



Agenda

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Regular Council Meeting
to be held at the City of Penticton, Council Chambers
171 Main Street, Penticton, B.C.
To view the live broadcast and recordings, visit www.penticton.ca

Tuesday, September 10, 2024
at 1:00 p.m.

1. **Call Regular Council Meeting to Order**
2. **Introduction of Late Items**
3. **Adoption of Agenda**
4. **Adoption of Minutes:**
 - 4.1 Minutes of the August 20, 2024 Regular Council Meeting 1-4 Adopt
5. **Consent Agenda**

Recommendation: THAT Council approve the Consent Agenda: 5-6

 1. August 20, 2024 Committee of the Whole Meeting Minutes; and
 2. Release of Items from Closed Meeting:
 - THAT Council authorize the City Manager to enter into a Housing Development Opportunities Agreement in order to advertise with BC Builds the City-owned properties at 971, 977, 985 & 999 Eckhardt Ave W;
AND THAT Council agree with the following BC Builds Housing Development Opportunity terms:
 - o Land lease term of 99 years;
 - o Posting period of 90 days; and
 - o Seeking a non-profit owner/operator.
6. **Staff Reports:**
 - Hardisty 6.1 2024-2026 Council Priorities Refocus 7-11
Staff Recommendation: THAT Council endorse the updated 2024 – 2026 Council Priorities as outlined in the report titled “2024 – 2026 Council Priority Refocus”, dated September 10, 2024.
 - Malar 6.2 Sports & Recreation Needs Assessment – Public Engagement Update 12-26
Delegation via zoom: Stephen Slawuta, RC Strategies
Staff Recommendation: THAT Council receive into the record the report dated September 10, 2024, titled “Sports & Recreation Needs Assessment – Public Engagement Update”.
 - Power 6.3 Demand-Side Management Pilot 27-29
Staff Recommendation: THAT Council authorize the Corporate Officer and the Director of Finance & Administration to sign an agreement with TELUS for a Demand-Side Management pilot as outlined in this report.

Parsons	6.4	2025 Permissive Tax Exemption Bylaw No. 2024-33 <i>Staff Recommendation: THAT Council give first, second and third reading to the “2025 Permissive Tax Exemption Bylaw No. 2024-33”, a bylaw granting permissive tax exemptions as listed in Schedule A for the 2025 Tax Year.</i>	30-46
Campbell	6.5	Community Foundation of the South Okanagan Grant Administration Agreement <i>Staff Recommendation: THAT Council approve the Municipal Grant Operating Agreement with the Community Foundation of the South Okanagan Similkameen; AND THAT Council authorize the Director of Finance & Administration to execute the agreement.</i>	47-64
Dixon/ Johnson	6.6	Connected Community Capital Program – Phase 2 <i>Staff Recommendation: THAT Council direct staff to include the revised scope of projects from the Phase 2 Connected Community Capital Program in the 2025-2029 Financial Plan, for the following organizations:</i> <ul style="list-style-type: none"> • Activate Penticton Society • Penticton & District Community Arts Council • Penticton Lawn Bowling Club (revised project scope) • Penticton Pickleball Club • Penticton Safety Village Society (revised project scope) • South Okanagan Minor Baseball Association (revised project scope) 	65-69
Johnson	6.7	Request for Proposals – Naming Rights of the South Okanagan Event Centre <i>Staff Recommendation: THAT Council direct staff to issue a Request for Proposal for the South Okanagan Event Centre Naming Rights.</i>	70-74
Laven	6.8	Development Cost Charge Amendment Bylaw No. 2024-30 <i>Staff Recommendation: THAT Council give first, second and third reading to “Development Cost Charge Amendment Bylaw No. 2024-30”, a bylaw that amends the Development Cost Charge (DCC) Bylaw, by increasing DCCs by the CPI inflation rate for 2023 and amends wording to align the bylaw with the newly adopted Zoning bylaw.</i>	75-82
Collyer	6.9	CMHC Housing Accelerator Fund – Round 2 Initiatives <i>Staff Recommendation: THAT Council endorse Penticton’s proposed CMHC Housing Accelerator Fund (HAF) Housing Action Plan which includes the following seven (7) initiatives:</i> <ol style="list-style-type: none"> 1. Affordable Housing Funding Program 2. Utilizing City land and acquiring new land 3. Development fee reduction policies 4. Parking reduction pilot 5. Pre-reviewed ‘missing middle’ plans 6. Affordable housing and transit-oriented plans 7. Accelerating neighbourhood growth <i>AND THAT Council authorize the City Manager to submit the application and execute the associated HAF application documents on behalf of the City.</i>	83-110
Tanguay	6.10	Development Variance Permit PL2024-9842 Development Permit PL2024-9844 Re: 378 Windsor Avenue <i>Staff Recommendation: THAT Council, after hearing from the applicant, deny “Development Variance Permit PL2024-9842”, for Lot 26 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 4576, located at 378 Windsor Avenue, a permit to vary Section 10.1.3.1 of the Zoning Bylaw No. 2024-22: allow vehicular access from a street; AND THAT Council, after hearing from the applicant, deny “Development Permit PL2024-9844”, for Lot 26 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 4576, located at 378 Windsor Avenue, a permit to construct two side by side duplexes (4 units).</i>	111-154

Collyer	6.11	<p>Development Permit PL2024-9768 Development Permit PL2024-9800 Re: 1704 Government Street <u>Staff Recommendation:</u> THAT Council approve "Development Permit PL2024-9768" for Proposed Lot 1 of 1704 Government Street; AND THAT Council approve "Development Permit PL2024-9800" for Proposed Lot 2 of 1704 Government Street; AND THAT Council direct staff to issue the permits following registration of the 3-lot subdivision.</p>	155-240
Tanguay	6.12	<p>Official Community Plan Amendment Application Re: 955 Timmins Street <u>Staff Recommendation:</u> THAT Council, following the Community Engagement for OCP Amendments Procedure, direct staff to commence public engagement for a proposed Official Community Plan amendment to change the future land use designation on 955 Timmins Street from 'High Density Residential' to 'Mixed Use', in support of a development with a mix of housing and indoor recreation.</p>	241-251
Tanguay	6.13	<p>Zoning Amendment Bylaw No. 2024-31 Development Permit PL2024-9813 Re: 85 Roy Avenue <u>Staff Recommendation:</u> THAT Council give first, second, and third reading to "Zoning Amendment Bylaw No. 2024-31", for Lot 11 District Lot 115 Similkameen Division Yale District Plan 7663, located at 85 Roy Avenue, a bylaw to rezone the subject property from R4-L (Small-Scale Multi-Unit Residential: Large Lot) to RM2 (Low Density Multiple Housing); AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2024-31", approve "Development Permit PL2024-9813", for Lot 11 District Lot 115 Similkameen Division Yale District Plan 7663, located at 85 Roy Avenue, a permit for a townhouse development (eight units); AND THAT Council direct staff to issue "Development Permit PL2024-9813"; AND THAT Council, in accordance with Section 507 of the Local Government Act, require the following excess and extended services: <ul style="list-style-type: none"> • Construction of a sidewalk and boulevard trees in front of 91 Roy Avenue. </p>	252-284
Tanguay	6.14	<p>Zoning Amendment Bylaw No. 2024-32 Development Permit PL2024-9831 Re: 95 Roy Avenue <u>Staff Recommendation:</u> THAT Council give first, second, and third reading to "Zoning Amendment Bylaw No. 2024-32", for Lot 9 District Lot 115 Similkameen Division Yale District Plan 7663, located at 95 Roy Avenue, a bylaw to rezone the subject property from R4-L (Small-Scale Multi-Unit Residential: Large Lot) to RM2 (Low Density Multiple Housing); AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2024-32", approve "Development Permit PL2024-9831", for Lot 9 District Lot 115 Similkameen Division Yale District Plan 7663, located at 95 Roy Avenue, a permit for a townhouse development (eight units); AND THAT Council direct staff to issue "Development Permit PL2024-9831"; AND THAT Council, in accordance with Section 507 of the Local Government Act, require the following excess and extended services: <ul style="list-style-type: none"> • Construction of a sidewalk and boulevard trees from the development to Atkinson Street </p>	285-317

7. **Bylaws and Permits**

Collison	7.1	<p>Fees and Charges Amendment Bylaw No. 2024-28 Re: General</p>	318-366	Adopt
Collison	7.2	<p>Fees and Charges Amendment Bylaw No. 2024-29 Re: Utilities</p>	367-379	Adopt

8. **Notice of Motion**

- 8.1 Notice of Motion introduced by Councillor Gilbert on August 20, 2024 for consideration on September 10, 2024:

THAT Council direct staff to include a tenant relocation policy in conjunction with the social housing and infrastructure plan.

- 8.2 Notice of Motion introduced by Councillor Boulton for consideration on September 10, 2024:

THAT Council support the leave of absence for Councillor Boulton effective September 11, 2024 to October 19, 2024.

9. **Business Arising**

10. **Public Question Period**

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

11. **Council Round Table**

12. **Adjourn to a Closed Meeting**

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

- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and Section 90 (2)*
- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the or the federal government or both and a third party.*

Regular Council Meeting
held at City Hall, Council Chambers
171 Main Street, Penticton, B.C.

Tuesday, August 20, 2024
at 1:00 p.m.

Present: Mayor Bloomfield
Deputy Mayor Watt
Councillor Boulton
Councillor Gilbert
Councillor Graham
Councillor Konanz

Leave of Absence: Councillor Miller

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

1. Call to Order

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

2. Introduction of Late Items

3. Adoption of Agenda

237/2024

It was MOVED and SECONDED

THAT Council adopt the agenda for the Regular Council Meeting held on August 20, 2024 as presented.

CARRIED UNANIMOUSLY

4. Recess to Committee of the Whole

238/2024

It was MOVED and SECONDED

THAT Council recess to a Committee of the Whole meeting at 1:01 p.m.

CARRIED UNANIMOUSLY

5. Reconvene the Regular Council Meeting

Council reconvened the Regular Council Meeting at 1:53 p.m.

6. Adoption of Minutes:

6.1 Minutes of the August 1, 2024 Special Council Meeting

239/2024

It was MOVED and SECONDED

THAT Council adopt the Special Council Meeting minutes of August 1, 2024 as presented.

CARRIED UNANIMOUSLY

6.2 Minutes of the August 6, 2024 Regular Council Meeting

240/2024

It was MOVED and SECONDED

THAT Council adopt the Regular Council Meeting minutes of August 6, 2024 as presented.

CARRIED UNANIMOUSLY

7. Consent Agenda:

241/2024

It was MOVED and SECONDED

THAT Council approve the Consent Agenda:

1. Minutes of the August 6, 2024 Public Hearings; and
2. Release of Items from Closed Meeting:
 - THAT Council approve the 2024 Canadian Union of Public Employees (CUPE) Local 608 Bargaining Proposal to Amend the Collective Agreement for the term of January 1, 2024 to December 31, 2026.
 - THAT Council approve the 2024 International Association of Firefighters (IAFF) Local 1399 Bargaining Proposal to Amend the Collective Agreement for the term of January 1, 2022 to December 31, 2025.

CARRIED UNANIMOUSLY

8. Staff Reports:

8.1 Urban Forest Management Plan

Delegation: Matthew Shields, Project Manager, Diamond Head Consulting

242/2024

It was MOVED and SECONDED

THAT Council endorse the Urban Forest Management Plan, as provided in Attachment A of this report;

AND THAT Council direct staff to bring forward recommendations (both resources and work plans) that align with Scenario 4 as outlined in the plan during annual budget process;

AND THAT Council direct staff to incorporate the canopy target and policy recommendations from the Urban Forest Management Plan into the next OCP review;

AND THAT Council direct staff to prepare and submit an application to the Growing Municipal Fund - Growing Canada's Community Canopies stream in support of tree planting initiatives in the city.

**CARRIED
Councillor Konanz, Opposed**

The Mayor recessed the meeting at 2:36 p.m. and reconvened at 2:47 p.m.

8.2 2024 In-Year Grant Requests, Second Intake

243/2024

It was MOVED and SECONDED

THAT Council approve the following in-year grant requests for 2024 as listed below:

- \$1,750 in-kind to The Penticton Centre for Exceptional Learning;
- \$2,472 cash to Good Samaritan Canada;
- \$3,400 cash to The Penticton & Area Access Centre; and
- \$1,027 in-kind to the Penticton Firefighters Charitable Society.

AND THAT Council deny the \$5,000 cash grant request from the Penticton Bethel Pentecostal Tabernacle: Shop of Wonders.

CARRIED UNANIMOUSLY

8.3 General Fees and Charges Amendment Bylaw No. 2024-28

244/2024

It was MOVED and SECONDED

THAT Council give first, second, and third reading to "Fees and Charges Amendment Bylaw No. 2024-28", a bylaw to set the 2025 General Fees and Charges.

CARRIED UNANIMOUSLY

8.4 Utility Fees and Charges Amendment Bylaw No. 2024-29

245/2024

It was MOVED and SECONDED

THAT Council give first, second, and third reading to "Fees and Charges Amendment Bylaw No. 2024-29", a bylaw to set the 2025 Utility fees and charges.

CARRIED UNANIMOUSLY

8.5 License to Use Agreement: Food Foresters Society of Canada
Re: Parkland Community Garden, 2460 Baskin Street

246/2024

It was MOVED and SECONDED

THAT Council refer the three (3) year nominal License to Use Agreement renewal with Food Foresters Society of Canada for the purpose of operating a community garden (known as Parkland Community Garden) located at 2460 Baskin Street, to the Parks & Recreation Advisory Committee for their review and recommendation.

CARRIED UNANIMOUSLY

8.6 License to Use Agreement: Penticton Community Gardens Society
Re: 480 Vancouver Avenue

247/2024

It was MOVED and SECONDED

THAT Council refer the three (3) year License to Use Agreement, with the Penticton Community Gardens Society, for the use of a portion of 480 Vancouver Avenue to the Parks & Recreation Advisory Committee for their review and recommendation.

CARRIED UNANIMOUSLY

8.7 Civic Places & Spaces: Recommendation #2 – Arenas Update

248/2024

It was MOVED and SECONDED

THAT Council receive into the record the report dated August 20, 2024, titled "Civic Places & Spaces: Recommendation #2 – Arenas Update".

CARRIED UNANIMOUSLY

9. Notice of Motion

9.1 Notice of Motion introduced by Councillor Boulton for consideration on August 20, 2024:

249/2024

It was MOVED and SECONDED

THAT Council direct staff to organize a Council Open House, specifically on the topic of crime and public safety, to give the public an opportunity to have their concerns heard by Council, RCMP and Bylaw Enforcement.

DEFEATED

Mayor Bloomfield and Councillors Gilbert, Graham, Konanz and Watt, Opposed

9.2 Notice of Motion introduced by Councillor Gilbert for consideration on September 10, 2024:

THAT Council direct staff to include a draft tenant relocation policy in conjunction with the social housing and infrastructure plan.

10. Business Arising

10.1 From Committee of the Whole Item 3.4 - DPBIA and Chamber of Commerce – Security Committee

250/2024

It was MOVED and SECONDED

THAT Council support the expansion of the DPBIA camera program from April 1, 2025 to September 31, 2026 and consider the funding request (\$150,000) during budget deliberations.

CARRIED UNANIMOUSLY

11. Public Question Period

12. Council Round Table

13. Adjourn to Closed Meeting

251/2024

It was MOVED and SECONDED

THAT Council adjourn to a closed meeting of Council at 3:43 p.m. pursuant to the provisions of the Community Charter as follows: Section 90 (1)

- (c) labour relations or other employee relations;
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED UNANIMOUSLY

Certified correct:

Confirmed:

Angie Collison
Corporate Officer

Julius Bloomfield
Mayor

Committee of the Whole

held at City Hall, Council Chambers
171 Main Street, Penticton, B.C.

Tuesday, August 20, 2024

Recessed from the Regular Council Meeting at 1:00 p.m.

Present: Mayor Bloomfield
Deputy Mayor Watt
Councillor Boulton
Councillor Gilbert
Councillor Graham
Councillor Konanz

Leave of Absence: Councillor Miller

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

1. **Call to order**

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

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the agenda for the Committee of the Whole meeting held on August 20, 2024 be adopted as presented.

CARRIED UNANIMOUSLY

3. **Delegations:**

3.1 Introduction of the South Okanagan Similkameen Métis Association

Kaniikaniit/Leader Jamie-Lee Keith and Alex MacRae, South Okanagan Similkameen Métis Association, presented to Council about the South Okanagan Similkameen Métis Association and their activities in Penticton.

3.2 Presenting Penticton and Area Overdose Prevention Society

Desiree Surowski and Kendall Earl, Penticton and Area Overdose Prevention Society, presented to Council about Penticton and Area Overdose Prevention Society and their programs, successes and strategic plan.

3.3 MOU Update from 100 More Homes Penticton

Tanya Behardien and Linda Sankey, 100 More Homes Steering Committee, provided Council with an update on the Memorandum of Understanding between the City of Penticton and United Way BC for the Strategy Coordinator position supporting the 100 More Homes initiative.

3.4 DPBIA and Chamber of Commerce – Security Committee

Brett Turner, Downtown Penticton Business Improvement Association, and Michael Magnusson, Penticton and Wine Country Chamber of Commerce, presented to Council about the DPBIA’s vision to expand the Camera Program beyond BIA boundaries through the establishment of a Security Committee comprised of key stakeholders. The delegation requested that Council consider funding of \$150,000 for the expansion of the Camera Program during budget deliberations.

4. **Adjourn to Regular Meeting**

It was MOVED and SECONDED

THAT Council adjourn the Committee of the Whole meeting held August 20, 2024 at 1:53 p.m. and reconvene the Regular Meeting of Council.

CARRIED UNANIMOUSLY

Certified correct:

Confirmed:

Angie Collison
Corporate Officer

Julius Bloomfield
Mayor



Council Report

penticton.ca

Date: September 10, 2024
To: Anthony Haddad, City Manager
From: Cheryl Hardisty, Council & Executive Operations Manager
Subject: 2024 – 2026 Council Priorities Refocus

Staff Recommendation

THAT Council endorse the updated 2024 – 2026 Council Priorities as outlined in the report titled “2024 – 2026 Council Priority Refocus”, dated September 10, 2024.

Background

As Council moves into the second half of the 2022-2026 council term, a strategic refocusing of Council Priorities to align with evolving community needs and organizational values. Initially, Council established four core priorities: Safe and Resilient, Livable and Accessible, Organizational Excellence, and Vibrant and Connected. These priorities have guided our efforts and achievements thus far.

The refocused priorities are the result of strategic planning updates with Council, coupled with extensive feedback from the public over the past two years on a vast array of topics. This collaborative approach aims to ensure the updated priorities reflect the current needs and aspirations of the community.

Achievements

Over the past two years, Penticton has made significant strides in addressing, public safety, housing needs and enhancing community vibrancy:

Safe & Resilient

- Penticton has achieved many milestones, including ensuring compliance with dam safety regulations and completing the Penticton Creek Restoration projects 3a/3b, along with the Safe Routes to School project. The city has also coordinated the Extreme Winter Response Shelter, and hosted Ember Stomp through Penticton Firesmart to promote wildfire awareness and education.
- In terms of public safety, Council successfully obtained the Integrated Crisis Response Team (Car 40) for Penticton RCMP, welcomed a new Director of Public Safety & Partnerships, launched Project 529 (a bike theft prevention program) and rebuilt the Bylaw Department. The city also strengthened partnerships between the RCMP and Bylaw teams and enacted the Safe Public Spaces Bylaw to enhance safety throughout the community.

Livable & Accessible

- Penticton has made significant progress in key areas such as housing and community development. The OCP Housing Task Force made several recommendations to the Official Community Plan, Zoning Bylaw, and Provincial Housing Policy, which Council moved quickly to implement in order to address local housing needs. Initiatives like the approval of affordable housing projects on city-owned land and the creation of the Accessibility Task Force and Plan demonstrate the city's commitment to inclusivity and accessibility for all residents.
- In terms of community infrastructure, Council opened the Edmonton Ave Child Care Centre and secured funding for the Power Street Child Care project, expanding childcare options for families. The Innovation District was introduced. Projects such as the Point Intersection improvements and the Friendly Streets and Safe Routes to School initiative have enhanced transportation safety and accessibility throughout Penticton.

Vibrant and Connected

- Continued to strengthen intergovernmental relationships, particularly with the Penticton Indian Band (PIB), fostering greater collaboration and mutual understanding. Council launched the Connected Community Capital Program and hosted major events such as the Canadian Sport School Hockey League Championships and the Vancouver Canucks' Young Stars, which have contributed to community engagement and local tourism. Additionally, Council has enriched the winter holiday experience with enhanced seasonal events and activities including the exceptionally successful Frost Fest.
- On the development front, Council has furthered future economic planning, North Gateway redevelopment including the opening of the Four Points by Sheraton. Enhancements to local amenities, such as dog parks, as well as the opening of the Skaha Marina Dragon Boat Pub, have further boosted community livability. Council also continues its work on social development, guided by the newly established Social Development Framework.

Organizational Excellence

- The City received several prestigious recognitions, including the BCMSA 2023 Organization Safety Excellence Award and the BCMSA Occupational Health and Safety Employee of the Year, reflecting the city's strong commitment to workplace safety. Additional honors include the Economic Development Marketing Innovation Award, the Innovation and Community Celebration Award, and the BC Water & Waste Association Operator Award. The City also achieved Health & Safety CORE Certification, demonstrating dedication to maintaining high standards in health and safety practices.
- Internally, the City focused on organizational excellence, introducing coordinated quarterly updates to ensure transparency and accountability. Efforts to enhance process improvement and customer service are ongoing, supported by the integration of Microsoft 365 for increased collaboration and strengthened asset management practices. These initiatives underline Council's commitment to modernization and service excellence.

Refocus

Having achieved many milestones over the past two years under the priorities set during the first year of Council's term, Council is now in a strong position to refocus on the evolving needs of the community for the

remainder of the term. Accordingly, Council is placing renewed emphasis on the priorities of Safe and Resilient and Livable and Accessible.

- **Safe and Resilient:** This priority reflects Council’s commitment to creating a safe, supportive community environment through a balanced approach that addresses crime, supports vulnerable populations, and builds long-term resilience. For example, we will enhance emergency preparedness initiatives, improve public safety measures, and invest in infrastructure that can withstand future challenges.
 - **Reduce Crime and Enhance Safety**
 - Support a combination of community policing and strategic enforcement actions to reduce crime and enhance public safety.
 - Ensure that enforcement is balanced with efforts to maintain vibrant public spaces that encourage positive social interactions and deter criminal activity.
 - **Balanced Response to Safety and Livability**
 - Apply a comprehensive approach to addressing social disorder, which includes both non-enforcement strategies and targeted enforcement actions.
 - Promote community initiatives and partnerships alongside enforcement measures to manage issues related to homelessness, mental health, and addiction.
 - Create and activate public spaces and pedestrian-friendly areas that contribute to a healthy and attractive environment.
 - **Facilitate Support for Public Safety Partnerships**
 - Strengthen partnerships with local organizations to support vulnerable residents, integrating cultural, recreational, and community and economy building activities into these efforts.
 - **Preparedness & Resiliency**
 - Ensure Penticton is prepared for emergencies
 - Asset Management and renewal is focused on long-term sustainable service delivery
 - Build community resilience and promote social connections.
- **Livable and Accessible:** This priority drives our efforts to improve the quality of life for all residents through better housing solutions, accessible public spaces and safe streets, and inclusive community services. This includes projects like affordable housing developments, improvements to public parks, and new community programs that cater to diverse needs.
 - **Support Attainable and Accessible Housing**
 - Promote housing developments across the entire housing spectrum to support a diverse and thriving economy.
 - Integrate supports for youth, seniors, and unhoused residents into policies, ensuring that new developments include amenities and services tailored to their needs.
 - Ensure new developments are designed to include communal spaces and amenities, enhancing livability and fostering a vibrant community.
 - **Minimize Environmental Impact and Adapt to Climate Change**
 - Implement sustainable development practices in support of climate change response, that also enhance public spaces and community vibrancy.
 - **Support community vibrancy and culture**
 - Invest in recreational, arts, and cultural amenities as part of growth to enhance the overall quality of life in Penticton

- **Community Building Partnerships:**

- Strengthen partnerships with local organizations, the Penticton Indian Band, and other government entities to support joint initiatives that enhance livability and safety.
- Support initiatives that promote a diverse and thriving economy

These shifts demonstrate Council's focus on ensuring that our community is safe, vibrant, and accessible to all residents. By integrating the spirit of Vibrant and Connected into these priorities, we will continue to nurture the connections and vibrancy that make Penticton a thriving place to live.

Council's vision and mission for the future reflect Council Priorities and organizational core values, ensuring our community will continue to offer a high quality of life for current and future generations through the delivery of outstanding services across the organization. The Vision and Mission remain unchanged.

- **Vision:** A resilient and healthy waterfront city focused on safety, livability and vibrancy.
- **Mission:** Penticton will serve its residents, businesses and visitors through organizational excellence, partnership and the provision of effective and community focused services.

Organizational Culture

As we transition from Organizational Excellence as a Council Priority, the introduction of Organizational Culture is essential to maintaining the high standards of governance and financial decision-making that our community expects. These values will guide staff actions, ensuring that our commitment to integrity, transparency, strong fiscal accountability and responsible management remains steadfast.

- **Communication:** We are committed to enhancing communication throughout our organization. Open and transparent dialogue ensures we all move in the same direction and stay informed about our collective efforts. Residents can expect to receive regular updates through newsletters, social media, and community meetings.
- **Integrity:** We take responsibility for our decisions, act honestly in all interactions, and maintain the trust of the community. Our integrity is the bedrock of our organization, reflecting in everything we do, from public safety initiatives to housing projects.
- **Reputation:** We are dedicated to building and maintaining public trust in our services and demonstrating professionalism at all times. Our actions today shape the trust and respect we earn from our community.
- **Engagement:** We work with purpose and enthusiasm, fostering positive connections with our colleagues and community members. Being engaged means being invested in our work and in each other's success, which ultimately benefits our residents.
- **Modernization:** We will leverage technology, embrace reconciliation, and support effective changes in our operations to best serve the community. Staying modern and innovative helps us meet the evolving needs of Penticton and ensures that our practices are respectful and inclusive of Indigenous Partners.
- **Adaptability:** We will thrive in uncertain environments, support ongoing change, and align our service levels with the evolving needs of the community. Flexibility allows us to navigate challenges and seize opportunities, ensuring that our city remains resilient.

Across the organization it is important to ensure that we have efficiently run departments that are resourced appropriately to support the needs of Council and the community. All city departments are committed to supporting Council's priorities, and also ensuring that the City provides outstanding day to day operational services that residents, businesses and visitors expect.

Finally, the spirit of Vibrant and Connected has been woven into both Safe and Resilient and Livable and Accessible. A vibrant community, characterized by a diverse economy, cultural richness and connection, is inherently a safe and resilient one. As we focus on these areas, we will continue to nurture the connections and vibrancy that make Penticton a thriving place to live. These adjustments in focus will help Council address immediate needs while maintaining the gains achieved.

Financial implication

The refocused council priorities document outlines the strategic areas of emphasis but does not encompass every aspect of the City's ongoing operations or provide a comprehensive implementation plan. While some of the initiatives associated with the newly emphasized priorities are already in progress and included in the City's financial plan, others will require detailed planning and potential funding requests to move forward which would then be brought to Council.

Conclusion


Regular status updates on the progress of Council's Strategic Priorities will be provided to ensure transparency and keep partners informed. This regular review process allows both Council and the city's administrative leadership to adapt strategies and resource allocations as needed, ensuring that projects are completed effectively, new priorities are addressed, and the overall portfolio aligns with the defined strategic goals.

Once approved by Council, these priorities will be communicated to the public through various channels. Additionally, they will be integrated into organizational communications to guide staff actions and inform work planning and budget considerations for the coming years.

Respectfully submitted,

Cheryl Hardisty
Council & Executive Operations Manager

Concurrence

City Manager


2024–2026 Council Priorities

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

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

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



Safe & Resilient

Enhance and protect the safety of all residents and visitors to Penticton.

REDUCE CRIME AND ENHANCE SAFETY

- Support a combination of community policing and strategic enforcement actions to reduce crime and enhance public safety.
- Ensure that enforcement is balanced with efforts to maintain vibrant public spaces that encourage positive social interactions and deter criminal activity.

BALANCED RESPONSE TO SAFETY AND LIVABILITY

- Apply a comprehensive approach to addressing social disorder, which includes both non-enforcement strategies and targeted enforcement actions.
- Promote community initiatives and partnerships alongside enforcement measures to manage issues related to homelessness, mental health, and addiction.
- Create and activate public spaces and pedestrian-friendly areas that contribute to a healthy and attractive environment.

FACILITATE SUPPORT FOR PUBLIC SAFETY PARTNERSHIPS

- Strengthen partnerships with local organizations to support vulnerable residents, integrating cultural, recreational, and community and economy building activities into these efforts.

PREPAREDNESS AND RESILIENCY

- Ensure Penticton is prepared for emergencies.
- Asset Management and renewal is focused on long-term sustainable service delivery.
- Build community readiness to emergencies.



Livable & Accessible

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

SUPPORT ATTAINABLE AND ACCESSIBLE HOUSING

- Promote housing developments across the entire housing spectrum.
- Integrate supports for youth, seniors, and unhoused residents into policies, ensuring that new developments include amenities and services tailored to their needs.
- Ensure new developments are designed to include communal spaces and amenities, enhancing livability and fostering a vibrant community.

MINIMIZE ENVIRONMENTAL IMPACT AND ADAPT TO CLIMATE CHANGE

- Implement sustainable development practices in support of climate change response, that also enhance public spaces and community vibrancy.

SUPPORT COMMUNITY VIBRANCY AND CULTURE

- Advance in recreational, arts, and safety amenities as part of growth to enhance the overall quality of life in Penticton.

COMMUNITY BUILDING PARTNERSHIPS

- Strengthen partnerships with local organizations, the Penticton Indian Band, and other government entities to support joint initiatives that enhance livability and safety.
- Support initiatives that promote a diverse and thriving economy.





Council Report

penticton.ca

Date: September 10, 2024 File No: 8160-20
To: Anthony Haddad, City Manager
From: Joanne Malar, Manager of Recreation, Arts & Culture
Subject: Sports & Recreation Needs Assessment – Public Engagement Update

Staff Recommendation

THAT Council receive into the record the report dated September 10, 2024, titled "Sports & Recreation Needs Assessment – Public Engagement Update".

Strategic priority objective

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth; focused on an inclusive, healthy, safe and desirable place to live.

Vibrant & Connected: The City of Penticton will support vibrant and diverse activities creating opportunities for connection in community.

Background

The City of Penticton has a strong commitment to providing high quality recreation programs and services to its residents and visitors.

The City is responsible for the management, administration and implementation of sport and recreation programs and opportunities; coordinating and facilitating the use of recreation facilities including but not limited to:

- Penticton Community Centre (Aquatic, Gymnasium & Fitness Room Facilities)
- Arenas (Operated by City and Oak View Group)
- Sportsplex Indoor Facility
- Sports Fields
- Tennis & Pickleball Courts
- Ball Diamonds
- Skate Park
- Outdoor Play Courts

The City's 2018 Parks and Recreation Master Plan sets out the vision, objectives and overall direction for managing parks, trails, public recreational facilities and other park infrastructure as an overall investment in the community for the next 10 years. Additionally, the City undertook an Asset & Amenity Management Plan,

producing the Civic Places & Spaces Report in 2021. This report has assessed city-owned facilities and provided prioritized recommendations to address aging infrastructure.

In addition to the aging infrastructure challenges, in recent years, the number of new and competing requests for recreation facilities and amenities has increased. The City continues to experience significant pressures to expand offerings of recreation facilities, programs and services, due in large part to a growing population, increasing participation levels and greater overall expectations from residents.

Recognizing the need to address these challenges, Council approved \$60,000 as part of the 2024 budget deliberations for the completion of a Sport & Recreation Needs Assessment. The assessment will better inform and guide upcoming investments in sport and recreation facilities to best meet the needs of our community.

Through a competitive process, RC Strategies has been engaged to conduct the needs assessment. As part of this assessment, there will be a review of the current state of sport and recreation in the city, identification of key trends, changes and opportunities and build on existing plans and engagement. The report will provide recommendations on the current and future needs of recreation, programming, services and facility requirements for today through the next 15 years, to ensure long-term affordability and sustainability and it will establish strategic priorities that can inform future decision making, planning and resource allocation.

Staff and RC Strategies presented an overview of the project along with milestone timelines to the Parks & Recreation Advisory Committee on July 24. A copy of the presentation has been provided as Attachment A.

Phase 1 of the Sports & Recreation Needs Assessment commenced in May with research and data analysis, site visits, and the development of a communications and engagement plan. Public engagement is scheduled for mid-September until early November 2024, with the final Needs Assessment report scheduled to be completed for April 2025.

The public engagement plan includes:

- Public feedback through a community survey (mid-September through to early November).
 - A postcard will be delivered to every household with a unique QR code to access the survey which will produce statistically valid results.
 - Those without a postcard can fill out the same survey at www.ShapeYourCityPenticton.ca or paper copies will be available at the Penticton Community Centre and City Hall.
- Pop-up /targeted events:
 - Penticton Vees game – Friday, October 4
 - Farmers Market - Saturday, October 5
 - Council Open House - Tuesday, October 29
- Stakeholder and user group feedback through discussion sessions and a user group survey – October 2024.
- Youth feedback through a short youth/teen focused survey – October 2024.
- Continue to engage the Parks & Recreation Advisory Committee (PRAC) at key points in the process (to review engagement and research findings, share draft Needs Assessment development, etc.).
- Continue to engage Council at key milestones in the process (to review engagement and research findings, share draft Needs Assessment development, final report etc.).

Financial implication

As part of the 2024 budget deliberations, Council approved an operating budget of \$60,000 for the Sport & Recreation Needs Assessment. There are no additional financial implications associated with the completion of the Sports & Recreation Needs Assessment.

Once finalized, the needs assessment will identify priority investments into sport and recreation infrastructure (including existing and potential new facilities) which will then be brought forward to Council for decisions during the financial planning process. The assessment will ensure that these priorities are data driven, based on sound research and engagement, and focused on maximizing public benefit.

Climate Impact

The Sports and Recreation Needs Assessment will consider the recommendations in the Community Climate Action Plan and Corporate Energy and Emissions Plan.

Analysis

Public engagement is a critical component of the development of the Sports & Recreation Needs Assessment. The information gathered will ensure that potential priorities have been identified using an informed and balanced approach.

The Sports & Recreation Needs Assessment will help inform responsible asset management, including future decisions on facility allocations, investments and how to prioritize the needs of the community.

Attachments

Attachment A – Sports & Recreation Needs Assessment Project Overview PRAC

Respectfully submitted,

Joanne Malar
Manager of Recreation, Arts & Culture

Concurrence

Director of Community Services <i>KJ</i>	Director of Finance & Administration <i>AMC</i>	General Manager of Infrastructure <i>KD</i>	City Manager <i>SBH</i>
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SPORTS & RECREATION NEEDS ASSESSMENT

Joanne Malar – Manager of Recreation, Arts & Culture



SPORTS & RECREATION NEEDS ASSESSMENT

PROJECT OVERVIEW

Provide recommendations on the current and future needs of recreation in the city and conduct a Sports and Recreation Needs Assessment of programming and facility requirements for today and through the next 15 years, to ensure long-term affordability and sustainability. Facility types to evaluate include:

- Indoor recreation facility needs such as ice, dryfloor, gymnasiums, artificial turf, and aquatic
- Outdoor recreation facility needs such as sport fields, diamonds, and sport courts

The Needs Assessment will clearly identify the recreation programming, facility and service needs of the community, and establish strategic priorities with a detailed action plan.



SPORTS & RECREATION NEEDS ASSESSMENT

PROJECT GOALS

1. Conduct a community-wide Sports and Recreational Needs Assessment of programming and facility requirements for Penticton.
2. Engage community residents, user groups and stakeholders within the city in the Needs Assessment process with public meetings and focus groups.
3. Develop a prioritized action plan for today and over the next 15 years to leverage strategic partnerships in future program and facility development.



SPORTS & RECREATION NEEDS ASSESSMENT

PRAC Meeting #1

Introducing: Stephen Slawuta, RC Strategies



PRESENTATION OVERVIEW

1. Introductions and Roles
2. Project Context and Expectations Discussions
3. Work Plan and Timing Review
4. Next Steps and Actions

ABOUT RC STRATEGIES (RCS)

- Consulting firm; 30+ years in existence
- Focus on parks, sport, recreation and related “quality of life” sector planning
- Majority of our clients are municipal, regional, and provincial governments
- Team members across Canada - 5 partners (owners), ~15 staff
- **A few project examples:** Vancouver Sport Field Strategy, Lake Country Sports and Recreation Needs Assessment, Greater Vernon Recreation Master Plan, Regina Aquatics Market Analysis, North Vancouver Outdoor Recreation Fees and Charges Review, St. John (NFLD) Recreation Master Plan, Campbell River Parks/Recreation/Culture Master Plan

rcs+

We have...

- ...Completed **over 2,000** recreation, parks & culture planning projects
- ...Invested **hundreds** of hours of volunteer time into our communities
- ...Consumed **thousands** of cups of coffee

We have worked in

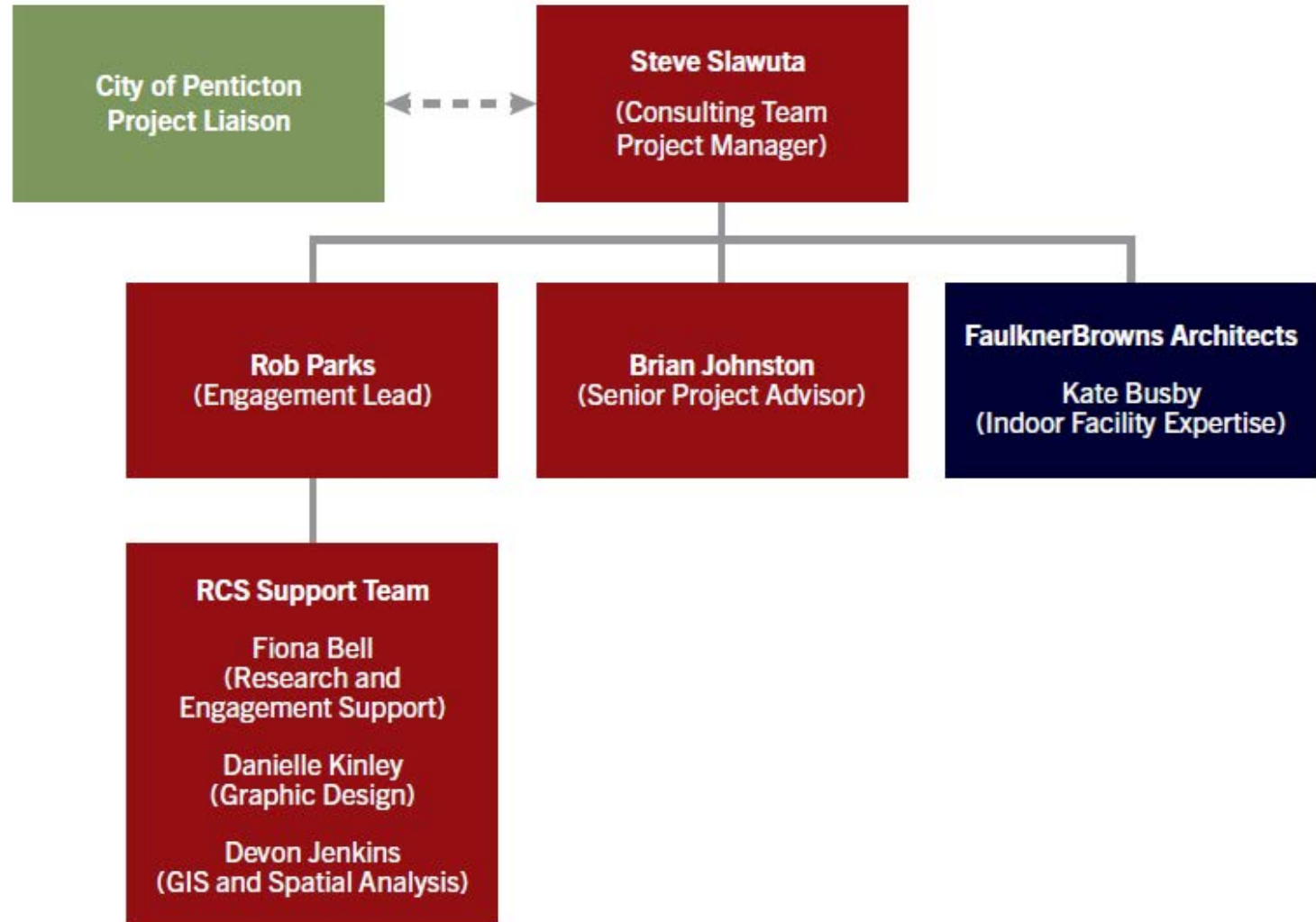
10 Provinces & Territories

Our Services Include...

- Community & Regional Master Planning
- Parks & Public Lands Planning
- Tourism Planning
- Facility & Amenity Planning
- Trails Planning
- Cultural Planning
- Policy Development & Strategic Planning
- Engagement Services
- Social Planning

www.rcstrategies.ca

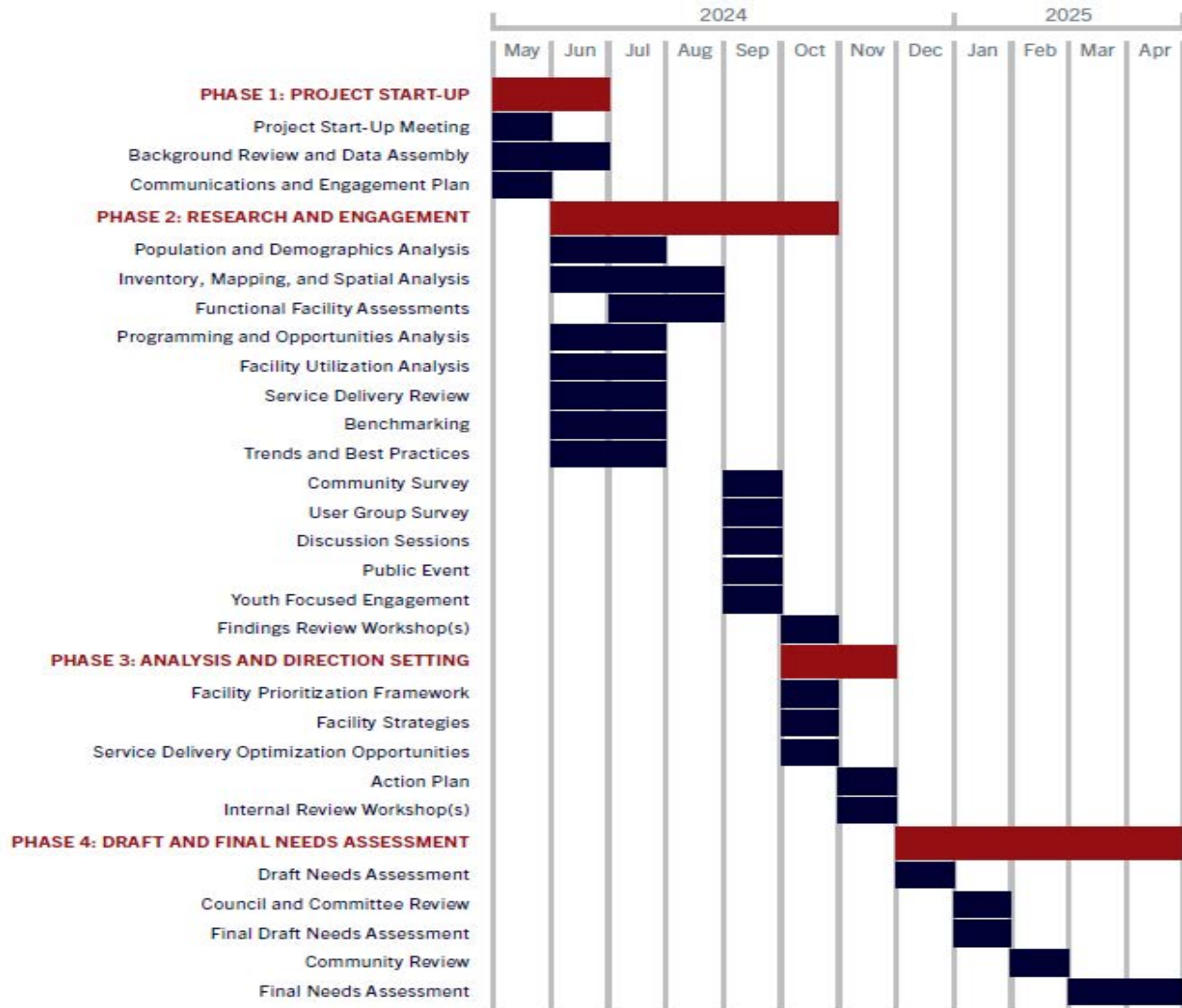
PROJECT TEAM INTRODUCTION



PROJECT PURPOSE & OBJECTIVES

- Review the current state of sport and recreation in the city.
- Identify key trends, changes, opportunities, etc.
- Build on existing plans and engagement.
- Identify priorities and needs that can inform future decision making, planning and resource allocation.

PROJECT PHASES, TASKS, & TIMING OVERVIEW



**Note: A Communications and Engagement Plan is currently being developed. Engagement timing may be adjusted slightly.*

ENGAGEMENT INPUTS

- **Public feedback** through a community survey and pop-up / targeted event attendance.
- **Stakeholder and user group** feedback through discussion sessions and a user group survey.
- **Youth** feedback through one or a combination of a short youth/teen focused survey and children's activity (tactics currently being determined).
- **Other opportunities and tactics** currently being identified and refined through the development of a Communications and Engagement Plan.
- **We will engage the PRAC at key check points in the process** (to review engagement and research findings to share, draft Needs Assessment development, etc.).

RESEARCH & ANALYSIS INPUTS

- Review of previous planning and engagement.
- Inventory and functional facility assessments.
- Analysis of bookings and utilizations data.
- Population and demographics.
- Spatial analysis and mapping.
- Trends and leading practices reviews (provincial, national, etc.).
- Benchmarking.
- Review of current practices.

SOME INITIAL QUESTIONS TO PONDER...

- What trends or changes over the past 5 years have significantly impacted sport and recreation facility needs in Penticton?
- What key considerations / criteria should most influence future sport and recreation investment priorities? (examples: cost, trends, current levels of use, prioritizing reinvesting in what already exists vs potential amenity gaps, regional supply, local vs non-local use, etc.).
- Any other questions?



Council Report

penticton.ca

Date: September 10, 2024
To: Anthony Haddad, City Manager
From: Draydan Power, Manager of Energy & Environment
Subject: **Demand-Side Management Pilot**

Staff Recommendation

THAT Council authorize the Corporate Officer and Director of Finance & Administration to sign an agreement with TELUS for a Demand-Side Management pilot as outlined in this report.

Strategic priority objective

Safe & Resilient: A DSM program is one tool for reducing demand in the event of an emergency that requires curtailing power consumption throughout the City.

Organizational Excellence: As the City grows and electrification of heating and transportation add electric load to our system, reducing the amount of energy used through a DSM program can mitigate infrastructure upgrades and reduce the City's upstream energy bills from FortisBC.

Background

The Province is moving towards electrification with the CleanBC Roadmap to 2030, including programs like the Zero Carbon Step Code where new developments are built to escalating requirements limiting the use of greenhouse gas emitting sources for heating and cooking, and the Zero Emission Vehicles Act from 2019, which was updated in 2021 mandating new vehicle sales in BC to be 26% zero emissions in 2026, 90% in 2030, and 100% by 2035. The electric load accompanying these goals is substantial and has the potential to significantly increase our upstream cost of Energy from FortisBC. Reducing the costs of supply (i.e. the FortisBC bill) can be broken into two categories: energy reduction (to reduce energy costs) and demand mitigation (to reduce the demand charges, and in particular the peak demand that influences a large portion of the bill).

Energy reduction can be done by upgrading to more energy efficient equipment in homes and businesses and changing the behaviour of residents and business owners. This is known as Demand-Side Management (DSM). The City has some DSM tools in place such as billing for demand for commercial class customers, partnering with residents and business owners on loans for equipment upgrades (as done in the Home Energy Loan Program), and through educational efforts to reduce consumption. However, it became clear through our engagement discussions as part of the Utility Rate Review that more can be done, and additional DSM solutions are now being explored.

In British Columbia, DSM is governed by the Utilities Commission Act and the Clean Energy Act. The Demand-Side Measures Regulation (B.C. Reg. 326/2008) outlines the rules and guidelines for implementing DSM programs. FortisBC and BC Hydro have significant investments in DSM programs for regulatory requirements as well as extending the capacity and life of their upstream generation assets. Non-regulated municipalities such as Summerland, Nelson, Grand Forks, and New Westminster have varying levels of DSM in their territories. Nelson has an [educational page on peak demand](#) and promotes their Energy Retrofit Program, similar to the City of Penticton's Home Energy Loan Program. While the City of Penticton is not explicitly required to comply with the Utilities Commission Act nor the Demand-Side Measures Regulation, DSM programs are essential to manage energy demand, reduce costs, and promote sustainability, all of which benefit the City as a municipality and an electric distribution system operator.

This DSM pilot program will look for up to 1,000 customers to volunteer to install equipment in their homes that will monitor electrical energy usage, such as smart thermostats and smart plugs. Regular weekly events will be issued to ask these customers to reduce their energy usage by changing their thermostat by two degrees, or turning off electronics that are not in use at that time. Specific events will also be issued during expected utility peak demand windows to reduce the upstream demand charges by FortisBC. Rewards will be issued in the form of points for participation in these events, combined with the natural savings of reducing their energy costs.

To pilot this initiative, the City is proposing to partner with TELUS, as they near the release of their SmartEnergy service, which is a DSM platform and a subscription service for customers to reduce their energy consumption. TELUS is offering the DSM platform at a discounted cost for the purpose of the pilot, and will be responsible for subscriptions, hardware supply, customer support, and logistics. The City of Penticton and TELUS will be jointly responsible for customer sign-ups. Partnering with TELUS also has the potential to increase the number of participants given their existing presence in many resident's homes through other services such as internet, phone, and security. The points issued for participating in events can be redeemed for gift cards, reforestation efforts, or more smart plugs and other smart home equipment that will be onboarded throughout the pilot.

Financial implication

The City will pay the TELUS subscription fee on behalf of the residents for the duration of the pilot, at an estimated cost of \$25k. The pilot DSM program is intended to result in an equal, if not greater saving in energy costs for the City. For simplicity, total demand costs (power supply and ratcheting wires charges combined) are \$16.72 per kVA, meaning savings of roughly \$16k for every month that the targeted reduction is achieved. There is sufficient funding in the Electrical Operating budget for this pilot program.

Analysis

The pilot is proposed to run over the course of winter, from November 2024 through March of 2025, with an option to extend through the summer of 2025 if a meaningful number of customers with electric heat do not participate during the winter peak. The City is setting a target of 1 MW of reduced demand per month. It would take 500 customers reducing their load by 2 kW during peak times to achieve this goal. The average central air conditioning unit and heat pump are estimated to be 3 kW. Heating and cooling electrical load will be the primary targets of the pilot.

The customer’s cost of the subscription is fully covered for up to one year as part of the pilot, and the customer will be issued a hardware discount credit that can be used towards smart home equipment. Residents will own any of the equipment that they purchase through the pilot. Should residents wish to continue with the TELUS platform post pilot, they will pay whatever subscription costs TELUS charges for the service. Pilot participants will have a direct relationship with TELUS, and TELUS will share aggregate data with the City.

The City will support the pilot through communication efforts to educate residents and encourage behaviour modification. A strategic communications plan and marketing campaign are being developed. Campaign is expected to launch in fall 2024.

The intent of this pilot is to demonstrate that energy savings equal or greater than the cost of the investment of a DSM program are achievable, with the additional benefit of mitigating capital investment in the City’s infrastructure by reducing demand during peak events. If successful, a City wide DSM program would be explored.

Alternate recommendations

Council may not wish to proceed with the pilot program.

Respectfully submitted,

Draydan Power
Manager of Energy & Environment

Concurrence

General Manager of Infrastructure <i>RD</i>	Director of Finance and Administration <i>AMC</i>	City Manager <i>SPH</i>
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Council Report

penticton.ca

Date: September 10, 2024 **File No:** 1970-04
To: Anthony Haddad, City Manager
From: Delaney Parsons, Revenue Supervisor
Subject: **2025 Permissive Tax Exemption Bylaw No. 2024-33**

Staff Recommendation

THAT Council give first, second and third reading to the "2025 Permissive Tax Exemption Bylaw No. 2024-33", a bylaw granting permissive tax exemptions as listed in Schedule A for the 2025 Tax Year.

Strategic Priority Objective

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

Background

Permissive Tax Exemptions, by bylaw, grant organizations an exemption from municipal tax and taxes from other taxing authorities. This does not reduce revenues directly but it does shift the tax burden to the other classes to further Council's objectives of enhancing quality of life by producing positive economic, social and cultural outcomes.

Pursuant to the *Community Charter*, Section 224, on or before October 31 in any year, Council may, by bylaw, exempt land or improvements from taxation under specific circumstances. Over the last several years, the City of Penticton has reviewed and updated the Permissive Tax Exemption Policy in an effort to best align the program with the community's priorities and needs. The May 19, 2020 Permissive Tax Exemption Policy is included as Attachment C for reference. The proposed bylaw is developed, and properties included for exemption, as set out by the current policy. Policy updates are best considered prior to each year's intake in order to ensure clarity for the applicants. The annual intake for permissive exemptions begins mid-May of each year.

Section 220 of the *Community Charter* includes general statutory exemptions for buildings used for public worship, hospitals, or incorporated institutions of learning. Under Section 224 of the *Community Charter*, Council may, by bylaw, establish additional permissive exemptions. The municipal exemptions may compliment the statutory exemptions by addressing the surrounding lands that are not covered by the statutory exemption. These are most often grassy areas and parking lots, and for our purposes are referred to as the Places of Worship, Private Schools and Hospitals ancillary properties to distinguish them from the

statutory exemptions. Additional permissive exemptions are also permitted for land and improvements owned or held by charitable, philanthropic, or other not-for-profit and land or improvements owned by an athletic or service club or association and used as for recreational purposes.

While organizations may qualify to apply for permissive tax exemptions under the *Community Charter* and in the existing policy, it is at Council’s discretion how, or if, the exemptions are granted. The bylaw can be adjusted based on Council’s direction to meet changing community priorities and needs that may not be reflected in the existing policy. Further, Council may wish to direct staff to amend the policy for future years based on these evolving needs.

Financial Implication

During the 2025 Permissive Tax Exemption intake, 191 applications were received, totaling an estimated \$811,626 (calculated using 2024 taxable assessment values and 2024 property tax rates). The requests for 2025 represent 1.79% of the 2024 total budgeted general municipal tax requisition. In comparison, 2024 saw 188 applications totaling an estimated \$702,258, or 1.66%.

Description	Amount
2024 Budgeted Amount for General Municipal Property Taxes	\$45,422,780
2025 Permissive Tax Exemptions Requested	\$811,626
Percentage of Budget Amount	1.79%

The property tax amounts reflected in the report and disclosed in Schedule A of the proposed bylaw are the municipal tax portions only. Permissive tax exemptions grant the applicants exemption from the other taxing authorities as well, such as school taxes and regional districts. General municipal taxes represent approximately 60% of total property taxes payable in Penticton; therefore, the proposed exemption represents an estimated 60% of the total tax savings these organizations would receive and would be absorbed by other taxpayers.

Analysis

Only those applications that meet the criteria of the *Community Charter* are able to move forward for more in-depth analysis. Staff then review the application to confirm that the organization has met the objectives of the policy established by Council and demonstrated appropriate attempts to secure alternate funding, community support, competent administration, and a clear mandate. All applications in this intake were able to demonstrate the above.

As part of the Permissive Tax Exemption application, applicants are asked to self-identify in one of the six evaluation categories outlined in the policy. Categories are considered as part of the staff review to confirm the applicant has chosen a category that is reasonable to their use of the property. The below table provides a summary overview of the structure of this year’s applications:

Self-Declared Evaluation Category	# of Folios	\$ per Category	% of Ask
Affordable Rental Housing	101	\$ 150,354	18.5 %
Arts, Cultural and Heritage facilities	7	\$ 59,515	7.3 %
Health, Safety and Social Service properties	33	\$ 290,979	35.9 %
Parks, Recreation and Sports facilities	14	\$ 94,771	11.7 %
Places of Worship, Private Schools and Hospitals ancillary properties	29	\$ 191,922	23.6 %
Special Needs and Supportive Housing	7	\$ 24,085	3.0 %
Grand Total	191	\$ 811,626	100.0 %

Changes in applicants for 2025 include:

Applications changed for 2025:

1. 696 Main Street
 - This property changed ownership from the Penticton United Church to BC Conference Property Development Council of The United Church of Canada. There were no changes to the use of the property.
2. 101 – 96 Edmonton Avenue
 - This property was sold, and Penticton New Beginnings Christian Fellowship now leases the property. There were no changes to the use of the property.
3. 74 Penticton Avenue
 - This property was previously listed under the owners Grace Mennonite Brethren Church and The Winepress Brethren Church now leases the property. There were no changes to the use of the property.

Applicants not returning for 2025:

1. Penticton United Church at 696 Main St is not returning this year due to the changes outlined above.
2. Grace Mennonite Brethren Church at 74 Penticton Ave is not returning this year due to the changes outlined above.

New applicants for 2025:

Details of the uses and activities performed at the properties as submitted by the applicants are included in Attachment B.

1. Penticton and District Society for Community Living – 680 Wade Avenue
 - The full property is eligible for permissive tax exemption under the *Community Charter 224 2(a)*. The estimated value of 2025 municipal taxes exempted for this property would be \$7,066.
2. Penticton Indian Band – 296 Huth Avenue
 - The full property is eligible for permissive tax exemption under the *Community Charter 224 2(b)*. The estimated value of 2025 municipal taxes exempted for this property would be \$19.

3. South Okanagan Similkameen Metis Association – 101 – 352 Winnipeg Street

- A portion of this property is eligible for permissive tax exemption under the *Community Charter 224 2(a)*. The estimated value of 2025 municipal taxes exempted for these properties would be \$1,437.

Alternate Recommendation

THAT Council provide alternate direction for specific applicants and request staff change Permissive Tax Exemption Bylaw No. 2024-33, re-advertise the exemptions (in accordance with Section 94 of the *Community Charter*) and hold a special Council meeting prior to October 31, 2024 to meet the statutory deadline.

