessments in partnership with the RCMP.

Partnerships were central to 2025 progress: Bylaw collaborated with SOWINS on joint patrols, supported foot patrols along Okanagan Lake, reinforced school-zone safety, and conducted targeted ride-alongs with Interior Health and Social Development. Theft-prevention efforts grew through Project 529, resulting in 25 bike registrations and 50 decals issued. Work with Ask Wellness also contributed to renewing the Sharps Collection Agreement, underscoring Bylaw's role in coordinated public health and safety responses. Bylaw officers further supported major community safety initiatives, including the Point-in-Time Count, 100 More Homes cleanups, and United Way events.

Operational modernization continued throughout 2025, with significant progress on key bylaws including the Parks Regulation Bylaw and the Traffic Bylaw. In Q4, the Safe Public Places Bylaw (SPP) received first reading. The Public Safety Advisory Committee endorsed the SPP, with further feedback expected from the 100 More Homes Lived Experience Table and the Medical Health Officer to ensure the updates remain balanced, informed, and community-focused.

Fire Department

PFD Call Trends

In the fourth quarter of 2025, the Penticton Fire Department (PFD) responded to 924 incidents, representing a 6.8% increase from the 865 calls recorded during the same period in 2024. This overall growth was driven largely by a significant rise in medical responses, which rose 27.7% - from 394 to 503 incidents. In contrast, fire-related calls declined by 7.6%, dropping from 144 in Q4 2024 to 133 in Q4 2025.

Within these categories, several notable trends emerged. Overdose calls rose sharply, increasing from 25 to 72 incidents – a 188% increase. Overdoses now account for approximately 14% of all medical responses, compared to about 6% the previous year.

Unhoused-related fires remained relatively stable, with 27 incidents reported in Q4 2025 compared to 28 in Q4 2024. These calls continue to make up roughly one-fifth of all fire incidents. Additionally, miscellaneous fire incidents increased from 4 to 6, though they continue to represent a small portion of PFD's overall fire-related workload.

Incidents	Q4 2024	Q4 2025	% Change
Total Incidents	865	924	↑ 6.8%
Medical Incidents	394	503	↑ 27.7%
Fire Incidents	144	133	↓ 7.6%

PFD Incident Types

Incidents	Q4 2024	Q4 2025	% Change
Medical Incidents	394	503	↑ 27.7%
Overdoses	25	72	↑ 188%

Incidents	Q4 2024	Q4 2025	% Change
Fire Incidents	144	133	↓ 7.6%
Unhoused Fires	28	27	↓ 3.57%
Miscellaneous	4	6	↑ 50%

Public Safety & Partnerships – Q4 Updates

Q4 was an active period centered on advancing emergency weather planning (including early planning work for the extension of the Temporary Winter Shelter), community accessibility initiatives, inter-agency coordination, and core social development priorities. A significant portion of the quarter was dedicated to the Heart and Hearth initiative, which required extensive coordination and public-facing engagement. This included organizing and supporting multiple tours of the proposed site, participating in community information sessions, preparing materials for public engagement events, responding to questions and concerns from residents and stakeholders, and developing reports and supporting documentation for Council’s consideration. The depth of work on Heart and Hearth represented a major operational focus for the quarter.

Social Development activity centered on several other community wellbeing priorities, with much of the work reflecting ongoing collaboration across food security, childcare, accessibility, emergency response, and community safety. Food security remained a prominent theme through the release of the *Vital Signs* report, which focused entirely on food insecurity in Penticton. Staff contributed through the Food Access Collective and participated in related community engagement events, including a documentary screening and panel discussion. Alongside this, work continued with community partners to address operational concerns at Soupateria and to explore longer-term models for improving food access, including the early steps toward identifying potential locations for a community food hub or commissary kitchen.

Childcare planning also progressed through participation at the Early Years Table, where staffing shortages were consistently identified as a major challenge affecting service stability across the sector. To support internal planning, a snapshot of local childcare program capacity and availability was developed to help clarify local pressures and system needs.

Engagement across the community continued throughout the quarter, including participation in events marking Truth and Reconciliation and Missing and Murdered Indigenous Women and Girls, attendance at the Council Open House and the Heart and Hearth public engagement session, and a school-based conversation with students focused on substance use and its wider community impacts.

Accessibility work also advanced, particularly through the Beach Accessibility and Mobi-Mat project, which is now being refined ahead of a Council report aligned with the summer season. Complementary efforts continued through Cycling Without Age, Safe Public Spaces Bylaw planning, and internal work to strengthen accessibility and inclusion within emergency planning and broader city processes.

Winter emergency response planning resulted in the creation of a clear and repeatable Emergency Weather Response framework that outlines roles, responsibilities, and activation thresholds. Although a permanent location was not secured in Q4, ASK Wellness agreed to serve as operator, and when temperatures dropped below -10°C in February 2026, 20 additional emergency beds were activated across Burdock House (10) and Compass House (10), ensuring short-term capacity during severe weather.

In addition to local efforts, the City partnered closely with 100 More Homes to advance a regional response to homelessness. Together, the partners developed and presented a coordinated regional framework to the RDOS, which has since been endorsed and a joint MOU to reflect this work will be adopted in Q1 2026. This work establishes a foundation for shared regional responsibility in addressing homelessness, shifting toward a model where all communities participate in planning, resourcing, and advocating for needed social infrastructure. The emphasis moving forward is on supporting regional partners in strengthening their voices, building capacity, and ensuring the entire region is aligned in developing long-term, sustainable solutions rather than relying solely on Penticton's systems and services.

Progress also continued on the Situation Table, where core members met to discuss restarting the table and to outline next steps. Training was completed in anticipation of chairing the table once reinstated, provincial opportunities for additional support and training were identified, and historical documentation was brought together to clarify earlier operations and roles.

Work on the Community Safety and Wellbeing Plan resumed following delays tied to Heart and Hearth efforts, and an emerging framework introduced at the Council Open House now forms the foundation for the project's upcoming community engagement phase, which will be summarized in a separate staff report.



Council Report

penticton.ca

Date: March 3, 2026 **File No:**
To: Anthony Haddad, City Manager
From: Julie Czeck, General Manager of Public Safety and Partnerships
Subject: **Community Safety and Well-being Plan - Phase 1 Update**

Staff Recommendation

THAT Council receive into the record the report dated March 3, 2026 titled "Community Safety and Wellbeing Plan - Phase 1 Update".

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

A Community Safety and Wellbeing (CSWB) Plan is a coordinated, multi-sector approach that brings together local government, social services, health care, housing, Indigenous partners, law enforcement, and community organizations to address complex social challenges that no single agency can resolve alone.

The 2022 Community Safety Resource Review recommended developing a CSWB Plan to guide how public safety agencies and the City work together with partners on shared priorities. With a strengthened internal structure and strong collaboration already underway, Penticton is well-positioned to advance this work.

Many B.C. communities, including Kelowna, Nanaimo, Chilliwack, Burnaby, and Victoria, now have CSWB plans that align partners around shared priorities; these models offer useful reference points as Penticton shapes its own.

The CSWB Plan will establish a multi-year strategy to strengthen safety, connection, and wellbeing; align City departments and community partners around shared priorities; build on existing work by identifying priority areas through data and engagement; and create one integrated plan that connects public safety and social development strategies to support a safer, healthier, and more inclusive community.

Timelines & Project Approach

The work is organized into four phases, with community engagement at the centre of identifying future priorities. Urban Matters has been contracted to support this work and have completed Phase 1 between Spring 2025 and early 2026.

Phase 1 included a current-state assessment of risks and vulnerabilities, a jurisdictional scan, and analysis of the large-scale resident safety survey. Work paused in Fall 2025 due to operational pressures and has now resumed.



Where We Are Now: Completion of Phase 1

Phase 1 produced a comprehensive picture of Penticton's safety and wellbeing landscape, drawing on City, RCMP, Bylaw and Fire data; Statistics Canada and Census information, provincial dashboards, and over 1,800 responses to the public safety questionnaire (Attachment A, B, C).

The findings point to a consistent story: Penticton is experiencing the combined impacts of an aging population, increasing social complexity, strained public spaces, and declining perceptions of safety, even as several crime and health indicators remain stable or improve.

Residents' top concerns and areas of priority action included:

- Property crime and theft
- Illicit drug use
- Homelessness and encampments
- Traffic safety
- Visibility of police and bylaw services

When asked where they want to see further investment, they prioritized increased police presence, more treatment and recovery services, enhanced bylaw services, and expanded affordable housing and shelter options.

Additional learnings from Phase 1:

- Visible social disorder, such as open drug use, mental health crises, homelessness, and encampments, remains the most significant driver of community safety concerns.
- Rising social complexity is outpacing current service capacity, resulting in RCMP, Fire Services, and Bylaw teams increasingly responding to homelessness, mental health, and substance-use-related issues that extend beyond their traditional roles. More provincial and federal investment is needed to address root causes of crime and wellbeing.
- Housing instability and homelessness continues to be a major contributor to social disorder and increased service demands, reinforcing the importance of coordinated housing, health, community supports and upstream prevention.
- Residents want a balanced approach that combines visible enforcement with health, housing, and recovery supports.
- Safety experiences vary across the community. Seniors, youth, Indigenous peoples, racialized and equity-seeking groups, people with lived or living experience of homelessness, and residents of different neighbourhoods face distinct safety challenges and experiences. Effective responses must be inclusive and informed by these lived realities.
- Perceptions of safety are declining more rapidly than crime trends, underscoring the need for clearer public communication, encouragement of reporting crime, greater visibility of services, and improvements to the design, maintenance, and conditions of public spaces.
- Traffic safety and emergency preparedness are emerging areas of concern. Traffic-related complaints to the City have increased steadily since 2020, and only 20% of residents report feeling very prepared for an emergency.

From this collective work, a draft CSWB Framework are emerging (see below). Attachment B shows the first iteration of this work. This Framework will be further refined in Phase 2 to identify concrete priority areas and corresponding action items. This Framework will evolve as engagements unfold over the coming months.

Penticton is a safe, vibrant, resilient and healthy waterfront city



Phase 2

These insights provide a strong foundation for the next stages of the CSWB process. Phase 2 will engage partners across sectors to validate the findings from Phase 1, confirm shared priorities, and collaboratively shape strategies to address root causes.

This phase includes engagement with:

- Social and community serving agencies
- Penticton Indian Band & Indigenous organizations (Friendship Centre, Metis Association)
- Business community (Chamber of Commerce, Penticton Industrial Development Association, Downtown Penticton Business Improvement Association)
- Regional partners (RDOS)
- Provincial agencies (Interior Health, BC Housing, Ministry of Children and Family Development etc.)

- Safety agencies (Bylaw, RCMP, Fire)

Engagement will also focus on targeted conversations with:

- Youth
- Seniors
- Equity seeking groups
- Individuals with lived/living experience of homelessness

A dedicated City webpage and short public survey will support broader community input to validate learnings. This engagement will refine the priority areas, clarify partner roles, and build the foundation for coordinated actions that strengthen both safety and wellbeing.

Phase 3 & 4

Phases 3 will consolidate the findings from Phases 1 and 2 into the *What We Learned* Report and validate draft focus areas and actions through two public sessions, a Council open house, and targeted contributor discussions. Pop-ups at the Farmer's market and other public spaces like the community centre (May- June) will also be considered as a creative way to reach the voices who may not always participate in formal settings or surveys.

In Phase 4 Urban Matters will compile the full plan over the summer, with final review by key partners before Council endorsement, anticipated in September.

PSAC Involvement

The Public Safety Advisory Committee (PSAC) will be engaged throughout all phases of the project. At its February 18, 2026 meeting, the committee received an update on progress to date and was asked to provide feedback on both completed Phase 1 work and the activities planned for the next phase. Members were also encouraged to help promote public participation in the validation survey and upcoming engagement events. The Committee were asked to consider the following questions, which will also be asked of partners in Phase 2:

1. What does safety and wellbeing mean to you?
2. Do the priorities identified by the community in Phase 1 align with your experience?
3. What areas of focus would you like to see prioritized in a CSWB?
4. What is working well today that we should build on?
5. What feels unsafe, uncertain, or challenging?
6. What role should the community play in a CSWB Plan?
7. If you represent an organization, what role can your organization take in supporting this work?
8. How should we measure progress in a way that feels meaningful and shows real impact?
9. Any other feedback?

Financial Implication

Council allocated \$75,000 in the 2025 Budget to support the independent analysis, engagement, and plan development. Funding for implementing the priority actions identified through this process will be brought forward separately, pending Council's adoption of the CSWB Plan.

Analysis

Penticton is at a pivotal moment. Rising social complexity, visible disorder, housing instability, and declining perceptions of safety are converging in ways that exceed the capacity of current systems. Phase 1 shows residents' concerns stem less from crime rates and more from unmet social needs, strained public spaces, and limited access to provincial mental-health, housing, and substance-use supports. At the same time, older adults, youth, racialized community members and several neighbourhoods are experiencing disproportionate impacts, highlighting the need for coordinated, culturally safe, community-wide solutions.

The City now has the internal structure, partner momentum, and data about where support is most needed. The Plan will serve as a multi-year, data-driven roadmap that aligns partners around shared priorities, guides future funding decisions, and will direct resources toward actions that will have the greatest impact on safety, wellbeing, and system pressures. Ultimately, it will help Penticton to move toward proactive, coordinated strategies that strengthen safety today and build long-term community resilience.

Attachments

Attachment A – Penticton Today Statistics


Attachment B – Emerging CSWB Framework

Attachment C – Penticton Public Safety Questionnaire

Respectfully submitted,

Julie Czeck

Concurrence

<p>City Manager</p> 

Penticton Today

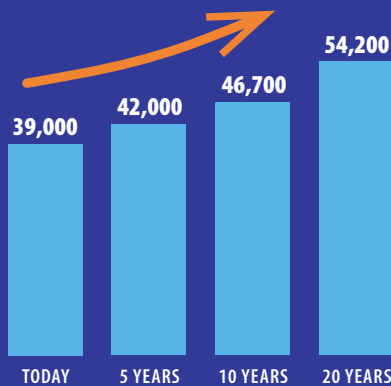
POPULATION



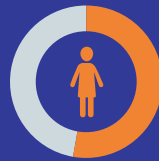
~39,000

growing at

1.79%
annually



GENDER



53% women

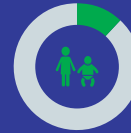


47% men

AGE BREAKDOWN



30%
seniors
(65+)



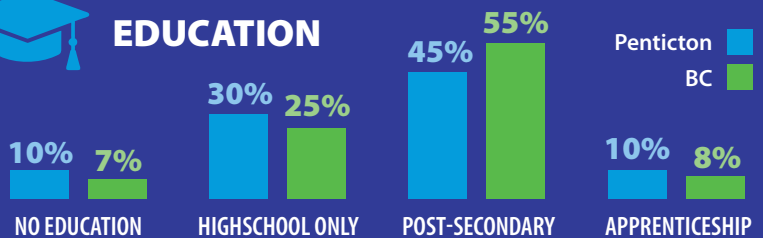
12%
youth
(0-14)



58%
working age
(15-64)



EDUCATION



LANGUAGES SPOKEN AT HOME

English, Punjabi, French, Spanish, Portuguese

MEDIAN EARNINGS



Penticton: In 2020, full-year, full-time workers earned a **median income of \$56,000**, up **21.4%** since 2016 — still **below** the provincial median (**\$66,000**).

POVERTY



12% below low-income threshold, with **senior women** most affected

Data Sources: This infographic draws on multiple sources including the 2021 Census, Community Foundation of the South Okanagan Similkameen 2023 Vital Signs Report, 2024 & 2025 RCMP Crime Statistics, 2024 Penticton Bylaw Enforcement Data, 2024 Penticton Fire Department Stats, the 2024 Public Safety Questionnaire, and the 2025 Coroner Reports.



Penticton Today

PERCEPTION OF SAFETY

Over 1,800 Penticton residents shared their views in a November 2024 Public Safety Survey, which highlighted their top concerns:



TOP INVESTMENT PRIORITIES

Survey respondents ranked **increased police presence (65%)**, **treatment and recovery services (48%)**, and **enhanced bylaw enforcement (46%)** as leading priorities. **Affordable housing (42%)** and **shelter options (41.8%)** also emerged as strong areas of concern. Results show strong support for a balanced approach that combines social supports with enforcement.

CRIME TRENDS IN PENTICTON

RCMP CRIME STATS – 2025 Q2 VS. 2024 Q2



RCMP CRIME INCREASES – 2025 Q2 VS. 2024 Q2



OVERALL CRIME SEVERITY INDEX (CSI)


In 2024, **down 6.9%** from 2023

REPEAT OFFENDERS – 2024

In 2024, **15 individuals** were linked to **420 police files**, highlighting a concentration of repeat criminal activity and need for criminal justice reform.

5-YEAR CRIME TRENDS

In 2025, several offences reached their lowest levels in five years, including:

- 
- ↓ AUTO THEFT
 - ↓ BICYCLE THEFT
 - ↓ RESIDENTIAL BREAK AND ENTERS
 - ↓ MISCHIEF TO PROPERTY
 - ↓ THEFT FROM VEHICLES
 - ↓ THEFT (OTHER)

Data Sources: This infographic draws on multiple sources including the 2021 Census, Community Foundation of the South Okanagan Similkameen 2023 Vital Signs Report, 2024 & 2025 RCMP Crime Statistics, 2024 Penticton Bylaw Enforcement Data, 2024 Penticton Fire Department Stats, the 2024 Public Safety Questionnaire, and 2025 Coroner Reports.

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FOOD SECURITY



Shoplifting Trends

47 offenders identified in Q2 2025; **13%** were repeat offenders. **51%** of incidents involved stolen food or groceries — a sign of growing food insecurity.



Food Bank Usage

Regional food banks saw a **20–100% increase** in clients (2021–2022), driven by rising food prices, interest rates, and rental costs.



Cost of Healthy Food

In 2022, a healthy monthly food basket for a family of four in the Okanagan cost **\$1,264, up from \$1,020 in 2017**.

MENTAL HEALTH



In 2024, the **Integrated Crisis Response Team** – a partnership between a police officer and a nurse – supported individuals in **1,311 mental health-related client interactions**.

SUBSTANCE USE & ADDICTION

Medical Response Calls (2024): In 2024, the **Penticton Fire Department** responded to **4,328 emergency incidents**, with **2,547** of those being **medical response calls**.



Unregulated Drug Deaths (2024): In **2024**, the BC Coroners Service reported **26 deaths** due to unregulated drug overdoses in Penticton. As of **April 2025**, there have been **7 deaths**, suggesting a possible decline – though the year is still ongoing.

SENSE OF COMMUNITY BELONGING



68% of residents aged 12+ in the **Okanagan Health Services Delivery Area** reported a somewhat or very strong sense of belonging to their local community (2019–2020). This is **on par** with the provincial average of **69.5%**.



SOICS Community Survey

385 Participants

ADDRESSING RACISM IN SOUTH OKANAGAN

KEY FINDINGS

- 27%** experienced discrimination (based on race, ethnicity, religion, etc.)
- 74%** did not report incidents
- Only **15%** felt comfortable contacting RCMP
- 22%** believe racism is increasing

HOMELESSNESS

The **2025 Point-in-Time Count** identified **194 individuals** experiencing homelessness in Penticton.



78 unsheltered

116 sheltered

This is **up 17%** from 166 in 2023.

As of November 2024, there were:

73 permanent shelter beds

40 new temporary beds

added to support seasonal and emergency needs.

SAFE PUBLIC SPACES

In 2024, Bylaw Services responded to

5,785 calls for service

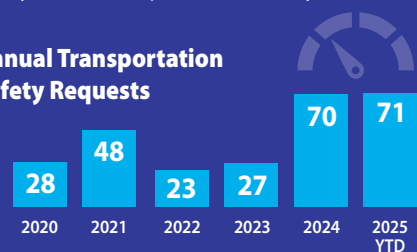


with **63%** related to **social disorder issues**, such as public disturbances, loitering, and substance use.

TRAFFIC SAFETY

There is an increase trend in the # of traffic safety related complaints to the City.

Annual Transportation Safety Requests



Active Public Requests & Areas of Concern 2025



#	CONCERN
70	Crosswalks
20	Intersections
2	Visibility
125	Speeding

Data Sources: This infographic draws on multiple sources including the 2021 Census, Community Foundation of the South Okanagan Similkameen 2023 Vital Signs Report, 2024 & 2025 RCMP Crime Statistics, 2024 Penticton Bylaw Enforcement Data, 2024 Penticton Fire Department Stats, the 2024 Public Safety Questionnaire, and the 2025 Coroner Reports.



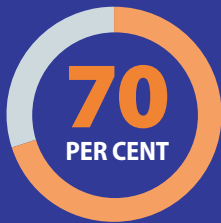
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EMERGENCY PREPAREDNESS

According to the 2024 Public Safety Questionnaire:



of residents feel **very prepared** for emergencies (e.g., fire, natural disasters)



feel **somewhat prepared**



feel **very unprepared**

WHY RESIDENTS FEEL UNPREPARED FOR EMERGENCIES



No emergency kit or go-bag



Unclear where to start or what to do



Lack of information about local hazards



Challenges preparing with pets



Financial barriers to preparing supplies



Difficulty planning for all types of emergencies



General lack of resources and guidance



Limited communication from the City about emergency plans



Unaware of the City's emergency response strategy



Data Sources: This infographic draws on multiple sources including the 2021 Census, Community Foundation of the South Okanagan Similkameen 2023 Vital Signs Report, 2024 & 2025 RCMP Crime Statistics, 2024 Penticton Bylaw Enforcement Data, 2024 Penticton Fire Department Stats, the 2024 Public Safety Questionnaire, and the 2025 Coroner Reports.

