

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing in strong support of the initiative to create and maintain temporary housing options in Penticton for individuals currently living in shelters or without stable accommodation. Access to safe and secure housing is not a privilege — it is a fundamental human right. Every individual deserves the dignity of a safe place to call home, a space that supports their basic needs and allows them to build a foundation for a healthier, more stable future.

As a frontline service worker, I have witnessed firsthand the profound impact that safe and secure housing has on a person's level of functioning, overall wellbeing, and capacity to succeed. When individuals are provided with stable housing, their ability to engage with supports, maintain employment, and manage physical and mental health needs improves significantly. Housing is not only a roof over one's head — it is the cornerstone of stability, safety, and recovery.

Temporary homes provide a crucial bridge for those currently in shelters or living on the streets. By creating these spaces, we open up capacity in local shelters for others in need, while ensuring that individuals have a safe environment where they can access services, connect with community supports, and focus on long-term housing solutions. These homes foster dignity, security, and opportunity — all of which are essential for meaningful progress toward independence.

Moreover, the benefits of stable housing extend beyond the individual. Research and frontline experience consistently show that secure housing reduces emergency room visits and hospitalizations, decreases involvement with the criminal justice system, and lowers the occurrence of survival crimes such as theft or trespassing. In this way, investment in housing is not only compassionate but fiscally responsible. It reduces strain on emergency services, law enforcement, and healthcare systems — ultimately decreasing the overall cost to society.

Providing temporary homes is an evidence-informed, humane, and effective response to homelessness. It aligns with the values of dignity, compassion, and community that we uphold in Penticton. I urge continued support for this initiative as a critical step toward ensuring that all members of our community have the opportunity to live safely, securely, and with hope for the future.

Thank you for your time and consideration.

Kind regards,

B. Emma Alcott

1094 Green Lake Road, Oliver BC

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [donna gee](#)
To: [Council](#); [corpadmin](#)
Subject: TUP PL2025-10079
Date: Thursday, October 30, 2025 3:37:13 PM

Caution! This message was sent from outside your organization.

Please STOP THIS HOUSING OF 50 little homes!!!! This is ridiculous and unsafe and there will be way more crime

Donna Gee
2986 partridge drive
Penticton, BC
V2A9A9
Sent from my iPhone

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Kerry Gee](#)
To: [Council: corpadmin](#)
Subject: TUP PL2025-10079
Date: Thursday, October 30, 2025 3:39:30 PM

Caution! This message was sent from outside your organization.

Please STOP THIS HOUSING OF 50 little homes!!!! This is ridiculous and unsafe and there will be way more crime

Kerry Gee

2986 partridge drive

Penticton, BC

V2A9A9

Sent from my iPhone

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Jessica Obrien](mailto:Jessica.Obrien@corpadmin.com)
To: corpadmin
Subject: Opposition to TUP PL2025-10079 – 50 Tiny Homes Proposal near Dartmouth Drive
Date: Thursday, October 30, 2025 4:03:58 PM

Caution! This message was sent from outside your organization.

To the Mayor and Members of Council,

My name is Jessica O'Brien, and I live on Dartmouth Drive. I am writing to formally express my deep concern and opposition to the proposed Temporary Use Permit (TUP PL2025-10079) for the 50 Tiny Homes development being considered for our area.

Our Dartmouth Drive neighbourhood is one of Penticton's most family-oriented and community-minded areas — a place where children walk safely to school, families invest their lives and savings into their homes, and neighbours look out for one another. We've worked hard to keep this area safe, clean, and welcoming. This proposal threatens to fundamentally change the character and security of our community.

There are schools and multiple families with young children living nearby. Introducing a 50-unit high-density project with possible Overdose Prevention Services or Safe Consumption Spaces raises serious questions about student and public safety, increased traffic, and pedestrian risk. Penticton's own planning documents emphasize "safe routes to school", and I ask that Council apply that same standard here. Parents in this area deserve the reassurance that their children can continue to walk and play safely without being exposed to unpredictable A development of this scale will have significant implications for parking, traffic, and emergency response, as well as pressure on existing infrastructure and utilities. Residents deserve to know how these impacts have been assessed and mitigated before approval. Additionally, there has been little clarity or transparency regarding what specific supports or services will operate on site. Residents have a right to clear, factual information before any decisions are finalized.

Our community already faces citywide challenges with homelessness and addiction, and we are all compassionate toward the need for better solutions. But those solutions must be strategically located and responsibly managed. Dartmouth Drive and the surrounding area have remained one of Penticton's safest neighbourhoods because of thoughtful planning and strong community stewardship. We respectfully ask that this area remain protected for the families who have built their lives here — people who pay high property taxes, volunteer in schools, and contribute every day to making Penticton a better place

In Closing

I strongly urge Council to reject or defer TUP PL2025-10079 until the project can be reviewed for full compliance with zoning and OCP policies, and until meaningful public consultation is completed. Please let this letter stand as my official submission for the record.

Thank you for your time and consideration.

Sincerely,
Jessica O'Brien
Dartmouth Drive, Penticton BC

From: modernmillwork@shaw.ca
To: [corpadmin](#)
Cc: [Council](#)
Subject: TUP PL2025-10079
Date: Thursday, October 30, 2025 4:55:24 PM

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Caution! This message was sent from outside your organization.

To: The City of Penticton

I am writing to oppose the Temporary Use Permit PL2025-10079 for the development of temporary transitional housing at 2088 Dartmouth Drive and 616 Okanagan Avenue East, Penticton, BC.

I am concerned for the following reasons:

1. Incurred costs to businesses including security upgrades, increased insurance rates, decreased resale value, staff and customer safety, theft, vandalism, increased site maintenance (clean up), increased traffic, (pedestrian and automotive) and parking constraints.
2. Condensed residential housing should not be in the industrial area.
3. Increased service vehicles (for the proposed facility) on an already busy intersection, as well as the anticipated increase in traffic to the future upper Wiltse housing development.

Sincerely,
Thomas M. Goeckel
President & Owner
Modern Millwork (Vancouver) Ltd.
580 Okanagan Ave. E.
Penticton, BC V2A 3K5

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From:
To: [corpadmin](#)
Cc: [Council](#)
Subject: TUP PL2025-10079
Date: Thursday, October 30, 2025 5:44:52 PM

Caution! This message was sent from outside your organization.

To: The City of Penticton

We are writing to oppose the Temporary Use Permit PL2025-10079 for the development of temporary transitional housing at 2088 Dartmouth Drive and 616 Okanagan Avenue East, Penticton, B.C.

We are concerned about:

1. Increased theft and vandalism. We have experienced unknown persons entering our fenced and gated backyard and exploring our front yard during the night.
2. We currently use Dartmouth Drive via vehicle, bicycles and walking to go to work, shopping and errands on a daily basis. This proposal will put increased strain on this corridor.
3. We do not believe a facility that is not 100% “dry” should be so close to a residential neighborhood, especially one with a daycare and elementary school.

Sincerely,
Tom & Sheila Goeckel
101 Westview Drive
Penticton, BC V2A 7V9

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [James Jung](#)
To: [Council: corpadmin](#)
Subject: Tiny homes on Dartmouth
Date: Thursday, October 30, 2025 6:48:45 PM

Caution! This message was sent from outside your organization.

Dear Council,

I am adamantly opposed to develop a temporary low barrier wet use facility at the mouth of a residential and industrial neighborhood.

Much more discussion, transparency, and consultation are needed before this decision is even considered. Seems like this was hidden and pulled out at the ninth inning to see if it could be passed without any discussion.

An absolute NO on this terrible idea.

Sincerely,

James Jung
152 Penrose Ct, Penticton, BC V2A 9B6, Canada

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Kim Blagborne](#)
To: [corpadmin](#)
Cc: [Council](#);
Subject: TUP PL2025-10079
Date: Thursday, October 30, 2025 7:09:55 PM

Caution! This message was sent from outside your organization.

To Whom It May Concern:

I received today your notification to construct 50 small homes on the old SPCA property.

I have had a business in Penticton for over 35 years, the city council seem to think that the biggest tax contributors and supportors of the community are simply there to be abused and disregarded.

We have fought for years to protect our properties and belongings with frustration and no support from the City Council.

But when it comes to community support or help with special projects we are the first to be asked to step up.

Well now it is your turn to protect our investments and show us that we deserve the protection of the City and RCMP, by removing this consideration from the industrial park.

In short you are not fixing the problem your just moving it (with provincial funds) with the hope it will resolve itself!

Yours Truly, Kim Blagborne
Sent from my iPhone

From: [Paige Hollerin](#)
To: [Council](#)
Cc: [corpadmin](#)
Subject: Against TUP PL2025-10079
Date: Thursday, October 30, 2025 7:33:01 PM

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Caution! This message was sent from outside your organization.

I would like it to be known that I am against the tiny home - temporary housing for the proposed site at the bottom of Dartmouth.

More time for consideration of all affected neighbours is needed before forging ahead without proper consultation with the public.

Paige Hollerin
121-2504 Taber Road
Penticton V2A 7R4



Sent from my iPhone

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Michelle Glibbery](#)
To: [corpadmin](#); [Council](#)
Subject: Tiny Home Project
Date: Thursday, October 30, 2025 9:43:43 PM

Caution! This message was sent from outside your organization.

Dear Penticton Council,

I am writing to ask for reconsideration of the placement of the tiny home project. While I commend Council for being solution focused, I urge you to consider a location in a less urban area. Wiltse residents have already had to accept the pending 800+ home development above our homes and now we are facing this 50 tiny home development project at the bottom of the hill. There are several other locations that will have fewer impacts on residents, and I also wonder if Council has tried to partner with PIB or not?

We have to do better for our unhoused population, yes, but we also have to hear our residents and taxpaying community — many of whom have suffered losses and damage of property at the hands of unhoused, desperate people. This has resulted in a lack of trust, and living in a neighbourhood where one feels vulnerable and vigilant rather than relaxed and at peace is both unhealthy and undesirable.

Please do right by Wiltse and reconsider this placement.

Thank you for reading.

Michelle Martin
198 Stevens Crescent
Penticton

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Kim Kirkham](#)
To: [corpadmin](#)
Subject: 50 unit temp. housing project-Dartmouth
Date: Friday, October 31, 2025 5:10:53 AM

Caution! This message was sent from outside your organization.

Good Morning,

I know that we need to find "somewhere" to put these tiny homes, to act as a transition from the emergency housing to permanent housing.

I don't agree with the location on Dartmouth, and the proximity to the Wiltse school, and the Wiltse residential area.

If there are mental health and other support workers on site 24/7 - why don't we look for a location out of town, or in a less populated area.

At this time, I don't support the Dartmouth location.

Kim Kirkham
#323 3105 S Main St
Penticton BC
V2A 7H1

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: chellebelle.weston
To: corpadmin
Subject: I AGREE with tiny home proposal
Date: Friday, October 31, 2025 9:09:07 AM

Caution! This message was sent from outside your organization.

I think the city should proceed with building the tiny homes on Okanagan East Ave
Michelle Weston
326 Nelson Ave
Penticton
V2A 2K9

Sent from my Galaxy



Brain Injury Society

Education • Support • Housing

Phone: 250.490.0613

email: info@sosbis.com

Fax: 250.490.3912

www.sosbis.com

#2 – 996 Main Street, Penticton, BC V2A 5E4

Date: October 30th, 2025

Subject: TUP PL2025-10079

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Dear City of Penticton Corporate Officer,

I am writing on behalf of The Brain Injury Society regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East. Our organization is part of 100 More Homes Penticton, a collaborative initiative focused on collective impact in addressing housing and homelessness.

According to the recent Point-in-Time Count conducted in April 2025, 195 individuals in our community were identified as experiencing homelessness, with 78 of them unsheltered. Given the current shelter and housing inventory, Penticton urgently needs more transitional housing options to support individuals on their wellness journeys. As demonstrated by service providers in the housing sector—and supported by the Housing First model—housing stability leads to improved access to health and social services, resulting in enhanced physical, mental, and emotional well-being.

We respectfully ask Council to approve the Temporary Use Permit so our community can begin to address gaps in the housing continuum. This effort is supported by the HEART and HEARTH program and will foster further engagement with the local community. Your support is vital to our shared work in building a more inclusive and resilient Penticton.

Regards,

Terril Blakley
Housing & Outreach Team Lead
250-488-3736
tblakley@sosbis.com

Subject: TUP PL2025-10079

October 31, 2025

Dear City of Penticton Corporate Officer,

**Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd**

I am writing on behalf of the South Okanagan Women in Need Society regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East. Our organization is part of 100 More Homes Penticton, a collaborative initiative focused on collective impact in addressing housing and homelessness.

According to the recent Point-in-Time Count conducted in April 2025, 195 individuals in our community were identified as experiencing homelessness, with 78 of them unsheltered. Given the current shelter and housing inventory, Penticton urgently needs more transitional housing options to support individuals on their wellness journeys. As demonstrated by service providers in the housing sector—and supported by the Housing First model—housing stability leads to improved access to health and social services, resulting in enhanced physical, mental, and emotional well-being.

We respectfully ask Council to approve the Temporary Use Permit so our community can begin to address gaps in the housing continuum. This effort is supported by the HEART and HEARTH program and will foster further engagement with the local community. Your support is vital to our shared work in building a more inclusive and resilient Penticton.

Sincerely,

Liz Gomes

Liz Gomes
liz.g@sowins.com

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Leah Messenger](#)
To: [corpadmin](#)
Subject: YUP PL2025-1079
Date: Friday, October 31, 2025 9:40:08 AM

Caution! This message was sent from outside your organization.

Hello my name is Leah Messenger, I live at 187 Westview Drive in Penticton. I am writing to say I do not support the tiny home project on Dartmouth. I would like to see the city exhaust all other options before approving this rushed decision. We have 2 schools that are closed, one right beside the hospital and several properties bought by the province that are sitting empty.

Sent from my iPhone
Leah Messenger



October 31, 2025

Mayor Julius Bloomfield and Esteemed Council
City of Penticton
171 Main Street, Penticton B.C. V2A 5A9
Email: corpadmin@penticton.ca

Re: SUPPORT FOR ISSUING A TEMPORARY USE PERMIT FOR 616 OKANAGAN AVENUE EAST

Dear Mayor and Council,

The Penticton & Wine Country Chamber of Commerce wants to express its support for the proposed Temporary Use Permit (TUP) to allow up to 50 tiny homes with 24/7 on-site support at 616 Okanagan Avenue East (the Dartmouth Dog Park site). This project offers a timely, practical, and compassionate solution to those experiencing homelessness, while yielding meaningful benefits for the business community.

Homelessness has had a direct and negative impact on Penticton's business community. When individuals are forced to live unsheltered, many seek refuge in doorways, alcoves, or around commercial properties, leading to increased maintenance costs, property damage, and a heightened risk from fires. Businesses often experience reduced foot traffic as customers feel uneasy approaching storefronts where individuals loiter, and the Fairview encampment will undoubtedly impact tourism and perception of public safety given its visibility. Additionally, local governments and emergency services face higher response demands, diverting resources from other community needs. The resulting cycle, where economic activity declines, public spaces deteriorate, and service pressures rise, hurts all our businesses. Providing safe, supported housing solutions not only restores dignity to those experiencing homelessness but also revitalizes commercial areas, encourages investment, and strengthens community confidence.

The Chamber recognizes the success already seen with the shelter, commonly known as the Temporary Winter Shelter, located at 441 Dawson Avenue. With their 40 beds, the shelter has provided essential services to more than 118 unique individuals, with 20 successfully transitioning into stable housing. Shelter residents have gained access to critical healthcare services, mental health and substance use support, and pathways to long-term recovery and stability. These outcomes highlight the effectiveness of the collaboration between the City of Penticton, BC Housing, Interior Health, and local non-profit organizations, in providing the security and safety plan and the real solutions to the homelessness and health of our city.

Currently, Penticton's shelter and housing continuum is missing a transitional step between emergency shelters and long-term or market housing. The tiny-home project directly fills this gap, creating an essential "bridge" to reintegration. Residents can access stability, community, and individualized supports necessary to maintain employment, rebuild routines, and eventually secure permanent or market housing. Without this

transitional layer, too many individuals cycle repeatedly between shelters, the street, and emergency services, creating strain on municipal and business resources alike.

Based on what the Chamber has witnessed in Prince George and ‘Moccasin Flats’, also known as the Lower Patricia Boulevard Encampment, the Ministry of Transportation and Transit would not be successful in receiving an injunction to remove individuals currently residing in the ‘Fairview’ Encampment at the corner of Channel Parkway and Fairview Avenue due to an inadequate amount of shelter and housing spaces. In Prince George, the City failed to receive an injunction to close Moccasin Flats in 2021 and again in 2022 due to an insufficient number of shelter spaces available. It wasn’t until August 2025 when the province, the B.C. Housing Management Commission, and the City of Prince George made significant investments to create new housing and shelter for unhoused people in Prince George that an injunction was granted by the courts.

As a city that relies heavily on tourism, meetings, conventions, and events, the ongoing visibility of the Fairview encampment poses a growing risk to one of Penticton’s most vital economic streams. Approving the addition of 50 supportive housing units would not only create the necessary shelter capacity to meet legal requirements should an injunction be sought to permanently close the encampment, but it would also provide a compassionate, structured pathway for those currently living at Fairview to transition into safe, stable, and supported housing.

While the Chamber understands that there are a number of residents asking for a delay in approving the temporary use permit, time is extremely limited and therefore critical that Penticton’s City Council secure HEART and HEARTH funding from the Province at the November 4th City Council meeting. Delays or perceived uncertainty could jeopardize our eligibility, as other communities across British Columbia are also actively lobbying and competing for these limited resources with the government of British Columbia.

Thank you for considering our position and for your continued commitment to building a safer, healthier, and more inclusive Penticton for businesses and residents alike.

Sincerely,



Jordan Knox,
President



Michael Magnusson,
Executive Director

Cc: Anthony Haddad, City Manager
Blake Laven, General Manager of Development Services
Julie Czeck, General Manager of Public Safety and Partnerships

Subject: Support for Temporary Use Permit – PL2025-10079

Genevieve Beaupre
201–285 Westminster Ave W
Penticton, BC V2A 0J1
October 31, 2025

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

To:
Corporate Officer
City of Penticton
171 Main Street
Penticton, BC V2A 5A9

Dear Corporate Officer,

I am writing to express my strong support for the proposed Temporary Use Permit at 616 Okanagan Avenue East for 50 units of temporary housing with on-site support.

As a Support Worker with the Penticton & District Society for Community Living – Compass Complex Shelter and a Mobile Outreach Worker with the South Okanagan Women in Need Society, I work daily with individuals facing homelessness, trauma, and systemic barriers. Safe, stable, and supported housing is essential for their safety, dignity, and ability to rebuild their lives. This project would fill a critical gap between emergency shelter and long-term housing, offering structure, guidance, and pathways to stability.

HSABC (2025) found that the April 2025 Point-in-Time Count identified 194 people experiencing homelessness in Penticton, including 78 unsheltered individuals. With limited housing inventory, additional transitional options are urgently needed.

Concerns that such projects increase crime are not supported by evidence. Following the opening of the P+OPS 24/7 winter shelter in the industrial area in late 2024, the City of Penticton (2025) recorded that RCMP calls for service fell by 15%, and bylaw calls dropped by 61% over five months. Lockheart (2025) found that the city's overall Crime Severity Index also reached a five-year low.

BC Housing (n.d.) found comparable projects to demonstrate clear success. STEP Place in Kelowna, a 60-unit supported housing village opened in February 2024, has helped residents transition to permanent housing while reducing shelter pressure and improving neighborhood safety. Its model—private units with 24/7 staffing, meals, life-skills programs, and health referrals—has proven effective and well-managed. The proposed Penticton site mirrors this scale and structure, offering a proven and compassionate solution.

This TUP represents an evidence-based and community-minded approach aligned with the HEART/HEARTH framework, helping reduce encampments, strengthen public safety, and promote wellness. I respectfully urge the Council to approve this application and continue supporting collaborative efforts to ensure everyone in Penticton has access to safe and supported housing.

Thank you for your leadership and commitment to addressing homelessness in our community.

Sincerely,

Genevieve Beaupre, A.A. Psych

Support Worker, Penticton & District Society for Community Living – Compass Complex Shelter

Mobile Outreach Worker, South Okanagan Women in Need Society

References

BC Housing. (n.d.). *Kelowna – 759 Crowley Ave – STEP Place*.

<https://letstalkhousingbc.ca/kelowna-crowley-ave>

City of Penticton. (2025). *Temporary winter shelter shows positive trends*.

<https://www.penticton.ca/city-hall/news-alerts/temporary-winter-shelter-shows-positive-trends>

Homeless Services Association of BC. (2025). *Penticton – 2025 Homeless Count*.

<https://www.bchousing.org/sites/default/files/media/documents/Homeless-Count-Penticton-2025.pdf>

Lockheart, L. (2025). *'More work to do': Penticton mayor responds to latest crime stats*.

<https://kelownacapnews.com/2025/07/25/more-work-to-do-penticton-mayor-responds-to-latest-crime-stats/>

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Nadine Edis](#)
To: [corpadmin](#)
Subject: Temporary Use Permit PL2025-10079 (616 Okanagan Ave E / 2088 Dartmouth Dr)
Date: Friday, October 31, 2025 10:45:01 AM

Caution! This message was sent from outside your organization.

Mayor Julius Bloomfield and Members of Council
City of Penticton

Dear Mayor Bloomfield and Council,

Re: **Temporary Use Permit PL2025-10079 (616 Okanagan Ave E / 2088 Dartmouth Dr)**

I am a resident of the Wiltse area (2505 Dartmouth Drive), approximately 700 metres from the proposed site. I am writing to **oppose** the Temporary Use Permit as currently presented and to request that Council **defer or deny** PL2025-10079 until meaningful neighbourhood consultation and a full impact plan are completed.

I attended the October 29 open house and left with more questions than answers. Key operational details—such as whether this will function as a wet or dry facility, on-site staffing levels, security protocols, and how “temporary” will be enforced—were unclear. As a 63-year-old woman, I am concerned about personal safety, property crime, and the proximity to the daycare and elementary school nearby. This past summer my vehicle was broken into at my home; a neighbour also experienced a break-in with cash taken from a child’s room. Incidents like these heighten anxiety when new high-impact uses are proposed without a concrete management plan.

If Council proceeds, I ask that approval be **contingent** on the following conditions:

- 1. Good Neighbour Agreement (public):** Clear rules, complaint process, and response timelines; publicly reported metrics (calls for service, incidents, needles/garbage pickups).
- 2. School/Childcare Safeguards:** Defined safe routes; regular joint check-ins with the nearby school and daycare.
- 3. Alternative Sites Review:** A short list of municipally or provincially controlled sites farther from schools/daycare, with a comparative analysis made public before approval.
- 4. Health & Conduct Policy:** Clarity on wet/dry operations; overdose prevention/response; guest restrictions; weapons/contraband policy.
- 5. Monitoring, Sunset & Renewal:** A true **Temporary Use** with a fixed end date, third-party evaluation, public reporting every 90 days, and no renewal without a public hearing demonstrating positive outcomes.

Homelessness solutions matter, and I support evidence-based approaches. But **process and safeguards matter too**. Please require transparent consultation and enforceable conditions before any approval, or decline this TUP in its current form.

Thank you for your consideration.

Sincerely,

Nadine Edis

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Shelly Chapman
143 Stevens Crescent Penticton, BC V2A 8A5
October 28/2025

Attention: Corporate Office, City of Penticton
171 Main Street
Penticton, BC V2A 5A9
E-mail: Corpadmin@penticton.ca



Subject: TUP PL2025-10079

Dear City of Penticton – Council Members

NO, NO, NO! As a resident of the Wiltse community, I strongly object to the city of Penticton and the Provincial government (BC Housing) TUP PL2025-10079 proposed location for up to 50 transitional homes at the proposed property at 616 Okanagan Avenue East and 2088 Dartmouth Drive.

Along with businesses and other Wiltse residents, I to have serious concerns regarding the short notice to Wiltse community and businesses, the lack of information regarding operations, safety concerns such as theft, property damages, biohazard waste, traffic congestion, emergency and evacuation safety in the Wiltse community, proximity to childcare facilities and Wiltse Elementary School, as well as proximity to the business district.

All residents of Penticton agree we have a complex growing problem regarding the homeless. Therefore, IF the city of Penticton and the Provincial government (BC Housing) is serious about immediately addressing the issue of homelessness, drug addition, and mental health in our city, I would like to put forth a new suggestion.

My suggestion/proposal: In September 2025, SD#67 Public School System permanently closed three Elementary Schools (Carmi, Parkway, and Giant's Head) The Provincial government already owns the land and school structures and has jurisdiction on lease options for these buildings. I propose, since the buildings already exist, that classrooms could immediately provide space for beds to house the homeless. Offices could be used for mental health, addiction services, and other outreach services. The gymnasiums and libraries could be used to expand services and programs such as GED courses, and employment services. Other amenities include lockers for belongings, kitchen, bathrooms, handicap access, running water, existing fire safety, etc. The huge property outside/fields are fenced and could also immediately be used for tiny houses and/or shelters. With a bit of planning this proposal could be accomplished before winter sets in – even if only sheltering the homeless temporarily.

Regards,

A handwritten signature in black ink that appears to read "S. Chapman". The signature is written in a cursive, slightly slanted style.