Attachments

Attachment A – 2025 Permissive Tax Exemption Bylaw No. 2024-33

Attachment B – New Applications for the 2025 Tax Year Details

Attachment C – Permissive Tax Exemption Policy

Respectfully submitted,

Delaney Parsons
Revenue Supervisor

Concurrence

Director of Finance & Administration <i>AMC</i>	Chief Administrative Officer <i>SH</i>
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Bylaw No. 2024-33 "Schedule A"

Organization Name	Community Charter	Folio Number	Civic Address	Legal Description	Additional Comments	Sum of Municipal Tax
Affordable Living for Today Society	224 (2)(a)	02166-020	245 Warren Ave W	LT A PL KAP35606 DL 115 SDYD		\$11,313
BC Conference Property Development Council of The United Church of Canada	224 (2)(f)	06900-000	696 Main St	LT 6 BLK 33 PL KAP269 DL 202 SDYD & LT 7 BLK 33 PL KAP269 DL 202 SDYD & LT 8 BLK 33 PL KAP269 DL 202 SDYD & LT 9 BLK 33 PL KAP269 DL 202 SDYD & LT 10 BLK 33 PL KAP269 DL 202 SDYD EXCPTPLN B3558		\$4,907
BC Wine Info Centre	224 (2)(a)	05757-020	101 - 553 Veas Dr	LT 1 PL KAP58604 DL 2 SDYD THAT PART OCCUPIED BY WINE INFORMATION CENTR		\$6,202
BPOE Penticton Elks Lodge #51	224 (2)(a)	06275-000	343 Ellis St	LT 6 BLK 27 PL KAP479 DL 202 SDYD & LT 7 BLK 27 PL KAP479 DL 202 SDYD & LT 8 BLK 27 PL KAP479 DL 202 SDYD	Apportioned based on area used for liquor sales - 66.12% of land/improvements used for charitable purposes	\$4,291
Canadian Mental Health Association - South Okanagan Similkameen Branch	224 (2)(a)	01551-000	102 & 103 - 1873 Main St	PCL A BLK C PL KAP507B DL 115 SDYD PRTN PL 779	25.6% of Class 5 land and improvements	\$4,180
Community Foundation of the South Okanagan Similkameen	224 (2)(a)	00111-005	501 Main St	PCL B BLK 18 PL KAP269 DL 202 SDYD		\$26,645
Community Foundation of the South Okanagan Similkameen *	224 (2)(a)	07049-010	1001 Johnson Rd	LT 1 PL KAP13981 DL 188 SDYD		\$0
Concordia Lutheran Church of Penticton BC	224 (2)(f)	03084-000	2800 South Main St	LT 1 PL KAP26064 DL 251 SDYD EXCPTPLN A16475		\$6,963
Fraternal Order Of Eagles #4281	224 (2)(a)	01247-000	1197 Main St	LT 2 PL KAP5202 DL 250 SDYD	Class 8 portion used for charitable purposes	\$5,375
Good Samaritan Canada	224 (2)(a)	01162-580	270 Hastings Ave	LT 1 PL KAP67080 DL 1 2 SDYD GRP 7		\$57,759
Green Mountain Congregation of Jehovah's Witnesses	224 (2)(f)	02068-100	52 Roy Ave	LT 1 PL KAP70022 DL 115 SDYD	Class 8 portion only	\$5,121
Hellenic Community of Penticton	224 (2)(f)	01064-000	1265 Fairview Ave	LT 25 PL KAP1194 DL 1 SDYD		\$2,404
Holy Cross School	224 (2)(a)	01806-000	1299 Manitoba St	LT 2 PL KAP24489 DL 250 SDYD		\$14,064
Living Way Life Church	224 (2)(f)	00068-000	608 Winnipeg St	LT 4 PL KAP977 DL 202 SDYD		\$1,581
Luso Canadian Multicultural Society	224 (2)(a)	05022-000	135 Winnipeg St	LT 14 BLK A PL KAP269 DL 4 SDYD GRP 7		\$2,831
Oasis United Church	224 (2)(g)	02241-101	2964 Skaha Lake Rd	LT A PL EPP16739 DL 116 SDYD		\$19,154
Okanagan Boys & Girls Clubs	224 (2)(a)	01806-010	1295 Manitoba St	LT 1 PL KAP24489 DL 250 SDYD		\$8,629
Okanagan Similkameen Neurological Society	224 (2)(a)	07464-006	103 - 550 Carmi Ave	NO LEGAL	No lease registered by Interior Health - no taxable property to exempt for 2025	\$0
OneSky Community Resources Society	224 (2)(a)	00734-030	847 Winnipeg St	LT 3 PL KAP14087 DL 202 250 SDYD EXCPTPLN 27357		\$2,866
OneSky Community Resources Society	224 (2)(a)	01162-060	216 Hastings Ave	LT 1 PL KAP44774 DL 1 5 SDYD		\$13,467
OneSky Community Resources Society	224 (2)(a)	01603-010	470 Edmonton Ave	LT 5 PL KAP1410 DL 202 249 250 SDYD & LT 6 PL KAP1410 DL 202 250 SDYD		\$17,862
OneSky Community Resources Society	224 (2)(a)	01603-020	500 Edmonton Ave	LT 4 PL KAP1410 DL 249 250 SDYD		\$1,120
OneSky Community Resources Society	224 (2)(a)	02176-500	2434 Baskin St	LT 6 PL KAP25214 DL 198 SDYD		\$1,385
OneSky Community Resources Society	224 (2)(a)	02176-510	2450 Baskin St	LT 7 PL KAP25214 DL 198 SDYD		\$1,385
OneSky Community Resources Society	224 (2)(a)	02844-000	150 McPherson Cres	LT 15 PL KAP14013 DL 267 SDYD		\$3,116
OneSky Community Resources Society	224 (2)(a)	02845-000	154 McPherson Cres	LT 16 PL KAP14013 DL 267 SDYD		\$3,119
OneSky Community Resources Society	224 (2)(a)	06234-011	101 - 208 Ellis St	LT 1 PL KAS1233 DL 202 SDYD		\$2,468
OneSky Community Resources Society	224 (2)(a)	06300-300	330 Ellis St	PCL A PL KAP32873 DL 202 SDYD		\$14,120
OneSky Housing Society	224 (2)(a)	05099-011	107 - 285 Nanaimo Ave W	LT 1 PL EPS6049 DL 4 SDYD GRP 7		\$667
OneSky Housing Society	224 (2)(a)	05099-012	108 - 285 Nanaimo Ave W	LT 2 PL EPS6049 DL 4 SDYD GRP 7		\$872
OneSky Housing Society	224 (2)(a)	05099-013	110 - 285 Nanaimo Ave W	LT 3 PL EPS6049 DL 4 SDYD GRP 7		\$706
OneSky Housing Society	224 (2)(a)	05099-014	111 - 285 Nanaimo Ave W	LT 4 PL EPS6049 DL 4 SDYD GRP 7		\$708

Properties listed with \$0 Municipal Tax and are Class 3 are not taxable. These applications are made by the Organizations in the event their classification changes

Bylaw No. 2024-33 "Schedule A"

Organization Name	Community Charter	Folio Number	Civic Address	Legal Description	Additional Comments	Sum of Municipal Tax
OneSky Housing Society	224 (2)(a)	05099-015	112 - 285 Nanaimo Ave W	LT 5 PL EPS6049 DL 4 SDYD GRP 7		\$1,016
OneSky Housing Society	224 (2)(a)	05099-016	113 - 285 Nanaimo Ave W	LT 6 PL EPS6049 DL 4 SDYD GRP 7		\$837
OneSky Housing Society	224 (2)(a)	05099-017	114 - 285 Nanaimo Ave W	LT 7 PL EPS6049 DL 4 SDYD GRP 7		\$1,282
OneSky Housing Society	224 (2)(a)	05099-018	115 - 285 Nanaimo Ave W	LT 8 PL EPS6049 DL 4 SDYD GRP 7		\$1,160
OneSky Housing Society	224 (2)(a)	05099-019	101 - 285 Nanaimo Ave W	LT 9 PL EPS6049 DL 4 SDYD GRP 7		\$653
OneSky Housing Society	224 (2)(a)	05099-020	102 - 285 Nanaimo Ave W	LT 10 PL EPS6049 DL 4 SDYD GRP 7		\$872
OneSky Housing Society	224 (2)(a)	05099-021	103 - 285 Nanaimo Ave W	LT 11 PL EPS6049 DL 4 SDYD GRP 7		\$872
OneSky Housing Society	224 (2)(a)	05099-022	104 - 285 Nanaimo Ave W	LT 12 PL EPS6049 DL 4 SDYD GRP 7		\$1,170
OneSky Housing Society	224 (2)(a)	05099-023	105 - 285 Nanaimo Ave W	LT 13 PL EPS6049 DL 4 SDYD GRP 7		\$898
OneSky Housing Society	224 (2)(a)	05099-024	106 - 285 Nanaimo Ave W	LT 14 PL EPS6049 DL 4 SDYD GRP 7		\$1,420
OneSky Housing Society	224 (2)(a)	05099-025	207 - 285 Nanaimo Ave W	LT 15 PL EPS6049 DL 4 SDYD GRP 7		\$675
OneSky Housing Society	224 (2)(a)	05099-026	208 - 285 Nanaimo Ave W	LT 16 PL EPS6049 DL 4 SDYD GRP 7		\$882
OneSky Housing Society	224 (2)(a)	05099-027	209 - 285 Nanaimo Ave W	LT 17 PL EPS6049 DL 4 SDYD GRP 7		\$882
OneSky Housing Society	224 (2)(a)	05099-028	210 - 285 Nanaimo Ave W	LT 18 PL EPS6049 DL 4 SDYD GRP 7		\$1,205
OneSky Housing Society	224 (2)(a)	05099-029	211 - 285 Nanaimo Ave W	LT 19 PL EPS6049 DL 4 SDYD GRP 7		\$1,196
OneSky Housing Society	224 (2)(a)	05099-030	212 - 285 Nanaimo Ave W	LT 20 PL EPS6049 DL 4 SDYD GRP 7		\$670
OneSky Housing Society	224 (2)(a)	05099-031	213 - 285 Nanaimo Ave W	LT 21 PL EPS6049 DL 4 SDYD GRP 7		\$1,443
OneSky Housing Society	224 (2)(a)	05099-032	214 - 285 Nanaimo Ave W	LT 22 PL EPS6049 DL 4 SDYD GRP 7		\$1,160
OneSky Housing Society	224 (2)(a)	05099-033	201 - 285 Nanaimo Ave W	LT 23 PL EPS6049 DL 4 SDYD GRP 7		\$703
OneSky Housing Society	224 (2)(a)	05099-034	202 - 285 Nanaimo Ave W	LT 24 PL EPS6049 DL 4 SDYD GRP 7		\$882
OneSky Housing Society	224 (2)(a)	05099-035	203 - 285 Nanaimo Ave W	LT 25 PL EPS6049 DL 4 SDYD GRP 7		\$882
OneSky Housing Society	224 (2)(a)	05099-036	204 - 285 Nanaimo Ave W	LT 26 PL EPS6049 DL 4 SDYD GRP 7		\$1,183
OneSky Housing Society	224 (2)(a)	05099-037	205 - 285 Nanaimo Ave W	LT 27 PL EPS6049 DL 4 SDYD GRP 7		\$910
OneSky Housing Society	224 (2)(a)	05099-038	206 - 285 Nanaimo Ave W	LT 28 PL EPS6049 DL 4 SDYD GRP 7		\$1,436
OneSky Housing Society	224 (2)(a)	05099-039	307 - 285 Nanaimo Ave W	LT 29 PL EPS6049 DL 4 SDYD GRP 7		\$679
OneSky Housing Society	224 (2)(a)	05099-040	308 - 285 Nanaimo Ave W	LT 30 PL EPS6049 DL 4 SDYD GRP 7		\$891
OneSky Housing Society	224 (2)(a)	05099-041	309 - 285 Nanaimo Ave W	LT 31 PL EPS6049 DL 4 SDYD GRP 7		\$891
OneSky Housing Society	224 (2)(a)	05099-042	310 - 285 Nanaimo Ave W	LT 32 PL EPS6049 DL 4 SDYD GRP 7		\$1,218
OneSky Housing Society	224 (2)(a)	05099-043	311 - 285 Nanaimo Ave W	LT 33 PL EPS6049 DL 4 SDYD GRP 7		\$1,212
OneSky Housing Society	224 (2)(a)	05099-044	312 - 285 Nanaimo Ave W	LT 34 PL EPS6049 DL 4 SDYD GRP 7		\$677
OneSky Housing Society	224 (2)(a)	05099-045	313 - 285 Nanaimo Ave W	LT 35 PL EPS6049 DL 4 SDYD GRP 7		\$1,462
OneSky Housing Society	224 (2)(a)	05099-046	314 - 285 Nanaimo Ave W	LT 36 PL EPS6049 DL 4 SDYD GRP 7		\$1,177
OneSky Housing Society	224 (2)(a)	05099-047	301 - 285 Nanaimo Ave W	LT 37 PL EPS6049 DL 4 SDYD GRP 7		\$665
OneSky Housing Society	224 (2)(a)	05099-048	302 - 285 Nanaimo Ave W	LT 38 PL EPS6049 DL 4 SDYD GRP 7		\$891
OneSky Housing Society	224 (2)(a)	05099-049	303 - 285 Nanaimo Ave W	LT 39 PL EPS6049 DL 4 SDYD GRP 7		\$891
OneSky Housing Society	224 (2)(a)	05099-050	304 - 285 Nanaimo Ave W	LT 40 PL EPS6049 DL 4 SDYD GRP 7		\$1,199
OneSky Housing Society	224 (2)(a)	05099-051	305 - 285 Nanaimo Ave W	LT 41 PL EPS6049 DL 4 SDYD GRP 7		\$920
OneSky Housing Society	224 (2)(a)	05099-052	306 - 285 Nanaimo Ave W	LT 42 PL EPS6049 DL 4 SDYD GRP 7		\$1,459
OneSky Housing Society	224 (2)(a)	05099-053	407 - 285 Nanaimo Ave W	LT 43 PL EPS6049 DL 4 SDYD GRP 7		\$686
OneSky Housing Society	224 (2)(a)	05099-054	408 - 285 Nanaimo Ave W	LT 44 PL EPS6049 DL 4 SDYD GRP 7		\$901
OneSky Housing Society	224 (2)(a)	05099-055	409 - 285 Nanaimo Ave W	LT 45 PL EPS6049 DL 4 SDYD GRP 7		\$901
OneSky Housing Society	224 (2)(a)	05099-056	410 - 285 Nanaimo Ave W	LT 46 PL EPS6049 DL 4 SDYD GRP 7		\$1,234
OneSky Housing Society	224 (2)(a)	05099-057	411 - 285 Nanaimo Ave W	LT 47 PL EPS6049 DL 4 SDYD GRP 7		\$1,225
OneSky Housing Society	224 (2)(a)	05099-058	412 - 285 Nanaimo Ave W	LT 48 PL EPS6049 DL 4 SDYD GRP 7		\$684
OneSky Housing Society	224 (2)(a)	05099-059	413 - 285 Nanaimo Ave W	LT 49 PL EPS6049 DL 4 SDYD GRP 7		\$1,481
OneSky Housing Society	224 (2)(a)	05099-060	414 - 285 Nanaimo Ave W	LT 50 PL EPS6049 DL 4 SDYD GRP 7		\$1,193
OneSky Housing Society	224 (2)(a)	05099-061	401 - 285 Nanaimo Ave W	LT 51 PL EPS6049 DL 4 SDYD GRP 7		\$672
OneSky Housing Society	224 (2)(a)	05099-062	402 - 285 Nanaimo Ave W	LT 52 PL EPS6049 DL 4 SDYD GRP 7		\$901
OneSky Housing Society	224 (2)(a)	05099-063	403 - 285 Nanaimo Ave W	LT 53 PL EPS6049 DL 4 SDYD GRP 7		\$901
OneSky Housing Society	224 (2)(a)	05099-064	404 - 285 Nanaimo Ave W	LT 54 PL EPS6049 DL 4 SDYD GRP 7		\$1,212
OneSky Housing Society	224 (2)(a)	05099-065	405 - 285 Nanaimo Ave W	LT 55 PL EPS6049 DL 4 SDYD GRP 7		\$930

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Bylaw No. 2024-33 "Schedule A"

Organization Name	Community Charter	Folio Number	Civic Address	Legal Description	Additional Comments	Sum of Municipal Tax
OneSky Housing Society	224 (2)(a)	05099-066	406 - 285 Nanaimo Ave W	LT 56 PL EPS6049 DL 4 SDYD GRP 7		\$1,475
Ooknakane Friendship Centre	224 (2)(a)	06033-020	146 Ellis St	LT 7 BLK 12 PL KAP479 DL 202 SDYD & LT 8 BLK 12 PL KAP479 DL 202 SDYD		\$4,762
Our Redeemer Lutheran Church of Penticton, B.C.	224 (2)(f)	02574-110	1370 Church St	LT 8 PL KAP12141 DL 250 SDYD EXCPTPLN 17894 26105 75724		\$2,430
Penticton & District Community Arts Council	224 (2)(a)	01807-200	220 Manor Park Ave	LT 20 PL KAP5937 DL 250 SDYD		\$13,098
Penticton & District Minor Hockey Association	224 (2)(i)	05757-000	399 Power St	LT 1 PL KAP58604 DL 2 SDYD GRP 7 EXCPTPLN KAP87244		\$2,094
Penticton Alliance Church	224 (2)(a)	02178-060	197 Brandon Ave	LT 1 PL KAP24720 DL 116 SDYD		\$6,075
Penticton and District Emergency Program Society	224 (2)(a)	07565-010	251 Dawson Ave	DL 251 SDYD LSLCNCNMBR 4320.80		\$1,583
Penticton and District Multicultural Society	224 (2)(a)	06300-260	340 Ellis St	LT 8 PL KAP32873 DL 202 SDYD		\$5,841
Penticton and District Society for Community Living	224 (2)(a)	01031-000	252 Conklin Ave	LT 24 PL KAP2518 DL 1 SDYD		\$2,549
Penticton and District Society for Community Living	224 (2)(a)	01552-030	180 Industrial Ave W	LT 1 PL EPP71459 DL 115 SDYD		\$12,735
Penticton and District Society for Community Living	224 (2)(a)	04794-000	259 Backstreet Blvd (up to 15 units)	LT A PL KAP49910 DL 202 SDYD	Only those residential units held in the name of PDSCL (up to 15 units). Land Title registrations in process.	\$13,819
Penticton and District Society for Community Living	224 (2)(a)	06209-000	234 Van Horne St	LT 4 BLK 24 PL KAP479 DL 202 SDYD & LT 5 BLK 24 PL KAP479 DL 202 SDYD		\$3,007
Penticton and District Society for Community Living	224 (2)(a)	07475-010	1706 Main St	LT A PL EPP75769 DL 1997S SDYD		\$13,785
Penticton and District Society for Community Living	224 (2)(j)	00375-010	453 Winnipeg St (Chestnut Place)	LT A PL KAP77551 DL 4 SDYD GRP 7		\$4,244
Penticton and District Society for Community Living	224 (2)(j)	01552-040	146 & 150 Bruce Crt	LT 2 PL EPP71459 DL 115 SDYD		\$13,365
Penticton and District Society for Community Living	224 (2)(a)	06720-100	680 Wade Ave	LT 1 PL KAP30769 DL 202 SDYD		\$7,066
Penticton Art Gallery	224 (2)(a)	05888-000	199 Marina Way	PCL A BLK C PL KAP479 DL 202 SDYD PRTN (PLAN B166) EXCPTPLN KAP79184 & PCL B BLK C PL KAP479 DL 202 SDYD PRTN (PLAN B166) EXCPTPLN M86 & LT 12 PL KAP802 DL 202 SDYD EXCPTPLN KAP79184		\$24,263
Penticton Bethel Pentecostal Tabernacle	224 (2)(f)	01195-020	945 Main St	LT A PL KAP33974 DL 250 SDYD		\$9,724
Penticton Bethel Pentecostal Tabernacle	224 (2)(f)	01194-000	65 Preston Ave	LT 8 PL KAP5140 DL 250 SDYD		\$2,798
Penticton Bethel Pentecostal Tabernacle	224 (2)(f)	01194-505	973 Main St	LT 1 PL KAP42595 DL 250 SDYD EXCPTPLN 42596		\$6,598
Penticton BMX Society	224 (2)(i)	07338-105	630 Munson Mountain Rd	DL 187 SDYD LSLCNCNMBR 4320-80		\$3,764
Penticton Christian School Society	224 (2)(h.1)	01657-001	1060 Main St	DL 250 SDYD LSLCNCNMBR 4320-80		\$1,299
Penticton Community Gardens Society	224 (2)(i)	05986-001	480 Vancouver Ave	DL 202 SDYD		\$1,568
Penticton Curling Club	224 (2)(a)	05757-040	505 Vees Dr	LT 1 PL KAP58604 DL 2 SDYD GRP 7 EXCPTPLN KAP87244		\$20,130
Penticton Disc Golf Club	224 (2)(i)	05902-012	500 Marina Way	SDYD LSLCNCNMBR 4320.70		\$9,996
Penticton First Baptist Church	224 (2)(g)	02623-000	1498 Government St	LT 2 PL KAP964 DL 250 SDYD EXCPTPLN H476 17134 B8017 KAP68050 KAP69048 & LT 3 PL KAP964 DL 250 SDYD EXCPTPLN 17134 B8017 KAP68050 KAP69048		\$7,798
Penticton Free Presbyterian Church	224 (2)(f)	01202-000	120 Preston Ave	LT 2 PL KAP8006 DL 250 SDYD		\$4,047
Penticton Golf & Country Club	224 (2)(i)	04245-010	600 Comox St	PCL A PL KAP11299 DL 366 SDYD PRTN (KD42751)	Approx. 172,000 sf exempt for land and all improvements associated with the golf course to be exempted with the exception of the 6,410 sf restaurant/bar area and 1,120 sf pro shop area	\$8,176

Bylaw No. 2024-33 "Schedule A"

Organization Name	Community Charter	Folio Number	Civic Address	Legal Description	Additional Comments	Sum of Municipal Tax
Penticton Golf & Country Club	224 (2)(i)	04251-000	852 Eckhardt Ave W	LT A PL KAP40972 DL 2 366 367 SDYD EXCPTPLN KAP75590 & PORTION OUTSIDE MUN BNDRY (C/REF 715- 02713.010)		\$14,591
Penticton Indian Band	224 (2)(b)	01167-001	296 Huth Ave	LT 1 PL EPP27837 DL 5 SDYD GRP 7		\$19
Penticton Kiwanis Housing Society	224 (2)(a)	06064-011	101 - 150 Van Horne St	LT 1 PL KAS3861 DL 202 SDYD		\$724
Penticton Kiwanis Housing Society	224 (2)(a)	06064-012	103 - 150 Van Horne St	LT 2 PL KAS3861 DL 202 SDYD		\$607
Penticton Kiwanis Housing Society	224 (2)(a)	06064-013	105 - 150 Van Horne St	LT 3 PL KAS3861 DL 202 SDYD		\$607
Penticton Kiwanis Housing Society	224 (2)(a)	06064-017	113 - 150 Van Horne St	LT 7 PL KAS3861 DL 202 SDYD		\$607
Penticton Kiwanis Housing Society	224 (2)(a)	06064-018	115 - 150 Van Horne St	LT 8 PL KAS3861 DL 202 SDYD		\$730
Penticton Kiwanis Housing Society	224 (2)(a)	06064-019	112 - 150 Van Horne St	LT 9 PL KAS3861 DL 202 SDYD		\$723
Penticton Kiwanis Housing Society	224 (2)(a)	06064-022	104 - 150 Van Horne St	LT 12 PL KAS3861 DL 202 SDYD		\$607
Penticton Kiwanis Housing Society	224 (2)(a)	06064-023	102 - 150 Van Horne St	LT 13 PL KAS3861 DL 202 SDYD		\$723
Penticton Kiwanis Housing Society	224 (2)(a)	06064-024	201 - 150 Van Horne St	LT 14 PL KAS3861 DL 202 SDYD		\$733
Penticton Kiwanis Housing Society	224 (2)(a)	06064-028	209 - 150 Van Horne St	LT 18 PL KAS3861 DL 202 SDYD		\$616
Penticton Kiwanis Housing Society	224 (2)(a)	06064-029	211 - 150 Van Horne St	LT 19 PL KAS3861 DL 202 SDYD		\$616
Penticton Kiwanis Housing Society	224 (2)(a)	06064-030	213 - 150 Van Horne St	LT 20 PL KAS3861 DL 202 SDYD		\$616
Penticton Kiwanis Housing Society	224 (2)(a)	06064-031	215 - 150 Van Horne St	LT 21 PL KAS3861 DL 202 SDYD		\$740
Penticton Kiwanis Housing Society	224 (2)(a)	06064-032	214 - 150 Van Horne St	LT 22 PL KAS3861 DL 202 SDYD		\$730
Penticton Kiwanis Housing Society	224 (2)(a)	06064-033	212 - 150 Van Horne St	LT 23 PL KAS3861 DL 202 SDYD		\$617
Penticton Kiwanis Housing Society	224 (2)(a)	06064-034	210 - 150 Van Horne St	LT 24 PL KAS3861 DL 202 SDYD		\$616
Penticton Kiwanis Housing Society	224 (2)(a)	06064-037	204 - 150 Van Horne St	LT 27 PL KAS3861 DL 202 SDYD		\$613
Penticton Kiwanis Housing Society	224 (2)(a)	06064-038	202 - 150 Van Horne St	LT 28 PL KAS3861 DL 202 SDYD		\$730
Penticton Kiwanis Housing Society	224 (2)(a)	06064-039	301 - 150 Van Horne St	LT 29 PL KAS3861 DL 202 SDYD		\$743
Penticton Kiwanis Housing Society	224 (2)(a)	06064-046	315 - 150 Van Horne St	LT 36 PL KAS3861 DL 202 SDYD		\$750
Penticton Kiwanis Housing Society	224 (2)(a)	06064-047	314 - 150 Van Horne St	LT 37 PL KAS3861 DL 202 SDYD		\$740
Penticton Kiwanis Housing Society	224 (2)(a)	06064-048	312 - 150 Van Horne St	LT 38 PL KAS3861 DL 202 SDYD		\$628
Penticton Kiwanis Housing Society	224 (2)(a)	06064-049	310 - 150 Van Horne St	LT 39 PL KAS3861 DL 202 SDYD		\$624
Penticton Kiwanis Housing Society	224 (2)(a)	06064-050	308 - 150 Van Horne St	LT 40 PL KAS3861 DL 202 SDYD		\$728
Penticton Kiwanis Housing Society	224 (2)(a)	06064-052	304 - 150 Van Horne St	LT 42 PL KAS3861 DL 202 SDYD		\$620
Penticton Kiwanis Housing Society	224 (2)(a)	06064-053	302 - 150 Van Horne St	LT 43 PL KAS3861 DL 202 SDYD		\$740
Penticton Kiwanis Housing Society	224 (2)(a)	06064-054	401 - 150 Van Horne St	LT 44 PL KAS3861 DL 202 SDYD		\$753
Penticton Kiwanis Housing Society	224 (2)(a)	06064-060	413 - 150 Van Horne St	LT 50 PL KAS3861 DL 202 SDYD		\$632
Penticton Kiwanis Housing Society	224 (2)(a)	06064-061	415 - 150 Van Horne St	LT 51 PL KAS3861 DL 202 SDYD		\$760
Penticton Kiwanis Housing Society	224 (2)(a)	06064-062	414 - 150 Van Horne St	LT 52 PL KAS3861 DL 202 SDYD		\$753
Penticton Kiwanis Housing Society	224 (2)(a)	06064-063	412 - 150 Van Horne St	LT 53 PL KAS3861 DL 202 SDYD		\$636
Penticton Kiwanis Housing Society	224 (2)(a)	06064-064	410 - 150 Van Horne St	LT 54 PL KAS3861 DL 202 SDYD		\$632
Penticton Kiwanis Housing Society	224 (2)(a)	06064-065	408 - 150 Van Horne St	LT 55 PL KAS3861 DL 202 SDYD		\$738
Penticton Kiwanis Housing Society	224 (2)(a)	06064-066	406 - 150 Van Horne St	LT 56 PL KAS3861 DL 202 SDYD		\$628
Penticton Kiwanis Housing Society	224 (2)(a)	06064-067	404 - 150 Van Horne St	LT 57 PL KAS3861 DL 202 SDYD		\$628
Penticton Kiwanis Housing Society	224 (2)(a)	06064-068	402 - 150 Van Horne St	LT 58 PL KAS3861 DL 202 SDYD		\$753
Penticton Kiwanis Housing Society	224 (2)(a)	05117-100	360 Brunswick St	LT A PL KAP61351 DL 4 SDYD		\$13,849
Penticton Kiwanis Housing Society	224 (2)(a)	05117-200	390 Brunswick St	LT B PL KAP61351 DL 4 SDYD		\$4,655
Penticton Lawn Bowling Club	224 (2)(i)	05104-010	260 Brunswick St	LT A PL KAP65989 DL 4 SDYD		\$6,750
Penticton Masonic Building Association	224 (2)(a)	05289-010	416 Westminster Ave W	LT A PL EPP21235 DL 4 SDYD GRP 7		\$4,252
Penticton New Beginnings Christian Fellowship	224 (2)(g)	01619-000	101 - 96 Edmonton Ave	LT 1 PL KAP14625 DL 250 SDYD		\$19,782
Penticton Recovery Resource Society	224 (2)(a)	01679-000	101 Edna Ave	LT 9 PL KAP910 DL 250 SDYD		\$3,613
Penticton Recovery Resource Society *	224 (2)(a)	00634-000	633 Winnipeg St	LT 6 PL KAP804 DL 202 SDYD	Qualified for Class 03-Supportive Housing in 2022	\$0

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Organization Name	Community Charter	Folio Number	Civic Address	Legal Description	Additional Comments	Sum of Municipal Tax
Penticton Safety Village Society	224 (2)(a)	01603-030	490 Edmonton Ave	LT 4 PL KAP1410 DL 249 250 SDYD LSLCNCNMBR 4320.70 & LT 5 PL KAP1410 DL 249 250 SDYD LSLCNCNMBR 4320.70		\$7,209
Penticton Seniors' Drop-In Centre Society	224 (2)(a)	02233-000	2905 South Main St	LT 118 PL KAP333 DL 116 SDYD EXCPTPLN B5593 20532 KAP45357		\$29,823
Penticton Sikh Temple and Indian Cultural Society	224 (2)(f)	03096-010	3290 South Main St	PCL A PL KAP5331 DL 251 SDYD	Class 1 Residential portion not eligible for exemptions & 5% of taxable Class 8 portion not eligible for exemption as not usable in relation to worship or charitable works	\$12,010
Penticton Tennis Club	224 (2)(i)	05902-025	675 Marina Way	DL 3965S SDYD		\$5,738
Penticton Vineyard Community Church	224 (2)(g)	01540-050	102 - 1825 Main St	LT 1 PL KAP32190 DL 115 SDYD	Class 8 portion only	\$12,244
Penticton Yacht Club	224 (2)(a)	03909-001	3895 Lakeside Rd	SDYD LSLCNCNMBR 342689 LNDBRNCHFLNMBR 3403233		\$3,099
Penticton Yacht Club	224 (2)(a)	03909-000	124 South Beach Dr	LT A PL KAP9936 DL 189 SDYD LSLCNCNMBR 4380.20	Apportioned based on area used for commercial tenants; 16% of land/improvements eligible for exemption	\$1,057
Penticton Yacht Club	224 (2)(a)	05905-000	293 Marina Way	BLK A DL 4197 SDYD LSLCNCNMBR 336979 LNDBRNCHFLNMBR 0079098	Apportioned based on area used for liquor sales and commercial tenants; 93% of land/improvements eligible for exemption	\$11,499
Regional District of Okanagan-Similkameen	224 (2)(b)	04641-010	176 Main Street	LT 1 PL KAP82201 DL 202 SDYD	10.7% of Class 6 land and improvements	\$6,862
Regional District of Okanagan-Similkameen	224 (2)(b)	04752-050	153 Estabrook Ave	LT A PL KAP39292 DL 4 202 SDYD	17.7% of Class 6 land and improvements	\$2,957
Royal Canadian Legion Branch 40	224 (2)(a)	05275-000	257 Brunswick St	LT 20 PL KAP877 DL4 SDYD & LT 21 PL KAP877 DL 4 SDYD GRP 7	Class 8 portion only	\$942
S.S. Sicamous Restoration Society	224 (2)(a)	08729-000	1099 Lakeshore Dr W	LT 46 PL KAP764 SDYD		\$11,665
Seventh-day Adventist Church (British Columbia Conference)	224 (2)(f)	02167-000	290 Warren Ave W	LT 2 PL KAP26161 DL 115 198 SDYD		\$6,159
South Okanagan Similkameen Brain Injury Society	224 (2)(a)	00721-000	742 Argyle St	LT 8 PL KAP783 DL 4 202 SDYD		\$3,350
South Okanagan Similkameen Brain Injury Society	224 (2)(a)	00739-000	332 Eckhardt Ave W	LT 4 PL KAP2757 DL 202 SDYD		\$3,757
South Okanagan Similkameen Metis Association	224 (2)(a)	04846-000	101 - 352 Winnipeg St	LT A PL KAP49367 DL 4 SDYD GRP 7	Apportioned based on area used for commercial tenants - 12% of land/improvements used for charitable purposes (Unit 101)	\$1,437
South Okanagan Women in Need Society *	224 (2)(a)	NOT DISCLOSED	Hughes House	LOCATION NOT DISCLOSED	Qualified for Class 03-Supportive Housing in 2022	\$0
South Okanagan Women in Need Society *	224 (2)(a)	NOT DISCLOSED	Tamarack	LOCATION NOT DISCLOSED	Qualified for Class 03-Supportive Housing in 2022	\$0
South Okanagan Women in Need Society	224 (2)(a)	05838-010	101 - 1027 Westminster Ave W	LT 1 PL KAS1711 DL 366 SDYD		\$682
South Okanagan Women in Need Society	224 (2)(a)	05838-020	102 - 1027 Westminster Ave W	LT 2 PL KAS1711 DL 366 SDYD		\$1,398
St. Andrew's Presbyterian Church	224 (2)(a)	04857-000	397 Martin St	LT 20 BLK A PL KAP373 DL 4 SDYD & LT 21 BLK A PL KAP373 DL 4 SDYD		\$2,040
St. Ann's Parish	224 (2)(f)	01805-000	1296 Main St	LT 3 PL KAP24489 DL 250 SDYD	Class 8 portion only	\$8,981
St. Ann's Parish (Penticton Recovery Resource Society)	224 (2)(a)	05311-000	397 Wade Ave W	LT 7 PL KAP810 DL 4 SDYD GRP 7 & LT 8 PL KAP810 DL 4 SDYD GRP 7		\$1,981

Properties listed with \$0 Municipal Tax and are Class 3 are not taxable. These applications are made by the Organizations in the event their classification changes

Organization Name	Community Charter	Folio Number	Civic Address	Legal Description	Additional Comments	Sum of Municipal Tax
St. Ann's Parish (St. John Vianney)	224 (2)(f)	05310-000	361 Wade Ave W	LT 1 PL KAP810 DL 4 SDYD GRP 7 & LT 2 PL KAP810 DL 4 SDYD GRP 7 & LT 3 PL KAP810 DL 4 SDYD GRP 7 & LT 4 PL KAP810 DL 4 SDYD GRP 7 & LT 5 PL KAP810 DL 4 SDYD GRP 7 & LT 6 PL KAP810 DL 4 SDYD GRP 7	Class 8 portion only	\$3,717
St. Saviour's Anglican Church	224 (2)(f)	00059-000	150 Orchard Ave	LT 7 BLK 17 PL KAP269 DL 4 SDYD GRP 7		\$6,055
The British Columbia Society for the Prevention of Cruelty to Animals	224 (2)(a)	07658-050	2200 Dartmouth Dr	LT 1 PL KAP73659 DL 3821S SDYD		\$18,742
The Care Closet	224 (2)(a)	06572-000	574 Main St	LT 10 BLK 19 PL KAP269 DL 202 SDYD		\$3,305
The Church of Jesus Christ of Latter-day Saints in Canada	224 (2)(f)	03085-030	2946 South Main St	LT 3 PL KAP1478 DL 251 SDYD EXCPTPLN KAP45205 & LT 4 PL KAP1478 DL 251 SDYD EXCPTPLN KAP45205 & LT 5 PL KAP1478 DL 251 SDYD EXCPTPLN KAP45205		\$7,952
The Penticton Church of the Nazarene	224 (2)(a)	00238-010	523 Jermyn Ave	LT 1 PL KAP6797 DL 202 SDYD	Class 8 portion only	\$4,385
The Penticton Horseshoe Pitchers Club	224 (2)(i)	02233-005	2905 South Main St	LT 118 PL KAP333 DL 116 SDYD LSLCNCNMBR 4320.70		\$3,352
The Salvation Army Penticton	224 (2)(a)	02189-010	2399 South Main St	LT 1 PL KAP23543 DL 116 SDYD		\$16,149
The Salvation Army Penticton	224 (2)(a)	02193-020	2469 South Main St	LT A PL KAP43842 DL 116 SDYD		\$5,427
The Salvation Army Penticton	224 (2)(a)	06300-355	318 Ellis St	LT A PL KAP45852 DL 202 SDYD		\$5,576
The Winepress Brethren Church	224 (2)(g)	01737-000	74 Penticton Ave	LT 1 PL KAP9219 DL 250 SDYD		\$2,386
YMCA of Southern Interior BC Association	224 (2)(a)	05628-012	630 Birch Ave	LT A PL KAP91728 DL 2 SDYD GRP 7		\$2,927
Total Permissive Tax Exemptions			191 Properties			\$811,626

Properties listed with \$0 Municipal Tax and are Class 3 are not taxable. These applications are made by the Organizations in the event their classification changes

Attachment B – New Applications for the 2025 Tax Year

Penticton and District Society for Community Living – 680 Wade Avenue

The estimated value of 2025 municipal taxes exempted for this property would be \$7,066.

The Penticton and District Society for Community Living provides low-income rental accommodation at equal to or lower than average rental rates. The Society supports youth, adults, seniors, low-income families, those with disabilities, and adults with physical, intellectual, mental health and addiction issues. The Society provides much needed social services for a wide range of needs, including housing, employment, personal support, and assisted living.

PDSCL operates several social enterprises, such as the woodshop, bike shop, yard maintenance crew, and street cleaning crew. PDSCL also receives charitable donations from individuals and organizations to help finance these services, and the Society applies for grants when applicable to specific programs and services. Contracted services include Interior Health, Community Living, Ministry of Community and Family Development, and BC Housing to help contribute to overhead costs.

Services are fully accessible to the public and there is no requirement to be a member of the organization to access the programs and services offered. Services are provided and funded under contracts with various government agencies, and PDSCL is governed by a volunteer Board of Directors. Penticton residents access these social services to maintain their ability to live in the community, support their daily living, for employment, housing, and recreation and social activities.

Penticton Indian Band – 296 Huth Avenue

The estimated value of 2025 municipal taxes exempted for this property would be \$19.

The property has been set aside as a culturally protected property in the name of Penticton Indian Band as it is identified as culturally and archeologically significant for the Band. There are no buildings or facilities on the property, and there are no services or activities offered at this location. The property is undeveloped land in Penticton held by the Penticton Indian Band as a local authority for cultural heritage protection.

South Okanagan Similkameen Metis Association – 101 – 352 Winnipeg Street

A portion of this property is eligible for permissive tax exemption under the Community Charter. The estimated value of the 2025 municipal taxes exempted for this property is \$1,437.

The South Okanagan Similkameen Metis Association provides services to the Metis community in the region, with a focus on cultural preservation, tailored support for Metis peoples, community connection, advocacy and representation, and bridging service gaps.

The property provides a dedicated cultural center for the Metis community by giving a space for meetings, educational programs and workshops for traditional crafts, language classes, and other cultural gatherings and events. The office space will be open from 9am to 4pm on weekdays and weekends for events. The facility is accessible and welcoming to all community members. The South Okanagan Similkameen Metis Association

offers services that address the long-standing needs in the Metis community within this region with a majority of these citizens residing in Penticton. These services are funded through grants received from a variety of sources throughout the year.

The South Okanagan Similkameen Metis Association is comprised of dedicated volunteers who coordinate scheduled events and programs. Approximately 60 volunteers help to serve the 800 or so members who benefit from the Association. Their local engagement strategies include targeted programming and community outreach.



Council Policy



Approval date: May 19, 2020

Resolution No.: 141/2020

Subject: **Permissive Tax Exemption Policy**

1.0 Goal

The goal is to provide clarity, consistency and certainty to the municipality, the public and the prospective applicants in the requirements and evaluations of applications for exemption from property taxes pursuant to Section 224 of the *Community Charter*.

2.0 Background and Scope

Section 224 of the *Community Charter* provides for permissive tax exemptions for properties used by a variety of non-profit organizations or properties that Council considers are used for a purpose directly related to the purposes of the organization. It also provides for permissive exemptions for some properties which are additional to statutory exemptions under Section 220, such as church halls or ancillary land surrounding places for public worship or privately run schools.

Exemptions provided for in Section 224 are established by Council bylaw at the absolute discretion of Council. There is no obligation to give the exemption or to continue it in future years.

Exemptions cannot be granted if the organization does not qualify under the *Community Charter*.

The intent of this policy and associated evaluation categories and guidelines is to identify the services and organizations which are the most complementary extensions of municipal services, and for which the burden resulting from the exemption is a justifiable expense to the taxpayers of Penticton. Support will be directed towards services the City would consider providing given adequate resources.

3.0 Policy

- 3.1** Applications for permissive tax exemption will only be accepted during the annual advertised application period and using the prescribed application method and form in order to ensure reasonable consideration and opportunity for all applicants.
- 3.2** The following information will be considered when determining whether to grant a permissive tax exemption:
 - a) The principal use of the property, including the services offered
 - b) The need for the services
 - c) The availability of the services

- d) Other funding sources
 - e) The use of volunteers to deliver services
- 3.3** A permissive tax exemption may be granted when:
- a) The organization is able to demonstrate a need for its services
 - b) The organization has made an effort to obtain other funding sources for provision of services
 - c) The organization does make use of volunteers to provide services
- 3.4** Exemptions are based on the principal use of the property, not on the charitable service of the organization as a whole.
- 3.5** Exemptions can only be granted to the portion of a property that meets all the requirements of this policy. The exemption may apply to the whole or part of the taxable assessed value of land, improvements, or both.
- 3.6** Only that part of the property used for non-profit activities will be considered for exemption. Commercial activities will be excluded. For clarity, society administration is considered part of the non-profit organization's program delivery.
- 3.7** Applicants must show evidence of a clear mandate and competent administration.
- 3.8** Applicants must not be in arrears with the City in regard to any accounts for taxes, fees or charges.
- 3.9** The use of the property must be consistent with and in compliance with all applicable municipal policies, bylaws and legislation.
- 3.10** The organization must justify the need for the services and may be required to make a presentation to Council.
- 3.11** The organization must be seen to be working towards self-sufficiency by seeking funding from other sources.
- 3.12** The organization may be required to show evidence of ongoing, active volunteer involvement.
- 3.13** Services and activities should be equally available to all residents of the City, and benefit primarily residents of the City.
- 3.14** Each year, new property applications and applications with significant changes will be highlighted at the time of the annual bylaw presentation in order to demonstrate the additional benefits of services being provided for in the community. Council will have the opportunity to deny the addition of any new or changed properties whose services do not align with the current community priorities or needs.

4.0 Evaluation Categories

All applications must meet the description of at least one of the categories below, and self-declare their primary category as part of the application:

- 4.1 **Affordable Rental Housing:** housing with rents equal to, or lower than, average rates in the private market.
- 4.2 **Special Needs and Supportive Housing:** short term emergency or crisis protection for members of the community, supportive housing for people with special needs, halfway houses, transitional homes and group homes with supportive staff and programs.
- 4.3 **Health, Safety and Social Service properties:** support services and programs to assist maximizing the health, safety, and quality of life of members of the community.
- 4.4 **Arts, Cultural and Heritage facilities:** preparation and delivery of artistic, cultural or historical events, exhibits, or education to the public.
- 4.5 **Parks, Recreation and Sports facilities:** provide space and equipment for the physical and mental enjoyment of the participants.
- 4.6 **Places of Worship, Private Schools and Hospitals ancillary properties:** must be recognized by BC Assessment as operating in one of these capacities as well as be able to provide supporting documentation to that effect.

5.0 Application and Exemption Cycle

- 5.1 **Applications:** The annual application period will be during the Spring months of each year in order to apply to the following tax year. Each year in advance of the application period the dates will be advertised in the local newspaper, as well as notice made to prior year applicants if possible.
 - a) **Long Form Application:** form to be used for first time applications on a property, or if a property has had significant changes in use, applicant, or physical changes to the site since the prior year application.
 - b) **Short Form Application:** form to be used for prior year exempted properties with no significant changes in use, applicant, or physical changes to the site.
- 5.2 **Evaluations and Bylaw Preparation:** The annual evaluation period will be during the Summer months of each year for the following tax year. During the evaluation time period applicants may be contacted for additional information as needed or to appear before Council to make a presentation.
- 5.3 **Bylaw Review and Adoption:** The Permissive Tax Exemption Bylaw, or amendments to the Permissive Tax Exemption Bylaw, must be adopted and submitted to BC Assessment prior to the end of October in order to apply for the following tax year in order for the exemptions to take

effect. Proposed bylaw or bylaw amendment and the dates Council will deliberate will be advertised in accordance to the *Community Charter* Section 227.

Previous revisions

Approval Date: April 2, 2013

Council Resolution: 200/2013

Approval Date: April 2, 2019

Council Resolution: 190/2019

Certified correct:

A handwritten signature in blue ink, appearing to be 'A. Collison', is written over a horizontal line.

Angie Collison, Corporate Officer



Council Report

penticton.ca

Date: September 10, 2024 File No:
To: Anthony Haddad, City Manager
From: Angela Campbell, Director of Finance & Administration

Subject: Community Foundation of the South Okanagan Grant Administration Agreement

Staff Recommendation

THAT Council approve the Municipal Grant Operating Agreement with the Community Foundation of the South Okanagan Similkameen;

AND THAT Council authorize the Director of Finance & Administration to execute the agreement.

Strategic priority objective

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

Background

The purpose of municipal and special events grant programs is to bring about positive change in the City of Penticton, raising the quality of life for all residents.

At the Regular Council Meeting on April 3, 2023, Council passed two resolutions regarding the City's municipal grant program. Resolution 158/2023 directed staff to conduct a comprehensive review of the grant funding process to identify areas for improvement. The goal is to enhance the quality of the grant application process and ensure that it aligns with the city's goals and objectives.

Resolution 160/2023 directed staff to provide an alternative to the yearly grant application process for organizations such as the City property use applicants, where the provision of longer term funding may be desirable. This process aimed to streamline the grant application process while still meeting the City's objectives to improve the well-being and quality of life of the community and its residents through its grant program. These changes were approved via resolution 244/2023 at the June 20, 2023 Council meeting.

Subsequently on Nov 7, 2023 Council approved the Pilot Program Operating and Special Event Operating Agreements via resolution 402/2023. This resulted in 5 Municipal and 8 Special Event Grant Operating Agreements being executed for the years 2024-2025.

Current grant program policies include a policy condition that the City may at any time enter into an agreement with a qualified Community Foundation for the purpose of managing the grants program on the City's behalf for all or part of the annual budgeted grants.

The City may at any time enter into an agreement with a qualified community foundation for the purpose of managing municipal grants on its behalf. Pursuant to any such agreement, this may be done for all or part of the funds the City has budgeted for grants as part of its annual budget for any particular year.

At the August 6, 2024 Council meeting, Council passed resolution 209/2024 directing staff to draft an operating agreement with the Community Foundation of the South Okanagan Similkameen.

209/2024	<p>It was MOVED and SECONDED THAT Council direct Staff to draft a Municipal Grant Operating Agreement with the Community Foundation of the South Okanagan Similkameen; that utilizes both Council and the foundation AND THAT Staff bring back the draft agreement to an upcoming Council meeting.</p>	<p>CARRIED Councillors Konanz and Boulton, Opposed</p>
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Analysis

The Foundation will administer the grant program in accordance with the agreement including Schedules A for Operating Grants and Schedule B for Event Grants. To provide parity to the City's grant program, these schedules have been based on the City's respective grant policies and follow the same eligibility and evaluation criteria as provided for in those policies.

The annual amount of the grant program will be determined through the City's budget deliberation process with individual grants being awarded through the Foundation's grant process with payments provided directly from the Foundation to successful applicants.

A listing of all grant awards will be provided annually to the City including the names of the organizations, the amount awarded and details of the service or program being provided.

The contract has been drafted based on a 5 year term with an option to renew for an addition 5 years should both parties agree.

Financial implication

With the introduction of the operating and special event agreements, the remaining value to be allocated to grants that come through the City's intake process are estimated to be between \$250k-\$300k.

A small administration fee of 7% will be incurred at an estimated cost of \$17k (dependent upon the budgeted allocation) which will be incorporated into the overall grant budget. Efficiencies in reallocating staff time (an estimated cost of \$15k) to other critical business functions will offset this cost internally. Over the past several years the City has seen a growing need for financial analysis and event planning as we look

towards shoulder events, major infrastructure upgrades and more sophisticated funding methods. In order to meet those needs, this change would ensure the capacity exists to provide this service internally.

Budgets allocated to the grant program will be determined through annual budget deliberations by Council, ensuring funding decisions align with fiscal year priorities and goals. Council can direct staff to enter into operating or special event agreements with further organizations, which would become line items in the financial plan. These agreements could support various community initiatives and projects, reducing the amount proposed for the CFSOS. This approach allows Council flexibility in addressing immediate community needs while maintaining a structured allocation of grant funds.

Alternate Recommendations

Alternate 1:

THAT Council provide direction to Staff to amend the draft Municipal Grant Operating Agreement with the Community Foundation of the South Okanagan Similkameen;

AND THAT Staff bring back the draft agreement to an upcoming Council meeting.

Alternate 2:

THAT Council provide alternate direction to staff.

Attachment

Attachment A - Contract for the Provision of Grant Administration Services

Respectfully submitted,

Angela Campbell
Director of Finance & Administration

Concurrence

<p>Director of Community Services</p> <p><i>KJ</i></p>	<p>City Manager</p> <p><i>SPH</i></p>
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CONTRACT FOR THE PROVISION OF GRANT ADMINISTRATION SERVICES

THIS AGREEMENT made this day of BETWEEN:

THE CORPORATION OF THE CITY OF PENTICTON

171 Main Street
Penticton, BC V2A 5A9
(Hereinafter called the "City")

- and -

COMMUNITY FOUNDATION OF THE SOUTH OKANAGAN SIMILKAMEEN

390 Main Street
Penticton, BC V2A 5C3
(Hereinafter called the "Foundation")

WHEREAS the City wishes to improve the well-being of the community and its residents, through its support of arts, culture, heritage, recreation, environment, health and human services, by providing financial assistance to various non-profit community organizations through a grant program (the "City Grants Program");

AND WHEREAS the City wishes to promote the self-sufficiency of community non-profit groups and programs by encouraging those in receipt of funding, to become self- supporting;

AND WHEREAS the Community Foundation of the Okanagan Similkameen wishes to assist the City with the administration and management of the City Grants Program, in accordance with specific City policies set out in Schedules "A" and "B" hereto;

NOW THEREFORE in consideration of the mutual covenants contained herein and the provision of other good and valuable consideration by each Party herein to the other (the receipt and adequacy of which is acknowledged) the Parties have agreed as follows:

1 GRANTS ADMINISTRATION AND MANAGEMENT

- 1.0 The Foundation agrees to administer and manage the City Grants Program, in accordance with the attached policies described in Schedules "A" and "B" and in accordance with the policies, guidelines and requirements of the City as amended from time to time and communicated to the Foundation.
- 1.1 The City will allocate an annual sum through the budget deliberation process of which the amount is in the City's absolute discretion, to fund grants approved under Schedules "A" and "B" of this Agreement and which shall be administered and managed by the Foundation for the purposes of the City Grants Program.
- 1.2 The annual amount as determined through the City's budget process will be forwarded to the Foundation upon approval of the City's Financial Plan. Payment of grants shall be

performed by the Foundation in accordance with the terms of this Agreement.

2 TERM

2.0 This Agreement shall be in effect from January 1, 2025 until December 31, 2030. An option to extend the contract will be available within 6 months of the end of the agreement for up to five additional years (to December 31, 2035), provided both parties agree to the renewal.

3 ADMINISTRATION OF GRANTS

3.0 Where the Foundation has approved the eligibility and application of an applicant, in accordance with the Policies as set out in Schedule "A" and "B", payment of a grant per approved application per the term of this Agreement, shall be made by the Foundation.

4 OBLIGATIONS OF THE FOUNDATION

4.0 The Foundation shall administer and manage the City Grants Program in a diligent and professional manner, using qualified personnel.

4.1 The Foundation shall annually provide to the Director of Finance & Administration, or designate, a list of all grants that have been awarded, including the names of the non-profit community organizations who are to receive grants, the financial amount of the grant to be provided and details regarding the specific service or program that will be provided to the Penticton community by the grant recipient.

4.2 The Foundation will maintain records and prepare progress reports, satisfactory to the City, concerning the selection of eligible applicants and grants to be disbursed and such other information as the City may require.

4.3 The Foundation will, unless the City indicates otherwise, submit to the City an Annual Report with respect to the grants provided pursuant to this Agreement, within three (3) months of the completion of each fiscal year.

4.4 The Foundation shall provide the following services:

- establish a promotional campaign to inform interested parties that grants are available;
- establish deadline dates for grants referred to in Schedules "A" and "B";
- ensure that an adequate administrative system of review and counselling takes place with the groups or organizations making applications, including reviewing the groups' future plans and the management of their respective funds;
- ensure that a proper system of accountability is developed and maintained by the grant recipients receiving assistance;
- monitor the activities of programs with respect to the issue of equal access;
- ensure that the Penticton community obtains full value for any financial assistance obtained from the City Grants Program.

4.5 The Foundation shall comply with all laws and lawful orders and regulations imposed by any Municipal, Provincial and Federal authority.

5 CONSIDERATION

5.0 As compensation for the performance of its duties and obligations hereunder, the Foundation shall receive 7% of the annual grant allocation. This amount will be included in the total budgeted allocation the City provides to the Foundation. The City shall pay no further fees or expenses to the Foundation with respect to the administration and management of the City Grants Program. The City shall pay to the Foundation the above noted sum as follows:

i. Annually within 30 days of approval of the applicable Financial Plan Bylaw

5.1 Despite section 5.0, or any other term of provision of this Agreement or its Schedules, nothing in this Agreement shall require funds to be advanced to the Foundation if the City Grants Program is suspended or otherwise terminated.

6 DEFAULT

6.0 In the event that the Foundation is in breach of the performance of, or compliance with, any term, condition, or obligation on its part to be observed or performed pursuant to this Agreement, the City will provide written Notice of Default, to be remedied within 30 days of receipt of the written notice.

6.1 If the default is not remedied, or a plan satisfactory to the City to remedy such default has not been put into place, within the 30-day period of time, the City may, in addition to any remedies otherwise available, immediately terminate this Agreement.

6.2 The fact that the City refrains from exercising a remedy it is entitled to exercise under this Agreement shall not be considered to be a waiver of such right and, furthermore, partial or limited exercise of a right conferred upon the City shall not prevent the City in any way from later exercising any other right or remedy under this Agreement or other applicable law.

7 TERMINATION

7.0 Either Party may terminate this Agreement at any time, with or without cause, upon no less than sixty (60) days' written notice to either party. Should the termination occur after funding has been allocated but not committed to grant recipients, the funding will be returned to the City within 30 days of the termination of the agreement. Should the termination occur after funding allocation has been committed, the funds will be expended as per the agreement.

8 ASSIGNMENT

8.0 This Agreement shall jointly and severally enure to the benefit of and be binding upon

the Foundation hereto, its heirs, executors, administrators, successors and permitted assigns.

- 8.1 The Foundation shall not assign this Agreement or any part thereof without the prior written consent of the City, which consent may be unreasonably withheld, and any assignment made without that permission is void and of no effect.
- 8.2 The Agreement shall enure to the benefit of and be binding upon the City, its successors and assigns.

9 NOTICES

9.0 Any notice given under this Agreement by one Party to the other Party herein may be served personally or by sending the same by prepaid ordinary mail and addressed to:

- in the case of the Foundation:
Community Foundation of the
South Okanagan
 - 390 Main Street Penticton, BC V2A 5C3
- In the case of the City of
Penticton: Director of Finance &
Administration
 - 171 Main St, Penticton, BC V2A 5A9

or to such other address as either Party may from time to time designate by written notice to the other Party. Any notice given under this Agreement shall be deemed to have been served in the case of personal service on the day which it was served personally and in the case of service of mail, on the second day next following the day on which it was posted.

10 AMENDMENTS

- 10.0 This Agreement may be amended by the mutual consent of the Parties. To be valid, any amendment to this Agreement shall be in writing and signed by the Parties.
- 10.1 Any change to the process or method utilized and referred to in the Schedules attached hereto, (commonly referred to as the "point-share system") for determining the eligibility or need of applicants, shall not be undertaken without the consent of the Municipal Auditor.

11 SCHEDULES

- 11.0 The following Schedules are attached to this Agreement and are an integral part of this Agreement:
- i. Schedule "A" – City of Penticton Operational Grants Policy
 - ii. Schedule "B" – City of Penticton Special Events Grant Policy.
- 11.1 All the terms of the Schedules are incorporated into this Agreement, except where they

are inconsistent with this Agreement. In the event of an inconsistency, the terms of this Agreement shall prevail. This Agreement and the attached Schedules embody the entire Agreement and supersede any other understanding or agreement, collateral, oral or otherwise, existing between the Parties at the date of execution and relating to the subject matter of this Agreement.

11.2 Application forms for the grants shall be created and maintained by the Foundation.

12 CONFLICT OF INTEREST

12.0 The Foundation shall not, during the term of this Agreement, perform a service for or provide advice to any person, firm or corporation where the performance of the service or provision of advice may give rise to a conflict of interest; or perceived conflict of interest by the City;

13 ACCESS TO INFORMATION

13.0 This Agreement and all Schedules and attachments hereto, as well as any information collected by the City or the Foundation pursuant to this Agreement is subject to the rights and safeguards provided for in the Freedom of Information and Protection of Privacy Act (British Columbia) as amended.

14 ENTIRE AGREEMENT

14.0 This Agreement constitutes the entire agreement between the parties with respect to the Services and supersedes all earlier understandings, communications, representations and agreements, whether oral or in writing. No modification of this Agreement will have any effect unless the modification is in writing and signed by the Parties.

15 ENUREMENT

15.0 This contract will be binding upon and will enure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors and permitted assigns.

16 GOVERNING LAW

16.0 This contract will be governed by and construed in accordance with the laws of British Columbia and of Canada. The Parties consent to the jurisdiction of the courts of the Province of British Columbia.

17 INDEMNIFICATION

17.0 The Foundation shall at all times indemnify and save harmless the City and its officers, elected officials, employees, agents, and contractors from and against all claims and demands, losses, costs, damages, actions, suits, fees, or other proceedings by whomsoever made, brought or prosecuted, to the extent based upon, occasioned by or attributable to the negligent execution of the Services under this Agreement, or any other negligent or legally wrongful action or omission of the Foundation. The Foundation's obligations hereunder shall not extend to claims, losses, damages and costs resulting from the negligence of the City or any officer, elected official, employee,

agent or contractor of the City.

18 INSURANCE

- 18.0 At all times during this Agreement, the Foundation must provide and maintain at its expense any insurance it is required to provide by law, or that is reasonably necessary to insure against any risks it may assume as a result of entering into this Agreement, including coverage for its employees as required by the Workers Compensation Act. The Foundation must provide satisfactory proof of insurance coverage to the City upon request. Without limiting the foregoing, the Foundation must provide and maintain at its expense the following insurance coverages:
- i. Commercial General Liability insurance, subject to limits of not less than \$3,000,000 inclusive per occurrence; and**
 - ii. Insurance policies shall preclude subrogation against any insured party and shall name The Corporation of the City of Penticton as an additional named insured.**
- 18.1 The Foundation will ensure that the required insurance is provided by a company duly registered and authorized to conduct insurance business in the Province of British Columbia.
- 18.2 The Foundation must provide to the City, prior to the commencement of the Services and from time to time upon request of the City, a "Certificate of Insurance" or other evidence that satisfies the City that the required insurance has been acquired and is in force.
- 18.3 The Foundation is responsible for any deductible amounts under the policies.
- 18.4 Neither the providing of insurance by the Foundation in accordance with this Agreement, nor the insolvency, bankruptcy or the failure of any insurance company to pay any claim accruing will be held to relieve the Foundation from any other provisions of the Contract Documents with respect to liability of the Foundation or otherwise.
- 18.5 The Foundation's Commercial General Liability insurance coverage will be primary insurance as respects the City. Any insurance or self-insurance maintained by or on behalf of the City or its officers, officials, employees, or agents will be excess of the Foundation's insurance and will not contribute with it.
- 18.6 All insurance policies under this Agreement shall provide that the insurer and/or the Foundation shall give the City thirty (30) days written notice of any cancellation, refusal to renew, reduction or material change in coverage. The Foundation will give notice to the City of any claim made against it which may have the effect of reducing the coverage available to satisfy a claim arising from the provision of the Services. This notice shall be provided at the time the Foundation has advised its insurer of a claim such that the amount of the reserve reduces the amount of available coverage to meet a later claim.
- 18.7 City May Insure. If the Foundation fails to insure as required in this Agreement, the City may effect insurance in the name and at the expense of the Foundation, and the Foundation shall promptly repay the City all costs incurred by the City in doing so. For clarity, the City has no obligation to effect such insurance.

19 RESOLUTION OF DISPUTES

- 19.0 This Agreement shall be governed by the laws of the Province of British Columbia

19.1 All matters in dispute under this Agreement which are not first resolved between the parties acting reasonably may, with the concurrence of both the City and the Foundation, be submitted to arbitration pursuant to the Arbitration Act (British Columbia) to a single arbitrator appointed jointly by them

20 VALIDITY OF PROVISIONS

20.0 If any provision in this contract is found to be invalid or unenforceable, that provision shall be severed from the contract and the remainder of the contract shall remain in full force and effect.

21 WAIVER

21.0 Failure to enforce a provision of this contract is not a waiver of that provision nor does it affect any right a party may have to enforce the provision or to consider the failure a breach of this contract. A waiver must be express and in writing before it has legal effect.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement, as of the date first above written.

SIGNED AND DELIVERED

**THE CORPORATION OF THE
OF PENTICTON**

Per:

Director of Finance & Administration

**COMMUNITY FOUNDATION OF CITY
THE SOUTH OKANAGAN**

Per:

Chief Executive Officer



SCHEDULE A : City of Penticton Operating Grants Policy

Eligibility Criteria

To be eligible for municipal grants from the City of Penticton, organizations must clearly demonstrate meeting the following criteria:

- Not-for-Profit Status (in good standing)
- Community Based
- Accessible to All Residents
- Additional Funding Sources Sought
- No Duplication of Existing Programs/Projects (without proof of excess demand)
- Financial need (as evidenced through budgeted surplus/deficit)
- Do not have an existing operating agreement with the City

Consideration will be given towards the nature of the service being provided to the community and the responsibility for funding the service.

Categories

It is recognized that community organizations contribute significant value to the City. Given the wide variety of organizations and their missions, it is inappropriate to assess value using a "one-size-fits-all" approach. The City asks organizations applying for municipal grants to self-identify in one of the following categories:

- Arts, Culture & Heritage
- Health, Safety & Social Services
- Parks, Recreation & Sport

Consideration for grants will be given to organizations that enhance community services.

Applications for Special Events will be considered using Schedule B Special Events Grants.

Evaluation Criteria

Organizations requesting assistance will be evaluated by the following outcomes:

Community Value:

- Number of Participants/Residents and Volunteers
- Number of Partners (letters of support, list of donations)
- Number of Sponsors (total budget/total grant request)

- Demonstrated Need for This Service Within the Community

City Value:

- Alignment with City Priorities
- Past Performance
 - City Recognition
 - Report Submission

Assistance (Lease/License, Maintenance, Rent, Tax) from City and/or to Partners

Category Value (Based on Organization-Identified Outcomes):

- Arts, Culture & Heritage
- Health, Safety & Social Services
- Parks, Recreation & Sport

The Foundation may use additional criteria or other considerations during the evaluation process. The Foundation reserves the right to award or decline municipal grants at its discretion.

Further Considerations

By submitting an application through the grant process, applicants are agreeing to the following conditions:

- 1) Certification that, to the best of the applicant's knowledge, the information provided in this application is accurate and complete and endorsed by the organization they represent.
- 2) Under paragraph 25(1) of the *Community Charter* assistance may not be granted by the City to an industrial, commercial or business undertaking except under a partnering agreement.
- 3) The receipt of leases, licences to use, maintenance, permissive tax exemptions received from the City must be disclosed in the application under other financial assistance.
- 4) In the event that grant funds are not used for the project/program indicated in the application the organization hereby acknowledges that:
 - i) If all or part of the funds remains unspent, the funds must be returned to the Foundation or, with the Foundation's approval, remaining funds may be spent for an alternate purpose that meets the overall requirements of the grant program.
- 5) In the event the organization makes changes to the program/project indicated on the application for which the grant has been provided, written notification must be forwarded prior to the change to the Foundation. The organization must receive approval of the change from the Foundation before proceeding with the change.
- 6) The organization must make, and continue to make, attempts to secure funding from other sources as indicated in the application.
- 7) The organization will keep financial records which meet generally accepted standards of good business practice. For the purpose of this policy, the determination of those standards will be wholly at the discretion of the Foundation. The organization's financial records must be made available as may be requested from time to time. If, upon examination of the financial records, they are deemed inadequate the Foundation may at its discretion:
 - i) Direct remedial action with respect to the financial record keeping;
 - ii) Deem the grant to be void and demand the funds be returned immediately to the Foundation.
- 8)
 - i) Grant recipients must acknowledge funding support from the City of Penticton in all communications materials, media coverage, and verbal promotion pertaining to the program/project being supported by the grant.
 - ii) Grant recipients agree that all related communications materials, including signs, websites, posters, etc. will contain a visible and current City of Penticton logo. Current logo files are available through the Communications & Engagement Department and must be used in accordance with the City's Visual Identity Standards manual. The City of Penticton logo should only be used in reference to the program/project supported by grant funding.
 - iii) Grant recipients are encouraged to tag the City of Penticton in social media posts (Facebook, Instagram, Twitter) in recognition of grant support.

- iv) For all promotion, communications and acknowledgement of the City, the primary contact with the City is the Communications & Engagement Department.
- 9) Notwithstanding the previous section, the program/project may not be represented as program/project hosted by the City of Penticton, nor may the organization hold itself out as an agent of the City of Penticton in any way.
- 10) The City of Penticton reserves the right to use any information related to the organization and the grant assistance to the organization in its promotions and advertising. The use of any such information will be at the discretion of the City and may be done so upon notification to the organization by the City.
- 11) All grants are subject to all requirements specified in this Schedule and are also subject to the following additional guidelines:
 - i) Consideration may be given to requests submitted by a non-Penticton community organization if its membership includes Penticton residents;
 - ii) No consideration shall be given to requests to waive or reduce a development cost charge.
 - iii) Requests for grants for subsequent years property taxes will be referred to the City's Permissive Tax Exemption process

SCHEDULE B: City of Penticton Special Events Grants Policy

Eligibility Criteria

To be eligible for special event grants from the City of Penticton, organizations must clearly demonstrate meeting the following criteria:

- The organization must be a registered non-profit society in good standing.
- Preference will be given to events that take place (in whole or in part) at City venues and facilities.
- Events should celebrate Penticton and reflect the vision of a vibrant, innovative, healthy waterfront city
- The proposed event(s) should be diverse, inclusive and create opportunities for community engagement.
- Additional funding sources must be identified.
- Host organizations that are forecasting a surplus from their event must explain the intended use of any surplus funds in the application.
- Do not have an existing special events agreement with the City

Events and expenses that are ineligible for funding include:

- Professional events hosted by for-profit organizations (commercial, business and private).
- Public institutions including schools, churches, hospital/medical facilities, all levels of government and all affiliated bodies.
- Events designed solely or primarily as fundraisers for other organizations (including charities).
- Grants cannot be used for the internal operations of a non-profit organization (i.e. salaries, rent, office expenses), capital costs (i.e. equipment, facility or software purchases) not necessitated by the proposed event or for direct charitable donations for other organizations.
- Funding for recreational activities, league games and regional/local tournaments are not eligible for funding.
- Retroactive events, expenses or accumulated deficits.

Eligible Expenses:

- Grants may be used for expenses related to hosting the event including (but not limited to): facility/venue rentals, marketing and communications, transportation and accommodations, officials and/or adjudicators, entertainment fees and equipment rentals.

Non-profit community organizations seeking operating grants for the provision of programs and services (not including special events) will be considered using Schedule A Operating Grants.

Evaluation

Special events contribute significant value to the City and enhance the quality of life for the residents of Penticton by enhancing the vitality and vibrancy of the community.

Organizations requesting assistance will be evaluated by the following criteria categories:

- Economic Value
 - o Marketing Reach (targeted reach of marketing efforts, brand affiliation or reputational benefit)
 - o Audience (number of out-of-town visitors, including participants and/or spectators, expected)
- Community Value
 - o Identified Need (i.e. demographic, time of year, unique event, etc.)
 - o Number of local participants, spectators and volunteers
 - o Community engagement strategies (i.e. marketing, diverse outreach, etc.)
- Event Strategy
 - o Reflects City's Vision and/or Sport and Event Tourism Strategy
 - o Event Calendar (appropriate timing, venue, and type of event – avoids duplication)
- Event Sustainability
 - o Environmental, volunteer, and legacy plans
 - o Local partnerships and community support
 - o Plan for growth and/or financial independence
- Financial Need
 - o Value of organization's contribution toward the event
 - o Value of partnerships/sponsorships and alternate funding sources
 - o Value of in-kind and/or cash services requested as percentage of total event cost
 - o Evidence of financial need or explanation of any projected surplus

The Foundation may use additional criteria or other considerations during the evaluation process.

Funding Requirements

- Funding is contingent upon:
 - o Organization remains in good standing
 - o If the event is cancelled or modified, any unused funds shall be returned to the Foundation
- Marketing requirements:
 - o City of Penticton logo on all promotional material (logo suite available upon request)
 - o Social Media and website recognition for the City of Penticton
 - o Verbal recognition at event and all promotional events
 - o Pre- and Post-Event mail-out to all participants with City promotional information
 - o Prominent display of City banner, tent, or promotional signage during the event (provided by City upon request)

Further Considerations

By submitting an application through the grant process, applicants are agreeing to the following conditions:

- 1) Certification that, to the best of the applicant's knowledge, the information provided in this application is accurate and complete and endorsed by the organization he or she represents.
- 2) Under paragraph 25(1) of the *Community Charter* assistance may not be granted by the City to an industrial, commercial or business undertaking except under a partnering agreement.
- 3) The receipt of leases, licences to use, maintenance, permissive tax exemptions received from the City must be disclosed in the application under other financial assistance.
- 4) In the event that grant funds are not used for the project/program indicated in the application the organization hereby acknowledges that:
 - i) If all or part of the funds remains unspent, the funds must be returned to the Foundation or, with the Foundation's approval, remaining funds may be spent for an alternate purpose that meets the overall requirements of the grant program
- 5) In the event the organization makes changes to the event indicated on the application for which the grant has been provided, written notification must be forwarded prior to the change to the Foundation.
- 6) The organization must make, and continue to make, attempts to secure funding from other sources as indicated in the application.
- 7) The organization will keep financial records which meet generally accepted standards of good business practice. For the purpose of this policy, the determination of those standards will be wholly at the discretion of the Foundation. The organization's financial records must be made available to the Foundation as may be requested from time to time. If, upon examination of the financial records, they are deemed inadequate the Foundation may at its discretion:
 - i) Direct remedial action with respect to the financial record keeping;
 - ii) Deem the grant to be void and demand the funds be returned immediately to the Foundation.
- 8)
 - i) Grant recipients must acknowledge funding support from the City of Penticton in all communications materials, media coverage, and verbal promotion pertaining to the event being supported by the grant. Evidence of acknowledgement must be included in the reporting out form.
 - ii) Grant recipients agree that all related communications materials, including signs, websites, posters, etc. will contain a visible and current City of Penticton logo. Current logo files are available through Communications & Engagement Department and must be used in accordance with the City's Visual Identity Standards manual. The City of Penticton logo should only be used in reference to the event supported by grant funding.
 - iii) If grant funding is supporting an event, the recipient agrees to obtain a loan of the City banner, tent, or promotional signage for prominent display during the event and to recognize support from the City of Penticton through verbal acknowledgement during the event.

- iv) Grant recipients should tag the City of Penticton in website and social media posts (Facebook, Instagram, Twitter) in recognition of grant support.
 - v) For all promotion, communications and acknowledgement of the City, the primary contact with the City is the Communications & Engagement Department.
- 9) Notwithstanding the previous section, the event may not be represented as an event hosted by the City of Penticton, nor may the organization hold itself out as an agent of the City of Penticton in any way.
- 10) The City of Penticton reserves the right to use any information related to the organization and the grant assistance to the organization in its promotions and advertising. The use of any such information will be at the discretion of the City and may be done so upon notification to the organization by the City.



Council Report

penticton.ca

Date: September 10, 2024
To: Anthony Haddad, City Manager
From: Kristen Dixon, General Manager of Infrastructure
Kelsey Johnson, Director of Community Services
Subject: **Connected Community Capital Program – Phase 2**

Staff Recommendation

THAT Council direct staff to include the revised scope of projects from the Phase 2 Connected Community Capital Program in the 2025-2029 Financial Plan, for the following organizations:

- Activate Penticton Society
- Penticton & District Community Arts Council
- Penticton Lawn Bowling Club (revised project scope)
- Penticton Pickleball Club
- Penticton Safety Village Society (revised project scope)
- South Okanagan Minor Baseball Association (revised project scope)

Strategic priority objective

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

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

Background

The Government of British Columbia announced on February 10, 2023 that \$1 billion in new grants would be going to local governments to help build community infrastructure and amenities to meet the demands of unprecedented population growth. The City of Penticton was allocated \$7,177,000 of funding through this program.

On May 16, 2023, Council approved the strategy for expending the Growing Communities Funds, Resolution 207/2023:

207/2023

It was MOVED and SECONDED

THAT Council gives first, second and third reading to "Growing Communities Reserve Fund Bylaw No. 2023-17", a bylaw to establish a reserve fund for the Growing Communities Fund Grant in accordance with the *Community Charter*;

AND That Council authorize the transfer of \$7.177M of grant funds from the Growing Communities Fund Grant into the Growing Communities Reserve Fund;

AND That approximately 20% of the funds be used to fund existing projects that may require amendments due to inflation;

AND That approximately 50% of the funds be used on community projects including, but not limited to Downtown, Okanagan and Skaha Lake decorative seasonal lighting displays, Riverside Park Skate Park and Basketball Court Lighting, Urban Forestry Master Plan Projects, and the Kiwanis Pier Replacement;

AND That the remaining 30% be allocated to the North Gateway with projects to be identified as they arise or through the budget process;

AND That Council direct staff to amend the 2023-2027 Financial Plan accordingly.

CARRIED
Councillor Miller, Opposed

This motion included a reallocation of 10% of the proposed funding from the North Gateway Projects to community projects not identified in the staff report. The purpose of the reallocated funds was to set aside some of the Growing Communities Fund for projects being requested by third party organizations (such as sporting or other community groups) that require capital funding for City owned amenities on City property. Following that motion Staff provided a report to Council at the June 20th meeting on the Connected Communities Capital Program at which time Council passed the following Resolution 245/2023:

245/2023

It was MOVED and SECONDED

THAT Council approve and direct staff to implement the project program as outlined in this report dated June 20, 2023 titled "Growing Communities Fund Grant for 'Connected Community Capital Program'".

CARRIED UNANIMOUSLY

The process to apply for this program opened on October 16 and closed on November 30th. Staff then reviewed all applications to ensure they met eligibility criteria as well as how they fit among the other considerations of the program. On March 6, 2024, staff recommended to the Parks and Recreation Advisory Committee that six applications proceed to a second phase application process to further refine the projects, and Committee endorsed this recommendation to Council. With support from PRAC, Council passed the following resolution on March 19, 2024:

78/2024

It was **MOVED** and **SECONDED** THAT Council direct staff to refer the following shortlist of organizations from Phase 1 of the Connected Community Capital Program to Phase 2:

- Activate Penticton Society
- Penticton & District Community Arts Council
- Penticton Lawn Bowling Club (revised project scope)
- Penticton Pickleball Club
- Penticton Safety Village Society (revised project scope)
- South Okanagan Minor Baseball Association (revised project scope)

CARRIED UNANIMOUSLY

Staff have worked with each of the user groups to refine the applications through Phase 2, which closed on August 19, 2024, and are now recommending these revised projects be included in the 2025-2029 Financial Plan. Further details are provided below on each of the revised applications.

Financial implication

Council approved directing 10% of the Growing Communities Grant of \$7.177M towards community projects requested by third party organizations for a total of \$717k. Evaluations were reviewed with the available funding limit as a consideration.

Following Phase 1, it was anticipated that the City contributions to these projects would be roughly \$482k. Based on the revised Phase 2 applications, the total City contribution is now estimated at \$740k, slightly higher than the allocated funding for the program, however all project estimates now include appropriate contingencies and staff are recommending the minor difference be accommodated from the reserve. The total contribution by the third-party organizations is roughly \$160k.

Analysis

A summary of the projects is provided in the Table 1, including the original and revised amounts:

Organization	Project Cost	City Funding Request	% of Contribution
Activate Penticton Society	\$188,500	\$173,500	8%
Penticton & District Community Arts Council	\$84,683	\$82,683	2%
Penticton Lawn Bowling Club	\$62,192	\$36,500	41%
Penticton Pickleball Club	\$270,000	\$170,000	37%
Penticton Safety Village Society	\$137,400	\$131,400	4%
South Okanagan Minor Baseball Association	\$162,000	\$145,800	10%
Total	\$904,775	\$739,883	

Revised Application Details:

Activate Penticton Society

Activate Penticton would like to expand its offerings to the public at the outdoor rink. Their project will bring upgrades to the outdoor public skating rink to make their low barrier winter activity even more inclusive and

safe. Through Phase 2 of the application process, it was determined that the estimated costs associated with a long-term netting solution, required to support hockey as a permissible activity, and additional perimeter glass was significantly higher than originally anticipated by the applicant. These capital improvements are considered high priority items to increase safety in and around the site. Other items included within the overall project include the provision of radiant heat to a warming hut, additional rubber mats, permanent benches and receptacles, along with bike racks. The revised estimated cost is \$188,500 with the applicant contributing \$15k for a net cost of \$173,500 to the City.