Community Safety and Wellbeing Plan

A Community Safety and Wellbeing (CSWB) Plan is a long-term strategy to make Penticton safer, stronger, and more connected. It brings together the City, local organizations and other levels of government to build on community strengths and address safety challenges as a team.

Safety is more than preventing crime – it's about creating a community where people feel protected, supported, and able to live well. It looks different for everyone and includes several interconnected areas:





HAVE YOUR SAY! 


Use a sticker to mark the **one dimension** you believe would have the greatest impact on improving your safety and wellbeing in Penticton.

 **Physical Safety:** Protection from harm, violence, emergencies and environmental risks and supported by strong response systems and public education.

 **Social Safety:** A sense of belonging, free from discrimination, harassment, and isolation.

 **Economic Safety:** Access to housing, employment, and income that supports a stable and healthy life.

 **Health & Emotional Safety:** Reliable access to physical, mental, and emotional health services.

 **Cultural Safety:** Respect for diverse identities, traditions, and perspectives while ensuring people feel seen and valued.

 **Environmental Safety:** Safe, well-designed public spaces and strong emergency preparedness.


Emerging CSWB Framework

The City of Penticton is developing a **Community Safety and Well-Being (CSWB) Plan** to bring together residents, service providers and government partners to identify shared priorities, coordinate resources and clarify roles. Community safety is a shared responsibility and built through collaboration. When people feel safe they're more likely to participate in community life, access services and contribute to overall wellbeing.

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

PRINCIPLES: Collaborative, Wellbeing-focused, Committed to decolonization and reconciliation, Equity, diversity, and inclusion (EDI), Trauma informed, Evidence informed, and Adaptable

ENABLERS OF SUCCESS: Advocacy, Communication and Engagement, Awareness and Education, Partnerships and Collective Impact



HAVE
YOUR
SAY!

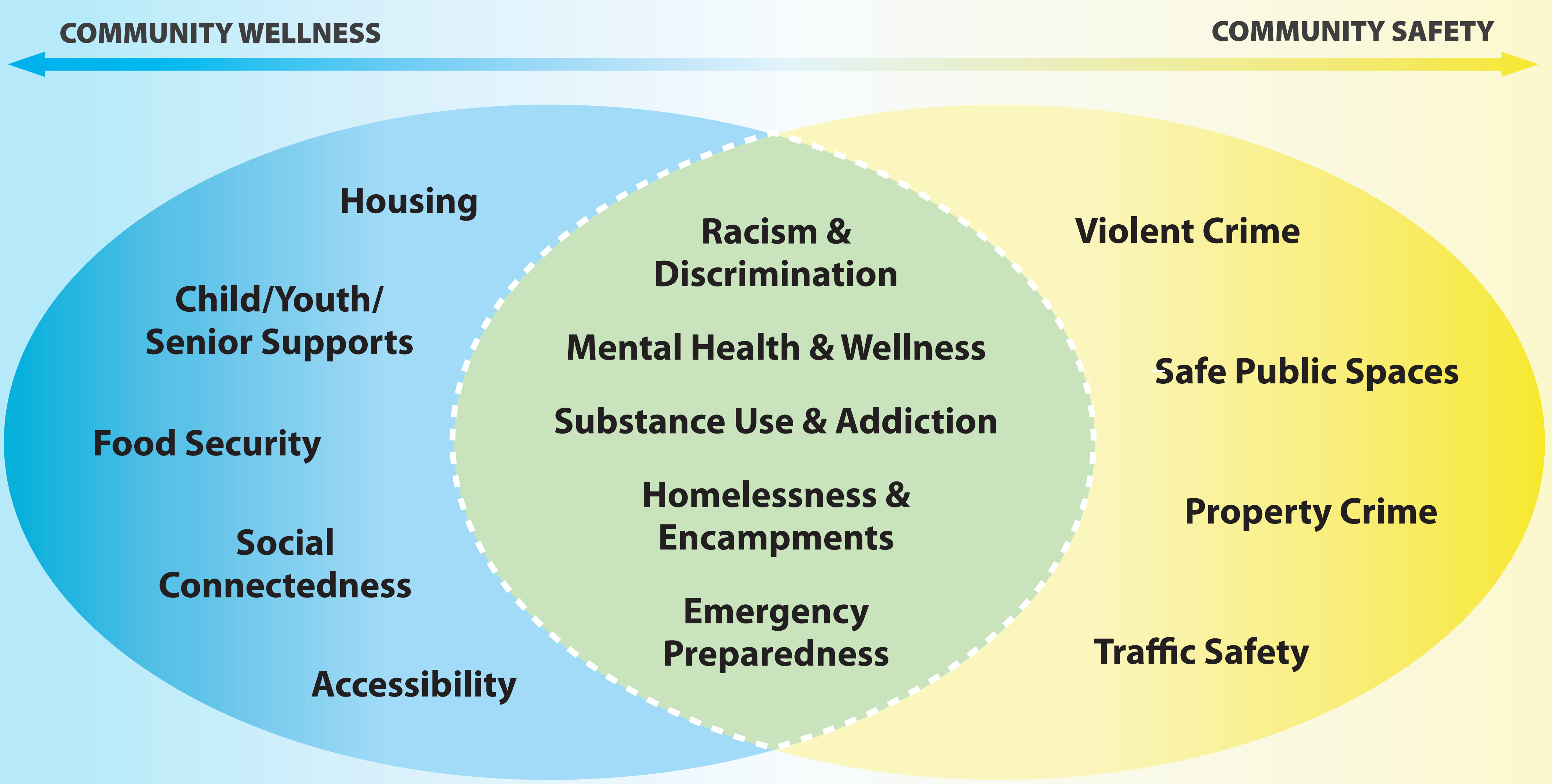
***STEP 1:** Use the three stickers provided to mark the **top three priority areas** where you believe increased focus would most improve your safety and wellbeing in Penticton.*

***STEP 2:** If you feel something important is missing, write it on a sticky note and add it to the outside of the board.*

VISION

PRINCIPLES

ADVOCACY • COMMUNICATION • AWARENESS



ENGAGEMENT • PARTNERSHIP • EDUCATION





Public Safety Questionnaire Engagement Report

December 13, 2024

[1.0 Overview](#)

[2.0 Community Participation](#)

[3.0 Feedback Form Results](#)

[4.0 Conclusions](#)

[Appendix A- Engagement Timeline](#)

1.0 Overview

Earlier this year, Council refocused its priorities to two key areas: Safe and Resilient and Livable and Accessible. The Public Safety Questionnaire launched at the Council-hosted Budget Open House on October 29, 2024, to help City Council and staff understand the level of safety residents feel in their neighbourhoods, the types of crime residents experience, their preferences for community safety investments, and to gauge their awareness for emergency preparedness.

Feedback will be used to help guide priority tactics and initiatives to increase public safety. The following document summarizes the activities completed and the findings from the process.

2.0 Community Participation

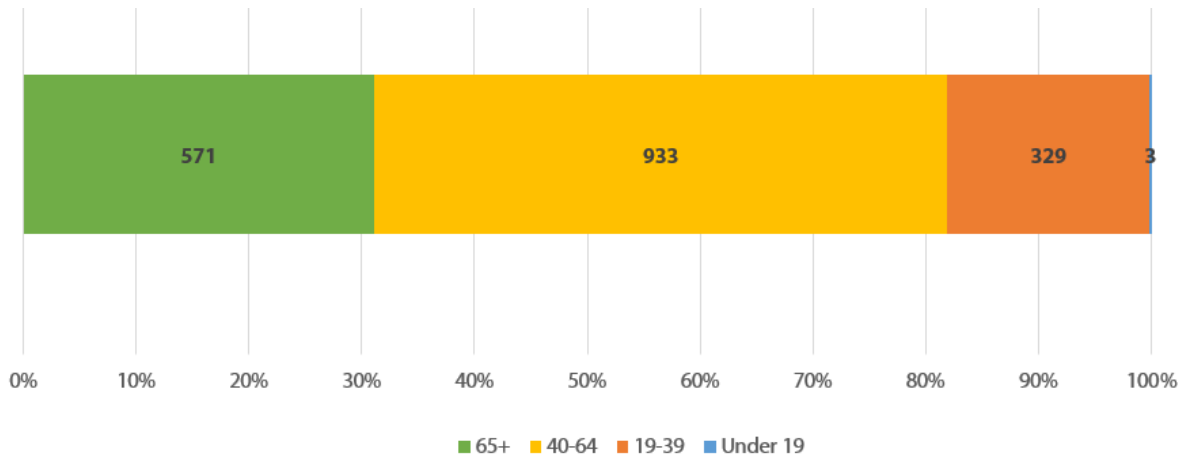
The engagement program was conducted between October 29 and November 29. The following diagram summarizes participation. A detailed timeline of engagement activities is provided in Appendix A.



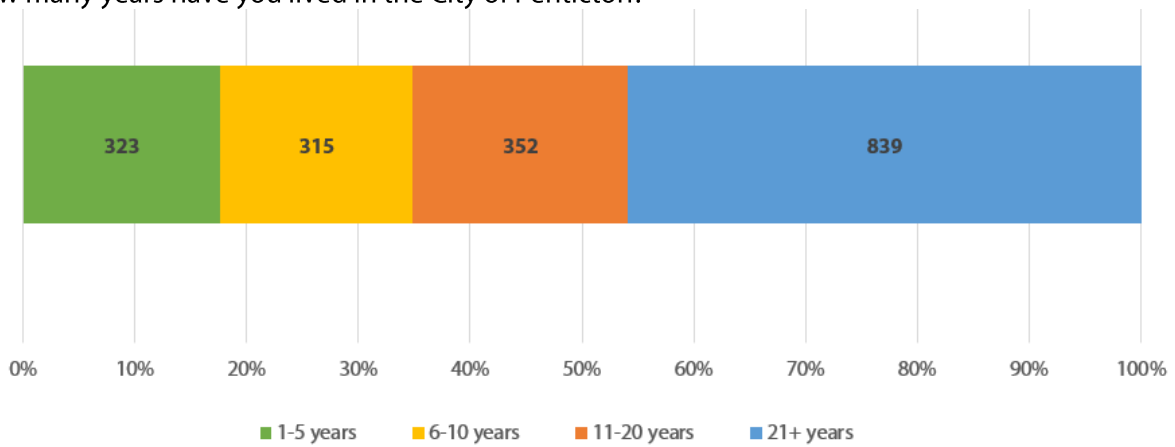
3.0 Feedback Form Results

One of the primary ways the City gathers formal feedback is through the use of feedback forms. The focus of the feedback form was to understand the level of safety residents feel in their neighbourhoods, the types of crime residents experience, their preferences for community safety investments, and to gauge their awareness for emergency preparedness. The deadline for feedback was Friday, Nov. 29. In total, **1842 feedback forms** were received. Please note that the key findings from those submissions are presented in this report and that complete results, including full comments, are available at shapeyourcitypenticton.ca

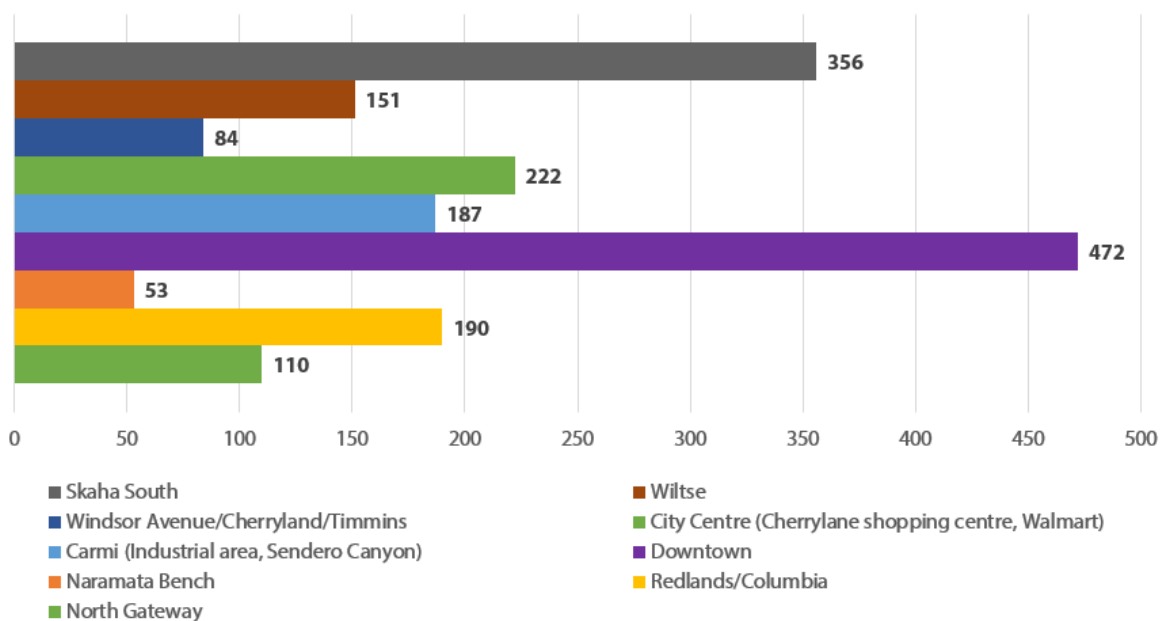
1. Please select your age category



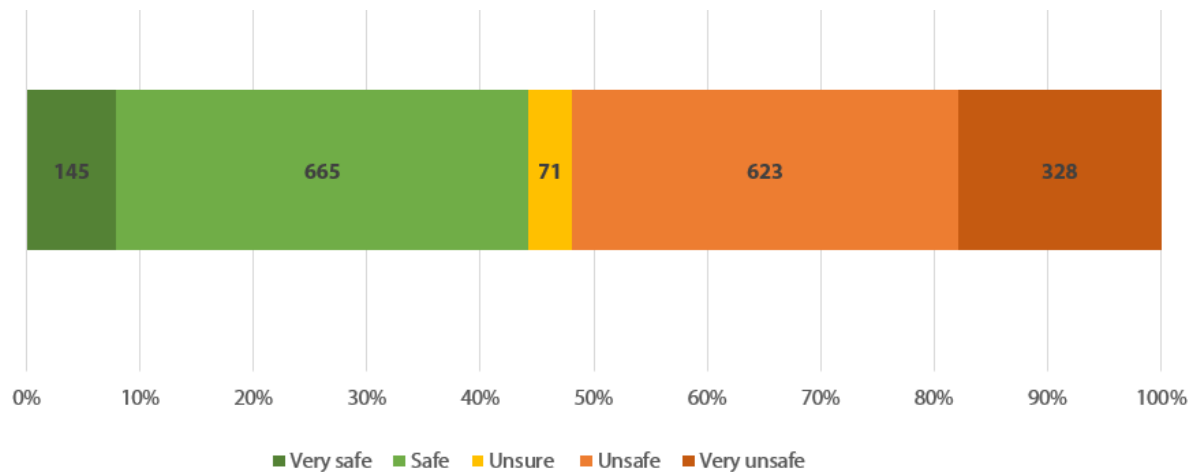
2. How many years have you lived in the City of Penticton?



3. Which neighbourhood do you live in?



4. How safe do you feel in your neighbourhood?



Respondents that selected 'Unsure' were invited to provide further comment. The following is a summary of the themes. Full comments are available at shapeyourcitypenticton.ca

- Increase of homelessness and drugs on the streets, uncomfortable walking in the evenings
- Increasing property and vehicle thefts
- Lack of visible police presence

Respondents that selected 'Unsafe' were invited to provide further comment. The following is a summary of the themes. Full comments are available at shapeyourcitypenticton.ca

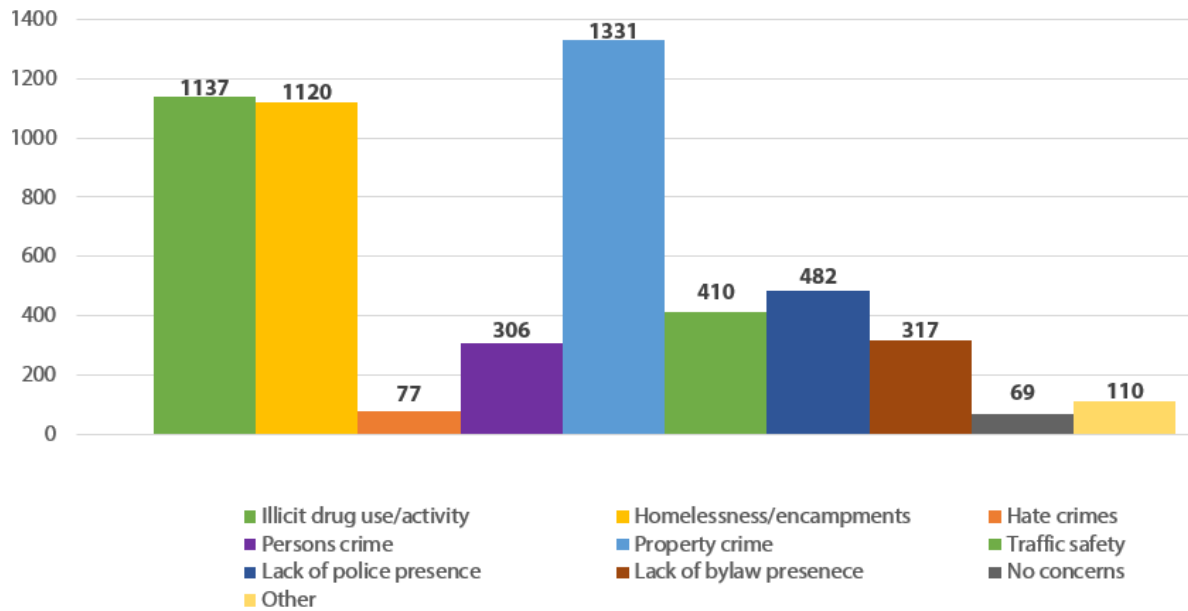
- People experiencing homelessness on drugs carrying weapons
- Too many encampments
- Open drug use and drug dealing
- Witnessing repeat thefts without consequences
- Physical assaults
- Property crime
- Traffic safety (speeding, no sidewalks in neighbourhood)
- Lack of police presence
- Thefts
- Drug paraphernalia in public spaces
- Increase in violent crimes (stabbings, homicides, more Emergency Response Team (ERT) incidents)

Respondents that selected 'Very Unsafe' were invited to provide further comment. The following is a summary of the themes. Full comments are available at shapeyourcitypenticton.ca

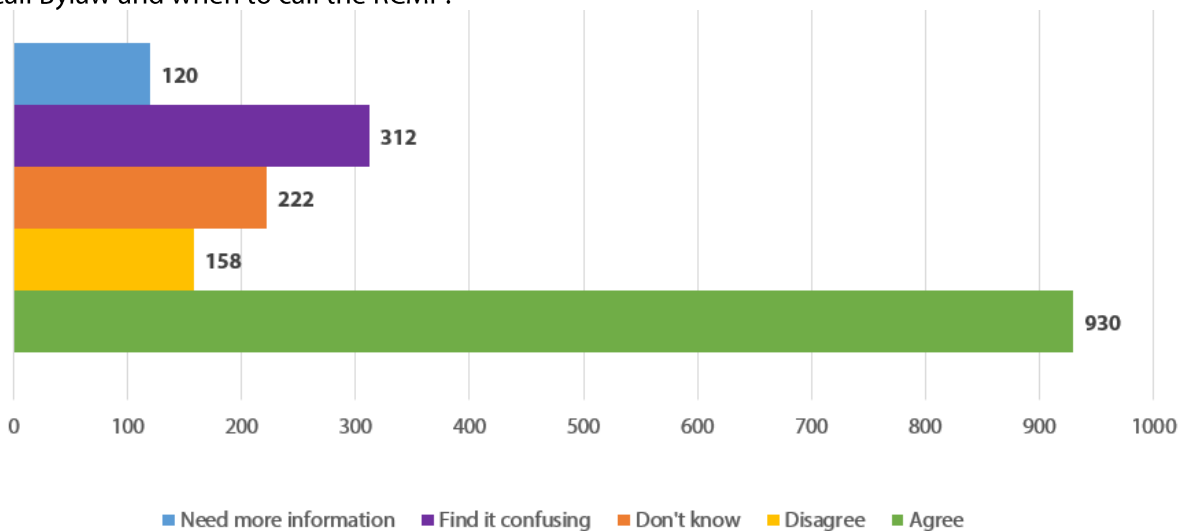
- Escalating open drug use, crime
- Increasing property and vehicle thefts
- Aggressive break-ins
- Physical assaults from those on drugs
- Vandalism

- Mental health issues resulting in aggressive behaviours from those experiencing homelessness
- Concern for the number of weapons carried by those experiencing homelessness
- Open drug use
- Increasing encampments and loitering on sidewalks
- Trespassing
- Increase in RCMP and ERT response in neighbourhoods
- Experiencing hate crimes

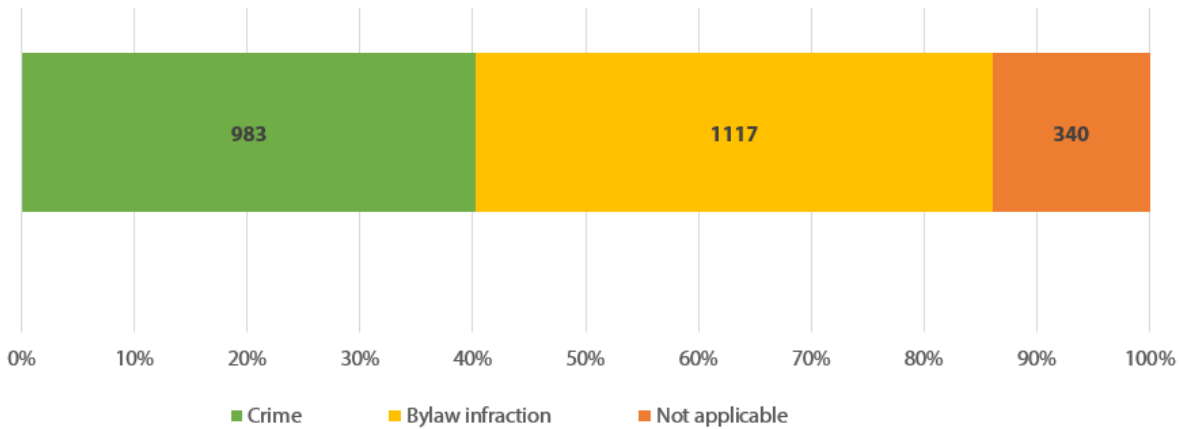
5. Which of the following issues are a top concern in your neighbourhood? Please select the top 3. Note: This graph represents responses from all neighbourhoods. Individual results are presented in the Conclusion section.