S. Chapman

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

To: Mayor and city councilors

October 30th, 2025

RE: TUP PL 2025-10079

My name is Dave Gartner. We live in the Wiltse area. We are writing this letter to state that we strongly oppose the proposed Tiny Home temporary housing development in the dog park area on Dartmouth Rd. This is NOT a DRY facility. I asked the City rep at the Open house last night if this was going to be a dry facility and she said NO. Several people around us were told the same thing. Our neighbourhood has already been affected by the warming shelter on Dawson Ave. We as well as some of our neighbours have had to shoo people out of our yards that had come up the hill and up the deer paths into their yards. They have no regard for anyone's concern of their trespassing onto private property. The proposed development does not belong in an Industrial area that have enough problems with theft and break ins and especially one that borders on a large residential area. This is too close to Daycares and an Elementary school. We find it hard to believe the site chosen is the only one that can be used. B.C. housing has so many empty lots in Penticton that could be used as you are saying this is only temporary??? If the city is claiming that's the only property available then I understand it to mean Penticton isn't suitable for this project at any level. If this is allowed to go forward all we will accomplish is more homeless coming. We don't believe all these homeless are from Penticton. When they arrive here they are not required to have a fixed address so they automatically become Penticton residents. They are being encouraged to come here from many other communities as we provide so many services to encourage continued drug addiction and no consequences for crimes committed to support their habits. We are not against the homeless we are against how B.C. housing and how our government (Provincial and Municipal) are dealing with this. This began many years ago when we began a warming centre in Penticton. It was supposed to close in the Spring. Our Mayor at the time tried to close it as agreed and then was threatened by the B.C. housing Minister who at that time was David Eby that he would send Penticton one thousand tents if it was closed. Seems like he followed through on his threat as Penticton has slowly become home to so many homeless. We have lived in our Wiltse home for 33 years. We have the right to feel safe in our homes that we take great pride in our Wiltse community. If a dog park site is what you want perhaps you should offer the Fairview dog park as no one seems to use it for that purpose due to being so unsafe around there. There was money already in place to fix up the current Dartmouth dog park. What's happened with that money? In closing we hope Mayor and Councilors that you do the right thing and vote against this proposal. You need to listen to those of us who voted you in, not B.C. housing pressure to continue this vicious homeless cycle that has never worked under their leadership.

sincerely, David E. Gartner /122 Wiltse Place Penticton, B.C. V2A 7V6



Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

To: Mayor and city councilors

October 30th, 2025

RE: TUP PL 2025-10079

My name is Liz Gartner. We live in the Wiltse area. We are writing this letter to state that we strongly oppose the proposed Tiny Home temporary housing development in the dog park area on Dartmouth Rd. This is NOT a DRY facility. I asked the City rep at the Open house last night if this was going to be a dry facility and she said NO. Several people around us were told the same thing. Our neighbourhood has already been affected by the warming shelter on Dawson Ave. We as well as some of our neighbours have had to shoo people out of our yards that had come up the hill and up the deer paths into their yards. They have no regard for anyone's concern of their trespassing onto private property. The proposed development does not belong in an Industrial area that have enough problems with theft and break ins and especially one that borders on a large residential area. This is too close to Daycares and an Elementary school. We find it hard to believe the site chosen is the only one that can be used. B.C. housing has so many empty lots in Penticton that could be used as you are saying this is only temporary??? If the city is claiming that's the only property available then I understand it to mean Penticton isn't suitable for this project at any level. If this is allowed to go forward all we will accomplish is more homeless coming. We don't believe all these homeless are from Penticton. When they arrive here they are not required to have a fixed address so they automatically become Penticton residents. They are being encouraged to come here from many other communities as we provide so many services to encourage continued drug addiction and no consequences for crimes committed to support their habits. We are not against the homeless we are against how B.C. housing and how our government (Provincial and Municipal) are dealing with this. This began many years ago when we began a warming centre in Penticton. It was supposed to close in the Spring. Our Mayor at the time tried to close it as agreed and then was threatened by the B.C. housing Minister who at that time was David Eby that he would send Penticton one thousand tents if it was closed. Seems like he followed through on his threat as Penticton has slowly become home to so many homeless. We have lived in our Wiltse home for 33 years. We have the right to feel safe in our homes that we take great pride in our Wiltse community. If a dog park site is what you want perhaps you should offer the Fairview dog park as no one seems to use it for that purpose due to being so unsafe around there. There was money already in place to fix up the current Dartmouth dog park. What's happened with that money? In closing we hope Mayor and Councilors that you do the right thing and vote against this proposal. You need to listen to those of us who voted you in, not B.C. housing pressure to continue this vicious homeless cycle that has never worked under their leadership.

sincerely, Elizabeth M. Gartner /122 Wiltse Place Penticton, B.C. V2A 7V6

1



Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Xuan Du](#)
To: [Council: corpadmin](#)
Subject: temporary housing at dog park
Date: Friday, October 31, 2025 11:19:51 AM

Caution! This message was sent from outside your organization.

Hi,

This is Dr. Xuan Du that lives at 162 Westview Drive in the Wilste area. My kid goes to the Wilste daycare. I am deeply disappointed how the city is trying to put a drug-allowed shelter near my neighborhood (and so close to school) without including the local residents and businesses' voices in the process. Yes you did the minimal legal requirement to notice the direct neighbors. Yes you gave us a generous six day window to provide feedback. I find this extremely disappointing.

I think we all agree on the urgency of the situation and need for more temporary housing. It is the effectiveness of what you are proposing compared to the impact on the area that gets you so much anger and push backs from my neighborhood. Personally, I would be on board if it is a dry facility to help those that really wanna be helped and wanna move forward with their lives. But this will be a whole other debate. For the minimum, the local community should have a voice on how this facility should be run, let alone if this is the best spot for it.

And we need a detailed plan on how the city is planning to mitigate the impact on nearby businesses, schools, and residents, other than vague promises. I have read all your Q&As and am not any less worried about my kid stepping on a needle at the school playground.

Local businesses and residents have to be included in the process, other than just getting a notice.

Sincerely,

--

Dr. Xuan Du
Dominion Radio Astrophysical Observatory
PO Box 248, Penticton, BC, V2A 6J9

From: [Warren Edis](#)
To: [corpadmin](#)
Subject: Temporary Use Permit PL2025-10079 (616 Okanagan Ave E / 2088 Dartmouth Dr)
Date: Friday, October 31, 2025 11:06:31 AM

Caution! This message was sent from outside your organization.

October 31, 2025

Mayor Julius Bloomfield and Members of Council
City of Penticton

Dear Mayor Bloomfield and Council,

Re: Temporary Use Permit PL2025-10079 (616 Okanagan Ave E / 2088 Dartmouth Dr)

My name is **Warren Edis**. My wife and I live in the Wiltse neighbourhood at **2505 Dartmouth Drive**, about 700 metres from the proposed site. I'm writing to register my **opposition** to PL2025-10079 as it stands, and to ask Council to **deny or defer** approval until there has been genuine neighbourhood consultation and a credible plan to prevent spillover impacts.

I attended the October 29 open house. I left with unresolved concerns, particularly around day-to-day impacts that residents shoulder when high-impact services are introduced without enforceable safeguards. Over the summer, our family experienced a vehicle break-in at our home; a nearby neighbour had a home break-in with cash taken from a child's room. While I appreciate the complexity of homelessness, these incidents heighten anxiety—especially for my wife—about theft, trespass, and the accumulation of garbage and needles along walking routes. The site's proximity to an elementary school and daycare amplifies those concerns.

If Council elects to proceed, I ask that any approval be **conditioned** with enforceable measures that protect nearby residents and institutions:

1. **Good Neighbour Agreement (public):** A clear complaint and response process; publicly reported metrics (calls for service, incidents, needles/garbage pickups); defined escalation when targets are missed.
2. **School/Childcare Safeguards:** Safe-route mapping, regular joint check-ins with the school and daycare, and near-site monitoring during pick-up/drop-off hours.
3. **Alternative Sites Review:** A short list of municipal/provincial sites farther from schools/daycare, with a comparative analysis released before any approval.
4. **Health & Conduct Policy:** Clear stance on wet/dry operations, overdose response capacity, guest restrictions, and a weapons/contraband policy that is enforced.
5. **Monitoring, Sunset & Renewal:** A genuine **temporary** use with a fixed end date, third-party evaluation, public reporting every 90 days, and no renewal without a public hearing demonstrating positive outcomes.

I support solutions that reduce homelessness and improve public safety. But rushing a high-impact use without binding safeguards erodes trust and shifts risk onto families like

mine. Please require transparent consultation and enforceable conditions before any approval—or decline PL2025-10079 in its current form.

Thank you for your consideration.

Sincerely,

Warren Edis

2505 Dartmouth Drive, Penticton, BC

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Carole Davies](#)
To: [corpadmin](#)
Subject: Temporary permit
Date: Friday, October 31, 2025 11:21:27 AM

Caution! This message was sent from outside your organization.

Emergency shelter
Not a good idea this area is close to residential areas with high taxes
Carole Davies 137, Dewdney Cres
V2A 7n2

Sent from my iPhone

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

October 31st, 2025

Corporate Officer
City of Penticton
171 Main Street,
Penticton BC V2A 5A9

Dear Sir/Madam

Re: TUP PL2025-10079

We are writing in response to a public notice that was delivered to our residence at 156 Wiltse Place, Penticton. We are very concerned about the location for this emergency shelter/homeless service site as it will be located directly below our property. Our concerns are the following:

1. It has not been determined whether or not this will be a “wet” or “dry” site. |If it gets deemed to be a wet site then how does this help with their overcoming their addictions and integrating them back into the community? Are we just giving them a private room to carry on with their lifestyle of choice?
2. The potential increase of foot traffic in an already busy intersection gives us concern as there are only 2 main access roads in and out of Wiltse neighborhood and this being one of them.
3. The increase of noise pollution due to more emergency first responder vehicles attending this site. Will there be 24 hour monitoring of this site to protect the surrounding businesses and residents from being harassed by vagrants and the dangers they present to our homes and businesses?
4. The loss of feeling safe in our own home and property.

As taxpayers, please consider our concerns.

Sincerely,

David and Connie Hack
156 Wiltse Place
Penticton BC
V2A 7V6

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [bobanddonna](#)
To: [corpadmin](#)
Subject: Please! Don't remove the dog park
Date: Friday, October 31, 2025 1:08:34 PM

Caution! This message was sent from outside your organization.

Let's not rush this thing. All nearby businesses and residents should be contacted for their input. They may have some good suggestions that should be taken into account.

Thanks, Bob Kipp, Penticton

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Public Hearings](#)
To: [corpadmin](#)
Subject: FW: tiny homes in Penticton
Date: Friday, October 31, 2025 2:30:00 PM

From: L Goldman
Sent: Friday, October 31, 2025 1:04 PM
To: Public Hearings <publichearings@penticton.ca>; Angie Collison <angie.collison@penticton.ca>; Audrey Tanguay <audrey.tanguay@penticton.ca>; Council <council@penticton.ca>
Subject: tiny homes in Penticton

Caution! This message was sent from outside your organization.

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

Hello, Nice to see everyone on Wed!! Please forward this email to whoever needs to see it. Thank you.

Regarding tiny homes village in Penticton:

I would like to offer a letter of support for the 50 tiny homes plan in Penticton. The plans for a tiny home community on the east side of town should be fast-tracked to get the project in place as quickly as possible.

We have people without shelter in our city. They are un-housed for various reasons, the causes of which are not important.

What is important is that they are our neighbours in need of care.

The tiny house idea is not new in Canada. In BC, Kelowna has had them for years. There are villages in Port Alberni, Nanaimo, Victoria, and more. The model has been a successful solution to immediate needs of vulnerable populations and has dispensed critical supports while assisting residents to transition to permanent housing, reduce health emergencies, decrease health and community expenses, and give hope and stability to village residents.

Penticton has service providers who are on board with the plan, ready to move forward to help with supports. Tax payers and residents in the city want to know that they are safe on the streets when those with special requirements have a place to go and sleep and wash and eat. The City has space and the need is great to house people; it's a need that is growing as costs rise and rental fees are beyond the means to pay.

The Chamber of Commerce realizes the benefits to safety and security. Many meetings with area renters and businesses weighed in last year on the shelter that made Penticton safer and more stable.

Please move forward as quickly as possible to get a tiny home village established in Penticton.

Liml̓əm̓t- Thank you
Lori Goldman, Penticton

"What you do makes a difference, and you have to decide what kind of difference you want to make." *Jane Goodall*

I acknowledge that I work and play on the traditional unceded territories of the syilx Okanagan people. I recognize the strength and wisdom of the people who have lived here for 10 000 years and I commit to do all I can to bring truth and reconciliation into the work that I do.



October 30, 2025

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

To:

Mayor Bloomfield and council

Regarding the proposal for a TUP for a Heart & Hearth housing on Dartmouth Ave.

PIDA has been made aware of plans for a Heart & Hearth funded housing in the Industrial Park on Dartmouth Avenue.

We have been critical of provincial government inaction and disinterest in the healing and restoration of this group of our residents. Locally, the shift, in the last few years, of the homeless to the industrial area has been difficult and expensive. The cost of managing theft, vandalism and break-ins is tens of thousands of dollars annually.

Homelessness is a complex problem needing a variety of measures to provide the support and services required to achieve permanent healthy and positive life outcomes. We are committed to seeing these measures being made available to all who need them.

PIDA support for the establishment of the Temporary Winter Shelter (TWS) is founded on that commitment, even though industrial space is at a premium and business owners battle to accommodate a homeless population in our midst.

The positive operational outcomes of the TWS have been unexpected. The community engagement, partnership with PIDA, and progressive style of management within the shelter has been foundational to the successes and positive outcomes experienced within the TWS. That success is unique among all such facilities in Penticton.

The numbers of people in Penticton needing this help is, unexpectedly, growing rather than abating. Our TWS should be empty and available for those who will need sheltering from this coming winter weather. Instead we will once again have a significant number of people forced into the old difficult and inadequate cold temperature temporary shelter. Obviously, economic and policy conditions in Penticton and the surrounding area continue to produce homelessness at a pace that remedial efforts cannot cope with.

Placing a third supportive housing facility within the area of our industrial park is simply unfair to the already embattled businesses in this area. Our industrial businesses do not have the resources or time to cope with another wave of special

residences in an area that is clearly not suitable for any. Industrial land is not for housing and is in short supply.

It is our observation that the shelters and supportive housing facilities are not going to be temporary. In fact, they will need to expand to meet the growing demand. As well, the additional population traffic will be well beyond the industrial areas design and ability to accommodate.

We appreciate the effort made to find an ideal location for this housing facility. The industrial area is not even close to ideal and we cannot support the proposal to place it here. There are alternatives. We will gladly work with you and staff to review non-industrial sites that are more suitable.

Thank you for being invested and pushing for positive programs and outcomes for those in need.

Sincerely yours,

A handwritten signature in blue ink that reads "Frank J Conci". The signature is written in a cursive style with a large initial "F" and "C".

Frank J Conci
President

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Caitie Barber](#)
To: [corpadmin](#)
Subject: Tiny homes
Date: Saturday, November 1, 2025 7:18:56 AM

Caution! This message was sent from outside your organization.

I support the tiny homes project. I believe the homeless situation needs radical decision making or it will just get worse. Ive lived at 609 Victoria Drive Penticton with my family for the past 10 years and have seen first hand how the opioid crisis and homelessness has effected people's lives and has changed my neighborhood.
Housing is a first step to recovery.

Thank you.

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Lynn Gooding](#)
To: [corpadmin](#)
Subject: TUP PL2025-10079
Date: Saturday, November 1, 2025 7:39:13 AM

Caution! This message was sent from outside your organization.

Hello

This E Mail is to address the tiny house community proposed in Penticton. While I do feel that something is needed to address the current situations that some find themselves in I do not feel that a "tiny home" is the answer. It is said that this will be transitional housing for those experiencing homelessness and will be paying towards that support. Lets be honest in whom will be doing the paying those that work hard for a living and those that work hard to honestly keep a roof over their own heads. Life is not a free ride and more and more that seems to be the Government approach to such issues. I am all for giving a hand up but not in this way where it has an impact on our community.

We just have to look at the situation on Main Street where there is the transition housing it is like a zombie zone. You are free to take in your stolen goods (or they say "finds") but lets be honest they are out prowling day and night. What is to say that the housing camp will not turn into the same situation. You can assess all you want to whom goes in there but until they are in there you have no clue what they truly are like.

I do not feel its safe to put such a project in a commercial use area, where there are lots of businesses that support our community, provide jobs for our community. Now that said where should it go, as it seems this is what the Government feels is the solution, its easy to say not in our community but then who's community. I feel it would be better as a complex where its all under one roof with a door person and proper security. Now I know they say there will be support workers and security but lets be honest we know how well that is working in the other facilities we have in our community.

We as a community do not feel safe in that community, I no longer walk downtown and I live by the Community Center, at times I do not even feel safe going over to the pool in the dark AM hours. I no longer take night shifts at work, as I do not feel safe both in the building and leaving at 9 30 at night to get into a taxi. I should not have to feel this way.

I have a background as a volunteer outreach worker (while its been years since this, the situation is the same). I was in Vancouver on what is called Skid Row and I would work nights going out to provide services. I have been in places that even the police would say they would not enter unless they had to. Into situations where there were "bodies" that would literally pile up at times. I have heard every hand luck story, seen most issues that homelessness

brings on. What we found is that many times like now there is a part of the population that does not want help they want a rule free world. They are not mentally ill as they would pass the cognitive tests given, they just wanted to be free to take what they wanted and have no rules imposed.

Then we have those that have addiction issues, you make that choice in life, it used to be "fear the needle" now its right to the needle so you are making that choice. Addiction is a real issue and honestly intervention does not work unless that person wants to invest in change and do the work. I know this first hand from my EX and the addiction path I walked along with him. No matter what program it did not work as he felt he had no issues. We faced homelessness at times over the years but never did we expect a "free ride".

I do not want this housing in our community or any community. Too I do not want to see the Encampment continue to grow, I feel that there are too many supports that are not bring on the change we need. The supports are not working we are getting over run. Its a free for all in our community of take what you want. Enough time for harder choices to be made, lock up and lock down.

Lynn Gooding
423 Caribou Street
Penticton BC
V2A5W5

I would love communication on this issue but sadly I feel its a "done deal" in the works. We have no say it seems.

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [J.Prouty](#)
To: [corpadmin](#)
Subject: TUP PL2025-10079
Date: Saturday, November 1, 2025 8:49:00 AM

Caution! This message was sent from outside your organization.

Janis Prouty
2595 Evergreen Drive
Penticton, BC V2A 8C6

100% No to this TUP planned for the 616 Okanagan Avenue/ Dartmouth Dog park.

There has been zero consultation with residence, only a flyer handed out to a selected number of business/houses.

There needs to be a deferral and another location chosen.

We've already experienced a heightened level of crime moving up the hill and this location would only invite a surge of negative activity to our neighbourhood.

Unacceptable and irresponsible.

Regards
Janis Prouty

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Rio Annett](#)
To: [corpadmin](#)
Subject: Tiny Homes TUP PL2025-10079
Date: Saturday, November 1, 2025 8:55:50 AM

Caution! This message was sent from outside your organization.

Hello,

I have been living in Penticton city limits since 2011. I have seen things get much worse over these years for those experiencing homelessness.

I want to thank the city council for caring about these people, caring about the residents of the city and working hard to come up with solutions.

I am very much in favor of the Tiny Home Proposal, and sure hope that council isn't intimidated by the few loud voices that they are going to face from the people living up in Wilste.

Carry on, your plan is great, and can always be adjusted if need be in the future. A dog park area can be moved.

Thanks again for this very positive move towards helping people, keep up the good work!

Rio Annett
657 Winnipeg St.

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From:
To: corpadmin
Subject: TUP PL2025-10079
Date: Saturday, November 1, 2025 1:03:38 PM

Caution! This message was sent from outside your organization.

Subject: **Temporary Use Permit PL2025-10079**

I request that my personal information be redacted.

To the Council of The City of Penticton,

I am asking that you reconsider voting yes on November 4th, 2025 for the TUP that is being considered for 616 Okanagan Avenue East.

I understand that a lot of thought by various committees has gone into this idea, but as a person that lives in the community and a person that is on the Safety Advisory Committee, I feel that we have not been notified with sufficient time to do our research and give our feedback.

I ask that the location be reconsidered, as this location is only 600 metres from the closest daycare (Two Peas In A Pod Childcare) and 950 metres to Wiltse Elementary School. I understand that the people that are going to be housed here are coming from the Emergency Shelter and transitioning into more permanent housing, but I have heard that there will be a safe injection site. Hearing about the safe injection site makes me believe that there are going to be some high risk, vulnerable individuals residing here and I do not feel that it should be this close to a daycare, or an elementary school.

I believe that most people in the community want to help the homeless and have big hearts for humanity, but we feel that we have not had any opportunity to give our input! I think a public forum held at Wiltse School would allow people to have their say and be more well informed.

Also, as a member of the Public Safety Advisory Committee I find it perplexing why we meet on topics after they have already been voted on by Council.

Thank you for your consideration of this matter!

Sincerely,

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Trish Hunter](#)
To: [corpadmin](#)
Subject: Tiny Homes Project, 616 Okanagan East
Date: Saturday, November 1, 2025 4:32:36 PM

Caution! This message was sent from outside your organization.

Trish Hunter

10:18 AM (5 hours ago)

to letters



I wish to express gratitude for the informative Oct. 31 Guest Column in the Penticton Herald by Tiny Lee, TINY HOMES, A MIGHTY DIFFERENCE.

Ms. Lee was prompt in responding to community concerns relating to the city project set for 616 Okanagan East. She does a marvelous job of clarifying people's worries about safety and the timing of this project. It is not just a Council thing. Also, I am grateful for the Wednesday City Open House held at PTCC. City staff were available for explanations and to answer concerns and questions.

This plan is developed in coordination with RCMP, Fire Department, City Bylaw, 100 More Homes Penticton and others. In the Herald article Ms. Lee refers to Kelowna's successful project.

There have been many reliable people and organizations working together to come up with this plan. It is getting very cold outside. Let's go ahead with it.

Anyone who has not read the article may look it up on-line. Thank you to Tina Lee for this clarifying article. Thank you to Council and City Staff for carefully putting this plan together for the Tiny Homes project.

Patricia Hunter, 104-102 Van Horne Avenue, Penticton, B.C. V2A 4K2

Trish Hunter,
Penticton

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Mike Scott](#)
To: [corpadmin](#)
Subject: Tiny homes
Date: Saturday, November 1, 2025 5:07:20 PM

Caution! This message was sent from outside your organization.

I do not oppose housing homeless people. What I do not accept is the catch-all definition of “homelessness” being marketed under the broad umbrella of certain non-profit organizations.

I oppose two things: the model type and the lack of transparency and meaningful consultation from the City. Penticton already operates a wet shelter and low-barrier models such as Compass and Burdock. These programs combine homelessness, addiction, and criminal activity under one roof. The industrial area and community have been left to deal with the spillover effects and growing frustration with this rinse-and-repeat approach.

Low-barrier means drugs and alcohol are not encouraged, but they are not prohibited. I would support a structured DRY model — one where drugs and alcohol are prohibited and residents receive consistent, accountable supports to rebuild their lives. This new Tiny Homes project, however, is LOW-BARRIER with a harm-reduction focus. If the goal is to help people truly recover, why isn't a DRY MODEL even being discussed or included in the tender process? We don't need another low-barrier facility. We need a structured DRY model that helps people get sober and stay stable.

I support the Wiltse and Industrial Area petition. Multiple media reports have stated that the Ministry of Housing and the City have been in discussions about this project for months. So why only a six business day public consultation window before the Temporary Use Permit (TUP) goes to Council on November 4th?

I urge Council to pause this decision until proper public consultation occurs and alternative housing models — including a dry option — are fully explored. Penticton deserves transparency, accountability, and solutions that truly work. Let's get these people off drugs so they can be productive members of the community and not just give them safe spots to stay on drugs.

Mike Scott

138 Evergreen Cres Penticton B.C V2A7Y5

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [D.Mac](#)
To: [corpadmin](#)
Subject: Subject: Opposition to Land Use Proposal for Temporary Housing at 616 Okanagan Avenue East
Date: Sunday, November 2, 2025 5:46:41 AM

Caution! This message was sent from outside your organization.

Dear Mayor and Council,

We are writing to express our opposition to the proposed Land Use application for Temporary Housing at 616 Okanagan Avenue East.

1. Questionable “temporary” nature: The inclusion of electricity and water hookups suggests this development will not be truly temporary. The community deserves honest answers and transparency about the long-term intent of this project.
2. Proximity to daycare and school: We have observed individuals engaging in drug use at the top of Dartmouth. The proposed site is close to a daycare and an elementary school, which raises serious safety and public health concerns for the surrounding community.
3. Impact on nearby properties: The project will create additional noise and disruption for neighbouring businesses, homes, and the SPCA.
4. Traffic and congestion: The intersection is a high-traffic area for not just vehicles, but also pedestrians, and cyclists. The project will likely worsen congestion and increase safety concerns at an already busy intersection.
5. City accountability: Unfortunately, the City has a history of approving projects without fully following through on commitments made to the community. This lack of accountability raises further doubts about how promises regarding this project will be upheld.

This proposal feels more like a predetermined decision than a genuine request for community input.

I urge Council to reconsider this proposal and explore more suitable locations or alternative approaches that balance compassion with accountability, safety, and respect for existing neighbourhoods.

Respectfully,

Ian and Deanne McAndrews
112 Penrose Court
Penticton, BC

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Ross](#)
To: [corpadmin](#)
Subject: Tiny Homes
Date: Sunday, November 2, 2025 10:16:18 AM

Caution! This message was sent from outside your organization.

Ross Trythall
172 Kruger Place Penticton

I fully understand the good intentions of some of volunteers and others involved in this potential proposal. However I feel there needs to be more guarantees from the BC Government regarding what they are paying for and what the tax payers of Penticton are paying for.

Further I do not trust the BC Government to fulfill their obligation regarding this project.

this is a quote from city staff

"Julie Czeck, the City of Penticton's general manager of public safety, said the city has been advocating for months for a solution in response to the Fairview encampment and help unhoused individuals."

What has the Province done to deal with the Fairview encampment problem besides providing fencing, rocks and security guards. The encampment has grown and dug deeper roots. The BC government gave the residence deadlines a number of times and then nothing happens. These individuals do not want to move and will not move unless by force. So in the end we lose a dog park, have more tax payers money being spent monitoring and servicing these 50 tiny homes regardless of what BC housing says. Too many broken promises from the Province and City staff.

The quote below is right from BC housing website and to me it sure seems to indicate this is a done deal which makes me very very angry, hence why you have so much public outcry regarding this proposal. For many it seems city council, city staff and the Province are trying to sneak this by with no choice from citizens.

"More indoor spaces, supports coming for people experiencing homelessness in Penticton

PENTICTON - People experiencing homelessness in Penticton will soon be better supported and have more places to stay indoors with a new partnership between the city and Province, and a new site to build temporary homes."

The BC Government and BC Housing Rep provided zero answers to "what if they refuse to

leave" when I asked them at the open house last week. They need to provide recovery beds when needed not these temporary houses. They have failed to deal with the problem and seem to put band aid solutions on the table hoping cities such as Penticton buy in. I say NO and I hope you council agree.

Ross

November 2, 2025

Late Submission
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Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

To City Council

Re: Proposed Temporary Housing on Dartmouth Road - TUP PL2025-10079

We own a business only a mere 100 feet from this proposed site and absolutely object to this proposal. We are in the heart of the very busy industrial area of Penticton, and this puts all our businesses in jeopardy of more crime and theft.

The City yard works can afford to have security added to their property, as security is paid for by the public. But when we hire security for our own private properties, it is paid for 100% by the taxpayer. We hire employees, we pay huge property taxes, we contribute to the success of Penticton, yet the city wants to add 50 more low living individuals and criminals to our neighbourhood. Would the city be willing to reimburse or help contribute towards additional security guards for the neighbourhood? I just received a quote for \$25,000 to put cattle fencing and razor wire surrounding our property, to try and deter individuals from entering our property. Will this be covered by this proposal?

Since last November, when the temporary site was opened down the street on Dawson, the amount of crime that has taken place in our neighbourhood has dramatically increased. Weekly, there are thefts and break in's that should be taken into consideration when proposing another 50 plus individuals, of the same demographic being added into this neighbourhood. We have already seen an increase in crime, and this will double our expenses drastically. For every item stolen, windows broken, fence cut, cars broken into, we cannot afford to file an insurance claim as this just increases our insurance premiums. We must pay out of pocket for every theft that takes place at our business. These expenses are then being passed down to customers, who are already struggling to meet ends meet. This is a no-win situation for business owners, as there will be zero help from the city for local businesses who will struggle financially with the onset of criminal activities that will take place on their perspective properties.

I would be more open to discuss the idea, if this proposal was for a dry facility, for the individuals that truly want and need our help. Unfortunately, we are dealing with multiple issues, regarding the homelessness in our community. We have the individuals who truly do not want our help, who want to live in our society without rules, who are basically harmless squatters. We have individuals who are living with mental health and have fallen down the path of drugs and alcohol who desperately need help the moment they ask for it, who need to get clean. And we have individuals who are the habitual criminals, who are doing the most damage to our community, who also need help – but they need to be in a locked-up facility, to get the help they need to even have a chance at re-joining society. We cannot open another facility with the same multi-groups of individuals when different levels of help is required and think that this will be a success. As a society, we are failing people miserably, both the hardworking, tax paying citizens and the mental health citizens. This proposal will only move some of the encampment off highway 97 and move it inwards to another neighbourhood and bring another neighbourhood of destruction in its path. And in 6 months, another encampment will develop, and we are back to square one. Confirmed by the opening of the temporary shelter on Dawson, that opened in November of 2024. By spring of 2025, the encampment opened and grew on the highway. If anyone was convinced that the Dawson Street shelter would have relieved the issues, then you were a fool to have believed this. Other homeless people, from other communities just migrated here and this will continue to happen as long as we as a society just offer surface level help.