Penticton & District Community Arts Council (PDCAC)

The PDCAC has applied for two improvements to increase the safety and security of the Lier House site, its tenants and visitors. The project includes upgrading the upstairs flooring, currently consisting of asbestos tiles and buckling carpet, with hard-wearing vinyl. The new floors will be installed overtop of the asbestos tiles to contain and mitigate exposure. The second component of this capital grant includes the supply and installation of an intrusion alarm and CCTV system for the security of all user groups, faculty, service users, residents, and visitors. The updated estimated cost is approximately \$84,500 with the PDCAC contributing \$2k, for a net cost of \$82,500 for the City.

Penticton Lawn Bowling Club

The applicant and staff reviewed all elements of the Phase 1 application and refined the project scope to meet funding eligibility. The Phase 2 application includes replacing the roof shingles of both the clubhouse and garage, as well as the installation of new floors in the clubhouse and the supply of a new set of lockers. Both the roof and flooring are beyond their useful life and require replacement to help maintain the integrity of the building. The club will contribute approximately \$13k cash towards the project, bringing the net cost to the City to \$36,500.

Penticton Pickleball Club

Currently there are 6 Pickleball courts at Robinson Park with an additional 2 courts under construction through the City's 2024 approved budget. The club has identified a need for at least 12 Pickleball Courts and in their Phase 1 application outlined a number of options to achieve this. Following the Phase 2 process, both staff and the organization agree that resurfacing (with a small expansion) of the Skaha Tennis Courts is the most cost-effective option to achieve this. This will result in the loss of one dedicated Tennis Court at Skaha Park (from three to two), and the creation of four dedicated pickleball courts. This minor expansion of the court area can be accomplished without damaging adjacent trees. The revised estimated cost is roughly \$270k, with a \$100k contribution from the club for a net cost to the City of \$170k.

Penticton Safety Village Society

As the Safety Village in Penticton approaches 40 years of use, it needs some restoration and new structures. In the past two years, some of the restoration of buildings has been undertaken but more is needed including a metal structure for shade, building repairs and roadwork. The ineligible components (building siding repairs) was removed from the scope through Phase 2, and additional elements have been added in to reflect broader public access to the site anticipated through the renewal of a License to Use agreement. These elements include refurbishment of the aging traffic signal infrastructure, accessibility improvements

at the entry, and additional picnic tables/bike parking for a total cost of roughly \$137k, less a \$6k contribution from the organization.

South Okanagan Minor Baseball Association

Infrastructure upgrades to three baseball diamonds in the City of Penticton were identified to increase usage and safety for youth athletes, coaches and spectators. Proposed upgrades originally included restroom upgrades at McLaren Park, moving the ball diamond at Kiwanis Park and increasing the fencing size at McNicoll Park. However, the estimated costs for this work were significantly higher than identified by the applicant and the funding available. Through Phase 2, a revised list of projects was prepared, including addition of batting cages and a new backstop at Kiwanis, the addition of batting cages and fencing adjustments at McLaren, clubhouse improvements at McNicoll Park, and other minor works including additional storage. The revised cost of this application is \$162k, with a contribution of \$16k, for a net cost to the City of roughly \$146k.

Staff are recommending the revised scope and budgets for each of the six applicants are incorporated into the City's 2025-2029 Financial Plan.

Alternate recommendations



None.

Respectfully submitted,

Kristen Dixon, P.Eng, MBA
GM of Infrastructure

Kelsey Johnson,
Director of Community Services

Concurrence

Director of Finance and Administration 	City Manager 
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Council Report

penticton.ca

Date: September 10, 2024
To: Anthony Haddad, City Manager
From: Kelsey Johnson, Director of Community Services

File No: 0810-20

Subject: Request for Proposals – Naming Rights of the South Okanagan Event Centre

Staff Recommendation

THAT Council direct staff to issue a Request for Proposal for the South Okanagan Event Centre Naming Rights.

Strategic priority objective

Vibrant & Connected: The City of Penticton will support vibrant and diverse activities creating opportunities for connection in community.

Organizational Excellence: The City of Penticton will support a culture of service excellence built on good governance, leadership and sound financial decisions.

Background

The South Okanagan Events Centre (SOEC), is the region's premier sports and entertainment venue. Owned by the City of Penticton, the state-of-the-art, 5,000 seat arena opened in 2008 and is managed by Oak View Group. Spanning over nine acres, the South Okanagan Events Centre (SOEC) is part of a larger complex that contains over 95,000 square feet of meeting space, three ice sheets, a community centre and community theatre. The venue, featuring two NHL-sized ice sheets, a full-service restaurant and luxury suites, brings world-class concerts and events to Penticton. The SOEC is home to the British Columbia Hockey Hall of Fame, the Penticton Vees Junior Hockey team of the British Columbia Hockey League (BCHL) and the prestigious Okanagan Hockey School.

In 2007, the City of Penticton entered into a Destination Casino Project Development Agreement to utilize Development Assistance Compensation (DAC) funding to facilitate the financing and completion of the SOEC project. As part of the funding agreement between the City of Penticton and Gateway Casinos, the City was not permitted to grant commercial naming rights of the SOEC prior to August 31, 2028.

The City has had a long standing partnership with Gateway Casinos dating back many years including the support of significant DAC funding that contributed towards the construction of the SOEC and the positive economic impact it has generated for our community. We also recognize the value of the more recent

development of the Gateway Casino and Match Eatery on the lands adjacent to the SOEC, providing for a high-quality entertainment destination and investment in Penticton. Our relationship, working through the development of these projects and over recent times through the pandemic recovery process, has been very positive.

Most recently, the City has undertaken a long range planning process, known as the North Gateway Plan, that has identified a number of significant opportunities for growth and development of the area, including that of the SOEC complex lands. As a result of renewed interest in the SOEC complex and surrounding areas, City staff approached Gateway Casinos to remove the limitation on seeking commercial naming rights for the SOEC.

Naming rights agreements are commonly used for naming stadiums, arenas and event centres. The agreements, typically a contract between a company and an operator or owner of a venue, provide the company with the exclusive right to name the venue by making payment to the operator or owner of the venue. These agreements can range from 5 to 20 years and are mutually beneficial arrangements where the company gains extensive brand exposure and association with the venue's audience and activities, and the facility receives significant financial support.

With that, City staff, in collaboration with Oak View Group, have developed a Facility Naming Rights Package that offers the following benefits:

Company name on:

- Exterior double-sided digital marquee signage on Hwy 97, the main arterial road through Penticton
- Prominent placement on exterior of facility, near main entrance & fronting Hwy 97
- All advertising and promotional literature including, but not limited to, media correspondence (Press Releases), newspapers, outdoor billboards, radio and television advertisements, venue and City of Penticton websites, social media and event posters
- Facility name / logo added throughout various signage within the building, including wayfinding, bathroom posters, upcoming event posters, centre ice around the Penticton Vees logo.
- Facility name / logo included on all venue staff business cards and email signatures, parking passes (VIP Lot, tenant parking passes, complex partners) and forms the letterhead for all the venue's internal and external documents, business contracts, letters of agreement, stationary, etc.
- Included on all tickets, premium client vouchers (suite level and The Vault), food and beverage vouchers
- Complex-wide parking lot signage

To initiate a fair and competitive process for securing the Facility Naming Rights Package, staff recommend issuing a Request for Proposals (RFP) with the following requirements:

Proponent Eligibility

Eligibility is open to any individual, business, and not-for-profit association in good standing.

Minimum Bid Requirements

The suggested minimum bid requirement is \$150,000 per year for a term of up to ten years to be made in equal annual installments.

Sponsorship fee for years two through ten may be subject to annual CPI adjustments.

Proposal Requirements

The proponent will address, at a minimum, the submission requirements hereinafter listed:

- Name, address and contact information of the proponent;
- Proposed name for the South Okanagan Events Centre;
- Background of the Proponent – description of the proponent’s business, copies of any Annual Reports or other documentation if available, number of years in business;
- History of any community involvement and support
- Why is this particular sponsorship opportunity of interest to the proponent, and how does it align with the proponent’s corporate values and direction;
- Financial offer;
- nsylxcən language integration – outline how the nsylxcən language will be incorporated into the naming, signage and/or branding of the venue
- Proponents are welcome to include any additional information deemed relevant for consideration.

The evaluation process for proposals will consider the following criteria:

- Meeting the eligibility criteria of the RFP;
- Value of the financial offer;
- Financial capacity of the proponent to enter into a 10-year sponsorship commitment;
- Proposed name deemed acceptable by the City of Penticton, based on the following criteria:
 - All naming recognition shall be consistent with the City’s values and objectives, and must uphold the integrity and reputation of the City;
 - A proposed opportunity for naming recognition must be appropriate to the purpose or use of the asset and to the target audience.
 - The proponent’s history and, if applicable, business activities should be appropriate to this opportunity for naming recognition.
 - The City will not approve an opportunity for naming recognition:
 - that may be inconsistent with City’s legal obligations;
 - that implies the City’s endorsement of a partisan political or ideological position or of a commercial product;
 - that involves naming an asset after an elected official who is currently in office;
 - that results in an employee of a public sector body, or an elected official, receiving any benefit or personal gain;
 - that results in naming an asset after a public sector body;
 - that conveys a message that might be deemed prejudicial to race, religion, gender or sexual orientation or other subject that the City deems inappropriate;
 - that presents demeaning or derogatory portrayals of communities or groups or, in light of generally prevailing community standards, could reasonably be expected to cause offence to a community or group;
 - that involves an individual, business or organization whose products or services include the sale of sexually explicit materials or illegal products or substances.

Proposal submissions will be evaluated by the City and the City may choose to enter into negotiations with the Top Ranked Respondent. A recommendation for award will be made to Council, and upon receiving subsequent approval by Council, the City will enter into a Facility Naming Rights Agreement with the successful proponent.

2023 Metrics & Naming Rights Valuation

The SOEC had a busy year in 2023, hosting a wide range of events that included concerts, sports events, and community gatherings. Notable events included performances by artists like Bryan Adams, TLC & Shaggy and Billy Talent, as well as other sports and entertainment events such as the Vancouver Canucks Young Stars Classic, Jeff Dunham and Freestyle Moto Cross (FMC) World Tour.

The arena continues to be a key venue in the Okanagan Valley for major events, with recent event announcements including the Vancouver Canucks Training Camp, indicating its strong position to support a broad market reach. The venue's consistent high-profile events contribute significantly to the market value of the naming rights, in addition to the following metrics:

- Traffic Exposure:
 - Highway 97 Traffic: With an average daily traffic of 23,126 vehicles, the venue's visibility is significant, offering a high level of brand exposure for any naming rights partner.
- Event and Revenue Performance:
 - Total Tickets Sold: 161,078 tickets sold reflect a solid level of engagement, indicating the venue's popularity.
 - Total Ticket Revenue: The \$3,209,969 in ticket revenue demonstrates the financial impact and economic potential of the events held at the SOEC.
- Digital Presence:
 - Cyber Club Email Database: 47,799 subscribers provide a direct marketing channel to a large, engaged audience.
 - Website Traffic: With 1,542,759 page views, the SOEC's website is a valuable digital asset for promoting the venue and its naming partner.
 - Social Media Following: Facebook (18,345 followers), Instagram (5,746 followers), and X (formerly Twitter, 3,922 followers) collectively amplify the venue's online presence and can be leveraged for brand engagement.

Given this exposure, the SOEC presents a compelling case for a strong naming rights partnership. Regional businesses or national brands with a strategic interest in the Okanagan region could see significant value in aligning with the SOEC, given its reach and the consistent audience engagement.

Based on the above factors and in consideration of existing sponsorship valuations within the SOEC Campus along with known naming rights values for similar markets, the suggested minimum bid requirement is \$150,000 per year.

Financial implication

There are no financial implications with issuing the RFP and the City will not make any payments for the preparation of a response to the RFP.

Per the current Operation and Management agreement, Oak View Group may receive up to 10% annually of the total gross value of the sale of the naming rights of the SOEC.

Costs associated with rebranding the facility are underdetermined at this time and responsibilities for these costs will be described in the final agreement, should one be issued.

Analysis

Issuing an RFP for the naming rights of the South Okanagan Events Centre represents a strategic opportunity to generate revenue and forge long-term partnerships that align with the future vision of the North Gateway area, attracting and retaining more business, events and festivals to the area. Aligned with the vision for the North Gateway Plan that calls for significant investment to the area, and with major events being hosted and announced in recent years, such as Cirque du Soleil, Ice Cube’s ‘Straight into Canada’ Tour and the Vancouver Canucks Young Stars Classic and Training Camp, there is a significant opportunity to showcase and leverage the success of the venue and the market exposure for proponents.

The City will not be bound to accept any proposal submitted. If a contract is to be awarded as a result of the RFP, it will be awarded to the proponent whose proposal, in the City’s opinion, provides the best potential value to the City and is capable in all respect to perform fully the project.

Staff recommend proceeding with the RFP as soon as possible and anticipate the Naming Rights will commence in 2025.

Alternate recommendations

THAT Council provide alternative direction to staff.

Respectfully submitted,

Kelsey Johnson
Director of Community Services

Concurrence

<p>Director of Finance & Administration</p> <p><i>AMC</i></p>	<p>City Manager</p> <p><i>SBH</i></p>
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Council Report

penticton.ca

Date: September 10, 2024 **File No:** RMS 3150-01
To: Anthony Haddad, City Manager
From: Blake Laven, Director of Development Services
Subject: **Development Cost Charge Amendment Bylaw No. 2024-30**

Staff Recommendation

THAT Council give first, second and third reading to "Development Cost Charge Amendment Bylaw No. 2024-30", a bylaw that amends the Development Cost Charge (DCC) Bylaw, by increasing DCCs by the CPI inflation rate for 2023 and amends wording to align the bylaw with the newly adopted Zoning bylaw.

Strategic priority objective

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth; focused on an inclusive, healthy, safe and desirable place to live.

Organizational Excellence: The City of Penticton will support a culture of service excellence built on good governance, leadership and sound financial decisions.

Background

Development Cost Charges (DCCs) are fees paid at the time of development intended to off-set infrastructure costs caused by development. Charges are determined based on the determined impacts of growth to various infrastructure systems (roads, sewer parks etc.) and those costs are projected over a 10 year period and then allocated on a per dwelling unit basis for residential construction and a per square foot basis for all other construction. Money collected from DCC payments are kept in reserve accounts and used for capital projects identified through the DCC program.

The province provides oversight over municipal DCC programs, requiring charges to be approved by the Inspector of Municipalities, following provincial methodology. The province does allow for inflationary increases on a yearly basis every year for a maximum of four years.

Development Charge Bylaw 2022-38, Penticton's most recent DCC bylaw was adopted in 2022. No inflationary increases have occurred since adoption of the bylaw in October of 2022. Following best practices this report recommends an inflationary increase of 3.9%, which reflects the published yearly CPI increase for BC in 2023 as per Statistics Canada.

In addition to the inflationary increases, staff are also proposing adjustments to the wording of the bylaw to align it with the City's new zoning bylaw.

Proposal

The proposed bylaw proposes to increase all DCCs fees by 3.9% and proposes several changes to the DCC categories, including references to single and two family housing zones and replacing them with small-scale multi unit housing zones.

The City has recently updated its Zoning Bylaw to meet requirements set out by the province's small scale multi unit housing (SSMUH) and transit-oriented area (TOA) initiatives as well as to incorporate recommendations from the OCP Housing Task Force. That work removed several previous zones (R1, R2, RD1, RD2, RD3 and RD4) and consolidated them under different zoning categories (R4-L and R4-S). The DCC bylaw, which references the previous zoning categories, is being updated to reflect the new zoning bylaw zoning categories.

The way DCCs are calculated is also being updated to reflect the fact that up to 4 units can now be built on lots that previously only permitted a maximum of two lots. Similar to the way DCCs were previously collected on cluster housing zoned property (RD4), for all properties zoned R4-L and R4-S, DCCs will still be collected at the time of subdivision (lot creation) at the rate as if it were a single or two family lot, but additional DCCs will be collected at the townhouse rate for each unit in addition to 2 units (unit 3 and or unit 4). This change ensures that adequate costs are recovered for the scale of the projects contemplated by the new zoning bylaw.

Financial implication

Approval of the amendments will ensure the City is collecting enough funds to effectively manage the DCC infrastructure funding program and that development is paying a fair share in infrastructure costs.

As was shared in the City's 2023 Annual Report, the DCC program saw revenues of just over \$1 million in 2023 to bring the DCC reserve accounts to \$17.5 million. The DCC program expended \$3.1 million in projects and debt financing in 2023. Projects included in the DCC program for 2024 include: the Point Intersection, various curb, gutter and sidewalk projects, work on the AAA bike network, the KVR Master Plan, upgrades to the Ridgedale Reservoir, upgrades to the Wastewater Treatment Plan and to the SOEC lift station. DCCs funds are also used towards debts on various projects funded by the DCC program.

In 2023, the City received funds through the province's Local Government Housing Initiatives program. Council has directed some of those funds towards a DCC program update to review further impacts of the new provincial land use changes (SSMUH and TOA) on the City's infrastructure (Council resolution 65/2024). The province also recently changed the types of projects that DCCs can be applied to including Fire Halls and other such structures that are required to support growth. Part of the larger review will look at our DCC program through these new allowances. The province, in 2023, introduced legislation allowing for the collecting of amenity contributions on a similar basis as DCCs. Council also gave staff direction to use the Local Government Housing Initiatives funds to look at the potential for an amenity cost charge (ACC) program for Penticton. That work is scheduled to begin this fall and into early 2025.

Communication

Given that the proposed increases only relate to inflationary changes, communication on the changes to DCCs will be minor and targeted to the building and construction industry, who will be most impacted by the increases.

Analysis

Provincial regulations allow for the increasing of Development Cost Charges on a yearly basis, based on CPI, every year for up to four years, at which time it is envisioned a larger review of the program be undertaken.

The bylaw proposed herein, proposes a 3.9% increase in DCCs to reflect the Consumer Price Index increase in 2023 for BC as per Statistics Canada. This represents the first increase in DCCs since the DCC Bylaw was adopted in 2022. The proposed bylaw also includes minor wording amendments addressing changes to the City's Zoning Bylaw.

The proposed bylaw represents good practice in regularly reviewing and amending a DCC bylaw. A larger review of the DCC program will occur later this year and into 2025 to review the potential infrastructure impacts of the newly adopted OCP and zoning bylaw and to consider the new allowance by the province (expanded DCC categories and amenity contribution programs).

Staff are recommending that Council give first, second and third reading to the bylaw. Adoption of the bylaw can be considered after approval from the Inspector of Municipalities.

Alternate recommendations

Council may not wish to raise DCC rates at a time when the development industry is struggling with bringing on projects at affordable levels. If that is the case, staff recommend that Council consider Alternative 1, which allows for the necessary DCC Bylaw amendments that address recent changes to the Zoning Bylaw without raising the rates. Staff however do not recommend this alternative. If rates do not rise keeping pace with inflation, the DCC program will be underfunded and the capital costs of growth will fall disproportionately on the city taxpayers, who will need to make up the difference in needed capital projects. It will also result in a larger DCC increase at a later date, and the feedback received through the last review favored the incremental increases as opposed to the larger increases necessitated by not incorporating inflationary increases.

As an Alternative, Council could choose to only raise the rates by 2%. Again this approach, does not keep pace with inflation and would likely lead to our DCC program not collecting adequate funds.

Alternative 1: THAT Council support amendments to the DCC Bylaw amending the bylaw to address recent changes to the City's zoning bylaw, but not increasing the DCC rates by 3.9%.

Alternative 2: THAT Council support increasing DCCs fees by only 2% and support amendments to the DCC Bylaw amending the bylaw to address recent changes to the City's zoning bylaw.

Attachments

Attachment A: Development Cost Charge Amendment Bylaw No. 2024-30

Respectfully submitted,

Blake Laven,
Director of Development Services

Director of Finance and Administration <i>AMC</i>	General Manager Infrastructure <i>RD</i>	City Manager <i>SPH</i>
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The Corporation of the City of Penticton

Bylaw No. 2024-30

A Bylaw to Amend Development Cost Charges Bylaw No. 2022-38

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

AND WHEREAS the Council of the City of Penticton wishes to amend Development Cost Charges Bylaw No. 2022-38 to reflect inflationary pricing increases and small scale multi-unit residential zones;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as “Development Cost Charges Amendment Bylaw No. 2024-30”.

2. **Amendments:**

City of Penticton Development Cost Charges Bylaw No. 2022-38 is hereby amended as follows:

2.1 Delete the definitions for “Duplex zoned lot” and “Single family zoned lot”.

2.2 Add the following to section 3. Definitions: “Small scale multi-unit residential zoned lot” is a lot according to the Zoning Bylaw that permits small scale multi-unit residential developments including single detached dwellings, secondary suites, carriage houses, duplexes, townhouses and small apartments, allowing up to four (4) units on smaller sized urban lots, including but not limited to the R4-S and R4-L zones.

2.3 Delete and replace 6. with the following: 6. Development cost charges will be imposed at the time of subdivision on each additional small scale multi-unit residential lot and bare land strata lot created.

2.4 Delete and replace 8. with the following: 8. Development cost charges will be imposed at the time of building permit issuance on the number of residential dwelling units in any building and/or mobile home, on a parcel that is not a small scale multi-unit residential zoned lot or bare land strata lot. The exemption under 561 (5) of the *Local Government Act* does not apply, and Development Cost Charges are payable on all dwelling units, including if the building permit is fewer than four (4) self-contained dwelling units.

2.5 Delete and replace 9. with the following: 9. On any small scale multi-unit residential zoned lot, each unit in addition to the first two units shall pay the townhouse rate for each additional unit.

2.6 Delete and replace Schedule “A” *City-Wide Development Cost Charges Table* with the attached Schedule “A” *City-Wide Development Cost Charges Table*.

2.7 Delete and replace Schedule “B” *Area Specific Development Cost Charges table* with the attached Schedule “B” *Area Specific Development Cost Charges table*.

2.8 Schedules “A” and “B” attached hereto form part of this bylaw.

Schedule "A"
City-Wide Development Cost Charges Table

Land Use	Unit of Charge	Transport	Water	Sanitary Sewer	Storm Drainage	Parks	Total Development Cost Charges
Small Scale Multi-Unit Residential	Per lot	\$6,776	\$6,091	\$7,215	\$0	\$4,379	\$24,461
Bare Land Strata Lot	Per lot	\$4,928	\$4,429	\$5,247	\$0	\$3,186	\$17,789
Townhouse or cluster house	Per unit	\$4,928	\$4,429	\$5,247	\$0	\$3,186	\$17,789
Apartment	Per unit	\$2,156	\$2,769	\$3,279	\$0	\$1,991	\$10,195
Apartment in C5 or C6	Per unit	\$1,380	\$1,938	\$3,279	\$0	\$1,991	\$8,587
Commercial	Per m ² floor area	\$67.64	\$12.46	\$21.32	\$0	\$13.06	\$114.48
Industrial	Per m ² floor area	\$21.16	\$12.46	\$21.08	\$0	\$0	\$54.70
Institutional	Per m ² floor area	\$86.96	\$15.22	\$18.04	\$0	\$0	\$120.22

Schedule "B"
Area Specific Development Cost Charges

Land Use	Unit of Charge	Gordon Ave Water Reservoir Sector Map "B1"	Columbia Heights Reservoir & Pump Station Sector Map "B2"
Small scale multi-unit residential	Per lot	\$1,537	\$4,033
Bare Land Strata Lot	Per lot	\$1,537	\$4,033
Townhouse or cluster house	Per unit	\$1,537	\$4,033
Apartment	Per unit	\$1,537	\$4,033
Commercial	per m ² floor area	n/a	\$34.26
Industrial	Per m ² floor area	n/a	n/a
Institutional	Per m ² floor area	n/a	n/a



Council Report

penticton.ca

Date: September 10, 2024
To: Anthony Haddad, City Manager
From: Steven Collyer, Housing and Policy Initiatives Manager
Subject: **CMHC Housing Accelerator Fund - Round 2 Initiatives**

File No: RMS\6480-20

Staff Recommendation

THAT Council endorse Penticton's proposed CMHC Housing Accelerator Fund (HAF) Housing Action Plan which includes the following seven (7) initiatives:

1. Affordable Housing Funding Program
2. Utilizing City land and acquiring new land
3. Development fee reduction policies
4. Parking reduction pilot
5. Pre-reviewed 'missing middle' plans
6. Affordable housing and transit-oriented plans
7. Accelerating neighbourhood growth

AND THAT Council authorize the City Manager to submit the application and execute the associated HAF application documents on behalf of the City.

Strategic Priority Objective

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth; focused on an inclusive, healthy, safe and desirable place to live.

Background

Housing Accelerator Fund – Round 1

In its 2022 Budget, the Federal Government announced the \$4 billion Housing Accelerator Fund (HAF) to provide incentive funding to local governments to increase the supply of new housing. In 2023, Council approved consultant support to prepare a HAF application, with guidance from the Official Community Plan Housing Task Force. Council approved the following seven HAF Round 1 initiatives on August 1, 2023:

1. Creation of an internal 'housing team'
2. Utilizing City land and new civic facilities
3. Accelerate new neighbourhood growth
4. Parking reduction pilot

5. Pre-approved 'missing middle' plans
6. Remove/revise density and height restrictions
7. Pre-zone strategic areas

The first round of HAF was significantly over-subscribed with applications from municipalities across Canada, and unfortunately the City was not successful in the first round. There was a combined funding request of \$13B for the \$4B available. The only successful city in the BC Interior was Kelowna, which received \$31.5M in HAF Round 1.

Recent Local Housing Policy Updates

Council adopted OCP Housing updates and a new Zoning Bylaw in June 2024 to implement local OCP Housing Task Force recommendations and provincial housing policy initiatives. This work carried out several proposed HAF Round 1 initiatives and put into action some HAF Round 2 best practices, for example:

- Ending exclusionary zoning by allowing up to 4 units per single-detached and duplex zoned lot as-of-right in accordance with Provincial legislation (aligns with HAF Best Practice #1);
- Eliminating parking requirements in the downtown and for carriage houses and secondary suites (aligns with HAF Best Practice #6); and
- Increasing building height limits in the OCP in the downtown (aligns with HAF Best Practice #7).

Housing Accelerator Fund – Round 2

Recognizing the significant interest in the first round of HAF, the Federal Government announced \$400M in top-up funding through its 2024 Budget to run a second round of the Housing Accelerator Fund. The intent was to provide funding to more municipalities than those approved in Round 1. Round 2 is only open to municipalities who applied but were unsuccessful in Round 1. The HAF Round 2 application window is open from July 15, 2024 to September 13, 2024.

CMHC published a pre-application reference guide for HAF Round 2 (Attachment A). This guide includes the 10 best practices from successful Round 1 applications, providing guidance to municipalities looking to re-apply for HAF Round 2. Those 10 best practices are:

1. End exclusionary zoning, provide for four units as-of-right in low density neighbourhoods and greater density and height in urban cores near transit and post-secondary institutions.
2. Leverage surplus and underused lands for housing.
3. Increase process efficiency through e-permitting, streamlined reviews and new digital tools.
4. Fast-track approvals for affordable housing and purpose-built rentals.
5. Review fees and charges including waives for affordable housing.
6. Reduce or eliminate parking requirements.
7. Eliminate restrictions (e.g., setbacks, floor area) to promote housing diversity and supply.
8. Develop or enhance affordable housing community improvement plans.
9. Introduce design guidelines and pre-reviewed building plans for accessory units and missing middle housing.
10. Implement grant and incentive programs for priority housing types.

After HAF Round 2 was announced and more details were available in summer 2024, City staff worked collaboratively with CMHC staff to understand the strengths and opportunities for improvements from

Penticton’s HAF Round 1 application. The feedback was that the City’s first round application was strong and included some direction on new/updated initiatives to meet the CMHC best practices. The City also received CMHC’s preliminary review of the City’s seven proposed Round 2 initiatives. This partnership helps support a strong application from the City in HAF Round 2.

Proposed Round 2 Initiatives

Considering the recent housing policy updates and progressive policy moves by Council to support new housing, staff are updated Housing Accelerator Fund initiatives for Round 2 to account for already completed work and to respond to the HAF Best Practices and guidance from CMHC to municipalities applying in Round 2 (Attachment A).

The proposed HAF Round 2 initiatives are:

HAF Round 2 Initiatives		Projected HAF-Incented Units (total: 310)
1	Affordable Housing Funding Program	40
2	Utilizing City land and acquiring new land	40
3	Development fee reduction policies	80
4	Parking reduction pilot	50
5	Pre-reviewed ‘missing middle’ plans	20
6	Affordable housing and transit-oriented plans	40
7	Accelerating neighbourhood growth	40

Details on each proposed initiative are outlined in Attachment B.

Staff note that the initiatives will evolve and require further decisions by Council to implement certain changes (e.g., adopting new bylaws and approving new policies). Those details will be provided to Council at future stages of HAF implementation to make informed decisions when implementing these initiatives.

Based on the list of refined HAF action plan initiatives presented above, staff estimate that 310 additional units are achievable over a three-year period above the baseline established by the recently completed Housing Needs Assessment (240 per year = 720 over three years). This projected number of HAF-incented units would make Penticton eligible for approximately \$10,089,900 in funding.

Minimum Application Requirements

HAF Funding Requirement	Staff Comments
Develop an action plan consisting of at least seven initiatives that would be enabled by HAF funding	Complete. Refer to Attachment B.
Commit to implementing 4 units as-of-right bylaws	Complete. Zoning Bylaw No. 2024-22 was adopted by Council in June 2024 which consolidated what were previously seven low-density zones into two zones allowing 4 units per lot as-of-right.
Commit to meeting a housing unit growth rate of at least 1.1% per year or 10% per year above the current rate over the next three years.	Complete. The 2023 Housing Needs Assessment projects a ‘low-growth’ scenario of 1.1% per year. Between

	<p>2016 and 2021, the City's population grew almost 1.9% per year. The City's baseline growth rate is estimated to be 240 units per year. To be eligible for the program we would need to add a minimum of 24 additional units per year. As noted below staff anticipate the program will add 310 units over the three years (~103 additional units/year).</p>
<p>Complete an updated housing needs assessment report, if one has not been completed within the last two years</p>	<p>Complete. The City's most recent Housing Needs Assessment was completed in July 2023.</p>

Funding Details

As outlined in Attachment A, HAF funding is based on the following formula based on the number of units constructed as a direct result of the HAF initiatives:

- Base funding: \$20,000 per unit
- Top-up funding:
 - \$15,000 per unit for multi-unit near rapid transit
 - *Note: Penticton's transit does not qualify as 'rapid' under the HAF definition.*
 - \$12,000 per unit for missing middle housing (i.e. duplex, multiplexes, and townhomes)
 - \$7,000 per unit for other types of multi-unit housing (i.e. apartments)
- Affordable housing bonus: \$19,000 per unit

Staff estimate being eligible for approximately \$10,089,900 based on the initiatives proposed. HAF funding may be spent on work in four categories:

- HAF project initiatives
- Affordable housing
- Housing-related infrastructure
- Community-related infrastructure that supports housing

Next Steps

The HAF Round 2 application deadline is September 13, 2024. Staff will submit the application package and include Council's resolution prior to the application deadline. HAF Round 2 funding results are anticipated from CMHC in late 2024.

If Council endorses the seven HAF Round 2 initiatives, should the funding be successful these initiatives will be incorporated into the 2025 budget through a budget amendment. Should the funding application not be successful, staff will come back to Council for direction on what initiatives are appropriate to move forward with along with respective funding options.

Financial Implications

If the City's application is successful, HAF funds would be disbursed in four annual 25% increments:

- 25% is disbursed upon signing of the funding agreement.
- 25% on the one-year anniversary of signing the funding agreement, with the City reporting on the progress made on the project initiatives.

- 25% on the two-year anniversary of signing the funding agreement, with the City reporting on the progress made on the project initiatives.
- The final 25% on the three-year anniversary of signing the funding agreement, provided that the City report on actual number of building permits issued for new housing units during the previous three-year period in line with the original HAF application package.

These disbursements maybe spent within each of the following fiscal years, but there is no requirement to spend within each year. The funds can be reserved year-over-year and spent at a future time at the City's discretion.

Analysis

The Housing Accelerator Fund provides the City a substantial grant opportunity to support the development of more homes in the community, with a focus on initiatives that support housing affordability. HAF offers an opportunity to continue momentum on implementing the Official Community Plan Housing Task Force recommendations and fund important work that will unlock the creation of more homes in the City.

The seven HAF Round 2 initiatives are either updated from the 2023 HAF application or are new initiatives meant to reflect the bold housing policy initiatives implemented by Council over the last year, provincial housing legislation requirements, and align with HAF best practices and CMHC feedback. Staff consider these seven initiatives present a progressive and achievable plan, meeting the parameters and objectives of the Housing Accelerator Fund and Council's strategic priority for creating a livable and accessible city.

If the City is not successful with the HAF Round 2 funding, these action plan initiatives will still be pursued in some capacity to support Council's goal of planning for deliberate growth, creating more housing, and advancing housing affordability. Staff are committed to making progress on these initiatives where feasible within budget and resource constraints, as was completed with certain initiatives acted on from HAF Round 1.

Staff are recommending that Council endorse the action plan and updated list of seven HAF Round 2 initiatives, which are projected to result in 310 more housing units above the City's baseline growth. Staff are also recommending that the City Manager be designated to submit the HAF application package and be authorized to execute any documents on behalf of the City required for the application and subsequent reporting.

Attachments

Attachment A – Housing Accelerator Fund Round 2 – Pre-Application Reference Material

Attachment B –HAF Round 2 Initiative Details

Respectfully submitted,

Steven Collyer
Housing and Policy Initiatives Manager

Director of Development Services <i>BL</i>	Director of Finance and Administration <i>AMC</i>	General Manager of Infrastructure <i>KD</i>	General Manager Community Services <i>KJ</i>	City Manager <i>SB</i>
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Pre-application Reference Material

HAF Round 2



To request an alternate format, please contact us at:
1-800-668-2642 700 Montreal Road,
contactcentre@cmhc.ca Ottawa, ON K1A 0P7



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1. PURPOSE OF THIS GUIDE

This reference document will help applicants to get ready to apply to the second round of the Housing Accelerator Fund (HAF2) administered by the Canada Mortgage and Housing Corporation (CMHC). It informs applicants about program requirements and information that they will need to submit as part of their application. Potential applicants are local authorities as described in section four (4).

Through the provision of incentive funding, the HAF is intended to drive transformational change within the sphere of control of the local government regarding land use planning and development approvals with the overall objective to “accelerate supply” of housing.

As part of the application process, applicants must outline the actions that they will take to increase housing supply and reflect these initiatives in an action plan.

The 2024 application form is available on the CMHC website. It is possible that certain information will be requested within the application form that is not referenced in or that differs from this document.

2. PROGRAM BUDGET

With the launch of the HAF2, \$400 million in funds may be available to local authorities (see definition in section four (4)) to incentivize the implementation of local actions that remove barriers to housing supply, accelerate the growth of supply, and support the development of communities that are aligned with several priorities as described in section three (3).

3. OBJECTIVES

The primary objectives of the program are to create more supply of housing at an accelerated pace and enhance certainty in the approvals and building process, while also supporting the following priorities:

- Supporting the development of complete communities that are walkable, consisting of appropriate residential density and a diverse mix of land uses, providing access to a wide variety of amenities and services through public and active transportation.

- Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
- Supporting the development of low-carbon and climate-resilient communities.

As a result of investments towards these objectives and priorities, HAF2 is expected to result in permits being issued for 12,000 more housing units than would have occurred without the HAF, in addition to the 100,000 additional permitted units expected from the first round of HAF funding.

4. ELIGIBLE APPLICANTS

To be eligible for the second round of HAF, applicants must have submitted an application under the first round and been declined for funding. This includes local governments within Canada, including First Nations, Métis and Inuit governments who have delegated authority over land use planning and development approvals.

In the absence of a municipal-level authority, a regional district or province or territory that has authority for land use planning and development approvals may also apply to the HAF.

5. APPLICATION STREAMS

There are two application streams, as follows:

- **Large/Urban:** A jurisdiction located anywhere in Canada with a population* equal to or greater than 10,000, excluding those within a territory or an Indigenous community.
- **Small/Rural/North/Indigenous:** A jurisdiction located anywhere in Canada with a population* less than 10,000 or within one of the territories or an Indigenous community.

*Population based on 2021 census data.

6. MINIMUM REQUIREMENTS

To be eligible for incentive funding from HAF2, the applicant must:

- Develop an action plan as part of their HAF application, including satisfying the prescribed minimum number of initiatives as outlined in section seven (7).
 - Under HAF2, all action plan initiatives should align to the 10 HAF Best Practices published on the [CMHC website](#).
 - The purpose of the action plan is to outline a housing supply growth target and the specific initiatives that the applicant will undertake to grow housing supply and speed up housing approvals.
- Commit to implementing 4 units as-of-right bylaws (for applicants from the Large/Urban stream*) as part of the action plan, or have already implemented 4 units as-of-right prior to application submission. More guidance is available on the [CMHC website](#).
- Commit to a housing supply growth target within their action plan that increases their average annual rate of growth by at least 10%. The growth rate must also exceed 1.1%**.
- Complete or update a housing needs assessment report*** and include a reoccurring scheduled review date within the report to ensure that the needs assessment is kept current.
 - The requirement to complete or update a housing needs assessment report may be waived if the applicant recently completed or updated their housing needs assessment. Applicants that have completed or updated their housing needs assessment within two years of the 2024 federal budget announcement (April 16, 2024) can request that this requirement be waived. If there is no reoccurring scheduled review date on this existing housing needs assessment report, there remains a requirement to add a reoccurring scheduled review date.

- Submit periodic reports to CMHC in the form and timelines prescribed. See section 12 for additional details. This includes:

- Progress reporting on the initiatives and commitments within the action plan.
- Micro-level permit data for residential buildings for all permitted units.
- Details that support that HAF funding was used for a permitted purpose.

*CMHC may consider an exception for applicants from the Large/Urban stream who are predominantly rural in nature.

**CMHC may consider growth targets that fall outside these program guidelines on a case-by-case basis considering actual applications received. Applicants are encouraged to put forward the strongest application possible. Refer to section nine (9) for details on the evaluation criteria.

***For those that need to complete or update their housing needs assessment, resources are available on CMHC's website. Municipalities with populations of 30,000 or greater who are completing a new housing needs assessment must use the federal template published on the Infrastructure Canada website. The report is not required to be completed at the time of application submission, but it must be completed within the prescribed timeframe (i.e., the third reporting period). See section 13 for details on the reporting schedule.

7. ACTION PLANS

Applicants must provide an action plan as part of their application, which will assist CMHC in selecting applicants. If selected by CMHC, the action plan will form part of the contribution agreement.

Each applicant must assess its own housing needs, challenges, and opportunities in considering whether to apply under the HAF2. Applicants are encouraged to consider regional matters in developing their action plans. Applicants may wish to consult the information available on the Statistics Canada website as part of its assessment. [Table 98-10-0002-02](#) provides information on population and dwelling counts for provinces, territories, and census subdivisions.

Housing supply growth target

Within the action plan submitted as part of the application for HAF2, the applicant will be required to provide two projections to CMHC as outlined below. The applicant must calculate their own projections based on reasonable assumptions and data sources, including Statistics Canada and/or its own administrative data. There is no prescribed formula; however, projections should be based on a three-year period ending December 31, 2027.

- The total number of permitted housing units projected **without** HAF.
- The total number of permitted housing units projected **with** HAF. This second projection is what is referred to as the “housing supply growth target.”

For the purpose of determining if the committed growth rate satisfies the minimum 10% increase and exceeds 1.1%, the following formulas will be used by CMHC:

- The annual projected growth rate without HAF: $\frac{\text{total number of permitted housing units projected without HAF/3 years}}{\text{current total number of dwellings}} * 100\%$.
- The annual projected growth rate with HAF: $\frac{\text{total number of permitted housing units projected with HAF/3 years}}{\text{current total number of dwellings}} * 100\%$.

The current total number of dwellings should be consistent with the applicant’s 2021 census data adjusted for additional dwellings built since that reporting period.

Additional targets

Applicants will also be able to set targets based on the type of housing supply that is projected to be permitted with the support afforded by the HAF program. These additional targets will increase the amount of funding available to the proponent if selected to participate in the program. The targets can be set for housing types that align with the priorities of the HAF program, which include:

- Multi-unit housing (in close proximity to rapid transit)
- Multi-unit housing (missing middle)
- Multi-unit housing (other)
- Affordable housing units.

Refer to section 10 for an overview of the funding methodology and definitions for each type of housing.

Action plan initiatives

The action plan must include initiatives that will help the applicant achieve their committed housing supply growth target and any additional targets. The action plan items must support enhancements achievable within the program’s timeframe, but the intent is for changes to outlive the HAF.

The minimum number of initiatives depends on the application stream, as follows:

- **Large/Urban:** A minimum of seven initiatives.
- **Small/Rural/North/Indigenous:** A minimum of five initiatives.

Under HAF2, initiatives included within the action plan should be aligned to the 10 HAF Best Practices, and the majority of them should be initiatives that were not started prior to the Budget 2024 announcement of April 16, 2024. “Started” refers to the commencement of activities required for the actual implementation of the initiative; this excludes preliminary studies or other initial planning work related to the initiative.

In exceptional circumstances, CMHC will consider initiatives that were part of the 2023 application to HAF that are ongoing or have been completed, if applicants continued to implement the activities. For applicants from the Large/Urban stream, a maximum of 3 ongoing or completed initiatives from the 2023 application will be considered, and for applicants from the Small/Rural/North/Indigenous stream, a maximum of 2 ongoing or completed initiatives from the 2023 application will be considered.

The applicant must indicate how each initiative will increase the supply of housing and associated timelines, as well as any other expected results.

The applicant must identify and explain how each proposed initiative supports at least one of the objectives of the program (see section three (3)). Actions that do not support the objectives of the program will not be considered.

Under HAF2, all action plan initiatives should align to the 10 HAF Best Practices published on the [CMHC website](#), which includes additional guidance for HAF2 applicants, drawing on successful initiatives from the first round.

The following list provides a summary view of the 10 HAF Best Practices:

1. End exclusionary zoning by increasing as-of-right permissions, including four units as-of-right in low-density neighbourhoods and greater density and height in urban cores, near transit, and near post-secondary institutions
2. Leverage surplus and underused lands for housing
3. Increase process efficiency through e-permitting, streamlined reviews and new digital tools
4. Fast-track approvals for affordable housing and purpose-built rentals
5. Review fees and charges including waivers for affordable housing
6. Reduce or eliminate parking requirements
7. Eliminate restrictions (e.g., setbacks, floor area) to promote housing diversity and supply
8. Develop or enhance affordable housing community improvement plans
9. Introduce design guidelines and pre-reviewed building plans for accessory dwelling units and missing middle housing
10. Implement grant and incentive programs for priority housing types

It is the responsibility of the applicant to determine and confirm that it has the requisite authority, expertise, capacity, and resources to implement any and all chosen initiatives. The contribution agreement shall include a representation and warranty by the applicant confirming the above and CMHC will be relying on the representation and warranty without any independent investigation. All action plans must be approved by elected Council (or equivalent, including delegated authority) and include an attestation of the applicant's Chief Financial Officer (or equivalent) on the viability of the plan using the prescribed form. The attestation must be obtained by the applicant before applying to the HAF. The approval may be obtained by the applicant before applying to the HAF and is required before the contribution agreement is signed.

Note: CMHC may provide successful applicants with an opportunity to propose additional initiatives and increase their housing supply growth target in the event there is unused funding in the later years of the program.

8. INCENTIVE FUNDING AND PERMITTED USES

The HAF is about driving transformational change and creating the conditions for more housing supply over the short and longer term. The HAF is intended to incent applicants to commit to change, show progress and be provided with funding in return.

For clarity, HAF is not directly underwriting specific housing projects or reimbursing proponents for specific costs incurred. Rather, HAF funding can be used in support of housing under any of the following four categories. For further details on how HAF funding would be advanced refer to section 13.

Permitted uses of HAF funding:

- Investments in Housing Accelerator Fund Action Plans
 - any initiative included in the proponent's action plan and approved by CMHC.
- Investments in Affordable Housing
 - construction of affordable housing
 - repair or modernization of affordable housing
 - land or building acquisition for affordable housing.
- Investments in Housing-related Infrastructure
 - drinking water infrastructure that supports housing
 - wastewater infrastructure that supports housing
 - solid waste management that supports housing
 - public transit that supports housing
 - community energy systems that support housing
 - disaster mitigation that supports housing
 - brownfield redevelopment that supports housing
 - broadband and connectivity that supports housing
 - capacity building that supports housing
 - site preparation for housing developments.

- Investments in Community-related Infrastructure that supports housing
 - local roads and bridges
 - sidewalks, lighting, bicycle lanes
 - firehalls
 - landscaping and green space.

Proponents will be asked to estimate how much of their funding will be allocated to each category as part of their application (% of total estimated funding). If approved to participate in the program, proponents must report on how HAF funding was used in the form and timelines prescribed. Additional information on reporting requirements can be found in section 12.

Subject to the permitted uses outlined above, HAF funding can be used in conjunction with other CMHC or federal government programs, unless expressly prohibited under the terms of such initiatives. Please note that funding from the HAF will not be considered as local or PT (Provinces & Territories) cost-matching under the existing CMHC-PT NHS bilateral agreements, which exclude contributions from Government of Canada sources or from CMHC.

9. EVALUATION CRITERIA

CMHC will review all applications to determine if they meet program requirements of the HAF. The evaluation of the application will be based on the criteria listed in Table 1. All applications will be assessed and scored.

All initiatives outlined in the action plan will be individually assessed and scored; however, for prioritization purposes only the top five initiatives under the Small/Rural/North/Indigenous stream or top seven initiatives under the Large/Urban stream will be considered. While only the top five or seven initiatives will be used for prioritization purposes, additional initiatives should still be put forward within the action plan as required to support the committed housing supply growth target and alignment with HAF priorities.

The evaluation criteria are used to assess the application and to determine which applicants are selected to participate in the HAF. It will **not** dictate funding amounts. There is a separate funding framework for those that are selected to participate in the program. Refer to section 10 for the funding methodology.

Table 1: Evaluation criteria

Criteria	Assessment and Prioritization
<p>The commitment to increase housing supply</p> <p>Total available points: 10</p>	<p>Strong proposals will demonstrate a commitment to increase the supply of housing above the minimum requirements of the program.</p> <ul style="list-style-type: none"> • Annual growth rate: <ul style="list-style-type: none"> – over 2.5% - 5 points – 1.5% to 2.5% - 3 points – 1.1% to 1.4% - 1 point. • Annual growth rate percentage change: <ul style="list-style-type: none"> – over 20% - 5 points – 15% to 20% - 3 points – 10% to 14% - 1 point.
<p>The relevance of the initiative outcome(s) to one or more of the objectives of the HAF</p> <p>Total available points: NA (pass/fail)</p>	<p>Proposed initiatives within the action plan will be assessed to confirm if they support one or more of the following objectives, including priority areas:</p> <ul style="list-style-type: none"> • Creating more supply of housing at an accelerated pace and/or enhancing certainty in the approvals and building process. • Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation. • Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum. • Supporting the development of low-carbon and climate-resilient communities.
<p>The effectiveness of the initiative on increasing the supply of housing</p> <p>Total available points: 20</p>	<p>Proposed initiatives within the action plan will be assessed based on:</p> <ul style="list-style-type: none"> • Implementation: The time it will take to complete the initiative. <ul style="list-style-type: none"> – within 1 year - 5 points – within 2 years - 3 points – over 2 years - 1 point. • Supply Impact: The extent to which the initiative will improve housing and community outcomes. <ul style="list-style-type: none"> – high degree of improvement - 5 points – medium degree of improvement - 3 points – low degree of improvement - 1 point. • Timeliness: The time it will take to start to achieve additional permitted units as a result of the initiative. <ul style="list-style-type: none"> – within 1 year - 5 points – within 2 years - 3 points – over 2 years - 1 point. • System Impact: The extent to which the initiative increases stability and predictability in the housing system. <ul style="list-style-type: none"> – high degree of stability and predictability - 5 points – medium degree of stability and predictability - 3 points – low degree of stability and predictability - 1 point.
<p>The need for increased housing supply</p> <p>Total available points: 5</p>	<p>While not a mandatory requirement at the time of application submission, strong proposals will demonstrate housing needs as evidenced by a current housing needs assessment report.</p> <ul style="list-style-type: none"> • Yes, a current report is available - 5 points • No, a current report is not available - 0 points.

There is only one planned intake window. CMHC will consider take-up across jurisdictions and may adjust application rankings to support a national distribution. CMHC will make formal recommendations to the Minister of Housing, Infrastructure and Communities of Canada. Once approvals and final funding decisions are made, CMHC will advise applicants of the outcome.

10. FUNDING METHODOLOGY

For those applicants that are selected for participation in the HAF program (see section nine (9)), a funding framework will be used to determine the amount of funding per successful applicant.

There are three components of the funding framework: (1) base funding, (2) top-up funding and (3) an affordable housing bonus. For the base funding, the per unit amount will be higher for applications pertaining to the territories or Indigenous communities.

While the funding envelope is determined on the basis of per unit amounts, the HAF incentive funding is designed to support the costs associated with the initiatives within the action plan, as well as any other permitted use of funds in order to accelerate the supply of housing in Canada (see section eight (8) for permitted uses of funds). The proponent will have flexibility in how HAF funding is used provided it is for a permitted use.

Components of the funding framework:

1. **Base funding** is designed to incent all types of supply across the housing spectrum. Base funding is estimated at \$20K per HAF incented unit (\$40K per HAF incented unit for applications pertaining to the territories or an Indigenous community). The per unit amount will be

multiplied by the number of HAF incented units. HAF incented units refers to the difference between two projections: (1) the number of permitted units that are anticipated **without** the support afforded by the HAF program and (2) the number of permitted units that are anticipated **with** the support afforded by the HAF program. The latter would establish the housing supply growth target, which would be included in the action plan and reflected in the contribution agreement.

2. **Top up funding** is designed to incent certain types of housing supply. Top up funding will depend on the type of housing and the associated projected increase in the number of permitted units. There is no top up funding available for single detached homes. The value ascribed to each category will be multiplied by the associated projected increase in the number of permitted units. The targets established for each unit type would be included in the action plan and reflected in the contribution agreement.

3. **Affordable housing bonus** is designed to reward an applicant that can increase its share of affordable housing units relative to the total projected permitted units with the support afforded by the HAF. The percentage growth will be multiplied by the ascribed value and then by the total projected permitted units with the support afforded by the HAF. The target would be included in the action plan and reflected in the contribution agreement.

The following tables provide an illustrative example of the funding framework.

Table 2: Base Funding

	Total projected permitted units without HAF	Total projected permitted units with HAF	HAF incented units	Per unit amount	Base funding amount
Base funding	5,500	6,000	500	\$20,000	\$10,000,000

A total of 500 HAF incented units * \$20K per unit = \$10M.

Table 3: Top-up Funding

	Total projected permitted units without HAF by type of housing	Total projected permitted units with HAF by type of housing	Increase in housing type (#)	Per unit amount	Top-up funding amount
Single detached homes	2,000	2,100	100	\$0	\$0
Multi-unit housing (in close proximity to rapid transit)	400	450	50	\$15,000	\$750,000
Multi-unit housing (missing middle)	1,000	1,250	250	\$12,000	\$3,000,000
Multi-unit housing (other)	2,100	2,200	100	\$7,000	\$700,000
Total units	5,500	6,000	500		
Top up funding					\$4,450,000

For example, an increase of 250 missing middle housing units * \$12K per unit = \$3M.

Table 4: Affordable Housing Bonus

	Total projected affordable units permitted without HAF (%)	Total projected affordable units permitted with HAF (%)	Increase in the share of affordable housing units (%)	Per unit amount	Affordable housing bonus amount
Affordable housing bonus	2.00%	3.50%	1.50%	\$19,000	\$1,710,000

An increase in the share of affordable housing units of 1.50% * 6,000 total projected permitted units with HAF * \$19K per unit = \$1.71M.

Total Incentive Funding: \$16,160,000

Base funding (\$10M) + top up funding (\$4.45M) + affordable housing bonus (\$1.71M) = \$16.16M

The average amount for each HAF incented unit is: \$32,320

Total incentive funding of \$16.16M / the number of HAF incented units of 500 = \$32,320

Definitions

- Single-detached homes refers to a building containing 1 dwelling unit, which is completely separated on all sides from any other dwelling or structure. This includes link homes, where 2 units may share a common basement wall but are separated above grade. It also includes cluster-single developments.
- Multi-unit housing in close proximity to rapid transit refers to any form of multi-unit housing in close proximity (800m) to rapid transit, which operates frequent service with high capacity and priority over other modes of transportation typically achieved through an exclusive right-of-way.
- Multi-unit housing characterized as missing middle refers to ground-oriented housing types. This includes garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing, low-rise apartments (4 storeys or less).
- Other multi-unit housing refers to all multi-unit housing excluding missing middle and multi-unit housing in close proximity to rapid transit.
- Affordable housing refers to housing units that are intended for households whose needs are not met by the marketplace. The local definition will be used for the purposes of HAF or in the absence thereof the provincial/territorial definition.

11. MINIMUM DOCUMENTATION REQUIREMENTS

To support their application, applicants will be asked to submit the following minimum documentation:

- Completed application form, including action plan
- Signed integrity declaration
- Most recent audited financial statements (if not available publicly)
- Current housing needs assessment report (if available at time of application)
- Attestation letter signed by the applicant's Chief Financial Officer (or equivalent) using the prescribed form on viability of the action plan.

The applicant should be able to provide analysis or statistics to support the initiatives put forward in the action plan. This supporting information could be referenced directly in the application or be submitted as supporting documentation, for example, the applicant may wish to refer to a recent housing needs assessment, or other report outlining needs or opportunities for increased housing supply growth.

12. REPORTING REQUIREMENTS

There are three main reporting obligations under the HAF. The proponent will be required to adhere to specific reporting requirements, which include:

- Progress on the initiatives and commitments outlined in the action plan.
 - Actual start and completion date of each initiative
 - Percentage complete for each initiative
 - Overall status for each approved initiative (i.e., Completed, On Track, Delayed, Not Started)
 - Start and completion date of the milestone(s) for each initiative
 - Overall status for the milestone(s) for each initiative (i.e., Completed, On Track, Delayed, Not Started)
 - Rationale for the status of each initiative and/or milestone. Where there are delays and/or milestones have not been met, the applicant must provide a detailed rationale, including a proposed plan to get the initiative back on track
 - Number of net new units permitted for residential buildings during the reporting period*.

*Permitted unit refers to units for which building permits for new housing construction were issued during the reporting period for residential buildings. The reference to "net" is to consider any demolitions or conversions that may have also taken place during that period. i.e., any units that are lost to the housing stock by way of demolitions or conversions from residential to non-residential will be subtracted from the number of permitted residential units to arrive at the net total.

- Permit data for all housing units permitted during the reporting period. CMHC plans to leverage the data points consistent with Statistics Canada Building Permits Survey for consistency purposes.
 - Permit number
 - Submission date of permit request
 - Issue date of permit
 - Construction/demolition location (site address)
 - Type of building code
 - Type of work code
 - Dwelling units created (if applicable)
 - Dwelling units lost (if applicable)
 - Units demolished (if applicable)
 - Secondary suite
 - Number of stories.
- Details on how HAF funding was used during the reporting period.
 - Category and sub-category of incentive funding (see section eight (8) of this document)
 - Annual dollar amount per category and sub-category
 - Cumulative dollar amount per category and sub-category.
 - Details on capital projects facilitated with HAF funding.

There may be additional data points required as part of the reporting requirements listed above.

Proponents will be required to make progress reports and how funds were used public through normal governance mechanisms or other means deemed appropriate by the proponent.

13. ADVANCING AND REPORTING SCHEDULES

There will be a total of four advances to successful applicants (referred to herein as proponents), with one advance planned for each year of the program. Each advance will be subject to conditions including those noted below.

The reporting obligations for proponents will be outlined in the contribution agreement. Reporting will be required at the following intervals: (i) a report on a prescribed form due no later than 6 months following the date the agreement is signed; and (ii) for each subsequent advance, reports on a prescribed form due within 30 days of the anniversary of the agreement. A final report on the use of the HAF funds will be due within 90 days of the fourth anniversary of the agreement.

The reports provided below must be accompanied by an attestation of the applicant's Chief Financial Officer or equivalent (on a prescribed form), which confirms that the proponent remains in compliance with the terms and conditions of the contribution agreement and that the proponent's representations and warranties remain true. Requests for annual payments are dependent on meeting applicable reporting obligations.

Advance	Conditions
<p>Year 1 First advance: 25% of total approved funding*</p>	<p>An upfront advance will be provided to the proponent. The upfront advance is intended to enable the proponent to start the initiatives outlined in their action plan and to pursue other investments in housing provided the funds are used for a permitted use(s).</p> <p>First reporting period (first 6 months of agreement): No later than 6 months following the agreement date the proponent must submit to CMHC a letter (in a prescribed form) attesting that it is on track to undertake items outlined in its action plan and otherwise fulfil its reporting obligations under HAF. No supporting details are required to be submitted unless expressly requested by CMHC at that time.</p>
<p>Year 2 Second advance: 25% of total approved funding</p>	<p>Second reporting period (first year of agreement): Within 30 days of the first anniversary of the agreement the proponent must submit to CMHC the following:</p> <ul style="list-style-type: none"> • A progress report on the action plan initiatives and commitments. This report will be on a prescribed form. • A report that includes micro-level permit data for residential buildings for all permitted units issued during the annual reporting period. This report will be on a prescribed form. • A report that outlines how HAF funds were spent by the proponent during the annual reporting period. This report will be on a prescribed form. • A letter attesting that the proponent is on track to completing the items outlined in their action plan and has fulfilled its annual reporting obligations. This letter will be on a prescribed form.
<p>Year 3 Third advance: 25% of total approved funding</p>	<p>Third reporting period (second year of agreement): Within 30 days of the second anniversary of the agreement the proponent must submit to CMHC the following:</p> <ul style="list-style-type: none"> • A progress report on the action plan initiatives and commitments. This report will be on a prescribed form. All initiatives are required to be completed in support of the request for the third annual advance, including the housing needs assessment, as applicable. • A report that includes micro-level permit data for residential buildings for all permitted units issued during the annual reporting period. This report will be on a prescribed form. • A report that outlines how HAF funds were spent by the proponent during the annual reporting period. This report will be on a prescribed form. • A letter attesting that the proponent has completed the initiatives outlined in their action plan, is on track to achieving growth targets and has fulfilled its annual reporting obligations. This letter will be on a prescribed form.

*CMHC may on a case-by-case basis consider adjusting the amount of the first advance.

(Continued)

Advance	Conditions
<p>Year 4 Fourth advance: 25% of total approved funding</p>	<p>Fourth reporting period (third year of agreement): Within 30 days of the third anniversary of the agreement the proponent must submit to CMHC the following:</p> <ul style="list-style-type: none"> • A report confirming achievement of the housing supply growth target and any other targets established in the action plan. This report will be on a prescribed form. • A report that includes micro-level permit data for residential buildings for all permitted units issued during the annual reporting period. This report will be on a prescribed form. • A report that outlines how HAF funds were spent by the proponent during the annual reporting period. This report will be on a prescribed form. • A letter attesting that the proponent has achieved the housing supply growth target and any other targets outlined in the action plan and has fulfilled its annual reporting obligations. This letter will be on a prescribed form.
<p>NA</p>	<p>Fifth reporting period (fourth year of agreement): Within 90 days of the fourth anniversary of the agreement the proponent must submit to CMHC the following:</p> <ul style="list-style-type: none"> • A report that outlines how HAF funds were spent by the proponent during the annual reporting period. It is expected that all funds be spent before this final report is submitted and fully accounted for in the report. This report will be on a prescribed form.

CMHC will consider all relevant circumstances when determining whether to approve a request for advance during the prescribed timelines. CMHC will work with the proponent to address situations where achievement is delayed or not progressing as planned. If satisfactory arrangements to rectify the situation are not implemented, then CMHC may reduce or withhold payment of advances. CMHC will communicate funding decisions in writing.

14. CONTRIBUTION AGREEMENT

To participate in the program, approved applicants will be required to enter into a contribution agreement with CMHC in which it agrees to the commitments and to undertake the initiatives set out in the action plan.

15. APPLICATION PROCESS

The following provides a high-level overview of the application process:

- CMHC publishes program parameters and pre-application reference material.
- Applicants assess their own local context, including housing challenges and opportunities
- Applicants prepare an updated action plan unique to their needs in support of HAF.
- Applicants obtain appropriate approvals
- CMHC invites applicants to apply/portal opens for application submissions
- For HAF2, applicants submit their updated application to CMHC, including their action plan
- CMHC will evaluate and prioritize applications
- CMHC will advise the applicant on the status of their application
- For approved applications, CMHC will confirm the total amount of funding available to incent new housing supply, expectations on progress reports, and the planned schedule of payments
- If approved, the proponent signs the contribution agreement. If not already obtained, Council approval (or equivalent) of the action plan is required before the proponent enters into the contribution agreement
- The action plan will form part of the contribution agreement between CMHC and the proponent.

Attachment B – HAF Round 2 Initiative Details

Initiative 1: Extend the Affordable Housing Pilot Funding Program

Aligns with HAF Best Practices #4 and #10

The Affordable Housing Pilot Funding Program is an innovative 1 year, \$100,000 pilot program launched by the City of Penticton in February 2024. The intent is to utilize the limited funds in the City's Affordable Housing Reserve (~\$260,000) to support affordable housing development by providing non-repayable grants to non-profit housing providers to support necessary pre-development work to apply for capital funding programs (provincial and federal).

This pilot program demonstrates strong partnership between the City and approved non-profits through financial support, early site review, and development-related comments.

Given the limited local funds to sustain the pilot program, HAF funding will enable the pilot program to continue beyond one year and enable more affordable housing projects to get early support in pre-development work to be successful with capital funding applications. Building on success of the extended pilot, the program may become a permanent budget item if the benefits are clear and result in affordable homes being developed in line with Council's priorities.

The program would be updated to include pre-development funding support for non-traditional housing forms which are supported by the City's housing policies, including co-op housing and co-housing developments.

Non-profit partner applications benefitting from pre-development funding will be fast-tracked through the City approvals process once capital funding is secured, as there will have been pre-application review completed at the early partnership stage through this local funding program and staff will be familiar with the proposed development.

Staff and/or consultant capacity will be allocated accordingly to carry out this initiative, while ensuring that other City initiatives and development approvals continue through timely processes.

Total potential units: 40

Initiative 2: Utilize City Lands & Acquire New Land for Housing

Aligns with HAF Best Practice #2

In June, 2024, the City Council endorsed three City-owned sites for social housing suitable for workers, seniors and youth. Surveying, legal, grading and engineering works are required to prepare these sites for housing development. The City will also need to complete pre-development work in order to seek various capital funding streams in partnership with developers and operators to realize housing on these sites. HAF funding will support this necessary work.

HAF funds will also be used to assist the City with strategic land acquisition adjacent to other city-land holdings, with the goal of consolidating several lots together to facilitate higher density affordable housing. The City has been targeting land acquisition in the 'North Gateway' area for this purpose, and there are other strategic land acquisition opportunities in other neighbourhoods as well, where existing City land holdings can be expanded or secured for housing opportunities. HAF funds will support further land acquisition to implement the City's recent neighbourhood plan for that area and necessary legal and infrastructure work to prepare the lands for housing development. The City will implement land use changes on City-owned lands that support the higher-density development envisioned in the neighbourhood.

This initiative will introduce a 'housing lens' through which all City-owned lands and new civic projects will be evaluated in the future for potential housing opportunities, leading to systemic change in City processes.

Staff and/or consultant capacity will be allocated accordingly to carry out this initiative, while ensuring that other City initiatives and development approvals continue through timely processes.

Total potential units: 40

Initiative 3: Implement development fee reduction policies for affordable housing (i.e. DCC reductions, tax exemptions, etc.)

Aligns with HAF Best Practice #5

Multiple layers of City and other government fees can severely impact the financial viability of housing development. To offset some of the City-imposed development fees, the City will introduce development fee reduction policies to support the creation of new housing.

These policies may include Development Cost Charge (DCC) reductions and/or revitalization tax exemptions. HAF funding will support the City with infrastructure projects anticipated in the DCC Bylaw or offset lost operating revenue that will have been collected from property taxes, while allowing deep fee reductions for new affordable units – particularly during the HAF timeframe. This will provide a strong financial incentive for the creation of new affordable homes within the next 4 years. The policies will be designed to extend beyond the HAF timeline, resulting in longer-term impact. However, the policies may need to be revised to provide more moderate than aggressive incentives given the City’s infrastructure needs and limited funding sources for those projects.

Staff and/or consultant capacity will be allocated accordingly to carry out this initiative, while ensuring that other City initiatives and development approvals continue through timely processes.

Total potential units: 80

Initiative 4: Implement a City-wide parking reduction pilot program.

Aligns with HAF Best Practices #6 & #7

In June 2024, the City took bold action by eliminating downtown residential parking requirements and eliminating parking requirements for accessory suites City-wide. This policy will allow for a specific amount of parking reductions in new residential developments with cash-in-lieu fees covered by the HAF funding.

The parking reduction pilot will also apply to post-secondary dormitories, and other housing ancillary to institutional uses (i.e. healthcare worker housing). This supports the creation of more homes for Okanagan College students and Penticton Regional Hospital workers, as examples, to meet those needs as noted by the 2023 Housing Needs Assessment.

When implemented, this initiative is expected to have an impact on the end sales price/rent as well as contributing to the City's sustainability goals by reducing reliance on private vehicles.

The policy will support parking reductions to specified levels by covering the 'cash-in-lieu' of parking fees. Once the grant timeline ends, staff will evaluate the success of the pilot program and seek to update the Zoning Bylaw parking requirements accordingly. This initiative will allow the City to test how reduced parking requirements may be implemented and provide evidence of results to inform Zoning Bylaw changes resulting in long-term impact.

In Fall 2024, the City will complete a Downtown Parking Needs study to analyze the current and future parking needs in the downtown core as vacant private sites are redeveloped and increased demands are placed on City-owned parking lots. In conjunction with the findings of the parking reduction pilot, the results of the Downtown Parking Needs study will help guide the City with options for providing appropriate parking in this neighbourhood to meet the needs going forward.

Staff and/or consultant capacity will be allocated accordingly to carry out this initiative, while ensuring that other City initiatives and development approvals continue through timely processes.

Total potential units: 50

Initiative 5. “Pre-Reviewed” Missing Middle Plans

Aligns with HAF Best Practices #3 and #9

In June 2024 the local Zoning Bylaw was updated to end single-family zoning and allow for 4 units per lot, in various forms (in accordance with BC’s Bill 44). Under this initiative, pre-reviewed plans will be developed and made available at minimal cost which will provide an advantage in saving design time and expediting approval timelines. The City had a criteria guide prepared in July 2024 ahead of hosting a future ‘pre-reviewed’ missing middle plans design competition, but with limited local funds there is no timeline on launching that initiative which will be supported by HAF.

These “off the shelf” plans will reflect the local design typology and be beneficial to a wide range of property owners. Applicants can move right to the building permit process through the City’s e-permitting system. This initiative will continue to make it easier for an average owner to add more units on a single-family property in an expeditious fashion.

By undertaking this initiative, the City can offer “made in Penticton” design solutions that will be appropriate for the context and provide stakeholders certainty in their outcomes. The funds will be spent on running a competitive process to hire designer(s)/Architect(s) to prepare a library of plans for carriage house, duplex, triplex and four plex housing that reflect the local criteria guide which was prepared in July 2024.

Staff and/or consultant capacity will be allocated accordingly to carry out this initiative, while ensuring that other City initiatives and development approvals continue through timely processes.

Total potential units: 20

Initiative 6: Complete and implement comprehensive plans for affordable housing and transit-oriented area development

Aligns with HAF Best Practices #1 & #8

Affordable Housing

Responding to local housing affordability concerns, City Council endorsed a work plan in June 2024 to conduct a tactical affordable housing plan focused on implementing solutions. The Social Housing & Infrastructure Plan will include future housing projects on City-owned lands (3 specific sites endorsed by Council in June 2024) and 'community land' opportunities; sites owned by non-profits, other levels of government, and faith-based groups with housing potential. The Plan will focus on meeting affordable housing needs, particularly for non-market housing.

The plan will be created through a consensus-based approach by bringing together all the potential housing opportunity sites and community partners (non-profits, service providers, City and BC Housing) to align opportunity sites with specific housing needs and suitable co-located services, to address the spectrum of housing needs and support the creation of valuable partnerships.

The City will lead the framework for this plan to occur, consolidate the findings into a plan, and present the final plan to Council. In support of this work, the City will continue chairing the local Housing Action Table, offer pre-development funding support through the pilot program extension (refer to Initiative #1), and carry out other policy work noted in this application (refer to Initiative #3). The Social Housing & Infrastructure Plan will support future capital funding applications for the identified housing development opportunities to be constructed both in the short term (within HAF timeline) and longer term (10-20+ years).