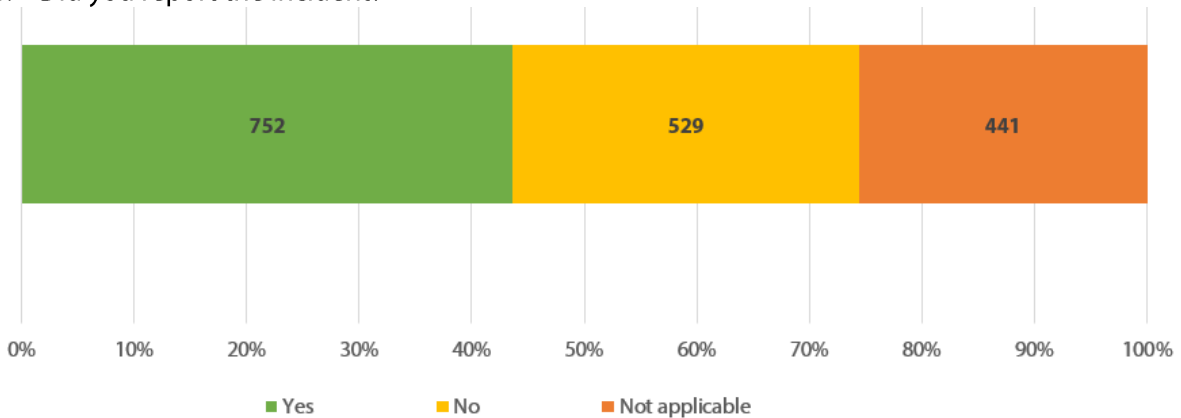
6. Please rate the following statement: I feel confident in knowing the difference between when to call Bylaw and when to call the RCMP.



7. Have you witnessed a crime or bylaw infraction in the last year?



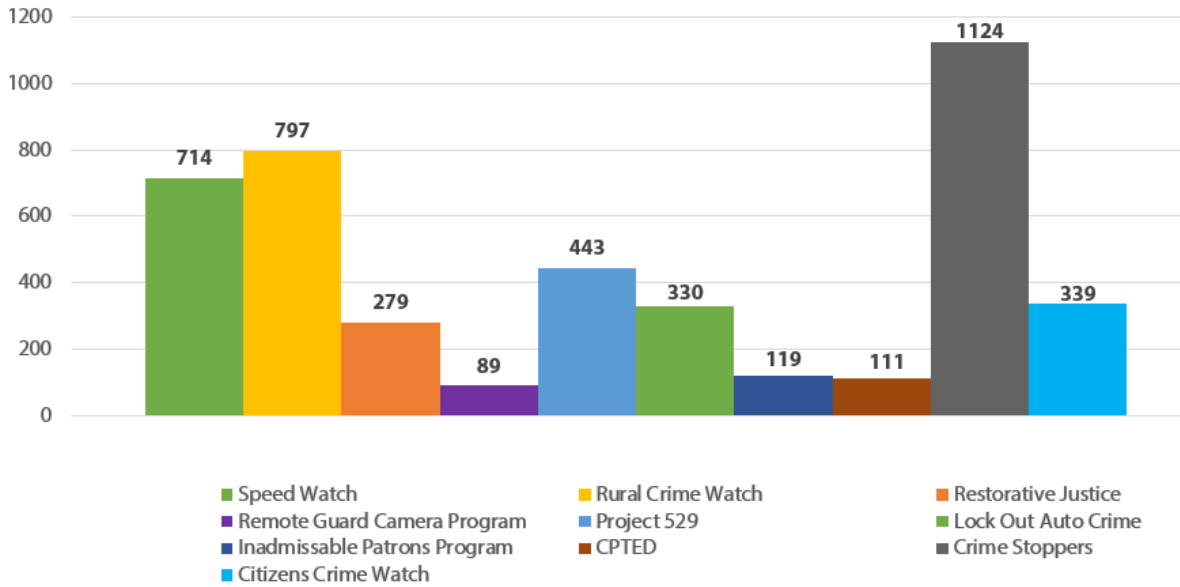
8. Did you report the incident?



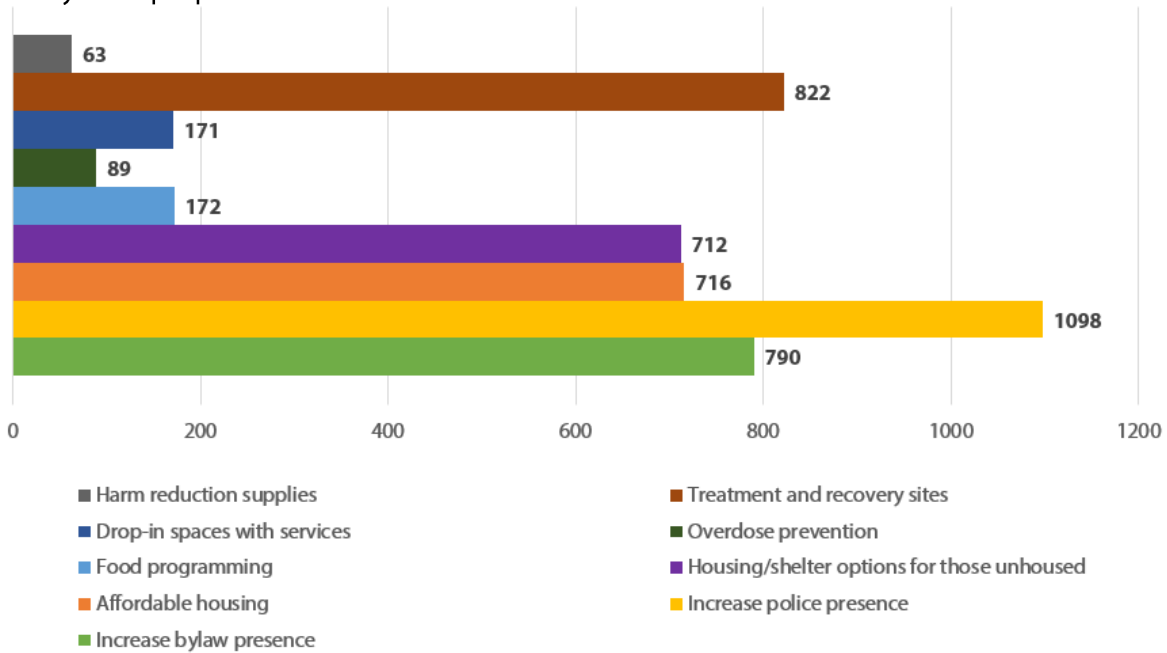
Respondents that selected 'No' were invited to explain why they did not report the incident they witnessed. The following are themes from the comments provided. Full comments are available at shapeyourcitypenticon.ca

- Concern that even if reported, nothing will change
- RCMP and Bylaw officers are already overwhelmed
- Have previously reported similar incidents without resolution
- Received no response from RCMP or Bylaw
- Unsure who to call
- When crime is happening daily, reporting it daily is not feasible
- Handled matter personally
- Incident was reported by someone else
- Concern that offenders aren't held accountable for their offences
- Concerned about repercussions of reporting

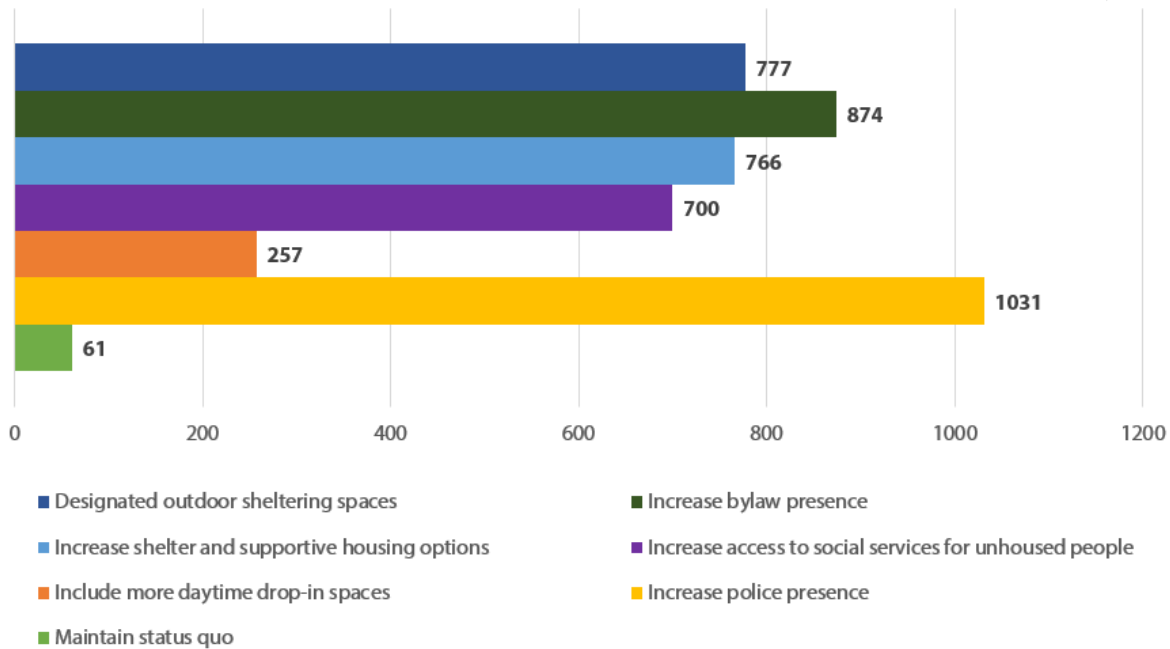
9. There are a number of initiatives and programs that can help address crime in neighbourhood areas. Are you familiar with the programs listed below? Select all that apply.



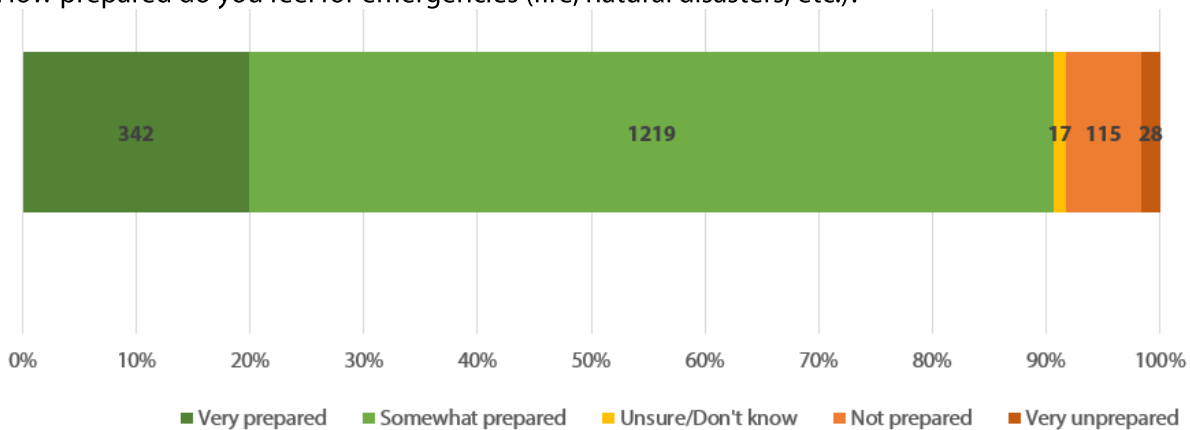
10. Where would you like to see future investments to support a Safe and Resilient community? Please select your top 3 priorities.



11. Encampments are on the rise in many communities in BC. For Penticton, please select the top 3 strategies you would like prioritized for managing encampments.



12. How prepared do you feel for emergencies (fire, natural disasters, etc.)?



Those that selected 'Unprepared' were invited to elaborate on their response. The following are themes from the comments provided. Full comments are available at shapeyourcitypenticon.ca

- Do not have an emergency kit or go-bag
- Do not know where to start, what to do
- Lack of information about local hazards
- Inability to afford and store go-bag
- Too difficult to prepare for all events
- Difficult to prepare a plan, especially with pets

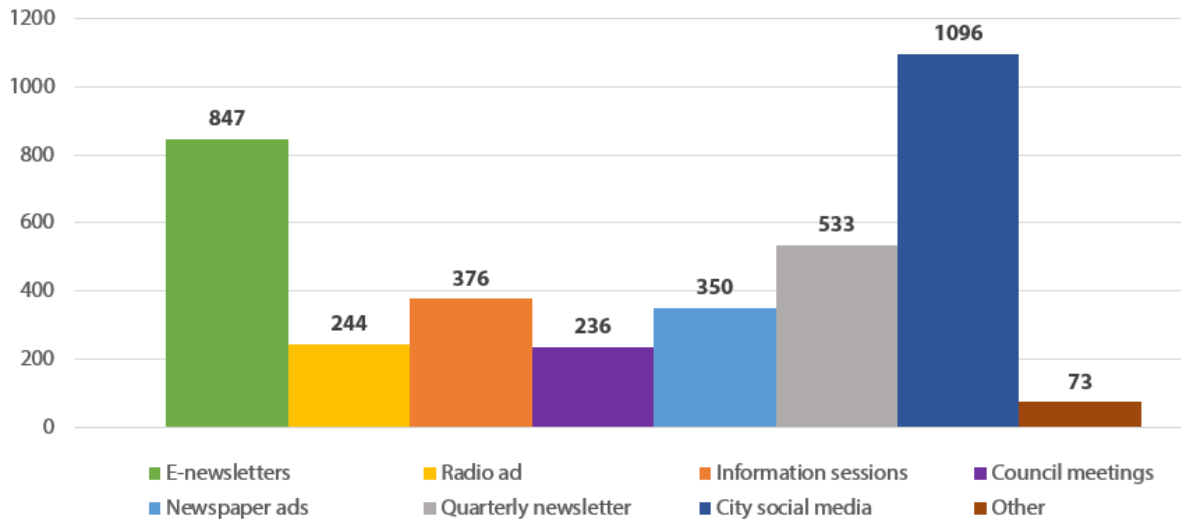
Those that selected 'Very unprepared' were invited to elaborate on their response. The following are themes from the comments provided. Full comments are available at shapeyourcitypenticon.ca

- City hasn't provided enough information to residents about emergency planning
- Unaware of what City's [emergency response] plan is
- Lack of resources

Those that selected 'Unsure' were invited to elaborate on their response. The following are themes from the comments provided. Full comments are available at shapeyourcitypenitcton.ca

- Lack of information for how to prepare
- No previous need to consider preparing
- Only just learning about what hazards to prepare for

13. How would you prefer to receive information about public safety programs or initiatives? Select all that apply.



'Other (please specify)' included online news sites, television news, flyers, with utility bills, on the SOEC billboard, direct to email inbox, and pop-up booths in the community.

14. Is there anything else you would like to share regarding public safety in our community?

The following are summaries of general themes provided by respondents. Full comments are available at shapeyourcitypenitcton.ca

Crime and Safety

- Concerns for personal safety when downtown, or in parks
- Concerns with open drug use, drug dealing
- Concerns of threats or threatening behaviours from those experiencing homelessness, including with weapons
- Desire to see "catch and release" program reformed
- Desire for [stronger] consequences for law and bylaw breakers
- Desire for more police
- Concerns regarding aggressive deer
- Desire for more traffic calming measures, concerns with excessive speeding

Homelessness and Addiction

- Desire for higher levels of government to take back their responsibilities (provide mental health services/facilities, affordable housing, rehabilitation programs)

- Concerns that services in Penticton are attracting those experiencing homelessness from outside the city
- Concerns with encampments in public spaces limiting general use (parks, trails)
- Concerns for “lack of rules” for those in social/supportive housing (tolerance for drug use, theft, violence)
- Concern that the amount of BC Housing facilities are disproportionate to the population of the city

RCMP and Bylaw

- Concerns with the lack of response from police and bylaw officers when crimes are reported
- Desire for extended bylaw hours
- Desire for stricter enforcement of laws and bylaws, especially related to vandalism, theft and public drug use
- Desire to have bylaw officers focus less on parking concerns and more on community safety issues
- Desire to organize neighbourhood/citizen safety initiatives
- Desire for more bylaw officer staff in order to prevent encampments before they start

Mental Health Services

- Concerns for the lack of long-term treatment facilities
- Desire to collaborate with provincial and federal governments to create more centres of support (rehabilitation centres, mental health units)
- Desire for programs for families and individuals to support them before they become homeless

Community and Economic Impact

- Concerns that tourists avoid downtown areas because of safety concerns and encampments
- Concerns for safety throughout Nanaimo Square, businesses losing business
- Concerns with walking alone through neighbourhoods and parks (solo adults, older children/teens)
- Desire to see use of CPTED throughout community
- Concerns that guests and visitors won’t return due to amounts of visible homelessness and public drug use

4.0 Conclusions

The main goal of this process was to gather feedback from the community to understand the level of safety residents feel in their neighbourhoods, the types of crime residents experience and to gauge community awareness for emergency preparedness.

North Gateway

The majority of respondents living in this neighbourhood feel unsafe or very unsafe (56%) and 43% feel safe or very safe. 2% of respondents are unsure whether they feel safe. The

top 3 concerns for this neighbourhood are property crime (71%), followed by a tie of illicit drug use/activity and homelessness/encampments (70%).

Redlands/Columbia

The majority of respondents living in this neighbourhood feel safe or very safe at 69% and 26% unsafe or very unsafe. 5% of respondents are unsure whether they feel safe. The top 3 concerns for this neighbourhood are property crime (75%), followed by a tie of illicit drug use/activity and homelessness/encampments (40%).

Naramata Bench

The majority of respondents living in this neighbourhood feel safe or very safe at 74% and 26% unsafe or very unsafe. There were no unsure responses. The top 3 concerns for this neighbourhood are property crime (85%), followed by homelessness/encampments (48%) and illegal drug use/activity (42%).

Downtown

The majority of respondents living in this neighbourhood feel unsafe or very unsafe at 64% and 33% safe or very safe. 4% responded unsure. The top 3 concerns for this neighbourhood are illicit drug use/activity (79%), property crime (75%) and homelessness/encampments (69%).

Carmi (Industrial area, Sendero Canyon)

The majority of respondents living in this neighbourhood feel unsafe or very unsafe (50%), with 47% responding feeling safe or very safe. 3% responded as unsure. The top 3 concerns in this neighbourhood are property crime (77%), illicit drug use/activity (62%) and homelessness/encampments (58%).

City Centre (Cherrylane shopping centre, Walmart)

The majority of respondents living in this neighbourhood feel unsafe or very unsafe (71%), with 27% responding feeling safe or very safe. 2% responded as unsure. The top 3 concerns in this neighbourhood are homelessness/encampments (84%), illicit drug use/activity (80%), and property crime (72%).

Windsor Avenue/Cherryland/Timmins

The majority of respondents living in this neighbourhood feel unsafe or very unsafe (66%), with 31% responding feeling safe or very safe. 2% responded as unsure. The top 3 concerns in this neighbourhood are homelessness/encampments (83%), illicit drug use/activity (70%), and property crime (63%).

Wiltse

The majority of respondents living in this neighbourhood feel safe or very safe at 79% and 23% unsafe or very unsafe. 5% of respondents are unsure whether they feel safe. The top 3 concerns for this neighbourhood are property crime (79%), followed by homelessness/encampments (50%), and illicit drug use/activity (42%).

Skaha South

The majority of respondents living in this neighbourhood feel unsafe or very unsafe (52%), with 43% responding feeling safe or very safe. 6% responded as unsure. The top 3 concerns in this neighbourhood are property crime (79%), homelessness/encampments (70%) and illicit drug use/activity (66%).

Future investments to support a Safe and Resilient community

Respondents indicated their top three priorities for future investments to support a Safe and Resilient community are increasing police presence (65%), treatment and recovery sites (48%), and increasing bylaw presence (46%).

Strategies for managing encampments

Respondents indicated their top three priorities for managing encampments are increasing police presence (61%), increasing bylaw presence (52%), and designating outdoor sheltering spaces (46%), which eked ahead by 1% of increasing shelter and supportive housing options (45%).

