

Development Services

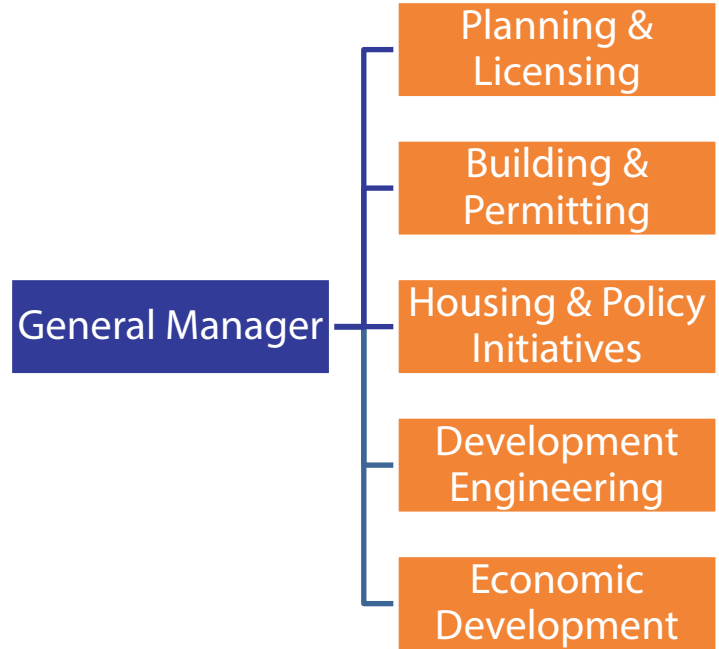
Operating Budget 2026



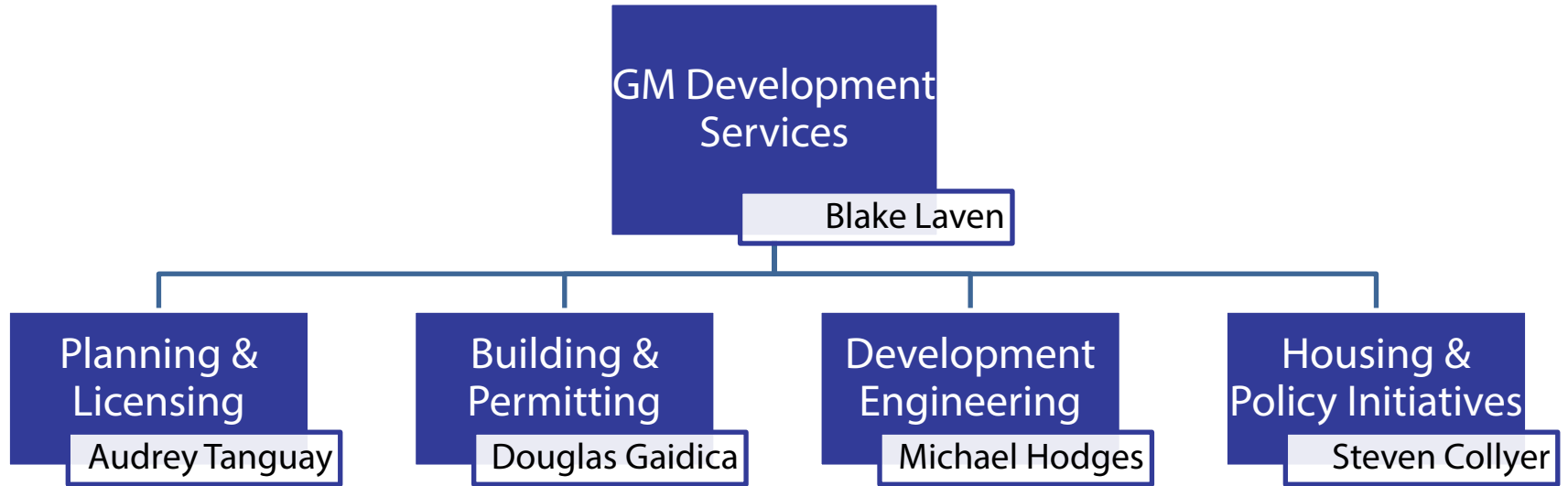
Development Services

Overview

Development Services serves the community by supporting positive community growth. We work with the public, business and development community, and governmental and not-for-profit organizations, to guide growth according to the City's Official Community Plan (OCP).