Transit-Oriented Areas

In November 2023, the Province of BC passed Bill 47 which requires certain cities to provide for greater density, height, and eliminate parking requirements around transit exchanges to support transit-oriented development. In June 2024, the City implemented two Provincially-designated transit-oriented areas in the Zoning Bylaw, and went above and beyond the provincial requirements by designating a third transit-oriented area around a major bus exchange.

These three areas connect to each other and lead to one large area of the City with these new as-of-right regulations. This initiative will result in the creation of a Transit-Oriented Area plan to realize the opportunities of complete neighbourhoods around these transit exchanges and opportunities to allow for further density and height than the new requirements, in support of the creation of more homes near transit. More homes near transit will support enhanced service, which is an identified community goal.

Staff and/or consultant capacity will be allocated accordingly to carry out this initiative, while ensuring that other City initiatives and development approvals continue through timely processes.

Total potential units: 40

Initiative 7: Accelerating Future Growth Nodes

Aligns with HAF Best Practices #1 and #5

Aging, underdeveloped infrastructure is holding back housing development and the creation of more units. Under the municipal funding framework, the cost of upgrading aging infrastructure to support increased density is often a financial burden placed on developments which can make pro formas unviable, both for market and non-market housing.

Through this initiative, the City will conduct a thorough review of infrastructure in key growth nodes including the North Gateway (area plan complete in 2022) and the Cherry Lane Mall transit-oriented area (area plan proposed, refer to Initiative #6) which were identified by the June 2024 updated Official Community Plan updates. These two key growth nodes are close to public transit, shops, services, employment, parks and amenities which support community completeness as density increases.

The review will evaluate infrastructure deficiencies, such as undersized water mains, insufficient sewer capacity, and public park upgrades needed to support growth and density in those two neighbourhoods. The HAF funds will be used towards specific infrastructure projects in areas planned for increased density with the greatest impact. This work will assist with carrying out the goals of the City's Transit Network Restructure Plan (2023), North Gateway Area Plan (2022), Master Transportation Plan (2020), and recently updated Official Community Plan (2024).

The City will pre-zone areas where upgraded infrastructure has been completed to align the zoning with the Official Community Plan. HAF-incented units will be determined based on projects that directly benefit from the upgraded infrastructure.

Beyond the HAF timeline, the upgraded infrastructure will support future development and the long-term development of new homes.

Staff and/or consultant capacity will be allocated accordingly to carry out this initiative, while ensuring that other City initiatives and development approvals continue through timely processes.

Total potential units: 40

Council Report



Date: September 10, 2024
To: Anthony Haddad, City Manager
From: Yvonne Mitchell, Planner II
Address: 378 Windsor Avenue

File No: RMS/378 Windsor Avenue

Subject: **Development Variance Permit PL2024-9842**
Development Permit PL2024-9844

Staff Recommendation

Development Variance Permit

THAT Council, after hearing from the applicant, deny “Development Variance Permit PL2024-9842”, for Lot 26 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 4576, located at 378 Windsor Avenue, a permit to vary Section 10.1.3.1 of the Zoning Bylaw No. 2024-22: allow vehicular access from a street;

Development Permit

AND THAT Council, after hearing from the applicant, deny “Development Permit PL2024-9844”, for Lot 26 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 4576, located at 378 Windsor Avenue, a permit to construct two side by side duplexes (4 units).

Strategic Priority Objective

Livable and Accessible: Proactively plan for deliberate growth; focused on an inclusive, healthy, safe and desirable place to live.

Proposal

The applicant is proposing to construct two side by side duplexes (4 units) with vehicle access from both the rear lane and Windsor Avenue. As per the City’s zoning bylaw, In the R4-L Zone, where a rear lane is provided, vehicular access must be from the rear lane. As such, a development variance permit has been requested. The application also requires a Development



Figure 1 - Property Location Map

Permit, which has been included for Council's consideration. Given that the Official Community Plan design guidelines discourage vehicle parking from the street when a lane is present and given the current context of Windsor Avenue as having vehicle access from the lane, staff are recommending denial of the permit.

Background

Property Information

The property is located on the south side of Windsor Avenue, three blocks west of Windsor Park (Figure 1). The property is 0.29 acres in size and currently contains a single detached dwelling. The property is zoned R4-L – Small-Scale Multi-Unit Residential: Large Lot in the Zoning Bylaw, and designated Low Density Residential in the Official Community Plan. The surrounding area consists largely of single detached dwellings, with other properties also zoned R4-L and designated Low Density Residential.

Financial Implication

The applicant is responsible for all development costs, including any service upgrades and the payment of Development Cost Charges (DCC's) to help offset the added demand on City services from the proposed development.

Climate Impact

Council adopted the Community Climate Action Plan (CCAP) in 2021. The proposed development is consistent with the following aspects of the CCAP:

- **Electrify Passenger Transport:** Enable charging at home and work
 - The proposal includes one EV ready stall for each dwelling unit.

The Climate Action Plan also encourages a built form that promotes walkability and alternatives to single occupant vehicles. Having sidewalks free of driveways and front yards free of vehicles encourages walkability and complete and safe pedestrian networks. Having front yards free of vehicles also provides more opportunities for tree planting and ability to plant trees with sufficient soil volumes to provide shade and other environmental benefits.

Technical Review

The application was reviewed by the City's Technical Planning Committee (TPC). Requirements for building permit, the payment of Development Cost Charges (DCC's), and required works and services, such as upgrading the full width of the lane adjacent to the property, were identified and communicated to the applicant.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the development application:

	Zone Requirement (R4-L - Small-Scale Multi-Unit Residential: Large Lot)	Provided on Plans
Minimum Lot Width*:	16 m	18.28 m
Minimum Lot Area*:	560 m ²	1169.06 m ²
Maximum Lot Coverage:	40%	37.9%
Maximum Density:	4 dwelling units	4 dwelling units
Maximum Height:	11.0 m, 3 storeys	6.92 m, 2 storeys
Vehicle Parking:	Total Vehicle Spaces Required: 1 per dwelling unit (4 total)	Total Vehicle Spaces Provided: 4 garage, 2 rear driveway, 1 lane (7 total)
Level 2 Electric Vehicle (EV) Ready Stalls:	Total EV Ready Required: 1 per dwelling unit (4 EV Ready total)	Total EV Reading Provided: 4 EV Reading Stalls (1 per dwelling unit)
Bicycle Parking:	Total Class 1 Spaces Required: 0.5 (none if garage space provided) Total Class 2 Spaces Required: 0.1 per dwelling unit (None)	Total Class 1 Provided: None (garage space provided) Total Class 2 Provided: None
Required Setbacks Front Yard: Side Yard (east): Side Yard (west): Rear Yard (lane):	4.5 m 1.5 m 1.5 m 6.0 m	4.8 m 1.8 m 1.8 m 6.11 m
Vehicular Access:	Where rear lane is provided, vehicular access must be from the rear lane.	Access from rear lane and street. Variance requested.
Pedestrian Access:	1.2m path from front of lot to main entry of each dwelling unit.	1.2m path from front of lot to main entry of each dwelling unit.
Amenity Space:	20m ² per dwelling unit.	59m ² per dwelling unit.
Tree Planting:	1 tree per unit. Minimum 1 tree in front yard.	1 tree per unit. 2 trees in front yard.
Other Information:	*Lot width and lot area are only applicable at the time of subdivision.	

Analysis

Development Variance Permit

The applicant has requested a variance to Section 10.1.3.1 of the Zoning Bylaw No. 2024-22 to allow vehicular access from a street. Staff have reviewed the requested variance and are recommending denial for the following reasons:

1. Adequate space for required parking accessed from rear lane

The Zoning Bylaw requires one parking space per duplex unit, for a total of four parking spaces. Where a rear lane is provided, vehicular access must be from the lane. The property has a width of 18.28 m along the lane. This provides adequate space for the 10.8 m width required for four standard 5.8mx2.7m parking spaces. The transformer, currently proposed off the lane, can also be moved to a landscaped area in the front yard to provide more space for parking.

2. Impact to on-street parking, landscaping, and pedestrian circulation

Vehicular access from rear lanes where provided allows efficient use of the laneway while leaving the street available for on-street public parking. The proposed driveway crossovers on Windsor Avenue will remove on-street public parking in front of the property.

Vehicular access from rear lanes helps limit hard surfacing in front yards and allows more room for landscaping and recreational space for residents of the property. Vehicular access from rear lanes also has less impact on pedestrians. Driveway crossovers from a street interrupt sidewalk connection and introduce potential pedestrian vehicle conflicts.

3. Not in accordance with Official Community Plan

The OCP contains the following relevant policies and guidelines that are not met for the requested variance:

OCP Policy 4.2.2.5	Require that vehicle access to parking in residential areas is from the laneway in neighbourhoods where laneways exist.
OCP Guideline G16	Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space: <ul style="list-style-type: none"> Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping.
OCP Guideline G17	On-site parking location and design should minimize visual impact and provide safe connections for pedestrians: <ul style="list-style-type: none"> Parking between the front of buildings and the street is not permitted. Parking should be located at the rear of buildings/sites.

Deny Development Variance Permit

Adequate space exists to accommodate the required parking on the site accessed from the lane. The requested variance does not meet the intent of the Zoning Bylaw and is not in accordance with the Official Community Plan. Staff recommend that Council deny the requested variance, and the applicant redesign the proposal to meet the bylaw.

It is recommended that Council allow the applicant to speak on behalf of the proposed variance if Council is considering denying the application.

Development Permit

The property is located within the Intensive Residential Development Permit Area in the Official Community Plan. Staff have completed a development permit analysis (Attachment 'D'). The applicant has also provided an analysis with their letter of intent (Attachment 'E').

Deny Development Permit

If Council is to deny the Development Variance Permit, Council should also deny the Development Permit. The applicant would need to redesign the proposal to ensure vehicular access meets the Zoning Bylaw (lane only), before a Development Permit can be approved.

Alternate Recommendations

Council may consider that the proposed vehicular access is appropriate. If this is the case, Council may choose the alternative recommendation:

1. THAT Council approve "Development Variance Permit PL2024-9842", for Lot 26 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 4576, located at 378 Windsor Avenue, a permit to vary Section 10.1.3.1 of the Zoning Bylaw No. 2024-22: allow vehicular access from a street;

AND THAT Council, subject to approval of "Development Variance Permit PL2024-9842", approve "Development Permit PL2024-9844", for Lot 26 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 4576, located at 378 Windsor Avenue, to allow the construction of two side-by-side duplexes (4 units).

Attachments

Attachment A – Zoning Map

Attachment B – Official Community Plan Map

Attachment C – Photos of Property

Attachment D – Development Permit Analysis (staff)

Attachment E – Letter of Intent and Development Permit Analysis (applicant)

Attachment F – Draft Development Variance Permit PL2024-9842

Attachment G – Draft Development Permit PL2024-9844

Respectfully submitted,

Yvonne Mitchell
Planner II

Concurrence

Director of Development Services <i>BL</i>	GM of Infrastructure <i>KD</i>	City Manager <i>PH</i>
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Attachment A – Zoning Map



Attachment B – Official Community Plan Map



Attachment C – Photos of Property



Attachment D - Development Permit Analysis (staff)

Development Permit Analysis

The proposed development is located within the Intensive Residential Development Permit Area. The following analysis demonstrates how the proposal is aligned with the applicable design guidelines.

- Guideline G16 Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space:*
- *Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping.*
 - *Where possible, shared automobile accesses should be considered to optimize land use, and to reduce impermeable surface coverage and sidewalk crossings.*
 - *Parking is provided from both the street and the rear lane.*
- Guideline G17 On-site parking location and design should minimize visual impact and provide safe connections for pedestrians:*
- *Parking between the front of buildings and the street is not permitted.*
 - *Parking should be located at the rear of buildings/sites.*
 - *Shared parking (where varying uses have parking demands that peak at different times of the day) is encouraged to reduce parking requirements.*
 - *Outdoor surface parking areas should incorporate pathways that provide safe, accessible and comfortable pedestrian connections to entries/destinations.*
 - *Parking has been located between the front of buildings and the street and at the rear. Safe pedestrian connections are provided from parking areas to front doors.*
- Guideline G18 Attached parking structures, their access and associated components (doorways, ramps, etc.) should be architecturally integrated into the building so as to minimize visual impact to the public realm.*
- *Garages are located on the main building face closest to the street. Architectural features such as awnings above the garages and a building projection between the garages are provided.*
- Guideline G21 Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).*
- *Front doors for the duplex units face both Windsor Avenue and the lane.*
- Guideline 23 Articulation of building mass should include horizontal (minor) setbacks and stepbacks (along upper storeys) to provide visual interest and enrich the pedestrian experience. Balconies and/or cantilevered upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.*
- *Building elements such as the recessed and covered front entries and wood awnings above the garages add articulation to the building mass.*
- Guideline G26 Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.*
- *The building is setback from neighbouring properties further than the zoning bylaw requires and limited windows and no balconies face neighboring properties.*

- Guideline G54* *Mechanical/Utility cabinets and transformer pads (units) shall be located at the rear of the property, behind the building.*
- The proposed transformer is located at the rear of the property along the lane.
- Guideline G58/G59/G60* *Garbage/recycling areas and other similar structures should be located out of public view in areas that mitigate noise impacts and which do not conflict with pedestrian traffic. Garbage and recycling bins should be contained within screened enclosures that are coordinated with the overall design. Clear access to refuse/recycling areas must be provided.*
- Space is provided in the garages for garbage/recycling. Clear access to refuse/recycling is provided without conflict with proposed vehicle parking.
- Guideline G61/G62/G63* *Fencing located along a street edge should be low and/or not create a solid barrier (i.e. it should be visually transparent). Fencing along the street edge should be supplemented with low profile landscape plantings. All plans should show intended fencing.*
- No fencing is proposed in the front yard. All intended fencing is shown on plans.
- Guideline IR1* *Building siting*
- *Front and rear yard setbacks should relate to those of existing neighbouring buildings. (see Figure 5-13).*
 - *The primary building's front setback should be no greater than 6.0m so that homes engage with the street.*
 - The main building face is setback 5.49 m from the property line, further than the minimum 4.5 m required setback. Adjacent homes are setback approx. 6.5 m. The proposed setback relates to the existing neighbourhood without exceeding 6.0 m.

Letter of Intent for 378 Windsor Avenue

Elizabeth and I moved to Penticton in 1990 and have three adult children that are currently living and working here in the city. We became grandparents for the first time last December with another grandchild on the way this summer. With the housing market as it is, our kids have not been able to get into the real estate market. We purchased 378 Windsor Avenue with the intent to develop two side by side duplexes, one fronting onto Windsor Avenue and the second fronting onto the rear lane. Our goal in doing this is for each one of our children to live in their own unit and we will either sell or rent the fourth unit.

Each of these semi-detached two storey homes will be approximately 2100sf with three bedrooms, 2-1/2 bathrooms plus a built-in garage. They will all have a private rear yard and a covered patio. It is our goal to obtain Energy Step Code 5 on these buildings. Exterior walls will be double framed and 9.5" thick and the common walls will be ICF. We will be using triple pane windows and a high efficiency, dual fuel heating/cooling systems. A flat roof was chosen to reduce the height of the homes and to optimize future solar panel placement in order make these homes net zero for energy consumption. High quality exterior finishing and low maintenance/ low water use landscaping will give these homes strong and lasting curb appeal. All of the setbacks are well with-in the City of Penticton's zoning requirements, thereby reducing the impact on neighbouring properties and the neighbourhood in general.

In order for this development to proceed as drawn we are asking the city of Penticton for a variance that will allow for a single wide driveway on each of the two front units. The driveway will allow for a single car garage and additional off-street parking for each of the front units. 10.1.3 of the Cities R4-L-Small -Scale Multi-Unit Residential: Large Lot zoning states that where a rear lane is provided, vehicular access must be from the rear lane. We would like the City of Penticton to consider the following points when deciding on this variance.

- Of the twenty existing homes on this block of Windsor Avenue, seventeen of them have a driveway in their front yard. The other three have side lanes that they use for driveway access. The home at 378 Windsor Avenue has an existing driveway in the front yard. These lots all have a depth of approximately 210'. Parking off of the rear lane and walking to the main entrance of one of the front units is the equivalent of parking three of four houses down the street. For families with young children or anybody with mobility issues, this would be quite onerous and would lead to the homeowner parking on the street, causing congestion.
- The R4-L zoning requires a total of four parking stalls. The plans as drawn will provide a total of ten off street parking stalls.
- Owner/Occupants will also benefit from the security of having a built-in garage.
- Not having all four units using the rear lane for parking also reduces the possibility of conflict between homeowners (family or not).

- There are three recently built multifamily developments within close proximity to our property that have been allowed driveway access from the street. They are 330, 379 and 385 Douglas Ave.

Windsor Avenue and the surrounding streets primarily consist of older homes on large lots that include single wide rear lanes. There has been some newer multi-family construction on Conklin Avenue and Douglas Avenue, both to the south. With the recent changes to the zoning allowing for up to four units per lot, it is safe to assume that this neighbourhood is going to see a substantial amount of multifamily redevelopment in the immediate future. The rear lane that 378 Windsor Avenue backs onto is shared with more than 25 other properties, each now having development potential of up to four units. Requiring all vehicle access and parking to be off of the rear lane will result in the lane network being overwhelmed as more development takes place. Allowing for driveways and parking from the street will lessen the demand on the rear lanes and more evenly distribute the vehicular traffic throughout the neighbourhood as its population increases.

Not obtaining this variance would greatly diminish the livability of each of these four homes. The layout of these units is functional for anyone, but it has been designed with a young family in mind. Although it is located in a very desirable neighbourhood, no area in town is immune to the increased level of criminal activity that Penticton is experiencing. Having a built-in garage gives the occupants, regardless of their demographic, an increased level of security and safety. Plus, there is the convenience of having additional vehicular parking that is just steps away from the front entrance.

We know that Windsor Avenue and the surrounding streets has long been considered one of the most popular neighbourhoods in Penticton. It's easy to see why with its sidewalks, Windsor Park, and its central location. The pride of ownership is evident in many of our neighbouring properties. This is why we purchased on Windsor Avenue. We want these four homes to be a positive addition to the street and a place where families can live comfortably and grow. We also hope that this development will be viewed as an example of how increased density can coexist and even enhance an established neighbourhood.

Thank you for considering our variance application.

Sincerely,

David and Elizabeth Tribe

Development Permit Analysis

June 25, 2024

Gabe Tamminga

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

Please see the City of Penticton OCP general and intensive residential guidelines in *italics* with explanation of how the guideline was considered in the design.

G2. Applications shall include a comprehensive site plan – considering adjacent context for building and landscape architectural design and neighborhood character analysis – to demonstrate that the development is sensitive to and integrated within its context and surrounding uses and neighbors.

- *All site / landscape plans should incorporate the boulevard.*

The attached application includes a site plan for the two proposed duplexes. At 1.8m the side yard setback is slightly larger than the minimum of 1.5m. This allows for additional landscaping adjacent to the buildings.

G5. Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighboring building setbacks.

The front duplex is proposed to be located 6.1m from front property line. This is further from the street than the minimum permitted setback of 4.5m. This setback together with the public boulevard creates a distance from the sidewalk to the front of the building of approximately 7.75m. The result is a building that will not feel overbearing from the street or sidewalk. The building's placement also creates a longer and more functional driveway that will prevent vehicles parked in the driveway from impeding on the sidewalk.

G9. Pedestrian connectivity to adjacent properties is encouraged. With the exception of private yards, open spaces shall be designed for public access and connectivity to adjacent public areas (and publicly accessible private spaces).

The proposed project will enhance the pedestrian experience along Windsor Ave. The front yards will be landscaped with lawn, shrubs and shade trees. There will be no fencing in this area, creating an open feel similar to neighboring properties.

G11. Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.

The project is proposed to be constructed all at one elevation, with no steps or obstructions of any kind to any residential entrance. The rear yards of each of the units will be fenced to create privacy.

G16. Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space:

- *Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping (see Figure 5-4).*
- *Where possible, shared automobile accesses should be considered to optimize land use, and to reduce impermeable surface coverage and sidewalk crossings.*

This Development Application includes a variance allowing for driveway access to built-in garages in the front duplex. Our reasoning for this has been outlined in the Letter of Intent.

G17. On-site parking location and design should minimize visual impact and provide safe connections for pedestrians:

- *Parking between the front of buildings and the street is not permitted.*
- *Parking should be located at the rear of buildings/sites.*
- *Shared parking (where varying uses have parking demands that peak at different times of the day) is encouraged to reduce parking requirements.*
- *Outdoor surface parking areas should incorporate pathways that provide safe, accessible and comfortable pedestrian connections to entries/destinations.*

The vast majority of existing homes on Windsor Ave. have driveways in the front yard including the newly constructed home located directly across the street from the proposed development, which has an oversized double driveway.

G21. Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).

Main entryways are provided facing Windsor Ave. and the laneway.

G29. Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas (see Figure 5-7).

Main views are over Windsor Ave. and the laneway with large windows and covered entrances facing the public space. The rear of the units have large windows that face their own private rear yards.

G34. Tree retention

- *New development should retain, where possible, existing mature and native trees and protect their root systems;*
- *Pre- and post-development tree surveys are required must be undertaken.*

The subject site was in a very neglected state when purchased in April of 2024. The elderly owner had amassed an extensive collection of artifacts. Approximately 30,000 pounds of refuse was removed and taken to the landfill. A large portion of the rear yard and some of the front had been used for gardening in previous years. The remainder of the rear yard and the front yard has landscaping that was overgrown and neglected. The proposed development will include professionally designed and installed landscaping that will enhance the neighborhood and reduce water usage.

G61. Fencing located along a street edge should be low and/or not create a solid barrier (i.e. it should be visually transparent).

There is no fencing being proposed along the street edge or in the front yards of the units along Windsor Ave.

IR1. Building siting

- *Front and rear yard setbacks should relate to those of existing neighboring buildings. (see Figure 5-13).*
- *The primary building's front setback should be no greater than 6.0m so that homes engage with the street*

The neighborhood consists primarily of older homes located on large lots. Some of these properties have recently built carriage homes with minimal setbacks from the back lane. The front setback of 6.1m brings the building slightly closer to the street than the neighboring homes but will not make the structure feel intrusive. The rear setback of 6.1m also moves the building back from the laneway and allows for parking.

Development Variance Permit

Permit Number: DVP PL2024-9842

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 26 District Lot 1 Group 7 Similkameen Division Yale (Formally Yale-Lytton)
District Plan 4576
 - Civic: 378 Windsor Avenue
 - PID: 002-178-516
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2024-22 to allow for the construction of two side-by-side duplexes (4 units), as shown in the plans attached in Schedule 'A':
 - a. Section 10.1.3.1: to allow vehicular access from a street.

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the 10th day of September, 2024.

Issued this Day day of _____, 2024.

Angela Collison
Corporate Officer

DRAFT



DRAWING INDEX

- A1 INDEX SHEET
- A2 SITE PLAN
- A3 LANDSCAPING PLAN
- A4 ROOF PLAN
- A5 FOUNDATION PLAN
- A6 FLOOR PLANS - BUILDING A
- A7 FLOOR PLANS - BUILDING B
- A8 ELEVATIONS N/W - BUILDING A
- A9 ELEVATIONS S/E - BUILDING A
- A10 ELEVATIONS N/W - BUILDING B
- A11 ELEVATIONS S/E - BUILDING B
- A12 RENDERINGS

CIVIC ADDRESS: 378 WINDSOR AVE, PENTICTON BC
 LEGAL DESCRIPTION: LOT 26 DISTRICT LOT 1 GROUP 7 SIMLKAMEEN DIVISION YALE (FORMERLY YALE- LYTTON) DISTRICT PLAN 4576
 PID: 002-178-516

Windsor Ave - Duplexes

OWNER:
 David Tribe
 2510 Pinetree Place
 Penticton, BC

378 Windsor Ave, Penticton BC

DOCUMENT DATE:
 August 15, 2024

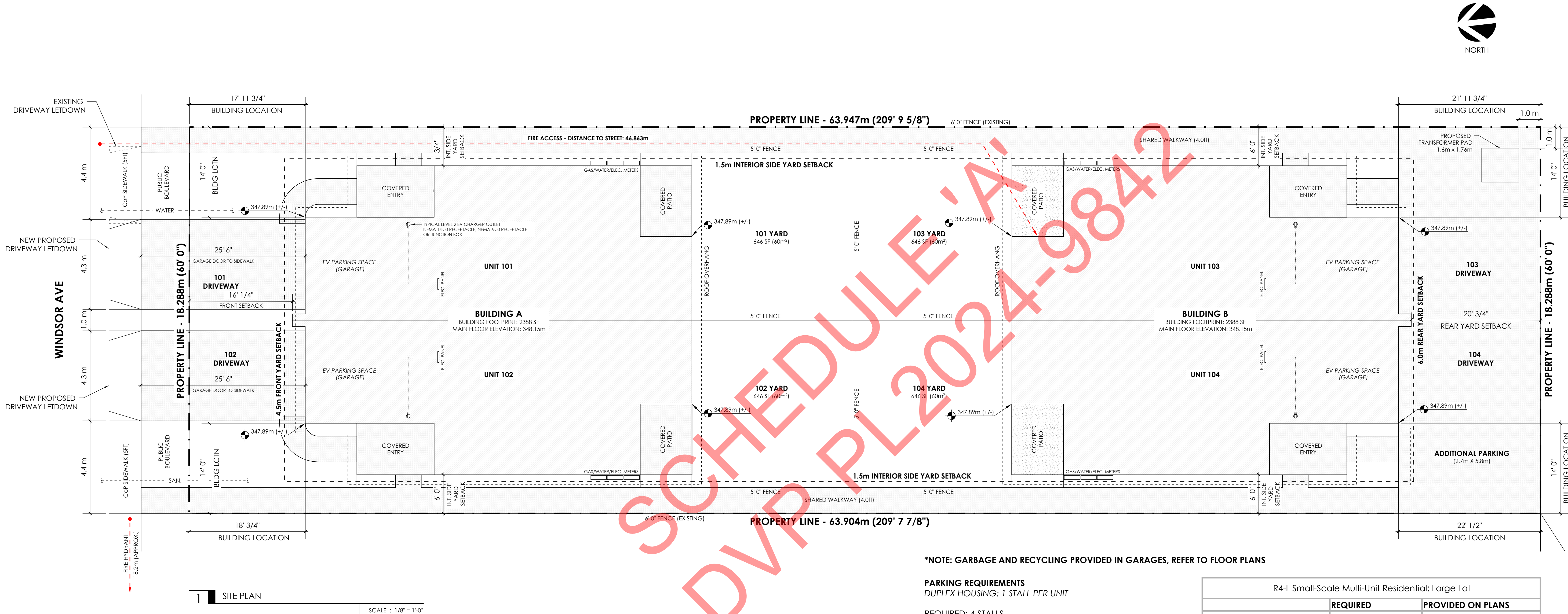
SCALE:
 AS NOTED

NO.	DATE	ISSUE
01	17.04.24	ISSUE FOR DVP
02	31.07.24	ISSUE FOR DVP (REV 1)
03	15.08.24	ISSUE FOR DVP (REV 2)

NOT FOR CONSTRUCTION

A1

INDEX SHEET



*NOTE: GARBAGE AND RECYCLING PROVIDED IN GARAGES, REFER TO FLOOR PLANS

PARKING REQUIREMENTS

DUPLEX HOUSING: 1 STALL PER UNIT

REQUIRED: 4 STALLS
 PROVIDED: 9 STALLS (4 - GARAGE, 4 - DRIVEWAY, 1 - LANE)

BIKE PARKING REQUIRED: 2 - CLASS 2
 BIKE PARKING PROVIDED: 4 - CLASS 2 (IN GARAGES)

R4-L Small-Scale Multi-Unit Residential: Large Lot		
	REQUIRED	PROVIDED ON PLANS
MINIMUM LOT WIDTH	16.0 m (52.49ft)	18.288m (60.0 ft)
MINIMUM LOT AREA	560 sqm (6027.79 SF)	1169.06 sqm (12583.71 SF)
MAXIMUM LOT COVERAGE	40%	37.9% (4776 SF)
MAXIMUM DENSITY	4 DWELLING UNITS	4 DWELLING UNITS
MAXIMUM HEIGHT	11.0m (36.09ft)	6.92m (22.69 ft)
SETBACKS:		
MINIMUM FRONT YARD	4.5m (14.76ft)	6.10m [20.02 ft]
MINIMUM INTERIOR SIDE YARD	1.5m (4.92ft)	1.8m (6.0 ft)
MINIMUM EXTERIOR SIDE YARD	3.0m (9.84ft)	N/A
MINIMUM REAR YARD	6.0m (19.69ft)	6.10m [20.02 ft]
AMENITY SPACE	20 m² PER UNIT	> 20 m² (REFER TO PLAN)

NOTE: COVERED ENTRY AND PATIO'S UNDER 23 SQM THEREFORE NOT INCLUDED IN LOT COVERAGE

Windsor Ave - Duplexes

378 Windsor Ave, Penticton BC

OWNER:
 David Tribe
 2510 Pinetree Place
 Penticton, BC

DOCUMENT DATE:
 August 15, 2024

SCALE:
 AS NOTED

NO.	DATE:	ISSUE:
01	17.04.24	ISSUE FOR DVP
02	31.07.24	ISSUE FOR DVP (REV 1)
03	15.08.24	ISSUE FOR DVP (REV 2)

NOT FOR CONSTRUCTION

A2

SITE PLAN



NOTE: ALL PLANTERS/LANDSCAPE BUFFERS TO BE SERVICED BY AN AUTOMATED IRRIGATION SYSTEM

1 LANDSCAPING PLAN
SCALE : 1/8" = 1'-0"

LEGEND

- CONCRETE
- LANDSCAPE ROCK
- GRASS
- ASPHALT

SYMBOL	TYPE	QUANTITY
	AMUR MAPLE	2
	COLUMNAR HORNBEAM	2
	GOLD JAPANESE FOREST GRASS	44
	SAPPHIRE BLUE OAT GRASS	22

LANE

Windsor Ave - Duplexes

378 Windsor Ave, Penticton BC

OWNER:
David Tribe
2510 Pinetree Place
Penticton, BC

DOCUMENT DATE:
August 15, 2024

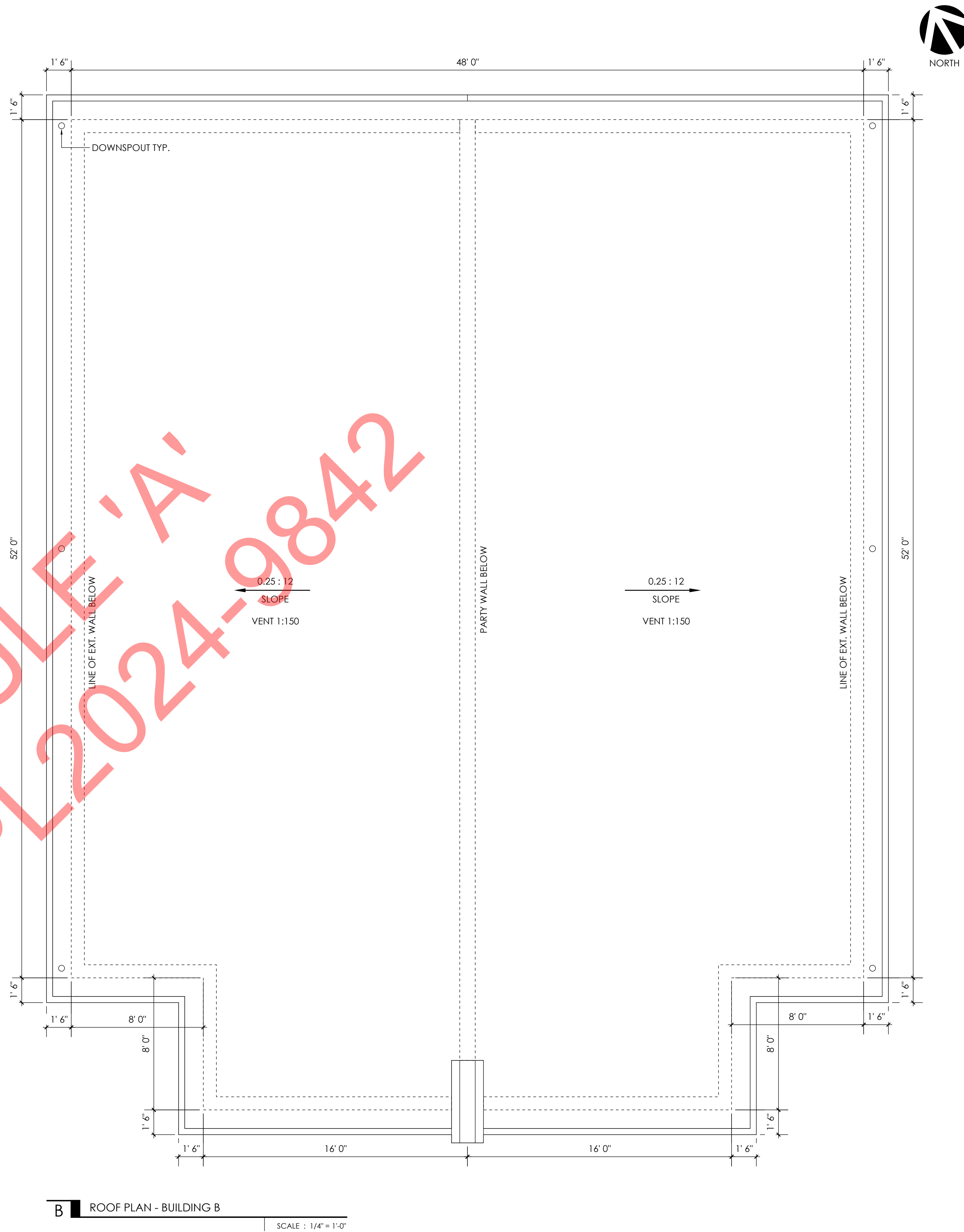
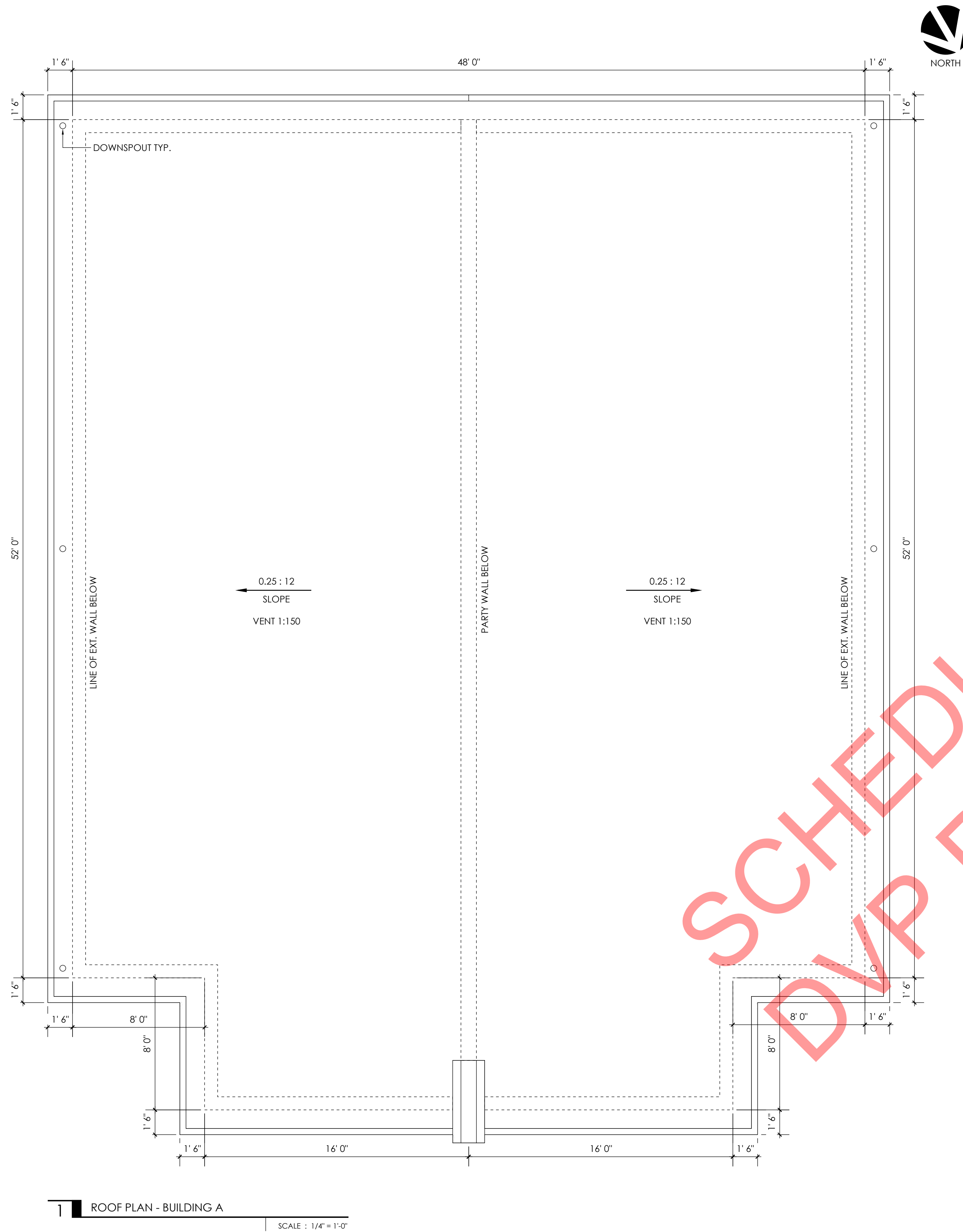
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NOT FOR CONSTRUCTION

A3

LANDSCAPING PLAN



SCHEDULE 'A'
 DVP PL 2024-9842

1 ROOF PLAN - BUILDING A
SCALE : 1/4" = 1'-0"

B ROOF PLAN - BUILDING B
SCALE : 1/4" = 1'-0"

Windsor Ave - Duplexes

378 Windsor Ave, Penitcton BC

OWNER:
David Tribe
2510 Pinetree Place
Penitcton, BC

DOCUMENT DATE:
August 15, 2024

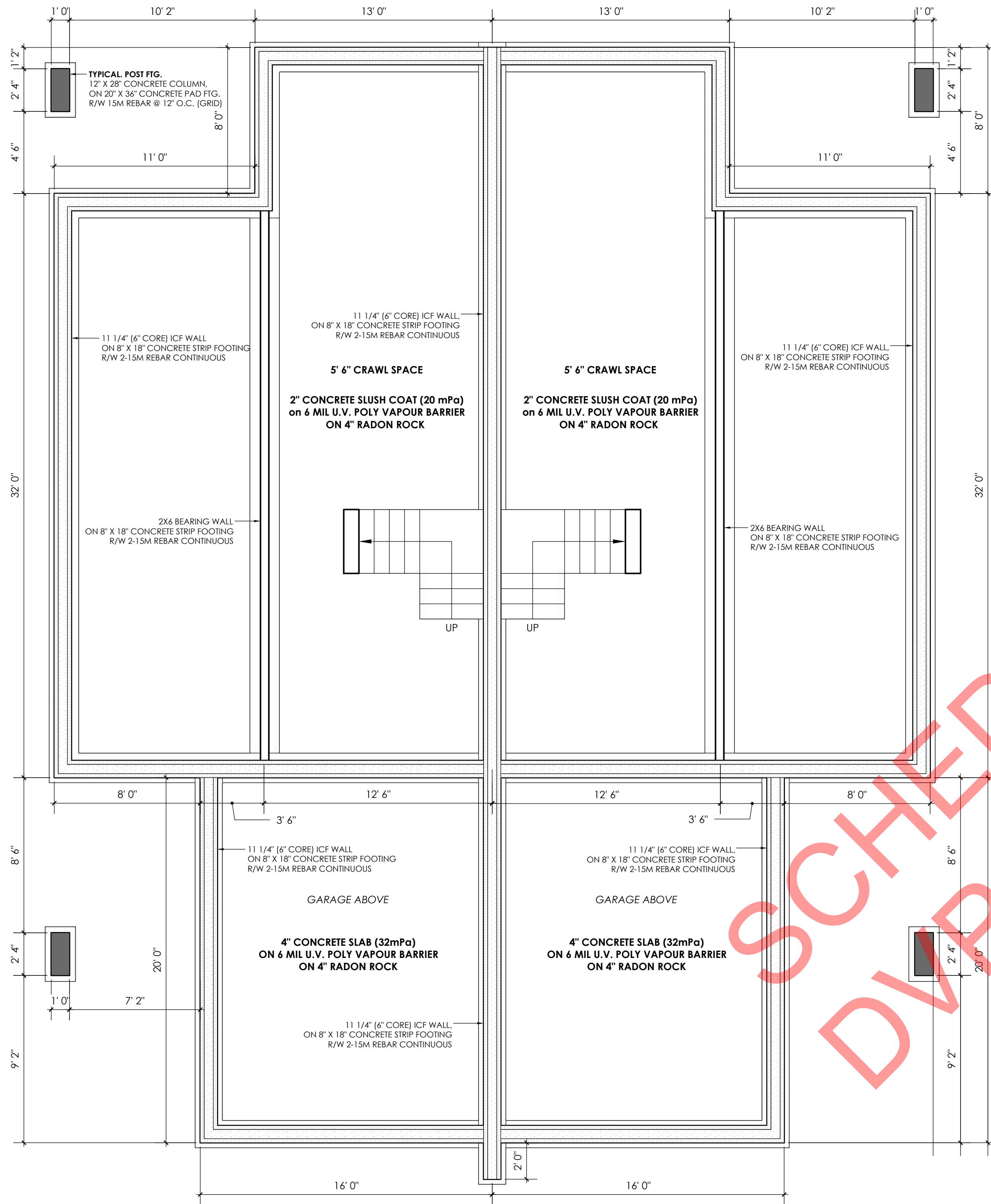
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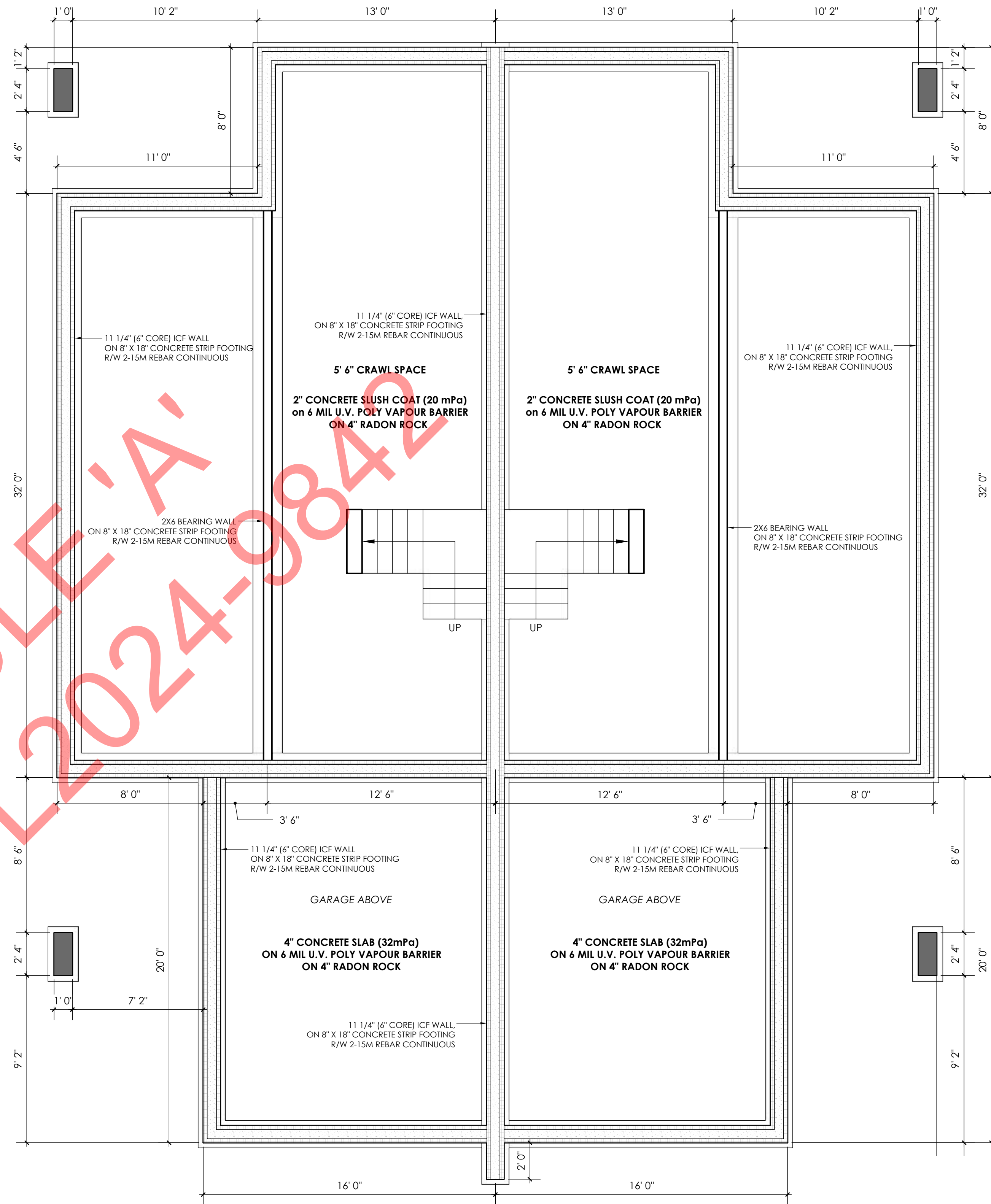
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A4

ROOF PLANS



A FOUNDATION PLAN - BUILDING A
SCALE : 1/4" = 1'-0"



B FOUNDATION PLAN - BUILDING B
SCALE : 1/4" = 1'-0"

SCHEDULE 'A'
DVP PL 2024-9842

Windsor Ave - Duplexes

378 Windsor Ave, Penticton BC

OWNER:
David Tribe
2510 PineTree Place
Penticton, BC

DOCUMENT DATE:
August 15, 2024

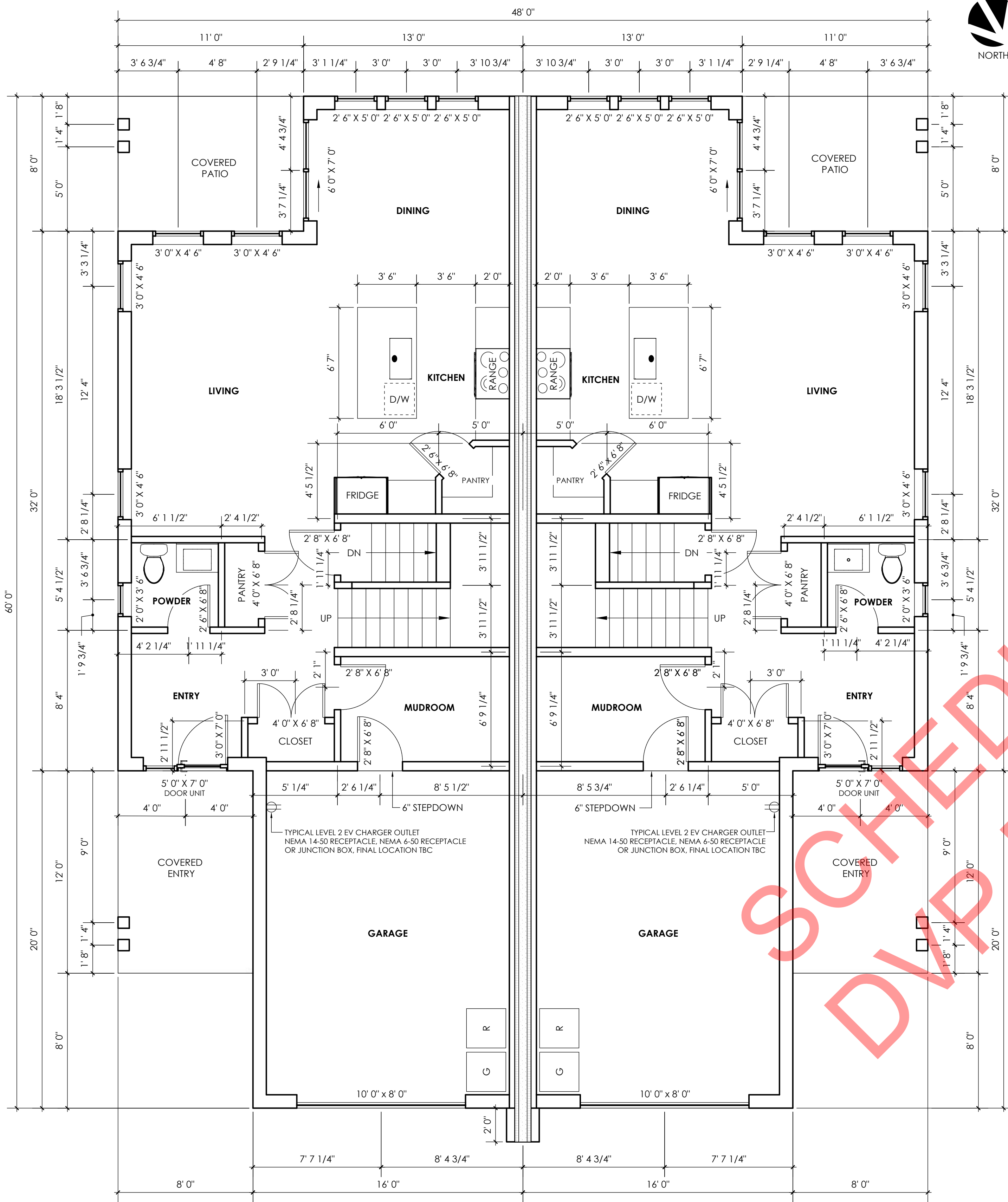
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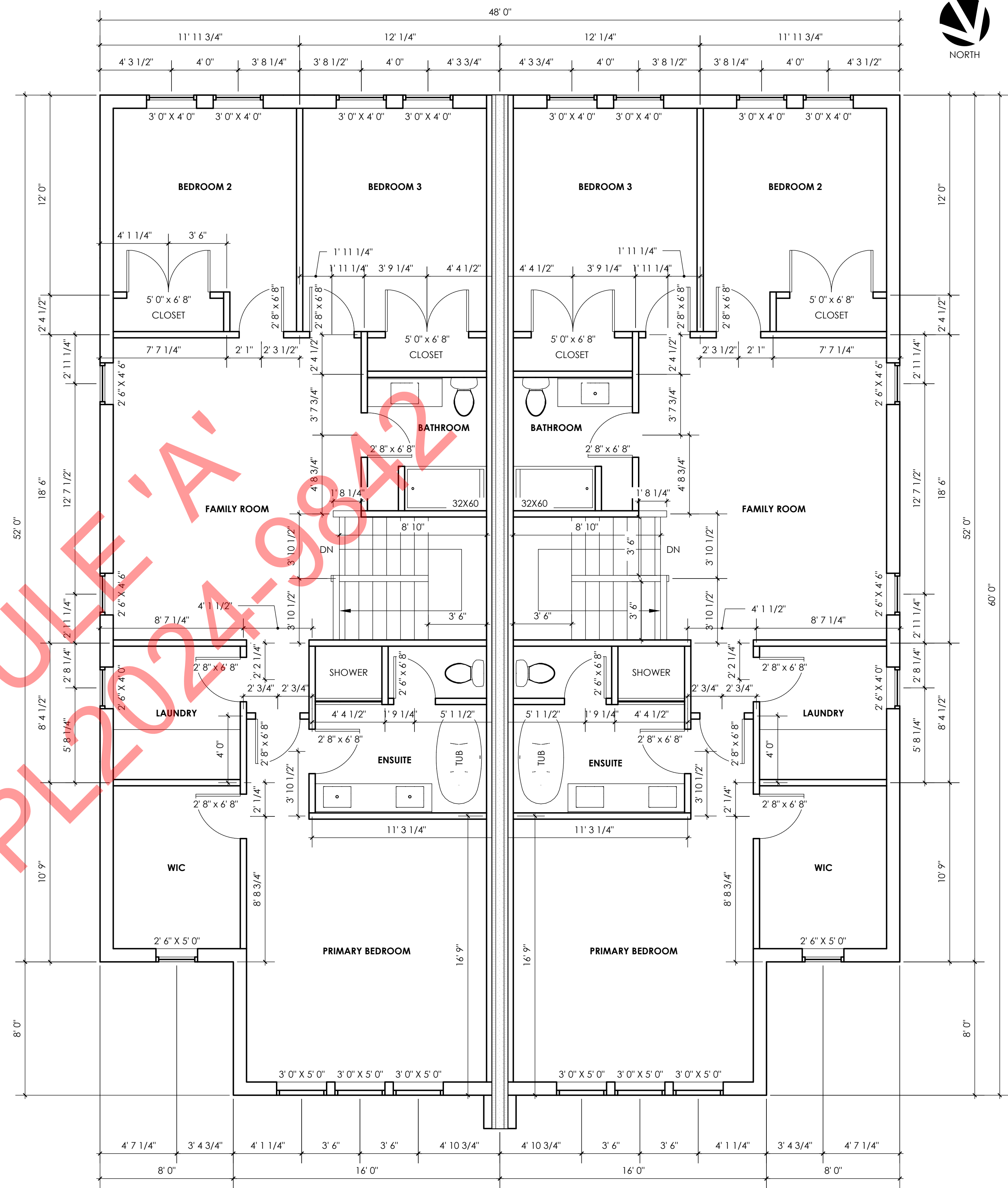
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A5

FOUNDATION PLANS



1 MAIN FLOOR PLAN - BUILDING A
 HOUSE - 853 SQ.FT (PER UNIT)
 GARAGE - 311 SQ.FT (PER UNIT)
 9'0" CEILING HEIGHTS
 SCALE : 1/4" = 1'-0"



2 UPPER FLOOR PLAN - BUILDING A
 1283 SQ.FT (PER UNIT)
 9'0" CEILING HEIGHTS
 SCALE : 1/4" = 1'-0"



SCHEDULED DUE 2024-08-22

Windsor Ave - Duplexes

OWNER:
 David Tribe
 2510 Pinefree Place
 Penticton, BC

378 Windsor Ave, Penticton BC

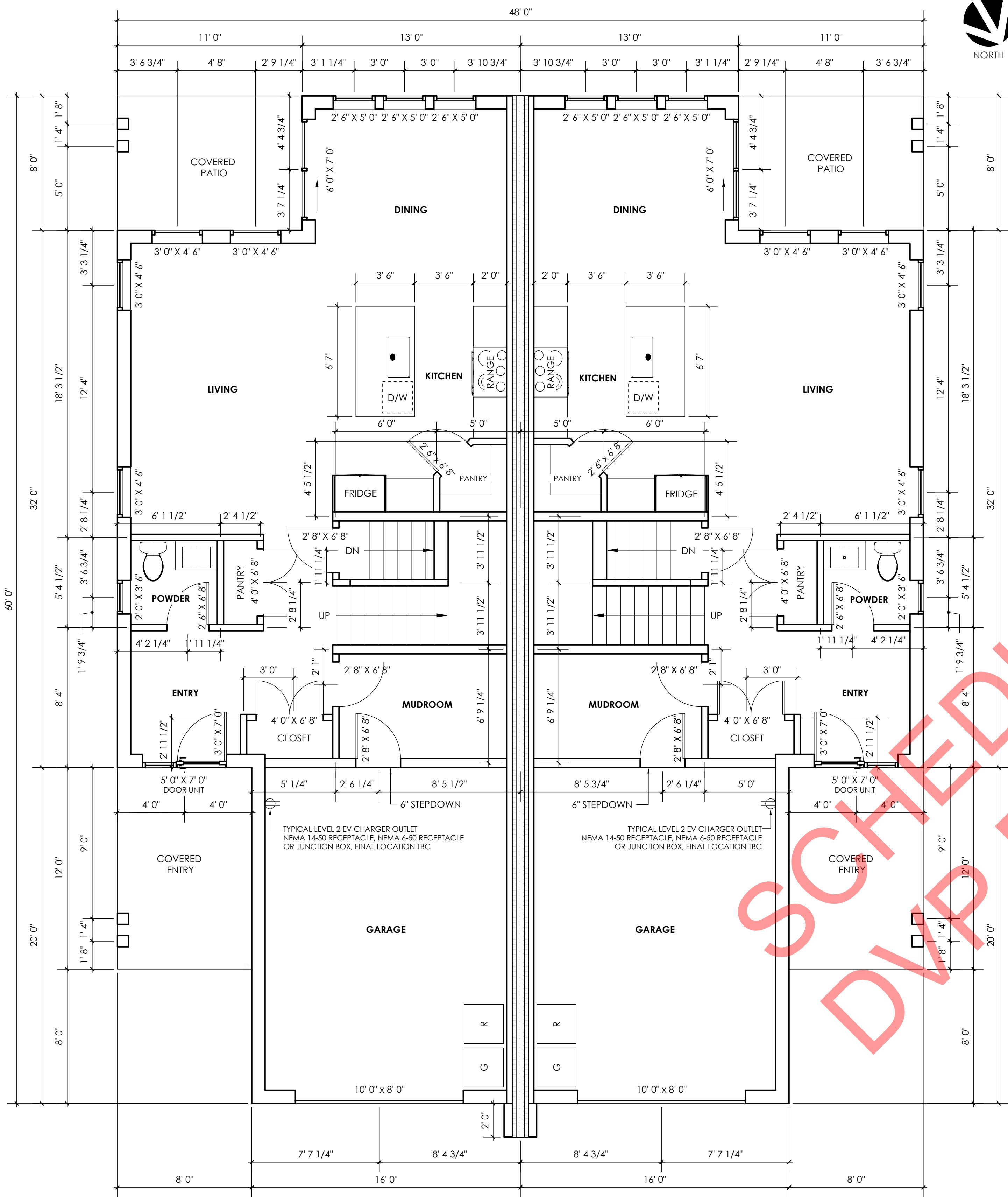
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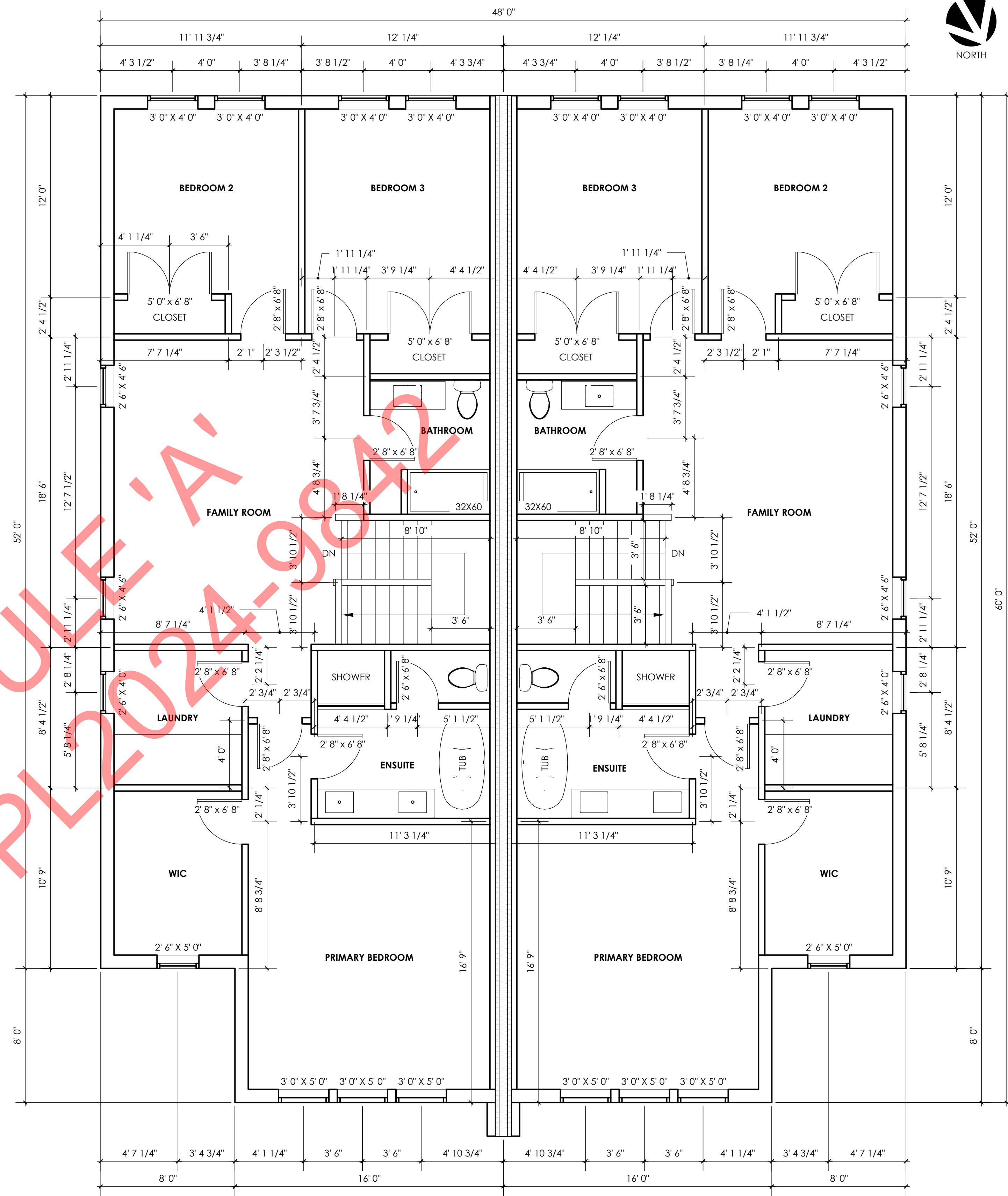
NOT FOR CONSTRUCTION

A6

FLOOR PLANS
 BUILDING A



1 MAIN FLOOR PLAN - BUILDING B
 HOUSE - 853 SQ.FT (PER UNIT)
 GARAGE - 311 SQ.FT (PER UNIT)
 9'0" CEILING HEIGHTS
 SCALE : 1/4" = 1'-0"



2 UPPER FLOOR PLAN - BUILDING B
 1283 SQ.FT (PER UNIT)
 9'0" CEILING HEIGHTS
 SCALE : 1/4" = 1'-0"



SCHEDULE 'A'
 DWP/PLF/2024-9832

Windsor Ave - Duplexes

OWNER:
 David Tribe
 2510 Pinefree Place
 Penitcton, BC

378 Windsor Ave, Penitcton BC

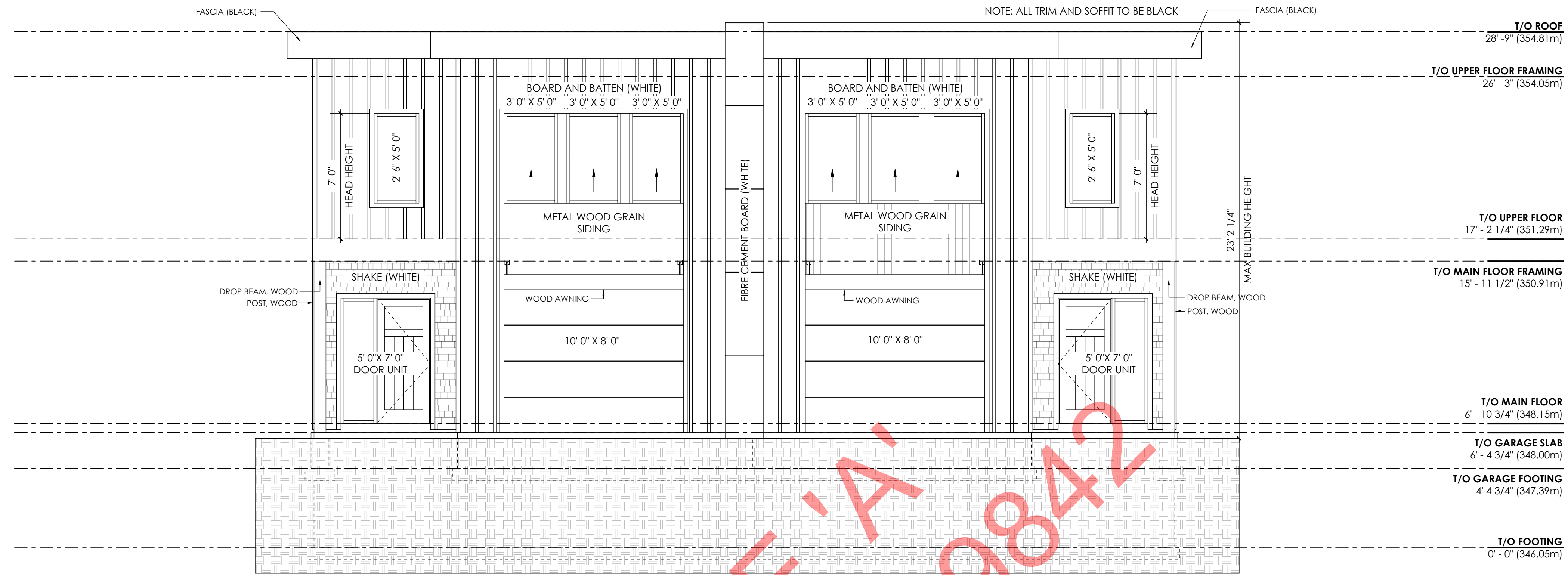
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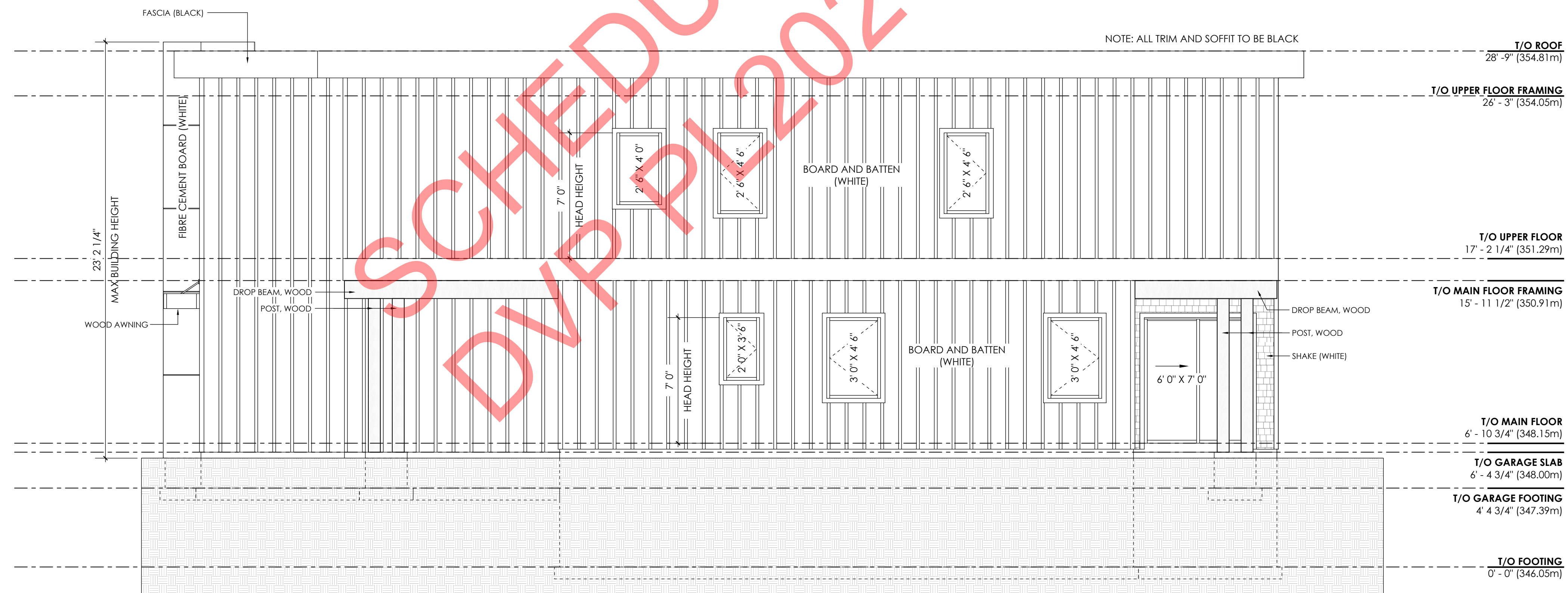
NOT FOR CONSTRUCTION