Emergency preparedness

While the majority of respondents indicated they feel somewhat or very prepared for an emergency (91%), only 52% are registered for the City's emergency text notification system.

Next Steps

The feedback gathered through the engagement program is to be provided to the Safety and Public Partnerships team. It will also be shared with Council and the community-at-large.

Appendix A - Engagement Timeline

The following list summarizes the main methods that were used to raise awareness about the application and the opportunities for residents to provide feedback through the community engagement period that took place between October 29 and November 29, 2024.

Date	Activity
Oct. 29	Council-hosted Budget Open House
Oct. 29	Project information and feedback form on www.shapeyourcitypenticton.ca
Nov. 4	Eblast
Nov. 8	Service announcement
Nov. 13	Eblast
Nov. 18	Social media post
Nov. 27	Social media post
Nov. 29	Deadline for feedback forms



Council Report

penticton.ca

Date: March 3, 2026 **File No:** RMS/325 Power St/PTCC Hotel

To: Anthony Haddad, City Manager

From: Blake Laven, GM of Development Services

Subject: **Penticton Trade and Convention Centre Attached Hotel – Engagement Strategy**

Staff Recommendation

THAT Council endorse the Penticton Trade and Convention Centre (PTCC) Attached Hotel Engagement Strategy as outlined in the report dated March 3, 2026.

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

A hotel directly attached to the Penticton Trade and Convention Centre (PTCC) has long been recognized as a critical amenity to help the facility reach its full potential. Since opening in 1965, the PTCC has been central to Penticton's evolution into a year-round destination, building on the city's established summer appeal. The facility continues to deliver strong economic value, with a 2025 study estimating the convention sector's total impact to the local economy at \$98 million. As competition for conventions and conferences across British Columbia intensifies, ongoing investment in the infrastructure that supports this industry is essential to maintaining and growing Penticton's market position. An attached convention hotel would significantly strengthen the PTCC's competitiveness, attracting higher-profile events and generating broader tourism and economic benefits.

In 2022, Council adopted the North Gateway Redevelopment and Investment Strategy, a community-informed plan that outlines a bold vision for the district surrounding the PTCC and South Okanagan Event Centre. The plan anticipates 1,200 new residential units, 400 new hotel rooms, new ice surfaces, renewed public spaces, and continued investment in signature facilities, positioning the area as a premier sports, entertainment, and cultural hub. A hotel attached to the PTCC is identified as one of the strategy's key moves to realize this vision ([North Gateway Plan | City of Penticton](#)).

Indenture/trust and park land dedication restrictions

While a hotel attached to the PTCC has long been a goal to support the City owned facility, the land is impacted by two restrictions that require electoral approval as part of the decision making process.

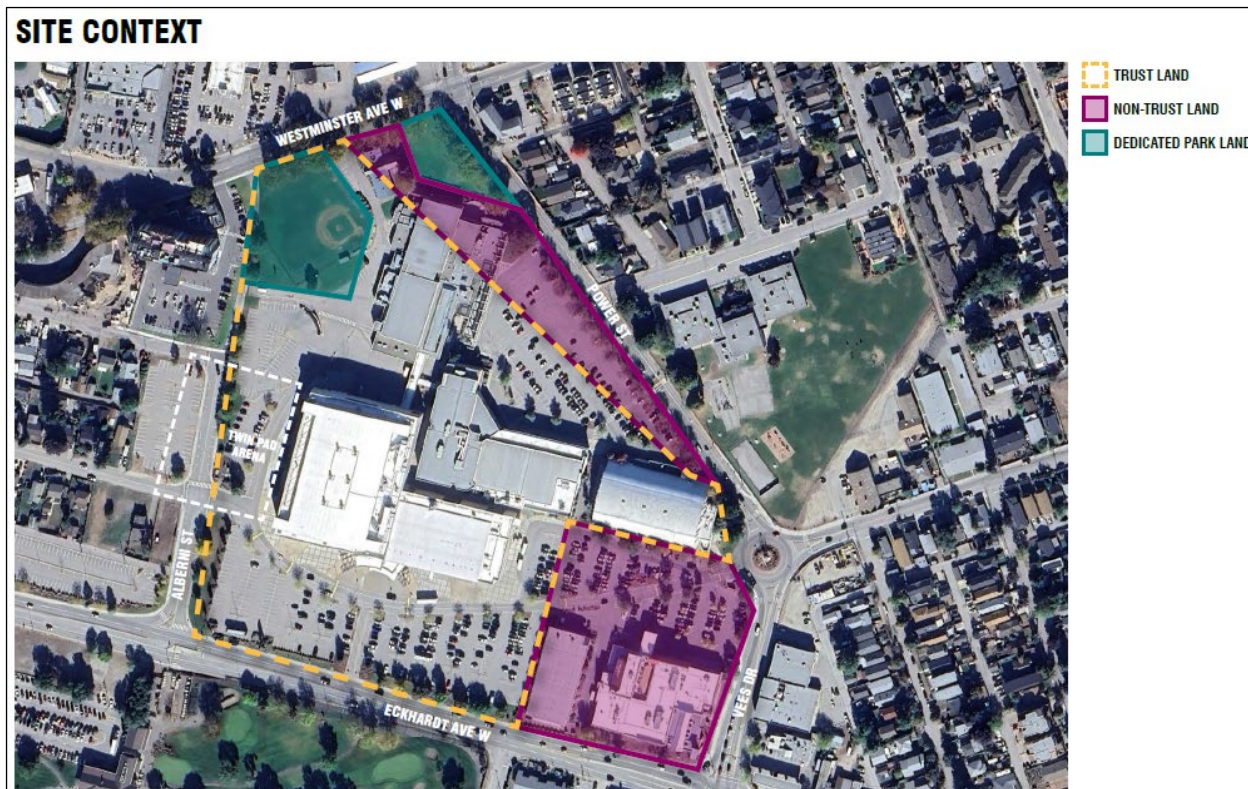


Figure 1: Site context showing areas of the subject property that are impacted by the trust conditions and parkland restrictions

Indenture / trust conditions: A portion of this land was acquired by the municipality in 1912 from the South Okanagan Land Company, a provincially registered company based in Penticton and founded by Lytton and Walter Shatford, who were instrumental in transforming the former Ellis Ranch holdings into the emerging townsite of Penticton. The conveyance stipulated that the lands were to be held for the inhabitants of Penticton and used for “games, sports and athletics, horse racing, park purposes, agricultural and fruit exhibitions, or other public purposes.” The indenture includes a provision permitting the City, with the assent of the electors, expressed in the same manner as voting for municipal council members, to convey, mortgage, lease, assign, or otherwise deal with the lands as it deemed appropriate.

In practical terms, this means that the municipality could make decisions on the use of the lands beyond the prescribed uses, only through a vote of the electors. Once voter approval is obtained, the City has full authority to determine land use as it does with any other land it owns. Staff note that in 1912, the municipality did not have the zoning powers that it has today, that it would utilize for these types of land restrictions, so indentures with trust conditions were more common ways to ensure future land use at that time.

Park land dedication: In addition to the Indenture restricting the use of the land for a hotel, a portion of the property is included in the Park Dedication Bylaw. Bambino Field and a small area of

greenspace at the corner of Power Street and Westminster Avenue are both dedicated as park land. The park land restrictions would not permit the construction of a hotel on dedicated park land.

The North Gateway Plan was aware of these two restrictions and outlines recommendations for both increasing the amount of usable park space and gives direction to proceed with the process to move forward with the hotel despite these restrictions, as the plan balances the benefits of the attached hotel with policies for improved publicly accessible open space and plaza space and a guiding principle of interconnected park space, boulevards and landscaping tied into improved facilities.

Council direction

Following the adoption of the North Gateway Plan and in support of some of the key implementation steps, Council in 2024 gave direction for staff to include questions on the 2026 municipal election ballot to support a hotel attached to the PTCC. Budgetary approval was also supported in the 2025 and 2026 budget to ensure a robust engagement plan was established so that the Penticton electorate was fully informed about the questions that would be included on the ballot.

This report outlines the engagement plan which is intended to be launched in March and run through to the election day in October, in support of those directives.

Engagement Strategy Overview

Following the City's [Community Engagement Framework](#) (2019), this strategy outlines the planned approach to inform and engage the public ahead of the 2026 municipal election referendum question(s). Consistent with the International Association for Public Participation (IAP2) Spectrum of Public Participation, this initiative falls under the “**empower**” category, as the final decision rests with voters on Oct. 17, 2026.

The strategy is designed to ensure residents have the information, context and clarity needed to make an informed choice, while also supporting Council in refining and finalizing ballot wording that reflects community interests.

Strategic Objective

The goal of this engagement initiative is to support an informed electorate by providing clear, accessible and balanced information regarding the future of the subject lands, including:

- the benefits and community value associated with enabling a future hotel development
- the steps required to remove current land-use restrictions and trust conditions
- the opportunities to adjust and enhance parkland and open space in a way that continues to support community priorities as outlined in the North Gateway Plan and OCP, and
- the broader civic considerations related to the ballot question(s)

This strategy will also gather input that will inform the final referendum question(s) brought forward for Council approval in June.

Audience

The strategy is designed for the general voting public, with additional tailored engagement for key stakeholder groups such as:

- The tourism and hotel sector;
- Parks and recreation organisations and user groups, including minor baseball; and
- Other partners with a direct interest in the site's future use.

Approach

The approach uses a multi-phased engagement and education model that leverages the tools and practices established in previous major City engagements, over two phases as follows:

- **Phase I: Awareness and Input (March–June 2026)**

The focus of this phase is to build broad awareness of the issue, provide foundational information and gather meaningful public feedback to support the development of the referendum question(s). Insights collected during this phase will be presented to Council in June to support selection of the ballot wording, in accordance with statutory timelines.

Communications strategies for this phase include an open house, walking tour, pop-ups at local events like the Home Show and Vees Games and Farmers Market along with digital marketing and social media. Shape Your City will be the hub for all information and engagement information.

- **Phase II: Public Education (June–Oct. 17, 2026)**

Once Council confirms the ballot question(s), the City will shift to a comprehensive education campaign to ensure residents clearly understand what they are voting on. This will include ongoing public-facing communications and targeted outreach to ensure the community has adequate information prior to the election.

Communications tactics for this phase will include an awareness campaign so that residents are fully aware of the project, referendum question, and have the information required to vote on the matter in the upcoming election.

Both phases will use a mix of engagement and communication tactics that reflect the scale and importance of the decision and to ensure residents understand the implications of the referendum, including:

- Dedicated Shape your City Penticton tile, a publicly accessible central depository for all digital information
- Frequently Asked Question (FAQ) sheet

- Architectural diagrams and renderings to help illustrate how the land use restrictions limit the ability to construct a hotel and the potential to reallocate parkland and open space to better benefit the community
- Print and Radio Ads
- Utility Bill Mail Out and Newsletter
- Informational video
- Media releases
- Social media
- Survey questions and feedback mechanisms
- Open house(s) and pop-ups
- Site tours

Financial implication

The work outlined in this report is within the overall budget allocated by Council to support this work. Should a budget amendment be required, as less was spent in 2025 than anticipated and more will likely be spent in 2026, this will be addressed through a quarterly financial report.

Analysis

This report outlines the engagement strategy developed to educate the public on this important issue that will be included in the 2026 ballot. Staff are recommending that Council endorse the proposed engagement strategy as presented.

Alternate recommendations

This report is provided for information only, and no alternative recommendations are proposed at this time. Should Council wish to incorporate additional engagement efforts or tools into the approach, staff will explore these options upon receiving direction from Council.

Attachments

N/A

Respectfully submitted,

Blake Laven,
General Manager of Development Services

<p>General Manager Community Services</p> <p><i>KJ</i></p>	<p>General Manager of Corporate Services</p> <p><i>AMC</i></p>	<p>General Manager of Infrastructure</p> <p><i>KD</i></p>	<p>City Manager</p> <p><i>SLH</i></p>
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Council Report

penticton.ca

Date: March 3, 2026 **File No:** RMS 6410-01
To: Anthony Haddad, City Manager
From: Blake Laven, General Manager of Development Services
Subject: **UBCM Local Government Development Approvals Program: Development Services Third Party Divisional External Assessment**

Staff Recommendation

THAT Council support an application for \$100,000 to the Local Government Development Approvals Program (LGDAP) for the 2026 intake, for a third party external assessment of the development services division, focussing on actionable steps to improve development approvals processes, customer service and digital integrations;

AND THAT Council direct staff to provide overall grant management, if successful with the grant application, to meet the LGDAP program requirements;

AND THAT the 2026-2030 Financial Plan be amended accordingly to incorporate the grant if approved.

Strategic priority objective

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.

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

Background

The Union of BC Municipalities (UBCM) Local Government Development Approvals Program (LGDAP) supports municipalities to implement best practices and test innovative approaches that improve development approvals processes while meeting local planning and policy objectives. The 2026 intake

is open until March 13, 2026. Funding can cover up to 100% of eligible costs to a maximum of \$200,000.

Development Approvals Process Review (DAPR) – 2019

In 2019, the Province initiated the Development Approvals Process Review (DAPR). Extensive local government and interest group engagement produced a comprehensive list of informed ideas for streamlining and speeding up the development approvals process. The Local Government Development Approvals Program provides support to local governments to address the DAPR report findings and adopt its recommendations.

There have been several rounds of LGDAP funding since the DAPR report was released in 2019 to support municipalities to improve their development approvals processes. The City applied for a grant in 2021 but was unsuccessful as the program was, according to the response from UBCM, “substantially oversubscribed” that year.

Purpose of Application

Staff are proposing applying to the 2026 LGDAP intake to retain a third-party consultant to evaluate current development approvals processes in the Development Services Division and make recommendations to improve those processes. The deliverable is a report outlining a prioritized strategy for measurable improvements across policy, function, process, and technology.

Proposed Consultant Scope (anticipated tasks)

The following deliverables will form the core scope of work for the report to be completed by a third-party consultant and are align with the LGDAP’s criteria:

- Interest Group Satisfaction Assessment: Design and conduct surveys/interviews/workshops with applicants (developers, builders and homeowner applicants), and internal staff to assess satisfaction, points of concern, and transparency, with comparative insights to LGDAP best practices and provincial findings from the provincial Development Approvals Process Review (DAPR).
- Organizational Review: Analyze staffing model, competencies, and roles, across Planning, Building, Development Engineering, and related functions to confirm resourcing against service demand and identify options to improve handoffs, escalation, and decision-making.
- Review of the Division’s current development approvals processes: Map current workflows (pre-application through building and/or occupancy permit), identify bottlenecks and redundancies, and propose lean process improvements, standard work, and checklists. For clarity, this includes Official Community Plan Amendments, Zoning Bylaw Amendments, Development Variance Permits, Development Permits, and Building Permits.

- Assess the impacts of recent provincial changes: Provincial changes to land use approvals and other development processes, from 2023-2025, have been incorporated into our development process in a piece meal fashion. This external analysis will look at any missed opportunities or continued redundancies from these changes.
- Digital enablement: Review the benefits of switching to the BC Building Permit Hub as opposed to continuing with our current applications processing software (Tempest and Cloudpermit).
- Performance measurement and reporting: Review our current KPI framework, quarterly reporting, and public-facing data to ensure we are tracking and reporting on the right data (permit issuance times, construction value, occupancy numbers etc.).
- Implementation roadmap: Main deliverable will be a report to be used by the General Manager to inform enhancements to development approvals processes and the Division's performance, identifying quick wins (0–6 months), near-term opportunities (6–18 months), and structural initiatives (18–36 months).

Financial implication

The funding program provides 100% of project funding. Staff are recommending a grant request in the amount of \$100,000 to complete the works, which will include the contracting of the third-party consultant, the survey work and funds available for early implementation activities.

Staff recommend that Council approve a budget amendment to accept the grant funding and allocate the corresponding revenue. The amendment would be reflected in an upcoming quarterly budget update.

Should we be unsuccessful with the grant, staff will look at the scope of work and determine if it is advisable to fund the work through other means.

Analysis

The Development Services division is a high-performing team which continues to maintain competitive development processing timelines among BC communities. We are, however, seeing increasingly complex development applications and a slow rise in processing times. For residential development, the most recent 2025 permit data shows an average approval timeline of 7 months for development permits and 2.25 months for building permits. These timelines are measured from the date of complete application to final approval and include all time spent by the City and developers on addressing permitting requirements.

The development landscape is becoming more sophisticated, with frequently changing building code requirements, new land use approvals processes, certification requirements for staff, rising legal liability, expectations around transparency, digital access, and coordination along with the increased

disruption of Artificial Intelligence (AI). Given this unique and evolving environment, this is an opportune time to hire a third party to ensure the Development Services divisional structure, processes and digital services are modernized, efficient, and timely to deliver the value to our client group (development and homeowner builders, professional services like architects and engineers etc.) and the larger community.

While the Division has long maintained a culture of continuous improvement, it has been several years since a comprehensive structural review has been conducted by an external party. Engaging a third-party consultant in 2026 will provide an objective, specialized assessment of our organizational structure (roles), workflows (processes), and technology integration, and will support the development of a clear blueprint for short, medium, and long-term improvements that can be used by the General Manager to lead further divisional improvement.

This project is aligned with the City’s values of modernization, reputation and open communication.

This work will help ensure that the Development Services Division continues to deliver high-value service to the community.

This proposed initiative is fully aligned with the 2026 UBCM LGDAP granting program criteria, which encourages local governments to modernize development processes, adopt innovative tools, and improve efficiency and clarity in their development approvals processes.

Accordingly, staff are recommending that Council provide formal support for the grant application and provide direction on the associated budgetary impacts.

Next Step – if successful with the grant, staff will issue an RFQ (or similar) and have the review complete within one year of being awarded the grant (estimated summer 2027).

Alternate recommendations



N/A

Attachments

Attachment A – LG Development Approvals Program – Application Guide

Respectfully submitted,

Blake Laven,
GM of Development Services

GM Corporate Services 	City Manager 
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Local Government Development Approvals Program

2026 Program and Application Guide

Applications will be accepted January 5, 2026 to March 13, 2026
using the [LGPS Online Application Tool](#)

1. Introduction

In 2019, the Province of BC initiated the Development Approvals Process Review (DAPR). Extensive local government and stakeholder engagement produced a comprehensive list of informed ideas for streamlining and speeding up the development approvals process, outlined in the [DAPR Report](#). The Local Government Development Approvals Program provides support to local governments to address the findings and adopt the recommendations in the DAPR Report.

To support getting the homes people need approved, built, and available effectively and efficiently, local governments, the development sector, and the Province all have a role to play in improving current development approvals processes.

Please refer to [Appendix 1](#) for definitions of terms used in this guide. All defined terms are in **bold** in the program guide.

Local Government Development Approvals Program

The development approvals process refers to all operational steps and decision making in relation to a local government's consideration of approving development, from the pre-application phase to the issuance of the building and/or occupancy permit. The local government's review process ensures that development applications conform to policies, plans, and regulations for building and development.

The intent of the Local Government Development Approvals Program is to support the implementation of established best practices and to test innovative approaches to improve development approvals processes while meeting local government planning and policy objectives.

The 2026 intake has been expanded to include eligible activities that support:

- Alignment with [BC Building Permit Hub](#);
- Use of **modern methods of construction**, such as **offsite construction**, **prefabricated construction**, and **modular construction**;
- Implementation of **standardized designs** for housing.

Approximately \$9.0 million is available for the 2026 intake. The Local Government Development Approvals Program is administered by the Union of BC Municipalities and funded by the Ministry of Housing and Municipal Affairs.

2. Eligible Applicants

All local governments (municipalities, regional districts, and the Islands Trust) in BC are eligible to apply. Eligible applicants can submit one application per intake. This includes applying as a **sub-applicant** in a regional application.

3. Grant Maximum

The Local Government Development Approvals Program can contribute a maximum of 100% of the cost of eligible activities to a maximum of \$200,000.00. For regional projects, the funding maximum is \$800,000.00 regardless of the number of **sub-applicants** included in the application.

The Evaluation Committee may recommend that an application be approved in part, based on available funding and the merit of the proposed project.

To ensure transparency and accountability in the expenditure of public funds, all other contributions for eligible portions of the project must be declared and, depending on the total value, may decrease the value of the funding. This includes any other grant funding and any revenue that is generated from activities that are funded by the Local Government Development Approvals Program.

4. Eligible Projects

To qualify for funding, proposed activities must meet the intent of the program and be:

- A new or subsequent phase of a project (retroactive funding is not available);
- Capable of completion by the applicant within two years of the date of grant approval;
- For projects that are dependent on external partnerships, provide evidence that external partners (e.g., development community, provincial Ministry, First Nations, other local governments, BC Hydro) are willing to participate.

Regional Projects

Funding requests from two or more eligible applicants for regional projects may be submitted as a single application for eligible, collaborative projects. It is expected that regional projects will demonstrate cost-efficiencies in the total grant request.

For the purpose of the Local Government Development Approvals Program, regional projects may include applicants that are not located in the same region but instead that are collaborating on, and will all benefit from, an eligible project. For all regional projects, the project must result in new or updated development approval processes or outcomes for all applicants included in the **approved project**.

The **primary applicant** submitting the application for a regional project is required to submit a resolution as outlined in [Section 7](#) of this guide. Each **sub-applicant** is required to submit a resolution that clearly states their approval for the **primary applicant** to apply for, receive, and manage the grant funding on their behalf.