We need true help for the people. We do not need another facility operated by another organization that states there will be 24/7 security, 24/7 supervision, as just one look at the hotel on main street beside Starbucks and you can tell it is yet again just another failed operation. There isn't one Pentictonite that thinks that facility is a success. It is disgustingly filled with drug addicts, criminals, stolen goods from the same law-abiding citizens who are theoretically paying for this shelter, a bike chop shop (that we are not even allowed to view when our own items are stolen from our properties) and somehow this is acceptable? Where is the true help for individuals who need to be in a safe place to detox and then work on their mental health? People are truly afraid to walk on the same side of the street near that hotel, and many other locations during the middle of the day. Yet you want to open a similar type of living shelter into the industrial neighbourhood? Somehow this one will be different??

No way do we need another disgusting "hotel", disguised as 50 tiny homes in our community with the same ideology and mismanagement behind it. We are just moving the same issues into another area of Penticton and causing serious unreparable harm to businesses and the homes that back onto the industrial neighbourhood. Businesses are struggling, Pentictonites are struggling, people are afraid...why are we not trying to do better for the contributing tax paying citizens of this community versus allowing this path of destruction to continue without any end in sight.

Come to the table with real solutions, real problem-solving ideas, that can start helping the different groups of homeless. Finding a hotel or tiny homes that can house (almost) the same group is not fixing the problem. It is just masking it.

Work with the provincial government on ideas on how to start handling this crisis. From all levels. Help the families and individuals who are on the brink of homelessness and help the homeless who actually want the help, and lock up the homeless who are criminals and provide mandatory help where it is needed.

With the addition of the ineffective Dawson Street temporary shelter that was approved last November, we have been overwhelmed with the amount of crime and destruction that has come into our neighbourhood. Like many other businesses already discussing these issues, we must consider if Penticton is the right place for our business if more crime is to be brought into our area. Staff are scared to leave at night, and we feel we are already being terrorized by criminals walking the streets late at night who are looking for the next property to steal from or damage. Our businesses are our home-away-from home. Where we have poured our hearts, our souls, our life savings and our energy into trying to succeed in life. Why does the city want to take away the peace of mind to the businesses in this community that their place of work is not a safe place to reside in anymore.

Besides the main component with the addition of crime anticipated into our neighbourhood, the intersection alone that this site is being proposed at, is the busiest intersection in the heart of the industrial streets. Dump trucks, semi-trucks, work trucks and residents combined go through that intersection by the hundreds daily. The addition of a 50-person residence being added to this already busy intersection is suicide and very dangerous for not only the citizens who are trying to walk across that intersection, but also the fast-moving traffic. Furthermore, that corner is already a bottleneck to the entrance into the populated Wiltse neighbourhood. With 50 possible individuals residing, plus staff, security, ambulance emergencies, health care representatives, social workers, police and family visitors, what is the solution for parking? There is no extra parking on Dartmouth Road, Dartmouth Drive or Warren Avenue, due to the bike lanes and the curve of the already dangerous Dartmouth Drive allows for zero parking on any of the surrounding streets. The parking lots on the corner that is designated for the City is already at full capacity on a normal workday, with current City yard works crew already having to park up and down Okanagan Avenue E on the street. What happens adding in another 10-20 cars that have nowhere to park and 50-60 new pedestrians trying to cross the streets? On top of the crime being added to this neighbourhood, the parking and the pedestrian traffic alone will create complete chaos to an almost blind corner at the busiest industrial intersection.

Please give time to complete the due diligence and allow the businesses and homes to vote on this proposal, from the people who will be truly affected by this proposal...versus feeling like we are being rammed down our throats, yet again another pathetically run operation to house drug addicts and criminals masked under the umbrella "homelessness".

I encourage every council member to please re-consider this proposed location and vote a resounding no and stand up for the businesses in the industrial community in Penticton.

Karlye Dennis

633 Okanagan Ave E

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Tracy Manchulenko](#)
To: [Council](#); [corpadmin](#)
Subject: TUP PL2025-10079
Date: Sunday, November 2, 2025 11:38:28 AM

Caution! This message was sent from outside your organization.

Dear Council and Mayor of City of Penticton,

I am writing this letter to oppose your direction taken to approve the tiny homes development at the Penticton dog park.

This proposal has been handled poorly by city council. This matter has been on the mayor and council's to do list for months and yet zero transparency, and zero public awareness or engagement.

This has resulted in over 1300 other Penticton community members to date who have signed a petition to oppose your approvals.

The proposed location will affect families and children, as well as local businesses in the area.

You continue to show a lack of support for our community in making a safe town for the local residents who pay taxes and live here year round.

After attending the recent City open house and speaking to counsellors and the many people that were present, it's obvious this matter needs to be reconsidered with far more community involvement before a decision is reached - regardless of the apparent urgency in reacting to the provincial government's wishes.

I hope you reconsider the proposed site and make the right choice for our community and town.

Sincerely,

Tracy Taylor
Wiltse neighborhood resident

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Terry Price](#)
To: [corpadmin](#)
Subject: Tiny Home Location - TUP PL2025-10079
Date: Sunday, November 2, 2025 1:08:42 PM

Caution! This message was sent from outside your organization.

Hello,

I am writing this to voice my objection to the proposed location of the Tiny Home development on the Dartmouth road dog park. I live in the Columbia area and am not against the development of the tiny home concept or even the general area where this is being contemplated.

I am however against the idea of putting these structures on our community's dog park. This dog park is regularly used by locals, and I have enjoyed meeting with my neighbours there. This dog park offers a safe place in our community for our pets and their owners to socialize. I have gone to the other dog parks in town and that sense of safety and community is just not present. The Ellis Creek park has been frequented by some of the homeless population in this town and I won't use it as a concern of my dogs stepping on needles or eating something toxic. I've used the park on Okanagan lake to allow my animals a chance to swim only to meet with pet owners with large aggressive dogs. I have found these owners to be less than friendly when I have tried to talk to them about. The dog park on the way out of town on Skaha is normally quite busy and the parking is brutal. Leaving from this dog park can be quite challenging as it is in a corner with most traffic going in excess of the posted speed limit.

The Dartmouth dog park always seems to have residents there playing with their animals, and it would be a shame to lose this local amenity. I personally feel that the description on the Tiny Home proposal being temporary is misleading. Once the site is developed with the amenities required for the tiny homes, (sewer, electrical, water) I do not believe that it will ever be returned to its current use. Penticton city administrators have never seemed to be dog friendly as it has taken years to develop the facilities we have. It would be nice to see the city develop more dog parks or at least improve the ones we have, instead of destroying them.

I would like to know what other sites might have been considered for this project. Was this the only site considered, as the city felt that it was a parcel of underdeveloped land where it could be used to generate Provincial funds for the city's coffers at the expense of local pet owners. I realize that any potential location for this will be met with some resistance from people in the area, but I believe that there must be other potential locations for something like this without having to destroy an area that is so important to a large number of residents. One that comes to mind is the large empty lot in front of the Wholesale Club at the bottom of Carmi road and main street.

This is an important issue for all of Penticton's residents. Not just those within a hundred metres. Serious public feedback should be considered for transparency as many I have spoken with believe that this was a done deal long before it was brought forward to us. One public hearing just days before the vote is inadequate for something as important as this as not everyone would have been available to attend that one time slot. For the good of the people of Penticton, please do better.

Thank you,

Terry Price
191 Dewdney Crescent
Penticton.

Late Submission
Regular Agenda Item 8.1
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Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Mayor and Council

City of Penticton
171 Main Street
Penticton, BC V2A 5A9

Subject: Concerns Regarding 50 Unit Development, City Spending, Public Safety, and Community Priorities

Dear Mayor and Council,

I am writing as a concerned resident of Penticton to express deep concern about the growing issues our community is facing related to open drug use, public safety, and the allocation of city funds.

Over the past few years, residents have witnessed a significant increase in crime, theft, aggression, property damage, and discarded drug paraphernalia in public spaces — many of which are used by families and children. This trend has created an atmosphere of fear and frustration among community members who value Penticton as a safe and welcoming place to live and visit.

While I am compassionate toward the challenges faced by unhoused individuals, I believe Penticton must evaluate what our community's realistic capacity and responsibility are in addressing homelessness. Have we exceeded our per-capita capacity for supportive housing? How many of those currently unhoused are actually from Penticton, and how many have no fixed address or are arriving from other regions? These are important questions that taxpayers deserve clear answers to.

It must also be recognized that when major businesses such as Walmart, the Dollar Store, and Tim Hortons are forced to hire security guards simply to operate safely, there is a serious problem. When the City limits Christmas decorations out of fear they will be stolen, something fundamental has gone wrong in our community approach.

The City continues to allocate increasing funds toward supportive housing, overdose prevention, and related services, while families, seniors, and local business owners — those paying taxes — face rising property taxes and struggle to afford basic needs such as medication, including insulin. Meanwhile, open drug use in public spaces sends a troubling message to our children and visitors.

Penticton's reputation as a beautiful, family-oriented tourist destination is being undermined by visible disorder, encampments, and a perceived lack of enforcement. Discussions about removing valued community spaces — such as the dog park — to accommodate more support services have further eroded public confidence.

In addition, projects such as the new bike lanes have gone over budget and, according to many residents, have created new safety challenges for emergency vehicles and drivers due to complex signage and restricted access.

Our community's philosophy should be to help those who are helping themselves — not to create an endless cycle of dependency that draws individuals here from other areas. Penticton should not become another “Dawson Creek,” where visible street disorder defines the downtown core. We must take steps now to restore balance, safety, and pride in our city.

I respectfully urge the City to:

1. Reassess current spending priorities to ensure taxpayer funds are used effectively and equitably.
2. Provide transparent data on the number of homeless individuals from Penticton versus those from outside the community.
3. Strengthen accountability and measurable outcomes for supportive housing and drug-related services.
4. Increase enforcement of public safety bylaws to reduce open drug use and criminal activity in family spaces.
5. Engage residents directly — through public forums or a formal vote — before making major funding decisions that affect community safety, business health, and tourism.

I appreciate the City's efforts to address complex social challenges, but it is clear that the balance has shifted too far. Taxpaying residents are asking for accountability, transparency, and safety. Enough is enough — it is time for Penticton to restore order, pride, and a sense of fairness for all residents.

In summary, I do not support the proposed 50 unit temporary housing project in Penticton.

Thank you for your time and consideration. I look forward to your response and to seeing tangible action taken to address these serious concerns.

Sincerely,

Cliff Shortreed

1580 Holden Road

Penticton B.C. V2A8M9

November 2, 2025

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

To His Worship Mayor Julius Bloomfield and members of Council.

Re: 50 Tiny Homes – 616 Okanagan Avenue East

As a retired employee of the City of Penticton, I would like to express my concerns over putting “50 Tiny Homes” on the location of the Dog Park located on City of Penticton property.

I am deeply concerned with the lack of transparency in this rather sudden decision. The City may have, as they have told the media, complied with all the requirements to put these tiny homes in place. But the perception among those who have concerns is that the spirit of the process has been compromised by not allowing an appropriate time to discuss the concerns in detail.

I believe that rushing the process will prevent serious concerns from being aired. This development will have a long-term impact on the growth of the City and the safeguards put in place so far seem to contain little detail, and the discussion of wraparound support help means nothing until concrete details are confirmed.

Having worked for the City much of my adult life, the last few in the City yards, I believe I have the background necessary to speak to the issues I am about to raise.

I am concerned that putting these Tiny Homes on what is essentially “no man’s land” next to the City works yard could pose a risk to Yard employees.

The people who are going to be housed in this location have mental issues along with addiction issues and while there are reports of security being on site, we have no information on what that will entail, or how large the security detail will be, or how active they will be, or what level of engagement they will be allowed to exercise. The details will certainly determine whether or not City employees have a right to be concerned about safety.

As an employee of the yards my work day was from 7:00am to 3:00pm and I would arrive at work between 6:30am and 6:45am to get prepared for my day. During the months of April to September it is light out at 7:00am however during October to March it is quite dark at 7:00am and employees are arriving individually. I personally would not feel safe arriving at work in the dark knowing people with mental issues and addictions are next door and could be in the parking lot. As well, work department crews can be called out in the early hours of the morning to plow the city streets and it is dark at that time of day and who knows who they may encounter in the parking lot. The news has been full of stories where people just walking down the street are being stabbed for no real reason, or otherwise accosted or assaulted. What is to stop these individuals from accosting employees when they are arriving at work?

There is also the concern of biohazard infectious materials being left behind in the city yards parking lot, the sidewalks, grass area and door areas not to mention the possibility of needles and other drug paraphernalia being left behind for some city yards employee to be stabbed with.

When I worked at the yards there were often break ins in the yards area and items stolen. Having these “50 Tiny Homes” on this location is just asking for more trouble and break ins. Marginalized people change their behaviour when they feel threatened and they often wander the streets especially at night. There is no place anywhere nearby to get a pop or a bag of chips or a package of cigarettes.

I understand the need for homeless shelters, and I am led to believe people who will occupy these homes are making progress in their journey to recovery. However I feel that this isolated location poses a significant risk to City of Penticton employees and I along with my husband as taxpayers am not in favour of this location. Is the City of Penticton going to hire Security personnel from 6:00am to 5:00pm and during the wee hours of the morning when the snow removal crews are called out, to ensure the safety of their employees? Or increase the number of police patrols, paid for by the taxpayers?

I ask that Mayor and Council reconsider this location as a site for 50 Tiny Homes and think of the safety of their employees. There may be other sites owned by the City or province that would serve as a better location for these homes. Perhaps the site of the current encampment at Fairview and Channel Parkway could be considered.

I simply am asking for time to ensure we are doing this right. The perception of rushing this through without due diligence and for the sake of expediency is not, in my view, the ideal way to attack this often tragic problem.

Yours Truly

Lorraine Collins
2496 Baskin Street
Penticton, BC

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Donny Bate](#)
To: [corpadmin](#); [Council](#)
Date: Sunday, November 2, 2025 5:54:51 PM

Caution! This message was sent from outside your organization.

Nov 2, 2025

Re: Opposition to tiny homes proposal at Dartmouth dog park TUP 2025-10079

Please accept this letter as my opposition to the tiny homes proposal located at Dartmouth / 616 Okanagan Ave E location. For the following reasons:

- safety of children and neighbourhood. We have personally been affected by an increase in crime and theft on our property since the temporary winter shelter went in around the corner front this proposed site.
- bus route & walking route in and out of our community which is how our communities children go to school
- traffic congestion at an already busy intersection.
- this summer there was already individuals overdosing on the Wiltse Elementary school grounds. This behaviour is unacceptable around our school children.

In conclusion this site is not suitable for any further wet homelessness solutions as it already houses emergency shelters and the crime and lawlessness has increased.

Donny Bate
617 Corbitt Drive, Penticton BC

Sent from my iPhone

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [JILL SANDERS](#)
To: [corpadmin](#)
Subject: TUP PL2025-10079
Date: Sunday, November 2, 2025 6:27:20 PM

Caution! This message was sent from outside your organization.

Attention: Corporate Officer , City of Penticton, 171 Main Street, Penticton, BCV2A 5A9

My name is Jillian Sanders & my husband's name is: Peter David Sanders. We live at 657 Corbitt Drive, within 100 metres of this proposed Tiny Home Project. We were one of the very few people who actually received a letter from the Council. People will be able to walk up the hill into our backyard from this project!! It will change a nice living area into a run down crime area.

I am appalled that there has been no planning & notification to affected homeowners, prior to being notified that the vote to pass this project will be taken November 4th, Tuesday at 1.00 pm. Where is the transparency? Why were we not informed in the planning process? Why did you not notify all the people who live and work in the Wiltse Community? Why is there not a referendum on this project? You are rushing this through.

THIS IS NOT THE RIGHT LOCATION FOR A PROJECT LIKE THIS.

We have an Elementary school, as well as two DayCare facilities within walking distance of this project. Hundreds of children walk in this area daily. The children do not need to see open drug use in their area. It will make it a very unsafe area that all Wiltse area residents drive through each and every day.

I definitely am compassionate to these unfortunate displaced people. This is NOT the answer. We need to feel safe in our community.

The City has other properties which were purchased to build facilities for the homeless - Skaha Lake Road has several properties which were purchased with this in mind. Why take a Dog Park and you cannot just rezone it to residential. Surely there must be consultation?

This is a low barrier facility, which as you know means that you will not be able to promise that it will be a dry drug free environment. Is this what we want next to our homes and businesses?

Crime has already increased since the shelter behind Greyback has opened. Many business owners report petty theft happening in their business daily. These crimes go unreported because the police never attend and insurance companies have raised their deductibles so high that Owners cannot afford to make a claim.

I IMPLORE YOU TO NOT GO AHEAD WITH THIS PROJECT. THIS IS NOT A TEMPORARY SOLUTION, ONCE YOU PASS THIS YOU WILL CONTINUE TO ADD TO AREA. THREE YEARS IS NOT TEMPORARY. I would like all Council Members and the Mayor to come and tour the area and see this is definitely the wrong place.

They have better options and one of them should be a Rehab Facility not Temporary Tiny Homes.

We are concerned citizens and appalled at what our elected Council is proposing. Please rethink.

JILL & PETER SANDERS

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

November 2, 2025

City of Penticton Council

Re: TUP PL2025-10079 – “Heart and Home” Housing Project

Dear City of Penticton Council,

We are writing to express our strong opposition to the proposed Temporary Use Permit to erect 50 Little Homes at the Dartmouth Dog Park. While I understand the need for housing to be provided for those in the homeless encampment located on Hwy 97 and Fairview Rd, I believe that the location for this project is ill-placed and would have a detrimental impact on our community. There has also been a significant lack of public consultation in bringing this project forward for a vote at council.

First and foremost, the proposed development is intended for a homeless population prone to addiction issues and drug use. My children currently walk, bus, and scooter past this location every week on their way to either school or work, making them susceptible to potential harm as a result of the proposed development (whether it be needles, drugs, shopping carts left in the middle of the sidewalk or bike lane pushing them to walk or scooter in traffic). Secondly, the increase in population density by adding 50 housing units at this location would lead to increased traffic congestion, noise pollution, and strain on our public services. The intersection at Dartmouth and Warren is already busy as it is. There are City-owned properties along Skaha Lake Road that are better suited to this type of development in an area that already features low-income housing.

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of unhoused people to this location would result in a decline in property values and increased crime rates in the area, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, I strongly urge you to reconsider this Temporary Use Permit. While I recognize the need for housing for those in the homeless encampment, I believe that the proposed location for this project is simply not the right fit and there are better and more suitable locations available. Thank you for your attention to this matter.

Sincerely,



Michael & Karen Strain

2498 Evergreen Drive, Penticton, BC

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Julia Konechy](mailto:julia.konechy@corpadmin.com)
To: corpadmin
Subject: Fwd: TUP PL2025-10079
Date: Sunday, November 2, 2025 6:40:16 PM

Caution! This message was sent from outside your organization.

Please see address at bottom of email.

November 2nd, 2025

To Whom it May Concern:

I am writing you to let you know I'm opposed to The Tiny home project. I am a resident of the Wiltse area, and I feel very strongly this is not the right location for this project. My reasons are as follows:

1. The proposed project is too close to two daycares, one being Two Peas in a pod, and One Sky daycare as well as Wiltse Elementary School.
2. Lack of transparency from the city to local residents who will be directly impacted by this proposed project. Only homes and businesses within 100m were notified on Friday afternoon. The businesses were not notified until after many businesses were closed. Also the city knew most people would have left early to watch The Blue Jays, as it's the World Series This is convenient so they wouldn't have to face any controversy! This is a low barrier facility! So unless you're going to pat down residents everytime they leave, and come back and do daily room checks, you can't not promise it will be a dry drug free facility! My children and numerous children in the area do not need to see open drug use and feel scared and unsafe! You have advertised you will have supports for those struggling with addiction so spare me the no drugs are allowed speech! Look at the problems Compass house and Bursick house have caused!

3. 'CRIME: will increase as it already has since the shelter behind/near Greyback has opened. We have had people climb up The cliffs and into residents backyard in Westview drive! Trucks and cars stolen out of peoples driveways! All of this crime started after that shelter opened. We deserve to Feel safe in our community! We have the highest percentage of BC housing and so Called temporary housing in the Okanagan other than Kelowna! This site is not zoned for residential!

We as concerned citizens deserve to be heard and have a say in what will directly impact our neighbourhood! Just so you are aware I have compassion for individuals who suffer from addiction and I'm not opposed to this project just not at this location! I work in healthcare and have worked and taken care of many patients who are suffering from addiction and have had immediate family members go through addiction and luckily come out the other side!

We need a proper rehab facility and this is not a rehab facility that BC housing and the city are proposing.

Thank you for your time!

JULIA KONECHY
2390 Wiltse drive Penticton BC,
V2A7Y9

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079

From: [melody.hoefer](mailto:melody.hoefer@cityofpenticton.ca)
To: [corpadmin](mailto:corpadmin@cityofpenticton.ca)
Subject: Penticton temporary housing
Date: Sunday, November 2, 2025 7:08:18 PM

Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Caution! This message was sent from outside your organization.

Corporate officer
Mayor and Council
City of Penticton
171 Main Street
Penticton, BC V2A 5A9

Subject: TUP PL2025-10079

Concerns Regarding 50 Unit Development, City Spending, Public Safety, and Community Priorities

Dear Mayor and Council,

I am writing as a concerned resident of Penticton to express deep concern about the growing issues our community is facing related to open drug use, public safety, and the allocation of city funds.

Over the past few years, residents have witnessed a significant increase in crime, theft, aggression, property damage, and discarded drug paraphernalia in public spaces — many of which are used by families and children. This trend has created an atmosphere of fear and frustration among community members who value Penticton as a safe and welcoming place to live and visit.

While I am compassionate toward the challenges faced by unhoused individuals, I believe Penticton must evaluate what our community's realistic capacity and responsibility are in addressing homelessness. Have we exceeded our per-capita capacity for supportive housing? How many of those currently unhoused are actually from Penticton, and how many have no fixed address or are arriving from other regions? These are important questions that taxpayers deserve clear answers to.

It must also be recognized that when major businesses such as Walmart, the Dollar Store, and Tim Hortons are forced to hire security guards simply to operate safely, there is a serious problem. When the City limits Christmas decorations out of fear they will be stolen, something fundamental has gone wrong in our community approach.

The City continues to allocate increasing funds toward supportive housing, overdose prevention, and related services, while families, seniors, and local business owners — those paying taxes — face rising property taxes and struggle to afford basic needs such as

medication, including insulin. Meanwhile, open drug use in public spaces sends a troubling message to our children and visitors.

Penticton's reputation as a beautiful, family-oriented tourist destination is being undermined by visible disorder, encampments, and a perceived lack of enforcement. Discussions about removing valued community spaces — such as the dog park — to accommodate more support services have further eroded public confidence.

In addition, projects such as the new bike lanes have gone over budget and, according to many residents, have created new safety challenges for emergency vehicles and drivers due to complex signage and restricted access.

Our community's philosophy should be to help those who are helping themselves — not to create an endless cycle of dependency that draws individuals here from other areas. Penticton should not become another "Dawson Creek," where visible street disorder defines the downtown core. We must take steps now to restore balance, safety, and pride in our city.

I respectfully urge the City to:

1. Reassess current spending priorities to ensure taxpayer funds are used effectively and equitably.
2. Provide transparent data on the number of homeless individuals from Penticton versus those from outside the community.
3. Strengthen accountability and measurable outcomes for supportive housing and drug-related services.
4. Increase enforcement of public safety bylaws to reduce open drug use and criminal activity in family spaces.
5. Engage residents directly — through public forums or a formal vote — before making major funding decisions that affect community safety, business health, and tourism.

I appreciate the City's efforts to address complex social challenges, but it is clear that the balance has shifted too far. Taxpaying residents are asking for accountability, transparency, and safety. Enough is enough — it is time for Penticton to restore order, pride, and a sense of fairness for all residents.

In summary, I do not support the proposed 50 unit temporary housing project in Penticton. Thank you for your time and consideration. I look forward to your response and to seeing tangible action taken to address these serious concerns.

Sincerely,

Melody Weiss
150 Braelyn Cres
Penticton BC
V2A 6V3

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Peter Sanders](#)
To: [corpadmin](#)
Subject: TUP PL2025-10079
Date: Sunday, November 2, 2025 8:20:14 PM

Caution! This message was sent from outside your organization.

Dear Sir/Madam

I together with my wife we own a home in the Wiltse area and we both drive down town multiple times in a day necessitating us driving thru the 4 way stop at the junction of Warren and Dartmouth . At this junction apparently you plan to build housing for people from off the streets. This is a most inappropriate place to build this facility. It is too far from the downtown area where these people like to congregate . I as an individual cannot help them, I do not trust them. I do not want them living in my area where I live.

Peter and Jill Sanders. Living at 657 Corbitt Drive Penticton
Sent from my iPad

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Pierre Patenaude](mailto:patenaude@penticton.ca)
To: [corpadmin](mailto:corpadmin@penticton.ca)
Subject: 50 tiny low barrier wet homes
Date: Sunday, November 2, 2025 9:39:53 PM

Caution! This message was sent from outside your organization.

I am fundamentally opposed to having fifty low barrier tiny wet use homes located at the dog park on Dartmouth. Wrong paradigm and wrong location. The drug dealers at the temporary winter shelter and compass court will absolutely prey on the tenants at that location. By adding yet another 50 spaces in this location you will be concentrating nearly 200 problematic individuals within the Dartmouth/Main-Warren/Industrial axis taking into account the combined pressure of Compass/hotel400/temporary winter shelter and this tiny home nightmare. Consider when and where is the breaking point. In the last few years, since the implementation of the temporary winter shelter, I have literally had to defend my home and neighborhood from thieves and arsonists coming in.

I am also horrified at losing the dog park at this location.

Furthermore, the crime, drugs and violence that this ill-thought out plan will bring in will further erode businesses in the area and spill into surrounding neighborhoods.

Please vote no to the TUP concerning this and consider backing a dry, abstinence-based, rehab-oriented model on provincially owned land away from the industrial area and our neighborhoods or can it altogether.

Pierre Patenaude
1073 Ross Avenue
Penticton

Sent from my iPhone

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Tyson Still](#)
To: [corpadmin](#)
Subject: My Statement on the Proposed Facility in Penticton
Date: Monday, November 3, 2025 7:03:28 AM

Caution! This message was sent from outside your organization.

I want to be clear that I support real, lasting solutions to the challenges we're facing in our community — not temporary patches. If the proposed facility is truly a dry facility that focuses on rehabilitation, mental health, and long-term recovery, then I fully support it.

However, if this is just going to be another “wet” facility, we need to recognize that doing the same thing over and over again and expecting a different result is, as they say, the definition of insanity. We've seen what happens when we keep repeating short-term fixes — it doesn't actually help the people struggling, nor does it help the community as a whole.

To be frank, these patchwork projects won't solve the growing encampment issues we see on Fairview or anywhere else. If the government has funding for new facilities, that money should go toward building true recovery spaces — integrated mental health and addiction treatment centers that get to the root causes of what's happening on our streets. That's how we create real change and restore hope for everyone involved.