A7

FLOOR PLANS
 BUILDING B



1 NORTH ELEVATION - BUILDING A
SCALE : 1/4" = 1'-0"



2 WEST ELEVATION - BUILDING A
SCALE : 1/4" = 1'-0"

SCHEDULE 'A'
 DVP PL 2024-9842

Windsor Ave - Duplexes

OWNER:
David Tribe
2510 Pinetree Place
Penticton, BC

378 Windsor Ave, Penticton BC

DOCUMENT DATE:
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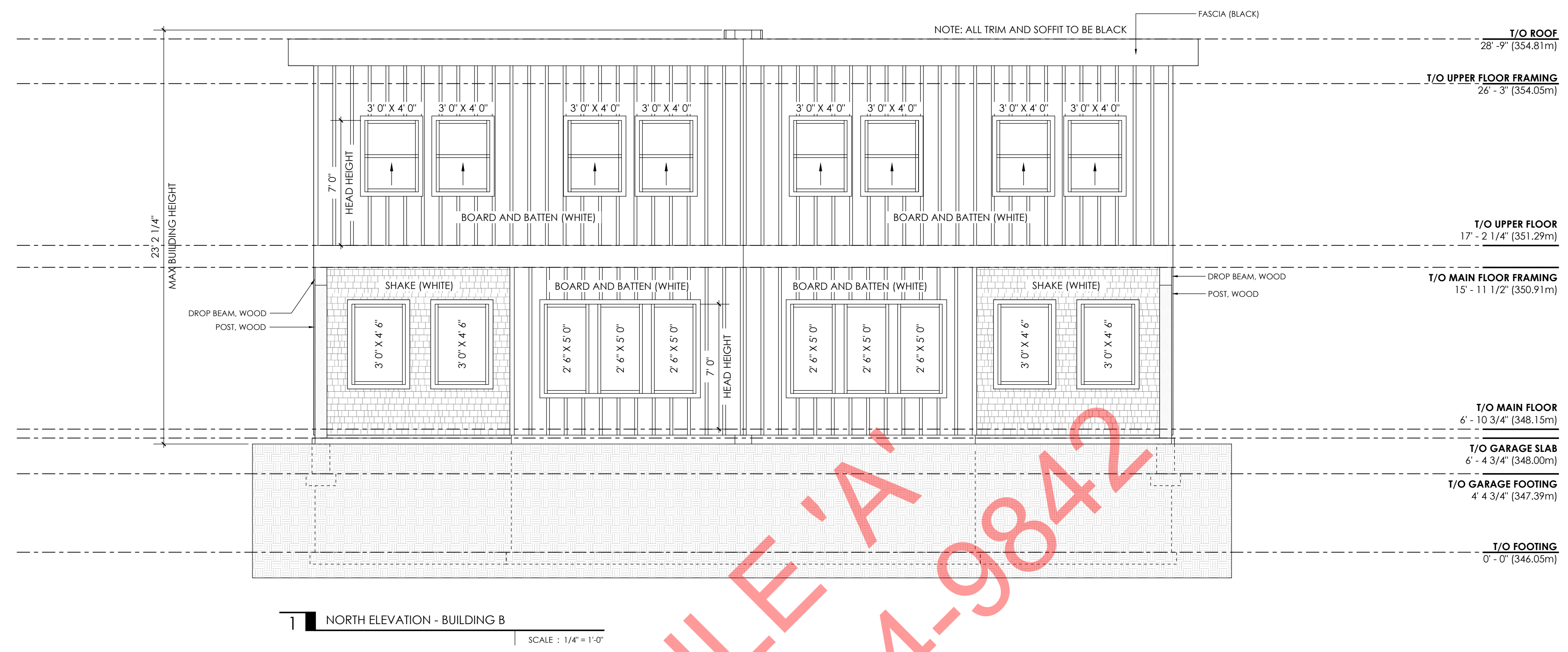
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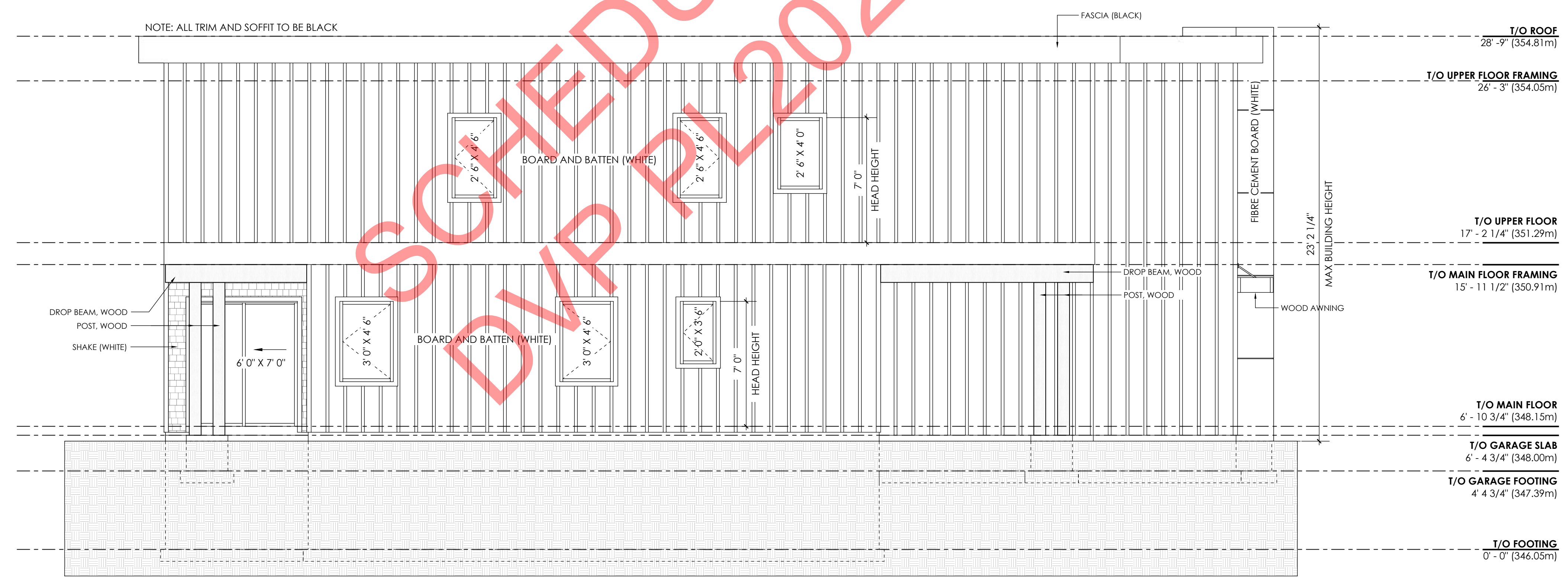
NOT FOR CONSTRUCTION

A8

ELEVATIONS N/W -
BUILDING A



1 NORTH ELEVATION - BUILDING B
SCALE : 1/4" = 1'-0"



2 WEST ELEVATION - BUILDING B
SCALE : 1/4" = 1'-0"

SCHEDULE 'A'
DVP PL 2024-9842

Windsor Ave - Duplexes

OWNER:
David Tribe
2510 Pinetree Place
Penticton, BC

378 Windsor Ave, Penticton BC

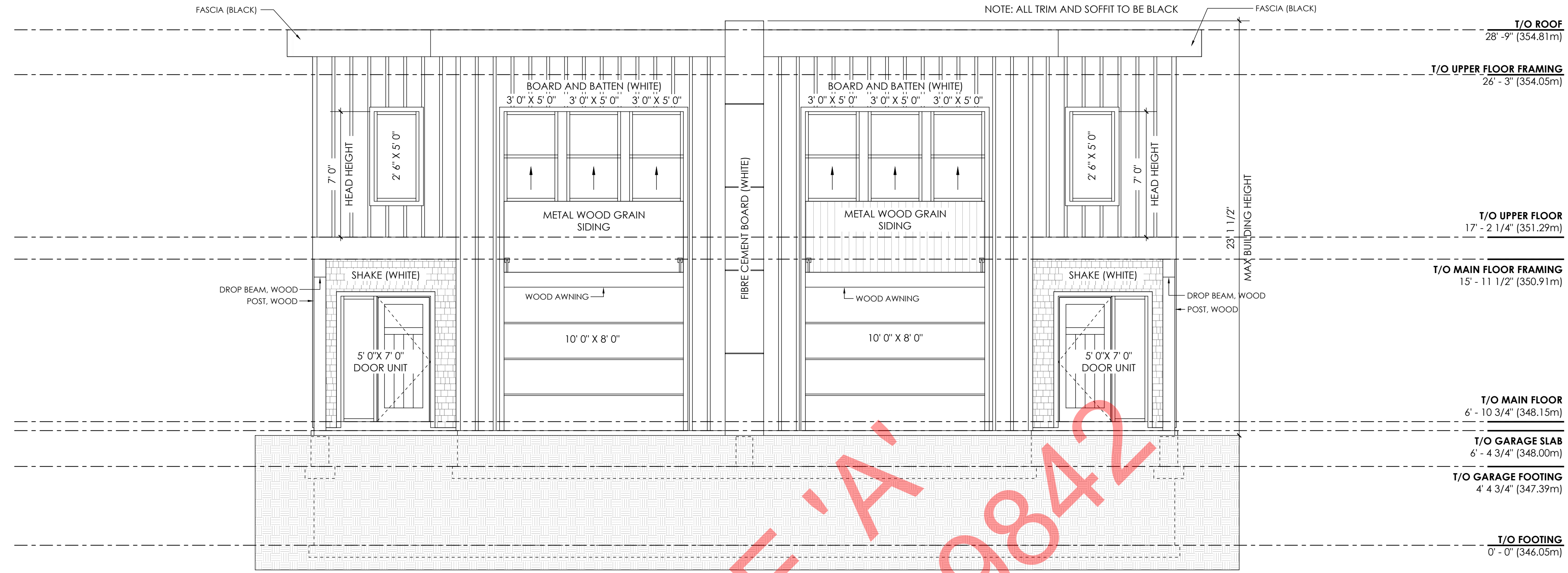
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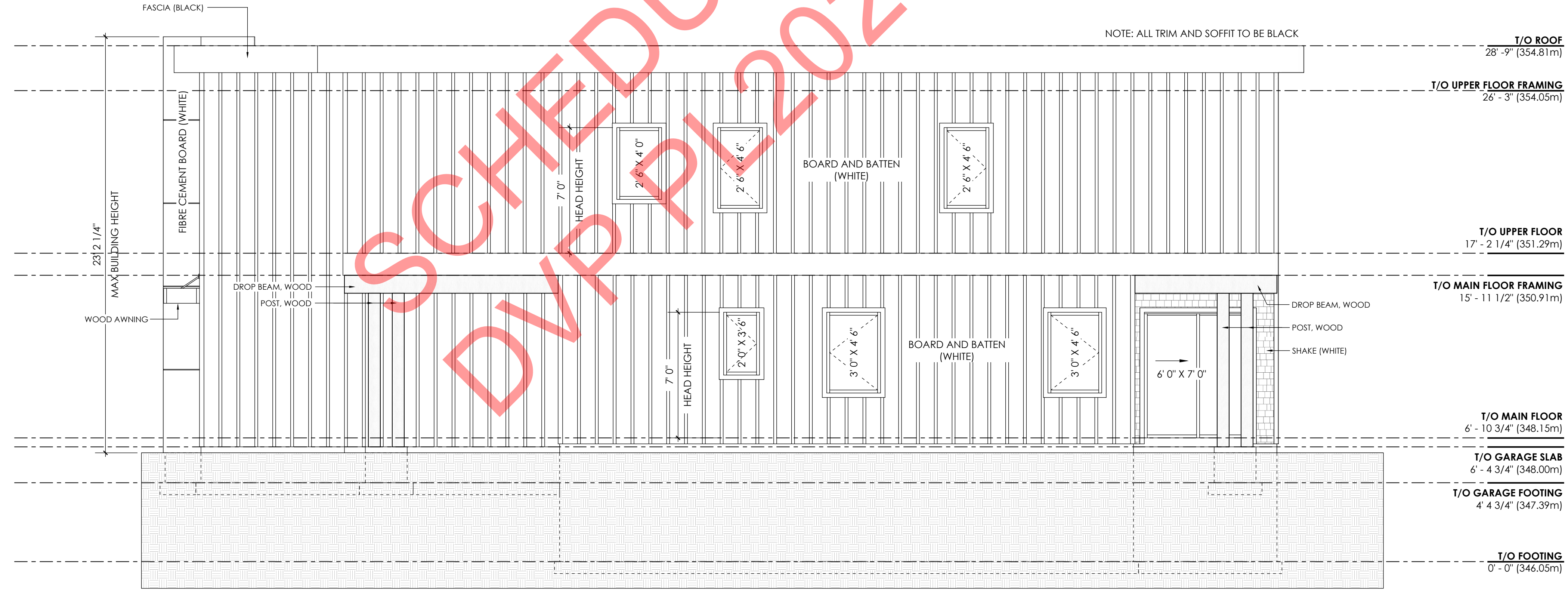
NOT FOR CONSTRUCTION

A10

ELEVATIONS N/W -
BUILDING B



1 SOUTH ELEVATION - BUILDING B
SCALE : 1/4" = 1'-0"



2 EAST ELEVATION - BUILDING B
SCALE : 1/4" = 1'-0"

SCHEDULE 'A'
 DVP PL 2024-9842

Windsor Ave - Duplexes

OWNER:
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 Penitcton, BC

378 Windsor Ave, Penitcton BC

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A11

ELEVATIONS S/E - BUILDING B



1 RENDERING - WINDSOR AVE (EAST)
SCALE : NTS



2 RENDERING - WINDSOR AVE (WEST)
SCALE : NTS



3 RENDERING - LANE
SCALE : NTS



4 RENDERING - BIRD'S EYE
SCALE : NTS

SCHEDULED
DVP PL2024-9842

Windsor Ave - Duplexes

OWNER:
David Tribe
2510 Pinetree Place
Penticton, BC

378 Windsor Ave, Penticton BC

DOCUMENT DATE:
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NOT FOR CONSTRUCTION

A12

Development Permit

Permit Number: DP PL2024-9844

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 26 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale-Lytton)
District Plan 4576
 - Civic: 378 Windsor Avenue
 - PID: 002-178-516
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a two side-by-side duplexes (4 units) as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to beginning works authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. The permit has lapsed as described under Condition 8, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

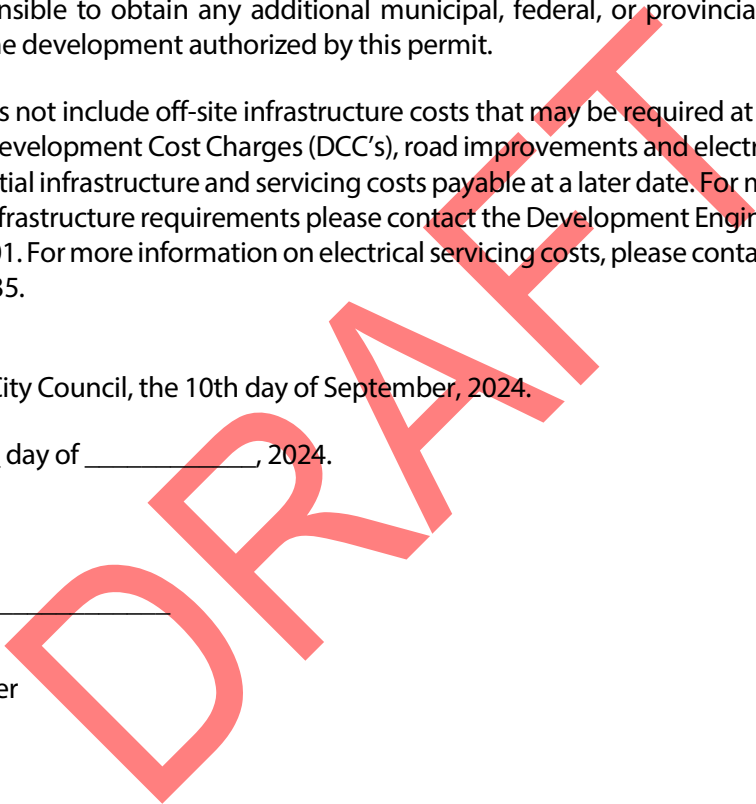
General Conditions

7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
9. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the 10th day of September, 2024.

Issued this ____ day of _____, 2024.

Angela Collison
Corporate Officer





DRAWING INDEX

- A1 INDEX SHEET
- A2 SITE PLAN
- A3 LANDSCAPING PLAN
- A4 ROOF PLAN
- A5 FOUNDATION PLAN
- A6 FLOOR PLANS - BUILDING A
- A7 FLOOR PLANS - BUILDING B
- A8 ELEVATIONS N/W - BUILDING A
- A9 ELEVATIONS S/E - BUILDING A
- A10 ELEVATIONS N/W - BUILDING B
- A11 ELEVATIONS S/E - BUILDING B
- A12 RENDERINGS

CIVIC ADDRESS: 378 WINDSOR AVE, PENTICTON BC
 LEGAL DESCRIPTION: LOT 26 DISTRICT LOT 1 GROUP 7 SIMLKAMEEN DIVISION YALE (FORMERLY YALE- LYTTON) DISTRICT PLAN 4576
 PID: 002-178-516

Windsor Ave - Duplexes

OWNER:
 David Tribe
 2510 Pinetree Place
 Penticton, BC

378 Windsor Ave, Penticton BC

DOCUMENT DATE:
 August 15, 2024

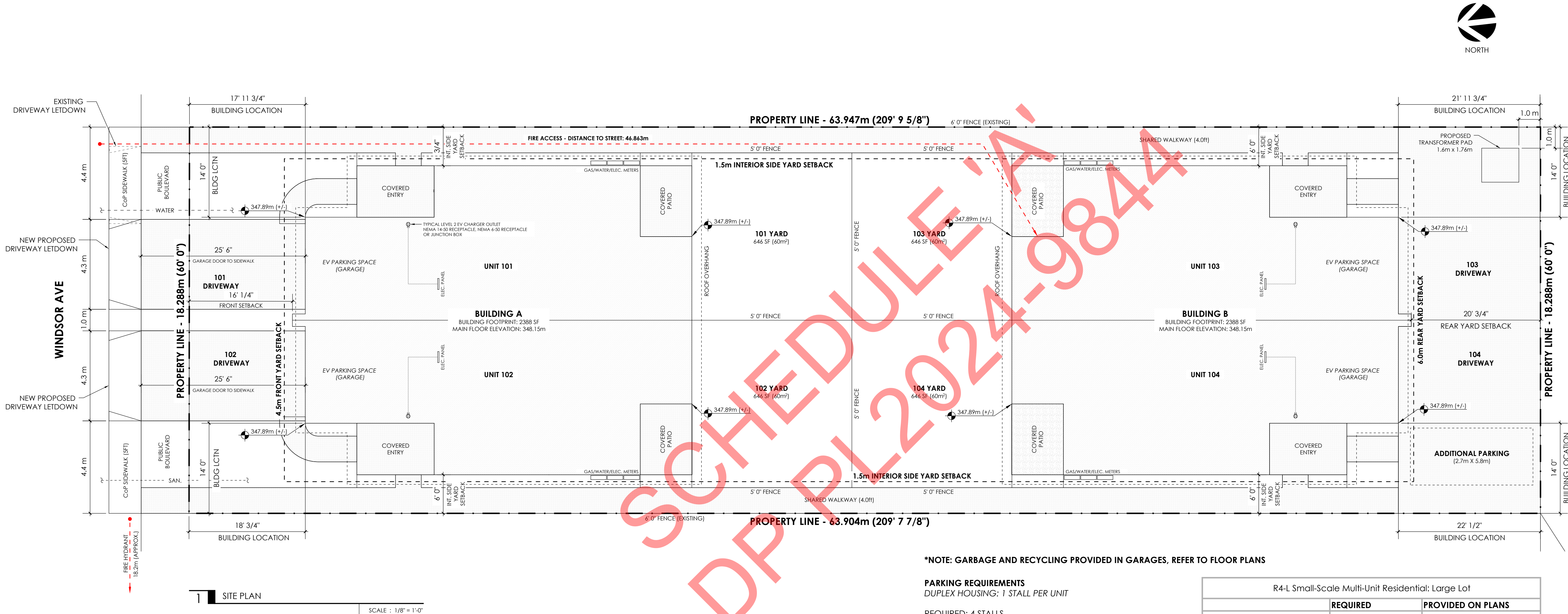
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A1

INDEX SHEET



*NOTE: GARBAGE AND RECYCLING PROVIDED IN GARAGES, REFER TO FLOOR PLANS

PARKING REQUIREMENTS

DUPLEX HOUSING: 1 STALL PER UNIT

REQUIRED: 4 STALLS
 PROVIDED: 9 STALLS (4 - GARAGE, 4 - DRIVEWAY, 1 - LANE)

BIKE PARKING REQUIRED: 2 - CLASS 2
 BIKE PARKING PROVIDED: 4 - CLASS 2 (IN GARAGES)

R4-L Small-Scale Multi-Unit Residential: Large Lot		
	REQUIRED	PROVIDED ON PLANS
MINIMUM LOT WIDTH	16.0 m (52.49ft)	18.288m (60.0 ft)
MINIMUM LOT AREA	560 sqm (6027.79 SF)	1169.06 sqm (12583.71 SF)
MAXIMUM LOT COVERAGE	40%	37.9% (4776 SF)
MAXIMUM DENSITY	4 DWELLING UNITS	4 DWELLING UNITS
MAXIMUM HEIGHT	11.0m (36.09ft)	6.92m (22.69 ft)
SETBACKS:		
MINIMUM FRONT YARD	4.5m (14.76ft)	6.10m [20.02 ft]
MINIMUM INTERIOR SIDE YARD	1.5m (4.92ft)	1.8m (6.0 ft)
MINIMUM EXTERIOR SIDE YARD	3.0m (9.84ft)	N/A
MINIMUM REAR YARD	6.0m (19.69ft)	6.10m [20.02 ft]
AMENITY SPACE	20 m ² PER UNIT	> 20 m ² (REFER TO PLAN)

NOTE: COVERED ENTRY AND PATIO'S UNDER 23 SQM THEREFORE NOT INCLUDED IN LOT COVERAGE

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A2

SITE PLAN



NOTE: ALL PLANTERS/LANDSCAPE BUFFERS TO BE SERVICED BY AN AUTOMATED IRRIGATION SYSTEM

1 LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- CONCRETE
- LANDSCAPE ROCK
- GRASS
- ASPHALT

SYMBOL TYPE QUANTITY

- AMUR MAPLE 2
- COLUMNAR HORNBEAM 2
- GOLD JAPANESE FOREST GRASS 44
- SAPPHIRE BLUE OAT GRASS 22

LANE

Windsor Ave - Duplexes

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Penticton, BC

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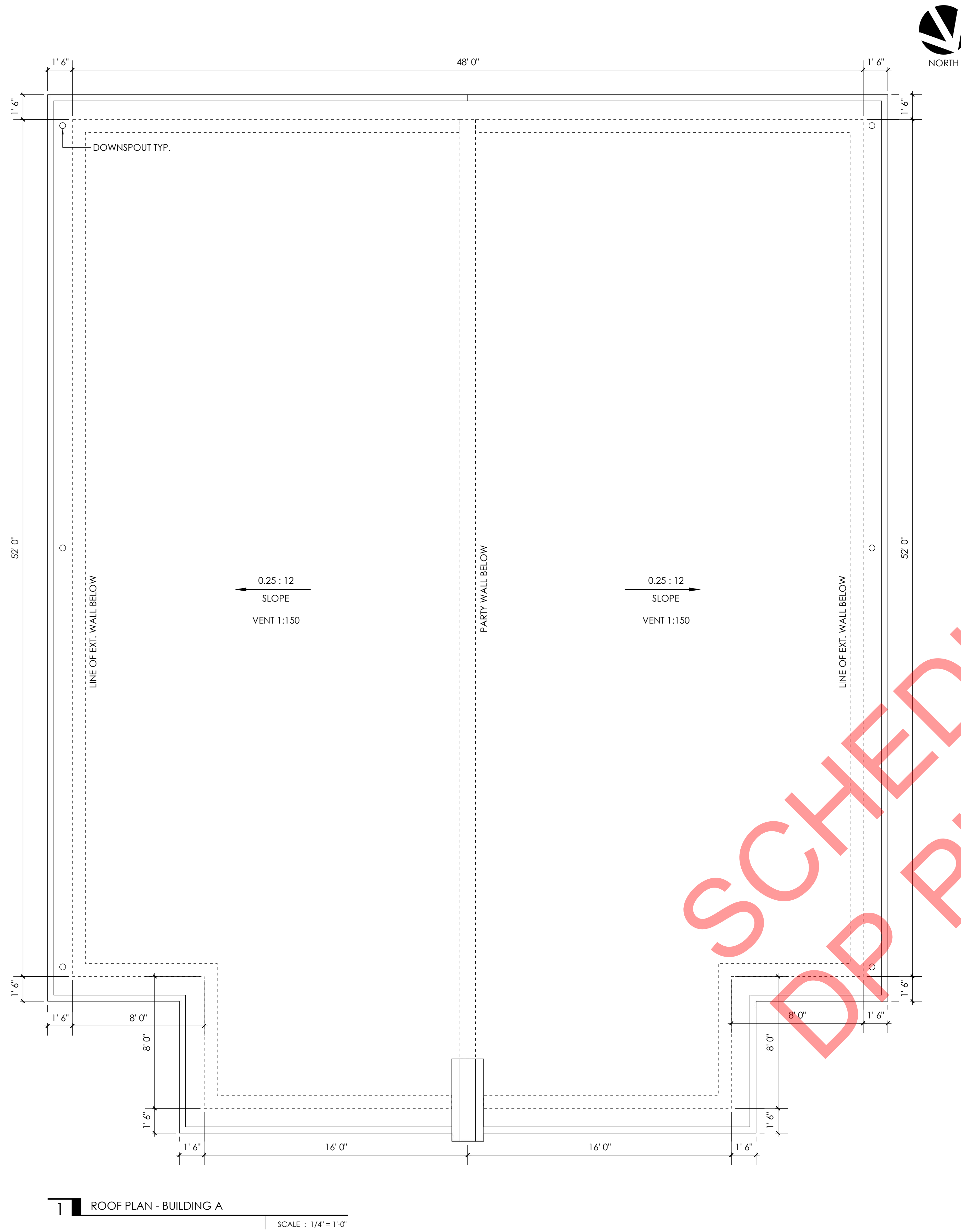
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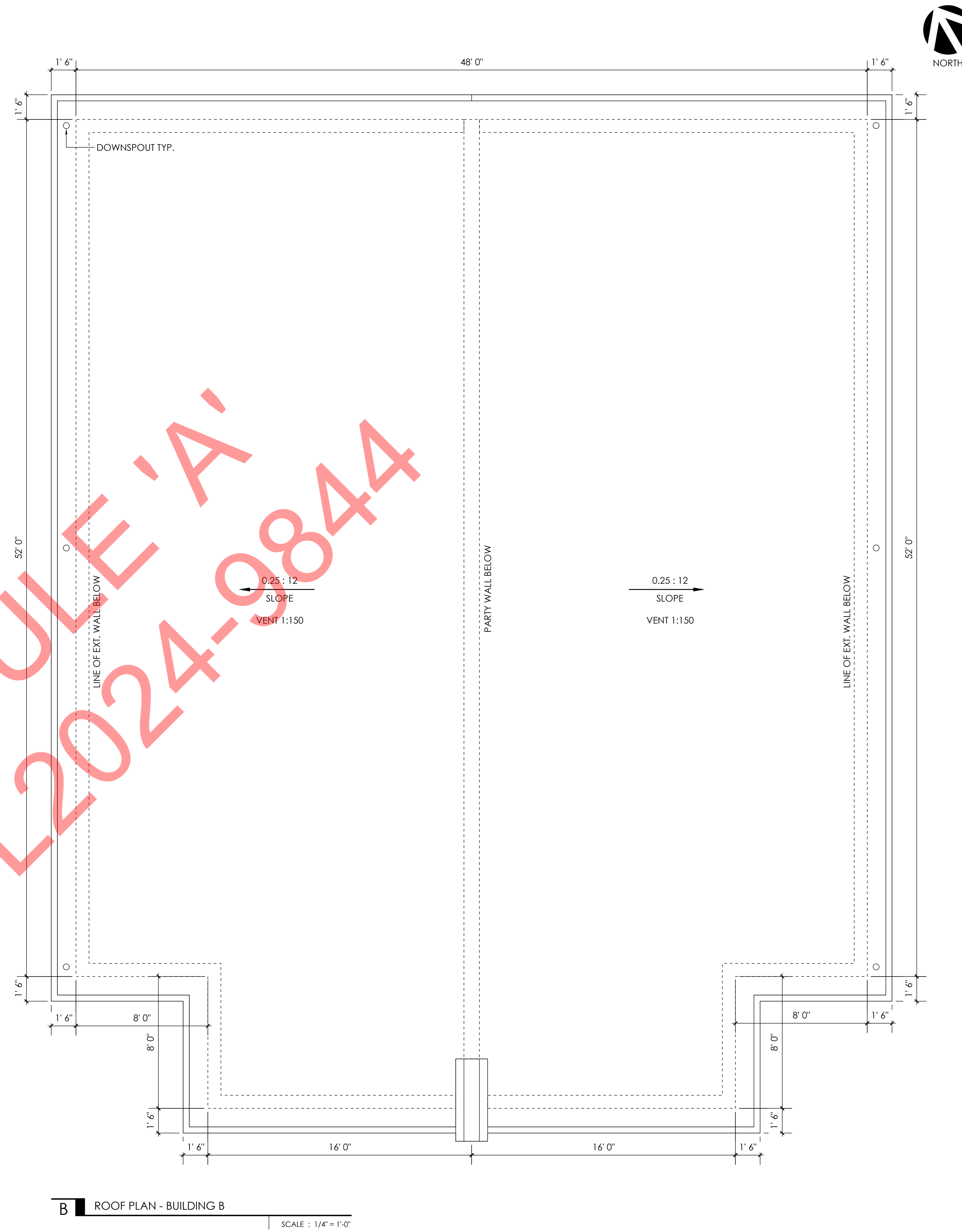
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A3

LANDSCAPING PLAN



A ROOF PLAN - BUILDING A
SCALE : 1/4" = 1'-0"



B ROOF PLAN - BUILDING B
SCALE : 1/4" = 1'-0"

SCHEDULE 'A'
DP PL 2024-9844

Windsor Ave - Duplexes

378 Windsor Ave, Penticton BC

OWNER:
David Tribe
2510 Pinetree Place
Penticton, BC

DOCUMENT DATE:
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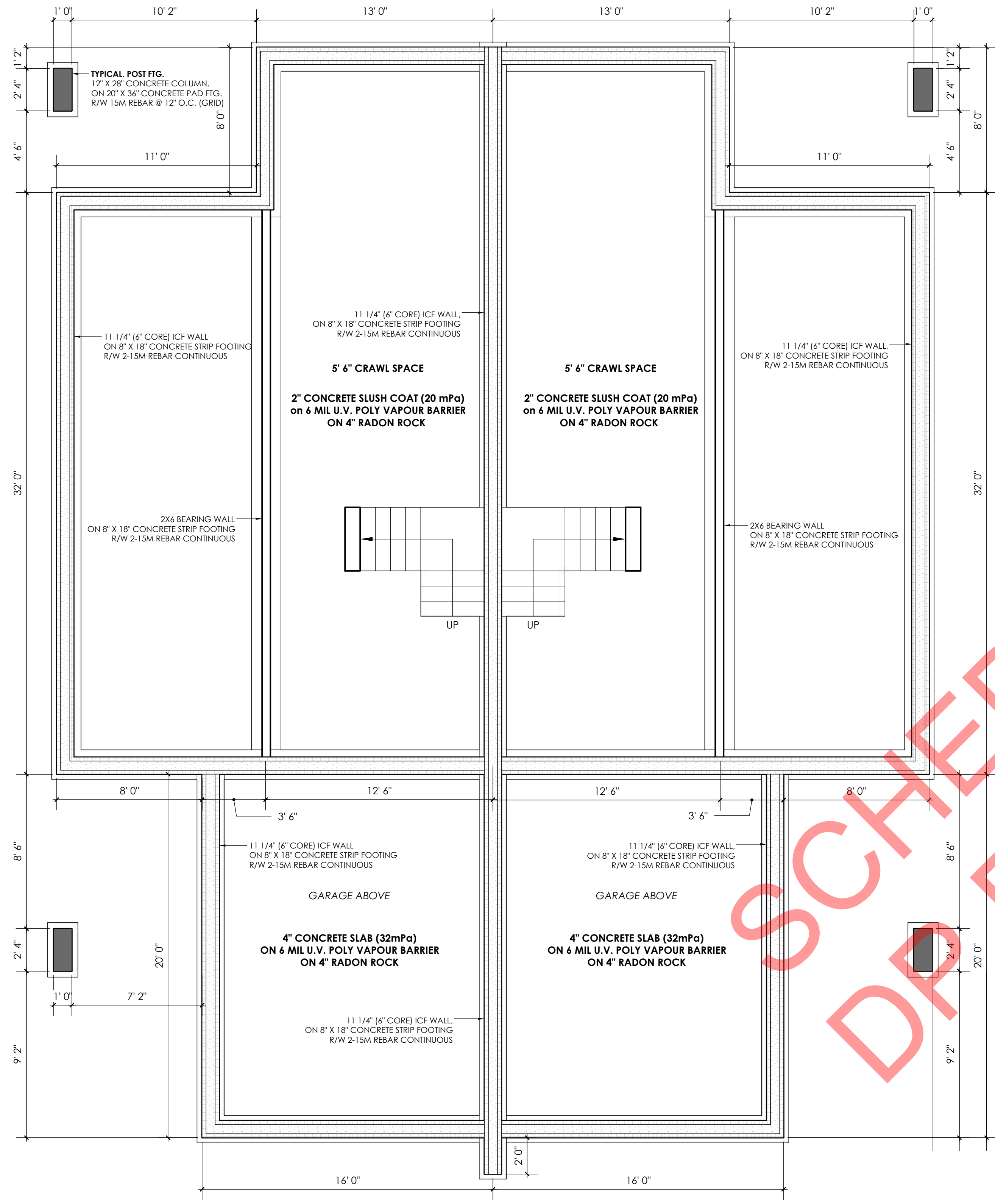
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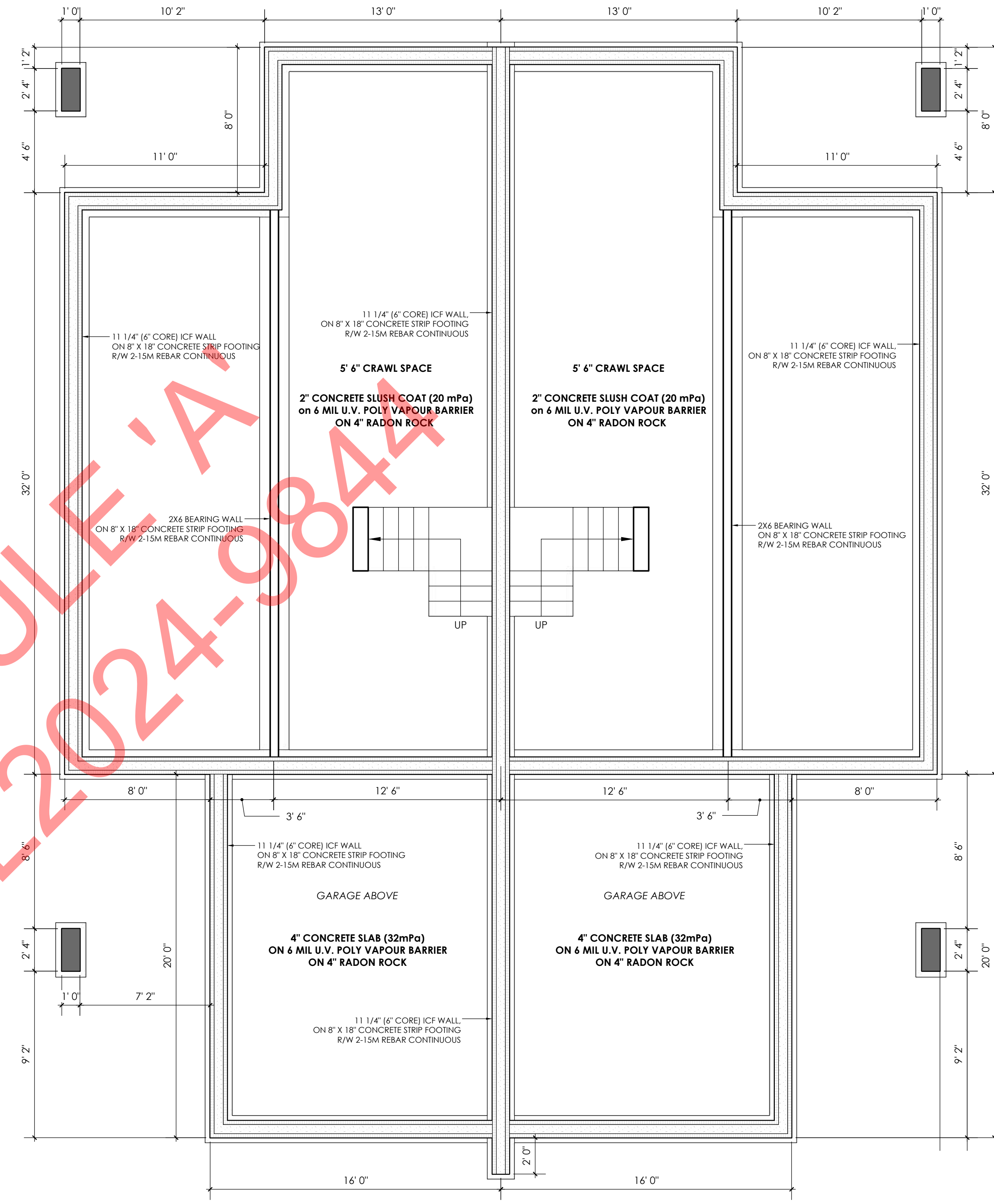
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A4

ROOF PLANS



A FOUNDATION PLAN - BUILDING A
SCALE : 1/4" = 1'-0"



B FOUNDATION PLAN - BUILDING B
SCALE : 1/4" = 1'-0"

SCHEDULE 'A'
 DR PL 2024-9844

Windsor Ave - Duplexes

OWNER:
David Tribe
2510 PineTree Place
Penticton, BC

378 Windsor Ave, Penticton BC

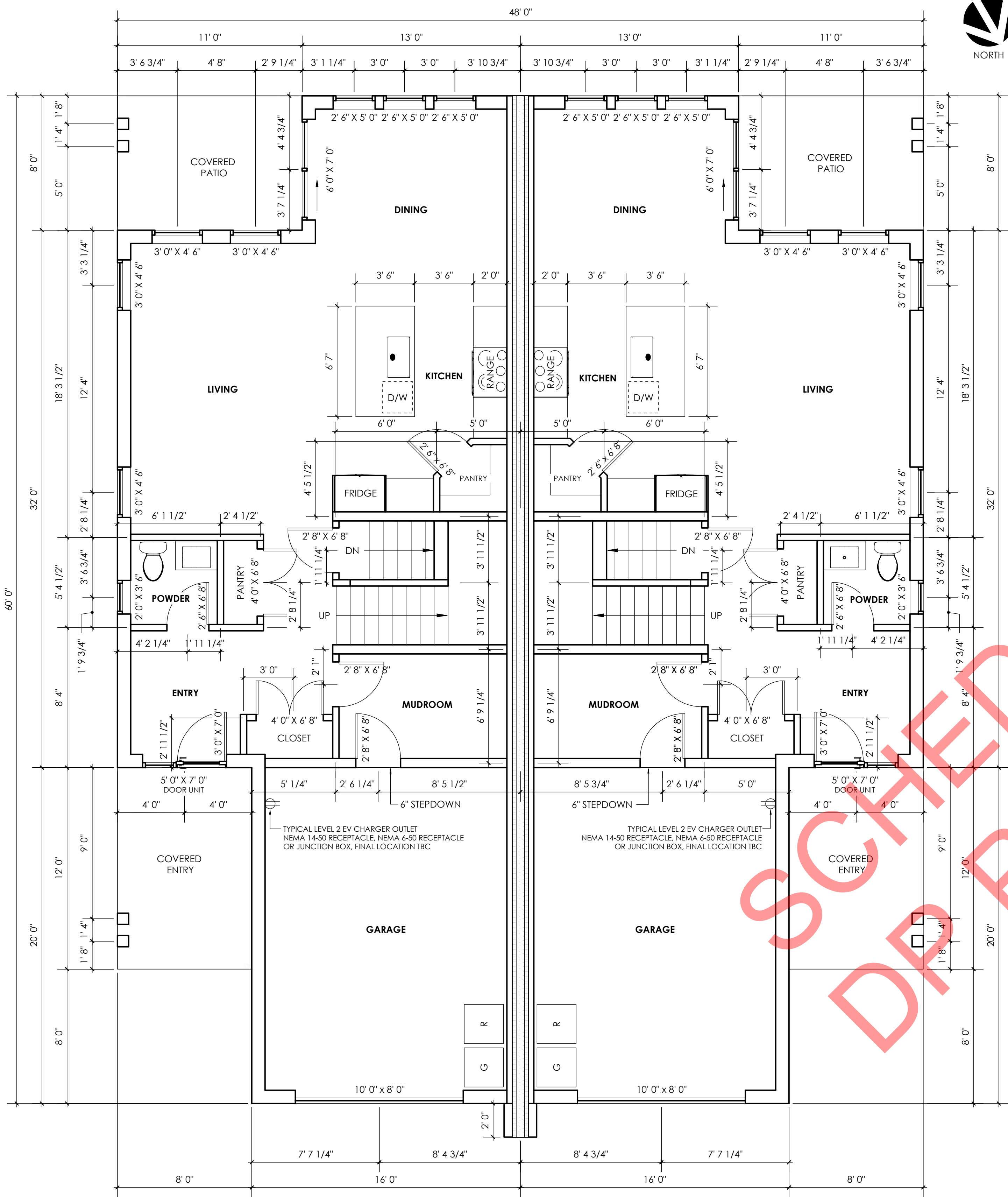
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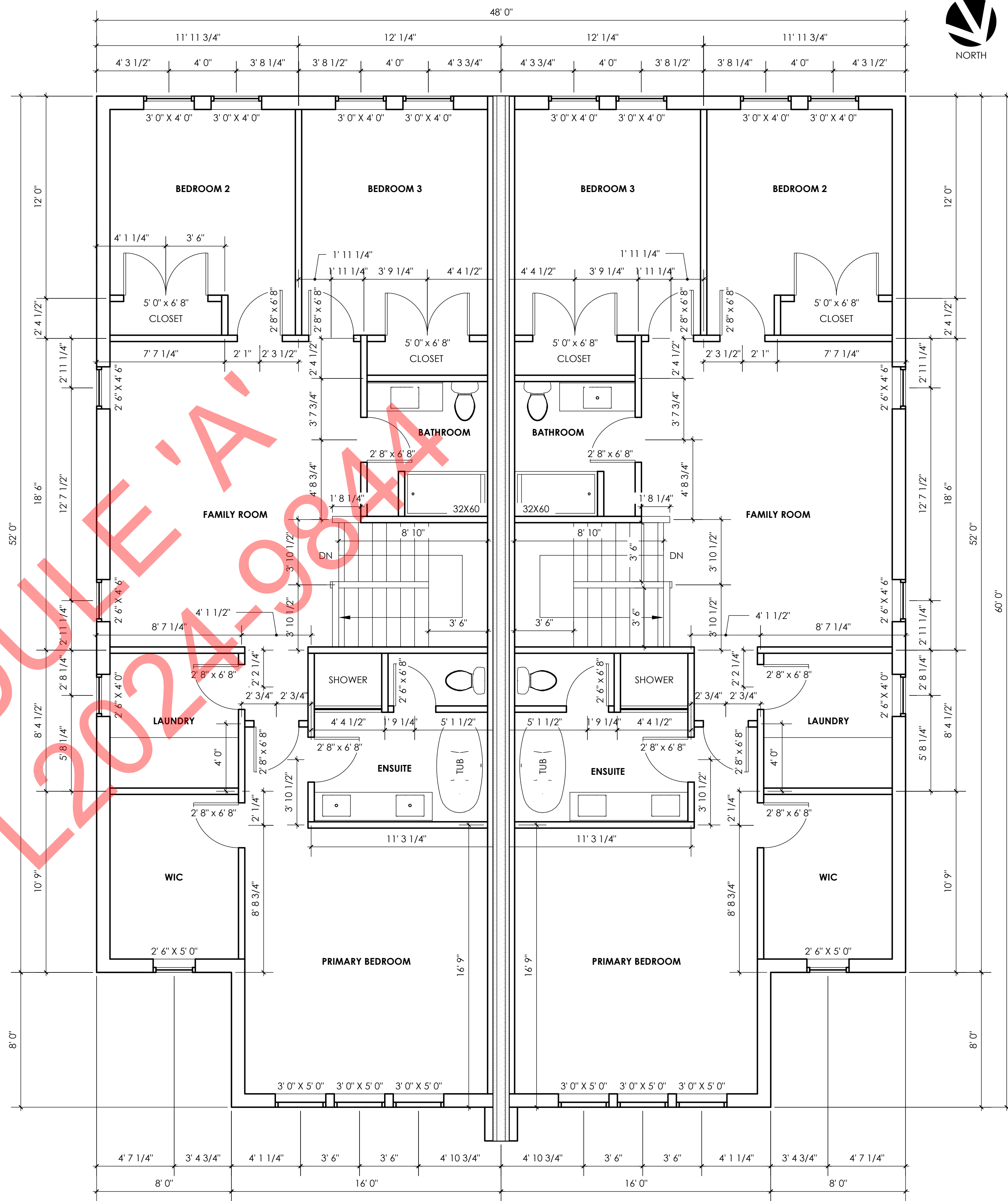
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A5

FOUNDATION PLANS



1 MAIN FLOOR PLAN - BUILDING A
 HOUSE - 853 SQ.FT (PER UNIT)
 GARAGE - 311 SQ.FT (PER UNIT)
 SCALE : 1/4" = 1'-0"
 9'0" CEILING HEIGHTS



2 UPPER FLOOR PLAN - BUILDING A
 1283 SQ.FT (PER UNIT)
 9'0" CEILING HEIGHTS
 SCALE : 1/4" = 1'-0"



Windsor Ave - Duplexes

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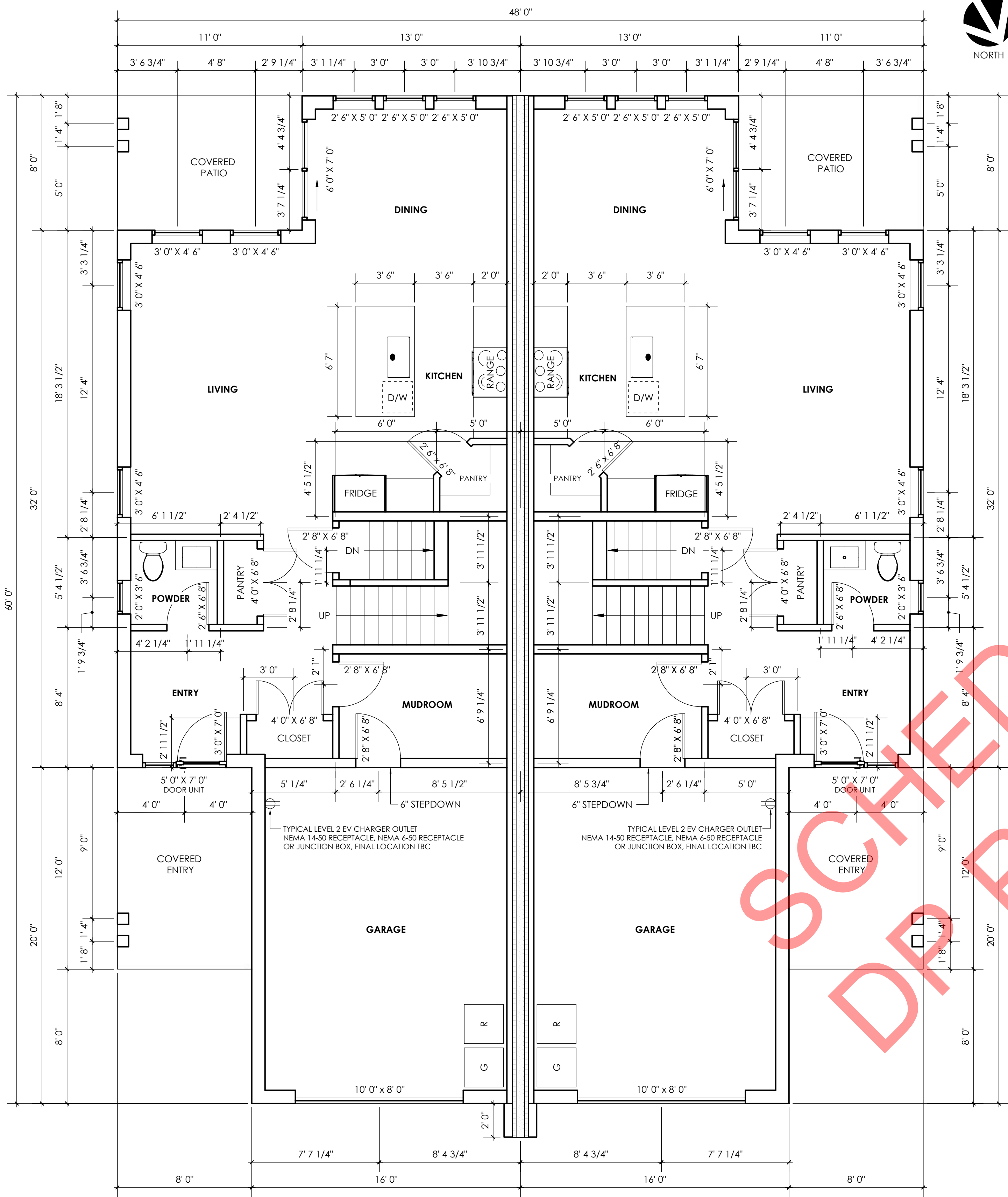
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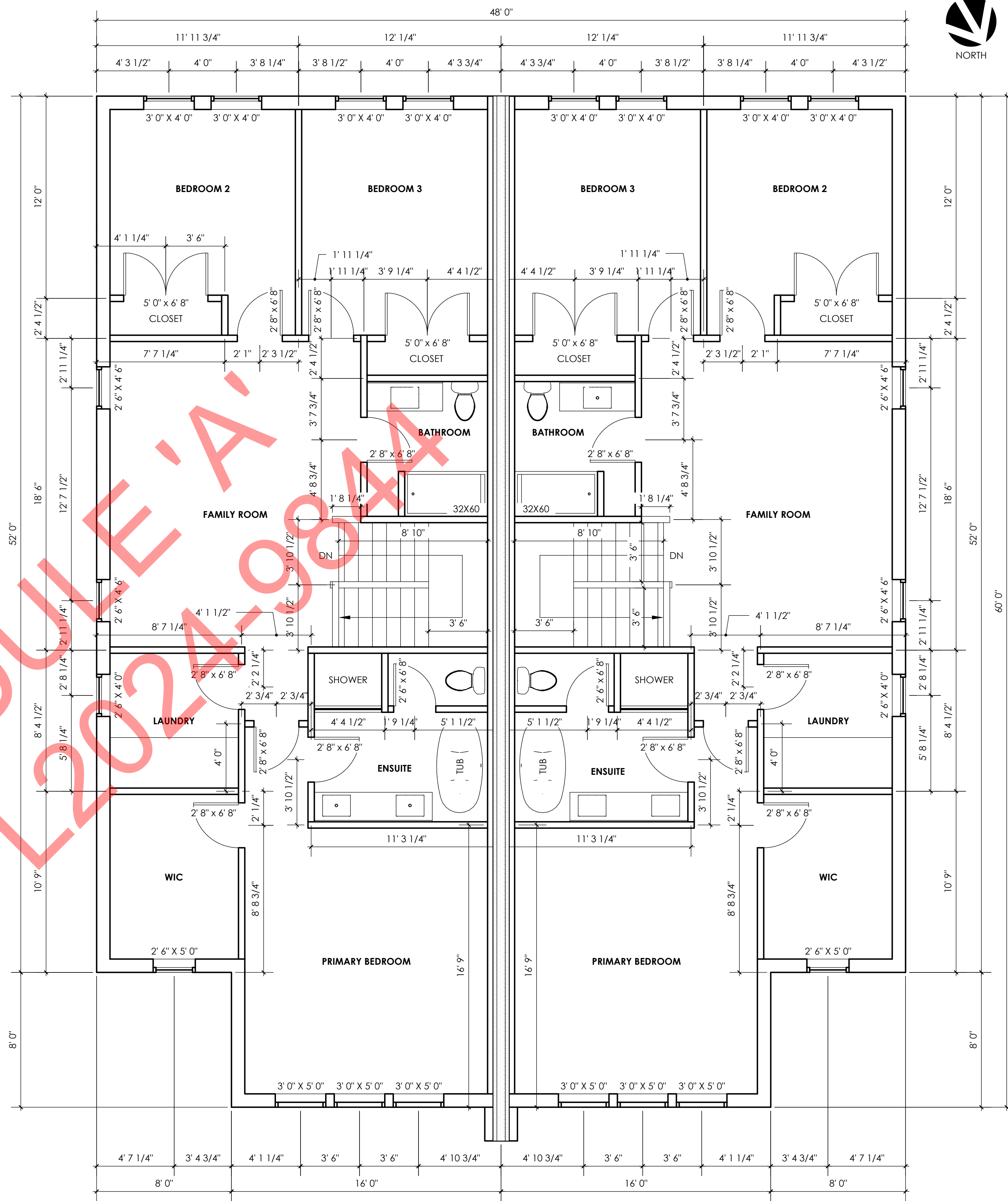
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A6

FLOOR PLANS
 BUILDING A



1 MAIN FLOOR PLAN - BUILDING B
 HOUSE - 853 SQ.FT (PER UNIT)
 GARAGE - 311 SQ.FT (PER UNIT)
 9'0" CEILING HEIGHTS
 SCALE : 1/4" = 1'-0"



2 UPPER FLOOR PLAN - BUILDING B
 1283 SQ.FT (PER UNIT)
 9'0" CEILING HEIGHTS
 SCALE : 1/4" = 1'-0"



DRAFT 2024.08.04
 NOT FOR CONSTRUCTION

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OWNER:
 David Tribe
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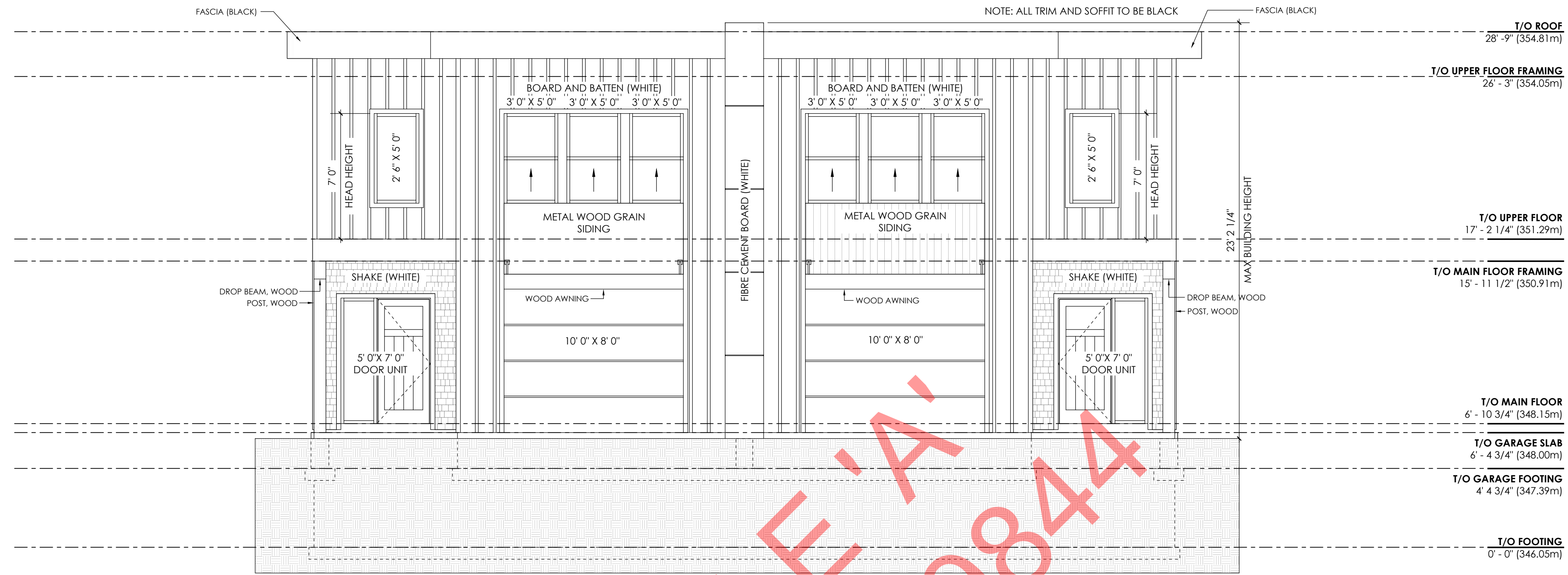
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A7

FLOOR PLANS
 BUILDING B



1 NORTH ELEVATION - BUILDING A
SCALE : 1/4" = 1'-0"



2 WEST ELEVATION - BUILDING A
SCALE : 1/4" = 1'-0"

SCHEDULE 'A'
 DR PL 2024-9844

Windsor Ave - Duplexes

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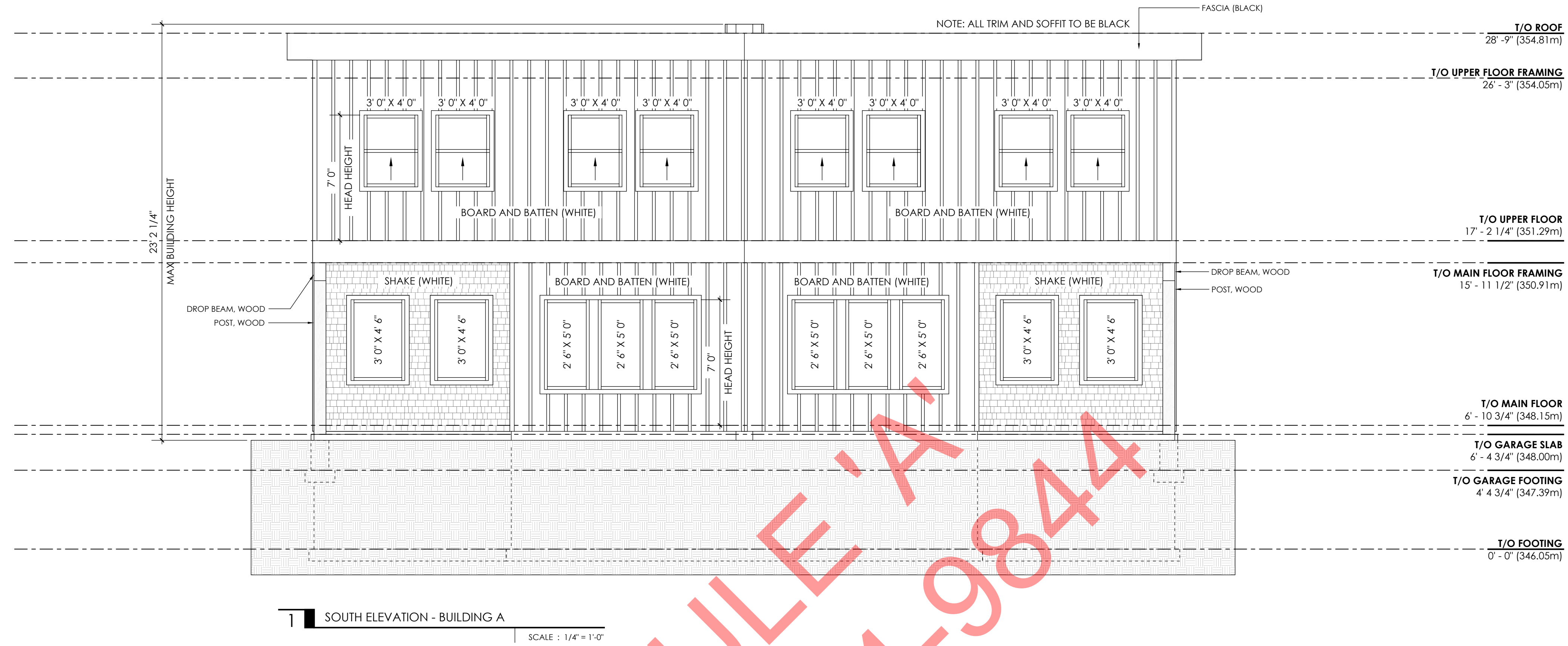
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A8

ELEVATIONS N/W -
BUILDING A



Windsor Ave - Duplexes

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2510 Pinetree Place
Penticton, BC

378 Windsor Ave, Penticton BC

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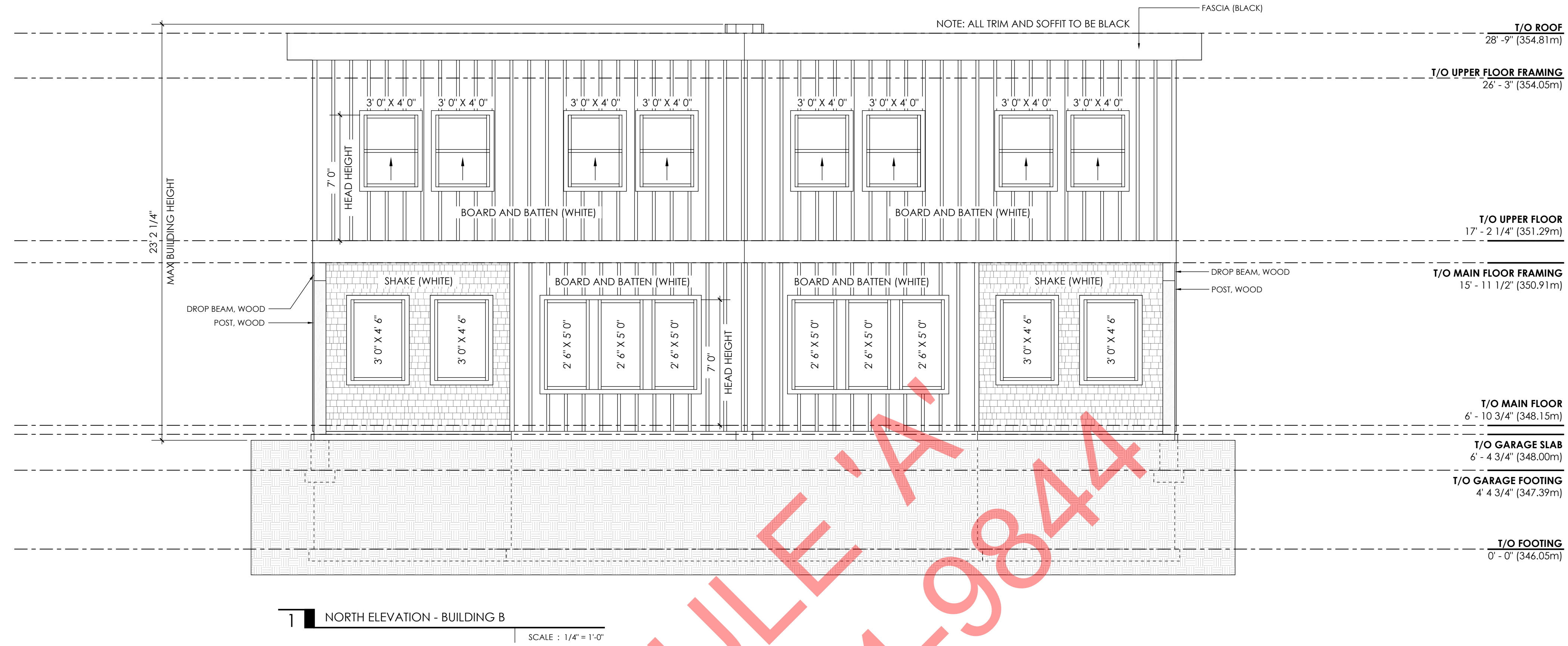
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A9

ELEVATIONS S/E -
BUILDING A



Windsor Ave - Duplexes

OWNER:
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2510 Pinetree Place
Penticton, BC

378 Windsor Ave, Penticton BC

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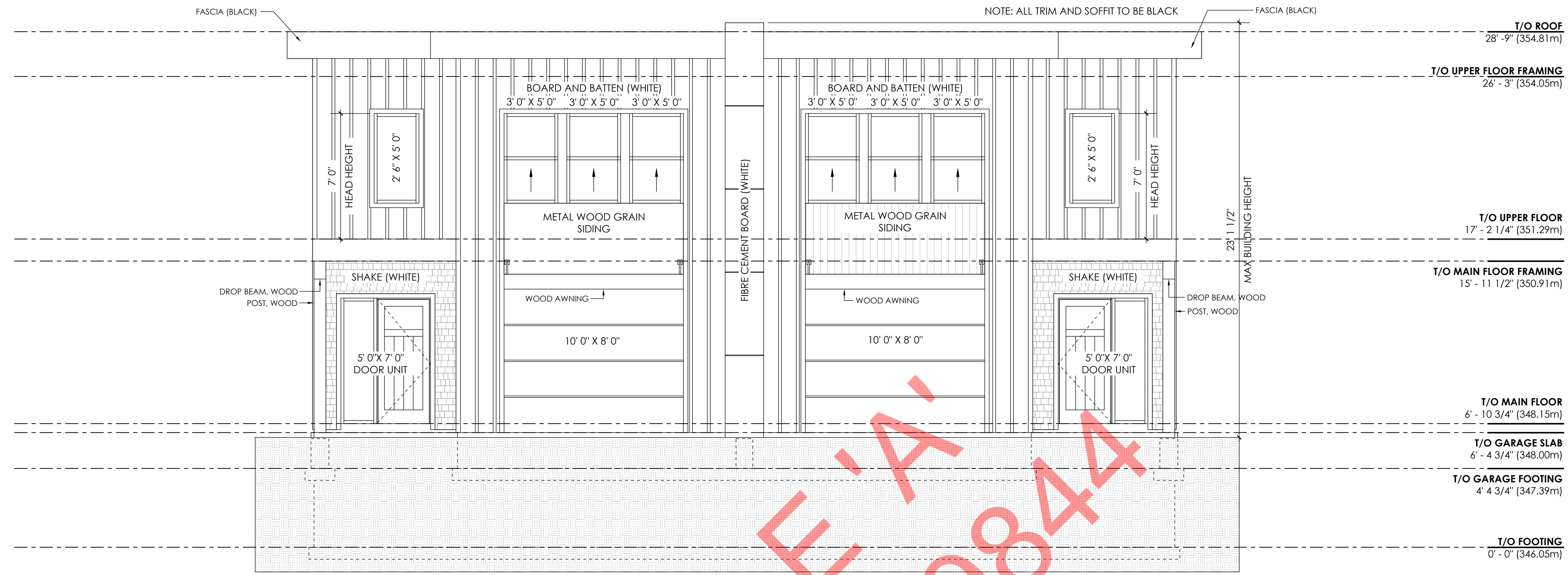
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NOT FOR CONSTRUCTION

A10

ELEVATIONS N/W -
BUILDING B



1 SOUTH ELEVATION - BUILDING B
SCALE : 1/4" = 1'-0"



2 EAST ELEVATION - BUILDING B
SCALE : 1/4" = 1'-0"

Windsor Ave - Duplexes

OWNER:
David Tribe
2510 Pinetree Place
Penticton, BC

378 Windsor Ave, Penticton BC

DOCUMENT DATE:
August 15, 2024

SCALE:
AS NOTED

NO.	DATE	ISSUE
01	17.04.24	ISSUE FOR DVP
02	31.07.24	ISSUE FOR DVP (REV 1)
03	15.08.24	ISSUE FOR DVP (REV 2)

NOT FOR CONSTRUCTION

A11

ELEVATIONS S/E -
BUILDING B



1 RENDERING - WINDSOR AVE (EAST)
SCALE : NTS



2 RENDERING - WINDSOR AVE (WEST)
SCALE : NTS



3 RENDERING - LANE
SCALE : NTS



4 RENDERING - BIRD'S EYE
SCALE : NTS

SCHEDULE 'A'
DP PL 2024-9044

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NOT FOR CONSTRUCTION

A12

Late Submission - Item 6.10
Development Variance Permit PL2024-9842
Development Permit PL2024-9844
Re: 378 Windsor Avenue

From: Niki Pandachuck
Sent: Sunday, September 8, 2024 10:52 AM
To: corpadmin
Subject: 378 Windsor Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

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Attention: Corporate Officer
City of Penticton 171 Main Street
Penticton, B.C. V2A 5A9
Email: corpadmin@penticton.ca

Dear corporate officer,

We are emailing you to express our interest in being included in the process regarding the Development Variance Permit PL2024-9842 for 378 Windsor Avenue. My husband and I, and our two children, took possession of the neighbouring property at 362 Windsor Avenue on August 22, 2024.

We were only made aware of the development plans and the application for the variance permit by word of mouth on September 7, 2024. In the future, we would like the city and developer to ensure we are included in all communication that is being provided to neighbouring property owners. It is our understanding that on September 6, other neighbours may have been provided with written notification of the application for the variance. We did not receive a notice.