For regional projects, the funding maximum is \$800,000.00 regardless of the number of **sub-applicants** included in the application.

5. Requirements for Funding

As part of both the development of the application package and the delivery of the **approved project**, local governments are encouraged to proactively engage local First Nations and Indigenous organizations, such as Friendship Centres and Métis Chartered Communities. Engagement by local governments both locally and regionally can help build relationships with First Nations, support harmonization of land use planning, and enhance reconciliation. More information on engagement best practices is available [here](#).

As part of the Approval Agreement, **approved projects** must meet the following requirements for funding:

- Activities must comply with all applicable privacy legislation under the *Freedom of Information and Protection of Privacy Act* in relation to the collection, use, or disclosure of personal information while conducting funded activities. Personal information is any recorded information about an identifiable individual other than their business contact information. This includes information that can be used to identify an individual through association or inference.
- Where applicable, to qualify for funding, for any professional activities required to obtain authorizations or permits, be developed and signed by a qualified professional as per the *Professional Governance Act*.

6. Eligible and Ineligible Costs and Activities

Eligible costs are direct costs that are approved for funding, properly and reasonably incurred, and paid by the applicant to carry out eligible activities. Eligible costs can only be incurred from the date of application submission until the final report is submitted.

Table 1 identifies examples of activities that are eligible for funding. Please note that an internal review of current development approvals may be valuable before undertaking specific projects, but is not a pre-requisite for funding. However, evidence of readiness and/or rationale to undertake proposed activities is required in the application form and may contribute to higher application scores.

It is expected that proposed activities may involve internal or external partnerships. Please refer to [Section 4](#) for funding requirements for working with external partners. Eligible activities must be cost-effective.

Table 1: Activities Eligible for Funding

- A. Developing, reviewing, and/or updating internal development approvals processes to improve efficiency and effectiveness. For example:
- Planning, training, and facilitating to improve collaboration between departments to improve development approvals process.
 - Planning and making recommendations for triaging development applications at the submission stage to identify incomplete, straight forward, complex, or high priority (e.g., aligned with council priorities on affordable and rental housing) applications and have a different process for acting on each kind.
 - Reviewing and updating building permit application forms to align with the [Province's standardized permit checklist](#).
 - Reviewing and updating internal approvals processes, including guidelines and bylaws, to support the efficient approval of projects using **standardized designs** from a variety of sources, including the [B.C. Standardized Housing Designs Catalogue](#), Canadian Mortgage and Housing Corporation's [Housing Design Catalogue](#), or others.
 - Identifying opportunities to support the adoption of **modern methods of construction** such as **offsite construction** methodologies including volumetric **modular** or panelized construction, including review of bylaws or permit processes relating to standards such as CSA A277, especially in connection with standardization of permitting and approvals.

Table 1: Activities Eligible for Funding (continued)

- B. Developing, reviewing, and/or updating development approvals guidance for staff and/or applicants. For example:
- Creating guides, templates, webinars, and/or checklists for applicants and/or staff.
 - Creating guidelines that define what constitutes a major or minor amendment change.
 - Change management training and capacity building for staff or elected officials.
 - Process improvements to support the use of **standardized designs** or **modern methods of construction** and updates to guidelines, policies, procedures, and bylaws.
- C. Reviewing and making recommendations to improve development approval procedures bylaw. For example:
- Delegating authority to staff to make decisions where appropriate, including delegating technical development permits to staff.
- D. Reviewing zoning bylaw(s) and providing recommendations to improve development approval processes. For example:
- Reducing the need for commonly requested variances.
 - Simplifying and expediting the use of **standardized design** catalogues.
 - Supporting the use of **modern methods of construction** including **offsite construction**, **prefabricated construction**, and **modular construction**.
- E. Reviewing other land use bylaw(s) and providing recommendations to improve the development approval process. For example:
- Reviewing official community plans or regional growth strategies to identify opportunities to improve development approval process.
 - Reviewing community plans, zoning, and development processes to support the use of **modern methods of construction**, such as ensuring that **modern methods of construction** are not restricted through zoning.
- F. Facilitating collaboration or coordination with external partners (e.g., development community, provincial Ministry, First Nations, other local governments). For example:
- Developing communication materials, user guidelines, and/or training modules for development approvals.
 - Establishing a pre-application process and/or guidelines (e.g., pre-application developer meetings; pre-application public engagement).
 - Training external partners on the development approvals process.
 - Coordinating with neighbouring communities to increase consistency across jurisdictions.
- G. Improving information technology to facilitate uptake and/or alignment with Building Permit Hub. For example:
- Working with existing software provider(s) to establish/update application programming interfaces (APIs), software, and workflows to enable integration with Building Permit Hub.
 - Change management and/or staff training on Building Permit Hub adoption and associated updates to internal processes, workflows, or information technology (IT) systems.

Table 1: Activities Eligible for Funding (continued)

- Publishing of policies and bylaws into a machine-readable format that is consistent with the Province’s approach to publishing the BC Building Code in machine readable format.
- H. Other activities that enable local governments to make use of **modern methods of construction** and **standardized designs**.
- I. Other activities that support the improvement of the local government development approval process and that meet the intent of the program may be considered for funding.

Additional Eligible Costs and Activities

The following expenditures are also eligible provided they relate directly to eligible activities identified in Table 1:

- Incremental applicant staff (e.g., creating a new position or adding new responsibilities to an existing position). Eligible expenses include wages/salary, mandatory employment related costs as required by federal or provincial law, and other employment related costs as required by the approved applicant.
- Consultant costs. Please note: if you intend to hire a qualified professional to support proposed activities, professional consultant rates will only be considered for activities that represent respective professions. For other activities (e.g., event planning) consultant rates are expected to be commensurate with the type of activity being undertaken.
- Public information costs (e.g., FAQs, webinars for the public, guidance on how to participate in the public process, role of the decision-maker in the process).
- Honoraria for equity-denied populations or service organizations that support equity-denied populations.
- Translation costs and the development of culturally appropriate education, awareness, or engagement materials.
- Reporting on **approved projects** (to Board or Council, other levels of government, etc.).

Ineligible Costs and Activities

Any activity that is not outlined in Table 1 or the ‘Additional Eligible Costs and Activities’ section, or is not directly connected to activities approved in the application, is not eligible for grant funding. This includes:

- Purchasing, developing, or implementing new or upgraded digital platforms (hardware) or software that are not directly tied to the adoption of Building Permit Hub or digitization of bylaws.
- Development or update of housing needs reports, official community plans, regional growth strategies, local area plans, master plans, zoning bylaws, etc.
- Routine or ongoing operating costs or activities (e.g., heating, cooling, and lighting; security; software or service subscriptions; or membership fees).
- Routine or ongoing planning costs or planning activities that are not incremental to the project (e.g., costs related to bylaw adoption).
- Regular salaries and/or benefits of **primary applicant** or **sub-applicant(s)** staff or partners.
- Development of architectural, engineering, or other design drawings for the construction or renovation of facilities.
- Major capital improvements or major renovations to existing facilities, and/or construction of new, permanent facilities.

- Audit fees, legal fees, interest fees, or fees to incorporate a society.
- Fundraising, lobbying, or sponsorship campaigns.
- Project-related fees payable to the **primary applicant** or **sub-applicant(s)** (e.g., permit fees).
- Purchase of promotional items, door/raffle prizes, give-away items, and/or gifts for community members.

7. Application Requirements and Process

The [LGPS Online Application Tool](#) is required to be used. Refer to [Appendix 2](#) for full information.

Application Deadline

The application deadline is **March 13, 2026**. Applicants will be advised of the status of their applications within 90 days of the application deadline.

Required Application Contents

All applicants are required to complete the LGPS Online Application Form and submit an electronic copy of the following:

- Completed Application Worksheet with all required attachments.
- Council, Board, or Local Trust Committee resolution **OR** a letter of support from the CAO or CFO for applications that are from a single applicant and request less than \$50,000 in funding. Resolutions and letters need to indicate support for the current proposed activities and willingness to provide overall grant management. All regional applications, or applications requesting more than \$50,000 in funding, will require resolutions to be submitted.
- Detailed budget that indicates the proposed expenditures from the Local Government Development Approvals Program grant and aligns with the proposed activities outlined in the application form. Although additional funding or support is not required, any other grant funding or **in-kind contributions** expenditures must be identified. Applicants are encouraged to use the [LGPS Budget and Financial Summary Tool](#);
- For projects with external partners: written confirmation from the external partner confirming their role and willingness to participate.
- For regional projects only:
 - Council, Board, or Local Trust Committee resolution from the **primary applicant**, indicating support for the current proposed activities and willingness to provide overall grant management; and,
 - Council, Board, or Local Trust Committee resolution from each **sub-applicant** that clearly states their approval for the **primary applicant** to apply for, receive, and manage the grant funding on their behalf. Resolutions from **sub-applicants** must include this language.

Submission of Applications

Applications are required to be submitted in two steps prior to the application deadline:

1. [LGPS Online Application Form](#): This online form must be completed for all applications to LGPS funding programs and includes questions that are common to all grant applications. When the LGPS Online Application Form is submitted, the applicant will receive an email confirmation including the file number that has been assigned to the application, and a copy of the Application Worksheet that must be completed as part of Step 2.

2. Application Worksheet: This worksheet contains questions that are specific to the funding stream and must be submitted by email to UBCM with all other required attachments.

Refer to [Appendix 2](#) for more information on the new process and the information that will be required to be submitted during each step.

Worksheets and required attachments should be submitted as Word, Excel, or PDF files. Total file size for email attachments cannot exceed 20 MB. All materials should be submitted to Local Government Program Services, Union of BC Municipalities by email: lgps@ubcm.ca

Review of Applications

UBCM will perform a preliminary review of all applications to ensure the required application contents have been submitted and to ensure that eligibility criteria have been met. Only complete application packages will be reviewed.

As required, the Evaluation Committee will assess and score all eligible applications. Point values and weighting have been established within each of these scoring criteria. Only those applications that meet a minimum threshold point value will be considered for funding.

Higher application review scores will be given to projects that:

- Demonstrate alignment with intent of the Local Government Development Approvals program.
- Are outcome-based and include performance measures.
- Provide evidence of readiness to undertake proposed activities.
- Where applicable, demonstrate transferability to other local governments in BC.
- Include internal local government cross-departmental collaboration and/or collaboration with one or more external partners (e.g., development community, provincial Ministry, First Nations, other local governments, BC Hydro etc.).
- Where applicable, are in alignment with other local governments' digitization efforts.
- Are cost-effective.

As required, the Evaluation Committee may consider the provincial, regional, and urban/rural distribution of proposed projects, and previous funding. Recommendations will be made on a priority basis.

All application materials will be shared with the Province of BC.

8. Grant Management and Applicant Responsibilities

Grants are awarded to approved applicants only. The approved applicant is responsible for completion of the project as approved and for meeting reporting requirements.

Approved applicants are responsible for proper fiscal management, including maintaining acceptable accounting records for the project. UBCM reserves the right to audit these records.

Notice of Funding Decision and Payments

All applicants will receive written notice of funding decisions. Approved applicants will receive an Approval Agreement, which will include the terms and conditions of any grant that is awarded, and that is required to be signed and returned to UBCM.

Grants are awarded in two payments: 50% at the approval of the project and when the signed Approval Agreement has been returned to UBCM and the remainder when the project is complete and UBCM has received and approved the required final report and a financial summary.

Please note that in cases where revisions are required to an application, or an application has been approved in principle only, the applicant has 30 days from the date of the written notice of the status of the application to complete the application requirements. Applications that are not completed within 30 days may be closed.

Progress Payments

To request a progress payment, approved applicants are required to submit the [Interim Report Form](#). The form will require the following information:

- Description of activities completed to date;
- Description of funds expended to date (applicants are encouraged to use the [LGPS Budget and Financial Summary Tool](#)); and
- Written rationale for receiving a progress payment.

Changes to Approved Projects (Amendment Requests)

Approved grants are specific to the project as identified in the application, and grant funds are not transferable to other projects. Approval from UBCM will be required for any significant variation from the approved project. Generally speaking, this means funds cannot be transferred to an activity that was not included in the approved application or to a new or expanded location.

Approval from UBCM and/or the Evaluation Committee will be required for any variation from the **approved project**. Depending on the complexity of the proposed amendment, requests may take up to 90 days to review.

To propose changes to an **approved project**, applicants are required to submit the [Interim Report Form](#). If UBCM determines the amendment is eligible for consideration, applicants will be required to submit:

- Amended application package, including updated Application Worksheet, detailed budget (applicants are encouraged to use the [LGPS Budget and Financial Summary Tool](#)), and an updated Council, Board, or Local Trust Committee resolution;
- For regional projects only, evidence of support from **sub-applicant(s)** for proposed amendments will be required; and
- Written rationale for proposed changes to activities and/or expenditures.

Applicants are responsible for any costs above the approved grant unless a revised application is submitted and approved prior to work being undertaken.

Extensions to Project End Date

All approved activities are required to be completed within the time frame identified in the Approval Agreement and all extensions beyond this date must be requested in writing and be approved by UBCM.

The [Interim Report Form](#) will be required to be submitted for all extensions request over six months. Extensions will not exceed one year from the date of the original final report deadline.

Recognition of Funding and Funders

When recognizing funding, please state that the Local Government Development Approvals Program is administered by the Union of BC Municipalities and funded by the Province of BC. UBCM is active on X, Bluesky, LinkedIn, and Facebook. When possible, please mention or tag UBCM on social media posts that are related to projects that are funded by programs that UBCM administers.

Guidelines on using Province of BC logos, including downloadable files, are available [here](#).

9. Final Report Requirements and Process

All funded activities must be completed within two years of notification of funding approval and the final report is due within 30 days of project completion.

Final Reports

Applicants are required to submit an electronic copy of the complete final report, including the following:

- Completed Final Report Form with all required attachments;
- Detailed financial summary that indicates the actual expenditures from the Local Government Development Approvals Program grant and other sources (if applicable) and that aligns with the actual activities outlined in the Final Report Form. Applicants are encouraged to use the [LGPS Budget and Financial Summary Tool](#);
- Copies of any materials that were produced with grant funding (e.g., guidance material, reports on results of performance measurement);
- Photos of funded activities and/or completed projects; and,
- Links to media directly related to the funded project.

Submission of Final Reports

Final reports should be submitted as Word, Excel, or PDF files. Total file size for email attachments cannot exceed 20 MB.

All final reports should be submitted to Local Government Program Services, Union of BC Municipalities by email: lgps@ubcm.ca.

Review of Final Reports

UBCM will review all final reports to ensure the required report elements have been submitted.

All final report materials will be shared with the Province of BC.

10. Additional Information

Union of BC Municipalities

Email: lgps@ubcm.ca

Phone: 604-270-8226 ext. 220

Appendix 1: Definitions

Approved Project: Activities included in the approved application and costs included in the approved budget.

Cash Expenditures: Direct costs properly and reasonably incurred and paid for with money by the approved **primary applicant** or **sub-applicant(s)** as part of **the approved project**. For example, catering and consultant fees can be cash expenditures.

In-Kind Contribution: The use of resources of the approved **primary applicant** or **sub-applicant(s)** for the development or implementation of the approved project. For example, the use of meeting rooms owned by the approved **primary applicant** or **sub-applicant(s)** can be an in-kind expenditure.

Modern methods of construction: Use of newer construction methodologies including **modular construction**, **offsite construction**, or other forms of **prefabricated construction** that moves construction activities into industrialized settings instead of the development site, allowing for more rapid and efficient construction.

Modular construction: Design and construction methodologies that construct building designs in large, volumetric modules, including elements of walls, floors, and fittings, that move construction into factory settings with modules delivered onto building sites and assembled into the final building form.

Offsite construction: Design and construction methodologies that move some construction methodologies off of the eventual development site and into factories or industrialized settings to maximize on efficiencies.

Prefabricated construction: Use of design and construction methodologies that maximize the use of components that are prefabricated (such as trusses, wall assemblies, floor cassettes, mechanical modules, etc.) and not “stick built” on the development site.

Primary Applicant: Eligible applicant that is the primary contact for the application and that is responsible for project oversight, grant management, and all reporting requirements.

Standardized Designs: pre-approved, customizable residential building plans or designs for housing that can help streamline the permitting process, including the [B.C. Standardized Housing Designs Catalogue](#), Canadian Mortgage and Housing Corporation’s [Housing Design Catalogue](#), or others.

Sub-Applicant(s): In the case of regional projects, the sub-applicants are eligible applicants that are included in an approved application.

Appendix 2: LGPS Online Application Tool

As outlined in [Section 7](#), Applications are required to be submitted in two steps **prior to the application deadline**:

1. [LGPS Online Application Form](#): This online form must be completed for all applications to LGPS funding programs and includes questions that are common to all grant applications. When the LGPS Online Application Form is submitted, the applicant will receive an email confirmation including the file number that has been assigned to the application, and a copy of the Application Worksheet that must be completed as part of Step 2.
2. Application Worksheet: This worksheet contains questions that are specific to the funding stream and must be submitted by email to UBCM with all other required attachments.

STEP ONE: LGPS Online Application Form

The following questions are required to be answered on the LGPS Online Application Form:

1. Name of the intake of the funding program that you want to apply for (select from menu).
2. Name of the Primary Applicant (select from menu). Please note: if the name of your organization is not included in the menu, contact UBCM in order to determine eligibility and next steps.
3. Primary and secondary contact information: full name, position, email, phone.
4. Primary applicant mailing address.
5. For regional projects only: name of sub-applicant(s) and rationale for regional project.
6. Project title. Project titles should be brief but include key project activities, the area where the work will be undertaken, and the intended outcome/deliverable.
7. Proposed start and end date.
8. Estimated total project budget.
9. Estimated total grant request.
10. Other funding amount and source.
11. Project summary (provide a brief summary, no more than 500 characters).
12. Progress to date. Provide an update on the status of previously approved projects if previously funded under same funding program/funding stream.
13. Certification that the information is complete and accurate.
14. Name and email of person submitting application.

When the LGPS Online Application Form is submitted, the applicant will receive an email confirmation including the file number that has been assigned to the application, and a copy of the Application Worksheet that must be completed as part of Step 2.

STEP TWO: Application Worksheet and Required Attachments

Application Worksheet

The following questions will be required to be answered on the Application Worksheet:

1. Name of Primary Applicant (local government).
2. File Number (this can be found on the confirmation email you will receive after the LGPS Online Application Form is submitted).

3. Type of Project: identify the type of project that best describes what the funding will be used for. Check all that apply:
 - Digitization (i.e., alignment with BC Building Hub)
 - Modern methods of construction
 - Standardized design
 - Streamlining of development approval processes)
4. Local Development Context:
 - a) Description of the development trends in your community in last 5 years. This could include scale and typical type of developments, number and type of applications and permits, and/or type of applicants (large developers, builders or contractors, property owners).
 - b) General community awareness or engagement regarding development processes.
5. Rationale for Proposed Activities: based on the local development context identified in Question 4, identify the current challenges facing your local government regarding development approvals.
6. Evidence and Readiness: based on the challenges identified above provide an overview of any additional evidence for making changes to the development approval processes. This may be derived from existing internal development approval process review, strategic plan, other relevant staff report, increase in development applications, projected increase in housing need based on recent housing needs assessment.
7. Proposed Activities:
 - a) Description of the proposed specific activities that will be undertaken.
 - b) Description of how the proposed activities meet the intent of the funding program (support the implementation of established best practices and to test innovative approaches to improve development approvals processes while meeting local government planning and policy objectives), and the challenges identified in Question 5.
8. Outcomes and Performance Measures: describe the proposed outcomes and performance measures
 - a) What outcomes will indicate project success (addressing challenges identified in Q5)?
 - b) What performance measures will be used to assess these outcomes?
9. Internal and External Partnerships: indicate how you intend to consult, engage, or collaborate with the following and what specific role they will play in the proposed activities. If possible, identify the specific agencies or organizations you intend to work with.
 - a) Internal partners (i.e., local government departments).
 - b) External partners (i.e., development community, provincial Ministry, First Nations, other local governments).
 - c) Other.
10. Additional Information: Any other information you think may help support your submission.

Required Attachments

The following attachments will be required to be submitted with the completed Application Worksheet:

- Council, Board, or Local Trust Committee resolution **OR** a letter of support from the CAO or CFO for applications that request less than \$50,000 in funding. Resolutions and letters need to indicate support for the current proposed activities and willingness to provide overall grant

management. All regional applications, or applications requesting more than \$50,000 in funding, will require resolutions to be submitted.

- Detailed budget that indicates the proposed expenditures from the Local Government Development Approvals Program grant and that aligns with the proposed activities outlined in the Application Worksheet. Although additional funding or support is not required, any other grant funding or **in-kind contributions** must be identified. Applicants are encouraged to use the new [LGPS Budget and Financial Summary Tool](#).
- For projects that include collaboration with external partners: written confirmation from the external partner confirming their role and willingness to participate.
- For regional projects only:
 - Council, Board, or Local Trust Committee resolution from the **primary applicant**, indicating support for the current proposed activities and willingness to provide overall grant management; and,
 - Council, Board, or Local Trust Committee resolution from each **sub-applicant** that clearly states their approval for the **primary applicant** to apply for, receive, and manage the grant funding on their behalf. Resolutions from **sub-applicants** must include this language.

**Documents should be submitted as Word, Excel, or PDF files.
Total file size for email attachments cannot exceed 20 MB.**

**All documents should be submitted to Local Government Program Services,
Union of BC Municipalities by email: lgps@ubcm.ca**

Please note “2026 LGDAP” in the subject line.