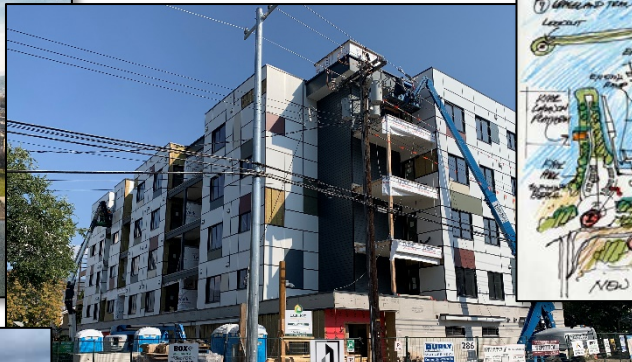


Division Staffing



What Our Division Provides

Development Services



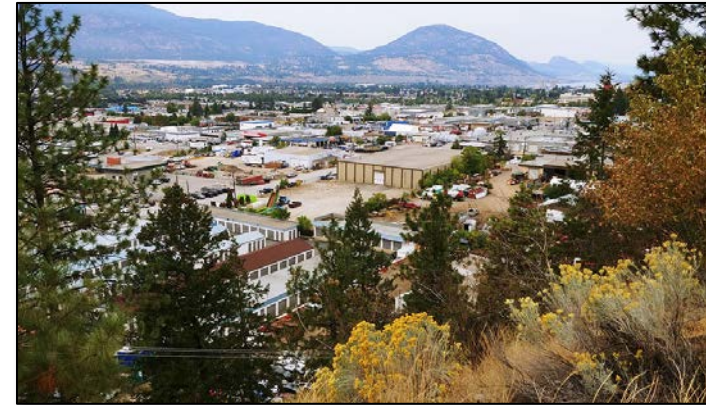
Division Achievements

- Supported high level of development activity in the community
- BC Builds progress
- Development procedures bylaw updates – streamlining development
- Integrating 'housing targets'
- Esplanade planning process



Division Achievements

- Airport supports – air service demand report
- Industrial lands review
- Urban deer advisory committee launch – urban deer management strategy
- Social Housing and Infrastructure Plan (SHIP)



Division Achievements

- Business Climate Survey and business walks
- BCEDA Summit delivery
- Love local re-launch
- Support of local business representing organizations