While we were unaware until yesterday of the plans for redevelopment of 378 Windsor, it would not have impacted our decision to buy in the area. Prior to living in Penticton, we owned a home in a busy, semi-urban neighbourhood in Esquimalt, B.C. that has been through significant densification over the past 10 years. At the time of our move, there were four new housing projects underway within two blocks of our home, including a nine-story tower, multi-unit townhouse complex, large rental building, and seniors' housing complex. Prior to the redevelopment, the neighbourhood consisted of single family homes, most with secondary rental suites.

We are very experienced with how the redevelopment process can impact existing neighbours, both positively and sometimes negatively. In all cases, communication, honesty, and adaptability on everyone's part have always been key to ensuring the outcomes are beneficial to all. We recognize that densification is an important part of providing housing, in particular to younger generations, and we respect that some of the solutions will require new ideas and innovation.

As new residents, we will lean on the wisdom and historical knowledge of city staff and our pre-existing neighbours, some of whom have lived on Windsor Avenue for generations, to determine if the variance

application is appropriate. It is a truly beautiful, peaceful street and we feel incredibly lucky to be living here now, especially after living in such a busy and over-developed neighbourhood on Vancouver Island.

We hope that whatever decision is made can find balance between the need for increased density and the wishes of the people who have lived here for so many years. In our short time here, we have come to see and understand the care they have for their neighbourhood and each other. As a result of our past experiences with densification and redevelopment, we do feel it is very important to preserve the integrity and roots of a neighbourhood to avoid the harms that can come with over-development.

We look forward to meeting our new neighbours and getting to know them as this process moves along over the coming months.

Please keep us informed.

Sincerely,
Niki and Dennis Pandachuck
362 Windsor Avenue

Late Submission - Item 6.10
Development Variance Permit PL2024-9842
Development Permit PL2024-9844
Re: 378 Windsor Avenue

From: Hanna Murray
Sent: Sunday, September 8, 2024 2:40 PM
To: corpadmin
Subject: 378 Windsor

Follow Up Flag: Follow up
Flag Status: Flagged

Caution! This message was sent from outside your organization.

I have owned a home on the 200 block of Windsor Ave for 14 years.

I would like to voice my objection to the variance proposed for the 378 Windsor Ave development.

Reasons:

- the amount of concrete/hard scape in the proposed development does not fit in with neighbourhood and it has a greatly reduced the green space. Green space is essential to reduce the radiant temperatures in the summers.
- It is not clear how many trees will be planted. Where would they plant trees in the limited green space. Trees provide shade-cool the neighbourhood, provide habitat for wildlife, store water and provide privacy.
- there was no mention in the letter about the property owners consulting with the neighbours or having the support of their immediate neighbours.
- The design of the buildings does fit with this unique Windsor neighbourhood. There are no comparable building styles on Windsor. The reasoning for a flat roof to accommodate " future" solar panels is not a sufficient reason in my opinion.

Thank-you for considering my input,
Hanna Murray

Sent from my iPhone

Late Submission - Item 6.10
Development Variance Permit PL2024-9842
Development Permit PL2024-9844
Re: 378 Windsor Avenue

From: Max Murray
Sent: Sunday, September 8, 2024 4:17 PM
To: corpadmin
Subject: Subject: 378 Windsor Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Council,

As a homeowner and resident of the 200-block of Windsor Avenue, I am writing this e-mail to voice my opposition to the proposed variance for development at 378 Windsor Avenue. I will outline my reasons here.

The large size of the proposed front driveways is not keeping with that of the neighbouring properties on Windsor Avenue. In my opinion, this will be detrimental to the character and historic nature of our street. This will also limit on-street parking and negatively impact pedestrian circulation.

The submitted design consists of a lot of hardscaping (driveways, walkways), reducing the potential for greenspace and shade trees. Again, this will take away from the nature and character of our street, affect drainage, limit shade, and increase radiant heat. A healthy canopy of trees and incorporation of greenspaces is imperative to the health and quality of our urban environment.

The size and style of the proposed structures are not keeping with that of the neighbouring homes on the street. Each unit is 2447 square feet. The majority of homes on this street are smaller in size, with an average 1342 square feet above grade. Based on the submitted drawings, there has been no effort to integrate the development within the neighbourhood through either architectural or landscape features.

Finally, the applicant's letter does not mention any effort to solicit the input of neighbouring properties with respect to the proposed development.

Although I recognize and understand the need for affordable housing in our city and welcome new residents to our area, I think any development needs to be done in a thoughtful manner that considers the unique character of the impacted neighbourhood. Thank you for reading and considering my letter in your decision.

Yours sincerely,

Maxwell Murray
296 Windsor Avenue
Penticton, British Columbia
V2A 2K4

Late Submission - Item 6.10
Development Variance Permit PL2024-9842
Development Permit PL2024-9844
Re: 378 Windsor Avenue

From: candy panis
Sent: Monday, September 9, 2024 5:27 PM
To: corpadmin
Subject: Subject; 3378 Windsor Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

Caution! This message was sent from outside your organization.

Attention: Corporate Officer, City of Penticton

Dear Sir/Madame;

I'm one of the homeowners on Windsor Ave. My name, Flaviano Panis of 447 Windsor Avenue. I lived on this street since 1999 I have seen many changes none of this magnitude and as I may recall The city itself proposed not once but twice to designate Windsor as heritage street and 77 percent of resident in favored of the proposal. Windsor has history founding father of this city first settle in this street lets save places like this which is now less and less. I Strongly Oppose these changes in any shape or form. Development is good but sometimes we need have an identity as a community. Thank you for your time.

Kind Regards,
Flaviano Panis

Late Submission - Item 6.10
Development Variance Permit PL2024-9842
Development Permit PL2024-9844
Re: 378 Windsor Avenue

September 9, 2024

Attention: Corporate Officer

This City Council meeting will determine the vision that City Council has for Windsor Ave. It will be used as a precedent setting standard for all future development in our area. The residents of Windsor Ave have already spoken; for years we have participated in every opportunity to protect the neighbourhood with a Heritage Designation or as in 2022, "Heritage Protection." The City has clearly recognized what we already value "identifying our street as having special historical significance because of the architecture, deep lots and tree lined streets that characterize the neighbourhood". We have consistently voted in favour of this designation; however, it has never come to fruition, now being too late as only existing Heritage Designations are exempt from Bill 44 (Provincial Policy Manual Pg.12 "Exemptions").

I have read and considered the proposal at 378 Windsor Ave carefully. It is a well-crafted and planned out proposal that is solely focused on maximizing the profitability of the endeavor at the expense of the neighbourhood.

I would ask City Council to exclude the excessive rhetoric depicted in the letter of intent from the final decision.

- It is true that they bought a house from a vulnerable elderly long time resident of Windsor Ave in a private sale without disclosing the true intent of the proposal. This is hardly something to be proud of.
- A large modern double duplex structure with 32-foot-wide driveways is not a fit in design or architecture for a Heritage type neighbourhood. Windsor Ave is known for green space and biodiversity, not concrete.
- They have alluded to more development. This is true, there will be as we are a vulnerable neighbourhood with no protection. I would expect that this group will be putting forward 394 Windsor Ave for development next.
- There is no evidence that this is a family development. Seeing the number of people driving by to look at the home I would have to wonder who the real buyer will turn out to be.

The facts here is that this is a large-scale development. It looks to be within the Provincial Legislation. The only issue on the public notice for discussion is the variance permitting the driveway.

The reference to the "other multifamily homes" at 330, 370 and 385 Douglas Ave having been granted private driveways was of interest. This is true, but they are single front to back duplexes on a city-wide lot. I measured all three driveways. They are between 8 and 10 feet wide, and they are balanced with an appropriate amount of green space. I was also interested to note that there was no mention in the proposal of the multifamily homes that do not have private driveways. These being 292, 270, 207, 350 and 360 Douglas Ave plus 223 and 227 Conklin Ave.

I am not opposed to this development having a driveway. In fact, I think it is more aesthetically pleasing and suited to the neighbourhood to have a driveway. It should not be one that is 32 feet wide with minimal green space in the front yard.

I respectfully request that City Council deny this variance based on the current bylaw. I would ask City Council to direct the developer to resubmit a new proposal with a development that is more suited for a Heritage neighbourhood. Thus, having a smaller garage footprint and an accompanying driveway with a larger green space in the front of both duplexes for the variance to be reconsidered.

This compromise fits within both the Provincial Guidelines and the OCP Guidelines. Most importantly it reflects the values and the integrity of the neighbourhood. Windsor Ave is a truly special place – the like mindedness and the tenacity of its residents is what has protected it for so long. Change is now inevitable, but we are hopeful that we can still retain enough of the Heritage and character to keep the neighbourhood intact.

Sincerely,

Lynn Stephenson, 345 Windsor Ave (Great Grand-daughter of Flora and Tom – original homeowners 1949)

Late Submission - Item 6.10
Development Variance Permit PL2024-9842
Development Permit PL2024-9844
Re: 378 Windsor Avenue

From: Kevin Harms
Sent: Tuesday, September 10, 2024 7:53 AM
To: corpadmin
Subject: 378 Windsor ave

Follow Up Flag: Follow up
Flag Status: Flagged

Caution! This message was sent from outside your organization.

Please consider this email evidence of support for the denial of building application PL2024-9842 and accompanying variance application section 10.1.3.1, currently before city council.

As long time residents of Windsor we have witnessed the degradation of community brought by developments like this. Clearly to my untrained eye this proposal does not fit the neighbourhood as submitted in the letter of intent. I do agree with the submission that the lane network will be overwhelmed, but would add the additional impact on Windsor ave will have an equally overwhelming impact.

Windsor park, once a vibrant space for children to play has become a shell of its past in no small part due to the increase in vehicular traffic in the neighbourhood, and today it's only use is as an unsanctioned off leash dog park for people confined to dwellings with no yards similar to this proposal. The letter of intent provided by the developer contains many references to the existing neighbourhood and positions itself as an enhancement to this. The drawings submitted to the city certainly do not do this claim justice, and more, run contrary to the character it claims to enhance.

Kevin and Myrna Harms
249 Windsor ave
Penticton, B.C.

Council Report

penticton.ca

Date: September 10, 2024
To: Anthony Haddad, City Manager
From: Steven Collyer, Housing and Policy Initiatives Manager
Address: 1704 Government Street

File No: RMS/1704 Government St

Subject: **Development Permit PL2024-9768 and Development Permit PL2024-9800**

Staff Recommendation

THAT Council approve "Development Permit PL2024-9768" for Proposed Lot 1 of 1704 Government Street;
AND THAT Council approve "Development Permit PL2024-9800" for Proposed Lot 2 of 1704 Government Street;

AND THAT Council direct staff to issue the permits following registration of the 3-lot subdivision.

Strategic Priority Objective

Livable and Accessible: Proactively plan for deliberate growth; focused on an inclusive, healthy, safe and desirable place to live.

Proposal

The applicant is proposing to construct one 6-storey commercial building (retail, office and daycare) and one 6-storey mixed-use building (retail and 127 strata apartment units) at 1704 Government Street. The 127 strata apartment units are split between 15 studios (12%), 51 1-bedroom (40%), 55 2-bedroom (43%), and 6 3-bedroom units (5%). These buildings are the first phase of a larger 11-building development on the site.



Figure 1 - Renderings of proposed office/commercial building (left) and proposed commercial/residential building (right).

The applicant has submitted a Letter of Intent for these development permits to facilitate Phase 1, included as Attachment 'C'.

Council adopted Comprehensive Development (CD9) zoning for the subject property in July 2024. This report considers the form and character of the proposed development, which is considered within the 'Commercial and Mixed Use' Development Permit Area as outlined by the Official Community Plan (OCP). Given the scale of this development, the Development Permit requires Council's decision as it exceeds staff's delegated authority outlined by the Development Procedures and Delegation Bylaw No. 2023-42.

Background

On October 3, 2023, following a public engagement period and a public hearing, Council adopted "Official Community Plan Amendment Bylaw No. 2023-34" to change the future land use designation of 1704 Government Street from 'Industrial' to 'Mixed Use'.

On March 5, 2024, Council gave 3rd reading to "Zoning Amendment Bylaw No. 2024-05" to rezone the subject property from M1 (General Industrial) to CD9 (Comprehensive Development – 1704 Government St), a custom-made zone to align with the proposed high-density mixed-use development on the site. Prior to adoption, a 1.0m road dedication along the Government Street frontage was required and Council directed staff to enter into agreements between the City and the developer to provide certain off-site infrastructure works. Those conditions were met, and the rezoning was adopted by Council on July 16, 2024.

The applicant has submitted a subdivision application to subdivide the property into three lots: one lot for the commercial building, one lot for the mixed-use building, and one lot for the remainder of the property. Subdivision applications are considered by the City's Approving Officer and not by Council. The applicant will work to complete the conditions of subdivision, which are primarily infrastructure related.

The proposed development is considered within the 'Commercial and Mixed Use' Development Permit Area, as outlined by the OCP. As such, two development permit applications have been submitted, one for each building on separate future lots. Many development permits are delegated to staff for decision; however, the two proposed buildings are approximately 12,500m² and 16,700m² in gross floor area, exceeding the 2,800m² floor area threshold for staff-delegated authority outlined in the Development Procedures and Delegation Bylaw 2023-42. Therefore, both Development Permits require Council approval.

Climate Impact

Council adopted the Community Climate Action Plan (CCAP) in 2021. The CCAP identifies six 'Big Moves' to help reduce climate impacts. The proposed development aligns with the following Big Moves:

- **Shift Beyond the Car:** The applicant is proposing several transportation demand management (TDM) measures to help support walking, biking and transit use to and from the development (Attachment 'D'). The development provides secure bike parking for residential units and a bike repair and wash station. The site is located along a transit route, and adjacent to a multi-use trail, helping to encourage alternatives modes.
- **Electrify Passenger Transportation:** The parking on-site shall meet the Zoning Bylaw requirements for EV-ready spaces, both commercial and residential.

- **Step Up New Buildings:** The new buildings shall meet the BC Energy Step Code requirements and the applicant is exploring low-carbon heating and cooling systems.

Technical Review

The Development Permit applications were reviewed by the Technical Planning Committee, a group of internal staff from various departments who review development applications. Staff have reviewed and provided comments on this development through the previous OCP amendment, Zoning Bylaw amendment, and subdivision application reviews. The development proposal is more detailed at this stage, and staff reviewed the application package and requested certain information, which the applicant provided. The development plans align with the custom CD9 zoning on the subject property.

Many technical concerns will be addressed through the accompanying subdivision application, such as infrastructure and servicing requirements.

Development Statistics

The following table outlines how the proposed development meets the applicable Zoning Bylaw regulations:

CD9 Zone Requirement		Provided for Building 1A	Provided for Building 1B
Minimum Lot Width*:	25 m	45.5 m	43.7 m
Minimum Lot Area*:	2,200 m ²	2,893 m ²	4,227 m ²
Maximum Lot Coverage:	65%	55%	46%
Maximum Density:	3.4 Floor Area Ratio (FAR)**	2.19 FAR	2.11 FAR
Maximum Building Height	29 m and 8 storeys (1A) 43 m and 12 storeys (1B)	28.8 m and 6 storeys	23.72 m and 6 storeys
Required Yard Setbacks			
Front:	3.0 m***	3.15 m	3.0 m
Interior Side:	1.5 m	4.91 m	5.21 m
Exterior Side:	1.5 m***	0.96 m***	N/A
Interior Side:	1.5 m	N/A	6.0 m
Rear:	4.0 m****	9.8 m	7.31 m
Minimum Amenity Space	5.0 m ² per dwelling unit = 635 m ² required	N/A	890 m ² provided

Vehicle Parking:	<ul style="list-style-type: none"> • 1 space per 50m² retail • 1 space per 50m² daycare • 1 space per 30m² office = 182 commercial spaces required (Building 1A) = 28 commercial spaces required (Building 1B)	118 commercial spaces – Variance Requested	33 commercial spaces
	<ul style="list-style-type: none"> • 0.5 spaces per studio unit • 1 space per 1-bedroom unit • 1 space per 2-bedroom unit • 1.25 spaces per 3-bedroom unit = 122 residential spaces required	N/A	125 residential spaces
	0.1 visitor spaces per unit = 12 visitor spaces (Building 1B)	N/A	13 visitor spaces
	3 accessible spaces required, plus 2% of spaces over 101 spaces = 5 accessible spaces (Building 1A) = 4 accessible spaces (Building 1B)	6 spaces	8 spaces
Bicycle Parking:	<ul style="list-style-type: none"> • 1 Class I space per 150m² office net floor area • Minimum 5 Class I spaces, plus 1 per 200m² retail net floor area, to a maximum requirement of 25 • 1 Class I space per 300m² daycare net floor area, to a maximum requirement of 25 = 75 Class I commercial spaces required (Building 1A) = 9 Class I commercial spaces required (Building 1B)	76 Class I	10 Class I (commercial)
	<ul style="list-style-type: none"> • 1 Class II space per 400m² office net floor area • Minimum 5 Class II spaces, plus 1 per 200m² retail net floor area, to a maximum requirement of 30 • 1 Class II space per 300m² net floor area other commercial, to a maximum requirement of 30 = 20 Class II commercial spaces required (Building 1A) = 9 Class II commercial spaces required (Building 1B)	20 Class II	10 Class II (commercial)
	0.75 Class I spaces per unit = 93 Class I spaces required	N/A	105 Class I (residential)
	0.1 Class II spaces per unit = 13 Class II spaces required	N/A	14 Class II (residential)
	One bicycle maintenance facility shall be provided in each residential building.	N/A	Provided in parkade
Other Information:	*Lot width and lot area are only applicable at the time of subdivision. **Subject to density bonus regulations. ***Except where a commercial use abuts an interior street: 0.0m. ****Except when abutting an industrial zone: 6.0m.		

Analysis

When reviewing Development Permit applications, staff encourage Council to consider how the proposed development aligns with the applicable design guidelines in the Official Community Plan.

The applicant has submitted a Development Permit Analysis (Attachment 'E') and staff completed a separate Development Permit Analysis (Attachment 'F'). Both documents show how the proposed development plans reflect many of the applicable design guidelines. The sections below highlight specific areas of demonstrated alignment.

Exterior Design

The two buildings differ in design to distinguish their uses. The finishes reflect the industrial character of the area, with wood elements to connect it to the adjacent Ellis Creek greenway. The massing of the buildings is broken up into components, with the upper floors stepped back from the ground floor. On the mixed-use building, many balconies on all sides of the building help break up the mass of the building, and the various design elements provide visual interest to the exterior façade.



Figure 2 - Rendering of proposed buildings – 1A at front and 1B behind.

Public Spaces

This phase of the development provides a public plaza between the two buildings. This space is framed by retail/service units on two sides and provides a direct pedestrian connection between the inner area of the development and Government Street. The plaza provides seating, landscaping, a water feature, and public art opportunities. Public access over this space will be secured through a statutory right-of-way, with the land remaining privately owned and maintained.



Figure 3 - Plaza between the two proposed buildings.

Amenity Spaces

Both buildings provide semi-private rooftop amenity spaces. In the office building (Building 1A), the second-floor day care will have access to four rooftop patio spaces for safe play areas. A shared common amenity rooftop patio is provided for all the workers and visitors to the office building. Similarly, a rooftop patio is provided on the mixed-use building (Building 1B) to provide outdoor communal space for future residents. The rooftop patio is programmed with seating, planters, turf areas, an outdoor kitchen, and recreation space for residents.

Connectivity

As Phase 1 of a larger development, there will ultimately be more connectivity within the site and to the surrounding area upon full build-out. However, at this phase, a strong connection to Government Street has been provided with building facades oriented that way as well as towards the internal area of the site. The public plaza provides a dedicated pedestrian connection between the site and Government Street. In this phase, the existing sidewalk gap along Government Street will be completed by the developer providing a public sidewalk extending from where it ends near the Interior Health property to the north and the Ellis Creek bridge to the south.



Figure 4 - New sidewalk will be installed along the Government St frontage to complete a sidewalk gap.

Commercial Parking – Variance Requested

The applicant is requesting a variance through the Development Permit to the required number of commercial parking spaces in Building 1A. The requested variance would reduce the number of required commercial parking spaces from 182 to 118, a reduction of 64 parking spaces. The applicant has submitted a letter of rationale to support their requested commercial parking variance through the development permit, which is included as Attachment ‘D’.

Section 5.1.4 of the Official Community Plan enables commercial parking variances down to zero spaces to be considered through the Development Permit, rather than a through standalone Development Variance Permit, provided the proposal meets certain criteria. The chart below outlines each criteria and staff’s comments.

Commercial Parking Variance Criteria	Staff Comments
The development is within 400 metres of a transit stop.	The development is located along Government Street, which has regular transit service. The closest transit stop is 90m north of the subject property, served by 6 different local and regional routes, and is proposed to be upgraded at a future stage of this development.
The development includes design elements intended to encourage alternative transportation, such as secure bike or scooter parking, or employee shower facilities (in the case of commercial developments).	The developer outlines in their parking variance rationale letter (Attachment ‘D’) that they will provide the following features in the development to support active transportation options: e-bike charging facilities, exploring bike rental partners, providing short-term and drop-off areas, marketing materials to owners, shared-use parking with different peak demands, and use the remainder site as unofficial overflow parking while the development is built out in phases.
The variance will not reduce the number of required parking spaces for persons with disabilities.	The Zoning Bylaw requires a minimum of 5 accessible parking spaces for Building 1A. The proposed development provides 6 accessible spaces, exceeding the minimum requirement.

Given the proposed development plans meet the applicable OCP criteria for reducing commercial parking requirements through the development permit, and the plans still provide 118 vehicle parking spaces, staff support the Development Permit for Building 1A inclusive of the commercial parking space reduction.

Summary

Staff are recommending Council approve “Development Permit PL2024-9768” and “Development Permit PL2024-9800” given the demonstrated alignment of the building and landscaping plans with the applicable ‘Commercial and Mixed Use’ Development Permit Area design guidelines in the OCP.

Alternate Recommendations

Council may consider the development plans do not meet the intent of the ‘Commercial and Mixed Use’ Development Permit Area design guidelines. If this is the case, Council may wish to refer one or both development permit applications back to staff to work with the applicant on specific elements of the designs. Staff are not recommending this option, as in staff’s opinion the development plans meet the intent of the applicable OCP design guidelines. Referring the applications back to staff would delay the approvals and construction timeline for this project.

1. THAT “Development Permit PL2024-9768” and/or “Development Permit PL2024-9800” are referred back to staff to work with the applicant on specific elements of the development design.

Attachments

- Attachment A – Zoning Map
- Attachment B – Official Community Plan Map
- Attachment C – Letter of Intent (applicant)
- Attachment D – Letter of Rationale for Commercial Parking Reduction (applicant)
- Attachment E – Development Permit Analysis (applicant)
- Attachment F – Development Permit Analysis (staff)
- Attachment G – Draft Development Permit PL2024-9768
- Attachment H – Draft Development Permit PL2024-9800

Respectfully submitted,

Steven Collyer, RPP, MCIP
Housing and Policy Initiatives Manager

Concurrence

<p>Director of Development Services</p> <p><i>BL</i></p>	<p>GM of Infrastructure</p> <p><i>KD</i></p>	<p>City Manager</p> <p><i>SH</i></p>
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Attachment B – Official Community Plan Map



March 14, 2024

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

Letter of Intent – Penticton Innovation District - 1704 Government Street – DP Phase 1 Submission

Mayor Bloomfield and City Council:

Thank you for support to amend the OCP for our site in October. It demonstrated clear and decisive action and leadership in producing much needed housing in Penticton. It has been a pleasure to work with staff and engage with the community and stakeholders over the past several months.

I would like to start off with the Vision our team has articulated for the project:

Stryke seeks to revision and transform this property into the Penticton **Innovation District**. This development will leverage the world class location: within the Okanagan adjacent to Penticton Regional Hospital, to create a world class master planned community that will offer spaces for people to live, work and play.

The vision is to deliver a complete community, based around a synergistic relationship between the uses on site and the energy of the surrounding community. The community design will be balanced to deliver strong urban architecture, place making, and sustainable design to ensure the best outcome for project stakeholders.

Public areas will be designed for multiple active uses ranging from public events to private gatherings, and even designed to accommodate small festivals and food trucks, this community will be a microcosm of the best of the Okanagan, and B.C. It will be a “village” which will enhance the life of those that live and work within the community, and around it.

Rezoning Synopsis

This submission proposes the subject site be rezoned from an industrial (M1 with small C4-General Commercial subsection) to a CD – Comprehensive District. The site looks to provide mixed-use typologies, including ground-level retail, a mid-rise office tower and apartment style residential units. In line with the goals of Penticton’s Official Community Plan (OCP), the CD zone proposal considers a variance to the current Zoning Bylaw’s density, parking and setback guidelines. This CD zone is critical to the project, and it provides much needed flexibility in design, and use across the site.

Density

A 2.50 FAR minimum density is being proposed so that the site can adequately address both the City of Penticton and 2020 Regional Housing Assessment’s goal for additional housing stock in the Okanagan. Density bonusing will be utilized to allow for variance to respond to demand over the ±10-year timeline for the project. At full build-out, the **Innovation District** will provide between 1200-1500 new homes for the community. This site also provides an opportunity to create a mixed-use urban character adjacent the Penticton Regional Hospital and extend retail services to compliment those already existing in the area and expand upon those that are needed.

Parking

The subject site is proposing a stall-to-bedroom ratio parking schedule in lieu of the stall-to-unit ratio. In an effort to increase sustainability, the project has been designed to align

with progressive development standards, which leans towards a reduction in vehicle parking in favour of enhanced bicycle parking and facilities, increased pedestrian connectivity and encouraging greater use of transit networks. The proposed parking ratio is appropriate for mixed-use residential development and has been considered in conjunction with a transportation study. We are working with City staff and third parties to design non-vehicular movement options on and off the site, to reduce reliance on cars.

Setbacks

The building setbacks have been designed to support urban character and ground-plane interfacing for the pedestrian realm with both retail and residential uses. Each section has been carefully considered for what would be most appropriate for the end user the space. The project has also enlisted the study of a Qualified Environmental Professional (separate report attached) to help carefully consider and set out an appropriate setback to respect the Ellis Creek riparian zone to the south.

Neighbour/Adjacent Parcel Impacts

As the proposed project is a master-planned community there will be some unavoidable, temporary, impacts to and from surrounding neighbours and adjacent properties due to both the length of the project timeline and nature of repurposing the site use. The most notable of these impacts are noise and traffic. To mitigate the disruption of construction noise, a work schedule that adheres to local noise bylaw ordinances will be maintained. In consideration of long-term noise impacts to both neighbouring sites and residences of the **Innovation District**, an acoustic consultant will be employed for key development stages to consider noise buffering solutions with minimized visual impacts, in conjunction with the natural noise reduction that will occur with the landscape buffer.

The project has already engaged in a detailed transportation study with City staff and our own engineers, to reduce strain on the existing city infrastructure. As a result, a secondary access road (Page Avenue Extension) will be provided to minimize traffic impacts on the surrounding neighbourhoods, and further transportation studies will be refined as the project moves into development permit phasing.

Community Benefit

In addition to the much-needed housing in the City of Penticton, the project will offer many benefits to both future residents and members of the public. The current site is an underperforming industrial property that is entirely non-permeable to the pedestrian and cyclist realm. It also offers no additional services to the community at large, and very little economic benefit to the city via property tax or employment.

The **Innovation District** will add housing, infrastructure, connectivity and economic improvements to an already vibrant community. The addition of a mixed-use development pairs well with the adjacency to the Penticton Regional Hospital and leans into the desire of the OCP to create inviting, human-scaled urban realms.

Residential + Commercial Benefit

The project will add between 1200-1500 new dwelling units at full build out. These units include a mix of rental, market condo and seniors housing, to respond to a community with diverse needs. The commercial portion of the site will take its cue from the neighbouring hospital and provide medical-oriented services in addition to other retail conveniences and office space to encourage a live-work community.

Infrastructure

As part of the site revitalization, existing services and roadways will need to be upgraded to accommodate the new density and use. This infrastructure will be designed to future proof the site from having negative impacts on the neighbouring community.

Connectivity

By creating a mixed-use site, the pedestrian realm will be greatly expanded to connect many key community points that currently require circumventing the existing industrial site. A retail/residential mixed-used frontage is proposed all along Government Street to create an inviting and well-connected streetscape across from the hospital. In addition, the carefully considered riparian setback ensures that the site can also allow for connectivity to the pathway adjacent Ellis Creek. There has also been consideration for the potential to have a future pathway connection to Carmi Ave., allowing for great pedestrian connection to and from the Carmi neighbourhood.

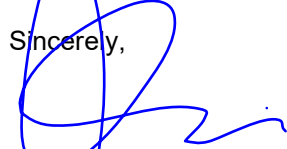
Economics

There will be multiple economic benefits to the community as a result of this envisioned site. Not only will there be jobs created through the construction jobs, future retail and office uses, but significant additional property tax revenue through the densification of site use. With respect to the current site industrial use, the decommissioning of the on-site buildings will be slowly phased out and replaced by new commercial as both a source of employment and revenue. The number of jobs created on the site, will exceed the peak employment levels seen on the site, through its use as an industrial facility. Current phasing plans retain the use of the existing main structure through the first three two to three phases. The existing business has been engaged as part of the site redevelopment to ensure consideration throughout the redevelopment process.

The project team is excited to put forward the proposed rezoning to create the **Innovation District**. The project has been noted as the “[Most Significant Development Ever](#)” in Penticton, and we are humbled by the opportunity to bring this forward. Through this process, the site will be able to see its full potential as a beneficial community hub to create vibrant mixed-use addition to an already thriving and evolving Penticton.

Thank you for your time, consideration and feedback for this proposal. Please reach out to the team members listed with any questions regarding this submission.

Sincerely,



Rocky Sethi
Managing Director
Stryke Group
For: 1704 Government Street Limited Partnership

Attachment D - Letter of Rationale for Commercial Parking Reduction (applicant)

Project: Innovation District (Nexus Office Building)

Address: 1704 Government Street, Penticton

Developer: 1704 Government Street Limited Partnership

Background:

The developer is requesting a commercial parking variance for Building 1A (NEXUS Office building) through the development permit under section 5.1.4 of the OCP. This request seeks to reduce the number of commercial parking spaces from 182 to 118 (approximately 64 fewer spaces), considering the following factors:

1. The development is within 400 meters of a transit stop.
2. The development includes design elements intended to encourage alternative transportation (see the proposed TDM Plan for details).
3. The variance will not reduce the number of required parking spaces for persons with disabilities.

Our proposal aims to create a safe and sustainable transportation system around the site, benefiting all users and aligning with the environmental goals of the City of Penticton.

- **Transportation Choice Expansion:**

- The developer proposes implementing a robust Transportation Demand Management (TDM) plan for the proposed development.
- By encouraging alternative modes of transportation, such as walking, cycling, and transit, the developer aims to expand transportation choices for future occupants.

- **Investment in Active Modes:**

- Our dedication includes investing in active transportation infrastructure, leveraging the connection between our site and the City's lake-to-lake grade-separated bike lane network. Additionally, we plan to incorporate the east-west bike lane via the Ellis Creek Multi-Use Path (MUP)
- Walking and cycling pathways, along with improved transit access, will enhance social well-being, environmental stewardship, economic vitality, and public health. Working with PRH, we intend to support a strong

pedestrian link connecting our site directly to the hospital, fostering seamless mobility for all.

The TDM Plan:

Working with City Staff, we have developed an enhanced bylaw to provide a strong foundation for the Innovation District to support non-vehicular movements. Below, we have outlined those enhancements, along with a comprehensive TDM plan, comprised of 14 tailored initiatives designed specifically for future NEXUS (Office) building tenants. These initiatives will promote sustainable commuting practices, reduce single-occupancy vehicle trips, and enhance overall mobility options.

- **E-mobility Charging Infrastructure**
 - 1) Energized outlets for Level 1 bicycle charging for commercial tenants (22 Class 1 bike spaces) at Bike Repair Station in parkade.
- **Active Transportation**
 - 2) Additional bicycle parking for commercial beyond bylaw minimum (additional 85%).
 - 3) Provide bicycle maintenance facilities and workspace for commercial (one room/ building).
 - 4) Provide convenient at-grade bike parking near residential lobbies and commercial areas to encourage bike usage through easy and safe accessibility.
 - 5) Provide adequate and safe lighting for all pedestrian walkways throughout the site.
 - 6) Provide off-street pedestrian walkways on Government Street only.
- **Alternative Commute Services**
 - 7) Provide access to a third-party provider of rental e-bikes (Currently in partnership with Sparrow to provide rental e-bikes).
 - 8) Provide short-term pick-up/drop-off passenger spaces.
 - 9) Implement monitored/paid parking for commercial use (employees and customers) to optimize its use, encouraging employees and visitors to opt for alternative transportation instead of paying for parking.
 - 10) Provide an e-scooter program within the site.
- **Support, Promotion, Information, Management**
 - 11) Provide Transportation Marketing Services. Provide individualized, tailored marketing and communication campaigns to encourage the use of sustainable transportation modes.

12) Provide Multimodal Wayfinding Signage

13) Sharing residential retail and commercial parking within the building as peak demand for these uses typically occurs at different times of the day (this is permitted as per Zoning Bylaw 6.1.3):

- Peak parking demand for office parking typically occurs during business hours, which are generally from 9 AM to 5 PM, Monday through Friday. This is when most employees and customers are present at commercial establishments.
- Peak parking demand for retail parking typically occurs during evenings and weekends.

15)The development will seek to provide ‘overflow’ surface parking on the remainder, undeveloped lands, to ease any short term lack of parking. This is expected to phase out once the site achieves later stages of completion/build out.

Funding:

Through the servicing agreement with the City of Penticton, the developer has committed to over \$2MM toward active transportation infrastructure. This investment underscores our dedication to creating a vibrant, accessible, and forward-thinking community. For reference only, these improvement areas and approximate costs are:

- **Carmi MUP Upgrades: \$627K**
- **Bike Lane (Government Street): \$650K**
- **Repair gap in Government Street sidewalk: \$30K**
- **Ellis Creek MUP: \$470k**
- **Enhancements included in Site Specific Bylaw (ZBL): \$215K**
- **Enhancements not included in Site Specific Bylaw (ZBL): \$175K**

Attachment E - Development Permit Analysis (applicant)



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ISSUES	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	2024-03-14

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1	DEVELOPMENT PERMIT	2024-03-14

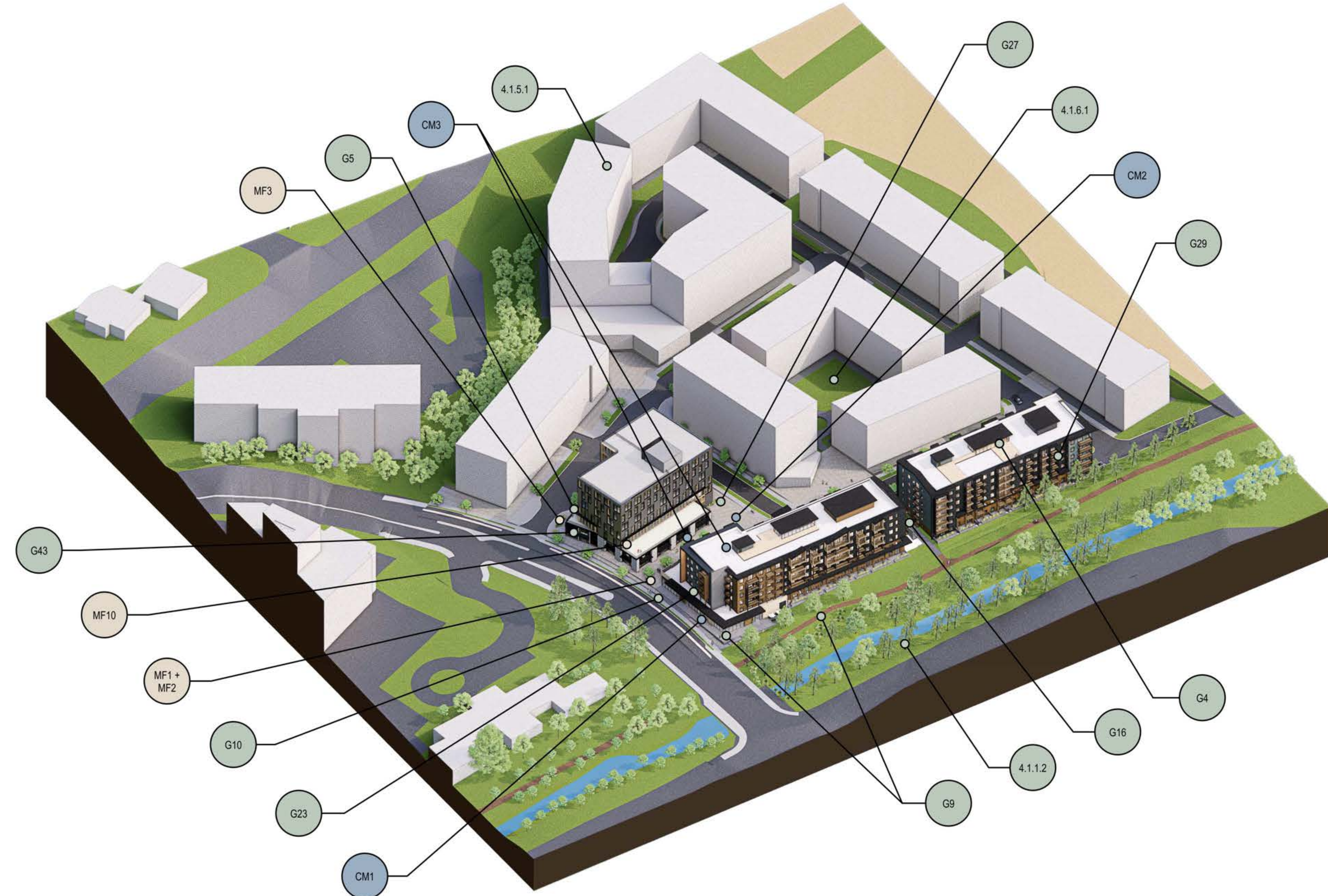
CONSULTANTS

4.1.1 Managing Residential Growth		
Ref.	Goal Design Principle	Design Response
4.1.1.1	Focus new residential development in or adjacent to existing developed areas	Repurposing a site adjacent PRH and Carmi community to create substantial new housing stock
4.1.1.2	Avoid development in environmentally – sensitive areas, geological hazard and flood hazard areas, on steep slopes, in agricultural areas and in areas not readily served by transit	Our project site is on a flat, open area that has undergone an environmental study to ensure compliance with all riparian requirements. It is also well served by transit along Government Street
4.1.5.1	Recognize that some traditionally single-family neighbourhoods will see intensification as the city grows, but ensure that new forms of residential development are compatible with the neighbourhood in scale and design, and are appropriately located (e.g., great density closer to collector roads, service and amenities)	Proposed high densities are largely concentrated to the SW corner of the project site, closest to Government Street. Additional heights are placed adjacent hillsides where impact can be minimized and existing office buildings.
4.1.6.1	Ensure all residential neighbourhoods in Penticton provide a range of appropriately-scaled housing types and tenures, employment opportunities such as home-based businesses, transportation options like walking and cycling, social supports such as childcare facilities and access to green space and parks.	The proposed rezoning outlines an increase to bike ratios per dwelling unit to encourage use of adjacent bike lanes, and pedestrian focused streetscapes included a woonerf inspired private road through the key public plaza area. We are also proposing a large daycare space in our office building to support families being able to have a live-work scenario on site or at the adjacent Penticton Regional Hospital. We have also designated 5% of our site to parkland, including a playground in Phase 4.

5.2.2 General Guidelines		
Ref.	Goal Design Principle	Design Response
G4	Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development.	We have created rooftop amenity spaces in Phase 1, oriented to best capture surrounding vistas.
G5	Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitional to neighbouring building setbacks	We have proposed key locations for 0m setbacks at key building frontages where there are retail applications along our internal site roadways. Where we are required to have a larger setback to accommodate potential future dedications along government street, we are proposing a continuous pedestrian realm to encourage a seamless transition from the public realm and visible retail frontages.
G7	All designs shall consider Crime Prevention Through Environmental Design (CPTED) principles and balance the reduction of crime and nuisance opportunities with other objectives to maximize the enjoyment of the built environment.	The site has been designed to encourage both pedestrian and vehicular circulation. We have also created patio zones with planting buffers to delineate public from private spaces, however, still have ground plane interfacing to encourage 'eyes on the street'. Units have also been oriented towards all sides of the buildings on site to further that principle. Mixed-use buildings with retail interfaces are plaza facing with open sight lines. Where possible, residential, and commercial buildings over, step back to further widening of sight lines. Plazas and boulevards will be well lit and maintained to encourage extended use hours.
G9	Pedestrian connectivity to adjacent properties is encouraged. With the exception of private yards, open spaces shall be designed for public access and connectivity to adjacent public areas (and publicly – accessible private spaces).	The project has oriented pedestrian routes to major points of connectivity, namely Government Street and the Ellis Creek pathway. We are also looking to create links to the Carmi Neighbourhood through future phases.
G10	Development of larger parcels should provide pedestrian connections to adjacent public areas and create an effective street-fronting block scale of 60m-190m.	Our Phase 1 Block has a pedestrian frontage that is over 75m long, integrating a mix of retail uses with a centralized public plaza.
G16	Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space: • Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping (see Figure 5-4). • Where possible, shared automobile accesses should be considered to optimize land use, and to reduce impermeable surface coverage and sidewalk crossings.	Our off-street parking entrances have all been placed internal to the site and shared wherever possible. For our current iteration, Building 1B + 1C share a parkade ramp to minimize the interruption for pedestrians on our internal woonerf streetscape.
G23	Articulation of building mass should include horizontal (minor) setbacks and step backs (along upper storeys) to provide visual interest and enrich the pedestrian experience. Balconies and/or cantilevered upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.	The retail podiums on buildings 1A and 1B have been used to create articulation, with overhead levels stepping back to further open sightlines. Balconies and material treatments have been placed on facades to play with visual volume and emphasize a delineation between residential, retail and office occupancies.
G24	Street-facing units should utilize a layering of elements – including but not limited to street-facing entries, stairs, stoops, porches, patios and landscape elements – to create transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkway, ramp, stair), semi-private (e.g., stoop, balcony) and private areas.	All the ground level residential units have patios that face the public realm, defined by a change in surface materiality, a row of planting, and, wherever possible, a slight step up from the public sidewalk.
G27	Development should activate the public realm (e.g., sidewalks) and shared open spaces by placing active uses at street-level.	A large, shared public plaza space has been planned between buildings 1A + 1B to integrate retail and residential uses for a spectrum of accessibility abilities. Considerations include various levels and types of seating, provisions for shade, wayfinding through surface treatment and built in activities such as a small Bubble Water Feature.
G29	Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas (see Figure 5-7).	Every dwelling unit in Phase 1 overlooks at least one or more of the following: public sidewalk, public plaza, Ellis Creek pathway, internal pathway, retail patio, Government Street frontage, Private woonerf streetscape.
G34	Tree retention • New development should retain, where possible, existing mature and native trees and protect their root systems; • Pre- and post-development tree surveys are required must be undertaken.	The project has a minimal number of trees on site in the Phase 1 area but has made provisions to improve the Urban Forest by providing additional landscaping through the use of planters, boulevard trees and retention of the trees in future phases where appropriate.
G39	Defining the Public- and Private Realms • Clearly signaled transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkways, ramp, stair), semi-private (e.g., stoop, balcony) and private (e.g., entry) realms shall be clearly defined to enhance both the privacy of residences and the pedestrian experience, and may include: o Landscape terracing (e.g., grading, retaining); o Structures (e.g., fences, pergolas, trellises), o Planting (e.g., low hedges) and/or o Changes in surfacing materials.	Public and private spaces have been defined by using surface treatments and differentiated levels. Planting is being used as both screening for privacy and a visual cue for wayfinding to create a separated private patio space, leading to ground floor units.
G43	Address both fronting streets in a pedestrian-friendly way, preferably with pedestrian entrances and/or windows on both facades	For the retail frontages in Phase 1 we have frontages wrapping on all exposed sides to create pedestrian activation wherever possible.
G59	Garbage and recycling bins should be contained within screened enclosures that are coordinated with the overall design	Garbage and recycling rooms are all proposed to be contained within each building for Phase 1 and will only be visible when staged for collection.

5.3.3.7 Commercial + Mixed Use Guidelines		
Ref.	Goal Design Principle	Design Response
CM1	Retail building frontages: • shall meet the sidewalk at grade • are encouraged to be built to the property line so that a continuous commercial street frontage is maintained • may be set back at a maximum of 4.0m from the property line to allow for an active outdoor use such as a courtyard or patio, or to respond to a building setback from an adjacent property, where necessary (see Figure 5-18). • may feature outdoor displays and patios provided a minimum 2.0m wide clear pedestrian zone within the public sidewalk is maintained.	All retail frontages are aligned to at grade sidewalk conditions for Phase 1. Wherever possible, they have been extended to the property line, while still respecting a comfortable width for the pedestrian realm. Areas where there is an additional retail setback have planned, activated plaza space. The public plaza is in the direct centre of the Government Street frontage for Phase 1, between Buildings 1A + 1B. It is highly visible from each building in this phase, as well as from the neighbouring properties and from any pedestrian or vehicular traffic along Government Street. Considerations for all different kinds of small retail outlets, including cafés with patios, were made in the design of this space. The concept for the public plaza is to create a centralized hub for a variety of uses and users. Sun and wind have been considered in the landscape design, providing a variety of exposures for shoppers and residents alike. Outdoor furnishings have been provided in a variety of heights and forms as fixed landscaping elements. Additional furnishing options will be included when future retailers outfit their patio spaces adjacent the plaza. To ensure residents have quiet, private spaces to enjoy, rooftop amenity spaces have been created in addition to the ground plane public plaza. Scenic lake and hillside views will be visible from each building. There has also been consideration made for the interface along the Ellis Creek pathway a more subdued public to private interface, by use of stepped patios and landscape screening that will maintain access to the public realm but allow residents to enjoy their outdoor spaces without full exposure.
CM2	Plazas Outdoor eating areas and street-side plazas are encouraged and should: • be located adjacent and connected to a public sidewalk and at centres of activity, such as transit exchanges, intersections of important streets and retail streets, thus providing a focal point for these areas. • be framed by buildings on a minimum of two sides to create well defined edges. The buildings should have active uses facing the plaza such as shop entrances, food/beverage, or recreation/community. • account for user comfort in their design by incorporating: o protection from wind and excessive sun through appropriate siting and use of suitable plants and landscape structures (e.g., layered plantings, screen walls / trellises etc.). o comfortable and functional furnishings such as lighting, seating, trash receptacles and restrooms in high-traffic locations.	The public plaza is in the direct centre of the Government Street frontage for Phase 1, between Buildings 1A + 1B. It is highly visible from each building in this phase, as well as from the neighbouring properties and from any pedestrian or vehicular traffic along Government Street. Considerations for all different kinds of small retail outlets, including cafés with patios, were made in the design of this space. The concept for the public plaza is to create a centralized hub for a variety of uses and users. Sun and wind have been considered in the landscape design, providing a variety of exposures for shoppers and residents alike. Outdoor furnishings have been provided in a variety of heights and forms as fixed landscaping elements. Additional furnishing options will be included when future retailers outfit their patio spaces adjacent the plaza. To ensure residents have quiet, private spaces to enjoy, rooftop amenity spaces have been created in addition to the ground plane public plaza. Scenic lake and hillside views will be visible from each building. There has also been consideration made for the interface along the Ellis Creek pathway a more subdued public to private interface, by use of stepped patios and landscape screening that will maintain access to the public realm but allow residents to enjoy their outdoor spaces without full exposure.
CM3	Mixed-use developments require thoughtful consideration to create synergies in mix and placement of uses. • Mixed-use buildings should be designed with compatible uses, with more public uses (e.g., retail, commercial) on the ground floors fronting high pedestrian traffic areas and more private uses (e.g., residential, office) on upper floors or along quieter streets. • Mixed-use developments should be ground-oriented and should address, activate and, where setbacks allow, expand the public realm. • Mixed-use developments require additional consideration for resident amenity spaces within and/or adjacent to buildings (see Figure 5-20).	Phase 1 is an embodiment of mixed-use development. Current planned uses include retail, day care, office and residential types, with consideration for a full range of age groups. Activation of public space with delineation of private space was a primary goal of the site design. In addition to signage, use of surface treatment, as well as planting, will help to create intrinsic wayfinding for the various user groups on site. To ensure residents have quiet, private spaces to enjoy, rooftop amenity spaces have been created in addition to the ground plane public plaza. Scenic lake and hillside views will be visible from each building. There has also been consideration made for the interface along the Ellis Creek pathway a more subdued public to private interface, by use of stepped patios and landscape screening that will maintain access to the public realm but allow residents to enjoy their outdoor spaces without full exposure.

5.3.2.7 Multifamily Residential Guidelines		
Ref.	Goal Design Principle	Design Response
MF1	All multifamily developments should incorporate community amenity spaces that provide opportunity for recreation and play and address the needs of all age groups likely to reside within the development.	Phase 1 will provide a public plaza space designed for a full range of users. It also has rooftop patio space integrated into each of the buildings to further encourage outdoor recreation and community interaction among neighbours and colleagues.
MF2	In an effort to promote community and social sustainability, multifamily developments should exhibit a preference for courtyard forms with views into them from ground oriented ground floor units.	Phase 1 employs the use of a courtyard style plaza to integrated retail and residential uses. Future phases will also have courtyard community spaces.
MF3	Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest, and incorporate safe play areas in interior courtyards.	All outdoor amenity spaces have vegetation within view. The landscaping also serves as a buffer zone between pedestrians and vehicles. Plaza spaces that have more active engagement have been planned at locations furthest from high traffic intersections to increase user safety.
MF5	Electric vehicle charging stations should be provided in larger developments	EV stalls will be provided as outlined.
MF6	Entrances to apartment lobbies should be connected to adjacent sidewalks and provide seating, as well as clear pedestrian-oriented signage. Public art is also encouraged.	The principal entrances for both residential buildings are along the pedestrian sidewalk, directly adjacent the private woonerf street.
MF10	To create a positive street presence and contribution to the public realm: • Tall buildings will be designed with podiums of ground-oriented residential or commercial uses at grade and point towers above. This will provide continuous frontage along the street and ensure active uses at the ground level. • Building masses of podiums should be substantially broken up at least every 48m (160 ft.) to vary the spatial experience for a passer-by every 30 seconds at normal walking speed	The retail podiums on buildings 1A and 1B have been used to create articulation, with overhead levels stepping back to further open sightlines. Building 1A is the tallest for this Phase, and as such has a podium mass that terminates after the first above grade level. The upper levels of the building rotate from the podium to improve sightlines for neighbours and reduce the perceived bulk of the tower.



REAL

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1704 Government Street
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PROJECT NO:
142047
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ARCADIS
APPROVED BY:
L. Macaulay

SHEET TITLE
DP GUIDELINE ANALYSIS

SHEET NUMBER
DP10.00.04
ISSUE
1

Development Permit Analysis

The proposed development is located within the Multifamily Residential Development Permit Area. The following analysis demonstrates how the proposal is aligned with the applicable design guidelines.

- Guideline G1* *Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints, including built and natural elements (e.g., structures, slopes and drainage, significant landscape features, etc.).*
- The applicant considered the proximity of the subject property to Ellis Creek and retained a Qualified Environmental Professional to assess the riparian setback which shall remain free of development.
 - The applicant is aware of the opportunities locating the development across the street from Penticton Regional Hospital in terms of supporting hospital operations, and is also aware of the building height constraints on the development associated with the hospital helipad approach no structures over 413m above seal level.
- Guideline G3* *Private and semi-private open spaces should be designed to optimize solar access.*
- Phase 1 of this development includes a public plaza between the two buildings and adjacent to Government Street. The locations and heights of the proposed buildings allow for solar access onto the plaza space.
 - Rooftop patios on both buildings provide the opportunity for semi-private amenity space with solar access.
- Guideline G4* *Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development.*
- The 6-storey buildings do not impact views from developments in the area (i.e. the homes along Carmi Avenue), as the development site is set much lower than the surrounding residential area.
 - Views of the mountains looking north and south in the valley will be provided for the residential units in Building 1B.
- Guideline G5* *Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The development provides strong street definition on both Government Street and the internal roads, with setbacks ranging from 0-3m.
 - The development places active commercial frontages at-grade to provide an engaging streetscape.
 - The building setbacks meet those allowed for under the approved CD9 zoning for the site.

- Guideline G7 All designs shall consider Crime Prevention Through Environmental Design (CPTED) principles and balance the reduction of crime and nuisance opportunities with other objectives to maximize the enjoyment of the built environment.*
- The building parkades provide secure areas for vehicles, bicycles, garbage/recycling and storage.
 - The orientation of Building 1B provides for casual surveillance from the residential units over the Ellis Creek pathway.
 - Appropriate lighting will be installed along the streets, along the Ellis Creek path, in the public plaza, and near building entrances to enhance safety in the evenings and overnight.
- Guideline G9 Pedestrian connectivity to adjacent properties is encouraged. With the exception of private yards, open spaces shall be designed for public access and connectivity to adjacent public areas (and publicly-accessible private spaces).*
- The development shall provide a sidewalk along the Government Street frontage, completing an existing sidewalk gap, and allowing for an easy connection to the Ellis Creek pathway.
 - The public plaza is designed to be inviting and encourage pedestrian movement into the site.
- Guideline G11 Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.*
- All primary building entrances are barrier-free and accessed from a sidewalk or public plaza
 - Elevators within the buildings connect the parking, ground floor, and upper floors in a barrier-free manner
 - The ground-level residential units with direct access paths with a few steps up to each unit entry directly from the outside, each unit also has a primary access into an interior building hallway providing barrier-free access via the lobby.
- Guideline G13 Entry to ground-level residential units should be no more than 1.8m above the grade of adjacent public sidewalks and walkways.*
- The three lobby entrances and street-facing entries of the 12 ground floor units are within 1.5m above the grade of the adjacent public sidewalks.
- Guideline G14 The outdoor space of a residential unit should be raised no more than 1.2m (3.9 ft.) above adjacent public sidewalks and a "front stair" pedestrian connection shall be provided.*
- Twelve residential units are located on the ground floor. All these units have entry doors and patios facing towards the internal street or the Ellis Creek pathway. These patios are visible from the outside and set generally up to 1.2 above grade of the sidewalk and delineated by low decorative fencing to provide separation between these amenity spaces and the public realm. One unit patio is set around 1.5m above sidewalk grade due to sloping terrain and the finished grade in that area of the building.

Guideline G16 Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...

- Pedestrian and vehicle conflicts are mitigated by providing underground parking.
- Government Street and internal roads will have sidewalks to minimize pedestrian and vehicle conflicts.
- The public plaza provides a direct pedestrian-only connection between Government Street and the internal area of the site.

Guideline G18 Attached parking structures, their access and associated components (doorways, ramps, etc.) should be architecturally integrated into the building so as to minimize visual impact to the public realm.

- The two-level parkades are architecturally integrated into each building. The parkade entrance is provided at the rear of the buildings off a private lane. The facades on those sides of the building still provide interest to passers-by.

Guideline G19 All multifamily development should accommodate sustainable modes of transportation through: provision of bike parking and/or safe storage of alternative transportation/mobility equipment; provision of electric vehicle charging stations; internal circulation and/or upgrades to adjacent rights-of-way to accommodate alternative transportation.

- A combined eleven different secure bicycle storage rooms are provided in the parkades of the two buildings.
- A bike wash and repair station is also provided in each building's parkade.
- Bike racks are provided near each of the main building entrances for visitors.
- The plans comply with the City's EV-ready parking spaces to support the future install of charging infrastructure.

Guideline G21 Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).

- The two buildings are proposed to face towards Government Street, and Building 1B also faces towards the private lane and Ellis Creek pathway.
- At ground level there are retail unit entrances, lobby entrances.
- For the mixed-use building, the ground floor units have direct sidewalk connections towards the street and Ellis Creek pathway. This design improves the visual appeal of the building façade and provides more 'eyes on the street'.

Guideline G22 Massing of larger buildings should be composed of multiple volumes to reduce visual impact on the pedestrian realm.

- The development consists of a two 6-storey buildings. On both buildings, the main floor extends out further than the floors above. This helps break up the mass of the building by setting back the upper storeys and reducing the 'wall effect'.
- The residential units have projecting balconies which help break up the mass of Building 1B and the use of various façade materials helps provide visual interest.

- Guideline G24 Street-facing units should utilize a layering of elements – including but not limited to street-facing entries, stairs, stoops, porches, patios and landscape elements – to create transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkway, ramp, stair), semi-private (e.g., stoop, balcony) and private areas.*
- Twelve main floor units have street-facing or pathway-facing patios, physically elevated above the grade of the adjacent sidewalk and delineated by decorative fencing, which helps delineate the transition from public (street) to private (unit) space. These patios and landscaping also add visual interest to the street façades.
 - A variety of finish types (cement, cladding, panels) and colours (grays, browns, and copper) are proposed on the street-facing building facades to contribute to visual appeal of the development.
- Guideline G26 Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.*
- The development site for these two buildings in Phase 1 is located far from any adjacent dwellings, leading to negligible impacts on privacy.
- Guideline G27/28 Development should activate the public realm (e.g., sidewalks) and shared open spaces by placing active uses at street level. Entries should be visible and clearly identifiable from the fronting public street.*
- The development places active retail frontages on the ground floor of both buildings.
 - On the office building, the retail frontages wrap three sides of the ground level façade, opening onto the public plaza, towards Government Street, and towards the new public road.
 - On the mixed-use building, the retail frontages are placed near Government Street and frame the other side of the public plaza.
 - Entries to these commercial units, as well as the main building lobbies, are clearly visible from the fronting public and private streets.
- Guideline G29 Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas.*
- The development plans show main lobby entrances, ground floor unit entries, patios, windows, and balconies facing north and south over the private lane and the Ellis Creek pathway.
 - This design provides causal overlook over public and semi-private areas in and adjacent to the development.
- Guideline G35 Tree planting...*
- A total of 42 new trees are proposed at-grade in Phase 1 around both buildings.
 - Of these new trees, 16 will be planted along the Government Street side and along the new public road to enhance the public realm.
 - 11 new trees will be planted along the southern edge within private property to enhance the green corridor along Ellis Creek.

- Guideline G39 Defining the Public and Private Realms: clearly signaled transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkways, ramp, stair), semi-private (e.g., stoop, balcony) and private (e.g. entry) realms shall be clearly defined to enhance both the privacy of residences and the pedestrian experience...*
- The plans show horizontal and vertical separation between public sidewalks on Government Street and the Ellis Creek pathway and the main floor amenity spaces of the ground level units in Building 1B. These patios are set up to 1.2m above grade of the public sidewalk, up a few steps, and delineated with low fencing and transparent gates, which retains visual overlook onto the public realm.
 - Landscaping along both sides of the mixed-use building help buffer the development and improve its visual appeal from the public street, private street, and Ellis Creek pathway.
- Guideline G46 Opportunities for the inclusion of public art should be explored in public and semi-public open spaces, especially plazas.*
- The developer is exploring opportunities for public art installation within the public plaza.
- Guidelines G54/G55 Mechanical/utility cabinets and transformer pads (units) shall be located at the rear of the property, behind the building. Where this is unachievable, units may be located at the edge of the front yard and must be incorporated into landscaped areas and screened from the street.*
- A transformer is proposed at the northwest corner of the property near Building 1A, near the new public street. The transformer is shown to be buffered by landscaping, helping to reduce its visual impact from the street. The building design shows utility meters inside the building so they will not be visible from the public realm.
- Guideline G58/G59 Garbage/recycling areas and other similar structures should be located out of public view in areas that mitigate noise impacts and which do not conflict with pedestrian traffic. Garbage and recycling bins should be contained within screened enclosures that are coordinated with the overall design.*
- The garbage/recycling storage enclosures are located in a secure room at-grade in Building 1A and in the secure parkade for Building 1B.
- Guideline G61/G62 Fencing located along a street edge should be low and/or not create a solid barrier (i.e. it should be visually transparent). Fencing along the street edge should be supplemented with low profile landscape plantings.*
- No fencing is proposed along street edges, other than railings along ground-level residential unit patios facing north towards the internal road. Those railings are transparent and allow sightlines between the patios and the street. Landscaping is provided in between the patios and the internal street to provide buffering.

Guideline MF1 All multifamily development should incorporate community amenity spaces that provide opportunity for recreation and play and address the needs of all age groups likely to reside within the development.

- The mixed use building provides a shared common rooftop amenity space.
- The public plaza provides another amenity space in Phase 1 of the development.
- In future phases, additional green park space will be provided.

Guideline MF2 In an effort to promote community and social sustainability, multifamily developments should exhibit a preference for courtyard forms with views onto them from ground-oriented floor units.

- The public plaza between the two buildings is framed on both sides and connects the internal private lane with Government Street.
- This space is planned to be programmed as a courtyard-style area with views onto it from the adjacent commercial units.

Guideline MF3 Amenity spaces should incorporate vegetation for the purpose of active and passive recreation and/or visual interest, and incorporate safe play areas in interior courtyards.

- The rooftop amenity space in the mixed-use building provides seating, planters, turf area, and an outdoor kitchen for use by future residents.
- The plaza between the two buildings provides landscaping for passive enjoyment and visual interest, while also providing places for people to sit outdoors.
- Additional indoor amenity space is provided on the first floor of the mixed-use building for use by residents.

Guideline MF4 Visitor parking should be in public view, easily accessible near the main entry to the site, and clearly indicated by pavement markings and/or signs.

- Visitor parking is provided in the parkade and located near the parkade ramp entrance and elevator access into the building.
- Visitor spaces shall be clearly marked for visitor parking only, as required by the Zoning Bylaw.

Guideline MF5 Electric vehicle charging stations should be provided in larger developments.

- The plans demonstrate compliance with Zoning Bylaw EV-ready parking requirements, supporting future charging stations.

Guideline MF6 Entrances to apartment lobbies should be connected to adjacent sidewalks and provide seating, as well as clear pedestrian-oriented signage. Public art is also encouraged.

- The mixed-use building lobby faces toward the internal private lane and the public plaza. The design provides seating and landscaping features around the entrance, as well as a ramp for accessibility.
- Staff have encouraged the developer to provide public art in the new development.

Development Permit

Permit Number: DP PL2024-9768

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Proposed Lot 1 (Legal to be updated after subdivision)
 - Civic: Proposed Lot 1 of 1704 Government Street (Civic to be updated after subdivision)
 - PID: Proposed Lot 1 (PID to be updated after subdivision)
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a six-storey commercial building with retail, daycare and office space as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to beginning works authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. In accordance with Section 489 of the *Local Government Act*, the following provisions of the City of Penticton Zoning Bylaw No. 2024-22 are varied by this permit:
 - a. Section 6.5: to reduce the combined vehicle parking requirement for commercial uses from 182 to 118.
6. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. The permit has lapsed as described under Condition 9, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
7. Upon completion of the development authorized by this permit, an application for release of

securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

General Conditions

8. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
9. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
10. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
11. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
12. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the ____ day of _____, 2024.

Issued this ____ day of _____, 2024.

Angela Collison
Corporate Officer



General Notes:

1. Refer to survey drawings for existing utility and grade conditions.
2. Refer to civil drawings for grading, back of sidewalk, curb, lip of gutter and proposed utility locations.
3. Refer to landscape drawing for planting and ground surface materials.
4. Refer to landscape drawings for outdoor amenity programming.
5. Structural system subject to change on Building 1A – Current drawings shown as Mass Timber to maximum parapet, building and floor to floor heights.
6. Elevation finish material and colour subject to manufacturer availability. Materials provided show intent and final selections must be approved by Architect.
7. CRU access locations and areas are shown as indicative. Final internal programming to be determined after occupancy, by owner and lessee. Tenant fit out by others.
8. Waste and recycling to be private collection at expense of owner. This project seeks exemption from City of Penticon recycling program in favour of privatized collection to minimize pickup and staging days reducing noise and traffic impacts to community.

General Grading Notes:

1. All utilities to be staked out by contractor and protected for duration of construction period.
2. Unless otherwise noted, provide a minimum 2% slope on all hard and soft landscape areas to ensure positive drainage away from buildings or to drainage structures, maximum 3:1 slope in soft landscape areas.
3. The layout of all proposed hardscape items, site furniture, lighting, planting beds and other materials is to be staked out by the contractor and approved by the landscape architect prior to installation.
4. All substitutions of specified materials to be approved by landscape architect.
5. Refer to civil for excavation depths, backfill, and base material for all landscape items shown on plan.
6. Slope shall match existing grade along all property lines.
7. Refer to civil engineer's precise grading plans for site grading plans for site grading, drainage, and utility locations. If actual site conditions vary from what is shown on the architect or landscape architect's plans, the contractor shall contact the owner's representative and architect for direction as to how to proceed.
8. The contractor is responsible for verifying the actual location and elevation in the field prior to beginning construction. The contractor shall protect all existing utilities and shall be responsible for any damage to existing utilities encountered during construction.
9. All proposed grades are to meet and blend in with existing grading at project limits, grading limits, and existing sidewalk. Precise elevations indicated on plans to be verified in field to as-built condition.
10. The debris created by landscape grading operations shall become the property of the contractor and shall be disposed of legally off site.
11. Final grading shall be reviewed by the landscape architect in the field prior to installation of planting.

General Site Layout + Material Notes:

1. All dimensions are imperial unless otherwise noted. Verify all dimensions with field conditions, report any discrepancies to architect/landscape architect for review and response.
2. All utilities to be staked out by contractor and protected for duration of construction period.
3. The layout of all hardscape items, site furnishings, boulders, landscape lighting, planting beds and other materials is to be staked out by the contractor and approved by the landscape architect prior to installation.
4. All substitutions of specified materials to be approved by architect/landscape architect.

Area Boundary + Dimension Notes:

1. Demising Walls – Placed at centreline
2. Stair | Elevator | Utility – Area boundaries placed at exterior finish face of core wall, dimensions per plan
3. Corridor – Finish face on corridor side
4. Exterior Walls – Area boundaries placed at exterior finish face of cladding, dimensions to grid line located at exterior line of sheathing, U.N.O.
5. All other dimensions to exterior face of sheathing/concrete, CL demising, adjacent grid

Project Information

Project Vision

Stryke seeks to revision and transform this property into the "Penticon Innovation District." This development will leverage the world class location: within the Okanagan adjacent to Penticon Regional Hospital, to create a world class master planned community that will offer spaces for people to live, work and play.

The vision is to deliver a complete community, based around a synergistic relationship between the uses on site and the energy of the surrounding community. The community design will be balanced to deliver strong urban architecture, place making, and sustainable design to ensure the best outcome for project stakeholders.

Public areas will be designed for multiple active uses ranging from public events to private gatherings, and even designed to accommodate small festivals and food trucks, this community will be a microcosm of the best of the Okanagan, and B.C. It will be a "village" which will enhance the life of those that live and work within the community, and around it.

Site Description

The 10 acre site at 1704 Government Street is located between the Carmi neighbourhood to the north, Penticon Regional Hospital to the west, and industrial areas to the south and east. It is approximately 1.5 km south of downtown Penticon, in the centre of the city between Lake Okanagan and Skaha Lake. Ellis Creek and an associated walking trail run along the south edge of the site.

The site is currently comprised of a large industrial warehouse and surface parking lot. The site has a flat topography within the property boundaries, with a significant elevation gain outside the property line to the north, towards Carmi Ave, an elevation drop to the south and an upward slope on the eastern border.

Rezoning Synopsis

This submission proposes the subject site be rezoned from an industrial (M1 with small C4-General Commercial subsection) to a CD – Comprehensive District. The site looks to provide mixed-use typologies, including ground-level retail, a mid-rise office tower and apartment style residential units. In line with the goals of Penticon's Official Community Plan (OCP), the CD zone proposal considers a variance to the current Zoning Bylaw's density, parking and setback guidelines.

Density

A 2.50 FAR minimum density is being proposed so that the site can adequately address both the City of Penticon and 2020 Regional Housing Assessment's goal for additional housing stock in the Okanagan. Density bonusing will be utilized to allow for variance to respond to demand over the ±10-year timeline for the project. At full build-out, the Penticon Innovation District will provide between 1200-1500 new homes for the community. This site also provides an opportunity to create a mixed-use urban character adjacent the Penticon Regional Hospital and extend retail services to compliment those already existing in the area and expand upon those that are needed.

Parking

The subject site is proposing a stall-to-bedroom ratio parking schedule in lieu of the stall-to-unit ratio. In an effort to increase sustainability, the project has been designed to align with progressive development standards, which leans towards a reduction in vehicle parking in favour of enhanced bicycle parking and facilities, increased pedestrian connectivity and encouraging greater use of transit networks. The proposed parking ratio is appropriate for mixed-use residential development and has been considered in conjunction with a transportation study.