Council Report

penticton.ca

Date: March 3, 2026
To: Anthony Haddad, City Manager
From: Gabe Tamminga, Planner II
Address: 2510 and 2490 Government Street

File No: RMS/2510 Government St

Subject: Official Community Plan Amendment Application (2510 and 2490 Government Street)

Staff Recommendation

THAT Council, after hearing from the applicant, deny the Official Community Plan Amendment Application for 2510 and 2490 Government Street that would change the future land use designation from 'Industrial' to 'Mixed Use'.

Proposal

The applicant is proposing to amend the City's Official Community Plan for two adjacent properties from 'Industrial' to 'Mixed Use', to support the retention of unpermitted apartment dwellings within an existing industrial building.

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

Property Information

The subject properties are located along the south side of Government Street with industrial land to the north and east and residential and parkland located to the west and south (Figure 1). Currently, the properties are



Figure 1 - Property Location Map

designated by the Official Community Plan (OCP) as 'Industrial' and are zoned 'M1 – General Industrial'.

The subject properties have a building that is located over both lots and that contains several industrial businesses. The building was originally constructed in 1994 to support a cabinet manufacturing business and was upgraded in 1998 when it was converted into 7 industrial strata units. Over time, it has come to the City's attention that works without permits had occurred in the building, converting formerly industrial space to residential along with other unpermitted works. The City has been working with the property owner to bring the building into compliance. While most of the deficiencies are being dealt with at the staff level, the land uses issues require bylaw amendments and Council consideration.

Restrictive Covenant

The property also has a restrictive covenant registered on title that was put in place on direction from City Council of the day when the property owner went through the strata conversion process in 1998. This restrictive covenant was placed on title to ensure that only one security operator dwelling unit was to be permitted on the lot, as was permitted by zoning. In addition to the OCP and zoning changes that would need to occur to support the residential units, this covenant would also need to be removed from title with the direction from Council.

Analysis

Industrial Land Use Policies

The OCP provides clear guidance on the needs of industrial land in and around Penticton. The following policies indicate the intended land use development direction for the industrial lands:

<i>OCP Policy 4.3.1.1</i>	Target civic investment in: <ul style="list-style-type: none"> • The industrial area to support business and job growth, to facilitate intensification and expansion of the industrial land base, and to upgrade infrastructure and services to meet the needs of existing and future operations
<i>OCP Policy 4.3.2.4</i>	Discourage incompatible uses in and adjacent to industrial areas to ensure the integrity of a sound industrial land base.
<i>OCP Policy 4.3.2.5</i>	Encourage efficient use of the available industrial lands by encouraging industrial densification.

The OCP calls for no net loss of industrial zoned land and states that additional industrial land is needed to ensure the long-term commitment to maintaining a sufficient and secure commercial and industrial land base (Figure 2). The industrial areas of Penticton are constrained by the geography and existing development making it challenging to increase the industrial land base and therefore it is important to protect what is currently available.

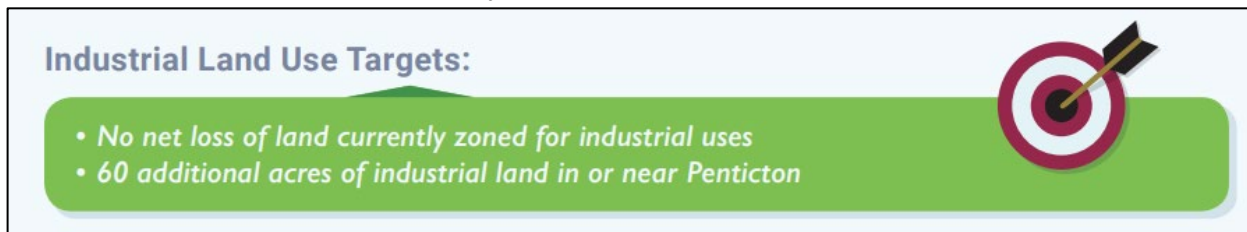


Figure 2 - OCP Industrial Land Use Targets

Additionally, introducing residential uses limits the types of uses an industrial business can do on this property and within this building, and creates conflicts between incompatible uses (ie. Industrial business may use power tools early in the morning, when there is a general expectation of quiet for a resident residing in an approved residential unit, creating potential conflicts.)

The property itself is located in an area that is not suitable for residential uses, with heavier industrial uses occurring on two sides. Approval of further residential uses or converting the industrial uses to commercial or personal services uses, which would be permitted under this proposed OCP designation, would create further conflict with the neighbouring industrial businesses, further detracting from this important industrial area.

Building Code Implications

In addition to the applicable OCP policies, there are also BC Building Code provisions that make introducing residential uses, beyond the operator dwelling unit, a challenge. While these restrictions have been communicated to the applicant, the full implications of this have not been fully explored and there are significant costs with what would need to occur to maintain a building that still had industrial uses permitted. Likely the result would be industrial uses replaced with general commercial uses that could be combined with residential uses but not in keeping with the OCP desire for industrial uses.

OCP Amendment Engagement and First Reading – Deny

There is strong support within the OCP to protect industrial lands as it is a fundamental component of Penticton's economy that provides employment and important services to the region. Industrial lands given their large size and relative affordability are often under pressure for other uses, such as commercial and residential, which typically have higher amenity and servicing requirements than industrial lands. Approval of this type of application would likely set a precedence for future applications in the Industrial area if this application were supported and it could cause further incompatibility in the future within this land use and area of the City.

The Penticton Industrial Development Association (PIDA) has also submitted opposition to the application.

Summary

Given the considerations outlined above, staff are recommending denial of the application for the following reasons summarized here:

- The proposal is not aligned with the City's Official Community Plan which has policy to protect industrial land from conversion to other uses
- The property is not located in an area suitable for residential uses
- Introduction of residential uses into the building will have building code implications and limit other industrial uses that may wish to occur on site
- Approval of the application will create potential conflicts between other industrial businesses in the area and the non-industrial uses proposed on site
- If approved, other industrial properties will apply for similar OCP and zoning change, further eroding the employment industrial base in the community
- The application is not supported by the Penticton Industrial Development Association (PIDA)

Should council deny the application as recommended, we will work with the property owner on decommissioning the unpermitted residential unit(s) and conversion back to uses permitted on site.

Alternate recommendations

The City's *Community Engagement for OCP Amendments Procedure* requires public engagement for Official Community Plan amendment applications. In this case, staff are not recommending that engagement proceed because we are recommending denial of the application.

If Council wishes to undertake public engagement despite this recommendation, staff advise adopting Alternative Recommendation 1, which would direct staff to begin the engagement process. Should Council provide that direction, staff would prepare a *Shape your City Penticton* project page, issue statutory referrals, and organize a public open house along with other engagement activities. This work would likely begin in the spring. Engagement results would then be presented to Council to help inform a decision on whether to amend the land use designation for these lands.

As noted above, staff do not recommend this approach, as the proposal is not supported by the City policy.

Alternative 1: THAT Council, following the *Community Engagement for OCP Amendments Procedure*, direct staff to commence public engagement for a proposed Official Community Plan amendment to change the future land use designation from 'Industrial' to 'Mixed Use' at 2510 and 2490 Government Street.

Attachments

Attachment A – Zoning Bylaw Map

Attachment B – Official Community Plan Map

Attachment C – Letter of Intent (applicant)

Attachment D – Letter from Penticton Industrial Development Association (PIDA)

Respectfully submitted,

Gabe Tamminga

Planner II

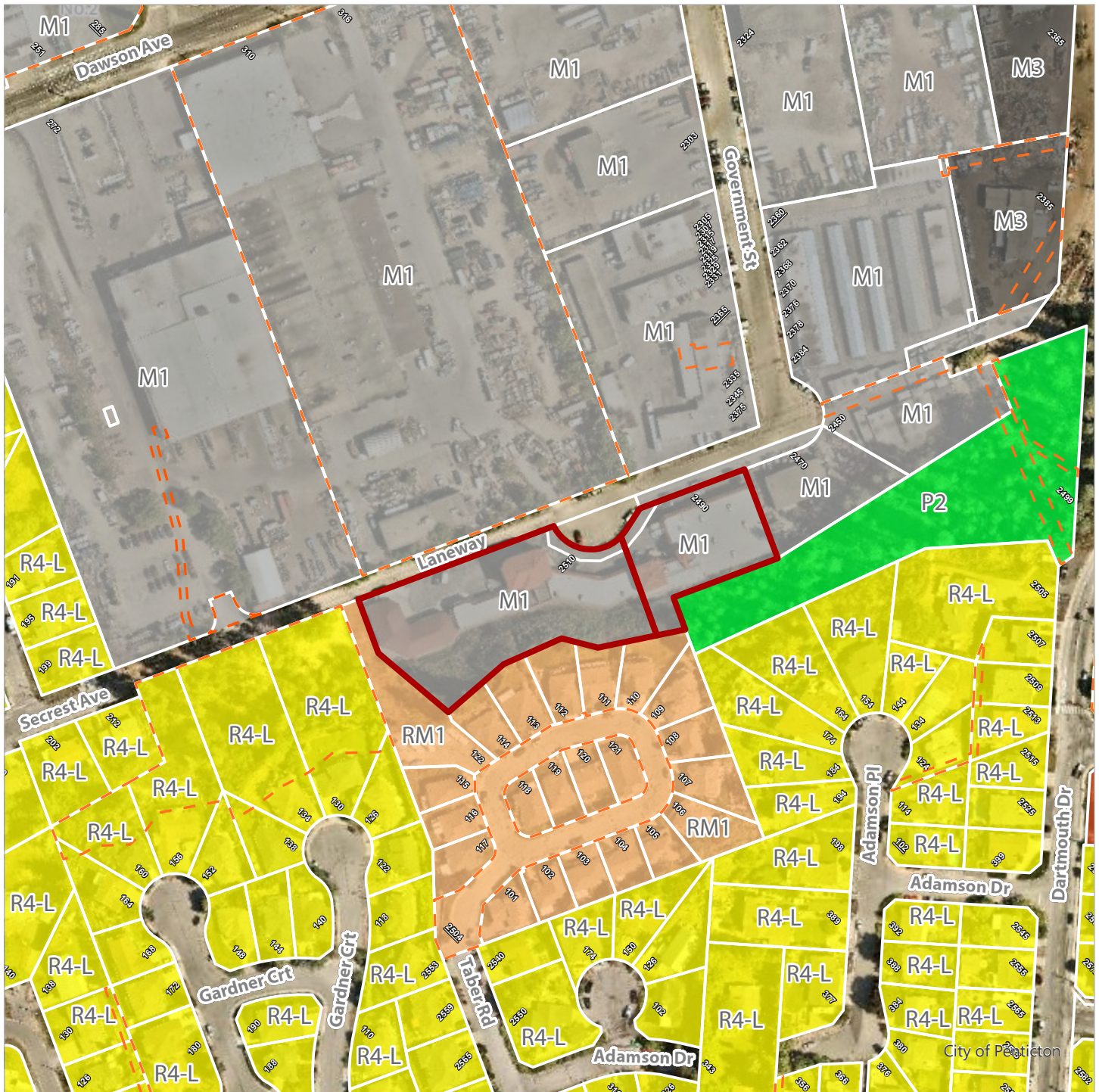
Concurrence

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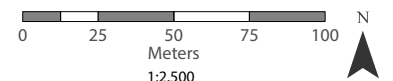


2490 & 2510 Government Street

Zoning Bylaw Map



- Subject Parcel
- R4-L - Small-Scale Multi-Unit Residential - Large
- RM1 - Bareland Strata Housing
- M1 - General Industrial
- M3 - Wrecking Yard
- P2 - Parks and Recreation
- C2 - Neighborhood Commercial



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Date: 2/17/2025

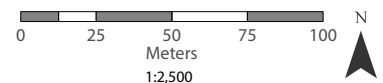


2490 & 2510 Government Street

Official Community Plan Map



- Subject Parcel
- Low Density Residential
- Mixed Use
- Industrial
- Natural and Conservation Areas
- Institutional and Civic



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Date: 2/17/2026

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

[REDACTED]
[REDACTED]

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

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

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

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

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

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

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

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

Thank You!
Nada Vunak



January 8, 2026

City of Penticton

Gabe Tamminga
Planning Department

Regarding: Rezoning request for 2510 and 2490 Government Street

Dear Gabe,

thank you for connecting with PIDA regarding this request.

It is our mandate to preserve and encourage the growth of the industrial sector of Penticton.

We have met with the owners of the properties and reviewed our mandate with them and toured the entire property. We found the property to be an exceptional Industrial property in purpose, design and finish. We have an extensive understanding of what the owners are doing with their property and the issues involved. The owners build is well thought out and carefully planned. It is our view that they have created a valuable asset within our industrial park.

Given the small percentage of the whole square footage represented and the unique circumstances that permitted its construction, we fully recommend its inclusion in the M1 Industrial zoning and see no need to lose this valuable industrial property.

As a result of our review, while we cannot support any rezoning of these properties, we agree with the owners objectives in this matter and will support and welcome a variance or other means to permit the needed use within the existing industrial zoning.

Sincerely,

Cameron Betts

Cameron Betts
President



Council Report

penticton.ca

Date: March 3, 2026 **File No:** RMS/425 Heales Ave
To: Anthony Haddad, City Manager
From: Gabe Tamminga, Planner II
Address: 425 Heales Avenue
Subject: **Development Variance Permit PL2025-10124**

Staff Recommendation

THAT Council approve "Development Variance Permit PL2025-10124" for Lot 1 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan EPP149039, located at 425 Heales Avenue, a permit to vary the following sections of Zoning Bylaw 2024-22:

1. Section 8.2.3.3.b to increase the maximum building footprint for a carriage house in the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone from 15% of the lot to 16.3% of the lot area;
2. Section 8.2.3.10.b to allow a deck on a carriage house in the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone;
3. Section 5.4.1.b to allow a screen 2.13 m in height on the carriage house deck for privacy;

AND THAT Council direct staff to issue the permit.

Proposal

The applicant is proposing to construct a carriage house at the rear of their property with a garage on the ground level and living space above.

Strategic priority objective

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

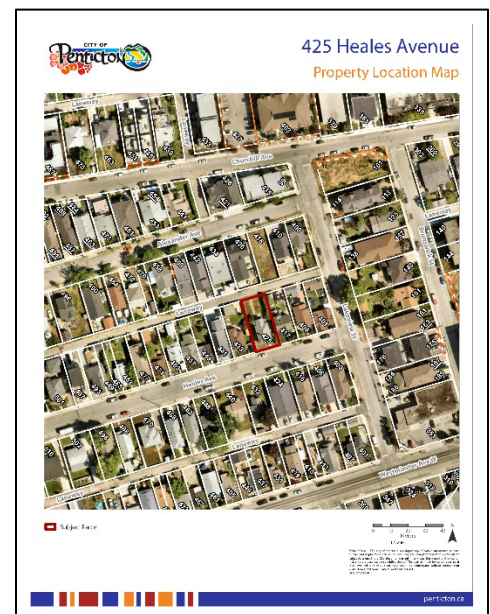


Figure 1 - Property Location Map

Background

The subject property is located on the north side of Heales Avenue in a primary low density residential area of the City (Figure 1). Currently, the property is zoned R4-S (Small-Scale Multi-Unit Residential: Small Lot) and is designated by the Official Community Plan (OCP) as Low Density Residential which envisions development in lower-density residential areas with new housing types compatible with single-detached houses in character and scale but providing more units per lot.

The property does not have any structures or buildings. The previous single-family dwelling on the lot was recently demolished to allow for the construction of a new single-family dwelling and a carriage house. The surrounding area is primarily single-family dwellings with some multi-family developments nearby.

Financial implication

The applicant will be responsible for all costs associated with the development.

Technical Review

The application was reviewed by the City's Technical Planning Committee (TPC). Typical frontage and servicing upgrade requirements have been identified for the building permit process. These items have been communicated to the applicant.

Development Statistics

	Requirement for Carriage House in R4-S Zone	Provided on Plans
Maximum Building Footprint:	90 m ² or 15% of the lot, whichever is less	71.35 m ²
Maximum Carriage House Floor Area (CHFA):	135 m ²	65 m ²
Lot Coverage of Carriage House	15%	16.3% *Variance Requested
Maximum Lot Coverage:	50%	43%
Required Setbacks		
Front Yard (Heales Ave):	4.5 m	22.12 m
Interior Side Yard (east):	1.5 m	1.5 m
Interior Side Yard (west):	1.5 m	1.5 m
Rear Yard (lane):	1.5 m	1.5 m
Maximum Building Height	7.0 m and 2 storeys	6.86 m and 2 storeys

Analysis

When considering a variance to a City bylaw, staff encourage Council to consider whether approval of the variance would have a negative impact on neighbouring properties; if there is a hardship that makes the meeting the bylaw difficult or impossible; and, if the variance request is reasonable. Staff have provided an analysis that considers the variances that have been requested for this development.

1. Deck Variance

The applicant is proposing to construct a deck at the rear of the carriage house above the covered ground-level entryway (Figure 2). The Zoning Bylaw does not permit decks, balconies, or rooftop patios on carriage houses; therefore, a variance is required to proceed with this design. To mitigate potential impacts associated with a balcony, the applicant has incorporated a privacy wall intended to reduce overlook onto neighbouring properties. In addition to the privacy screen, the deck has been designed to orient toward the laneway, further minimizing potential overlook onto the adjacent east and west properties.



Figure 2 - Rear Elevation with Deck

2. Privacy Screen Variance

The applicant proposes to construct a privacy screen along the east side of the property on the deck. Under the current Zoning Bylaw, privacy screens are limited to a maximum height of 1.8 m; however, the applicant is requesting approval for a 2.13 m screen. Staff have reviewed the proposal and consider the increased height to be appropriate, as the screen is well integrated with the carriage house design and does not create a significant impact on the adjacent eastern property (Figure 3).

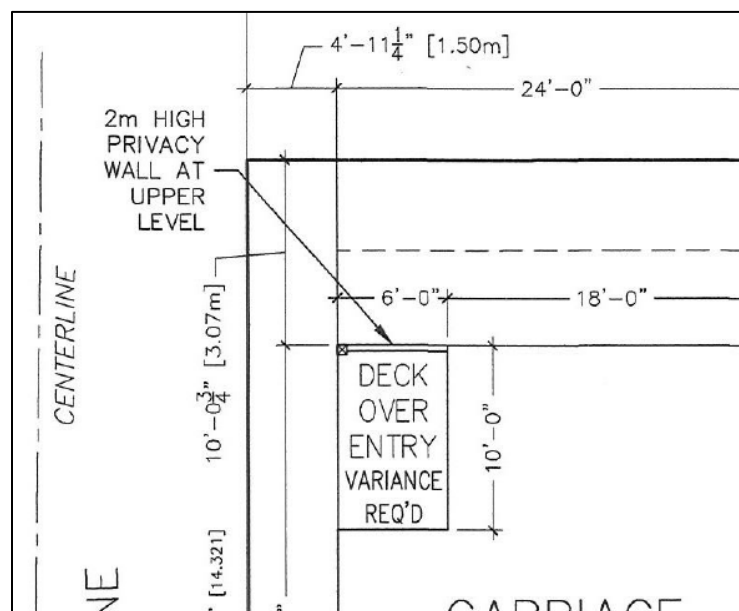


Figure 3 - Privacy Wall on Deck

3. *Carriage House Lot Coverage Variance*

The proposed carriage house meets all Zoning Bylaw requirements except for the maximum permitted carriage house lot coverage of 15%. The applicant is proposing a lot coverage of 16.3%. Staff note that, despite this increase, the overall lot coverage for the property remains below the Zoning Bylaw maximum of 50%. With the new single-family dwelling and the carriage house combined, the total lot coverage is proposed to be 43%. This indicates that the proposed development of this property still meets the intent of the zone and does not exceed the overall maximum development potential of this property.

Based on the analysis above, staff consider that this variance would not create significant negative impacts to the surrounding area and provides additional rental housing in a high-amenity location in the City.

Given the above analysis, staff are recommending that Council support "Development Variance Permit PL2025-10124".

Alternate recommendations

Council may choose the alternative recommendation.