A proud business owner and property owner in Penticton.

Tyson Still

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanogan Ave East & 2088 Dartmouth Rd

From: [Florence MacArthur](#)
To: [corpadmin](#)
Subject: Homes for Homeless
Date: Monday, November 3, 2025 7:56:38 AM

Caution! This message was sent from outside your organization.

I support the idea of homes for homeless and giving a home to a person who is homeless beyond their control. However if a person is a drug addict and has a mental illness I would like to see them in a facility where help is available to kick the addiction. Moving them to a small home is not a solution for people who are drug addicts.

Mental illness must also be addressed.

Who we move into these homes is very important.

Safety is a big concern as we all agree.

More consultation is needed on safety issues.

My family was homeless for a few months in the 40s and I was 5 years old and still remember the trauma of nowhere to go.

For people who are homeless because of circumstances small homes are a good start for them.

Let's open our hearts and discuss this more.



Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Penticton and District Society for
Community Living
180 Industrial Avenue West
Penticton, BC V2A 6X9
Ph: 250-493-0312 or fax: 250-492-1091

Dear City of Penticton Corporate Officer,

On behalf of the Penticton and District Society for Community Living, I am writing to express our support for the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Our organization is a proud member of 100 More Homes Penticton, a collaborative initiative committed to addressing housing and homelessness through collective impact. According to the Point-in-Time Count conducted in April 2025, 195 individuals in our community were identified as experiencing homelessness, including 78 who were unsheltered. These numbers highlight the urgent need for additional transitional housing options in Penticton.

As the operator of the permanent shelter in town, we witness firsthand the critical need for this new site. Many individuals currently residing in the shelter would greatly benefit from access to second-stage housing, which provides the stability and support necessary for long-term wellness and independence.

Given the current limitations in shelter and housing inventory, expanding transitional housing is essential to support individuals on their wellness journeys. Evidence from service providers and the Housing First model demonstrates that housing stability significantly improves access to health and social services, leading to enhanced physical, mental, and emotional well-being.

We respectfully urge Council to approve the Temporary Use Permit, enabling our community to begin addressing critical gaps in the housing continuum. This initiative is supported by the HEART and HEARTH programs and will foster meaningful engagement with the local community.

Your support is vital to our shared mission of building a more inclusive and resilient Penticton.

Sincerely,

Tarra Kenney
Chief Executive Officer



Office: 250-490-0200 ext. 234 Cell: 250 460-2026
Webpage: www.pdscl.org
Email: tarrakenney@pdscl.onmicrosoft.com

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

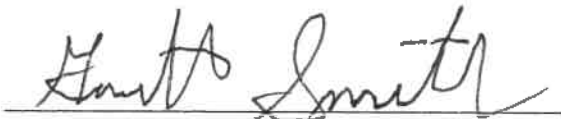
Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Grew up in the South Okanagan, Garrett 39, Indigenous, full status, sask/cree.

People around the shelter are constantly arguing and causing drama, bitchy about losing their dope. A lot of theft, I would call it arguments all the time over stupid stuff that can be avoided. We are all at our lowest point and the stealing is bad, we don't have much. I am a Plumber/Gas fitter, would like to start a business. Been doing it for over ten years, also a rigger.

Tiny Homes would be good cause its my own space and they're kind of cool, would help stabilize me and go to school, finish my plumbing, or hair dressing school, it would help me socialize with people who aren't addicted to drugs and help me move forward.



Signature



Name

Compass House Resident

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Dan Balch, in Penticton for 33 years from Ontario:

I thank God for this place. I'm given food and shelter without it I'd have nothing. I lived in my car for 2 years I did not want to come here because I never stayed in a shelter before, and thought I could do it on my own. After my car window was smashed I decided to come here and I'm very happy I did



Signature



Name

Compass House Resident

Late Submission
Regular Agenda Item 8.1
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Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

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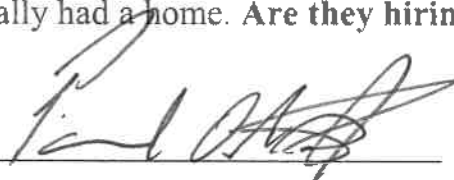
I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Paul 57, in Penticton 7 years


Welder fitter, iron worker, structural engineer

I'm appreciative that I have a roof over my head, but the lack of hygiene from residents and lack of caring and respect of your surroundings drives me nuts. No sleep in the dorms.

Tiny Homes positives are privacy, independence, responsibility. I would help people move forward; **I will even help build them.** It would help them have sense as they would have some ownership again and a sense of pride. Theres a lot of us who take care of this place and try to treat it like our home, we would do better if we actually had a home. **Are they hiring trades?**



Signature



Name

Compass House Resident

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Charles, 45, in Penticton for 4 years. Construction.

The number of wake up calls in one day is really terrible at the shelter, I understand why they have to check on us because there are a lot of drug users here and the lack of sound proofing, can hear all the conversations going on, and in general, some limiting factors like you cant do laundry when you want, its understandable because it is very limiting at the shelter, not as much freedom, I'm at the age where there's not a lot of benefits after 11 so curfew does not bother me.

Tiny Homes, Its something I've thought about a long time, these things are super convenient and **will give people and me the space to teach people to reintroduce people into society, it will be a good community where people will prosper.** It is a good combination of having the same services with some more freedom, like being able to work two jobs. Parking would be hard to come by. **I think it should help people reach their goals.** When the vaccine mandates came out, I started losing work. The whole economy has really been hit hard, there is still some good jobs out there but good hard- working people need help right now.



Signature

CHARLES LECLERC

Name

Compass House Resident

Late Submission
Regular Agenda Item 8.1
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Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

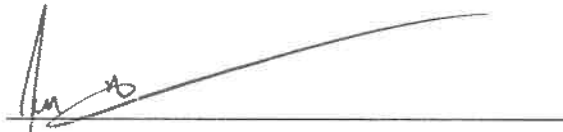
Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Jean, 48 Summerland resident 10+ years

I think it's a great idea.... If you give someone a place to stay they already have one more thing off their shoulders. Being homeless, once you take everything off someone you take their pride and dignity all their belongings and souvenirs, he worked for them and then its all gone , the persons has to restart, at least they an restart on some ground level and not get stuck forever. They don't know what its like to be outside.



Signature

Jean Menard

Name

Compass House Resident

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Hello!

I believe the proposed housing site at 616 Okanagan Avenue East is a great opportunity for folks like myself to improve their living circumstances while rebuilding their lives at the same time. I would love to have a place I can call my own where I can live comfortably and be able to relax too. I've been living in a shelter for almost a year now and it has been a burden in some ways with tiny rooms and living with people that have drug problems. I think the proposed housing site would make me much happier.

Thank you for your time!

Sincerely,

George

Late Submission
Regular Agenda Item 8.1
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Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Ron, 57

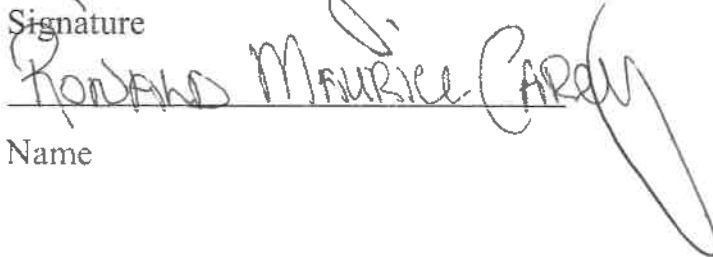
I'm 9 months clean off down, doing really well...

The theft here is a lot, and there's nothing really staff can do about it. It would be easier for me to get a job, in Tiny Homes I still have support from staff, and I can get my stuff together, have a stereo and tv, better sleep, sense of security, the independence, and be able to go out. I'm ready to go to work I just need boots that I'm going to work B.C. for. I don't want to sit on my ass. **We need housing and I have a new lease on life** and don't want to be surrounded by drugs. **I'm living for my daughter.** We need you guys there for he support (as long as Desiree and Kathy are there).

Regards,



Signature



Name

Compass House Resident

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From, a Concerned Community Member

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer, I am writing on behalf of PDSCCL regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East. Our organization is part of 100 More Homes Penticton, a collaborative initiative focused on collective impact in addressing housing and homelessness.

According to the recent Point-in-Time Count conducted in April 2025, 195 individuals in our community were identified as experiencing homelessness, with 78 of them unsheltered. Given the current shelter and housing inventory, Penticton urgently needs more transitional housing options to support individuals on their wellness journeys. As demonstrated by service providers in the housing sector—and supported by the Housing First model—housing stability leads to improved access to health and social services, resulting in enhanced physical, mental, and emotional well-being.

We respectfully ask Council to approve the Temporary Use Permit so our community can begin to address gaps in the housing continuum. This effort is supported by the HEART and HEARTH program and will foster further engagement with the local community. Your support is vital to our shared work in building a more inclusive and resilient Penticton.

Respectfully, Penticton Community Member

705 Chase Ave.



Deanna Rathwell

From, a Concerned Community Member

Subject: TUP PL2025-10079

Late Submission
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Respectfully, Penticton Community Member

Bridgette Hayter
Bridgette Hayter
779 Revelstoke Ave

Late Submission
Regular Agenda Item 8.1
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Respectfully, Penticton Community Member

Ken Hrechka

Late Submission
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Respectfully, Penticton Community Member

Josh Gardner
Joshua Gardner

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Respectfully, Penticton Community Member


Rourke Harding

Late Submission
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Steve Gordonier


Late Submission
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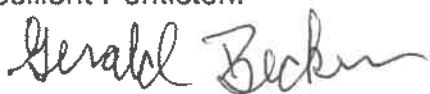
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A handwritten signature in black ink, appearing to be 'Laura', written over a horizontal line.

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Subject: TUP PL2025-10079

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According to the recent Point-in-Time Count conducted in April 2025, 195 individuals in our community were identified as experiencing homelessness, with 78 of them unsheltered. Given the current shelter and housing inventory, Penticton urgently needs more transitional housing options to support individuals on their wellness journeys. As demonstrated by service providers in the housing sector—and supported by the Housing First model—housing stability leads to improved access to health and social services, resulting in enhanced physical, mental, and emotional well-being.

We respectfully ask Council to approve the Temporary Use Permit so our community can begin to address gaps in the housing continuum. This effort is supported by the HEART and HEARTH program and will foster further engagement with the local community. Your support is vital to our shared work in building a more inclusive and resilient Penticton.

Respectfully, Penticton Community Member

Gabrielle Mads
257 Scott Avenue, Penticton BC

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From, a Concerned Community Member

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer, I am writing on behalf of PDSCCL regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East. Our organization is part of 100 More Homes Penticton, a collaborative initiative focused on collective impact in addressing housing and homelessness.

According to the recent Point-in-Time Count conducted in April 2025, 195 individuals in our community were identified as experiencing homelessness, with 78 of them unsheltered. Given the current shelter and housing inventory, Penticton urgently needs more transitional housing options to support individuals on their wellness journeys. As demonstrated by service providers in the housing sector—and supported by the Housing First model—housing stability leads to improved access to health and social services, resulting in enhanced physical, mental, and emotional well-being.

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Respectfully, Penticton Community Member

Donavan T. B.
144 Chamber Pl
Penticton BC

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From, a Concerned Community Member

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer, I am writing on behalf of PDSCL regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East. Our organization is part of 100 More Homes Penticton, a collaborative initiative focused on collective impact in addressing housing and homelessness.

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We respectfully ask Council to approve the Temporary Use Permit so our community can begin to address gaps in the housing continuum. This effort is supported by the HEART and HEARTH program and will foster further engagement with the local community. Your support is vital to our shared work in building a more inclusive and resilient Penticton.

Respectfully, Penticton Community Member

William McLeod



54B - Granby Avenue, Penticton, BC

RE: Proposed Temporary Housing Site

Subject: Feedback

Late Submission

Regular Agenda Item 8.1

Temporary Use Permit PL2025-10079

Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Greetings, Lester.

The only reason behind my providing this feedback is because the idea was proposed in ShareVision. On the one hand, I believe that providing those in need with some form of stability in troubled times is not only humane but also necessary. Tiny homes, in and of themselves, present a great solution for individuals in transition - whether they are on the cusp of experiencing homelessness or looking to find a plausible way out of it. The project would provide them with the much needed support and community connections that should, on paper, allow them to move forward and, hopefully, into stability. Moreover, tiny homes would also provide them with the benefit of privacy, where they would not have to give up their ability to stay independent and self-sufficient, as they would not be directly subjected to assimilations that are mandatory for communal living and communal spaces. On the other hand, I am under the impression that there are certain caveats to the proposal that might impact the number of people seeking access to such living arrangements. I will list the "Pros" and "Cons" below.

PRO:

- isolated and barren area - ideal for temporary housing setup
- local businesses are not likely to be affected by the arrangement
- privacy that comes with tiny homes
- access to community supports (i.e. mental health, addiction counselling, case management, etc.)
- 24/7 staff supports + meals

CONS (... or simply put - things to consider):

- the targeted population is very broad - is there empirical evidence as to who this arrangement is supposed to cater to the most (each individual is experiencing a different level of precarious housing; it really is a sliding scale)?
- what checks and balances would be in place for accountability - can the targeted population abide by the regulations in place and to what degree would the rules have to be enforced/bent for those who cannot?
- autonomy and independence - how is the participant's willingness to engage in case planning determined? to what degree would the verbal and/or written agreements/attestations be upheld?
- would the project focus on individuals from the Okanagan or more broadly? (as we know, there is an increasing number of individuals seeking "shelter" in the region, and a lot of them come from different provinces/cities/towns; was research done on this subject matter, and if so - would the outcomes be considered in formulating a targeted group?)

As far as the project idea is concerned - it is great! I will stop here (for now) because I run the risk of delving too deep into facts, empirical research, and other similar caveats that pose more questions and fewer solutions.

- C. "

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

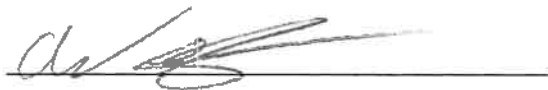
I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Alistair, 34, Born in Penticton

The shelter is a great place to get away from the streets, it is technically your own place where I can have food and shelter and sanctuary for my cat, and honestly there are a lot of good people here, even people who are good, make bad choices. They shouldn't have the possibility of taking choices away, anyone can change.

Because it's a progressive step towards progress, a shelter, then pod living, and then a space they have to take of and pay for, it's a no brainer, you don't get it for free, **you have to go through a process and do it right.** As much as I love this place there's people who want to do better, but there's others deep in their addictions and cant get it together. **Tiny homes is great, it's a level up from pods, and its like shelter is kindergarten, pods is high school, and tiny homes is college and a lot of people need that.** We weren't all awarded the advantages growing up like the ability to access extra curricular activities, and college paid for.

Regards,



Signature



Name

Compass House Resident

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Sharon Gray
2986 Evergreen Drive
Penticton, BC V2A 9A8

November 3, 2025

Corporate Officer, City of Penticton
171 Main Street
Penticton, BC V2A 5A9

Re: Opposition to Temporary Use Permit PL2025-10079

Dear Mayor Bloomfield and Members of Council,

I am writing to express my strong opposition to Temporary Use Permit PL2025-10079, which proposes to establish an emergency shelter and homelessness services, along with the development of 50 temporary “tiny homes” for a period of three years, with the option to renew for an additional three years.

While I support the City’s intent to address homelessness with compassion, I do not believe the proposed location is appropriate or that a temporary-use approach represents a sustainable, long-term solution.

Inappropriate Location and Traffic Safety:

The proposed site at Dartmouth Drive and Okanagan Avenue East is one of only two access points to our community. Dartmouth Drive is heavily used by cars, pedestrians, and cyclists of all ages on a daily basis and lacks the infrastructure to accommodate increased traffic. Introducing an emergency shelter and 50-unit complex in this area would significantly heighten safety risks for residents — especially children and seniors who rely on this corridor.

Community Impact:

Concentrating shelter services and temporary housing in this location may lead to increased safety concerns, loitering, and strain on nearby homes and businesses. Residents have worked hard to maintain a safe, welcoming community, and this proposal threatens to disrupt that balance.

Temporary Nature and Long-Term Uncertainty:

Although framed as a temporary measure, the permit allows for up to six years of

operation — effectively a long-term commitment. Without a clear transition plan to permanent housing, such projects often extend indefinitely. Penticton's limited resources would be better invested in permanent, purpose-built housing with integrated support services in appropriate, well-planned locations.

Alternative Suitable Site:

A more appropriate location exists on vacant land owned by BC Housing on Skaha Lake Road. This site offers better access to transit and services while minimizing disruption to established residential areas. Utilizing that property would allow for a more strategic and sustainable solution that aligns with both BC Housing's mandate and the City's long-term housing goals.

Lack of Meaningful Consultation:

Many residents feel that the process surrounding this proposal has lacked adequate transparency and engagement. Meaningful public consultation is essential to ensure community concerns are addressed and to build trust around decisions of this magnitude.

For these reasons, I respectfully urge Council to deny Temporary Use Permit PL2025-10079 and work collaboratively with BC Housing to develop a permanent, well-planned facility on the Skaha Lake Road site or another suitable location. I urge Council to make a decision that balances compassion with community safety and sustainability.

Thank you for your attention and thoughtful consideration.

Sincerely,

Sharon Gray

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Jonathan Richardson](#)
To: [corpadmin](#)
Subject: TUP PL2025-10079
Date: Monday, November 3, 2025 9:40:27 AM
Attachments: [Untitled attachment 00003.txt](#)
[signature.asc](#)

Caution! This message was sent from outside your organization.

The proposal to create a homeless shelter near existing neighborhoods and 800 meters from an elementary school is poor judgement. These people will continue to roam the streets collecting junk and making an unsightly mess. Property crime will likely increase and drug use is a problem also. The highway shelter looks worse than any third world country I've travelled to and it will look the same at the new one. It should be located far from where it can affect anyone negatively. The city continues to make poor and aggravating decisions.

Creating tiny houses and serving meals 3 times a day will only make being homeless easier. Build it and more will come. Many of these people need to be in mental health facilities, drug rehab centers, and health care facilities. They should be helped as much as possible but not catered to and not moved into areas that will degrade as a result. The police should be dealing with these people on an individual basis. Build a campground for them out of the city, find a vacant building downtown, etc. A shelter that is more like an apartment is more suitable than putting them in boxes where they'll be outside roaming around. This idea is terrible.

Jonathan Richardson
637 Corbitt Dr.
Penticton, BC
V2A 8H3

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I support the tiny homes.

Regards,


[Signature]

Justin Klyne
[Name]

437 Martin St. #101 Penticton BC V2A 5L1
[Address/ mailing address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd


Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I support the tiny houses project

Regards,


[Signature]

Ashley ~~Murrin~~ Murrin
[Name]

1207 998 Creston Ave, Penticton
[Address/ mailing address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

It's what's best for both ordinary
citizens and the unhoused.

Regards,

Matthew Kaczorowski
[Signature]

Matthew Kaczorowski
[Name]

308 3240 Skaha lake road.
[Address/ mailing address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Regards,



[Signature]

Tim Malcolm

[Name]

[Address/ mailing address if no fixed address]

1706 main compass ct

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Great Idea!

Regards,

M. Neault

[Signature]

Maureen Neault

[Name]

415 Winnipeg #308

[Address/ mailing address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Regards,



[Signature]

Kenny Silver

[Name]

218-594 Winnipeg St. Penticton BC V2A 5M9
[Address/mailling address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

great idea I don't know how
anyone could be against "ingain"

Regards,



[Signature]

Trevor Cowan

[Name]

1151 Manst. Penticton BC V2A 6J9

[Address/mailing address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Putting Tiny Homes into the community would be beneficial because I think it would help get people off the street making Penticton safer and cleaner. Tiny Homes are more affordable for those who are on welfare or income assistance. These homes are not permanent structures and are a step in the right direction to getting people into more stable housing

Regards,



[Signature]

AMANDA PETERSEN

[Name]

1151 Main St Penticton BC V2A 6J9 (Mailing)

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

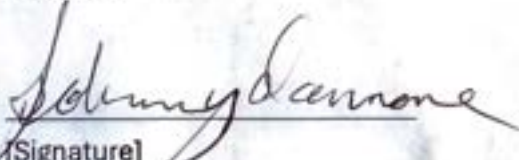
Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Yes, I support the Mini Home project,
As well as the hiring of the homeless
to learn the skills to build their own.
It may lead to further employment

Regards,


[Signature]

Johnny Iannone
[Name]

Homeless / 1151 Main St. Penticton BC V2A 6S9
[Address/mailing address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Regards,

Graham Arkin
[Signature]

Graham Arkin
[Name]

594 Whittier St, Penticton BC
[Address/ mailing address if no fixed address]

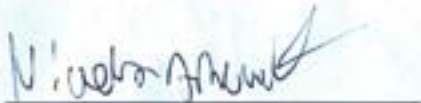
Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Regards,



[Signature]

Nicolas Arsenault

[Name]

1151 Main St Penticton BC V2A6J9 (Mailing)

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I am happy to see this initiative and I
am in full support of the program!

Regards,

G. Adersen

[Signature]

Gitta Adersen

[Name]

1060 Poplar Grove Rd Penticton.

[Address/ mailing address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I Support the Small homes, or
any homes.

Regards,


[Signature]

John Gjersten
[Name]

#107-998 Cveston Ave Penticton BC,
[Address/ mailing address if no fixed address] V2A 1P9

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Get these people off the street.
Enough said!
Chris

Regards,


[Signature]

Chris ^{Horne}~~Hor~~
[Name]

Po Box 1723 Summerland
[Address/ mailing address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079: Support for Temporary Use Permit at 616 Okanagan Avenue East

Dear City of Penticton Corporate Officer,

I am writing to express my strong support for the Temporary Use Permit application for the property located at 616 Okanagan Avenue East. As a local resident and advocate with lived experience in poverty, homelessness, and substance use, I believe this housing project will have a profoundly positive impact on our community.

My personal experiences have driven my passion for creating positive change. I've had the opportunity to work with various organizations and initiatives aimed at addressing homelessness and supporting vulnerable populations. I propose that the Council support and endorse this Temporary Use Permit.

The recent Point-in-Time Count (April 2025) highlights the urgent need for transitional housing options in Penticton, with 195 individuals experiencing homelessness. This project will undoubtedly provide vital support and housing opportunities, aligning with the Housing First model and promoting improved health and well-being.

I urge the Council to approve the Temporary Use Permit, supporting our community's efforts to address gaps in the housing continuum. Thank you for considering my support and for taking my perspective into account as you review this application.

Regards,

Cheyenne Fath

A handwritten signature in black ink, appearing to be 'CF', written in a cursive style.

2050 Sendero Canyon Penticton BC V2A 9G6

Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9
Subject: TUP PL2025-10079

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Dear Mayor and Council,

I am writing to express strong support for the proposed temporary housing project under the Province's HEART and HEARTH program.

Since December 2024, the Penticton Arts Council has been working alongside OneSky, Urban Matters, 100 More Homes, Penticton Overdose and Prevention Society and the City of Penticton by running arts programming at the winter shelter. Over the past season, this collaboration has provided more than 130 hours of creative engagement for residents, fostering trust, confidence, and connection.

In just four months, we facilitated over 270 participant interactions, led by nineteen artists from diverse backgrounds, including Indigenous and 2SLGBTQIA+ facilitators, seniors, and local creators. These gatherings have shown that when people are offered safety and belonging, they respond with hope and engagement. We've seen laughter, creativity, and community — with zero incidents and abundant goodwill.

This work supports both shelter residents and local artists. We paid over \$10,000 in artist facilitation fees back into the local economy, while also diversifying our grant opportunities and strengthening our capacity to serve *all* of Penticton's communities. Supporting at-risk residents strengthens the entire community.

The proposed HEART project is the next step in this continuum of care. By creating bridge housing — a transition between shelter and permanent homes — the City can ensure that progress made within the shelter system is not lost. This is not an emergency shelter; it is stable, supported housing where residents can access wraparound services such as mental health care, employment supports, and arts-based community connection.

Art has shown us that connection heals. Housing ensures that healing can last. I urge Mayor and Council to approve this project and continue positioning Penticton as a community that leads with innovation, inclusion, and care.

Kindly,



Tristan Boisvert
Managing Director
220 Manor Park Ave

(250)-492-7997

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Matthew Kaczorowski](#)
To: [corpadmin](#)
Subject: Temporary Housing at 616 Okanagan Ave East.
Date: Monday, November 3, 2025 11:48:30 AM

Caution! This message was sent from outside your organization.

To whom it may concern,

I am writing today to express my support for the plan to open a new temporary housing unit at 616 Okanagan Avenue east Penticton as part of the Homelessness Initiative. Working both in street outreach and as a support worker in low barrier housing, I am beyond grateful that this is going forward and I would like to thank everyone involved. The housing crisis keeps getting worse and worse and sometimes it feels like there is nothing we can do for people once they end up homeless, for there is simply nowhere for them to go. With the Dog Park camp set to disperse it's residents into the streets of Penticton, and the Winter Shelter's future in question, this desperately needed. This is 50 people we can get off the street where they can be connected to the services they need. It will reduce crime, and bring hope to those who feel there are no options.

Thank you!

Matthew Kaczorowski
Mobile Outreach Team,
SOWINS

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [nuno.cardoso](#)
To: [corpadmin](#)
Subject: Proposed tiny houses on Dartmouth
Date: Monday, November 3, 2025 11:56:02 AM

Caution! This message was sent from outside your organization.

We are informing you that we are against the proposal of such a project
In our area.

Nuno & Donna Cardoso
115 Timberstone Place

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Tom Dunn](#)
To: [Blake Laven](#)
Cc: [corpadmin](#)
Subject: Proposed Temporary Transition Housing
Date: Monday, November 3, 2025 12:18:10 PM

Caution! This message was sent from outside your organization.

To City Council

The proposed "Tiny Homes" location in an industrial area that has no nearby services (grocery stores, pharmacies, health, transit, etc) is ridiculous. The BC Government has already purchased land on Skaha Lake Road specifically to be used for this type of housing. If those properties are slated for subsidized housing that has NOT been built, it clearly makes both financial and location sense to put this "Temporary Transition Housing" on properties that are owned by the BC Government. Also the electrical, water, sewer and gas will already be in place at the Skaha Lake Road properties.

This is not your money to waste. This is our money, tax payer money, so please use it efficiently.

Tom Dunn
160 Westview Dr
Penticton, BC

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From:
To: corpadmin
Subject: TUP PL2025-10079
Date: Monday, November 3, 2025 12:40:17 PM

Caution! This message was sent from outside your organization.

Please redact personal information (email address, address and phone number, name).

In regards to the application for the TUP and the proposed Temporary Housing Site at 616 Okanagan Ave East. We were one of the few homes that had information dropped in our mailbox by a Penticton Bylaw Officer and I assume a Council Member.

We are not opposed to the need for temporary housing and not even opposed so much by the site chosen - even though there is some fear we will see increased homelessness traffic in our neighborhood. We are however opposed to the Mayor and Council appearing to push another project through with little to no discussion or understanding of it by citizens. Yes there are multiple pages of information and items splashed all over the City's website, but in discussing with the Mayor and Council at the recent Open House, not all the information online captures basic questions we have.

The discussion at the Open House by a group of citizens brought to light that there is no guarantee that it will be a drug free site. It seems like asking for our input is an afterthought (10 days before the meeting) rather than looking to gain understanding from the public. Then we saw a story on Global News, where the Mayor was to offer an interview, but decided against and issued a statement instead.