Setbacks

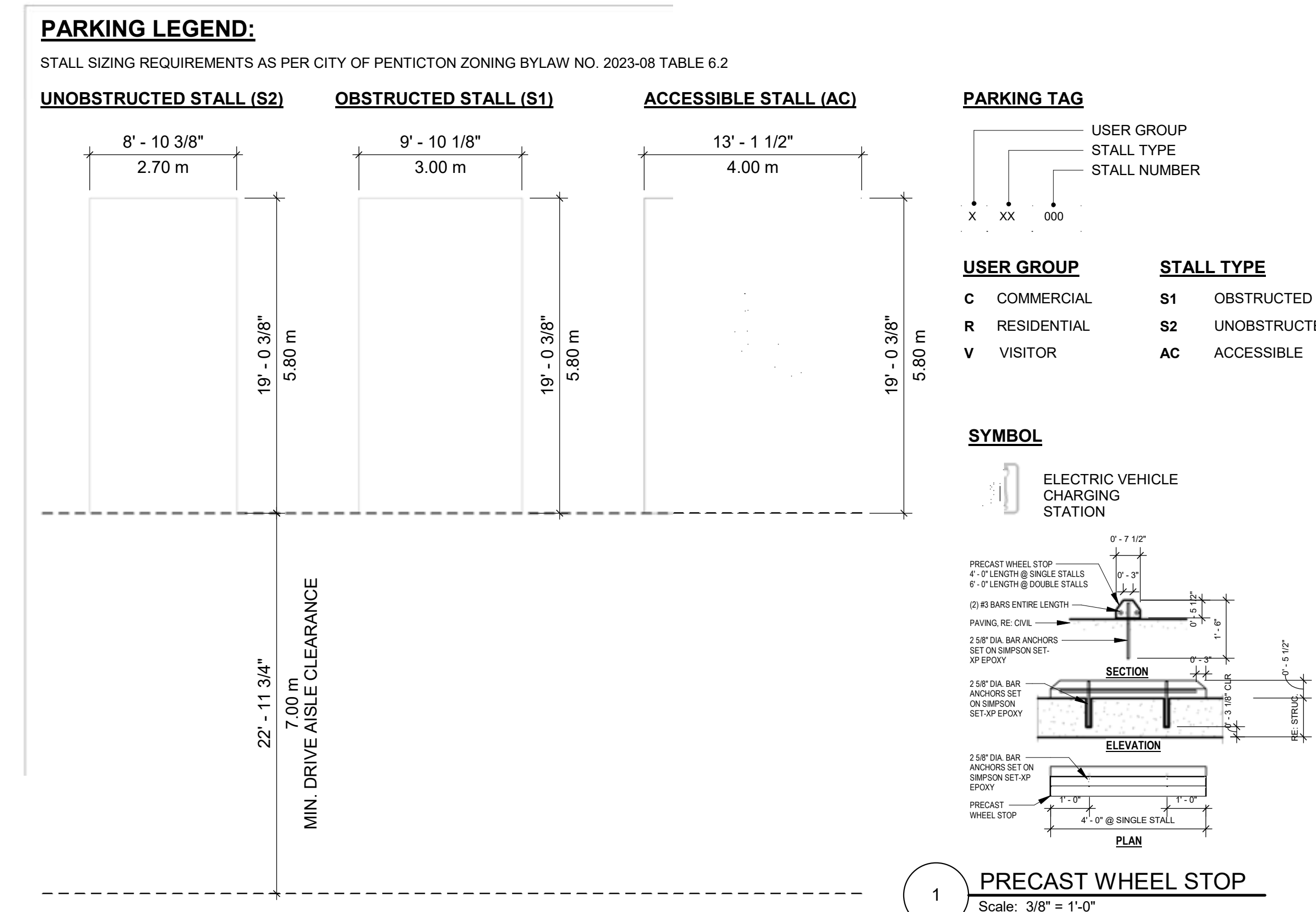
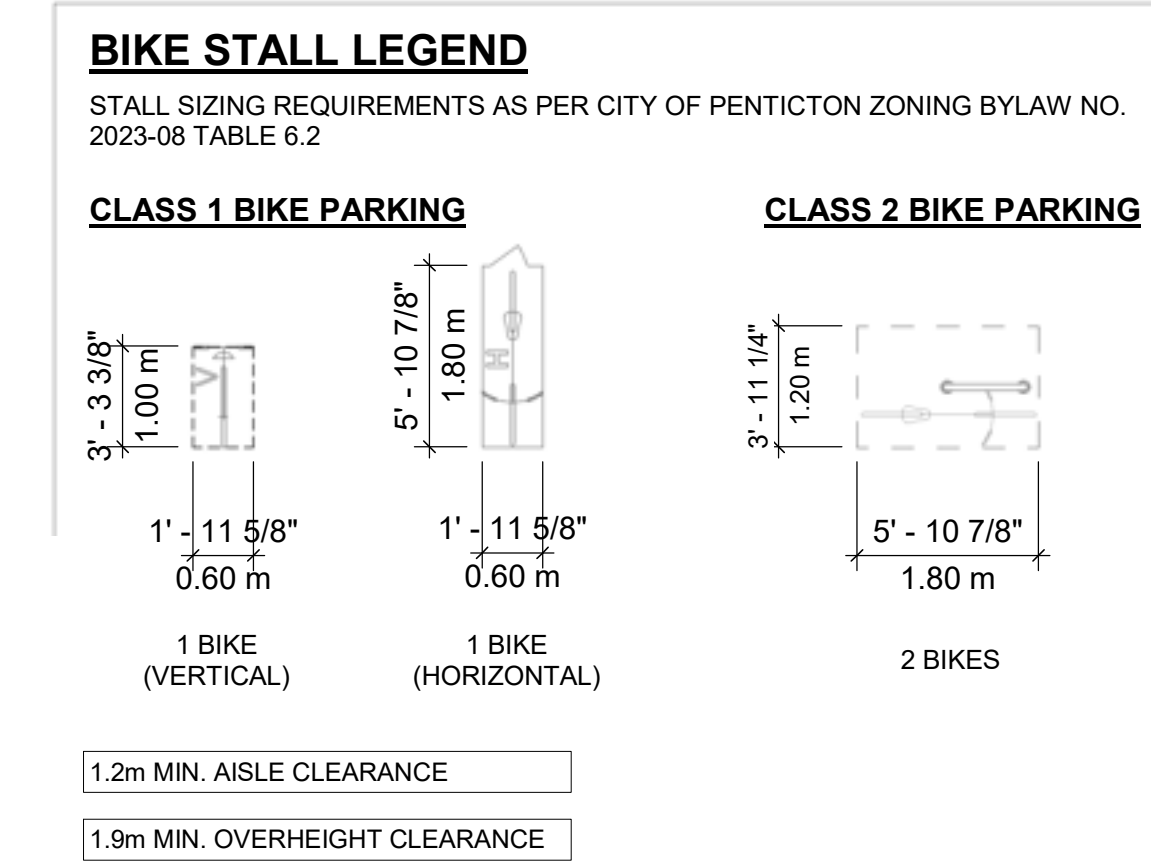
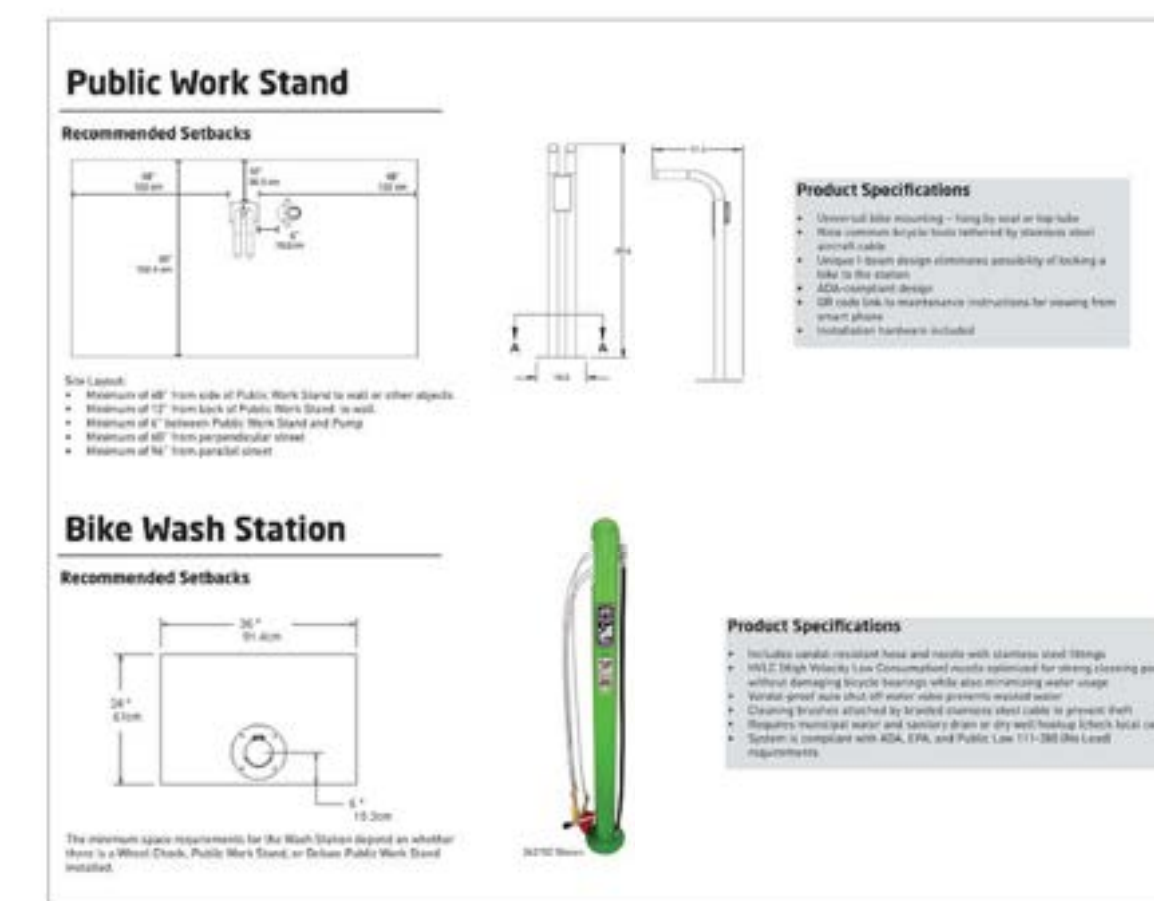
The building setbacks have been designed to support urban character and ground-plane interfacing for the pedestrian realm with both retail and residential uses. Each section has been carefully considered for what would be most appropriate for the end user the space. The project has also enlisted the study of a Qualified Environmental Professional (separate report attached) to help carefully consider and set out an appropriate setback to respect the Ellis Creek riparian zone to the south.

Penticon Airport Flight Path

The site does not fall under the Penticon Airport flightway.

Penticon Regional Hospital Flight Path

This site is directly across from the Penticon Hospital and will maintain that the top of all buildings will not interfere with the flight path, to be agreed upon with IH.



CLIENT

2500 - 13777 Commerce Parkway
Richmond, B.C. Canada
V6V 2K3

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Arcadis Architects (Canada) Inc.
formerly IB Group Architects (Canada) Inc.

ISSUES	No.	DESCRIPTION	DATE
	1	DEVELOPMENT PERMIT	2024-03-14
	2	DP RESUBMISSION	2024-06-27

CONSULTANTS

SEAL

PRIME CONSULTANT

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PROJECT
Penticon Innovation District
1704 Government Street
Penticon, BC

PROJECT NO:
142047

DRAWN BY:
ARCADIS

CHECKED BY:
ARCADIS

PROJECT MGR:
C. Wani

APPROVED BY:
L. Macaulay

SHEET TITLE
GENERAL PROJECT
INFORMATION & NOTES

SHEET NUMBER
DP10.00.02

ISSUE
2



Contextual Site Map

Site Surrounding + Context

As Penticton grows, new housing has been proposed, approved, and built in all areas including north and south of the site. The immediate surroundings include a stable residential neighbourhood in the central Carmi area.

Notably, the neighbouring community has evolved to include medical office space, housed within the residential community, particularly along Carmi Ave.

The adjacent hospital underwent a \$300M expansion which was completed in November 2021.



View of the residences north of the subject site



View of the south edge of the subject site, Industrial Ave facing west



View of Government St. facing Penticton Regional Hospital



Mountain view facing west from Carmi Ave north of the site



Drone shot of overall project site facing southwest



View of the 740 Carmi Ave, fronting onto Government St.



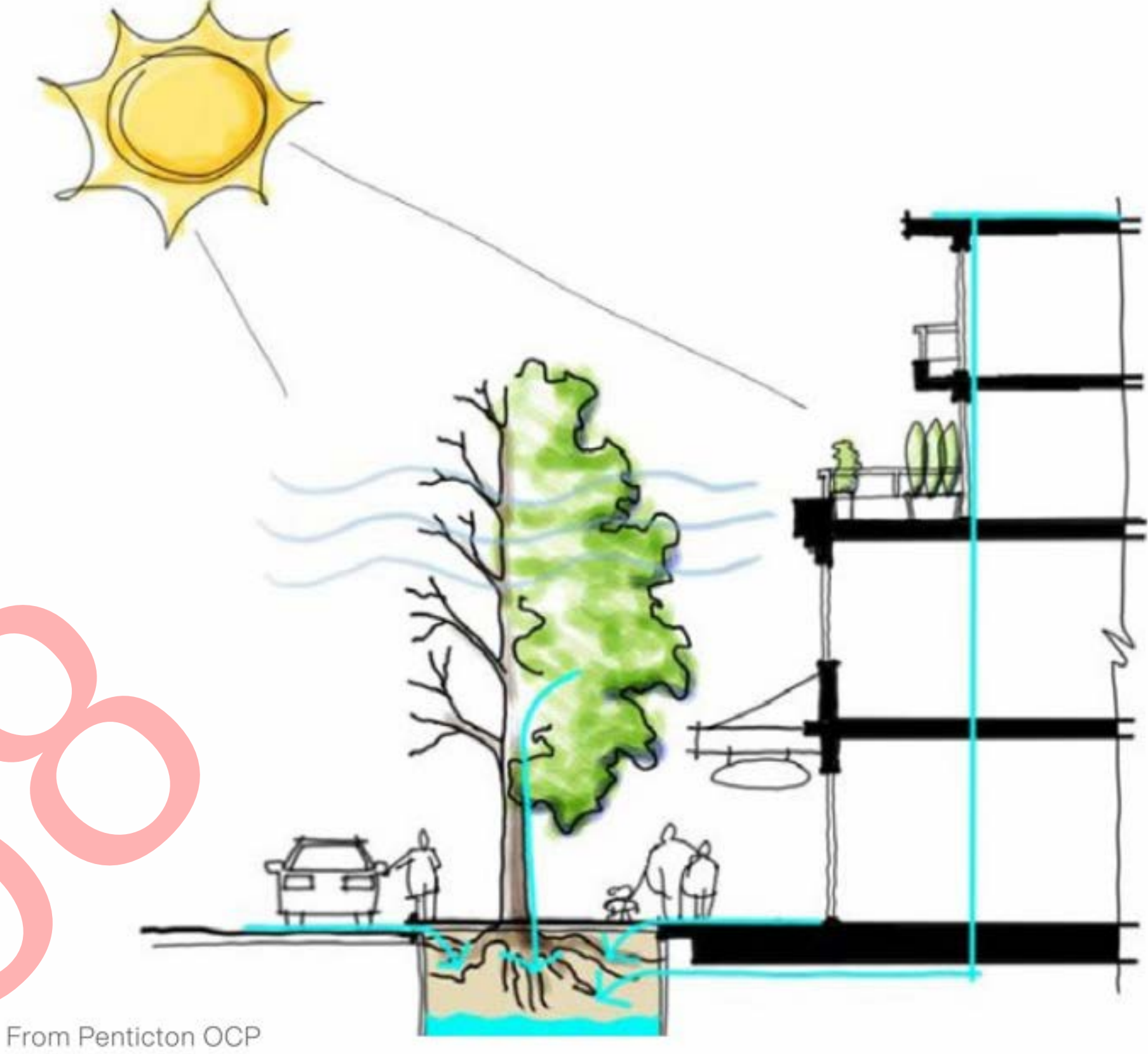
View of walking trail along Ellis Creek



Drone shot of overall project site facing northeast

Response to OCP + Bylaw

The Government Street site falls under the Commercial & Mixed-Use Development Permit area (5.3.3), an area with a high standard of urban design built on the following design objectives: produce streetscapes defined by attractive buildings and landscaping, transition parking to more pedestrian friendly and amenity rich zones, provide attractive and safe pedestrian and vehicular environments, establish built forms using quality urban design and reflect the multi-family design guidelines for mixed-use.



From Penticton OCP

Connectivity Network

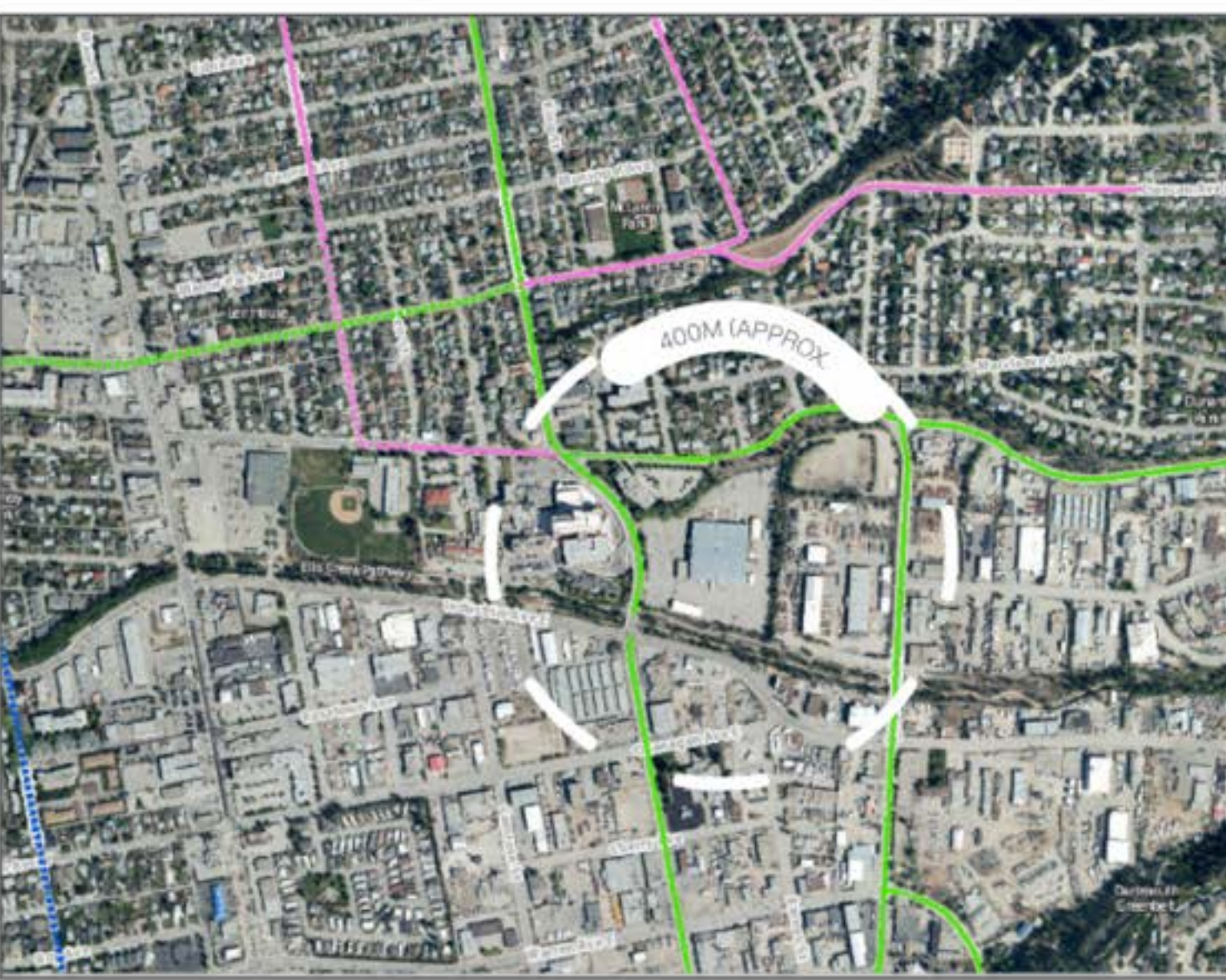
The site is located directly across from the Penticton Regional Hospital and directly north of the Ellis Creek Pathway.

The site is within a 20 min. walk to the Cherry Lane Exchange on the transit network, or also accessible via Route 1. It also provides frontage and connectivity to the standard bike route along Government Street that allows connection via Duncan Ave to the Lake to Lake bike route being completed in 2023.

The Ellis Creek pathway is directly to the south of the site, providing a buffer of Industrial Ave. for pedestrians. The development will make improvements to both the Ellis Creek multi-use pathway and the Carmi Ave. pathway to the North.

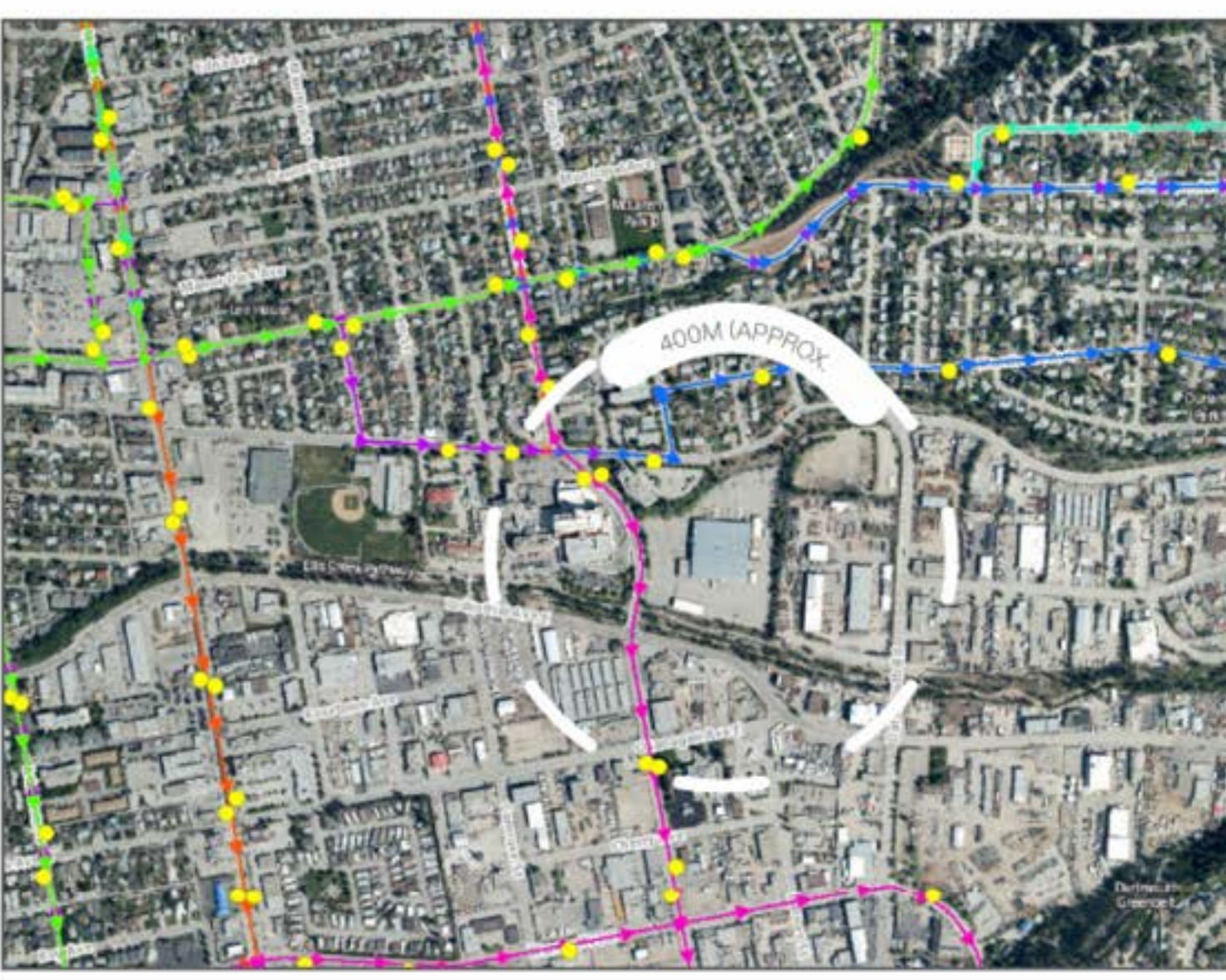
Stryke will include bicycle oriented design encompassing amenities, bike repair and storage areas, as well as convenient and direct access to/from buildings.

- LEGEND
- Separate Bike Lane, Existing
 - Separate Bike Lane, Proposed
 - Shared Bike Lane, Existing
 - Shared Bike Lane, Proposed
 - Standard Bike Lane, Existing
 - Standard Bike Lane, Proposed



Cycling Network

- LEGEND
- Transit Route 1
 - Transit Route 2
 - Transit Route 3 (School)
 - Transit Route 4
 - Transit Route 5
 - Transit Stop



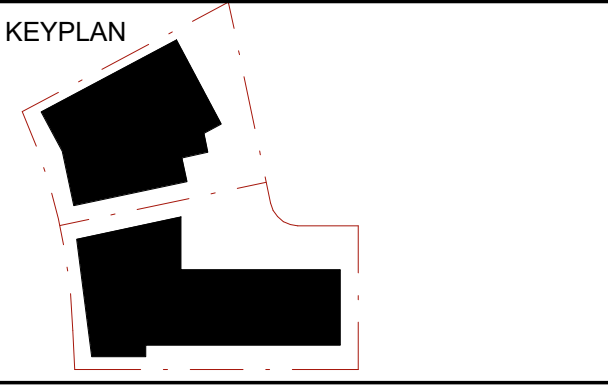
Transit Network



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CONSULTANTS

SEAL

PRIME CONSULTANT

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PROJECT

Penticton Innovation District
1704 Government Street
Penticton, BC

PROJECT NO:
142047

DRAWN BY:
ARCADIS

PROJECT MGR:
C. Viani

CHECKED BY:
ARCADIS

APPROVED BY:
L. Macaulay

SHEET TITLE
CONTEXT PLAN & AERIAL PHOTOS

SHEET NUMBER
DP10.00.03

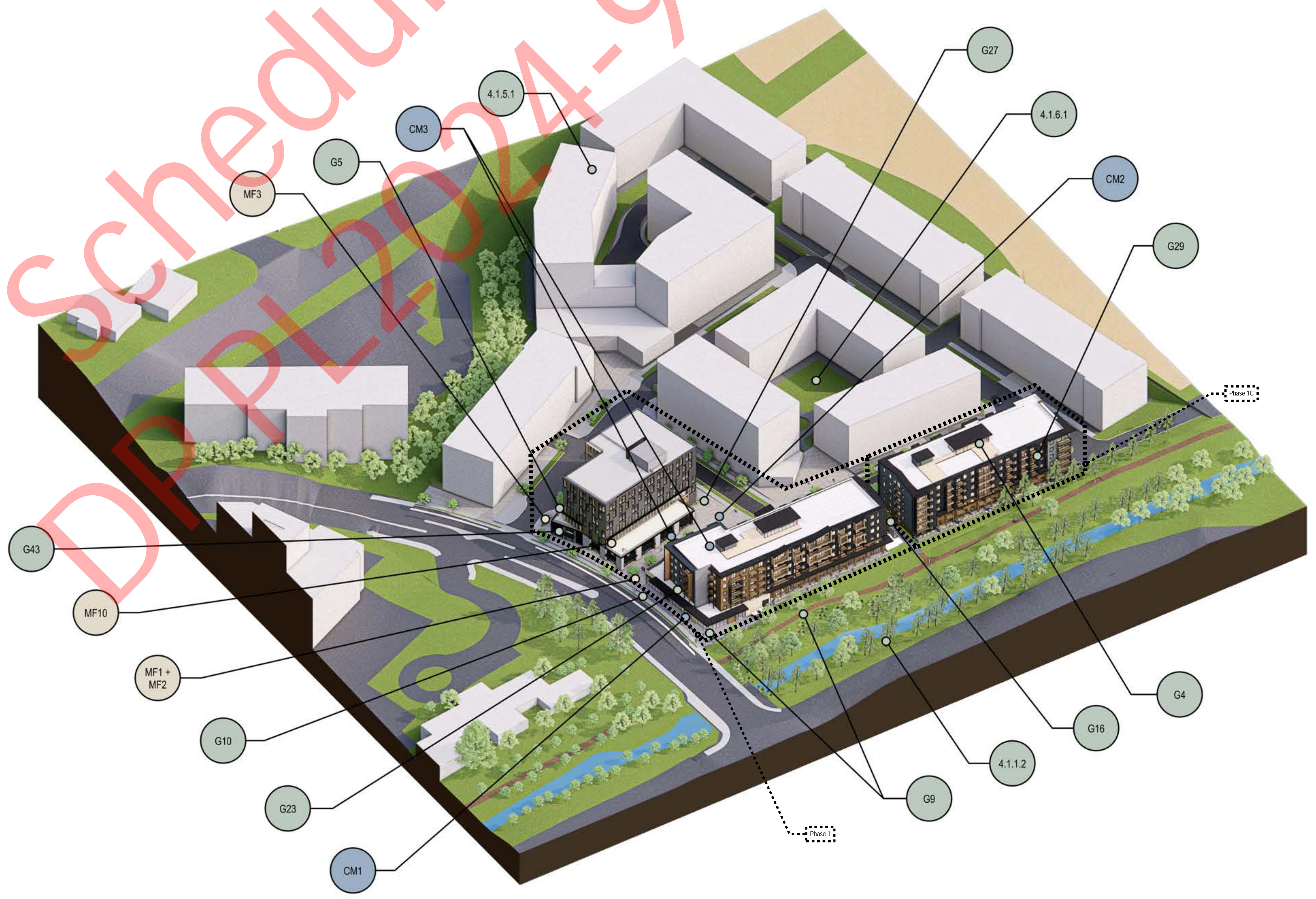
ISSUE
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4.1.1 Managing Residential Growth		
Ref.	Goal Design Principle	Design Response
4.1.1.1	Goal: New residential development in or adjacent to existing developed areas	Repurposing a site adjacent PRH and Carmi community to create substantial new housing stock
4.1.1.2	Avoid development in environmentally – sensitive areas, geological hazard and flood hazard areas, on steep slopes, in agricultural areas and in areas not readily served by transit	Our project site is on a flat, open area that has undergone an environmental study to ensure compliance with all riparian requirements. It is also well served by transit along Government Street
4.1.5.1	Recognize that some traditionally single-family neighbourhoods will see intensification as the city grows, but ensure that new forms of residential development are compatible with the neighbourhood in scale and design, and are appropriately located (e.g., great density closer to collector roads, service and amenities)	Proposed high densities are largely concentrated to the SW corner of the project site, closest to Government Street. Additional heights are placed adjacent hillsides where impact can be minimized and existing office buildings.
4.1.6.1	Ensure all residential neighbourhoods in Penticton provide a range of appropriately-scaled housing types and tenures, employment opportunities such as home-based businesses, transportation options like walking and cycling, social supports such as childcare facilities and access to green space and parks.	The proposed rezoning outlines an increase to bike ratios per dwelling unit to encourage use of adjacent bike lanes, and pedestrian focused streetscapes included a woonerf inspired private road through the key public plaza area. We are also proposing a large daycare space in our office building to support families being able to have a live-work scenario on site or at the adjacent Penticton Regional Hospital. We have also designated 5% of our site to parkland, including a playground in Phase 4.

5.2.2 General Guidelines		
Ref.	Goal Design Principle	Design Response
G4	Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development.	We have created rooftop amenity spaces in Phase 1, oriented to best capture surrounding vistas.
G5	Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitional to neighbouring building setbacks	We have proposed key locations for 0m setbacks at key building frontages where there are retail applications along our internal site roadways. Where we are required to have a larger setback to accommodate potential future dedications along government street, we are proposing a continuous pedestrian realm to encourage a seamless transition from the public realm and visible retail frontages.
G7	All designs shall consider Crime Prevention Through Environmental Design (CPTED) principles and balance the reduction of crime and nuisance opportunities with other objectives to maximize the enjoyment of the built environment.	The site has been designed to encourage both pedestrian and vehicular circulation. We have also created patio zones with planting buffers to delineate public from private spaces, however, still have ground plane interfacing to encourage 'eyes on the street'. Units have also been oriented towards all sides of the buildings on site to further that principle. Mixed-use buildings with retail interfaces are plaza facing with open sight lines. Where possible, residential, and commercial buildings over, step back to further widening of sight lines. Plazas and boulevards will be well lit and maintained to encourage extended use hours.
G9	Pedestrian connectivity to adjacent properties is encouraged. With the exception of private yards, open spaces shall be designed for public access and connectivity to adjacent public areas (and publicly – accessible private spaces).	The project has oriented pedestrian routes to major points of connectivity, namely Government Street and the Ellis Creek pathway. We are also looking to create links to the Carmi Neighbourhood through future phases.
G10	Development of larger parcels should provide pedestrian connections to adjacent public areas and create an effective street-fronting block scale of 60m-190m.	Our Phase 1 Block has a pedestrian frontage that is over 75m long, integrating a mix of retail uses with a centralized public plaza.
G16	Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space: • Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping (see Figure 5-4). • Where possible, shared automobile accesses should be considered to optimize land use, and to reduce impermeable surface coverage and sidewalk crossings.	Our off-street parking entrances have all been placed internal to the site and shared wherever possible. For our current iteration, Building 1B + 1C share a parkade ramp to minimize the interruption for pedestrians on our internal woonerf streetscape.
G23	Articulation of building mass should include horizontal (minor) setbacks and step backs (along upper storeys) to provide visual interest and enrich the pedestrian experience. Balconies and/or cantilevered upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.	The retail podiums on buildings 1A and 1B have been used to create articulation, with overhead levels stepping back to further open sightlines. Balconies and material treatments have been placed on facades to play with visual volume and emphasize a delineation between residential, retail and office occupancies.
G24	Street-facing units should utilize a layering of elements – including but not limited to street-facing entries, stairs, stoops, porches, patios and landscape elements – to create transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkway, ramp, stair), semi-private (e.g., stoop, balcony) and private areas.	All the ground level residential units have patios that face the public realm, defined by a change in surface materiality, a row of planting, and, wherever possible, a slight step up from the public sidewalk.
G27	Development should activate the public realm (e.g., sidewalks) and shared open spaces by placing active uses at street-level.	A large, shared public plaza space has been planned between buildings 1A + 1B to integrate retail and residential uses for a spectrum of accessibility abilities. Considerations include various levels and types of seating, provisions for shade, wayfinding through surface treatment and built in activities such as a small Bubble Water Feature.
G29	Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas (see Figure 5-7).	Every dwelling unit in Phase 1 overlooks at least one or more of the following: public sidewalk, public plaza, Ellis Creek pathway, internal pathway, retail patio, Government Street frontage, Private woonerf streetscape.
G34	Tree retention • New development should retain, where possible, existing mature and native trees and protect their root systems; • Pre- and post-development tree surveys are required must be undertaken.	The project has a minimal number of trees on site in the Phase 1 area but has made provisions to improve the Urban Forest by providing additional landscaping through the use of planters, boulevard trees and retention of the trees in future phases where appropriate.
G39	Defining the Public- and Private Realms • Clearly signaled transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkways, ramp, stair), semi-private (e.g., stoop, balcony) and private (e.g., entry) realms shall be clearly defined to enhance both the privacy of residences and the pedestrian experience, and may include: o Landscape terracing (e.g., grading, retaining); o Structures (e.g., fences, pergolas, trellises); o Planting (e.g., low hedges) and/or o Changes in surfacing materials.	Public and private spaces have been defined by using surface treatments and differentiated levels. Planting is being used as both screening for privacy and a visual cue for wayfinding to create a separated private patio space, leading to ground floor units.
G43	Address both fronting streets in a pedestrian-friendly way, preferably with pedestrian entrances and/or windows on both facades	For the retail frontages in Phase 1 we have frontages wrapping on all exposed sides to create pedestrian activation wherever possible.
G59	Garbage and recycling bins should be contained within screened enclosures that are coordinated with the overall design	Garbage and recycling rooms are all proposed to be contained within each building for Phase 1 and will only be visible when staged for collection.

5.3.3.7 Commercial + Mixed Use Guidelines		
Ref.	Goal Design Principle	Design Response
CM1	Retail building frontages: • shall meet the sidewalk at grade • are encouraged to be built to the property line so that a continuous commercial street frontage is maintained • may be set back at a maximum of 4.0m from the property line to allow for an active outdoor use such as a courtyard or patio, or to respond to a building setback from an adjacent property, where necessary (see Figure 5-18). • may feature outdoor displays and patios provided a minimum 2.0m wide clear pedestrian zone within the public sidewalk is maintained.	All retail frontages are aligned to at grade sidewalk conditions for Phase 1. Wherever possible, they have been extended to the property line, while still respecting a comfortable width for the pedestrian realm. Areas where there is an additional retail setback have planned, activated plaza space. The public plaza is in the direct centre of the Government Street frontage for Phase 1, between Buildings 1A + 1B. It is highly visible from each building in this phase, as well as from the neighbouring properties and from any pedestrian or vehicular traffic along Government Street. Considerations for all different kinds of small retail outlets, including cafés with patios, were made in the design of this space. The concept for the public plaza is to create a centralized hub for a variety of uses and users. Sun and wind have been considered in the landscape design, providing a variety of exposures for shoppers and residents alike. Outdoor furnishings have been provided in a variety of heights and forms as fixed landscaping elements. Additional furnishing options will be included when future retailers outfit their patio spaces adjacent the plaza.
CM2	Plazas Outdoor eating areas and street-side plazas are encouraged and should: • be located adjacent and connected to a public sidewalk and at centres of activity, such as transit exchanges, intersections of important streets and retail streets, thus providing a focal point for these areas. • be framed by buildings on a minimum of two sides to create well defined edges. The buildings should have active uses facing the plaza such as shop entrances, food/beverage, or recreation/community. • account for user comfort in their design by incorporating: o protection from wind and excessive sun through appropriate siting and use of suitable plants and landscape structures (e.g., layered plantings, screen walls / trellises etc.). o comfortable and functional furnishings such as lighting, seating, trash receptacles and restrooms in high-traffic locations.	The public plaza is in the direct centre of the Government Street frontage for Phase 1, between Buildings 1A + 1B. It is highly visible from each building in this phase, as well as from the neighbouring properties and from any pedestrian or vehicular traffic along Government Street. Considerations for all different kinds of small retail outlets, including cafés with patios, were made in the design of this space. The concept for the public plaza is to create a centralized hub for a variety of uses and users. Sun and wind have been considered in the landscape design, providing a variety of exposures for shoppers and residents alike. Outdoor furnishings have been provided in a variety of heights and forms as fixed landscaping elements. Additional furnishing options will be included when future retailers outfit their patio spaces adjacent the plaza.
CM3	Mixed-use developments require thoughtful consideration to create synergies in mix and placement of uses. • Mixed-use buildings should be designed with compatible uses, with more public uses (e.g., retail, commercial) on the ground floors fronting high pedestrian traffic areas and more private uses (e.g., residential, office) on upper floors or along quieter streets. • Mixed-use developments should be ground-oriented and should address, activate and, where setbacks allow, expand the public realm. • Mixed-use developments require additional consideration for resident amenity spaces within and/or adjacent to buildings (see Figure 5-20).	Phase 1 is an embodiment of mixed-use development. Current planned uses include retail, day care, office and residential types, with consideration for a full range of age groups. Activation of public space with delineation of private space was a primary goal of the site design. In addition to signage, use of surface treatment, as well as planting, will help to create intrinsic wayfinding for the various user groups on site. To ensure residents have quiet, private spaces to enjoy, rooftop amenity spaces have been created in addition to the ground plane public plaza. Scenic lake and hillside views will be visible from each building. There has also been consideration made for the interface along the Ellis Creek pathway a more subdued public to private interface, by use of stepped patios and landscape screening that will maintain access to the public realm but allow residents to enjoy their outdoor spaces without full exposure.

5.3.2.7 Multifamily Residential Guidelines		
Ref.	Goal Design Principle	Design Response
MF1	All multifamily developments should incorporate community amenity spaces that provide opportunity for recreation and play and address the needs of all age groups likely to reside within the development.	Phase 1 will provide a public plaza space designed for a full range of users. It also has rooftop patio space integrated into each of the buildings to further encourage outdoor recreation and community interaction among neighbours and colleagues.
MF2	In an effort to promote community and social sustainability, multifamily developments should exhibit a preference for courtyard forms with views into them from ground oriented ground floor units.	Phase 1 employs the use of a courtyard style plaza to integrated retail and residential uses. Future phases will also have courtyard community spaces.
MF3	Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest, and incorporate safe play areas in interior courtyards.	All outdoor amenity spaces have vegetation within view. The landscaping also serves as a buffer zone between pedestrians and vehicles. Plaza spaces that have more active engagement have been planned at locations furthest from high traffic intersections to increase user safety.
MF5	Electric vehicle charging stations should be provided in larger developments	EV stalls will be provided as outlined.
MF6	Entrances to apartment lobbies should be connected to adjacent sidewalks and provide seating, as well as clear pedestrian-oriented signage. Public art is also encouraged.	The principal entrances for both residential buildings are along the pedestrian sidewalk, directly adjacent the private woonerf street.
MF10	To create a positive street presence and contribution to the public realm: • Tall buildings will be designed with podiums of ground-oriented residential or commercial uses at grade and point towers above. This will provide continuous frontage along the street and ensure active uses at the ground level. • Building masses of podiums should be substantially broken up at least every 48m (160 ft.) to vary the spatial experience for a passer-by every 30 seconds at normal walking speed	The retail podiums on buildings 1A and 1B have been used to create articulation, with overhead levels stepping back to further open sightlines. Building 1A is the tallest for this Phase, and as such has a podium mass that terminates after the first above grade level. The upper levels of the building rotate from the podium to improve sightlines for neighbours and reduce the perceived bulk of the tower.



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STRYKE
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2	DP RESUBMISSION	2024-06-27

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PROJECT
Penticton Innovation District
1704 Government Street
Penticton, BC

PROJECT NO:
142047

DRAWN BY:
ARCADIS

PROJECT MGR:
C. Viani

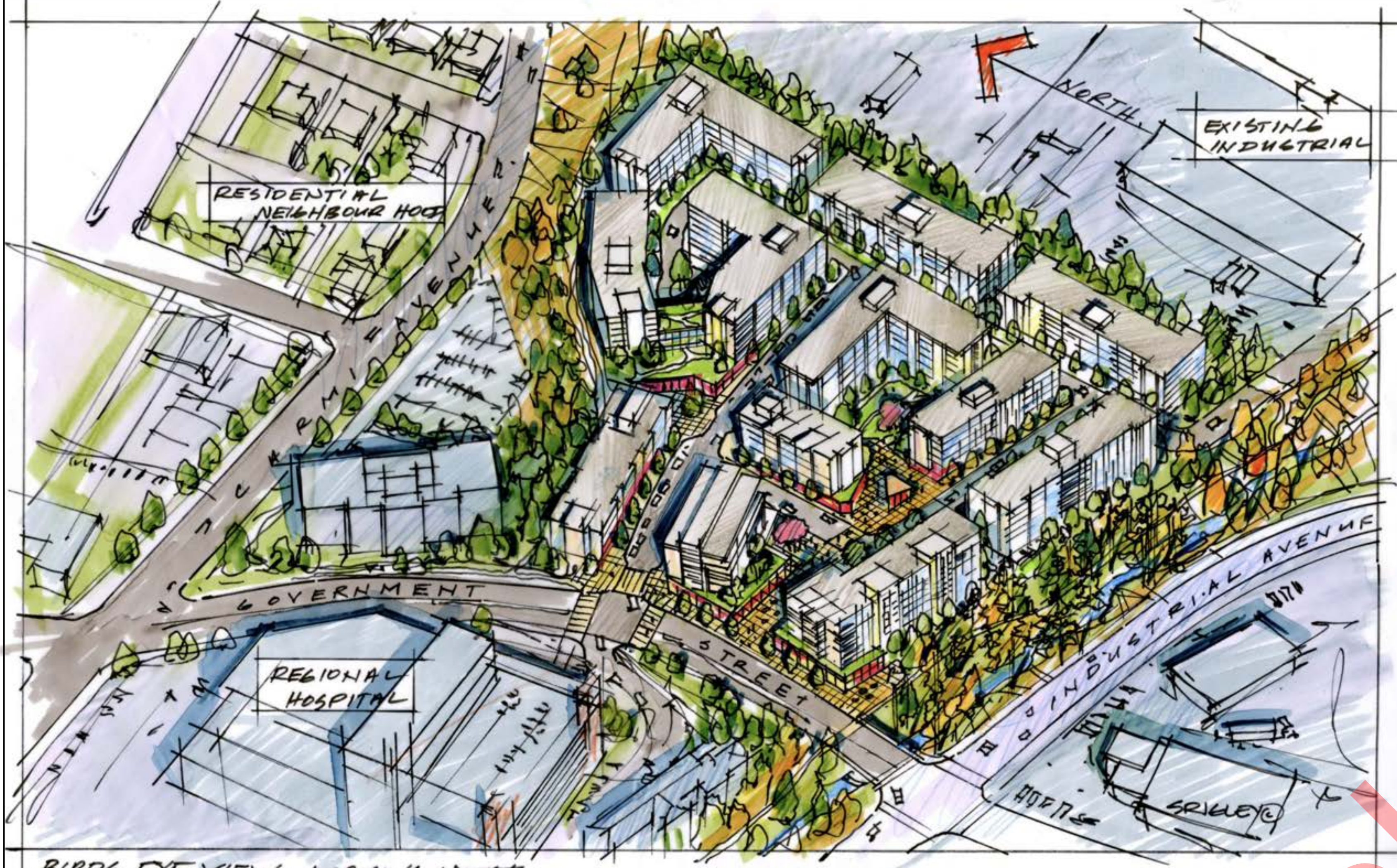
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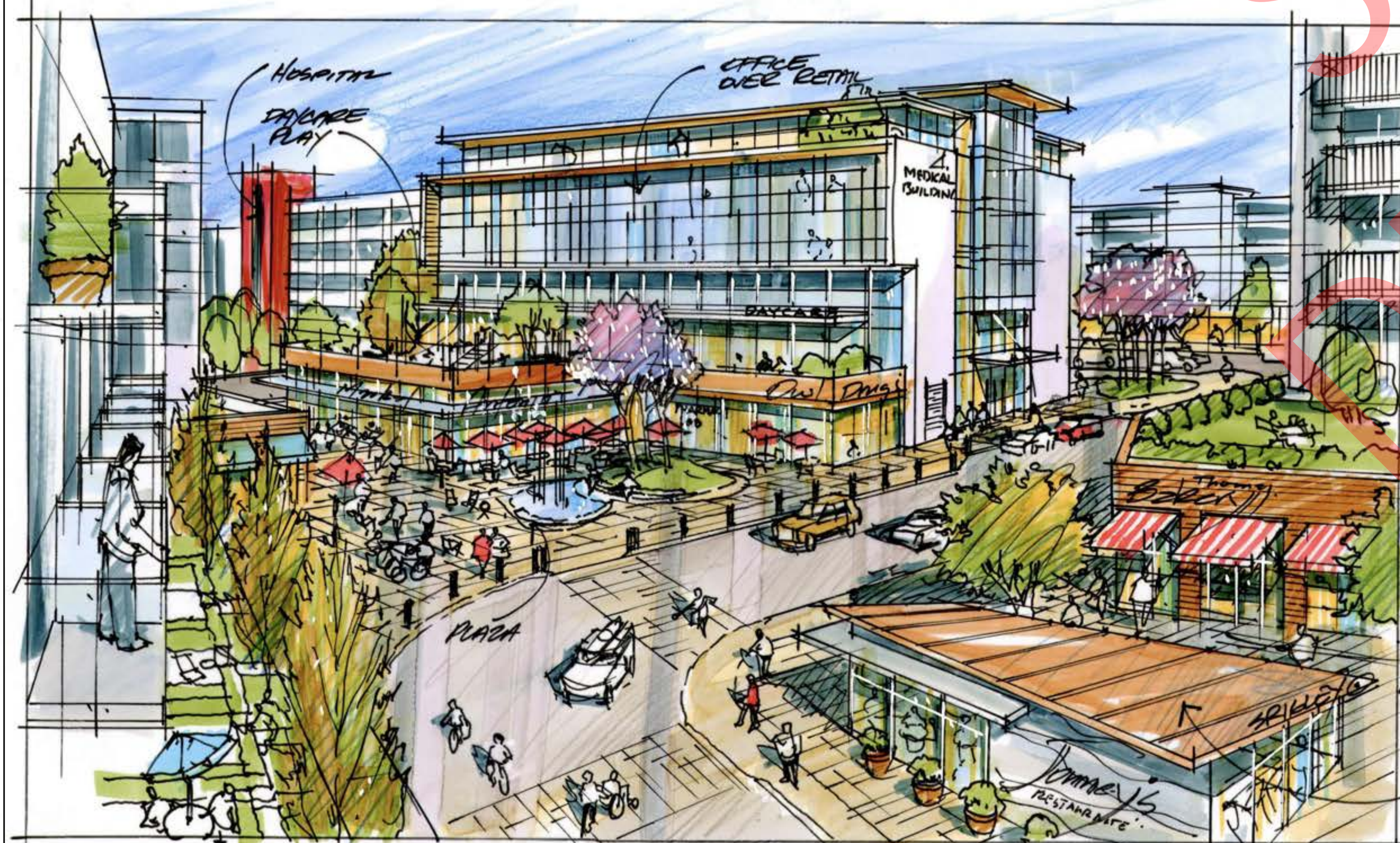
SHEET TITLE
DP GUIDELINE ANALYSIS

SHEET NUMBER	ISSUE
DP10.00.04	2

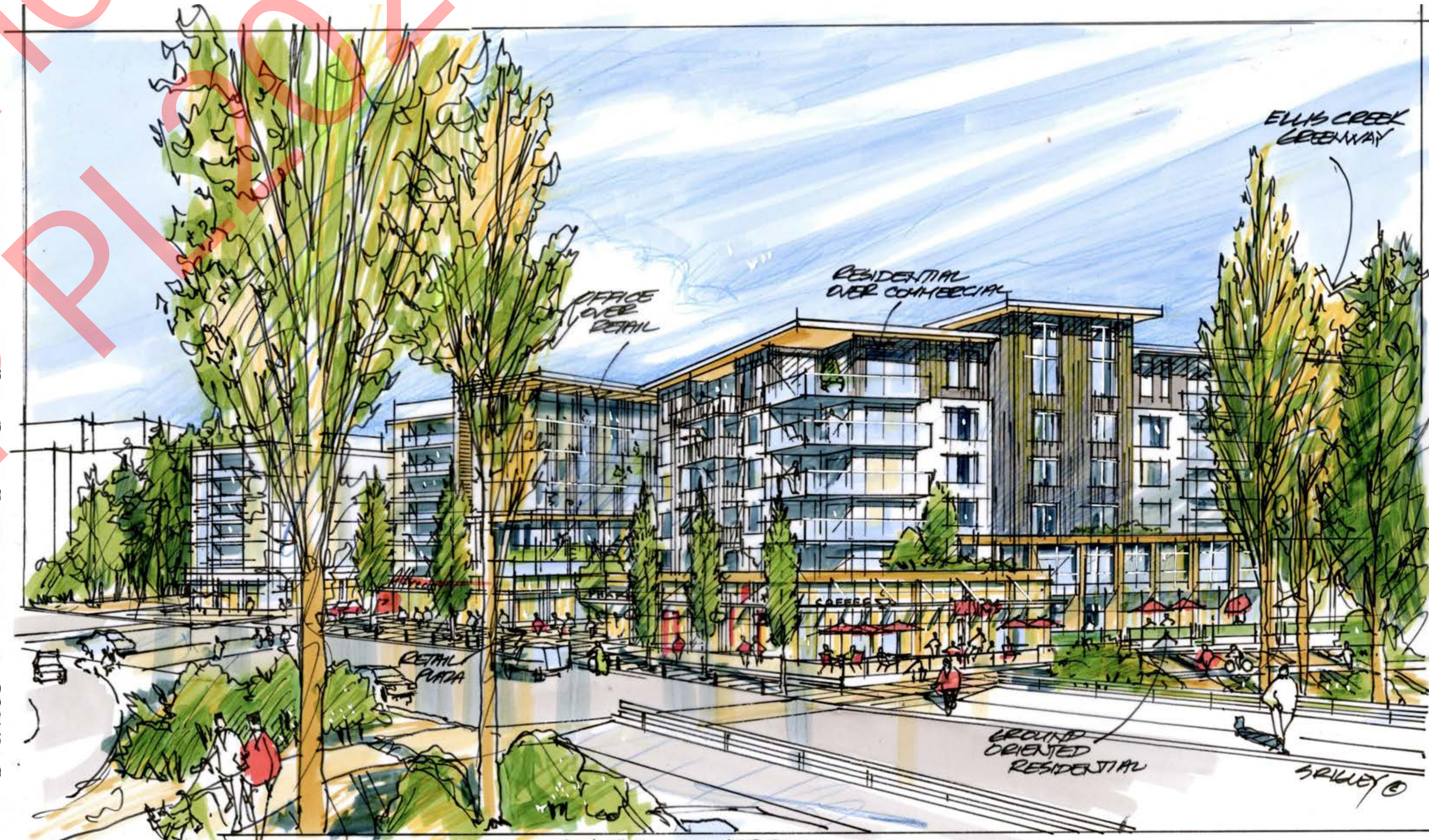
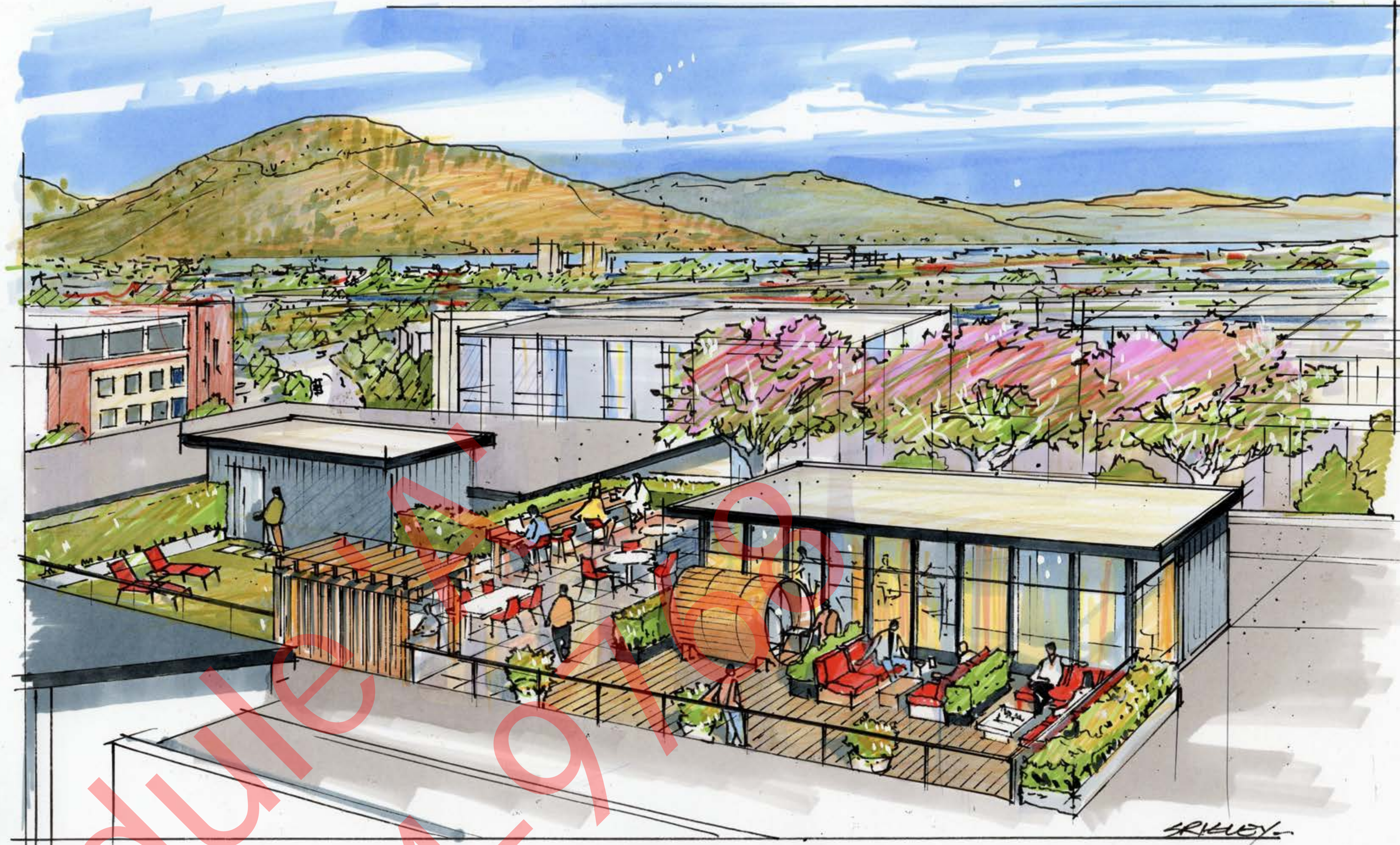
DESIGN VISIONING SKETCHES



BIRDS EYE VIEW - LOOKING WEST.



ELEVATED VIEW OF INTERVAL PLAZA & STREET.

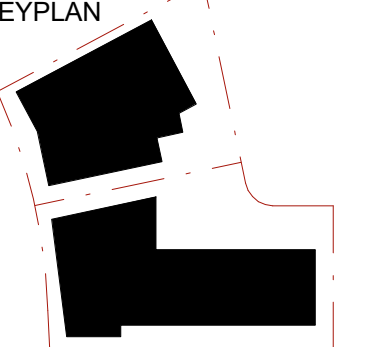


VIEW LOOKING NORTH WEST ACROSS GOVERNMENT STREET.

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SHEET TITLE
 DESIGN SKETCHES

SHEET NUMBER
DP10.00.05
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2

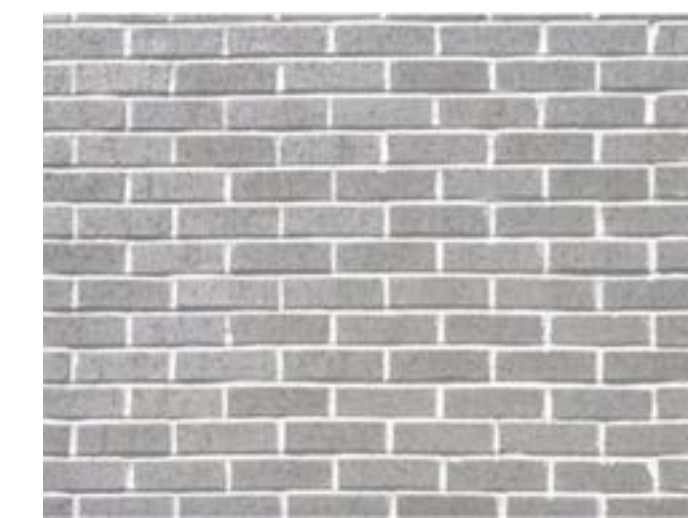
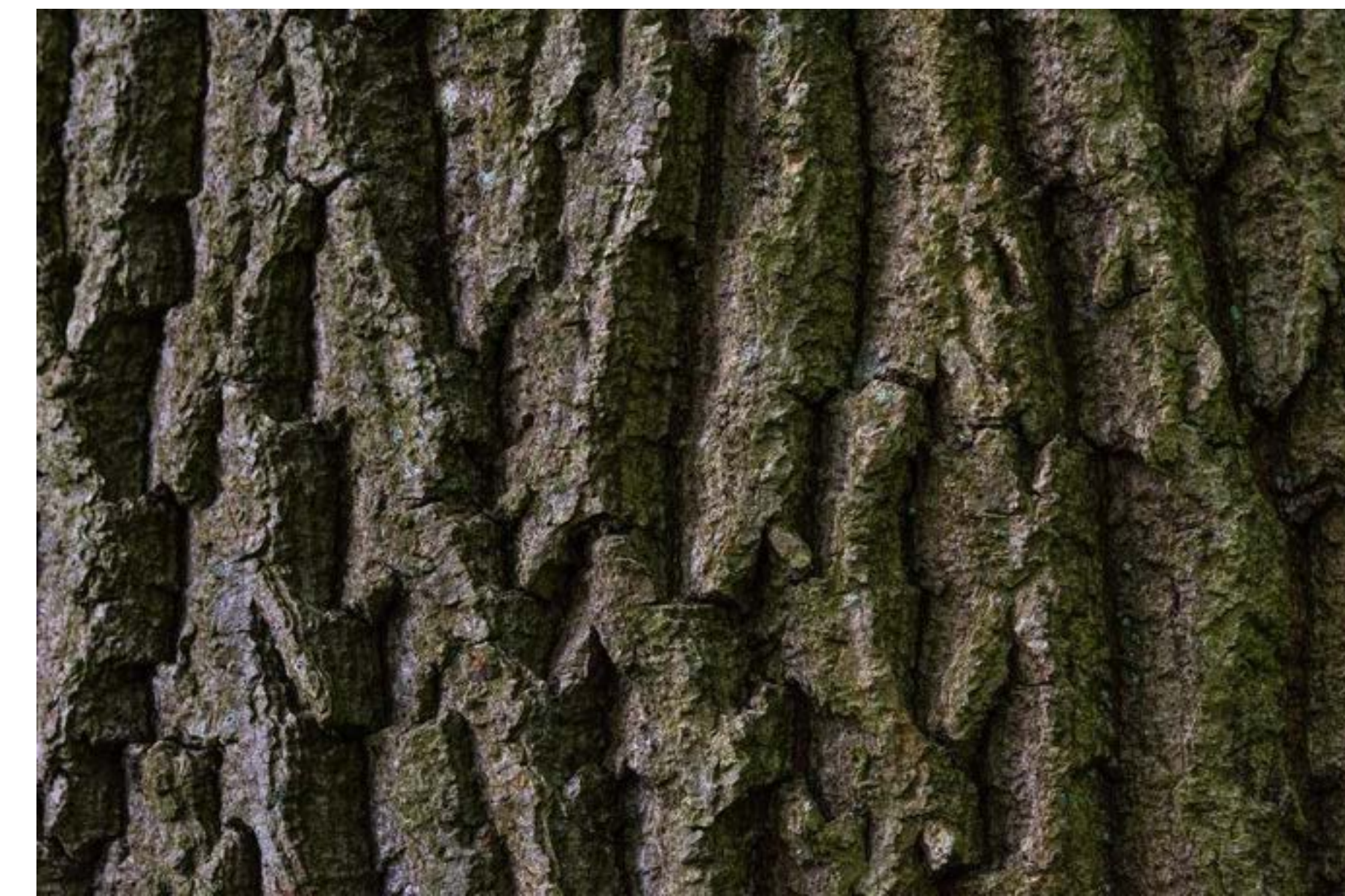
BUILDING 1A DESIGN INTENT AND RATIONALE:

Positioned at the gateway into the Penticton Innovation District, Building 1A along with its plaza spaces, acts as a hub for this new community. The offering of many retail spaces at grade help to provide eyes on the street at many hours of the day and convenient access to shops and services for the local residents and workforce. The six storey building has 4 floors of leasable office area and a daycare with access to three dedicated secure outdoor terraces. As well, there is a roof top amenity deck that the buildings tenants can utilize.

The office building's form is designed sympathetically to integrate into the surrounding future context of residential multifamily buildings. The ground floor aligns itself to the street edge with generous sidewalks to reinforce the pedestrian realm and pulls back in strategic locations to provide plazas for gathering and patio zones for shops. The building steps back significantly above level 1 reducing the amount of shading that happens on the street level as well as increasing the distance from neighboring buildings. This stepback provides the generous terraces for the daycare on the second level. The building Angles away from the street at the upper floors decreasing direct views between the office floors the residential buildings nearby.

The materials of the building embrace the industrial history of the site. Corrugated metal, wood tones and simple geometries are pulled from the pre-existing context and reimagined into a contemporary working environment to provide a continuation of the site's productive legacy. With a warm wooden interior, the patterning of the corrugated metal mimics the striations of a trees outer silver bark that cracks and spreads apart allowing for the growth of the wood within. Like bark, the metal panels also provide a strong protective layer that ages naturally in its environment.

Building 1A is designed with intention to honor the past, embrace the previous materiality and typology as well as sit sympathetically within the new Penticton Innovation district as a hub for the anticipated energy to come.



3.06 - RUNNING BOND GRAY BRICK



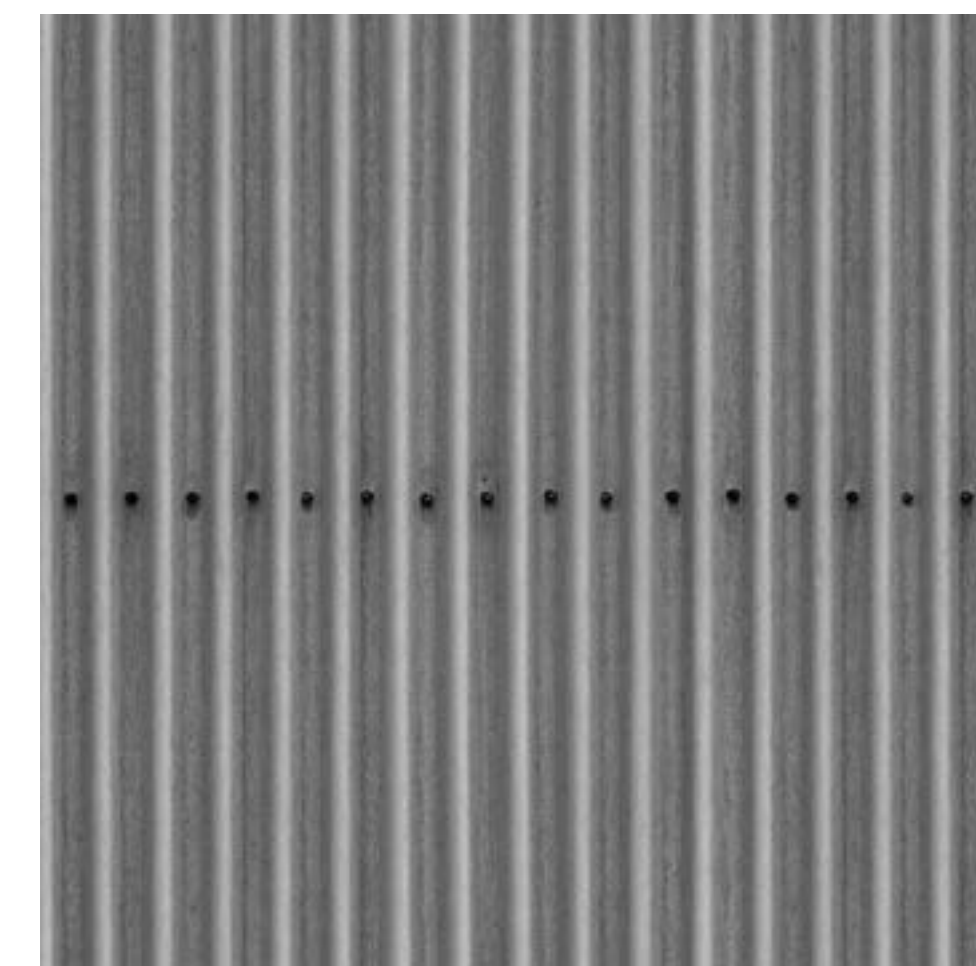
3.04 - CONCRETE MASONRY UNITS



3.31 A/B - BLACK METAL PANEL, WINDOW MULLIONS AND FLASHING



3.15 - LIGHT WOOD MASS TIMBER FRAME, CLT FLOOR PLATES AND ALUMINUM/VINYL WINDOW FRAME TEXTURE



3.05 - CORRUGATED SHEET METAL ANODIZED/POWDER COATED PANEL

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1704 Government Street
Penticton, BC

PROJECT NO: 142047	CHECKED BY: ARCADIS
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PROJECT MGR: C. Viani	

SHEET TITLE
B. 1A - RENDERS/MATERIAL BOARD

SHEET NUMBER DP10.00.06	ISSUE 2
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PROJECT DESCRIPTION

PROJECT ADDRESS: 1704 GOVERNMENT STREET
POLICY AREA: LOT A DISTRICT LOT 3429S SIMILKAMEEN
CURRENT ZONING: M1, C4
PROPOSED ZONING: CD

OVERALL SITE AREA

Table with 5 columns: SITE AREA EXISTING, SITE AREA PROPOSED, SITE (Acres), SITE (ft²), SITE (Ha), SITE (m²)

LOT AREA - PHASE 1A

Table with 5 columns: LOT 1A, LOT (m²), LOT (ft²), FAR, LOT COVERAGE (incl Res. Patio)

PROPOSED HEIGHTS

Table with 5 columns: BUILDING 1A, HEIGHT (m), HEIGHT (ft), BASE GEO (m), TOP GEO (m)

BUILDING 1A

Large table showing Level, Total Floor Area (ft²), Exclusions (ft²), and FAR (NFA) AREA for various levels from P2 to Roof.