1. THAT Council deny "Development Variance Permit PL2025-10124".

Attachments

- Attachment A – Zoning Bylaw Map
- Attachment B – Photos of the Property
- Attachment C – Letter of Intent (applicant)
- Attachment D – DRAFT Development Variance Permit PL2025-10124

Respectfully submitted,

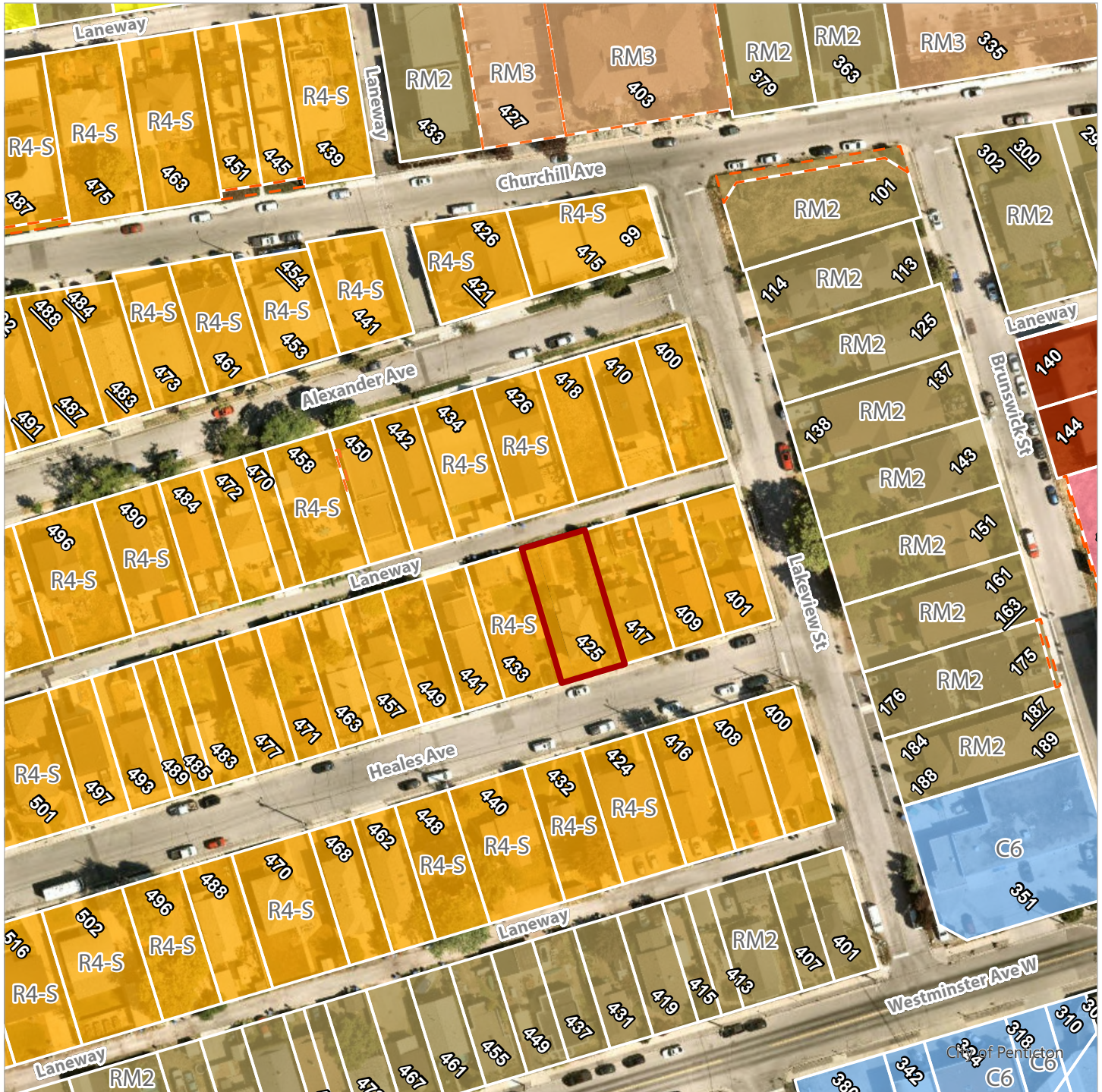
Gabe Tamminga
Planner II

<p>General Manager Development Services</p> <p><i>BL</i></p>	<p>City Manager</p> <p><i>SH</i></p>
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425 Heales Avenue

Zoning Bylaw Map



Subject Parcel

Zoning Bylaw No 2024-22

R4-S - Small-Scale Multi-Unit Residential - Small Lot

R4-L - Small-Scale Multi-Unit Residential - Large

RM2 - Low Density Multiple Housing

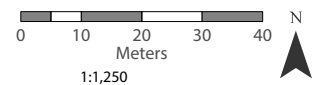
RM3 - Medium Density Multiple Housing

RM4 - High Density Multiple Housing

C6 - Urban Peripheral Commercial

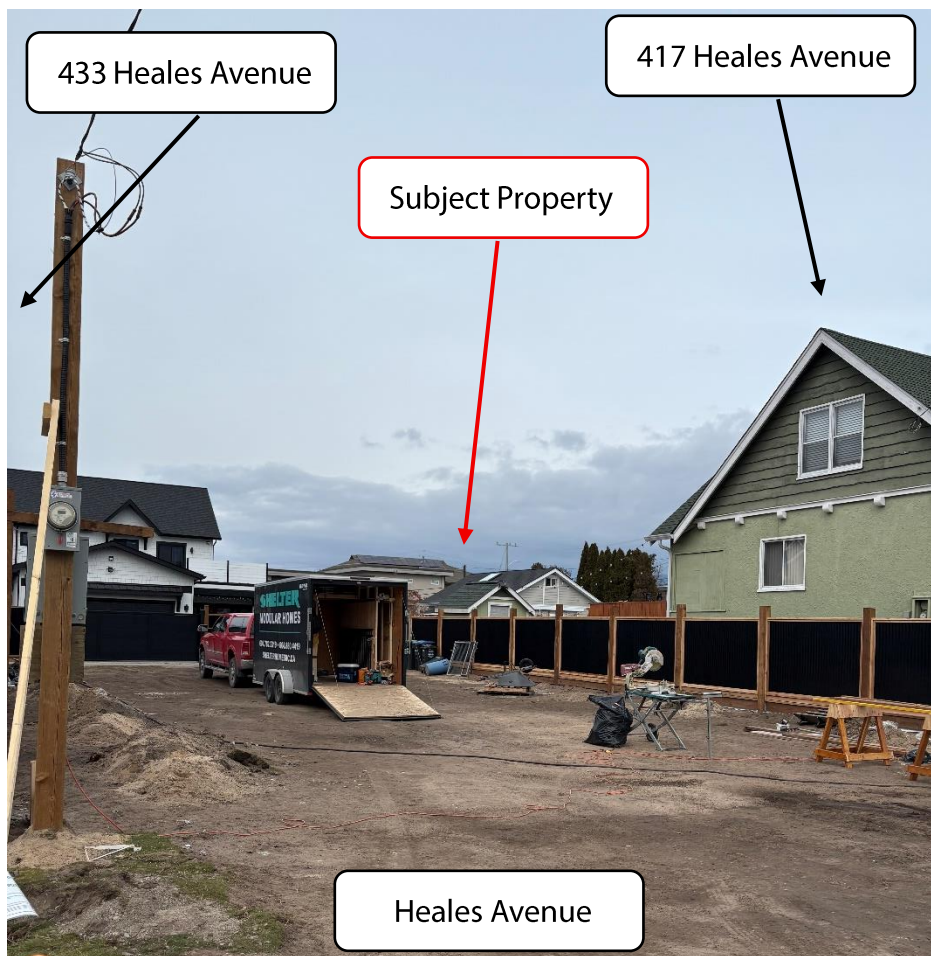
CT1 - Tourist Commercial

CD7 - Comprehensive Development (154 Brunswick Street)



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Date: 2/12/2026

Attachment B – Photos of the Property



Rationale for Variance for outdoor deck on Carriage House at 425 Heales Avenue

Please note that we propose to build a new house and garage at 425 Heales Avenue.

The garage will be located at the back of the residential property, with Lane access, and would include a 2 car garage and a private entrance for the Carriage House above.

The Carriage House above the garage will be a 1 bedroom suite, with it's own kitchen, bathroom, living space and an amenity space, as per the City of Penticton's Development Services Bulletin for Carriage House Guidelines.

We would like the "Amenity Space" to be in the form of a small covered deck, designed for comfort, and privacy for both the tenant and neighbouring residences. This space will not only enhance the property value, but enhance the quality of life for the tenant.

We want to ensure that the tenant has an area for an outdoor lounge, sitting area and provide space for some garden pots, for them to enjoy some outdoor living in the Okanagan, while in the privacy of their own home.

Our proposed Carriage House design does consider our neighbours, and we have included a 7' privacy wall on the East side of the outdoor deck, opposite the West side solid living room wall, and we would be installing frosted panels along the side of the deck facing the laneway, for privacy. The neighbour to the rear of the Carriage House also has an outdoor deck, at the same elevation, and they have a solid fence surrounding their deck. Neither resident would have their privacy infringed upon. We have also designed all of the windows of the Carriage House to be upper windows, to allow natural light for the tenant, but also not allowing any views into the neighbouring properties, for privacy reasons.

We truly believe that an outdoor living space is crucial for enhanced Okanagan Living and their all around Mental Health and wellbeing.

We are also acutely aware of the housing crisis in Penticton and consider this our way of helping provide a safe and comfortable place for someone to call home.

Kindly consider this "Amenity Space" for our proposed Carriage House project.

We would welcome any opportunity to discuss this project with you.

With Kind Regards,
Clarence Fehr and Renee Leighton.

Development Variance Permit

Permit Number: DVP PL2025-10124

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: Lot 1 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton)
District Plan EPP149039
 - Civic: 425 Heales Avenue
 - PID: 032-686-421
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2024-22 to allow for the construction of a carriage house as shown in the plans attached in Schedule 'A':
 - a. Section 8.2.3.3.b to increase the maximum building footprint for a carriage house in the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone from 15% to 16.3% of the lot area;
 - b. Section 8.2.3.10.b to allow a deck on a carriage house in the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone;
 - c. Section 5.4.1.b to allow a screen 2.13m in height on the carriage house deck for privacy.

General Conditions

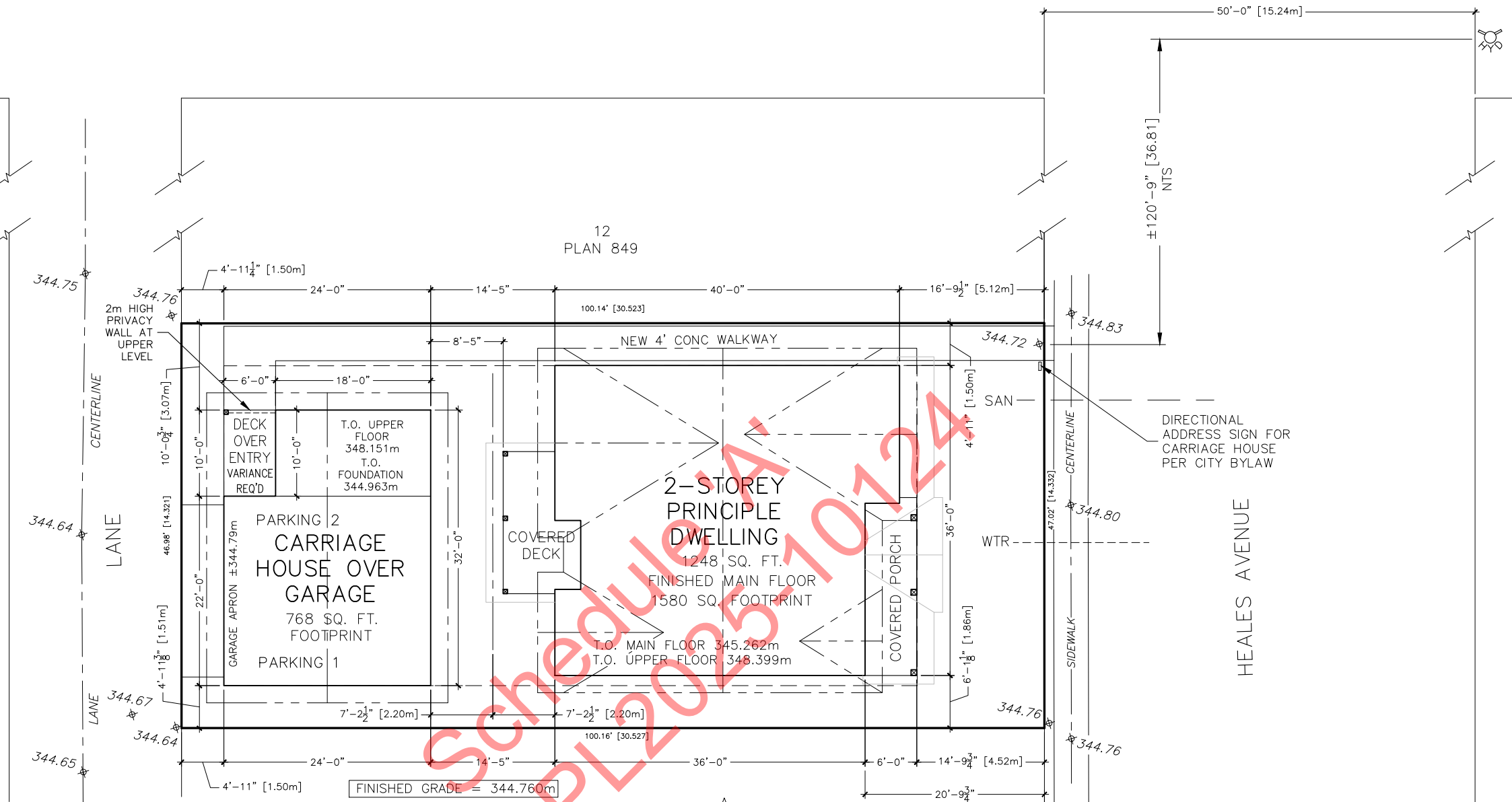
4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
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 3rd day of March, 2026.

Issued this ____ day of _____, 2026.

Angela Collison
Corporate Officer



LOT 1
PLAN EPP149039

ZONING R4-S

PARCEL AREA = 4707 SQ. FT.

MAX PARCEL COVERAGE ALLOWED - 50% = 2353 SQ. FT.
(TO INCLUDE ALL STRUCTURES MORE THAN 0.6m ABOVE GRADE)
MAX CARRIAGE HOUSE FOOTPRINT = 968 SQ. FT. (OR 15% OF PARCEL AREA)

PRINCIPLE DWELLING FOOTPRINT = 1258 SQ. FT.
CARRIAGE HOUSE FOOTPRINT = 768 SQ. FT.
TOTAL PROPOSED BUILDING FOOTPRINT = 2026 SQ. FT.

PARCEL COVERAGE = 43% [CONFORMING]
CARRIAGE HOUSE RATIO = 16.3% [VARIANCE REQUIRED]

MAX DWELLING HEIGHT ALLOWED = 11.0m
MAX CARRIAGE HOUSE HEIGHT ALLOWED = 7.0m

PRINCIPLE DWELLING HEIGHT = 7.57m [CONFORMING]
CARRIAGE HOUSE HEIGHT = 6.86m [CONFORMING]

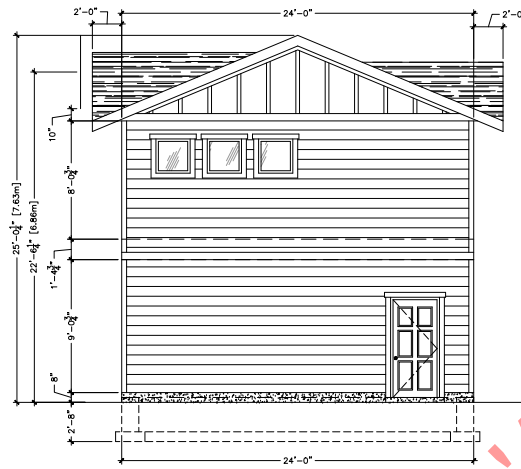
NOTE:
THIS DRAWING IS INTENDED FOR
PRELIMINARY REVIEW.
ADDITIONAL INFORMATION TO BE PROVIDED
ON BUILDING PERMIT DRAWINGS.

PROPOSED SITE PLAN
NEW DWELLING & CARRIAGE HOUSE
425 HEALES AVENUE
PENTICTON BC

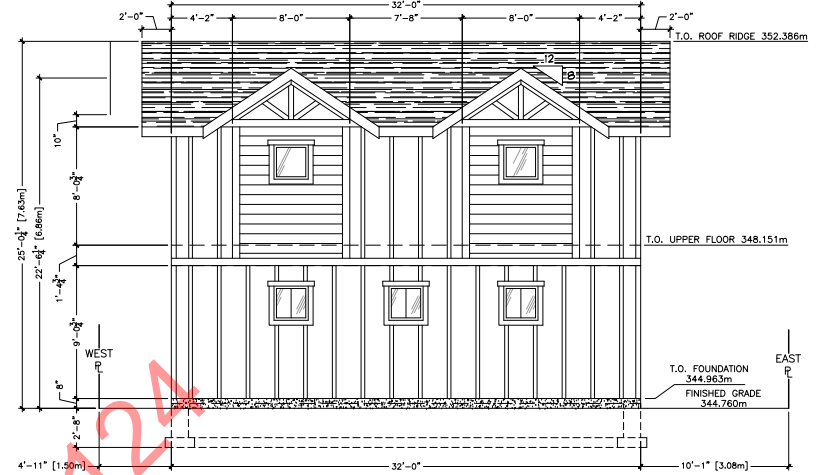
DRAWN BY: MBW	DATE: JAN 19/26
DESIGN BY:	PROJECT No.: 252294
CHK'D BY:	FILE No.:
SCALE: 1"=15'	SHEET No.: 1 OF 1

AZTECH DRAFTING SERVICES
1288 Lyon Street, Penticton, B.C.
Phone: 250-492-3344 e-mail: service@aztechdrafting.com

DVP PLAN 202510124



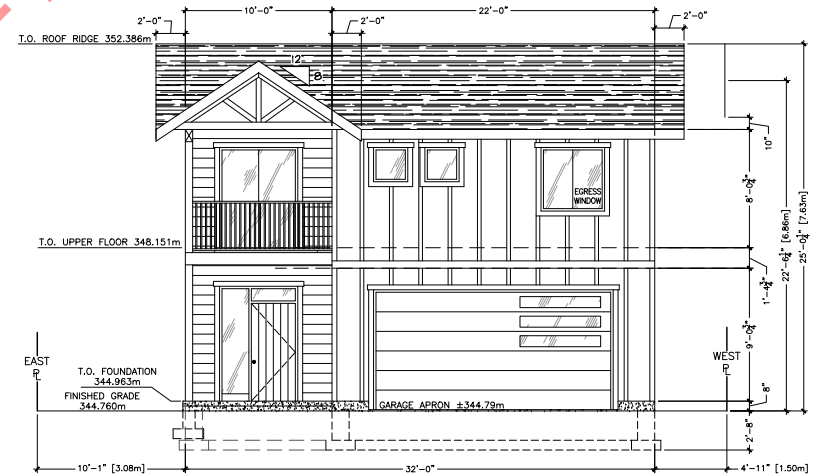
WEST ELEVATION
 SPATIAL SEPARATION WEST WALL
 TOTAL BUILDING FACE = 460 sq. ft.
 TOTAL UNPROTECTED OPENINGS = 32 sq. ft. (7.0%)
 LIMITING DISTANCE = 1.5m
 ALLOWABLE OPENINGS = 8%



SOUTH ELEVATION
 SPATIAL SEPARATION SOUTH WALL
 TOTAL BUILDING FACE = 612 sq. ft.
 TOTAL UNPROTECTED OPENINGS = 20 sq. ft. (3.3%)
 LIMITING DISTANCE = 2.2m 1/2 DISTANCE TO FACE OF MAIN DWELLING
 ALLOWABLE OPENINGS = 14%



EAST ELEVATION
 SPATIAL SEPARATION EAST WALL
 TOTAL BUILDING FACE = 345 sq. ft.
 TOTAL UNPROTECTED OPENINGS = 12 sq. ft. (3.5%)
 LIMITING DISTANCE = 3.07m
 ALLOWABLE OPENINGS = 25%



NORTH ELEVATION

- NOTES**
- Contractor to verify all measurements prior to construction. Any discrepancies must be reported to the Owner for clarification prior to commencement of construction.
 - Contractor to confirm window style and x-lite locations with Owner prior to construction. Ensure x-lites for egress are provided as required by the current B.C.B.C.
 - All bearing wall openings supported with 2-ply 2x10 spf#2 on double cripples unless otherwise noted.
 - Install interconnected smoke alarms and carbon monoxide detectors located as per current B.C.B.C.
 - Install PV & SDHW conduits as per technical specifications set out in the NRCan Solar Readiness Guidelines.
 - All bathrooms equipped with min. 1.5 sonne exhaust fan, connected to timer as per current B.C.B.C.
 - All bathroom fans, range hood fans, and clothes dryer exhaust to be vented to exterior.
 - All new exterior wall and roof assemblies to conform to RSI values as per current B.C.B.C.
 - Flash all exterior wall penetrations as per current B.C.B.C.
 - Contractor to ensure all construction and installation meets the requirements set forth in the current B.C.B.C.
 - These plans do not show all details of the requirements of the current B.C.B.C. and have not been reviewed for full compliance. It is the responsibility of the Owner/Contractor to ensure compliance with the Code and all local municipal bylaws.
 - These drawings have been checked by the Owner/Contractor. Atztech Drafting holds no responsibility for any errors or omissions related to design or otherwise.

DVP PL2025-10124

ISSUED FOR REVIEW

ELEVATIONS
PROPOSED CARRIAGE HOUSE
 425 HEALES AVENUE
 PENTICTON BC

AZTECH DRAFTING SERVICES
 1288 Lyon Street, Penticton, B.C.
 Phone: 250-492-3344 e-mail: service@aztechdrafting.com

REVISIONS				DRAWN BY: MBW	DATE: JAN 19/26
No.	DATE	DRAWN	CHK'D	DESCRIPTION	DESIGN BY:
					PROJECT No.: 252294
					FILE No.:
					SCALE: 1/4"=1'
					SHEET No.: 3 OF 3
					REV

Late Submission - Regular Agenda Item 8.6
Development Variance Permit PL2025-10124
re 425 Heales Avenue

From: [Clarence Fehr](#)
To: [Public Hearings](#); [Heather McDonald](#); [Gabe Tamminga](#)
Subject: Fwd: 425 Heales
Date: March 2, 2026 7:18:07 AM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Attention Corporate Officer

See response below

Kind Regards
Clarence Fehr

----- Forwarded message -----

From: **Dwight Herbison**
Date: Sun, Mar 1, 2026 at 5:27 PM
Subject: 425 Heales
To: heather.mcdonald@penticton.ca <heather.mcdonald@penticton.ca>
Cc: Gabe.Tamminga@penticton.ca <Gabe.Tamminga@penticton.ca> ,

After review of Amendment Bylaw No.2025-31&32 and the development variance permit pl2025-10124 I am in favour of the proposed plan.