"The city has met all legislative requirements for the Temporary Use Permit process, including public notification." It added, "This decision is about land use, and the process follows the rules set out in provincial legislation."

That is such a cold response and feels typical of what we can expect from this Mayor and Council. Not a statement like - "it's important to get our community involved in understanding the need" or "we want to make sure we allow citizens to ask and discuss basic concerns" - but rather - "we followed the laws and you'll simply have to deal with that...."

Unacceptable for sure, not what I voted for. Sometimes we need to have a collaborative discussion with others in like situations, to think of the questions that we did not. Just the basic right for general democratic voicing of concerns. Sad to see yet another example for Pentictonites to be silenced, because the council has "followed the rules".

We will be at the Council meeting tomorrow, not confident it will do any good, but

maybe we will hear something that makes it feel as if the Mayor and Council care about our concerns. At a minimum the vote for the TUP should be delayed and a town hall held to help those who are interested in further discussion.

Thank you.

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Lisa Minardi](#)
To: [corpadmin](#)
Subject: TUP PL2025-10079
Date: Monday, November 3, 2025 12:40:29 PM

Caution! This message was sent from outside your organization.

No to the tiny homes!
Yes to keeping the dog park
No to drug users near schools
No to shopping cars full of our stolen items
No to worrying about my car, garage and house being broken into to feed a drug habit

Lisa

Sent from Lisa's iPhone

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Kyle Simkus](#)
To: [Council: corpadmin](#)
Subject: Tiny Homes
Date: Monday, November 3, 2025 12:53:49 PM

Caution! This message was sent from outside your organization.

Hello Councillors,

Please say no. No, these tiny homes are a violation of human rights of the people stuck in them. The more shelters we allow is the longer the higher levels of government will refuse to fulfill their obligation to provide decent mental health support, rehab and justice.

Imagine someone going to the hospital needing surgery and instead of having surgery, they get 600+ days of morphine. That would be a violation of their human rights. So are these shelters and tiny homes. They enable people to barely survive, instead of receiving sufficient care.

600+ days in shelter: <https://www.castanet.net/news/Penticton/581171/Penticton-residents-voice-concerns-regarding-proposed-50-unit-temporary-housing-project>

In the last couple weeks, the Trailside tiny homes in Kelowna have had 2 arson events near them and 1 fire inside a tiny home. These are cries for help, when people's human rights are abused, they lash out.

<https://kelownacapnews.com/2025/10/21/trailside-transitional-housing-in-kelowna-evacuated-after-smoke-billows-from-unit/>

<https://www.castanet.net/news/Kelowna/580463/Kelowna-man-arrested-for-multiple-vehicle-fires>

Penticton has our own problems with arson. This man who has experienced homelessness and meth use has a trial pending for the \$6 million Toyota dealership fire. After being convicted for fracturing 13 bones in a witness's face, he was promptly let back out to roam Penticton while awaiting sentencing.

https://www.pentictonherald.ca/news/article_c22d780c-c76e-4a1c-b7e0-829a2f6fc81d.html

The proposed tiny homes will be too close to a daycare and elementary school. It is not safe. There are also homes and forest uphill from them. Fires spread quickly uphill.

That dog park is heavily used, I drive by often and usually see people in it. The best way to solve the homeless crisis is to stop it before it starts, by helping people maintain stable mental health. Exercise, companionship from pets and socializing with other pet owners are all good for mental health. That dog park may be preventing people from experiencing drug addiction, job loss and homelessness.

Penticton has more than our fair share of supportive housing. It has failed. Now it is time to try something else, say no to tiny homes so the higher levels of government will finally say yes to rehab and justice that are so desperately needed.

Kyle Simkus

Hawthorn Drive (Wiltse) , Penticton

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Aaren Secord](#)
To: [Council: corpadmin](#)
Subject: RE: 616 Okanagan Avenue temporary housing
Date: Monday, November 3, 2025 1:47:30 PM

Caution! This message was sent from outside your organization.

RE: Temporary Use Permit (TUP PL2025-10079)

Hello,

I share a number of concerns with my fellow community members regarding TUP PL2025-10079, which include;

- Lack of community consultation and the expedited process, with a Council vote scheduled only six business days after the announcement.
- Uncertainty regarding facility operations, including whether the site will operate as a dry or wet facility.
- Proximity to childcare and educational facilities, including a daycare within approximately 1,100 meters, and both Wiltse Elementary School and the OneSky Wiltse Childcare Centre within 1,500 meters.
Potential increases in crime, theft, and safety concerns affecting nearby residences.
- Absence of detailed safety and security plans, including clarity on operator selection and community input in safety planning.
- Impacts on public transit, which is regularly used by high school students and seniors commuting from the Wiltse area.
- Traffic, cyclist and pedestrian safety risks due to increased foot traffic at the four-way stop at Okanagan Avenue East and Dartmouth Drive.
- Emergency access and evacuation concerns, as the Wiltse community has only two entry and exit points. Additional traffic and congestion at Dartmouth Drive and Okanagan Avenue East could create serious risks during emergencies such as wildfires.
- Inadequate traffic impact analysis, as prior assessments for planned future housing developments in the area did not account for the proposed temporary housing site.

Additionally, I have concerns not only about the impacts from the tenants themselves, but of the larger community that these housing projects attract. We have many highly flammable natural habitat areas that people will illegally be attempting to use as encampments.

At a minimum, given these concerns, it is respectfully recommended that Council defer the vote on Temporary Use Permit PL2025-10079 until comprehensive consultation with affected businesses and residents has been completed.

Thank you,

Aaren Secord

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Rosanna Jardine](#)
To: [corpadmin](#); [Rosanna Jardine](#)
Subject: Proposed Transition Housing Permit PL2025-10079
Date: Monday, November 3, 2025 1:49:53 PM

Caution! This message was sent from outside your organization.

Dear Councils,

My name is Rosanna Jardine and I live at 679 Wiltse Blvd. and when I first read this story of housing 50 homeless people I was so happy that finally something is getting done about the sad situation of youth homelessness in Penticton. So, this is great news.

However the location of where the city wants to build these 50 tiny houses is very absurd and why, firstly this is our (the entire Wiltse area) ONLY dog park, and secondly locating this first time "trial" tiny houses proposal to see if this could work or not is taking a risk, because this temporary location is definitely too close to the elementary and daycare facilities on Wiltse Blvd.

I hope you will reconsider another location at this time, as surely there are other suitable areas to test out this "pilot" project..

Much appreciated,

Rosanna Jardine

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Dick McConnachie](#)
To: [corpadmin](#)
Subject: Fw: pictures of encampment
Date: Monday, November 3, 2025 2:19:02 PM

Caution! This message was sent from outside your organization.

Julius

I do agree with the message

Dick McConnachie

From: Julius Bloomfield <Julius.Bloomfield@penticton.ca>

Sent: Monday, November 3, 2025 12:38 PM

To: Dick McConnachie

Subject: Re: pictures of encampment

Hi Dick,

Thanks again.

If you agree with the FB message then please send an email to the city at corpadmin@penticton.ca stating that this is your position. It would be of further help as an official response from the public for our staff to respond to.

Best regards,

Julius

Get [Outlook for iOS](#)

From: Dick McConnachie

Sent: Monday, November 3, 2025 12:12:52 PM

To: Julius Bloomfield <julius.bloomfield@penticton.ca>

Subject: Fw: pictures of encampment

Julius

Below are the pictures

Dick

From: Don Stocker

Sent: Monday, November 3, 2025 12:08 PM

To: Dick McConnachie

Subject: pictures of encampment







Sent from my iPhone

CAUTION: This email originated from outside of Inland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: kevantimpano@berdickwindows.com
To: [corpadmin](#)
Subject: TUP PL2025-10079.
Date: Monday, November 3, 2025 2:40:20 PM

Caution! This message was sent from outside your organization.

Attention: Corporate Officer, City of Penticton

171 Main Street, Penticton, B.C. V2A 5A9

We have some questions regarding this temporary housing project.

How does this project differ from the Compass Court location? We are aware of the damages and hardships this has caused neighbouring businesses. We operate a manufacturing business with multiple gated entrances that we are required to keep open during business hours to receive and fulfill shipments. We also have a customer product pick-up location that is directly across from the current dog park location. Our customer and employee parking shares the same street access as the current dog park location. Is the security of these vehicles going to be impacted by the implementation of these tiny homes?

We have witnessed a loitering effect that typically occurs around these facilities. Our clients are required to come in to finalize purchases, and this could deter them from doing business. We must ensure a safe environment for all staff and customers. Will the security team deal with these sorts of things and avoid potential problems before they become larger issues?

We store inventory in our yard due to the size of lifts of vinyl and pallets of glass and door slabs. Can we be assured that these items are still going to be safe inside our yard? When the temporary winter shelter at 441 Dawson Ave. was established last year, we had our fences cut multiple times and vandalism occurred at our business and at many of the surrounding businesses in this area that we share fencing with. The current economic climate has left us with a narrow profit margin. Loss of inventory and increased security and repair costs could impact our ability to make a profit and stay in business.

In our brief introduction to this plan, we were told this was more of a transitional housing plan and should not cause an increase in crime. However, we have been informed that this is a “wet” facility and not primarily designed to get people out of active addiction. If there is open drug use that encroaches onto our property, who is responsible for cleaning this up? Are we going to have a contact list of individuals or groups to call and

remove these potentially harmful materials. We will not ask our staff to dispose of hazardous items, nor should they be given the dangerous task of doing this. We need some clarity on the safety plan with regards to the surrounding area.

We should not be forced to spend any extra money to secure our facility against a threat that the city has knowingly placed next to us. Is this something BC Housing will be taking care of during this project? It is not fair to expect a small local business to foot the bill for a choice that was made against all better judgement. The industrial area is simply not an appropriate location for these individuals. Can we get some reassurance that we will not incur any additional costs to fortify our facility?

We understand the need for these housing facilities, but this has the potential to cause a great deal of strain to our business, as well as other family-owned small businesses in the area. Industrial space in Penticton is limited and as much as we understand the need to help those in need, we cannot get behind the idea of placing another facility on industrial land. This is disproportionate and we are already dealing with enough damage to property from the unhoused residents that use the winter shelter nearby.

We understand that you have received some support for this project as well, but if you look at who is supporting it, you will likely find that none of these citizens live or work near the proposed location. The feedback that you need to consider most heavily is the feedback of those directly affected. We would support it too, if it was far away from us and unlikely to affect us negatively. Unfortunately, as the closest neighbour to the dog park currently, we know that this will not be the case if it goes ahead in this location.

We trust that you understand our concerns and we look forward to hearing back from you.

Regards,

Berdick Windows and Doors

Kevan Timpano | **Berdick Windows & Doors** | C: 250-809-8424 | T: 250-492-2833 | TF: 1-800-663-6665 | F: 250-492-8728 |

kevantimpano@berdickwindows.com | www.berdickwindows.com | 595

Warren Avenue East, Penticton, BC. V2A 3M5. **CANADIAN MADE WINDOWS**

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Kristie Marleau

161 Westview Drive
Penticton, BC
V2A 7V9

To: Penticton City Council

171 Main Street
Penticton, BC V2A 5A9

Subject: Concerns Regarding Proposed Temporary Transition Housing Location

Dear Mayor and Council Members,

I am writing to express my concern regarding the proposed location for the temporary transition housing in Penticton. I have been a resident in Penticton since 2007 and have watched the state of our incredibly gorgeous city degrade in the past 10 years. Our focus has dissipated from promoting a world-renowned tourist hot spot, to now managing a drug crisis. The City continues to deal with this issue by placing down band aid after band aid, but not dealing with the festering issues underneath them. I know we are not the only community to be dealing with these issues as ineffectively as we are, but a different path has to be sought out.

From what I have researched, the city currently has over 300 beds under the assisted housing / shelter label. This does not include the 1500 units of affordable housing in Penticton (nearly 10% of all housing). I am requesting a rundown of the state and effectiveness of the assisted housing / shelter properties. At this time, I can only make assumptions based on my personal interaction with these facilities, that they are not panning out in the manner that the community was originally sold on them. I am constantly viewing open drug use/ sales and dodging the residents in drug induced states along Main Street and Winnipeg. I have also read articles in the past of firsthand accounts in these facilities and the amount of drug use within the walls. Do these facilities have the contracts in place that you are saying will be the foothold to maintaining the proposed facility as a positive contribution to the city and more immediately the surrounding businesses, neighborhoods and schools that are in close proximity? If they don't, it might be something worth considering.

City planning seems to be coming from a very reactive place, which I have empathy for in trying to deal with things like the tent city etc. However, in continuing to deal with this problem in the same way, you are sacrificing the well being of the tax paying citizens, business owners and driving away potential new investment into the community. This is not just speculation, we have seen the detrimental effects, for example the old Super 8,

businesses nearby have had to bring on private security to protect their investment that the City put at risk. There has to be a better way .

Please reconsider moving forward with this plan, for the sake of your citizens. Reevaluate the problems that actually need to be addressed and the extensive housing that is already in place. It is time to start appreciating your citizens and focus on ways that would attract, not detract more investment in this City.

Sincerely,

Kristie Marleau



Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Suite 3 - 212 Main Street
Penticton, BC
V2A 5B2
Phone: (250) 493-8540
Email: info@downtownpenticton.org
Website: www.downtownpenticton.org

Mayor Julius Bloomfield and Members of Council

City of Penticton
171 Main Street
Penticton, BC V2A 5A9

Re: Letter of Support – Temporary Use Permit (TUP PL2025-10079), 616 Okanagan Avenue East

Dear Mayor Bloomfield and Members of Council:

The Downtown Penticton Business Improvement Association (DPBIA) is writing to express its support for the Temporary Use Permit (TUP PL2025-10079) that would enable the establishment of approximately fifty (50) temporary modular homes with on-site supports for individuals experiencing homelessness at 616 Okanagan Avenue East.

Support for Community Safety and Stability

As an organization committed to fostering a vibrant, prosperous, and safe downtown core, the DPBIA recognizes that community safety and economic stability are strengthened when all residents have access to secure housing and appropriate supports. The proposed temporary housing development represents a critical component in a coordinated community response to homelessness.

The DPBIA has previous experience with provincially funded housing initiatives in our area, notably when the Victory Church site was converted to temporary housing. From that experience, we learned valuable lessons about what operational and safety measures are essential for success. Since that time, the DPBIA has worked closely with the City of Penticton to ensure those lessons have informed future projects — including this one — so that key considerations such as on-site management, coordination with community safety partners, and clear operational standards are in place from the outset.

Further, Brett Turner, Executive Director of the DPBIA, serves on the City of Penticton’s Security Committee, which oversees the city-wide camera safety program. Through this ongoing involvement, both Brett and the DPBIA Board are deeply engaged in community safety planning and implementation. Based on our experience and involvement, the DPBIA believes that this new project represents a necessary and responsible step forward toward improving both safety and stability in Penticton.

Providing structured, supportive housing with 24-hour staffing, mental health and addictions services, meal provision, and pathways to permanent housing will not only help vulnerable individuals rebuild their lives but will also contribute to a safer and more stable community environment overall.

Alignment with Successful Precedents

The DPBIA notes the demonstrated success of similar initiatives in municipalities such as Kelowna, British Columbia, where temporary supportive housing and tiny home projects have helped reduce street-level homelessness and enhanced public safety outcomes. Penticton's participation in this evidence-based, partnership-driven model represents a positive and pragmatic step forward.

Commitment to Continued Collaboration

The DPBIA commends the City of Penticton, BC Housing, and the Snpink'tn Indian Band for their leadership and collaboration in developing this initiative. We share in the City's commitment to enhancing public safety and supporting compassionate, solutions-oriented responses to homelessness.

We look forward to continued partnership with the City and other stakeholders as this project progresses and as we collectively work to ensure the well-being of all members of our community.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "B. Turner". The signature is fluid and cursive, with a large initial "B" and a long, sweeping underline.

Brett Turner
Executive Director
Downtown Penticton Business Improvement Association

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Albert Dell](#)
To: [corpadmin](#)
Cc: [Albert Dell](#); [Chris Marek](#)
Subject: Temporary Use Permit PL2025-10079 "emergency shelter & homeless services"
Date: Monday, November 3, 2025 4:13:47 PM

Caution! This message was sent from outside your organization.

For Penticton Council's consideration.

As homeowners in Penticton, we are writing this email in support of council approving this temporary use permit. We support staff and council working with the provincial government, particularly through the Heart and Health program, to implement solutions for homelessness.

While there may be some vocal opposition to this plan, we believe most Penticton residents want to find solutions and this appears to us to be a reasonable step towards an overall solution.

Thank you for your attention.

Albert Dell
Chris Marek

158 Grandview Street
Penticton, BC V2A 4E4

TUP PL2025-10079

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Dear Mayor and Members of Council,

As a former homeless person, I cannot express strongly enough how the people of Penticton are in great need of the proposed project for temporary housing.

Being authentic and a citizen of this city, I strongly encourage the City Council and the Corporate Officer to approve the temporary permit for this project. It will make a meaningful difference in the lives of many who are struggling and will show that Penticton is a community that cares for all of its residents.

Thank you for your time, understanding, and consideration of this important matter.

Sincerely,
Terry Gabelhel



212-594 Winnipeg St. Penticton BC V2A5M9

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd


Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I am in support of the permit.

Regards,


[Signature]

Tia Graham
[Name]

15-301 Scott Ave, Penticton, BC V2A 2J7
[Address/mailling address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I am in support.

Regards,

Vennessa Hall
[Signature]

Vennessa Hall
[Name]

909 FAIRVIEW RD Penticton BC
[Address/ mailing address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd


Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Amazing idea 😊

Regards,


[Signature]

Brandon Campbell
[Name]

594 Winnipeg Street Penticton BC.
[Address/mailling address if no fixed address]

Subject: TUP PL2025-10079

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I Love this idea It will be most helpful and Best for the
Homeless population to get Most to all off the streets and give
them/us some where to finally go. I'm in favor of the TUP
homes Thanks for A solution and opportunity,

Regards,


[Signature]

Jolene Jicks
[Name]

594 Winnipeg St V2A 5M9
[Address/mailling address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I would love for feel safe and secure at
a place of my choosing ☺ ☺ ☺ ☺

Regards, my safety y self and others


[Signature]

Marcus, Wilfred Johnson
[Name]

2670 Starline Lake Rd Penticton B.C. V2A-6G1
[Address/ mailing address if no fixed address]

Subject: TUP PL2025-10079

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I think this is exactly what Penticton has been needing for a long time and will cause more than the homelessness issue this town has.

Regards,



[Signature]

Dhipon Ergang

[Name]

416-544 Winnipeg St. Penticton V2A 5M9.

[Address/mailling address if no fixed address]

Subject: TUP PL2025-10079

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Yes Yes Yes

I THINK THAT would
Be a Big game
CHANGER for Homeless

Regards,


[Signature]

DAVE SAMOS
[Name]

#402 594 Winnipeg St.
[Address/mailing address if no fixed address]
PENTICTON B.C.

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Rehabilitation Facility Project
help people of any age
Dangerous addictions.

Regards,

Maureen B

[Signature]

Maureen B.

[Name]

207-594 Winnipeg St. Penticton BC V2A 5M9

[Address/mailling address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

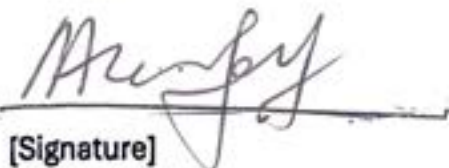
Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Please continue with supporting the tiny home housing. It is a great idea and will help save lives and support folks who need to be supported.

Regards,



[Signature]

ANASTASTIA FAIRHURST

[Name]

102 CANYON COURT, PENTICTON, BC

[Address/ mailing address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I believe this is a good idea because it will give those still unhoused, whether it be at the dog park, or on the street otherwise, a chance to stabilize their lives in a positive, healthy environment. It will also help to reduce these & other problematic criminal activity which has gotten out of control which will create a happier community & hopefully encourage families to feel more at ease.

Regards,

John Kaminsky

[Signature]

John Kaminsky

[Name]

594 Winnipeg Street
[Address/ mailing address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

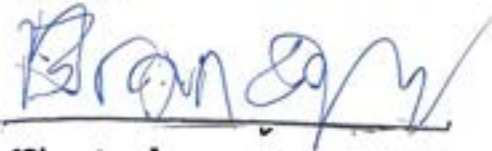
Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

the reason the city wants
LES people on the street.
it better to be together
not spread out

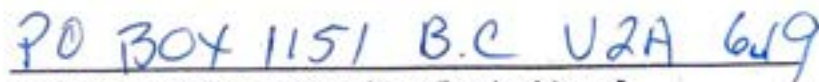
Regards,



[Signature]



[Name]



[Address/mailling address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I am 100% in support of the
Building of Tiny Homes Here in
Penticton BC for the Homeless ^{AKA} Homeless

Regards,

Meranda Bilyboy
[Signature]

Meranda Bilyboy
[Name]

~~456 Whiskey St~~ 456 Whiskey St
[Address/mailling address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Tiny homes will help to stabilize those who are homeless to be able to have a base/home & begin the process of getting a job/treatment/security etc. AND... when tourism season comes around again, bylaw won't throw people's items away (the only belongings they own!) and keep moving them along everyday/hour etc.
We Need these tiny homes!

Regards,



[Signature]

LYNN SIMPSON

[Name]

594 Winnipeg St. Penticton ☺ ♡

[Address/ mailing address if no fixed address]

Subject: TUP PL2025-10079

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

People on the street need
Safety & Security.
They don't need to be told to
move everyday. :-)

Regards,

S. Arundel

[Signature]

Susan Arundel

[Name]

3999 Skaha Lk Rd
[Address/mailling address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Because they ARE
STABLE AND SUPPORTIVE

Regards,


[Signature]

JASON TABOACADE
[Name]

594 W. W. P. G. 5
[Address/mailling address if no fixed address]

Subject: TUP PL2025-10079

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

It would be a great place for people currently in the encampment as well as the unhoused around town. They need a stable place where they don't get moved along everyday. Also it's easier for them to get all the different help when there in one place

Regards,



[Signature]



[Name]

202 723 government st v2a4t4

[Address/ mailing address if no fixed address]

TUP PL2025-10079

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Proposed temporary housing site of 50 tiny homes [616 Okanagan Ave East- Dartmouth Dog Park] with 24/7 on-site support

Letter from P+OPS Shelter Resident(s):

This proposed housing site could support with changing my life/the life of others that are accessing shelters/living "rough" in the following ways:

My name is Ryan Cook and I've been homeless on and off a few times since I was a young teenager and I know the need for housing for the less fortunate is very high and the amount of available housing does not equal the need if this was to go forward I personally think that the crime the poverty the homelessness and the sadness would be significantly reduced and the quality of life for a lot of people would be seriously improved. I really hope this goes forward and that people are given another chance to try and get ahead in this difficult and complicated age.

Ryan Cook
441 Dawson Ave
Penticton BC

This proposed housing site could support with neighbouring businesses/the community in the following ways:

less theft Less loitering Less vagrancy; more people that will be willing and able to work and become productive members of the community instead of being forced into doing crime to make ends meet, its a difficult time for many people and sometimes people just need a chance to succeed.

Ryan Cook (cont)

TUP PL2025-10079

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Proposed temporary housing site of 50 tiny homes [616 Okanagan Ave East- Dartmouth Dog Park] with 24/7 on-site support

Letter from P+OPS Shelter Resident(s):

This proposed housing site could support with changing my life/the life of others that are accessing shelters/living "rough" in the following ways:

- It would give shelter residents some much needed privacy and a place to keep ^{their} things secure ^{hope} fully while trying to find permanent housing.

It would let the residents have a more quiet and peaceful space to think + sleep! so they can make the right moves to get back on their feet and to avoid distractions which can be detrimental to moving forward and if they ~~drugs~~ happen to also be quitting ~~drugs~~, then they can avoid being badly influenced and pulled deeper into their addictions and bad habits. It will keep peoples momentum moving in the right + positive direction, and eventually they would become contributing citizens instead of homeless and needy.

If they have pets it would also keep the animals from being put at risk as a shelter is a rough place to keep your animal safe when constantly needing to have them on leash & walking everywhere the owner goes & finding broken glass or dropped substances on the floor that would harm them, ~~and~~ definitely it would reduce overall stress in the ~~animals~~ animals who are in the situation by no fault of ~~the~~ their own, they would no longer be in a high risk!

441 Dawson Ave
Penticton BC

TUP PL2025-10079

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Proposed temporary housing site of 50 tiny homes [616 Okanagan Ave East- Dartmouth Dog Park] with 24/7 on-site support

Letter from P+OPS Shelter Resident(s):

This proposed housing site could support with changing my life/the life of others that are accessing shelters/living "rough" in the following ways:

Building these tiny homes in our community would be a powerful way to provide safety and stability to those of us who need it most. Also dignity. The homes ~~would~~ would be small and affordable and offer a real sense of belonging. They would give the people who are in a tough situation and trying to get back on their feet a fresh start. Not only would they create a secure place to live but also reduce strain on shelters and public resources, making our community as a whole stronger and more compassionate. Tiny homes could help show that with care we can tackle homelessness in a practical and more humane way.

441 Dawson Ave
Penticton BC

This proposed housing site could support with neighbouring businesses/the community in the following ways:

These tiny homes could offer a practical cost effective step toward ending homelessness. They would be giving us a stable place to sleep, store belongings and begin rebuilding our lives.

Instead of long shelter stays and expensive institutional housing, tiny home communities can be developed quicker and managed affordably while at the same time connecting residents to on-site services like counselling, job training and healthcare. They would promote safety and privacy and reduce the cycle of homelessness

on our streets. This would be benefiting the whole community and by lowering emergency service use, and creating opportunities for meaningful community support systems. And I personally believe our homeless community deserve this opportunity to better themselves and their lives.

441 Dawson Ave
Penticton

TUP PL 2025-10079

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Samantha Williams

OCT 31, 2025

Proposed temporary housing site of 50 tiny homes [616 Okanagan Ave East- Dartmouth Dog Park] with 24/7 on-site support

441 Dawson Ave Penticton

Letter from P+OPS Shelter Resident(s):

This proposed housing site could support with changing my life/the life of others that are accessing shelters/living "rough" in the following ways:

IF this project goes up it will help me because I'm stuck between a living in emergency shelter and getting into housing that I cannot afford wishing into it trying to get away from stigma and everything surrounding homelessness including the drugs in the WET SHELTERS and being a struggling addict is hard to stay clean and change or continue my healthier life style in which I can be stable and a productive member in society and person in my childrens life. Having a stepping stone out of the extreme survival to a shelter of any sorts was great but the NEXT STEP is a huge one almost impossible one to make with the stigma of being a homeless person. NO ONE SEEMS TO WANT TO GIVE YOU A CHANCE. The wait for low income housing or subsidy is a process also so this would be the next step waiting and also introducing again slowly the qualities/changing habits and re-learning the proper things to living as a member of society again.

It would also open up beds in the shelters and get people off the streets

This proposed housing site could support with neighbouring businesses/the community in the following ways:

and this being done there will be less issues surrounding the general homeless people and the encampments it would likely save many people from the harsh winter elements and start the process of them receiving the help that we all need.

These people, ME, family and friends deserve the chance and it is cruel to do absolutely nothing for them you'll solve 99% of the complaints and current problems were you facing now with homeless people!

There are people wanting to better their lives and move forward to the next step of civilization and housing so give them that. It would be nice to catch a break and get the support we need to succeed. I know the emergency shelters were frowned upon and they continue to get people off the street and out of the cold but the fees are too high there are people on the streets still as there are people waiting for housing in shelters not having anywhere else to go.