Where to catch live music on stage in Pentiction
Jul 16, 2023
Tags: Living Here



Chairman's Award by the BC Economic Development Association (BCEDA) Summit



Key Performance Indicators

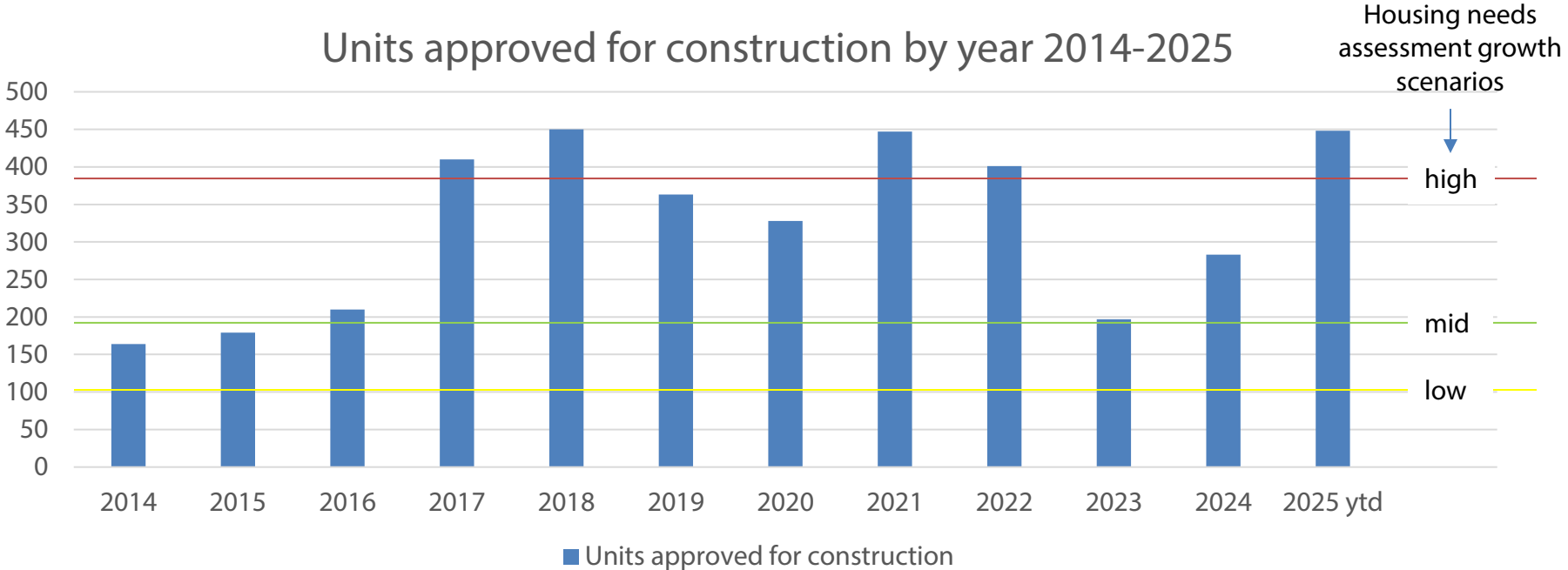


Performance Metrics	2024 Actual	2025 Plan	2025 Actual** **Current to June 30, 2025	2026 Plan
Total Number of Building Permits Issued	637	700	295	700
Total, Number of Residential Units Created	151	181	439	194
Of the Total Residential Units Created, Number of Units Created Supporting Housing Targets In the City's Official Community Plan				
Single Detached Units Created	12	-	6	-
Duplex and Infill Units Created	92	-	28	-
Apartment Units Created	47	-	405	-
Total Construction Value per Year	\$190 million	\$150 million	\$131 million	\$150 million
Of the Total Construction Value per Year, Specific Investment for Commercial and Industrial	\$44 million	\$20 million	\$20 million	\$22 million
Rental Vacancy Rate (CMHC)	1.0%	3-5%	Data not available	3-5%
Active Short Term Rental Licenses	319	400	312	400
Number of Business Licenses Total	3,640	3,700	3668	3,700
Number of Solar Energy Permits Issued	29	-	17	-



Key Performance Indicators

Units approved for construction by year 2014-2025



5 year provincially mandated housing target: 908 units, approx. 181 a year net new homes

Proposed Initiatives

Development Services 2026 Proposed Initiatives



Livable & Accessible

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

Livable & Accessible
Development Navigator: Accelerating Livable Infill Housing
Penticton Amplified: Strategic Communications for Resident and Employer Attraction
Finalization of Area Plan for Okanagan Lakeshore / Esplanade

Page 95 - 97 of the Corporate Business Plan



Proposed Initiatives

Development Services

2026 Proposed Initiatives



Livable & Accessible

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

Livable & Accessible

Advancing Housing Affordability

Development of a Downtown Area Plan

North Gateway – Penticton Trade & Convention Centre Hotel Options

Operational Efficiencies

- Commitment to continuous process improvement
- Streamlined development procedures bylaw
- Delegation of Development Variance Permits (DVPs) to staff
- Removal of development permit requirement for carriage houses
- Ongoing digitization of files and application processes



Carriage House

Residential Design Building Permit Drawings for new Accessory Dwelling at 778 Toronto Avenue, Penticton, British Columbia