I agree that this would also enhance safety and improve quality of living without any negative effects in our neighborhood.

Sincerely Dwight Herbison
Owner of 417 Heales

Get [Outlook for iOS](#)

The Corporation of the City of Penticton

Bylaw No. 2026-07

A Bylaw to Amend Official Community Plan Bylaw No. 2019-08

WHEREAS the Council of the City of Penticton has adopted an Official Community Plan Bylaw pursuant to the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend "Official Community Bylaw No. 2019-08";

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 for all purposes as "Official Community Plan Amendment Bylaw No. 2026-07."

2. **Amendment:**

"Official Community Plan Bylaw No. 2019-08" is hereby amended as follows:

2.1 Repeal Page 3-50 titled "Land Use Designations" and replace with attached Page 3-50.

2.2 Page 3-50 attached hereto forms part of this bylaw.


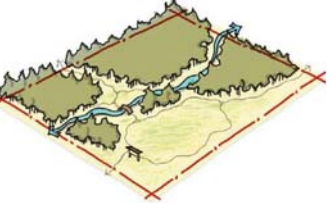
READ A FIRST time this	17	day of	February, 2026
A PUBLIC HEARING was held this	3	day of	March, 2026
READ A SECOND time this		day of	, 2026
READ A THIRD time this		day of	, 2026
ADOPTED this		day of	, 2026

Notice of intention to proceed with this bylaw was published on the 20th day of February, 2026 and the 25th day of February, 2026 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer



Land Use	Description	Building Type(s)	Uses	Height / Density
<p>Parks</p> 	<p>Active and passive parks, trails, fields, beaches and outdoor recreation facilities.</p>	<ul style="list-style-type: none"> • Accessory buildings and structures 	<ul style="list-style-type: none"> • Public Park 	<p>N/A</p>
<p>Natural and Conservation Areas</p> 	<p>Natural or semi-natural areas with high environmental values intended for conservation and low-impact recreation.</p>	<ul style="list-style-type: none"> • Accessory buildings and structures 	<ul style="list-style-type: none"> • Public park • Forestry & grazing 	<p>N/A</p>
<p>Airport</p> 	<p>Airport and aviation uses and limited related commercial/ tourist commercial activities.</p>	<ul style="list-style-type: none"> • Airport terminal • Aviation services 	<ul style="list-style-type: none"> • Airport and associated aviation services • Aircraft maintenance and repair, and flight training • Ancillary commercial and tourist commercial 	<p>N/A</p>
<p>First Nations</p> 	<p>First Nations lands inside city limits but not under City jurisdiction.</p>	<ul style="list-style-type: none"> • Varies 	<ul style="list-style-type: none"> • Varies 	<ul style="list-style-type: none"> • Varies

In 2025, to meet provincial requirements, the City rezoned approximately 1,000 properties that previously permitted small-scale multi-unit housing (SSMUH) to align zoning with the land use designations above. These properties are recognized as in transition, and low density residential land uses (e.g., single detached dwellings, suites, duplexes, carriage houses) are permitted regardless of the underlying OCP land use designation.

The Corporation of the City of Penticton**Bylaw No. 2026-08***A Bylaw to Amend Zoning Bylaw 2024-22*

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw No. 2024-22;

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 for all purposes as "Zoning Amendment Bylaw No. 2026-08".

2. **Amendment:**

Zoning Bylaw No. 2024-22 is hereby amended as follows:

2.1 Add to 10.4 RM2 – Low Density Multiple Housing Section 10.4.3 OTHER REGULATIONS as follows:

"2 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or RM2 (Low Density Multiple Housing) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited."

2.2 Add to 11.1 C1 – Commercial Transition Section 11.1.3 OTHER REGULATIONS as follows:

"3 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or C1 (Commercial Transition) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited."

2.3 Add to 11.3 C3 – Mixed Use Commercial Section 11.3.3 OTHER REGULATIONS as follows:

"4 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or C3 (Mixed Use Commercial) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited."

2.4 Add to 11.7 C7 – Service Commercial Section 11.7.3 OTHER REGULATIONS as follows:

“.2 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or C7 (Mixed Use Commercial) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited.”

2.5 Add to 11.9 C9 – Marina Way Commercial Section 11.9.3 OTHER REGULATIONS as follows:

“.4 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or C9 (Marina Way Commercial) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited.”

2.6 Add to 11.10 CT1 – Tourist Commercial Section 11.10.3 OTHER REGULATIONS as follows:

“.4 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or CT1 (Tourist Commercial) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited.”

2.7 Add to 9.2 A – Agriculture Section 9.2.5 OTHER REGULATIONS as follows:

“.7 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or A (Agriculture) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited.

2.8 Add to 13.1 P1 – Public Assembly as follows:

“13.1.4 OTHER REGULATIONS

.1 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or P1 (Public Assembly) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited.”

2.9 Delete Schedule 'B' and replace with the following Schedule:

- "Schedule 'B' (Zoning Bylaw Map)"

2.10 Schedule 'B' attached hereto forms part of this bylaw.

READ A FIRST time this	17	day of	February, 2026
A PUBLIC HEARING was held this	3	day of	March, 2026
READ A SECOND time this		day of	, 2026
READ A THIRD time this		day of	, 2026
RECEIVED the approval of the Ministry of Transportation & Transit on the		day of	, 2026
ADOPTED this		day of	, 2026

Notice of intention to proceed with this bylaw was published on the 20th day of February, 2026 and the 25th day of February, 2026 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

<p>Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i> this _____ day of _____, 2026</p> <p>_____</p> <p>for Minister of Transportation & Transit</p>
--

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer

The Corporation of the City of Penticton

Bylaw No. 2026-12

A bylaw to regulate, prohibit and impose requirements in relation to protection of tenants on redevelopment

WHEREAS sections 8 and 63(f) of the *Community Charter* authorize municipalities to, by bylaw, regulate, prohibit and impose requirements in relation to the health, safety or protection of persons or property in relation to rental units and residential property, as those are defined in the *Residential Tenancy Act*, that are subject to a tenancy agreement, as defined in that *Act*;

AND WHEREAS sections 8 and 63(g) of the *Community Charter* authorize municipalities to, by bylaw, regulate, prohibit and impose requirements in relation to the health, safety or protection of persons or property in relation to the protection of tenants of rental units whose tenancy agreements are terminated in relation to a proposed redevelopment;

AND WHEREAS section 260(2)(a) of the *Community Charter* authorizes municipalities to make bylaws for the purposes of enforcing the bylaws of the municipality and to deal with a contravention of a bylaw by prosecution of the offence in accordance with the *Offence Act* R.S.B.C., c. 338;

THEREFORE BE IT RESOLVED that the Municipal Council of the Corporation of the City of Penticton in open meeting assembled hereby enacts as follows:

1. Citation

This bylaw maybe cited for all purposes as the "Tenant Protection Bylaw No. 2026-12".

2. Application

2.1 This bylaw applies to lands designated as "Tenant Protection Development Permit Area" in the Official Community Plan Bylaw No. 2019-08.

3. Definitions

3.1 In this bylaw:

CANADA MORTGAGE AND HOUSING CORPORATION and **CMHC** means the Canada Mortgage and Housing Corporation.

CITY means the Corporation of the City of Penticton.

COMPARABLE RENTAL UNIT means a Rental Unit that:

- (a) includes the same number of bedrooms as the Tenant's Rental Unit prior to Redevelopment;
- (b) is located within the City of Penticton;
- (c) is offered for an amount of rent that is equal to or less than the amount of rent that is equal to average rent for units of the same size (number of bedrooms) within the City of Penticton, as per the most recently published statistics on the CMHC Housing Market Information Portal;
- (d) allows the same number and kind of pets;
- (e) allows the same ages of tenants; and
- (f) meets the same accessibility standards as the Tenant's Rental Unit prior to Redevelopment.

COMMUNITY CHARTER means the *Community Charter*, S.B.C 2003, c.26 as may be amended or superseded from time to time.

COMPLIANCE REPORT means a compliance report in accordance with section 6.6 of this Bylaw.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT means the *Freedom of Information and Protection of Privacy Act*, R.S.B.C. 1996, c. 165 as may be amended or superseded from time to time.

GENERAL MANAGER OF DEVELOPMENT SERVICES means the person assigned to that position by the City or their designate responsible for acting in their place.

MIDTERM PROGRESS REPORT means a midterm progress report in accordance with section 6.4 Bylaw.

MOTEL means a motel that includes Rental Units that are subject to a Tenancy Agreement.

MOVING EXPENSES means a one-time payment of one-thousand dollars (\$1000.00).

NOTICE OF REDEVELOPMENT means a notice described in section 4.1 of this Bylaw.

OWNER means the registered owner in fee simple of Residential Property that is the subject of a proposed Redevelopment.

PURPOSE-BUILT RENTAL BUILDING means a Residential Property that contains five (5) or more Rental Units that are used for the purpose of providing long-term living accommodation under a Tenancy Agreement.

REDEVELOPMENT means the following:

- (a) to demolish Residential Property for the purpose of constructing a new structure on the parcel on which the property was located; or
- (b) to partially demolish residential property to the extent that one or more Rental Units within the Residential Property are completely and irreversibly destroyed.

REDEVELOPMENT LAND means Land that is subject to a Redevelopment.

RELOCATION ASSISTANCE means assistance to a Tenant as set out in section 5.2.1 of this Bylaw.

RELOCATION SERVICES means the relocation services required to be provided to a Tenant by a Tenant Relocation Coordinator under section 5.2.4 of this Bylaw.

RENT COMPENSATION means the compensation calculated in accordance with section 5.1.2

RENTAL UNIT includes

- (a) living accommodation rented or intended to be rented to a Tenant, and
- (b) associated common areas, services, facilities and other amenities to which a Tenant of the Rental Unit has access.

RESIDENTIAL PROPERTY means a building or part of a building that is or contains a Rental Unit and includes a Motel or part of a Motel.

RESIDENTIAL TENANCY ACT means the *Residential Tenancy Act, SBC 2002, c.78* as may be amended or superseded from time to time.

TENANCY AGREEMENT means a written agreement between a landlord and tenant respecting possession of a Rental Unit.

TENANCY END DATE means the effective termination date of a Tenancy Agreement that is terminated by reason of a Redevelopment.

TENANT means a Tenant of a Rental Unit whose Tenancy Agreement is or will be terminated in relation to a proposed Redevelopment.

TENANT RELOCATION COORDINATOR means an individual that is appointed by the Owner for the purposes of providing Relocation Services and is approved by the General Manager of Development Services in accordance with section 5.2.2 and 5.2.3 of this Bylaw.

TENANT RELOCATION PLAN means a plan in accordance with section 6.2 of this Bylaw.

4. Notice of Redevelopment

- 4.1 Prior to **Redevelopment** of a **Purpose-Built Rental Building**, an **Owner** must, at least four (4) months prior to any **Tenancy End Date**, provide each **Tenant** of the **Purpose-Built Rental Building** with a written **Notice of Redevelopment** which includes:
- a) the **Tenant's End of Tenancy Date**;
 - b) the contact information for the **Tenant Relocation Coordinator** appointed by the **Owner** in accordance with section 5.2.2 of this Bylaw;
 - c) the rights of the **Tenant** under this Bylaw including the right to **Rent Compensation, Relocation Assistance** and **Moving Expenses**.
- 4.2 For the purposes of section 4.1 of this Bylaw, **Notice of Redevelopment** must be provided to each **Tenant** by:
- a) leaving the **Notice of Redevelopment** with the **Tenant**;
 - b) sending the **Notice of Redevelopment** by registered mail to the address of the **Rental Unit**;
 - c) by leaving the **Notice of Redevelopment** in a mailbox or mail slot of the address of the **Rental Unit**; or
 - d) by attaching the **Notice of Redevelopment** to a door or other conspicuous place at the address of the **Rental Unit**.
- 4.3 A **Notice of Redevelopment** that is provided pursuant to:
- a) subsection 4.2(a) of this Bylaw is deemed to have been provided at the time of leaving of the **Notice of Redevelopment**;
 - b) subsection 4.2(b) of this Bylaw is deemed to have been provided on the day that is five (5) days after sending the **Notice of Redevelopment** by registered mail; and
 - c) subsections 4.2(c) or (d) of this Bylaw is deemed to have been provided on the day that is three (3) days after the leaving or attachment, as applicable, of the **Notice of Redevelopment** in accordance with those subsections.

5. Required Assistance to Tenants

5.1 Rent Compensation and Moving Expenses

- 5.1.1 Prior to **Redevelopment of a Purpose-Built Rental Building**, an **Owner** must, at least 30 days prior to any **Tenancy End Date**, provide each **Tenant** of the **Purpose-Built Rental Building** or ensure that each **Tenant** of the **Purpose-Built Rental Building** is provided with the following:
- a) **Rent Compensation**; and
 - b) **Moving Expenses**.

5.1.2 For the purpose of section 5.1.1.a of this Bylaw, the **Rent Compensation** due to a **Tenant** is a lump sum payment in the amount that is equal to three (3) months of the rent that the **Tenant** pays for the **Rental Unit**.

5.2 Relocation Assistance

5.2.1 Prior to **Redevelopment of a Purpose-Built Rental Building**, an **Owner** must provide each **Tenant** of the **Purpose-Built Rental Building** or ensure that each **Tenant** of the **Purpose-Built Rental Building** is provided with **Relocation Assistance** by:

- a) ensuring that the **Tenant** is able to meet with the **Tenant Relocation Coordinator** and receive **Relocation Services** as requested by the **Tenant**; or
- b) entering into a new **Tenancy Agreement** with the **Tenant** for a **Comparable Rental Unit** owned by the **Owner**.

5.2.2 An **Owner** must appoint and provide or ensure the appointment and provision of a **Tenant Relocation Coordinator** who will be available to provide **Relocation Services** to each **Tenant** of the **Owner's Purpose-Built Rental Building** who requests the assistance of the **Tenant Relocation Coordinator**. The **Owner** will only satisfy this section 5.2.2 if the **General Manager of Development Services** confirms to the **Owner** in writing that the appointed **Tenant Relocation Coordinator** meets the requirements set out in section 5.2.3 of this Bylaw.

5.2.3 The **Tenant Relocation Coordinator** shall meet the following requirements to the satisfaction of the **General Manager of Development Services**:

- a) an individual who can demonstrate that they have knowledge of the local housing market and Provincial housing programs.

5.2.4 An **Owner** must ensure that, beginning on the day that is at least four (4) months prior to the earliest **Tenancy End Date** related to the **Purpose-Built Rental Building** and ending on the latest **Tenancy End Date** related to the **Purpose-Built Rental Building**, the **Tenant Relocation Coordinator** is available during regular business hours, five (5) days a week, or such other availability deemed as acceptable by the **General Manager of Development Services**, to provide the following services to each **Tenant**:

- a) meet with the **Tenant** prior to the **Tenant's Tenancy End Date** to assist with finding a **Comparable Rental Unit**;
- b) complete rental applications on behalf of the **Tenant**;
- c) arrange and attend meetings with prospective landlord of any **Comparable Rental Units**;
- d) arrange viewings of any **Comparable Rental Units**; and
- e) assist with transfer of utility accounts to the **Tenant's new Rental Unit**.

6. Tenant Relocation Plan

- 6.1 Prior to **Redevelopment of a Purpose-Built Rental Building**, an **Owner** must provide or cause to be provided a **Tenant Relocation Plan** to the **General Manager of Development Services** in accordance with section 6.2 of this Bylaw.
- 6.2 A **Tenant Relocation Plan** must be in the form specified by the **General Manager of Development Services** and must include the following, to the satisfaction of the **General Manager of Development Services**:
- a) a description of the site where the proposed **Redevelopment** is located;
 - b) a description of the Rental Units prior to the **Redevelopment**;
 - c) a description of the **Redevelopment**;
 - d) the number of **Rental Units** and **Tenants** that will be affected by the **Redevelopment**; and
 - e) a description of how the requirements in this Bylaw will be or have been met.
- 6.3 Once the **General Manager of Development Services** has confirmed in writing that the **Tenant Relocation Plan** meets the requirements in section 6.2 of this Bylaw, an **Owner** must comply or ensure compliance with the **Tenant Relocation Plan**.
- 6.4 An **Owner** must submit or ensure the submittal of a **Midterm Progress Report** to the **General Manager of Development Service** at least two (2) months prior to the latest **Tenancy End Date** related to the **Purpose-Built Rental Building** in accordance with section 6.5 of this Bylaw.
- 6.5 A **Midterm Progress Report** must:
- a) be in the form specified by the **General Manager of Development Services**;
 - b) include the following:
 - (i) a description of how the **Tenant Relocation Plan** has been and will be followed; and
 - (ii) sufficient evidence, as determined by the **General Manager of Development Services**, that the **Tenant Relocation Plan** and the requirements of this Bylaw have been and will be met; and
 - c) be approved in writing by the **General Manager of Development Services** as meeting the requirements on this section 6.5.
- 6.6 An **Owner** must submit or ensure the submittal of a **Compliance Report** to the **General Manager of Development Services** no later than 30 days after the latest **Tenancy End Date** related to the **Purpose-Built Rental Building** in accordance with section 6.7 of this Bylaw.

- 6.7 A **Compliance Report** must:
- a) be in the form specified by the **General Manager of Development Services**;
 - b) include the following:
 - (i) a description of how the **Tenant Relocation Plan** has been followed; and
 - (ii) sufficient evidence, as determined by the **General Manager of Development Services**, that the **Tenant Relocation Plan** and the requirements of this Bylaw have been met; and
 - c) be approved in writing by the **General Manager of Development Services** as meeting the requirements on this section 6.7.

7. Privacy

- 7.1 The **Owner** must ensure that any personal information collected, used, disclosed or stored for the purposes of preparing a **Tenant Relocation Plan**, the **Midterm Progress Report** or the **Compliance Report** must comply with the **Freedom of Information and Protection of Privacy Act** and all applicable privacy policies of the Corporation of the City of Penticton.

8. Enforcement

- 8.1 A person who contravenes, violates or fails to comply with any provision of this Bylaw, or who suffers or permits any act or thing to be done in contravention or violation of this Bylaw, or who fails to do anything required by this Bylaw, commits an offence and shall be liable, upon conviction, to a fine of not less than One-Hundred Dollars (\$100.00) and not more than Fifty-Thousand Dollars (\$50,000.00), the costs of prosecution and any other penalty or order imposed pursuant to the *Community Charter* or the *Offence Act* (British Columbia). Each day that an offence against this Bylaw continues or exists shall be deemed to be a separate and distinct offence;
- 8.2 The penalties imposed under this section 8.1 shall be in addition to and not in substitution for any other penalty or remedy imposed by this Bylaw or any other statute, law or regulation.

9. Severability

- 9.1 If any section, subsection, sentence, clause, sub clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

READ A FIRST time this 3 day of February, 2026
READ A SECOND time this day of , 2026
READ A THIRD time this day of , 2026
ADOPTED this day of , 2026

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer

The Corporation of the City of Penticton

Bylaw No. 2026-13

A Bylaw to Amend Official Community Plan Bylaw No. 2019-08

WHEREAS the Council of the City of Penticton has adopted an Official Community Plan Bylaw pursuant to the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend "Official Community Bylaw No. 2019-08";

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 for all purposes as "Official Community Plan Amendment Bylaw No. 2026-13."

2. **Amendment:**

"Official Community Plan Bylaw No. 2019-08" is hereby amended as follows:

- 2.1 Repeal Pages 2, 3, 4 and 5 titled "Contents" and replace with attached Pages 2, 3, 4 and 5.
- 2.2 Add Pages 5-120 and 5-121 titled "Tenant Protection Development Permit Area".
- 2.3 Pages 2, 3, 4, 5, 5-120 and 5-121 attached hereto forms part of this bylaw.

READ A FIRST time this	3	day of	February, 2026
A PUBLIC HEARING was held this	3	day of	March, 2026
READ A SECOND time this		day of	, 2026
READ A THIRD time this		day of	, 2026
ADOPTED this		day of	, 2026

Notice of intention to proceed with this bylaw was published on the 20th day of February, 2026 and the 27th day of February, 2026 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer



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5.9

Tenant Protection Development Permit Area

5.9.1 Designation

The Tenant Protection Development Permit Area is designated for mitigating the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or proposed redevelopment pursuant to Section 488(1)(k) of the Local Government Act.

5.9.2 Justification

Penticton is experiencing ongoing redevelopment pressures on its aging rental and motel stock, which impacts vulnerable tenants. As is recommended in the City's Social Housing and Infrastructure Plan, this development permit area implements tenant protection measures to support housing stability as the City redevelops.



5.9.3 Area

Land within the municipal boundaries of the City of Penticton.

5.9.4 Tenant Protection Guidelines

- T1. Redevelopment must comply with the City of Penticton's Tenant Protection Bylaw.