If I was in this housing project I'd use the time and supports to really reintroduce myself and prepare myself to what is expected in renting your own home and the adversity that may come with it learning the thing necessary to not become homeless again. Thank-you so much!

TUP PL2025-10079

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079

Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Proposed temporary housing site of 50 tiny homes [616 Okanagan Ave East- Dartmouth Dog Park] with 24/7 on-site support

Letter from P+OPS Shelter Resident(s):

This proposed housing site could support with changing my life/the life of others that are accessing shelters/living "rough" in the following ways:

I AM NOT A RESIDENT BUT A SHELTER WORKER AT THE DAWSON ST. WINTER SHELTER. I HAVE BEEN EMPLOYED @ P+OPS SINCE OPENING ONE YEAR AGO. HAVING VERY LITTLE EXPERIENCE WITH THE HOMELESS I WENT INTO THIS ENDEAVOUR WITH EYES WIDE OPEN. I HAVE COME TO EMBRACE THESE PEOPLE. ALL THEY WANT IS PEOPLE WHO WILL LISTEN TO THEM. I HAVE ENCOUNTERED SOME OF THE MOST APPRECIATIVE PEOPLE ANYWHERE. THEY HAVE FOR THE MOST PART SHOWN ME NOTHING BUT RESPECT. THEY HAVE MANNERS THAT WOULD ALOT OF THE GENERAL PUBLIC TO SHAME. TO HAVE A PLACE TO CALL THEIR OWN WOULD BE LIKE CHANGING. A FAR BETTER ENVIRONMENT TO DEAL WITH THEIR MENTAL ILLNESSES AND ADDICTIONS.

Rob Mac.

441 Dawson Ave
Penticton

TUP PL2025-10079

Tim Shea

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Proposed temporary housing site of 50 tiny homes [616 Okanagan Ave East- Dartmouth Dog Park] with 24/7 on-site support

Letter from P+OPS Shelter Resident(s):

This proposed housing site could support with changing my life/the life of others that are accessing shelters/living "rough" in the following ways:

I get stolen a lot from it would stop the thefts
& give me a safe place to keep myself. It would
help make steps towards recovery & have stop using
needle & hope to stop using other substances & I would
give me a safe place to do under ahd supervision
& give me a chance at independent living & a lot
more privacy & a place where none of my
have my son visit as well

Timothy Shea

441 Dawson Ave Penticton

TUP PL2025-10079

Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Proposed temporary housing site of 50 tiny homes [616 Okanagan Ave East- Dartmouth Dog Park] with 24/7 on-site support

Letter from P+OPS Shelter Resident(s):

This proposed housing site could support with changing my life/the life of others that are accessing shelters/living "rough" in the following ways:

I think it would be a good idea that have them it would give us our own independence. Plus our own community and a place to call home.

Jordan ~~was~~

441 Dawson Ave Penticton

Proposed temporary housing site of 50 tiny homes [616 Okanagan Ave East- Dartmouth Dog Park] with 24/7 on-site support

Letter from P+OPS Shelter Resident(s):

This proposed housing site could support with changing my life/the life of others that are accessing shelters/living "rough" in the following ways:

Theres many people within this city that this would benefit in a majorly positive way, not only myself or other that maybe in a shelter but also people at risk of losing their homes, people already homeless that have no where to go because shelters are full or they don't fit in with the people inside them are all people that could benefit from having a tiny home. In the streets people personal items are stolen even in the shelters stuff is stolen not only from residence but from staff sometimes as well. This will give them a sence of security. A sence of safety, A feel home again to feel comfortable. This could be a turning point in people lives that helps to make them pick them self back up. It could be the step they need to get a stable enough stage again to secure work, practice there ~~sting~~ hobbies or skills, what ever the case maybe. There honestly ~~is~~ 100s of reasons this would be a beneficial thing. That 1000s of people need.



October 30, 2025

City of Penticton Corporate Officer
171 Main Street
Penticton, BC V2A 5A9

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: *Support for Temporary Use Permit – 616 Okanagan Avenue East*

Dear City of Penticton Corporate Officer,

On behalf of South Okanagan Immigrant & Community Services (SOICS), I am writing to express our organization's support for the proposed Temporary Use Permit (TUP) for the property located at 616 Okanagan Avenue East.

SOICS is part of the 100 More Homes Penticton collaborative initiative, which works collectively to advance housing solutions and community well-being. The recent Point-in-Time Count (April 2025) identified 195 individuals experiencing homelessness in Penticton, with 78 unsheltered. This clearly demonstrates the urgent need for additional transitional housing to bridge the gap between emergency shelter and permanent housing.

We recognize that housing stability is foundational to health, safety, and social inclusion. Evidence from service providers and the Housing First model confirms that when individuals have access to stable housing, they are better able to engage with health, mental health, and employment supports. This approach aligns with the HEART and HEARTH programs, which promote compassionate, community-based responses to housing insecurity.

At the same time, we encourage the City and its partners to continue prioritizing open communication with nearby businesses, residents and the local school community to ensure that safety, accountability, and inclusion remain central to the project's implementation. Transparent operation and regular engagement will help build trust and foster shared ownership of this important initiative.

We respectfully urge Council to approve the Temporary Use Permit so that our community can take meaningful steps toward addressing homelessness, supporting recovery, and strengthening collective well-being in Penticton.

Sincerely,

Cherry Fernandez
Executive Director, SOICS





Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

October 31st, 2025
Re: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing on behalf of **100 More Homes Penticton** regarding the upcoming consideration of a **Temporary Use Permit PL2025-10079** for the property located at **616 Okanagan Avenue East**.

100 More Homes Penticton is a collection of over 40 cross-sectoral partners within the Penticton area, working to provide solution-focused initiatives for the local housing continuum. Established in 2016, with the initial goal of housing 100 individuals in Penticton, the work has built momentum and strength, positioning Penticton as a model for collective impact.

According to the recent Point-in-Time Count conducted in April 2025, 195 individuals in our community were identified as experiencing homelessness, with 78 of them unsheltered. Given the current shelter and housing inventory, Penticton urgently needs more transitional housing options to support individuals on their wellness journeys. As demonstrated by service providers in the housing sector—and supported by the Housing First model—housing stability leads to improved access to health and social services, resulting in enhanced physical, mental, and emotional well-being.

We respectfully ask Council to approve the Temporary Use Permit so our community can begin to address gaps in the housing continuum. This effort is supported by the HEART and HEARTH program and will foster further engagement with the local community. Your support is vital to our shared work in building a more inclusive and resilient Penticton.

Thank you for your time and attention,

A handwritten signature in black ink, appearing to read 'Amy Gour'.

Amy Gour (she/her/hers)

100 More Homes Penticton, Strategy Coordinator

amyg@uwbc.ca

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Kristin Spejler](#)
To: [Council: corpadmin](#)
Subject: TUP PL2025-10079 - Opposition to Tiny Home Development (Dartmouth)
Date: Monday, November 3, 2025 5:51:22 PM
Attachments: [image0.png](#)
[image1.png](#)
[image2.png](#)

Caution! This message was sent from outside your organization.

Hello,

I am writing to express my **strong opposition** to the tiny home development proposed for the Wiltse area dog park on Dartmouth/industrial area. As a homeowner and parent, I feel this is dangerously close to Wiltse elementary/daycares and will have direct and negative consequences for the residents in the area.

While I am not opposed to housing for at risk/homeless community members, the homeowners and tax paying citizens of this neighbourhood should not have their families and properties put at risk to do so. We pay high taxes in the Wiltse area and afford the luxury of a safe and relatively crime free neighborhood where we feel safe allowing our kids to walk to school or to a friends house; where we feel safe going to sleep at night knowing our vehicles/garages/homes are not going to be broken into. We are already seeing a rise in petty crime/theft in the area and this will only increase with a development of this nature at the bottom of the hill.

Another concern is traffic flow and neighbourhood appeal. With only two entrances to wiltse area, the Dartmouth intersection is already congested and busy at certain times of the day. Adding a housing development with more pedestrian traffic to work around is only going to congest things further. Also, the entrance to our neighbourhood being a tiny house development housing at risk people, are we going to have the pleasure of seeing tarps, shopping carts, garbage and needles strewn about? I've seen the current homeless encampment and it is atrocious. This will impact our property and neighbourhood value immensely.

There must be another option for this development or an existing building to provide shelter/housing for these people? Carmi school sits empty - can that not be modified to provide beds? Across the channel by Nissan where there was once talk about a shopping centre - that is all bare land not close to large residential neighbourhoods, can something not be built there? There has to be other options - and further consultation of the City of Penticton **tax paying citizens** is needed. We deserve a voice and have as many rights as the unhoused people we are accommodating and yet we were not consulted in any way about this proposed development. No notices sent. No votes by the citizens. **Unacceptable!**

I enclose a **recent** snapshot from my security camera showing an attempted break in to our vehicles at 4am. This type of activity will only increase and our neighbourhood safety put more at risk.

I urge the City of Penticton municipality, city councillors and mayor to rethink this development immediately.

Signed,
Kristin and Ryan Speijer
Homeowners at 2556 Dartmouth Dr Penticton BC



From: [Marilyn Collins](#)
To: [Council: corpadmin](#)
Subject: Proposed Homeless Shelter Site - Dartmouth Road
Date: Monday, November 3, 2025 6:14:39 PM

Caution! This message was sent from outside your organization.

Dear Mayor and Members of Council,

I am writing as a resident of the Wiltse area to respectfully express my opposition to the proposed “temporary use” permit that would convert the community dog park at the bottom of Dartmouth Road into a 50-unit homeless shelter site.

While I understand and support the need for compassionate housing solutions, I have serious concerns about this particular location and the long-term impact it will have on our neighborhood.

1. Loss of valuable community space:

The Dartmouth dog park is one of the few accessible, safe, and well-used public spaces in our area. It brings together residents, families, and pet owners daily, fostering community connection and outdoor recreation. Converting this land to another purpose removes an important local amenity that benefits many.

2. Location and traffic safety issues:

This intersection is already very busy and somewhat constrained. Introducing a high-occupancy site here could worsen congestion and pose risks for pedestrians, pets, and drivers. The area lacks safe pedestrian infrastructure for increased foot traffic and service vehicles.

3. Concerns about “temporary use” permanence:

Experience from previous “temporary” housing projects in Penticton—such as the Victory Church site—has shown that once the structures are built, they tend to remain in place well beyond the initial term. Since this site is city-owned and not leased, it is likely to become a long-term facility.

4. Need for proper consultation and planning:

Residents deserve genuine consultation before a decision of this magnitude is made. We ask that the City explore alternative sites better suited for supportive housing, such as areas closer to services, transit, and existing infrastructure designed for this purpose.

I am not opposed to helping people in need, however I firmly believe this proposal is the wrong location for such a facility and that once implemented, it will permanently change the character and safety of the surrounding neighborhood.

I respectfully urge Council to deny this temporary use permit and to work with the Province to identify more appropriate, service-connected locations for supportive housing developments.

Thank you for considering the concerns of Wiltse residents.

Sincerely,

Marilyn Collins
2931 Evergreen Drive

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Alicia Allatt](#)
To: [corpadmin](#); [Council](#)
Subject: Request for Transparency and Community Consultation on Dartmouth Dog Park TUP reference TUP PL2025-10079.
Date: Monday, November 3, 2025 6:29:42 PM

Caution! This message was sent from outside your organization.

Dear Mayor and Council,

reference TUP PL2025-10079.

I am writing to express my concern regarding the Temporary Use Permit (TUP) proposal for the Dartmouth Dog Park site. Many residents, including myself, feel that this process is moving forward too quickly and without adequate transparency or community consultation.

To date, there has been little information shared about how this project will address underlying mental health and addiction challenges, or how potential impacts on nearby businesses and homes will be mitigated. It feels as though the community is being informed *after* decisions have already been made, rather than being meaningfully consulted in advance.

I am particularly concerned that the proposed model lacks a **low-barrier approach with clear accountability and a human-rights-based framework**. Without these safeguards, the program risks repeating the challenges seen with existing low-barrier facilities such as Burdock House, which have struggled to deliver sustainable, positive outcomes.

If the City truly wants to address homelessness effectively, we need to focus on the **root causes** — including access to mental health care, detox services, and second-stage recovery facilities that support long-term stability. Outreach alone is not enough.

I urge Council to pause this process until there is a transparent, detailed plan shared with the public — one that includes measurable goals, community impact assessments, and genuine engagement with residents.

Thank you for taking the time to listen to community concerns. I look forward to greater clarity and collaboration on this important issue.

Here is an excellent article that someone sent me.



Tiny Home Communities: Innovation
or Segregation?
inclusioncanada.ca

Sincerely,

Alicia Allatt
286 Greenwood Dr.
Penticton, BC V2A 7R1

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Stacy Rempel](#)
To: [Council: corpadmin](#)
Subject: Subject: TUP 2025-10079 Opposition to Dartmouth Tiny Homes proposal
Date: Monday, November 3, 2025 7:32:49 PM
Importance: High

Caution! This message was sent from outside your organization.

Nov 3, 2025

Dear Penticton City Council,

Subject: TUP 2025-10079 Dartmouth Dog Park – Tiny Homes Proposal – HARD NO

I wish to remit my opposition and rejection of this proposal.

I am not alone, the **petition I started has 1,094 LOCAL PENTICTON signatures** as at 4:00pm Nov 3rd and counting. Arguably outlying areas rely on Penticton for employment and goods; including those areas in the petition brings the total to 1,133 opposed to the proposal (areas = Kaleden, Keremeos, OK Falls, Oliver and Summerland). People, like myself, are speaking out to move away from the low-barrier temporary housing band aid solutions that have been poorly executed and done real damage to our beautiful town.

Reasons for opposing:

- Poor site location. Site is located 550 meters from the Dawson Ave winter shelter & approx. 1,100 meters from Compass Court both low-barrier solutions that the industrial heart of our town is straining under. The unhoused and unwell/addicted are being concentrated in our industrial area to the point of absurdity and unsustainability.
- We risk more businesses closing and job losses due to increased crime, theft, cut fences, property damage, increased insurance costs, staff retention & safety issues dealing with aggressive persons and human and medical waste from drug use.
- Reallocating and holding the province accountable to increasing service and success at existing Compass Court, Burdock House and the Dawson emergency shelters is more appropriate.
- Proximity to large amounts of childcare and educational facilities. A daycare is within approximately 1,100 meters, and both Wiltse Elementary School & the OneSky Wiltse Childcare Centre within 1,500 meters. Wet solutions should not be located next to vulnerable toddlers, youth, teens.
- Wiltse residents have experienced an uptick in property crime, theft, vandalism, break-ins and an increased lack of safety since the Dawson winter shelter was implemented in 2024. Carts full of goods have been rolling up Dartmouth Hill as the unhoused steal anything not nailed down & they actively scope out houses for security flaws for later break-ins.
- A six-business-day notification period is wholly inadequate to allow for informed review and feedback
- A serious lack of trust in low-barrier enabling approaches already existed in Penticton based on local experience of the outcomes Compass Court, Burdock House & Dawson emergency shelters. There is good reason to mistrust promises and assurances about these housing initiatives; the lack of transparency, short notice & bare minimum disclosure fosters mistrust.

- Lack of concrete answers about details. Lack of community safety & security plan. Planning to have a plan is not a plan, especially since the unique areas concerns have not been collected. The area is unique in that it profoundly affects both the industrial and Wiltse residential community.
- Operator selection concerns: There are doubts about the selection of operators for the proposed site, as success outcomes appear to vary significantly among different operators, with non-numerical data from potentially biased sources.
- Impacts on public transit, which is regularly used by high school students and seniors commuting from the Wiltse area.
- Traffic, cyclist and pedestrian safety risks due to increased foot traffic at the four-way stop at Okanagan Avenue East and Dartmouth Drive. This area is already highly congested.
- Emergency access and evacuation concerns, as the Wiltse community has only two entry and exit points. Additional traffic and congestion at Dartmouth Drive and Okanagan Avenue East could create serious risks during emergencies such as wildfires.
- Inadequate traffic impact analysis - planned future housing developments in the area did not account for the proposed temporary housing site.
- Substantial fire risk. Fires are often set at shelters and the risk to the population of Wiltse is huge with limited exit points risking thousands of lives. It's irresponsible.

In conclusion this band aid approach is not working, nor is it good for the unwell, the situationally unhoused or our communities. We must not break our industrial area & Wiltse community to hide our problems away. Lets tackle our problems with the proper medical, detox, and mental health facilities needed to unpack complex health issues. Lets build safe high-barrier housing solutions for those who make 0-50k annually, low income seniors, those fleeing abuse, youth aged out of foster care, LGBTQ persecuted, those financially devastated etc. It's my understanding BC Housing has bought land for building to begin, those are the suitable locations. You can raise my taxes for that.

Stacy Rempel

599 Wiltse Blvd., Penticton BC V2A 7V7

(Please do not use my phone number as part of public record – please keep it private, but council or city staff may reach out to me).

Petition: <https://www.change.org/SupportWiltseandPentictonIndustrialArea>

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [JM](#)
To: [corpadmin](#); [Blake Laven](#)
Cc:
Subject: Objection to TUP PL2025 - 10079
Date: Monday, November 3, 2025 7:49:20 PM

Caution! This message was sent from outside your organization.

November 3, 2025

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9

Re: Objection to TUP PL2025-10079
616 Okanagan Avenue East, and 2088 Dartmouth Drive

“Operation of temporary housing and other services ... subject to a safety and security plan providing security 24 hours a day 7 days a week.”

“This application proposes to add emergency shelter and homelessness services as a permitted use on the identified portion of the subject properties. This permit would enable the development of temporary transitional housing...”

Dear Mayor and Council,

I am writing to express my objection and deep concern regarding the proposed TUP PL2025-10079.

While I can appreciate that Council may be under pressure to find a suitable location for temporary homeless shelters, I believe we live in a time where common sense, wisdom, and courageous leadership are desperately needed, and must be the priority if Penticton is to have a successful future. Perhaps I am naïve. I see an opportunity for Penticton to gain national attention as the first city to successfully manage homelessness, as testified by happy local property owners.

I believe TUP PL2025-10079 is an absolute mistake for the taxpayers of this city, and their children, and possibly generations to come. The families who live in the Wiltse district are directly impacted. The proposed land (which is “the dog park”) on the corner of Dartmouth Dr. and Dartmouth Rd. is literally The Gateway to Wiltse. It is a four-way stop that sees an incredible amount of vehicle traffic, as parents drive their kids to/from town. Plus there is a rise in battery-powered bicycle and scooter traffic from Wiltse teenagers and adults. This section of road is part of Penticton’s designated bike route. And many couples like to walk daily from Wiltse, down the hill and back home, as part of their exercise. What we need on this corner is a beautiful sign that says, “Welcome to Wiltse!” to mark and beautify the entryway to this

important residential neighborhood. NOT a homeless emergency shelter, which can only increase crime and put our children in harm's way. In my opinion, this location can never be successful. You need a different location, far out of the way.

I want to point out that most property owners affected by this proposal (3+ kilometers) are not yet aware of it. Therefore the number of dissenting letters that you will receive by the deadline of November 4th is a small fraction of the many property owners (both commercial and residential) who are in opposition - or will be, once they finally hear about TUP PL2025-10079. Anyone that would support this is in the minority. Of the hundreds of Wiltse families that drive through this intersection daily, and the many commercial property owners within the industrial park, there could only be a few people willing to agree with this.

A community cannot be strong and united if it does not first protect and guard the safety and rights of the property-owning taxpayers who live there. The transient homeless population is a minority that lives at high risk. Any "solution" that seeks to reduce this risk while increasing the risk to property owners and their children, is not an adequate solution.

My family and friends wholeheartedly object to TUP PL2025-10079 for the following reasons:

CRIME: Impossible to prevent a rise in crime. We already have reported residential break-ins in Lower Wiltse homes, and an increase in commercial vandalism and break-ins since the creation of the 411 Dawson winter shelter. The proposed location ("the dog park") for TUP PL2025-10079 is even closer to the Wiltse neighborhood: The four-way stop at the bottom of Dartmouth Drive is The Gateway to Wiltse. It's a short stroll for homeless scavengers. Should this TUP be approved, nobody at council will have confidence in a security program, nor guarantee that homeless people would not be roaming the Wiltse neighborhoods in the years ahead. This proposal is a huge mistake.

SECURITY & SAFETY: Is it not council's job to increase public safety in Penticton today? It is well known that citizens (especially our children and the elderly) are more nervous than ever, and no longer feel comfortable in their own town, because of the heightened risk associated with homeless people in our community, and the criminal cartels that distribute the drugs. TUP PL2025-10079 will reduce the security and safety of commercial properties, and homes within a few kilometers, and anyone who enjoys cycling, scooting and walking in this area. Sadly, if this TUP was approved, most residents who currently walk or ride down the hill from Wiltse, will stop doing so out of fear. Let's be clear: There is no way that any of you can promise that this proposed area will be kept spotless, and free of homeless people. Of course not! The proposal is for temporary housing, an emergency shelter, and homelessness services – it will be a center for homeless people at the foot of Wiltse. It will be a guaranteed mess wherever it is located, so best to locate this far out of town if you can.

NOISE: Though under reported, the winter shelter at 411 Dawson has led to an increase in night-time noise for those who live above the industrial park in Wiltse

homes: Gun fire, shouts, rattling fences, and banging sounds attributed with attempted break ins.

DISTANCE TO SERVICES: There are no services close by. Warren Avenue is the main road heading from the proposed location to Superstore. For the first time, residents of Wiltse will witness a new flow of homeless people and shopping cart traffic on this main corridor that residents travel every day. This would be unsightly, and down-right scary to many residents, as well as a safety concern for vehicle traffic and cyclists.

REAL ESTATE & ECONOMIC DEVELOPMENT: I am a homeowner and tax payer, who has chosen Penticton to raise a family. You could say I have invested in Penticton. Growing up, I was always told that taxpayers are given priority over people living in the streets. Has this changed? We are all blessed to live here - the nicest town in all of Canada - but with this comes a responsibility to steward this city wisely. Let's make Penticton great again. Beyond the visual appearance and cleanliness of the town – let's make Penticton safe again – and become known as a community of people who are happy, friendly and healthy... because their city is healthy! This benefits tourism, economic development, property values etc. I have heard people say they are selling and leaving Penticton soon if the current mismanagement of the homeless continues. If TUP PL2025-10079 is approved, I predict Wiltse property values will fall, as people sell to get out, and the demographic for the neighborhood will change. This is not what you want.

RECREATION & TOURISM: The proposed land is on the city bike route that is used by locals, but also promoted to tourists. An increasing number of people will rely on these official bike routes for safe transportation in the future.

I cannot begin to appreciate the many challenges you face with respect to managing the homeless population in Penticton. I guess there is pressure from the provincial HEART and HEARTH programs for Penticton to move forward and do its part. However, you have been elected to protect this city and make it better. I hope that you will be patient, and wait for the right property and the right solution. Taxpaying voters will commend you! Please make Penticton a safe place to live again.

Television news wants to convince us that a decline and deterioration of society and human life is inevitable. That is a dangerous lie. This country and this beautiful city is in our hands. We must have hope! We must have vision! Thank you all for your time, and consideration of this message.

"Penticton... A Place To Stay Forever!"

Yours truly,

Jason Mann
Home owner
154 Adamson Place
Penticton, B.C. V2A 7R9

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [deb mulligan](#)
To: [corpadmin](#)
Cc: [deb mulligan](#)
Subject: SUBJECT: "Temporary use permit: TUP PI2025-10079 I previously sent letters concerning this TUP to the mayor and all council members. Please publish my previously responses as part of the public record in the meeting, November 4, 2025 agenda. I will resend
Date: Monday, November 3, 2025 8:23:30 PM

Caution! This message was sent from outside your organization.

SUBJECT: "Temporary use permit: TUP PI2025-10079

I previously sent letters concerning this TUP to the mayor and all council members. Please publish my previously responses as part of the public record in the meeting, November 4, 2025 agenda. I will resend the letter as I sent it previously directly to council.

Many press releases, both locally and province wide, have already been released, announcing the "50 tiny homes" housing project in Penticton, has been approved. The city council HAS NOT yet voted on this temporary use permit, yet the press releases have already been issued. There has been NO discussion with the public. The six-business-day notification period provided for this proposal was extremely limited and seemingly reached only those residences and businesses within the provincially mandated 100-meter radius of the site.

The provincial government has done this before in Penticton with the temporary downtown site at the Victory Church being forced to remain a shelter after the lease expired. The city owns this proposed land, so no lease. If this TUP is approved by the city, this site, as many in the past, will become permanent.

I believe this TUP is the city's solution to clear the encampment on the bypass. Legally, the city cannot evict the campers. But once there is available housing spaces offered to the campers, **even if the homeless person decides not to go to an available housing space**, the city can legally evict the remaining campers and clear the site. It's up to the camper to decide if they want to leave when a space is offered. It doesn't have to be this new proposed site, but any available homeless space in Penticton.

There are approximately 56 people currently living at the encampment. The dog park site will create 50 spaces. It's much easier for the city to find an additional 6 spaces instead of 56. Once the city has 56 spaces available (for the campers) the city has fulfilled its legal obligation and can close the encampment.

The city has been pressed to clear the encampment. Is this the city's main objective in supporting the current TUP? The city is running out of time to permanently close this site and finding 56 spaces is the answer. The city objective is to clear the encampment prior to the spring and summer months and rock over the ground to prevent further encampments at the site. It's a very poor look for those that travel through, and live in Penticton.

Additionally, this proposed new site is situated next to a very busy intersection, with both a daycare and elementary school near by. It will be further compromised, by full grocery carts on the sidewalks, people walking the streets day and night, more crime, and frequent first responder calls. Indications are that this will be a wet site with drugs and alcohol allowed.

If this new band aid site is approved, our neighborhood will change. Merchants near the site will need to increase security, which is costly. Crime will increase, and safety will be challenged.

Why has the city chosen this site, which is enjoyed by the public, and not one of the many sites the city has purchased and not utilize, including:

1. 10 Galt Ave
2. 441 Dawson Ave
3. 450 Martin St
4. 696 Main St (Blue Church)
5. 971-999 Eckhardt Ave W (Eckhart Block)
6. 3240 Skaha Lake Rd
7. 583 Duncan Ave W (Beacon Site/Campus Green)
8. 400 Carmi Ave (Carmi Elementary School)
9. 225-283 Ellis St & 99 Nanaimo Ave E (Ellis Block)

Nine sites, millions of dollars spent, and the dog park is the alternative to the above sites? The city clearly does not have a sustainable or realistic plan on the homeless problem and the lack of transparency is distressing. Now, to rush through this ill-conceived housing project, without proper consultation and discussion with the citizens of Penticton is inexcusable. We are not apathetic in Penticton. We have voices, and they should matter.

Kind regards,

Debbie Lou Mulligan
642 Corbitt Dr
Penticton, BC
V2A 8H3

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [deb.mulligan](mailto:deb.mulligan@cityofpenticton.ca)
To: [corpadmin](mailto:corpadmin@cityofpenticton.ca)
Subject: SUBJECT: TUP PL2025-10079
Date: Monday, November 3, 2025 8:28:58 PM

Caution! This message was sent from outside your organization.

This is a copy of a letter I have sent to council with the proper subject number.

City of Penticton Mayor and Councillors Penticton, BC

Re: Temporary Use Permit – former dog park site adjacent to City yards

Dear Mayor and Council,

City workers recently dropped off information to my home regarding the proposed Temporary Use Permit for the site of the dog park next to the city yards. After reading the notice of the upcoming meeting on November 4 to consider approving this permit, I also checked multiple on-line sites of both print and on-line news, as well as government sites on this announcement. This sure sounds like a done deal.