Before



After

Budget Summary

Department	2025 Budget	2026 Budget	Financial Pages
Building and License	(843,426)	(799,717)	<i>Pages 180-181</i>
Economic Development & Tourism	524,500	456,500	<i>Pages 208-210</i>
Development Services	1,452,969	1,243,408	<i>Pages 206-207</i>
Planning	524,194	482,900	<i>Pages 213-214</i>
Total Development Services	1,658,237	1,383,091	



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Proposed Incremental Initiatives

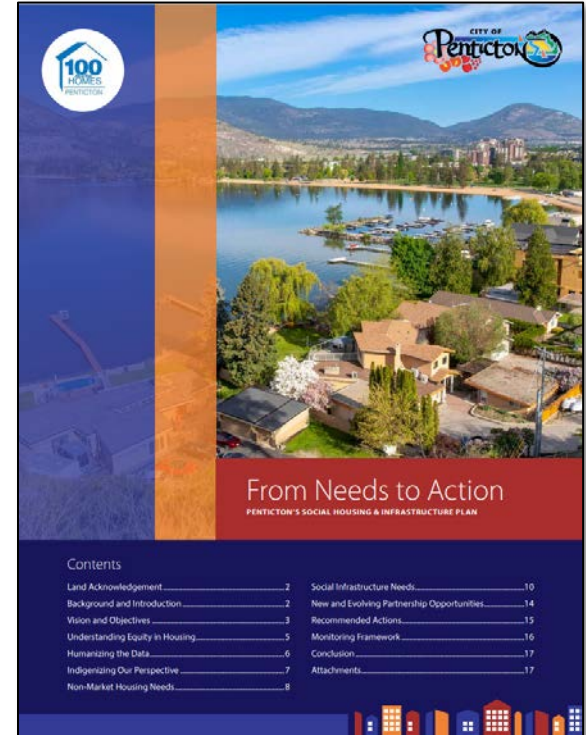
Housing & Policy Initiatives

Request	Benefit	Budget Request
Advancing Housing Affordability	City' commitment to increasing housing affordability across housing continuum.	\$120,000 <i>(reserve funded)</i>



Advancing Housing Affordability

- Affordable Housing Incentive Policies
- Unlocking housing on City owned land
- Area planning work to spur growth and opportunity in Transit Oriented Areas (TOAs) and other strategic areas
- Social Housing and Infrastructure Plan (S.H.I.P.) implementation



Development Services

Proposed Incremental Initiatives

Economic Development Initiatives

Request	Benefit	Budget Request
North Gateway: PTCC Hotel options	Explore the option of an attached hotel to the PTCC	\$75,000 <i>(reserve funded)</i>



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Proposed Incremental Initiatives

Economic Development Initiatives

- \$98 Million dollar a year economic impact - MICE
- Previous Council Motion
 - Options for attached hotel to PTCC
 - Public access and integration
 - Attract conventions and conferences



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Proposed Incremental Initiatives

Economic Development Initiatives

Request	Benefit	Budget Request
Development of a Downtown Area Plan	A comprehensive plan for the downtown area.	\$100,000 <i>(reserve funded)</i>

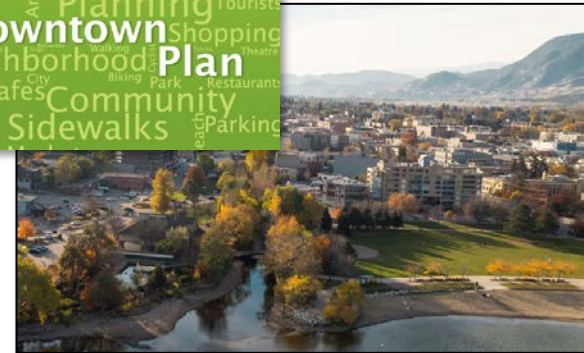


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Proposed Incremental Initiatives

Economic Development Initiatives

- Downtown is the vibrant urban center of Penticton and the South Okanagan, plan will outline a vision for the D/T to realize potential
- To be developed in partnership with Downtown Penticton BIA
- Straddle the municipal election



Recommendation

THAT Council approve in principle the Development Services' 2026 – 2030 Financial & Corporate Business Plan initiatives and proposed budget, subject to final review.