Where is the community input on this measure? It feels like the city is avoiding public dialogue and pushing this project through quickly in a way to deal with the ugly encampment on the bypass. The plan strikes me as ill conceived and out of step with residents. I'm insulted that these decisions are being made without meaningful public discussion. It's likely a notice went out months ago that many of us ignored or didn't see amid busy lives, and now the momentum continues without proper engagement.

There are multiple reasons this plan is ill conceived and potentially dangerous to the public. For one, the city is removing one of only two off leash, fully fenced dog parks. The dog park near the waste water treatment plant on Penticton Ave plant is not fully fenced and is in a remote area. Unfortunately, some in my neighborhood walk their dogs off leash at Wiltse Elementary School. This now happens too frequently and numbers will only increase when the existing dog park is closed. Not great for the playground and the safety of the children.

This is a very busy intersection, with both car and commercial traffic. Nearby business will face additional security concerns, just as business owners near the Super 8 Motel site were forced to invest in additional security due to increased crime in the area. The Super 8 Motel site was also fitted with extra security, extensive lighting and on-site resources. Still crime in the area increased. Should we expect a different outcome from this new site?

The existing shelters and homeless housing in the city are spread indiscriminately throughout the city and has caused safety concerns, increased crime, vagrancy, and pressure on

resources. When driving by the old Super 8 Motel site on Main St no one is surprised to see first responders. No one is happy, and I personally do not feel safe walking by the motel.

And now this new site is going to be built. This will not be a temporary site. If dollars are spent, the housing will be permanent, and the city can extend for an additional three years. Again, with probably no public input.

There are better and safer places to build homeless housing. I would like to see more engagement with the Penticton Indian Band in providing more resources for this dire problem. The City of Penticton again and again has purchased or leased land for the homeless and emergency shelters. Has the Penticton Indian Band been approach to form a partnership in building a community for the un-housed on band land? The parcel of land "Penticton 2" (as listed on BC Assessment) located south of Carmi Avenue, bordering Ellis Creek and accessible from Commercial Place Rd would be an outstanding location with room to build and expand. Close enough to town, but far enough away to help the unhoused transition back to everyday lives without the pressures from the life they are trying to escape. This land is owned by the Penticton Indian Band. It is bare land and is surrounded by the City of Penticton proper. These are the types of partnerships we need. True partnerships where all parties contribute to solving these problems.

The city should approach homelessness in a way that consolidates resources in a way similar to our sports/entertainment area, with integrated medical, detox, and mental health care. Start with 50 tiny homes, then expand over time to include couples and families who need housing, support and care.

Emergency housing on Main Street, hotels and halls being converted to shelters, tent cities, and people sleeping in doorways or backyards must stop. This problem is not going away anytime soon. Penticton could be a leader on how we address these problems and working with all our partners to make a difference. What the city and province are currently doing isn't working. We successfully consolidated our sporting and entertainment venues into one area of town which we are all proud of, why not address homeless the same way?

Why do we keep throwing tax dollars on these temporary measures? We need a permanent fix. We need all our partners coming together to make Penticton a better, safer, and kinder place.

I do have questions for all council members and the mayor concerning this proposal:

1. How much is the City of Penticton being paid by the Province to implement this project. Is there a one-time payment from the Province or ongoing payments.

2. Which company is building these "tiny homes". Has the contract already been awarded.
3. Has the City canvassed the businesses in the area to hear their concerns of this project going forward.
4. Has the City or RCMP conducted any studies on how this project may impact the community and immediate neighborhoods.
5. Why has the media and government reported approval of this proposal before the "Temporary Use Permit" has been considered in a public form.

Thank you for your consideration on this matter. I will be attending the Council meeting on November 4th to address my concerns and I request to speak at the upcoming council meeting.

Kind regards,

Debbie Lou Mulligan
642 Corbitt Dr
Penticton, BC

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Haven Amy](#)
To: [Council: corpadmin](#)
Subject: No to TUP PL2025-10079 Dartmouth Dog Park
Date: Monday, November 3, 2025 9:02:26 PM

Caution! This message was sent from outside your organization.

November 3, 2025

Re: TUP PL2025-10079

I do not want the tiny homes to go into the Dartmouth dog park area. This area should be free of drugs. I ride transit to school and am afraid to ride it and wait at bus stops near my home in Wiltse. I don't feel safe. I get scared on the bus and around those who use drugs. Drugs are bad and should not be near the babies and toddlers at the daycare or near the Wiltse school kids. I am worried about needles and being safe in my home.

Please do not allow more drugs to come to our area. We already have this. I want to keep the dog park.

Haven Amy

2390 Wiltse Drive, Penticton BC V2A 7Y9

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [kurt.allatt](mailto:kurt.allatt@penticton.ca)
To: [corpadmin](mailto:corpadmin@penticton.ca); [Council](#)
Subject: Request for Transparency and Community Consultation on Dartmouth Dog Park TUP reference TUP PL2025-10079.
Date: Monday, November 3, 2025 9:19:04 PM

Caution! This message was sent from outside your organization.

Dear Mayor and Council,

reference TUP PL2025-10079.

I am writing to express my concern regarding the Temporary Use Permit (TUP) proposal for the Dartmouth Dog Park site. Many residents, including myself, feel that this process is moving forward too quickly and without adequate transparency or community consultation.

To date, there has been little information shared about how this project will address underlying mental health and addiction challenges, or how potential impacts on nearby businesses and homes will be mitigated. It feels as though the community is being informed *after* decisions have already been made, rather than being meaningfully consulted in advance.

I am particularly concerned that the proposed model lacks a **low-barrier approach with clear accountability and a human-rights-based framework**. Without these safeguards, the program risks repeating the challenges seen with existing low-barrier facilities such as Burdock House, which have struggled to deliver sustainable, positive outcomes.

If the City truly wants to address homelessness effectively, we need to focus on the **root causes** — including access to mental health care, detox services, and second-stage recovery facilities that support long-term stability. Outreach alone is not enough.

I urge Council to pause this process until there is a transparent, detailed plan shared with the public — one that includes measurable goals, community impact assessments, and genuine engagement with residents.

Thank you for taking the time to listen to community concerns. I look forward to greater clarity and collaboration on this important issue.

Sincerely,

Kurt Allatt
286 Greenwood Dr.
Penticton, BC V2A 7R1

② Rita Peterson
383 Woodruff Ave.

① Corporate Officer
City of Penticton

In 2022 a one year pilot
project emerged from the
city's 50,000.00 contribution
to the South Okanagan Similkameen
Brain Injury Society which used
the cash for conceptual drawings

SOSBIS has twice been
denied capital funding
for 64 units on city-
owned land.

Yet you didn't give it
to another Non Profit

Subject TUP PL2025-10079

Rita Peterson
383 Woodruff Ave Penticton
V2A 2H6

I am saying no to the
Tiny Homes at this time.

We do not at this time have
housing for people making
under 30,000 a year
Or enough housing for
people making under 25,000

R.P.

② Rita Peterson.
383 Woodruff Ave.

③. Rita Peterson
383 Woodruff Ave.

When will all of these people
in the tiny homes move to
and how quickly will
the move?

I suggested to the Mayor
in the spring use Carmi
School.

As a temporary site -
Use Army tent like in a
disaster, have them pay rent,
sign agreements for housing,
use the school for education,
counseling, AA + NA meetings

So Sosbi's couldn't get
funding so 64 units Not
Built?

Now you care about
Housing?

If Housing was so
important the lot would
not be sitting empty.

So now they have teamed
up with someone else
But Not all units will be
taking residents only making
disability rates.

⑤. Rita Peterson.
383 Woodruff Ave.

Move Kids equipment to
the front park area.

~~Fence~~
Fence off the BACK

and since we are in
a crisis with the
unhoused. TRY something
different until we the
community can do ~~some~~
something else.

These houses will NOT
Help this winter, 2025.

Thank you,
Rita Peterson.

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

To: City Council of Penticton
Re: Concerns Regarding Proposed 50-Unit Tiny Home Complex

Dear Mayor and Members of Council,

I am writing as a resident and business owner in the industrial area of Penticton to express my serious concern about the proposed 50-unit tiny home transition facility planned for the property directly across the street from my home and business.

While I understand and respect the need for affordable and transitional housing within our community, I am deeply concerned that placing such a large-scale facility in this particular area will have negative impacts on the surrounding neighborhood. Our area already faces ongoing issues with theft, vandalism, and illegal drug activity, and I fear that introducing a high-density transitional housing complex will only intensify these problems.

My business relies on maintaining a safe and secure environment for our customers and employees. Increased theft and property crime would not only jeopardize our livelihood but could also drive away customers and deter future investment in this part of the city. On a personal level, I am also concerned for the safety and well-being of my family and neighbors.

In addition, this development risks devaluing nearby properties—including my own—at a time when property taxes continue to rise. It is unfair to expect homeowners and small business owners to pay more each year while decisions are made that diminish the value and safety of our properties.

I urge the council to reconsider this location and explore more suitable alternatives that provide necessary housing without compromising the safety, stability, and economic health of existing homes and businesses. Penticton needs balanced solutions that support all community members responsibly.

Thank you for your time and consideration.

Sincerely,

AUTOPRO PENTICTON
UNIT 101—1953 DARTMOUTH ROAD
PENTICTON B.C.
V2A 4C1



Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

October 28th, 2025

To whom this may concern,

My name is Megan Lee, and I am a tax-paying resident of 667 Wiltse Boulevard, Penticton, British Columbia. I am happy to say that I am a proud a Pentictonite, born and raised.

I write this letter to voice my concerns regarding the proposed Temporary Use Permit (TUP) housing location on 2088 Dartmouth Drive and 616 Okanagan Avenue East. The Wiltse area is a well-known neighbourhood that is family-friendly, and adding emergency shelter and homelessness services at the bottom of the hill may take away the essence of safety for all residents, including families with young children.

If this permit is approved, please consider building these shelters away from residents and relocate this service to a location that is still within city limits, but away from residents (for example, up Carmi Avenue). The mere sight of abandoned carts and drug paraphernalia may frighten young children, and the residents' safety may be in jeopardy. I, as a concerned resident, do not want to wait until a small, young child goes on a walk with their family along Dartmouth Drive, and picks up a stray needle; it will be too late.

This proposed location is also not ideal as it is away from resources that these people may need, such as hospitals, medical clinics, pharmacies, and other resources that they may require. It is not ideal as these people may have to travel long ways away on foot.

As a long-time resident of Penticton, I am elated that the City Council is making efforts to build a roof for those who may not be as fortunate as myself. As winter is approaching, I would hate to see people on the streets shivering and suffering in the cold simply because they do not own what we believe are basic necessities; such as winter coats, scarves, gloves, and toques.

Thank you for taking the time to read this letter, and I hope that you may consider re-locating the proposed Temporary Transitional Houses.

Regards,

Megan Lee

667 Wiltse Boulevard

Penticton, British Columbia

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Dana Stevenson](#)
To: [corpadmin](#); [Council](#)
Cc: [Blaine](#)
Subject: TUP PL2025-10079
Date: Tuesday, November 4, 2025 9:11:27 AM

Caution! This message was sent from outside your organization.

This email is regarding the tiny homes site at the bottom of Dartmouth. I live at the top of Dartmouth (2525 Dartmouth Drive) I have 2 small kids 6 and 8 who I walk to and from Wiltse school 10 months of the year. I do not support this proposal at all! Why don't you use the dog part at the bottom of the Industrial Avenue. No one in their right mind would use that park to take their pet given the proximity to the current encampment and therefore the increase risk of waste and sharp objects. This is also an easier move for the people we are providing free drugs and housing to. Get a grip city counsel how dare you move active drug users so close to schools and daycares. Its disgusting!

See you at 1pm.

Regards,

Dana and Blaine Beecroft

2525 Dartmouth Drive
Penticton BC
V2A7T9

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Valeriya Wood](#)
To: [corpadmin](#)
Subject: Tuppl2025-10079
Date: Tuesday, November 4, 2025 9:25:37 AM

Caution! This message was sent from outside your organization.

Please stop ! Do not ruin peaceful Wiltse area by accommodating homeless people! Elementary school, day care and a lot of seniors will be suffering and affecting by this decision!

Valeriya Wood
#102-150 Stocks Court
Penticton

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Marchant Concessions](#)
To: [corpadmin](#)
Subject: TUP PL2025-10079
Date: Tuesday, November 4, 2025 9:03:13 AM

Caution! This message was sent from outside your organization.

We are against this proposal! NO THANK YOU.

This is industrial area with large, expensive equipment, vehicles and products. This is not an area to place people in transition of being unhoused, who likely have mental health issues. One of the BC Housing properties that is sitting unused makes more sense than taking a property that IS being used. Closer to stores and services than up in the industrial area.

We feel this will devalue our property. We had to jump through hoops for the building we own to go in - to meet demands, codes and usage guidelines. And for this to just be done without consult or consideration is wrong. It is classified as "temporary" but we believe once it is in - there will no going back.

We have had so many issues over the years with people breaking into vehicles, trying to steal catalytic converters off our trucks, getting into our back lot, cutting fences, break ins across the street at your property, that we feel we have to help monitor to control. If there are more people actually brought to this area - it will become worse. You claim you will have security for that property you plan to use, great, but what about all around. We will be footing the bill for the security at this site as tax payers and will likely have to pay for more security for our property as well. Double pay. Our property taxes in this area are already insane. No room left for more expenses or losses.

Marchant Concessions
Tod and Dianna Marchant
101-647 Okanagan Ave E

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [andrew.yazlovasky](mailto:andrew.yazlovasky@corpadmin.com)
To: [corpadmin](mailto:corpadmin@cityofpenticton.com); [Council](#)
Subject: Subject: TUP PL2025-10079 HARD NO to Dartmouth Tiny Homes proposal
Date: Monday, November 3, 2025 9:28:10 PM

Caution! This message was sent from outside your organization.

Nov 3, 2025

Re Subject: TUP PL2025-10079 Dartmouth dog park - tiny homes proposed TUP

On Saturday Oct 25th my spouse and I made copies of the TUP and delivered to local residential and businesses in the area surrounding the Dartmouth dog park TUP site. There was shock and horror at another unhoused solution coming to this area; we had the same shocks and concerns. I oppose this location and proposal entirely. The proposed site is too close to existing low-barrier shelters like the Dawson Ave winter shelter and Compass Court, causing damage to businesses, robberies, thefts and safety risks in the Wiltse & Industrial areas. I work in construction and my family owns a business in the industrial area; more businesses may close and job losses may occur due to feedback we received of crime, lawlessness and safety concerns. There are substantial fire risks to the Wiltse neighborhood with Dartmouth being one of two exit points. Traffic congestion is already a problem at peak times, a fire would be devastating. The site is near childcare and schools, with safety concerns for vulnerable children and area residents. We teach our children drugs are bad yet we move needle and inhalant risks closer and closer to vulnerable populations. Wiltse residents have seen a rise in crime since the Dawson winter shelter opened in 2024, our neighbours were robbed. A six-business-day notification period is too short for community input. Specific safety and community plans do not exist. Our children ride public transit and our child was already accosted by an addicted person on public transit in 2024 - unacceptable!

Andrew Yazlovasky
599 Witse Blvd., Penticton BC V2A 7V7

Christina Smith - Outreach Worker, Citizen of Penticton
1813 Quebec St., Penticton, BC V2A 6C9
November 3rd 2025

To: Corporate Officer, City of Penticton
171 Main St, Penticton, BC V2A 5A9

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: Letter of Support for Temporary Use Permit – Transitional Housing at 616 Okanagan Avenue East (TUP PL2025-10079)

Dear Corporate Officer and Members of City Council,

I am writing to express my strong support for the approval of the Temporary Use Permit (TUP) application for the proposed transitional housing at 616 Okanagan Avenue East. As an Outreach Worker of over 3 years in Penticton, I work daily with individuals experiencing homelessness in our community, and I have witnessed firsthand the urgent need for safe, stable, and supportive housing options.

The proposed project at 616 Okanagan Avenue East, which is supported by BC Housing HEART & HEARTH program, will provide residents with on-site supports that are essential to success and connections to healthcare, mental health, and addiction services. These are the same wraparound supports that I and other outreach workers strive to connect people to every day.

Having a stable environment makes these services far more effective and allows individuals to truly begin rebuilding their lives. I cannot stress enough how stability in shelter is crucial to this process. I have witnessed the stagnation of progress due to consistent capacity restraints in shelter, as well as lack of supportive housing options for individuals who are ready to move on from shelter. This project would promote the movement of our most vulnerable community members along the housing continuum.

I understand that some members of the community may have concerns about safety or neighborhood impact. In my professional experience, well-managed transitional housing programs improve community wellbeing by reducing visible homelessness and helping residents become active and contributing members of the community. The alternative—leaving people with nowhere to go—only perpetuates the cycle of crisis and instability that affects everyone.

In closing, I urge City Council to approve this Temporary Use Permit. The need for transitional housing in our community is urgent, and this project represents a practical step toward addressing homelessness in a meaningful way. Thank you for your time, leadership, and commitment to creating a more inclusive and caring community.

Sincerely,
Christina Smith

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Mikaela Etter](#)
To: [corpadmin](#)
Subject: TUP PL2025-10079
Date: Monday, November 3, 2025 10:29:19 PM

Caution! This message was sent from outside your organization.

I am writing in support of the TUP. As a shelter worker at P+OPS and a Peer Support Worker at SOSMWS, I am very much invested in seeing my clients, who are struggling with housing and safety, be able to have more opportunities to access safe and supportive transitional housing. This is truly a step in the right direction and very much needed.

There is so much ignorance towards those who are struggling right now. We have truly become a polarized community. Please, do not let those who oppose stop individuals from being able to access basic needs such as simple housing and supports to get ahead in life.. We need more TUPs and we also need to educate the public more on the current crisis so many are facing regarding homelessness, mental illness and addiction.

I worry about my clients who are currently without any form of housing as shelter spaces are full. I know personally the great work staff does at P+OPS, helping individuals access resources, medical supports and emotional supports. I truly believe we can help everyone in need and this is a great first step in the right direction.

With kind regards,

Mikaela Etter

5011 Bennett Rd Summerland (soon to be moving to Penticton in the new year).

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Shawn Kisch](#)
To: [Council: corpadmin](#)
Subject: Request for further review and alternatives – 616 Okanagan Ave E temporary housing proposal
Date: Monday, November 3, 2025 11:07:25 PM

Caution! This message was sent from outside your organization.

Dear Penticton Council,

I hope this message finds you well. My name is Shawn Kisch, and I am a resident of the Wiltse neighborhood. As someone who cares deeply about both effective homeless-support solutions and the impact on our community environment, I write regarding the proposal by the Province (via BC Housing in partnership with the City of Penticton) to locate up to 50 temporary tiny homes with supports at 616 Okanagan Ave E (temporary use permit scheduled for Nov. 4, 2025).

Given notification was only provided to the surrounding 100m radius even though it's irrefutable this proposal has massive repercussions for the Wiltse area among others, this decision needs much more transparency and to be thoroughly discussed at a later date.

Before any final approval, I respectfully request that Council consider the following:

1. Site selection and alternatives

The Province has already purchased land in Penticton for supportive housing — for example, a site at 3240 Skaha Lake Rd for up to 50 permanent supportive homes.

Another purchase: the former Super 8 Motel at 1706 Main St. converted for supportive housing.

Given these prior land acquisitions, why was 616 Okanagan Ave E chosen (adjacent to a dog-park off-leash area and near a residential district) rather than one of the other sites already under provincial ownership or prior selection?

What cost differential, timeline advantage, or land-use trade-off justifies this new site instead of leveraging existing or purchased parcels?

2. Neighbourhood impacts & consultation

I ask that the City require a robust neighbourhood interface plan, including:

A direct 24/7 hotline to the operator and City contact.

Incident / calls-for-service data to be published quarterly (within 1km minimum radius to include affected neighborhoods) pre- and post-opening.

A clear exit/transition plan at the end of the Temporary Use Permit (3-year horizon). Given the above permanent options and purchase dates, further delays in their opening should not result in extensions to the temporary permit.

Given the proximity to sensitive public amenities and the possibility of increased servicing pressure (EMS, RCMP, bylaw), I ask for explicit metrics: what is the operator's addiction/harm-reduction model, what are thresholds for relocation to permanent housing, and how will spill-over drug-use or associated activity in the surrounding neighbourhood be monitored and addressed? Given there's evidence from other jurisdictions showing that drug use /illegal activity grew around these locations, I am strongly against this having any sort of "safe injection site" supports. Tax payer dollars should be used towards those members of society seeking help, not a handout. Illegal Drug use should not be encouraged in any way and crime including consumption of illegal narcotics should have accountability up to and including expulsion from this location.

3. Performance and transition metrics

As this is a temporary site (TUP typically 3 yrs) it is critical to define success:

How many of the 50 units are expected to transition residents into permanent housing within 12/24/36 months?

What measurable change in neighbourhood calls for service, property crime, litter/needles, and business insurance claims will trigger operational review or termination of site?

We all share a concern for people experiencing homelessness and the need for prompt, well-supported intervention. However, to truly reduce the homelessness problem, all stakeholders need to be held accountable, including those we aim to help, and those measuring success. Is the problem growing or reducing? There needs to be well thought out, measurable standards for various aspects of the projects that have either not been developed or have not been properly shared with the public to alleviate our concerns. Community confidence depends on full transparency, strong metrics, and neighbourhood stability. For these reasons I urge all members of council to delay approval until there is further evaluation or you are risking severe negative impacts to the community.

Unfortunately due to prior engagements I am unable to attend the meeting tomorrow, November 4th. However, I look forward to hopefully attending a meeting regarding the TUP for this site at a later date.

Thank you for your time and attention. I look forward to your response.

Shawn Kisch

Confidentiality Notice:

The information contained in this message and the attachments (if any) are for the intended recipient only and may be privileged and confidential. If you are not the intended recipient and have received this communication in error, please notify the sender by replying to the message. Please do not distribute the information. Please delete the original message, attachments and all its copies from your computer system. Thank you for your cooperation.

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [kris.wahlen](#)
To: [corpadmin](#)
Subject: Transition Housing temp permit use
Date: Monday, November 3, 2025 11:22:24 PM

Caution! This message was sent from outside your organization.

Hello My City

I have some concerns about the Temporary use permit for 616 Okanagan Ave.

The tiny homes with fifty new residents to the neighborhood would greatly impact business and homeowners in the area.

The location is very important to dog owners in the area. I do not feel safe going to the Park at the end of industrial. please don't take this away from us that love this park.

I live close by and am concerned that we have too many shelters and encampments in the mid-town section all the way down industrial. People are trying to open my car doors nightly and stealing things from my yard. I do not feel safe going out after dark for even a block up the street.

Wet use locations have been seen to be inefficient in reintegration back into society. I have firsthand seen the wrap around service at the wet building on Winnipeg and feel that it is ineffective.

BC housing has a list of possible people to be placed. This list is made up of any individual living in BC that chooses the location as Penticton on the application paperwork (for first or second choice). spaces available at the tiny home park may not get filled with local residents that need the help. can the city guarantee the shelter residents will be relocated when BC housing is in control of placement?

BC housing has many large lots that are vacant and earmarked for further expansion would it not be more effective to use this land for temporary use for the units?

I am supportive of dry housing with wrap around supports but how many units does Penticton need? What are the actual numbers?

Should be more concerned about making housing more affordable for seniors on fixed income?

Thank you for listening

Kris Wahlen 707 Ross Ave

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Melanda Danenhower

202 Eckhardt Ave East

Penticton B.C.

Subject: TUP PL2025 – 10079

Dear City of Penticton Corporate Officer,

I am writing on behalf of my fellow citizens of Penticton regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East. I am a Penticton homeowner who believes that approving this TUP, and this transitional housing project, are vital to improving the wellness and safety of everyone in our community.

As a homeowner, I am aware that the property taxes I pay go to such things as the RCMP, Fire Department, and Bylaw services as well as the hospital and emergency services. A housing-first approach, where members of our community who are facing hard times (whether that be with their mental or physical health, or financially) can access stable housing with wrap-around supports is, to me, the best possible use of city resources to address homelessness in our community. I think having access to a second step (after accessing a shelter) of temporary housing where there are plans made with the community member to eventually get into long-term housing, will have a net-positive effect on alleviating the strain on our health and justice system, and making sure the people in our community that need support the most, are able to get it more efficiently.

I truly think that using this property for this temporary housing project is the best and only way to both please those community members concerned with the health and wellness of our fellow community members who are unhoused, as well as those concerned with crime and safety on our streets. I respectfully ask Council to approve the Temporary Use Permit so Penticton can close the gap that is missing in our housing continuum.

Sincerely,

Melanda Danenhower

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Pierre Patenaude](#)
To: [corpadmin](#)
Subject: Against 50 tiny homes
Date: Tuesday, November 4, 2025 6:21:20 AM

Caution! This message was sent from outside your organization.

More feedback re tiny homes...

I strongly object to your taking sacrificing the dog park on Dartmouth in favour of putting in fifty low barrier wet tiny homes. Didn't council invest \$200,000 in our dog parks just two years ago? Now you're taking it away? A hard no from me.

Also, I read the CBC article yesterday in which Joey Gibson, one of the homeless people in the channel encampment is quoted as saying he was looking forward to the tiny homes encampment so he could store his stuff there. I checked his hoard out at the encampment. Stolen bikes, shopping carts, you name it he's got it. What will you do when this tiny homes encampment looks like another dump? Wrong concept wrong place.

I am absolutely appalled at the way this was rammed down our throats. You should be ashamed of yourselves.

Pierre Patenaude
1073 Ross ave
Penticton
V2a3a9

I read the CBC
Sent from my iPhone

People in the Okanagan Nation.



Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: Dave and Angela Prechel
Sent: Saturday, November 1, 2025 4:59 PM
To: Council <council@penticton.ca>
Subject: 50 homes at dog park

Being homeowners in the wiltse area , I must lend my thoughts to this.

On the surface it looks to be OK, until it was brought up that there will be a safe injection site on the property. This tells us that there will be drugs, and most likely addicts residing there.

There are people way smarter than me trying to figure out the whole mess, but I know that I do not want property values to plummet due to this "community " being just down the hill.

Dave and Angela Prechel

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Liz Grosch](#)
To: [corpadmin](#)
Subject: TUP PL2025-10079
Date: Tuesday, November 4, 2025 7:28:50 AM

Caution! This message was sent from outside your organization.

To whom it may concern:

I am writing in regards to the proposed Temporary Use Permit PL2025-10079, “emergency shelter and homelessness service” at 2088 Dartmouth Drive.

My husband and I attended the Open House at the Trade & Convention Centre last week. We spoke with two City staff persons and a bylaw officer. They eased our minds somewhat, although I still oppose this proposed development.

My reasons for opposing this permit are as follows:

- It is unknown whether or not this is “wet” or “dry” housing.
- The proximity to a large residential area increases the risk of theft committed by those persons living in the housing units. If it is “wet” housing, the risk factor escalates substantially.
 - We were told by City staff that there will be increased police presence in the area. I do not trust that will be the case 24/7 for the life of this development.
 - We were also told that there will be security guards. There is security at the encampment on the Channel Parkway. Do these security guards question whether or not the goods being brought onto the property are stolen? Will suspected stolen property be confiscated until proven otherwise? There are some very nice bicycles at the encampment. One of the sites even installed solar panels.
- The bank adjoining the proposed site as well as the bank along Dartmouth leading to the Wiltse area is an urban interface area that is NOT FIRE SMART. What guarantees do we have that an evicted resident will not start a fire out of spite? Will the City Fire Smart this area?
- I do not trust that this will be temporary. Food banks were touted as temporary back in 1981 and they are still here.

Until recently, I lived downtown. I had always felt safe walking around downtown whether day or night. Mid afternoon, one day about five years ago, I was walking along Main Street in front of Pen Hi. Two homeless men decided to chase me while shouting obscenities and yelling what they were going to do to me when they caught up to me. I was terrified. The Province and City have allowed homeless shelters and facilities to be built the entire length of Main Street. It is no longer safe to walk along Main Street. Main Street is becoming an eyesore. This proposal, if approved, will increase the area devoted to the homeless population. When will the spread stop. I suggest this development be developed at the site of the current encampment on the Channel Parkway. The bus route can be changed to service this site.

I would like to thank City staff, bylaw officers and council for their dedication and hard work. Resolving homelessness is a difficult challenge.

Regards,
Elizabeth Grosch
107-3331 Evergreen Drive
Penticton, BC V2A 0J3

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Dion Feddema
#405 2430 Main Street
Penticton BC V2A 5H9

November 4, 2025

Attention: Corporate Officer
171 Main Street
Penticton BC. V2A 5A9

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer and Members of Council,

I am writing as someone with lived experience of mental health and substance use challenges and as a community member who knows firsthand how critical safe and stable housing is to recovery and wellbeing. **I am adding my voice in support of the Temporary Use Permit for 616 Okanagan Avenue East.**

For many of us who have experienced homelessness or housing instability, finding a safe place to live is the foundation for healing. Without that stability it's nearly impossible to focus on mental health, physical health, or reconnecting with community. The most recent Point-in-Time Count in April 2025 showed 195 people in Penticton without homes, 78 of whom are unsheltered. Each of those numbers represents a person with hopes, potential, and a story.

More transitional housing options are urgently needed in Penticton to give people a real chance at rebuilding their lives. Programs like HEART and HEARTH and collaborative efforts such as 100 More Homes Penticton are steps in the right direction. They show that when we combine compassion with evidence-based approaches like Housing First, people do better and our whole community does better.

I ask Council to approve this Temporary Use Permit so that more people can access the stability and support they need to move forward. Approving this project is an act of care and courage, it sends a message that Penticton values every one of its residents regardless of where they are on their wellness journey.

Thank you for considering this request and for your commitment to building a stronger, more inclusive community.

With respect and gratitude,

Dion Feddema

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Jane Thornthwaite](mailto:jane.thornthwaite@penticton.ca)
To: [corpadmin](mailto:corpadmin@penticton.ca)
Subject: Fwd: TUP PL 2025-10079 Dartmouth Tiny Homes proposal
Date: Tuesday, November 4, 2025 7:38:29 AM

Caution! This message was sent from outside your organization.

Resent to proper email.

Jane Thornthwaite
(*she/her*)

Begin forwarded message:

From: Jane Thornthwaite
Date: November 4, 2025 at 7:36:43 AM PST
To: corpadmin@penticton.ca, council@penticton.ca
Cc: Editor - Pentictonwesternnews <editor@pentictonwesternnews.com>, Penticton Herald Editor <Joe.fries@pentictonherald.ca>
Subject: TUP PL 2025-10079 Dartmouth Tiny Homes proposal

Hello all, I have another commitment that conflicts with the meeting today but I did want my questions considered on the Dartmouth Dog Park and proposed Tiny Homes development.

Two years ago I was part of a dog advocacy group that successfully lobbied council for upgrades to the current dog parks. We also were partially successful in getting some trial leash optional parks around the city. We were not successful in getting more permanent dog parks/beaches like the under-utilized Esplanade Park suggestion our proposal brought forward to council.

I believe the money designated for the upgraded dog parks was around \$200,000.00 and that \$60,000.00 was for the Dartmouth site. My question is, how can a previous decision that was voted on by council, be arbitrarily "cancelled" with a new idea of using the Dartmouth Dog park as a Tiny Home site? Where did that money go and why was there no notice to the groups who worked with city staff to design these upgraded dog parks? I feel this entire decision is short sighted and unfair to those of us who had worked in good faith for the betterment of Penticton's people and dogs.

Jane

Jane Thornthwaite
(*she/her*)

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

November 3rd, 2025

To whom this may concern,

Having been residents of Penticton and specifically of the Wiltse area since 1994, the project of designating the Temporary Housing Unit Permit to be a shelter for the homeless will place a big impact to the area and surrounding neighborhood. With only two or three major roads to access the area, which includes an elementary school and a daycare, this sought after, desired neighborhood for young and up and coming families will take a major hit.

As a city, it is everyone's best interest to continue to promote and grow and invite talents into our city. If we block and develop a less than desirable refuge or shelter for the homeless in a sought after and developed neighborhood, it will only discourage and dampen the hopes of the current residents who want to continue and keep the city a safe and harmonious place for everyone.

I suggest building a homeless shelter away from a school, especially an elementary school, and a developed residential area of hundreds. Perhaps a more secured area up Carmi Avenue.

I hope the concerns of residents who have made the Wiltse area their home will be heard and considered.

Many thanks,

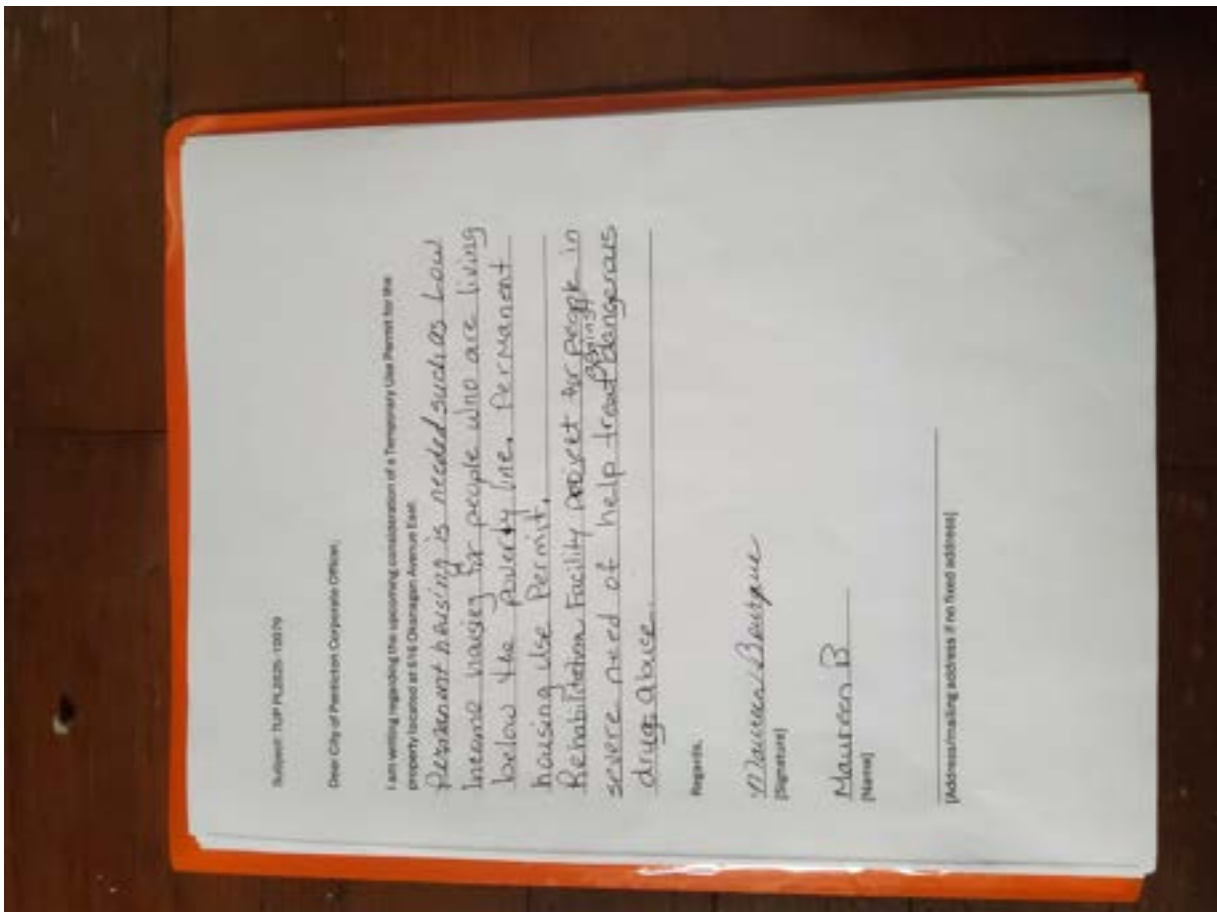
Sam and Josephine Lee
667 Wiltse Boulevard
Penticton, British Columbia

From: [Terry Gabelhei](mailto:Terry.Gabelhei@corpadmin)
To: corpadmin
Date: Tuesday, November 4, 2025 8:06:15 AM
Attachments: [gmail_images20251104_075443.png](#)
[gmail_images20251104_075550.png](#)
[gmail_images20251104_075608.png](#)
[gmail_images20251104_075625.png](#)
[gmail_images20251104_075750.png](#)

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Caution! This message was sent from outside your organization.

Temporary Use Permit for the property located at 616 Okanagan Avenue East



Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

Being a formal homeless member, I believe that people of Penticton are in great need of the Temporary Use Permit to be passed. The need is great freeing up the shelter's. Let's work together to make this happen.

Regards,

Paula Couzot
(Signature)

Paula Couzot
(Name)

413-594 6100, pg. 51, Per: 0, 10, 60, Van 509
(Address/emailing address if no fixed address)

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Waterloo Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 816 Channing Avenue East.

I live at 594 Bredock & work at 441 Dawson Road as a Support Worker. I can speak from my own experience and have had personal contact with at least a hundred people. This project is a must have

Regards,



Peter J. Gowin
(Name)

± 410 - 594 Wainings Ave. Resid. Am
(Addressing address if no exact address)

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Offices:

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I support the approval of the Temporary Hearing Project. This project will provide a safe space for all homeless individuals and the project will make a positive impact on the local community by providing support and resources.

Sheena Clark
(Signature)

Sheena J Clark
(Name)

419 5th Ave Penticton ST V2A 5M9
(Address/Meeting address if not found below) Penticton B.C.

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penikese Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

DM's Yes I am totally in support of the TUP
Homes I will wait to see the positive change to
the whole City of Penikese streets and Community

Regards,


(Signature)


(Name)

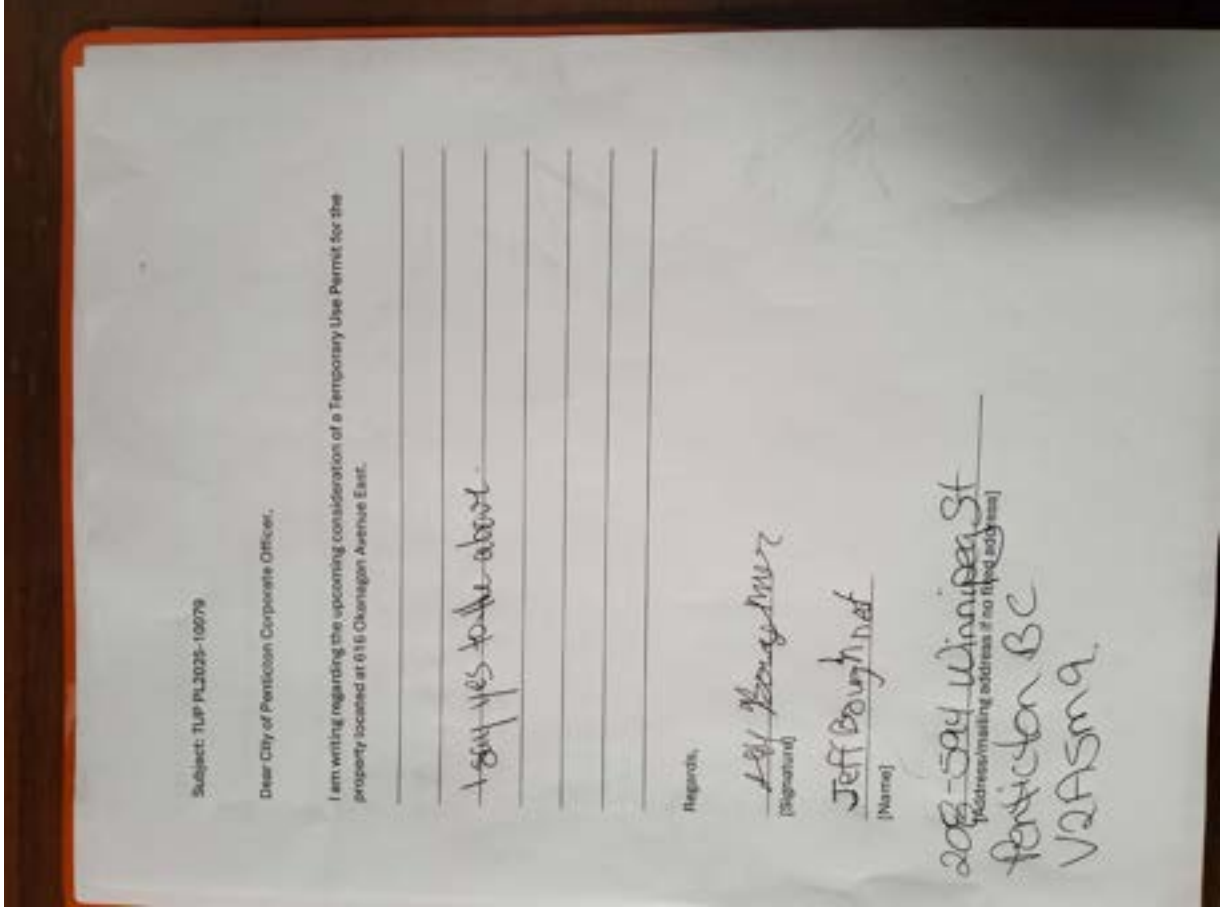
504 Lawrence Street V2A-5M9
(Address/mailing address if no fixed address)

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Terry Gabelhei](#)
To: [corpadmin](#)
Subject: Temporary Use Permit for the property located at 616 Okanagan Avenue East
Date: Tuesday, November 4, 2025 8:14:06 AM
Attachments: [gmail_images20251104_081223.png](#)
[gmail_images20251104_081254.png](#)

Caution! This message was sent from outside your organization.



Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

*Out come of this permit
offers only great outcome.*

Respectfully,

David Little
(Signature)

David Little
(Name)

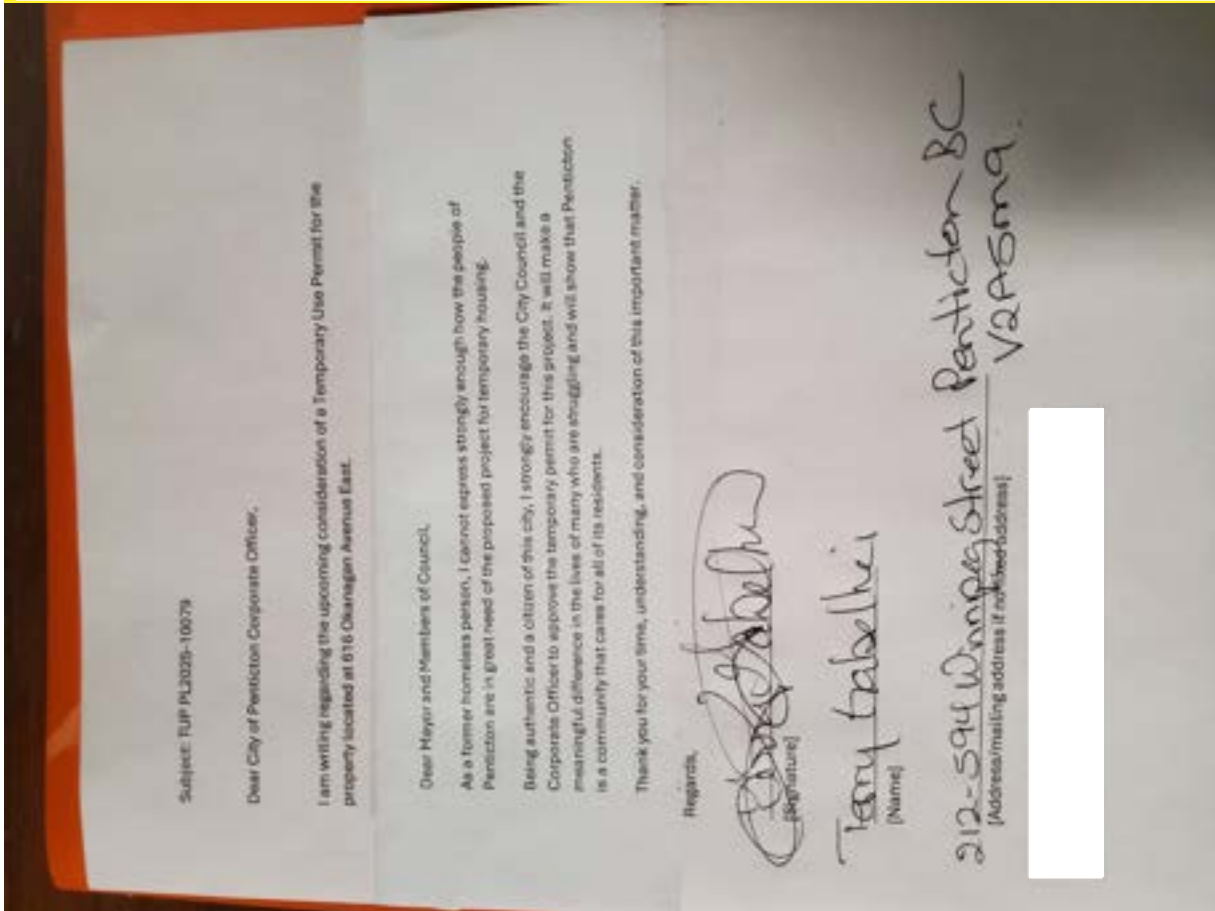
*456 Main Street
Penticton BC
V2A5M6*
(Addressing address if no faxed address)

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Terry Gabelhei](#)
To: [corpadmin](#)
Subject: Temporary Use Permit for the property located at 616 Okanagan Avenue East
Date: Tuesday, November 4, 2025 8:14:31 AM
Attachments: [gmail_images20251104_080834.png](#)
[gmail_images20251104_080903.png](#)
[gmail_images20251104_080927.png](#)
[gmail_images20251104_080945.png](#)
[gmail_images20251104_081010.png](#)
[gmail_images20251104_081025.png](#)
[gmail_images20251104_081052.png](#)

Caution! This message was sent from outside your organization.



Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I don't oppose the use of the property to be used for a

Regards,

M. D. [Signature]
[Signature]

Moby-Domesticity
[Name]

218-594 Wainwright St, Penticton BC, V2A-5N7
(address/mailing address if not fixed address)

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I request that by signing this letter that the City of Penticton will pass the permit so that the invisible homeless
ie. Seniors - as they live in the home where aging set helps us unheard of Families - the children having been caught up in the middle have no stable life or any where to play.

This permit for the program of temporary housing bring hope to all homeless +

Stephie Blackmore
(Signature)

Stephie Blackmore
(Name)

#102-594 Winnipeg
(Address/ mailing address and seat address)

Penticton V2A5M9

Stephie B

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Peristicon Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

YES

Regards,

Robert
[Signature]

Robert Peter
[Name]

294 Wimper St
[Address/mailing address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

I say yes to the
Temporary Use Permit
for the above address.
1
YES YES YES
YES

Regards,

Spethers
[Signature]

Genevieve Peters
[Name]

594 Winthrop St
[Address/mailing address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penikese Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

AGREE

Regards,

[Signature]

Resmi A. Chauhan
[Name]

No Address

[Address/mailing address if no fixed address]

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Subject: TUP PL2025-10079

Dear City of Penticton Corporate Officer,

I am writing regarding the upcoming consideration of a Temporary Use Permit for the property located at 616 Okanagan Avenue East.

All the way
"YES"

Respectfully,

Stephanie Krueger
(Signature)

Stephanie Krueger
(Name)

624 Winthrop Street Penticton B.C. V8A 5M9
(Address/missing address if no fixed address)

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [daniel.belzile](#)
To: [corpadmin](#)
Subject: temporary use permit #pl2025-10079
Date: Tuesday, November 4, 2025 8:49:33 AM

Caution! This message was sent from outside your organization.

Great Idea! WRONG location. The S.P.C.A. uses that dog park, so do people with small dogs because of the separate areas. I Love this city but hate that we don't get a say on matters that affect many peoples.

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [bailee hainstock](#)
To: [Council; corpadmin](#)
Subject: Hard no tup pl2025 /10079
Date: Tuesday, November 4, 2025 8:50:09 AM

Caution! This message was sent from outside your organization.

This is the Wrong location it's the Industrial area there will be an increase of theft from people businesses and people's homes and properties it's to close to kids schools

Bailee hainstock
719 okanagan ave E

Get [Outlook for iOS](#)

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Jason Mann](#)
To: [corpadmin](#)
Cc: [Blake Laven](#)
Subject: Delay Vote TUP PL2025-10079
Date: Tuesday, November 4, 2025 8:50:54 AM

Caution! This message was sent from outside your organization.

November 4th 8:44 am

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9

Re: Delay Vote on TUP PL2025-10079
616 Okanagan Avenue East, and 2088 Dartmouth Drive

Dear Mayor & Council,

Further to my email dated November 3, I request that you delay the vote.

Jason Mann
Home owner
154 Adamson Place
Penticton BC
V2A 7R9

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From: [Julie Mann](#)
To: [corpadmin](#); [Blake Laven](#)
Subject: Delay Vote: TUP PL2025-10079
Date: Tuesday, November 4, 2025 8:55:11 AM

Caution! This message was sent from outside your organization.

November 4th 9:00 am

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9

Re: Delay Vote on TUP PL2025-10079
616 Okanagan Avenue East, and 2088 Dartmouth Drive

Dear Mayor & Council,

I am deeply concerned about this TUP and object to it wholeheartedly. **I request that you delay the vote.**

Julie Mann
Home owner
154 Adamson Place
Penticton BC
V2A 7R9



Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

OFFICE OF THE MAYOR

November 11, 2025

Dear Mayor Bloomfield and City Council,

I understand that you will be discussing the introduction of temporary supportive housing through a tiny homes model at your upcoming council meeting this week. I wanted to share Kelowna's experience in case it is helpful as you consider what may work best for Penticton.

Kelowna introduced its first 60 tiny homes in February 2024. The model has been successful in transitioning people out of homelessness, improving public safety, and connecting residents with the support they need to rebuild their lives.

As a result, we have since expanded to 180 units across three sites, operated in partnership with the province and local service providers.

To date, we have seen encouraging outcomes:

- **180 tiny homes across three sites (60 per site)**
- **More than 100 residents have transitioned into permanent housing,** including:
 - STEP Place: 80 people transitioned
 - Trailside: 22 people transitioned
 - Balsam Place: now 50% occupied with move-ins underway
- Our Bylaw and Community Safety teams are reporting **fewer calls for service in the surrounding areas**, along with a noticeable improvement in street presence.

Most importantly, the wraparound services on site, including health and mental-health supports, employment assistance, and communal kitchens, are helping residents stabilize. These homes provide a safe place to sleep and a mailing address that residents can call home.

While every community is unique, we have found the tiny homes model to be a meaningful step in shifting people from shelters toward housing and recovery, while also improving conditions in the surrounding neighbourhoods.



City Hall | 1435 Water Street, Kelowna BC V1Y 1J4
TEL 250-469-8980 | FAX 250-862-3399
mayorandcouncil@kelowna.ca
kelowna.ca

As communities in the Okanagan, we are all in this together. Continued collaboration and sharing of lessons learned will help all of us build safer communities.

Sincerely,

A handwritten signature in black ink, appearing to be 'Tom Dyas', written in a cursive style with a large loop and a long tail.

Tom Dyas
MAYOR

October 31st, 2025

Re: TUP PL2025-10079

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

Dear City of Penticton Corporate Officer,

I am writing on behalf of **United Way British Columbia (BC)** regarding the upcoming consideration of a **Temporary Use Permit PL2025-10079** for the property located at **616 Okanagan Avenue East**.

United Way BC is a unified provincial organization, working with local communities to address critical social issues, responding to urgent needs in real-time. Serving over 4.5 million British Columbians, our focus areas include Emergency Response, Children & Youth, Seniors, Poverty, Mental Health, Food Security and Indigenous Priorities. United Way BC has more recently endorsed a Housing Initiatives Strategy, leveraging the work with 100 More Homes Penticton and work through our Community Based Social Service network supported by the Healthy Aging team.

According to the recent Point-in-Time Count conducted in April 2025 in Penticton, 195 individuals in our community were identified as experiencing homelessness, with 78 of them unsheltered. Nationally, Canada saw a 109% increase in unsheltered homelessness – while Penticton’s ratio of sheltered to unsheltered homelessness decreased by 5%. This decrease is directly due to the efforts the City and 100 More Homes partners have put into creating more spaces for people to move indoors.

Given the current shelter and housing inventory, Penticton urgently needs more transitional housing options to support individuals on their wellness journeys. As demonstrated by service providers in the housing sector—and supported by the Housing First model—housing stability leads to improved access to health and social services, resulting in enhanced physical, mental, and emotional well-being.

We respectfully ask Council to approve the Temporary Use Permit so the community of Penticton can begin to address gaps in the housing continuum. This effort is supported by the HEART and HEARTH program and will foster further engagement with the local community. Your support is vital to our shared work in building a more inclusive and resilient Penticton.

Thank you for your time and attention,



Kim Winchell
Chief Impact Officer
United Way BC
kimw@uwbc.ca

Late Submission
Regular Agenda Item 8.1
Temporary Use Permit PL2025-10079
Re: 616 Okanagan Ave East & 2088 Dartmouth Rd

From:
To: [Council: corpadmin](#)
Subject: Penticton Tiny Homes
Date: Tuesday, November 4, 2025 9:01:39 AM

Caution! This message was sent from outside your organization.

Dear City of Penticton

As a Wiltse resident, I want to see the evidence and analysis to support this initiative and the plan to ensure Wiltse community safety.

I signed the petition to delay the November 4th vote.

I am concerned about Wiltse public safety and increasing crime and theft if this initiative is to proceed.

I have lived on the Wiltse bank - that faces the industry park - for years without incident.

My next door neighbour called the RCMP this summer. On 2 occasions in summer 2025 - there was a person climbing the bank and peering into my neighbour's back yard at his daughter jumping on her trampoline. She is 12 years old and this incident left her and her family shaken. There is at least 1 police report for your reference - maybe two.

Wiltse bank is NOT a hiking trail.
You climb the Wiltse bank intending to commit crime.

Following these incidents, my next door neighbours built a high fence to deter climbers and we installed backyard cameras to alert us to activity.

These new cameras don't make me feel safe. And this Tiny Home announcement has made me feel more vulnerable about my community's future safety. Tiny Homes will bring more bank and hill climbers intending to commit crime on Wiltse residents.

We already have a homeless housing community in Wiltse/the Industrial Area. Adding more homeless people with active drug addiction in closer proximity to our residential neighborhood - near daycares and an elementary school does not make sense.

Please reconsider the Tiny Homes location - find a suitable non-residential location free of schools and daycares.

Thank you,
Delores Wilson
149 Westview Drive
Penticton