Summary table for GFA Avg per Floor Above Grade, Efficiency of Above Grade GFA, Total GFA (incl P1), and Efficiency (Total NFA/ Total GFA).

BIKE PARKING

Table showing BIKE PARKING COUNT BY BUILDING with columns for CLASS 1 REQ., CLASS 2 REQ., TOTAL REQ., CLASS 1 PROV., CLASS 2 PROV., TOTAL PROV., and SURPLUS (DEFICIENCY).

VEHICLE PARKING

Table showing VEHICLE PARKING COUNT BY BUILDING with columns for STANDARD STALL REQ., ACCESSIBLE STALL REQ., TOTAL REQ., STANDARD STALL PROV., ACCESSIBLE STALL PROV., TOTAL PROV., and SURPLUS (DEFICIENCY).

VEHICLE PARKING RATIOS

Table with 3 columns: STALL TYPE, UNIT TYPE, RATIO for COMMERCIAL + RETAIL and DAYCARE.

BIKE PARKING RATIOS

Table with 3 columns: STALL TYPE, USE, RATIO for CLASS 1 BICYCLE and CLASS 2 BICYCLE.

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ISSUES table with columns: No., DESCRIPTION, DATE

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PROJECT: Penticon Innovation District 1704 Government Street Penticon, BC

PROJECT NO: 142047
DRAWN BY: ARCADIS
PROJECT MGR: C. Viani
CHECKED BY: ARCADIS
APPROVED BY: L. Macaulay

SHEET TITLE: SITE STATISTICS & PROJECT DATA

SHEET NUMBER: DP10.10.01 ISSUE: 2

Large diagonal watermark text: 'Schedule 1' and 'DP PL 2024-9768'

SITE LEGEND

- PROPOSED PROPERTY LINE
- SETBACK LINE
- EXISTING PROPERTY LINE
- RIPARIAN SETBACK LINE
- EASEMENT LINE
- HIGH WATER BOUNDARY LINE
- GEODETIC ELEVATION
- MAIN ENTRANCE
- ENTRY / EXIT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- BUS/SUBWAY LIGHTS REFER TO LANDSCAPE & ELECTRICAL DRAWINGS
- PAVERS REFER TO LANDSCAPE DRAWINGS
- CONCRETE SIDEWALKS REFER TO LANDSCAPE DRAWINGS
- CONCRETE PRIVATE ROAD PAVEDS REFER TO LANDSCAPE DRAWINGS
- CONCRETE PUBLIC ROAD REFER TO LANDSCAPE DRAWINGS
- PLANTED LANDSCAPING REFER TO LANDSCAPE DRAWINGS
- GRAVEL/PAVEMENT REFER TO LANDSCAPE DRAWINGS
- EXISTING TREE TO REMAIN REFER TO LANDSCAPE DRAWINGS
- CLASS 2 BIKE RACKS REFER TO LANDSCAPE DRAWINGS
- SANITARY SERVICE CONNECTION REFER TO CIVIL DRAWINGS
- STORM SERVICE CONNECTION REFER TO CIVIL DRAWINGS
- COMBINED DOMESTIC AND FIRE INTERCONNECTED WATER SERVICE CONNECTION REFER TO CIVIL DRAWINGS



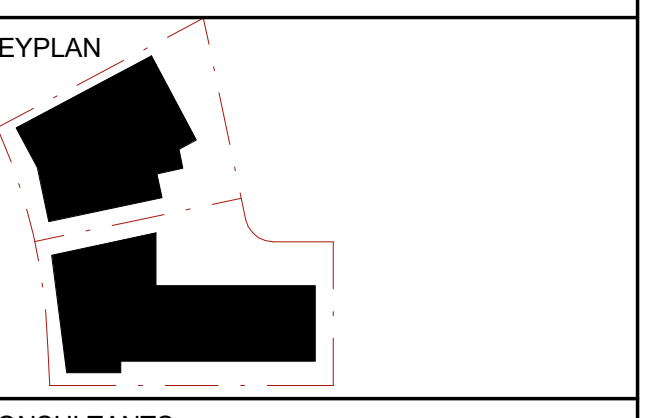
1 OVERALL SITE PLAN
 DP10.10.02 SCALE: 1" = 40'-0"

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2	DP RESUBMISSION	2024-06-27



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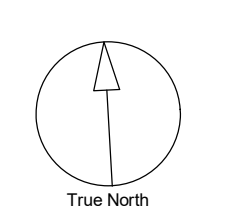
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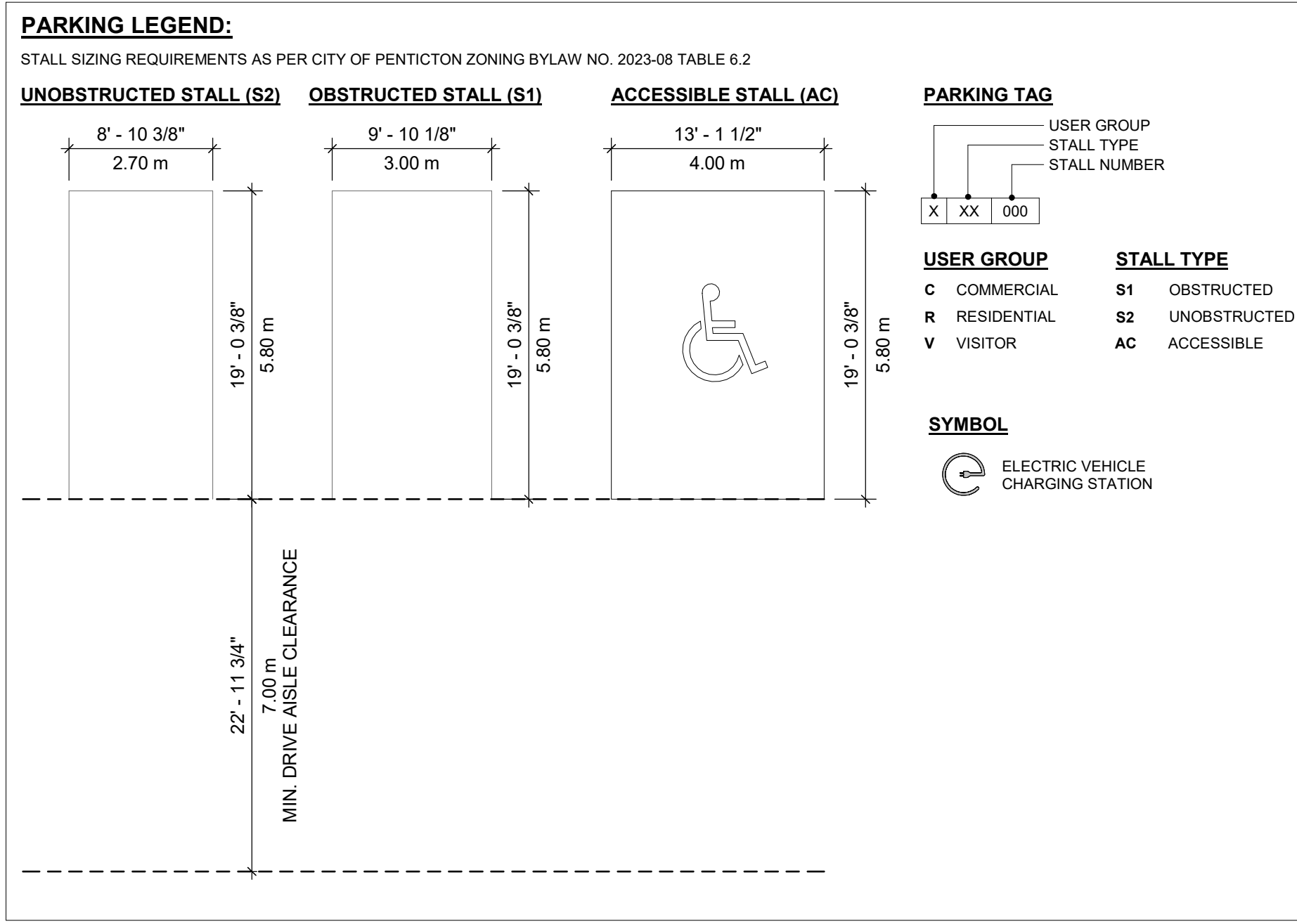
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SHEET TITLE
 OVERALL SITE PLAN

SHEET NUMBER
DP10.10.02

ISSUE
2



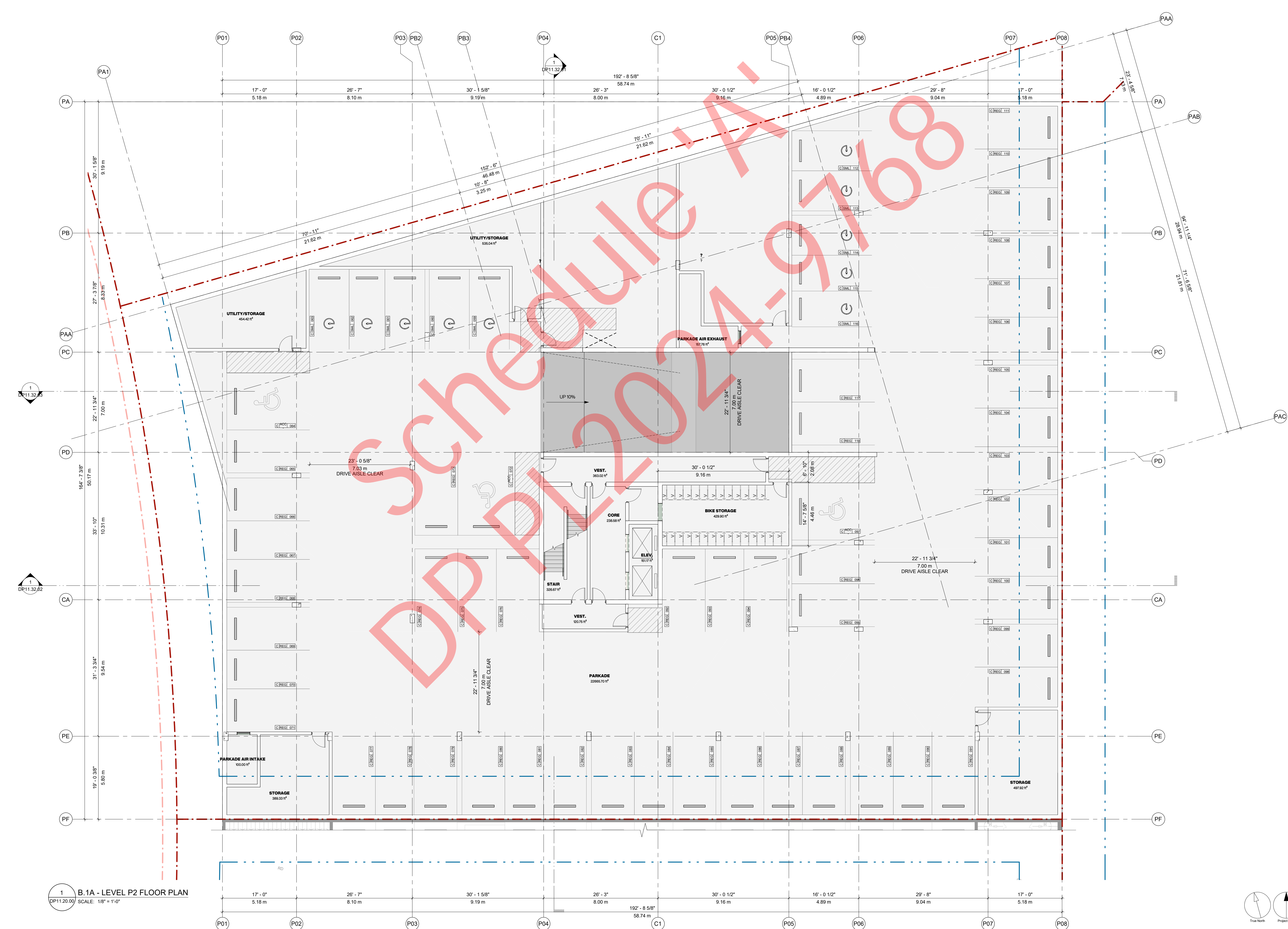
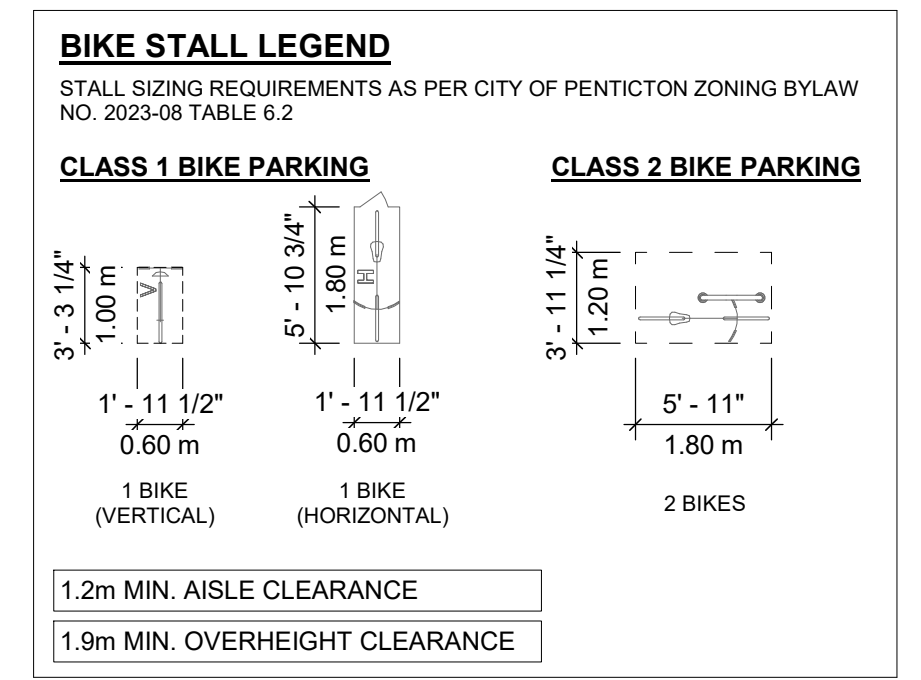


BUILDING 1A - PROVIDED PARKING

LEVEL	COUNT
COMMERCIAL	60
LEVEL P2	60

BUILDING 1A - BIKE PARKING

LEVEL	BIKE PARK TYPE	BIKE COUNT
COMMERCIAL	CLASS 1	28
LEVEL P2	CLASS 1	28



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Richmond, B.C. Canada
VEV 2X3

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2	DP RESUBMISSION	2024-06-27

KEYPLAN

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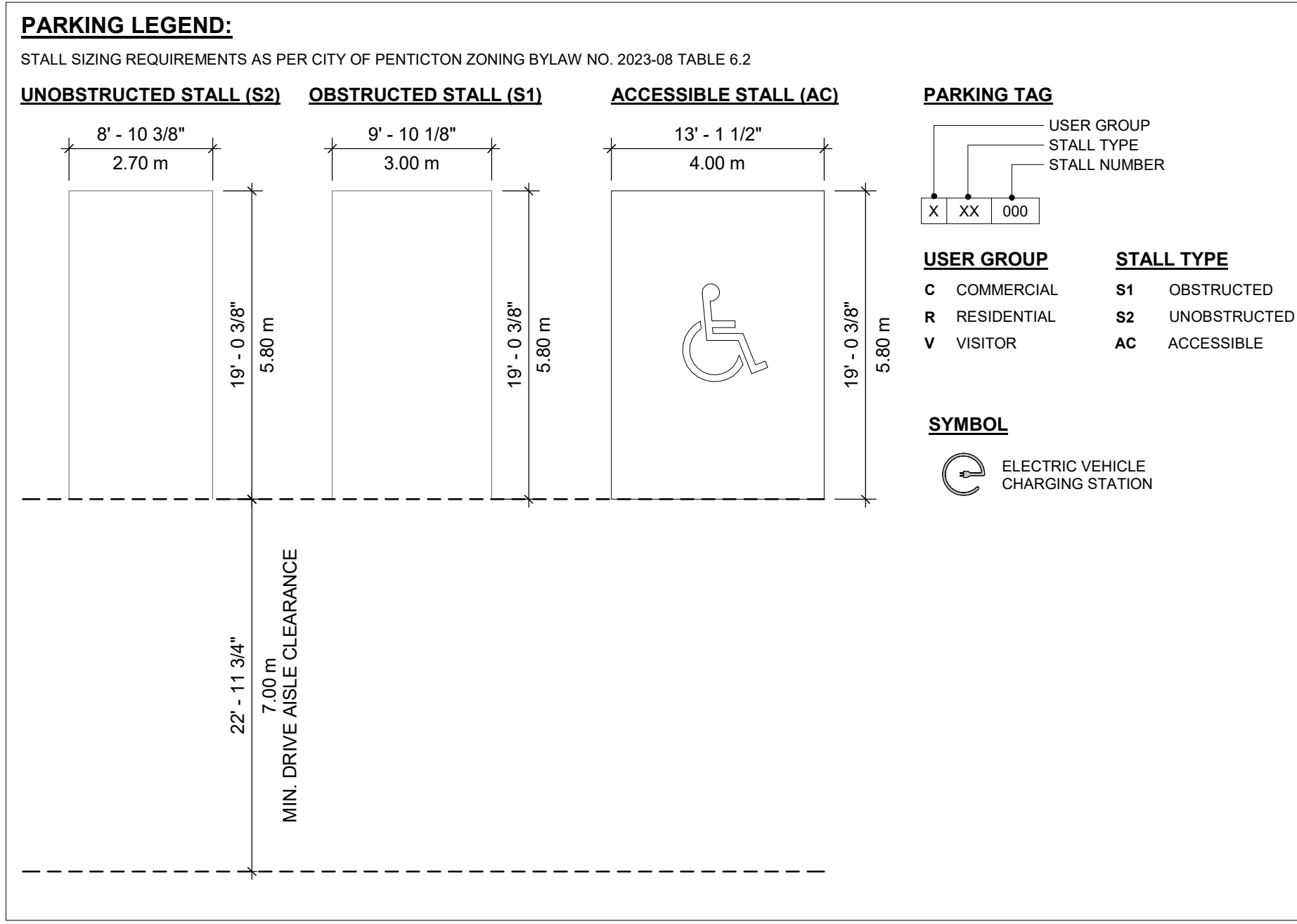
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PROJECT NO: 142047
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SHEET TITLE
B.1A - OVERALL LEVEL P2 PLAN

SHEET NUMBER DP11.20.00 **ISSUE** 2

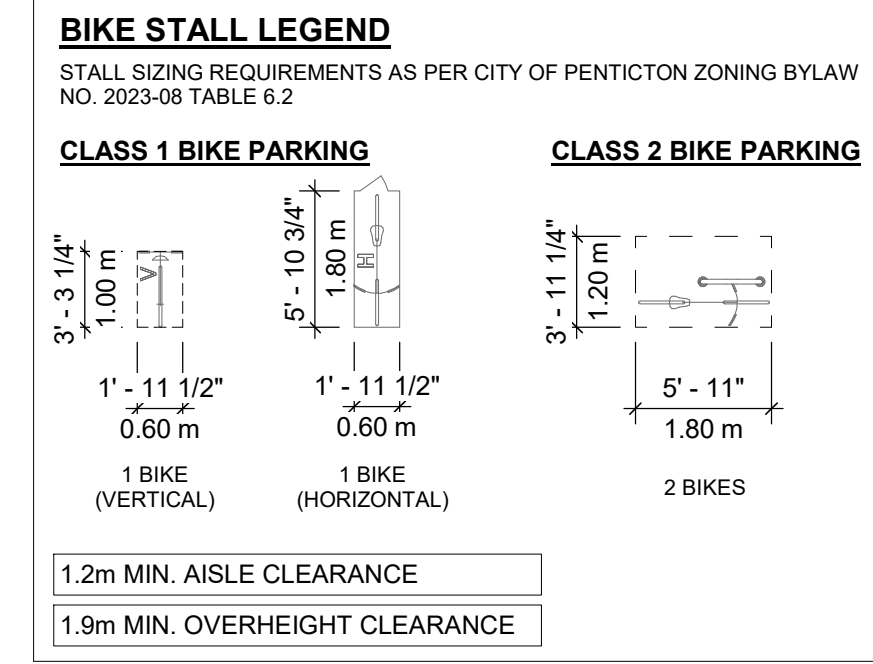


BUILDING 1A - PROVIDED PARKING

LEVEL	COUNT
COMMERCIAL	58
LEVEL P1	58

BUILDING 1A - BIKE PARKING

LEVEL	BIKE PARK TYPE	BIKE COUNT
COMMERCIAL		28
LEVEL P1	CLASS 1	28
	CLASS 2	28

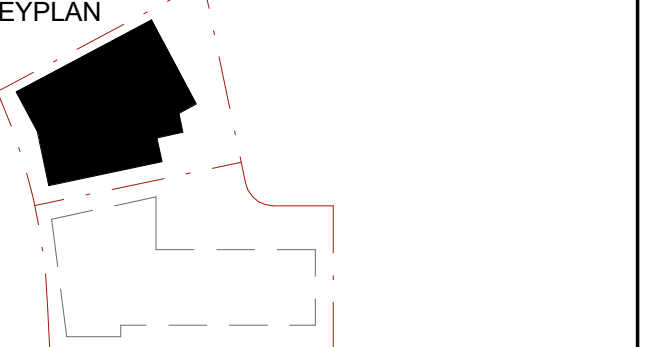


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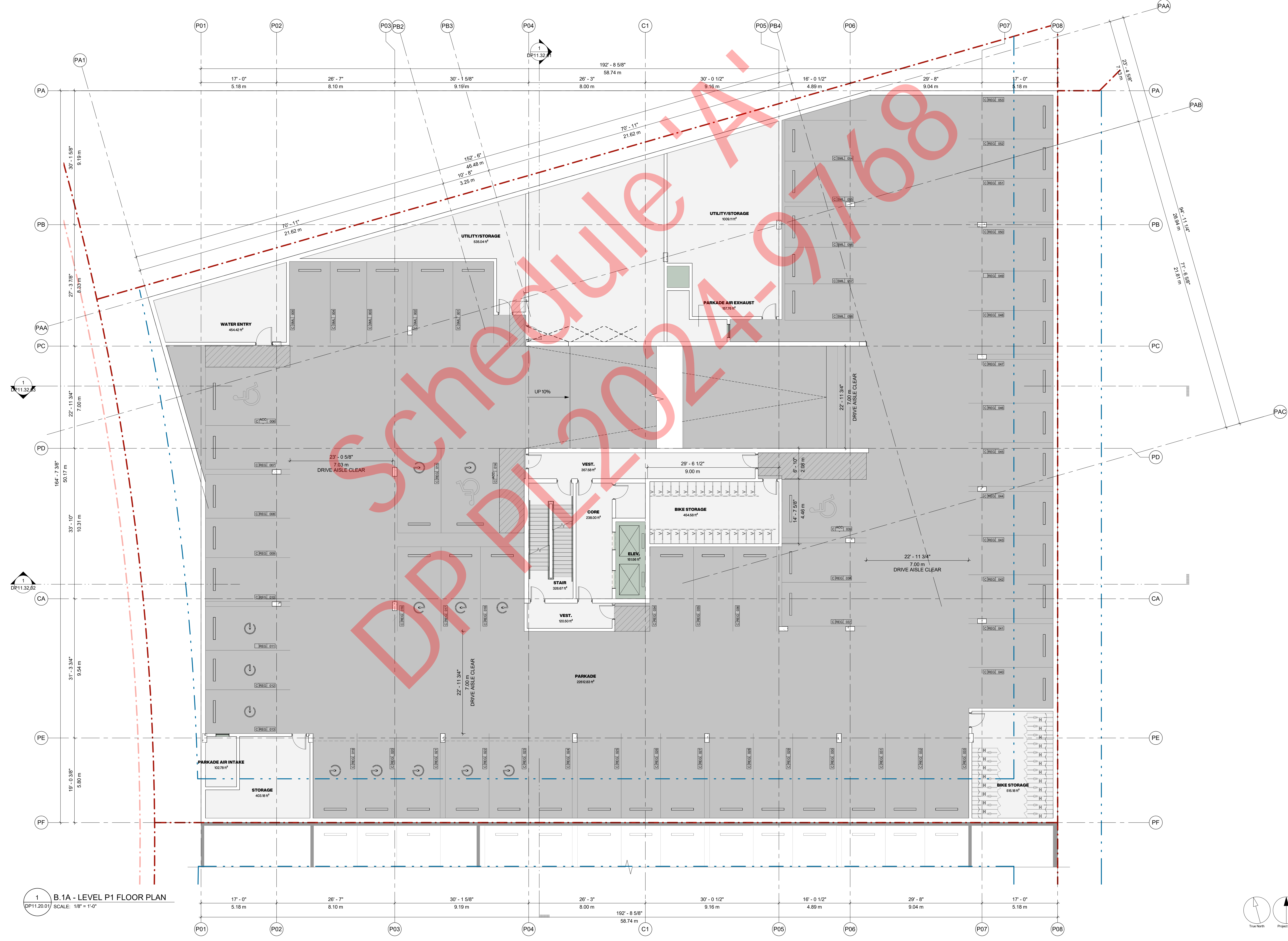
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B.1A - LEVEL P1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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SHEET TITLE
B.1A - OVERALL LEVEL P1 PLAN

SHEET NUMBER DP11.20.01 **ISSUE** 2

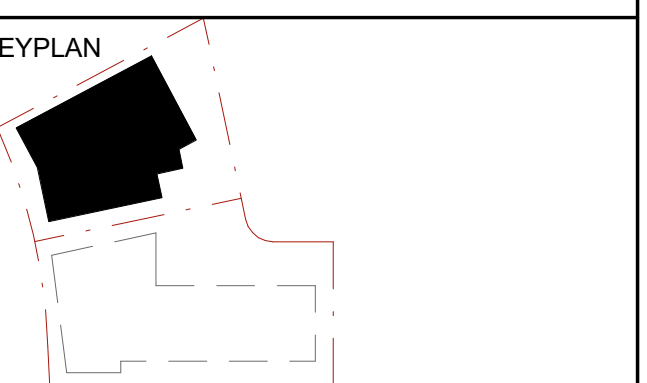
BUILDING 1A - BIKE PARKING		
LEVEL	BIKE PARK TYPE	BIKE COUNT
COMMERCIAL		
LEVEL 01	CLASS 2	16
		16



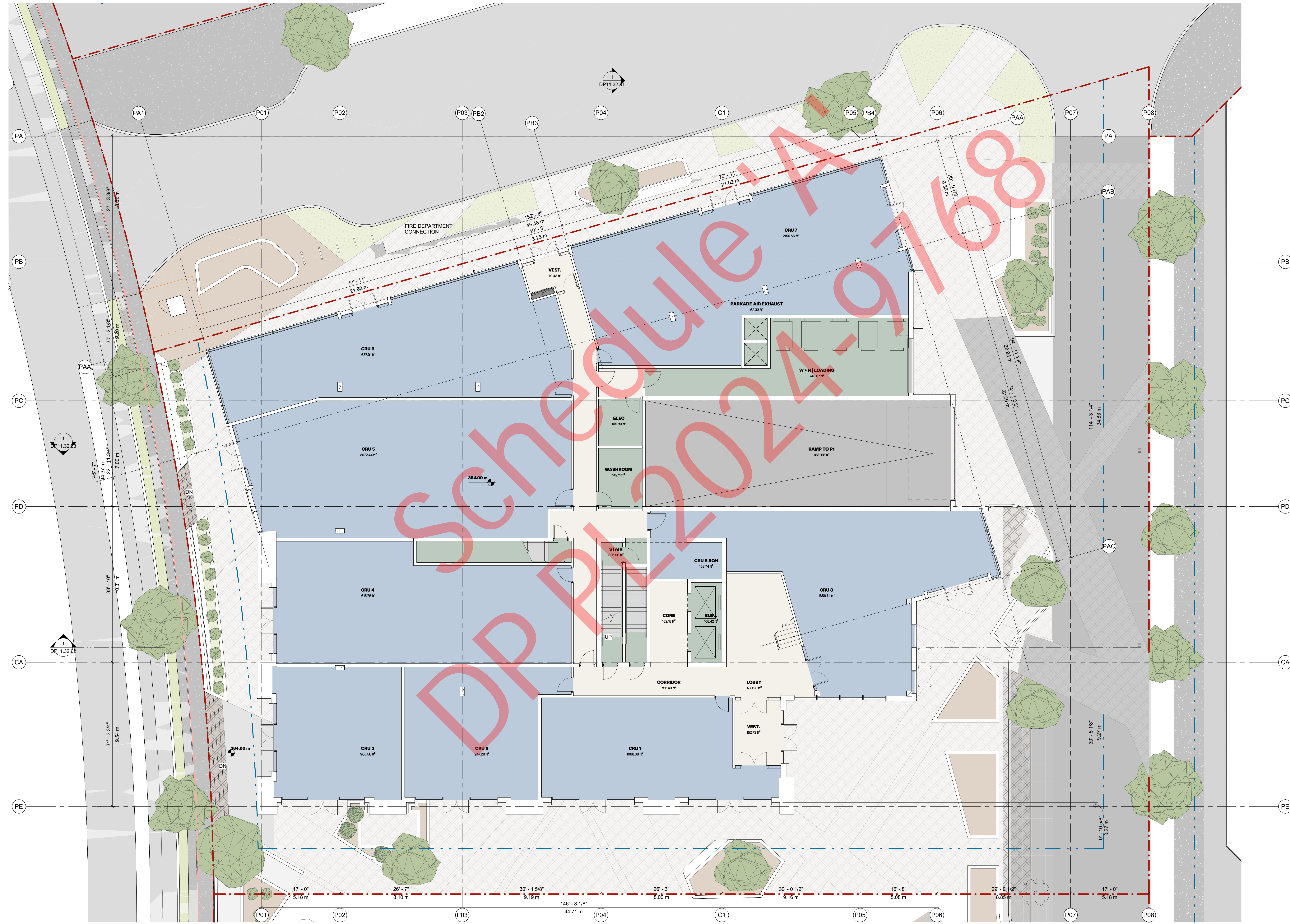
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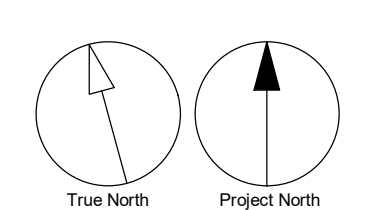
ISSUES	No.	DESCRIPTION	DATE
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	2	DP RESUBMISSION	2024-06-27



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1 B.1A - LEVEL 01 FLOOR PLAN
 DP11.20.02 SCALE: 1/8" = 1'-0"



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PROJECT
 Penticon Innovation District
 1704 Government Street
 Penticon, BC

PROJECT NO:
 142047
 DRAWN BY:
 ARCADIS
 PROJECT MGR:
 C. Viani
 CHECKED BY:
 ARCADIS
 APPROVED BY:
 L. Macaulay

SHEET TITLE
 B.1A - OVERALL LEVEL 01
 PLAN

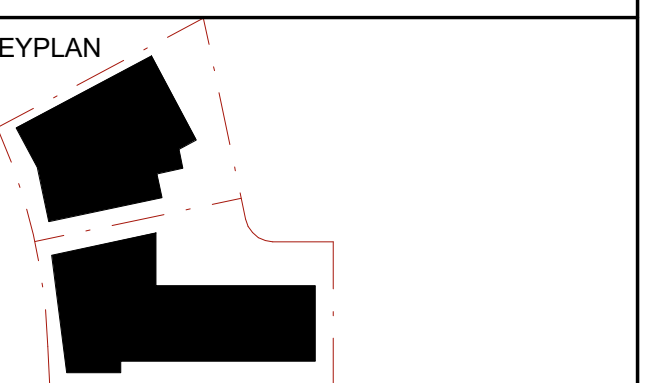
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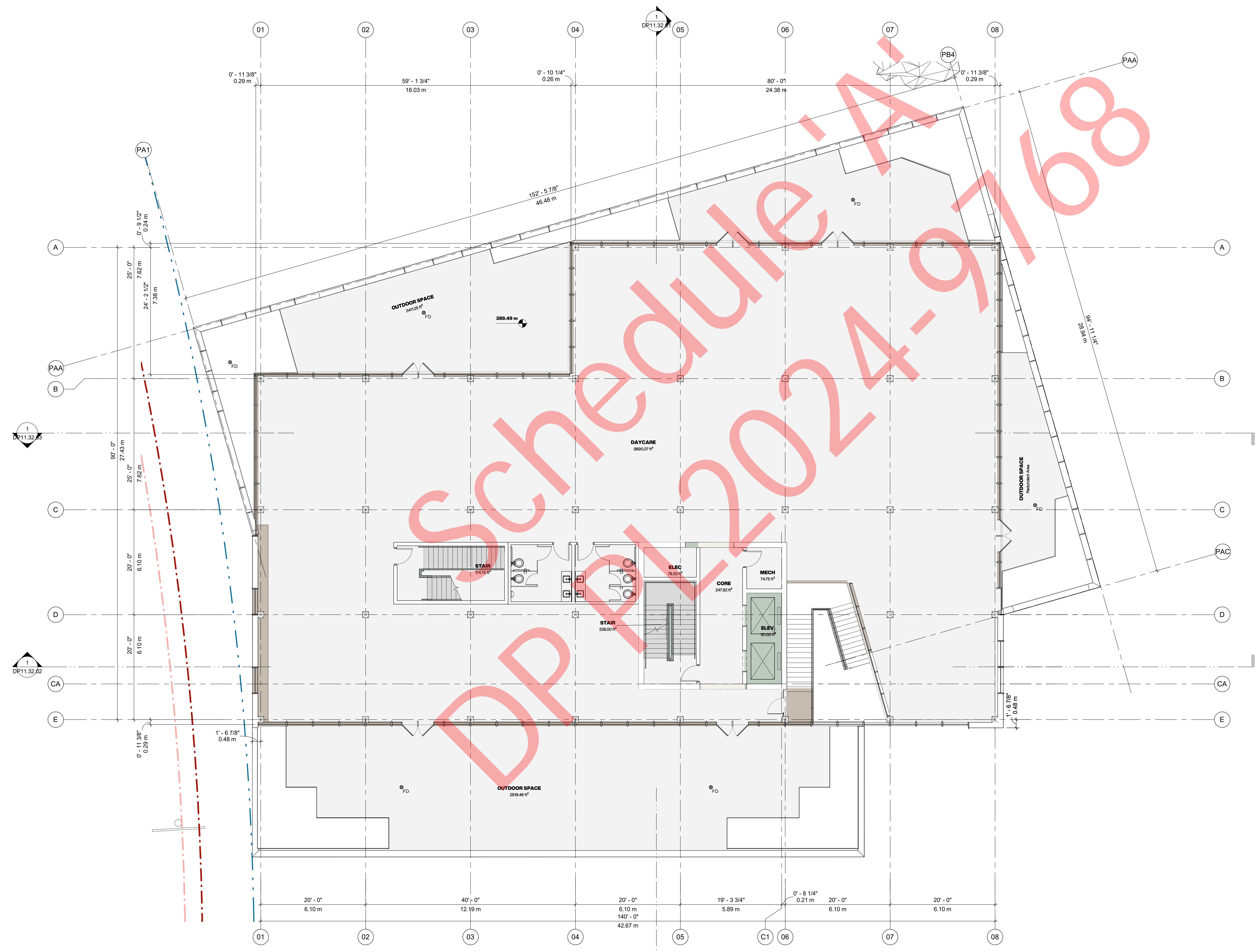
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1	DEVELOPMENT PERMIT	2024-03-14
2	DP RESUBMISSION	2024-06-27



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1 B.1A - LEVEL 02 FLOOR PLAN
DP11.20.03 SCALE: 1/8" = 1'-0"

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ARCADIS
APPROVED BY:
L. Macaulay

SHEET TITLE
B.1A - OVERALL LEVEL 02
PLAN

SHEET NUMBER
DP11.20.03

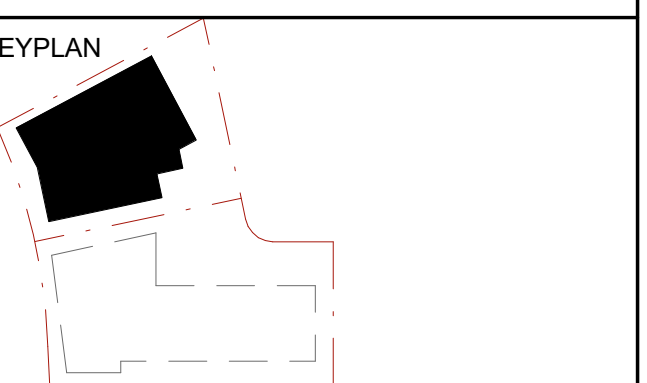
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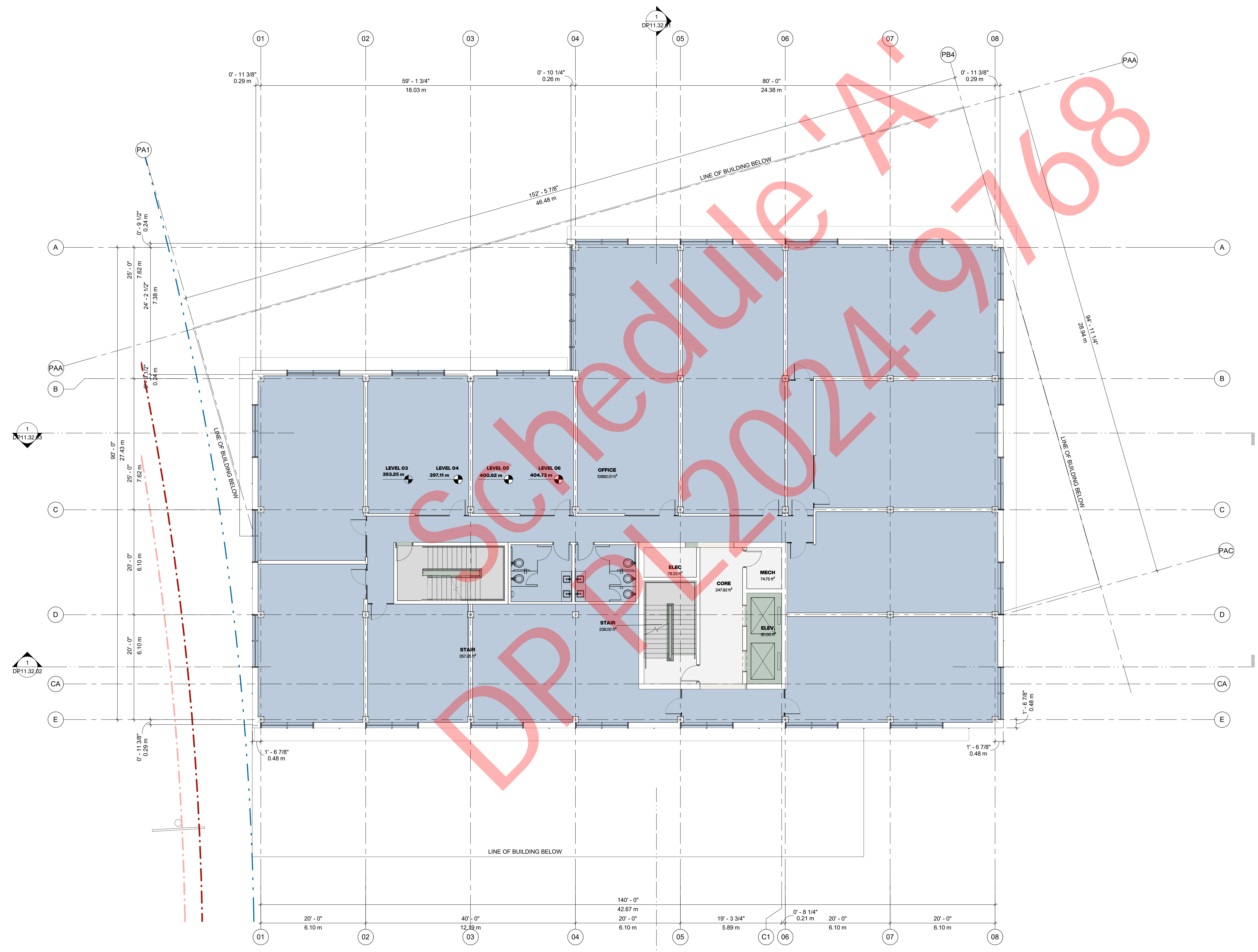
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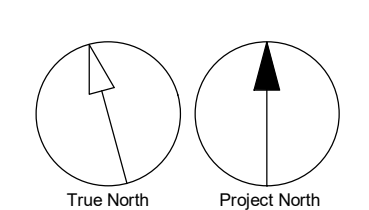
No.	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	2024-03-14
2	DP RESUBMISSION	2024-06-27



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1 B.1A - LEVEL 03-06 FLOOR PLAN
DP11.20.04 SCALE: 1/8" = 1'-0"



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SHEET TITLE
B.1A - OVERALL LEVEL 03-06
PLAN

SHEET NUMBER
DP11.20.04

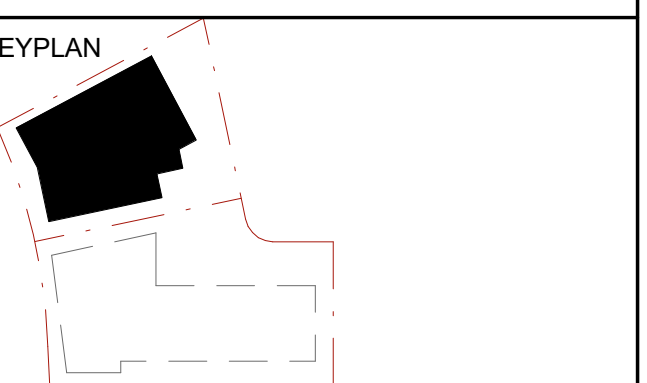
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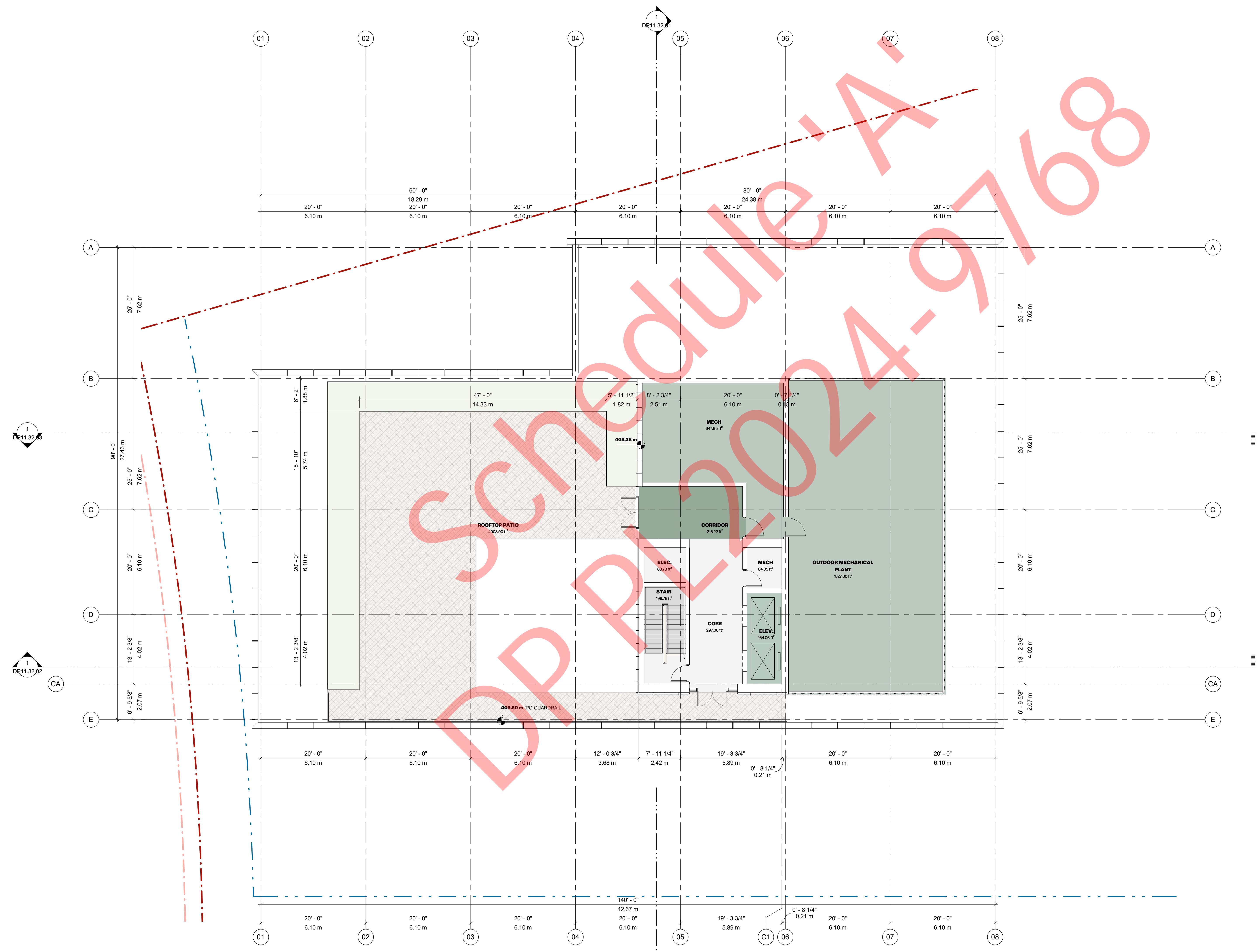
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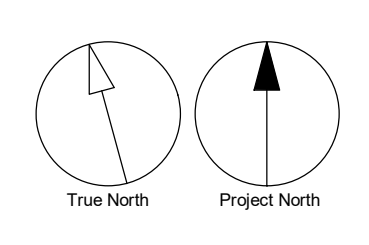
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No.	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	2024-03-14
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1 B01.A - ROOF PLAN
DP11.20.05 SCALE: 1/8" = 1'-0"



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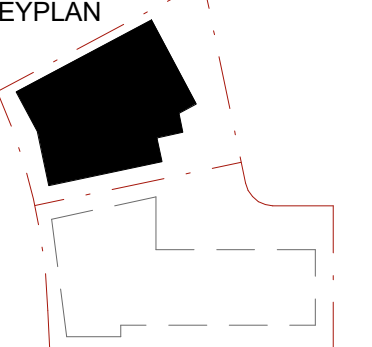
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B.1A - OVERALL ROOF PLAN

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1 B.1A - WEST ELEVATION
 DP11.30.01 SCALE: 1/8" = 1'-0"

MARK	DESCRIPTION	COLOUR
00. GENERAL FINISHES		
3.01A	FIBRE CEMENT BOARD AND BATTEN 1 VERTICAL SIDING	DARK GREY
3.01B	FIBRE CEMENT BOARD AND BATTEN 6" VERTICAL SIDING	WOOD COLOUR
3.01C	FIBRE CEMENT BOARD AND BATTEN 1 VERTICAL SIDING	DARK TEAL
3.01D	FIBRE CEMENT PANEL	GREY
3.01E	FIBRE CEMENT SHINGLE SIDING	LIGHT WOOD COLOUR
3.02A	BRICK	LIGHT
3.02B	BRICK	DARK GREY
3.03	CAST-IN-PLACE CONCRETE	NATURAL
3.04	OSU	NATURAL
3.05	CORRUGATED METAL PANEL	NATURAL
3.06	STONE CLADDING	CHARCOAL
3.08	ASPHALT SHINGLE	CHARCOAL
3.09A	SOFFIT - WOOD LOOK ALUMINUM CLADDING	BLONDE OAK
3.09B	SOFFIT - WOOD LOOK ALUMINUM CLADDING	BEECH WOOD
3.09C	SOFFIT - WOOD LOOK ALUMINUM CLADDING	CHARCOAL
10. OPENING FINISHES		
3.11	ALUMINUM FRAME GLAZING	CLEAR GLAZING W/ BLACK MULLION
3.12	PVC SLIDING PATIO DOOR	BLACK W/ CLEAR GLAZING
3.13	INSULATED METAL EXIT DOOR W/ GLAZING	DARK GREY W/ CLEAR GLAZING
3.14	PREFINISHED METAL LOUVER	DARK GREY
3.15	WOOD LOOK MULLION	TO MATCH LIGHT WOOD
3.16	PVC WINDOW	BLACK W/ CLEAR GLAZING
3.17	STORE FRONT GLAZING W/ POWDER COATED MULLION	CLEAR GLAZING W/ BLACK MULLION
20. RAILING + GATE FINISHES		
3.21	ALUMINUM RAILING	BLACK
3.22	ALUMINUM RAILING	WOOD COLOUR
30. DETAIL FINISHES		
3.31	METAL FLASHING	TO MATCH ADJACENT
40. MSC. SITE FINISHES		
3.41	WOODEN TRELLIS	CEDAR
3.42	SIGNAGE BY OTHERS	VARIES
3.43	ALUMINUM MECHANICAL SCREENING	BLACK

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 B.1A - WEST ELEVATION

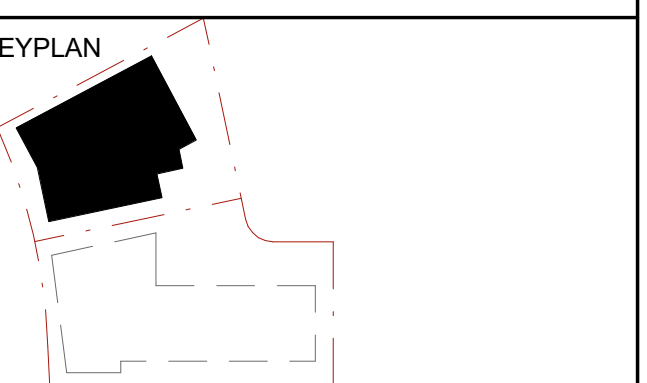
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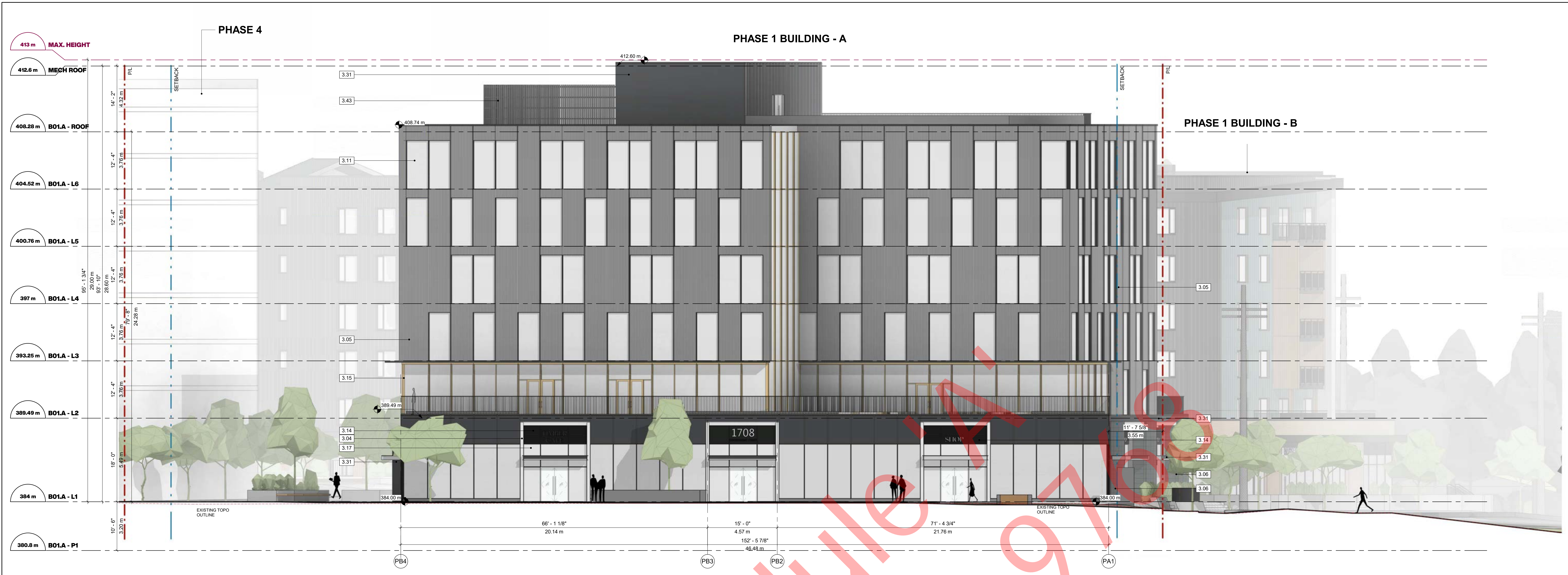
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No.	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	2024-03-14
2	DP RESUBMISSION	2024-06-27



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1 B.1A - NORTH ELEVATION - A
DP11.30.02 SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

MARK	DESCRIPTION	COLOUR
00. GENERAL FINISHES		
3.01A	FIBRE CEMENT BOARD AND BATTEN 1" VERTICAL SIDING	DARK GREY
3.01B	FIBRE CEMENT BOARD AND BATTEN 6" VERTICAL SIDING	WOOD COLOUR
3.01C	FIBRE CEMENT BOARD AND BATTEN 1" VERTICAL SIDING	DARK TEAL
3.01D	FIBRE CEMENT PANEL	GREY
3.01E	FIBRE CEMENT SHINGLE SIDING	LIGHT WOOD COLOUR
3.02A	BRICK	LIGHT
3.02B	BRICK	DARK GREY
3.03	CAST-IN-PLACE CONCRETE	NATURAL
3.04	CMU	NATURAL
3.05	CORRUGATED METAL PANEL	NATURAL
3.06	STONE CLADDING	CHARCOAL
3.06A	ASPHALT SHINGLE	CHARCOAL
3.09A	SOFFIT - WOOD LOOK ALUMINUM CLADDING	BLONDE OAK
3.09B	SOFFIT - WOOD LOOK ALUMINUM CLADDING	BEECHWOOD
3.09C	SOFFIT - WOOD LOOK ALUMINUM CLADDING	CHARCOAL
10. OPENING FINISHES		
3.11	ALUMINUM FRAME GLAZING	CLEAR GLAZING W BLACK MULLION
3.12	PVC SLIDING PATIO DOOR	BLACK W CLEAR GLAZING
3.13	INSULATED METAL EXIT DOOR W GLAZING	DARK GREY W CLEAR GLAZING
3.14	PREFINISHED METAL LOUVER	DARK GREY
3.15	WOOD LOOK MULLION	TO MATCH LIGHT WOOD
3.16	PVC WINDOW	BLACK W CLEAR GLAZING
3.17	STORE FRONT GLAZING W POWDER COATED MULLION	CLEAR GLAZING W BLACK MULLION
20. RAILING + GATE FINISHES		
3.21	ALUMINUM RAILING	BLACK
3.22	ALUMINUM RAILING	WOOD COLOUR
30. DETAIL FINISHES		
3.31	METAL FLASHING	TO MATCH ADJACENT
40. MISC. SITE FINISHES		
3.41	WOODEN TRELLIS	CEDAR
3.42	SIGNAGE BY OTHERS	VARIES
3.43	ALUMINUM MECHANICAL SCREENING	BLACK



2 B.1A - NORTH ELEVATION - B
DP11.30.02 SCALE: 1/8" = 1'-0"

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PROJECT NO: 142047
DRAWN BY: ARCADIS
PROJECT MGR: C. Viani
CHECKED BY: ARCADIS
APPROVED BY: L. Macaulay

SHEET TITLE
B.1A - NORTH ELEVATION

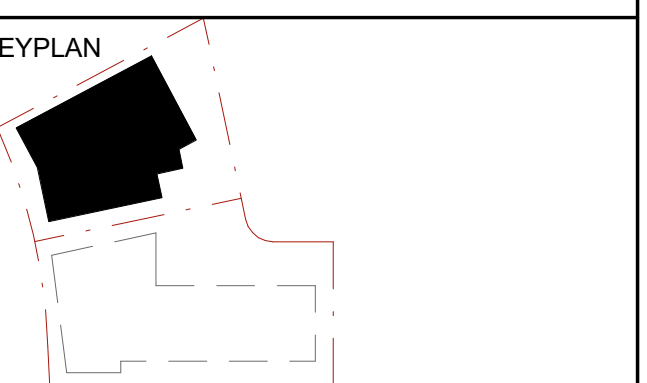
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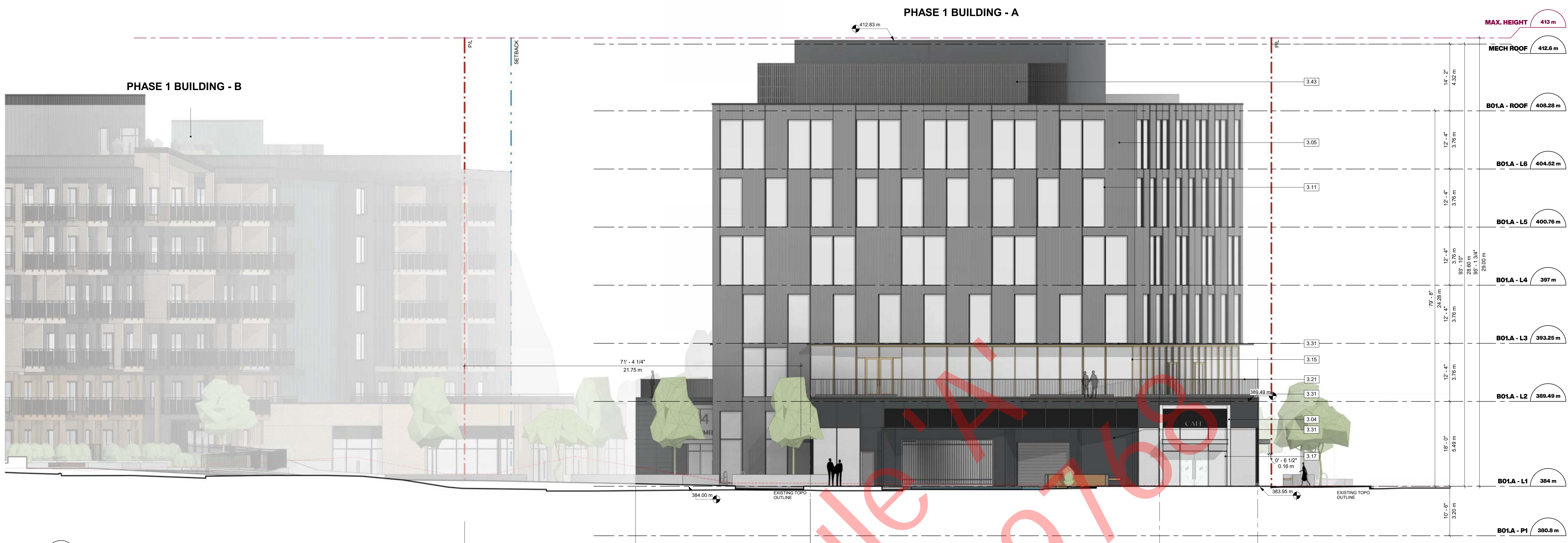
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ISSUES	No.	DESCRIPTION	DATE
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1 B.1A - EAST ELEVATION - A
DP11.30.03 SCALE: 1/8" = 1'-0"

MATERIALS LEGEND		
MARK	DESCRIPTION	COLOUR
00. GENERAL FINISHES		
301A	FIBRE CEMENT BOARD AND BATTEN 1" VERTICAL SIDING	DARK GREY
301B	FIBRE CEMENT BOARD AND BATTEN 6" VERTICAL SIDING	WOOD COLOUR
301C	FIBRE CEMENT BOARD AND BATTEN 1" VERTICAL SIDING	DARK TEAL
301D	FIBRE CEMENT PANEL	GREY
301E	FIBRE CEMENT SHINGLE SIDING	LIGHT WOOD COLOUR
302A	BRICK	LIGHT
302B	BRICK	DARK GREY
303	CAST-IN-PLACE CONCRETE	NATURAL
304	CMU	NATURAL
305	CORRUGATED METAL PANEL	NATURAL
306	STONE CLADDING	CHARCOAL
308	ASPHALT SHINGLE	CHARCOAL
309A	SOFFIT - WOOD LOOK ALUMINUM CLADDING	BLONDE OAK
309B	SOFFIT - WOOD LOOK ALUMINUM CLADDING	BEECH WOOD
309C	SOFFIT - WOOD LOOK ALUMINUM CLADDING	CHARCOAL
10. OPENING FINISHES		
311	ALUMINUM FRAME GLAZING	CLEAR GLAZING W BLACK MULLION
312	PVC SLIDING PATIO DOOR	BLACK W CLEAR GLAZING
313	INSULATED METAL EXIT DOOR W GLAZING	DARK GREY W CLEAR GLAZING
314	PREFINISHED METAL LOUVER	DARK GREY
315	WOOD LOOK MULLION	TO MATCH LIGHT WOOD
316	PVC WINDOW	BLACK W CLEAR GLAZING
317	STORE FRONT GLAZING W POWDER COATED MULLION	CLEAR GLAZING W BLACK MULLION
20. RAILING + GATE FINISHES		
321	ALUMINUM RAILING	BLACK
322	ALUMINUM RAILING	WOOD COLOUR
30. DETAIL FINISHES		
331	METAL FLASHING	TO MATCH ADJACENT
40. MSC. SITE FINISHES		
341	WOODEN TRELLIS	CEDAR
342	SCREENING BY OTHERS	VARIABLES
343	ALUMINUM MECHANICAL SCREENING	BLACK



2 B.1A - EAST ELEVATION - B
DP11.30.03 SCALE: 1/8" = 1'-0"

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B.1A - EAST ELEVATION

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PHASE 1 BUILDING - A



PHASE 4

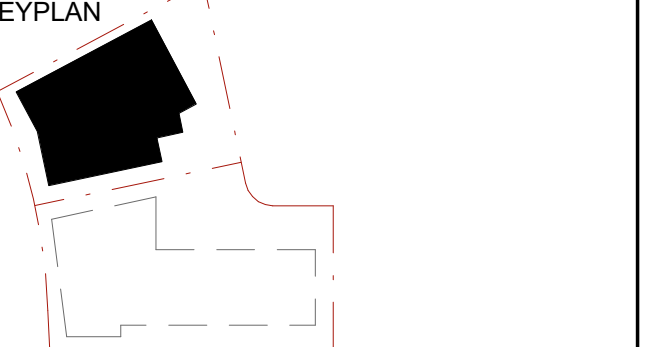


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1 B.1A - SOUTH ELEVATION
 DP11.30.04 SCALE: 1/8" = 1'-0"

MATERIALS LEGEND		
MARK	DESCRIPTION	COLOUR
00. GENERAL FINISHES		
3.01A	FIBRE CEMENT BOARD AND BATTEN VERTICAL SIDING	DARK GREY
3.01B	FIBRE CEMENT BOARD AND BATTEN VERTICAL SIDING	WOOD COLOUR
3.01C	FIBRE CEMENT BOARD AND BATTEN VERTICAL SIDING	DARK TEAL
3.01D	FIBRE CEMENT PANEL	GREY
3.01E	FIBRE CEMENT SHINGLE SIDING	LIGHT WOOD COLOUR
3.02A	BRICK	LIGHT
3.02B	BRICK	DARK GREY
3.03	CAST-IN-PLACE CONCRETE	NATURAL
3.04	CML	NATURAL
3.05	CORRUGATED METAL PANEL	NATURAL
3.06	STONE CLADDING	CHARCOAL
3.08	ASPHALT SHINGLE	CHARCOAL
3.09A	SOFFIT - WOOD LOOK ALUMINUM CLADDING	BLONDE OAK
3.09B	SOFFIT - WOOD LOOK ALUMINUM CLADDING	BEECH WOOD
3.09C	SOFFIT - WOOD LOOK ALUMINUM CLADDING	CHARCOAL
10. OPENING FINISHES		
3.11	ALUMINUM FRAME GLAZING	CLEAR GLAZING W BLACK MULLION
3.12	PVC SLIDING PATIO DOOR	BLACK W CLEAR GLAZING
3.13	INSULATED METAL EXIT DOOR W GLAZING	DARK GREY W CLEAR GLAZING
3.14	PREFINISHED METAL LOUVER	DARK GREY
3.15	WOOD LOOK MULLION	TO MATCH LIGHT WOOD
3.16	PVC WINDOW	BLACK W CLEAR GLAZING
3.17	STORE FRONT GLAZING W POWDER COATED MULLION	CLEAR GLAZING W BLACK MULLION
20. RAILING - GATE FINISHES		
3.21	ALUMINUM RAILING	BLACK
3.22	ALUMINUM RAILING	WOOD COLOUR
30. DETAIL FINISHES		
3.31	METAL FLASHING	TO MATCH ADJACENT
40. MSC. SITE FINISHES		
3.41	WOODEN TRELLIS	CEDAR
3.42	SIGNAGE BY OTHERS	VARIES
3.43	ALUMINUM MECHANICAL SCREENING	BLACK

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 PROJECT MGR:
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 APPROVED BY:
 L. Macaulay

SHEET TITLE
 B.1A - SOUTH ELEVATION

SHEET NUMBER
 DP11.30.04

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 2



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	AF	Acer x freemanii 'Autumn Blaze' / Autumn Blaze Maple	2.5m Height B&B	6 cm cal.	12
	CC	Carpinus caroliniana / American Hornbeam	2.5m Height B&B	6 cm cal.	3
	CK	Cornus kousa / Kousa Dogwood	2.5m Height B&B	6 cm cal.	9
	CL	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	2.5m Height B&B	6 cm cal.	3
	GB	Ginkgo biloba / Maidenhair Tree	2.5m Height B&B	6 cm cal.	6
	MR	Malus x 'Radiant' / Radiant Crabapple	2.5m Height B&B	6 cm cal.	9

REFERENCE NOTES SCHEDULE

SYMBOL	FURNITURE DESCRIPTION	QTY	DETAIL
	F-101 Wood Seating	14.9 m ²	4/LD-03
	F-102 Bollard	2	5/LD-03
	F-103 Shade Structure with Brand Logo	1	
	F-104 Pebble Bench 24"	1	1/LD-04
	F-105 Pebble Bench 36"	2	1/LD-04
	F-106 Pebble Bench 42"	5	1/LD-04
	F-107 Bike Rack	23	6/LD-03
	F-108 Cafe Table	14	3/LD-04
	F-109 Cafe Chair	56	2/LD-04
FURNITURE			
SYMBOL	DESCRIPTION	QTY	DETAIL
	F-110 Waste Receptacle	5	7/LD-03
	F-120 Raised Concrete Planter	421.3 lm	3/LD-03
	F-121 Bubbler Water Feature	12	
	F-122 Lounges Chair	8	8/LD-03
	F-123 Catenary Lighting	100 lm	
HARDSCAPE			
SYMBOL	DESCRIPTION	QTY	DETAIL
	H-101 Concrete Sidewalk	1 104 m ²	1/LD-02
	H-102 Concrete Border	48.2 m ²	
	H-103 Splashpad Concrete	59.6 m ²	2/LD-02
	H-104 Pavers - Mixed	936.0 m ²	3/LD-02
	H-105 Pavers - Hydrapressed Slabs	232.5 m ²	5/LD-02
	H-106 Pavers - Herringbone	38.6 m ²	4/LD-02
	H-110 Stamped Asphalt	370.6 m ²	
	H-112 Continuous Structural Soil Trench	49.2 m ²	7/LD-01
SOFTSCAPE			
SYMBOL	DESCRIPTION	QTY	DETAIL
	S-101 Shrub Planting	322.5 m ²	2/LD-01
	S-102 Lawn Area	286.0 m ²	

Design Rationale

- Provide a vibrant public plaza space along retail and commercial frontages
- Accentuate the plaza space through:
 - The use of varying paving materials and angular bands to direct movement
 - The incorporation of raised planters with trees for shade
 - The creation of a multi-use seating areas, using benches, movable patio furniture, and fixed accent stones
 - The addition of overhead catenary lighting to allow safe evening use
 - The incorporation of plant material with year-round interest
- Incorporate a bubbler water feature (refer to precedent image on page 17), shade structure and open lawn space, centrally located which will tie into future playground spaces on site.
- Create an open and inviting streetscape along Government Street to welcome visitors and residents into the plaza space
- Situate passive recreational uses along the South boundary to balance private residential spaces with amenity use.
- Orient the south boundary of the site towards Ellis Creek by providing seating and lounge spaces to allow residents to connect with nature and engage in activities such as wildlife viewing.
- Provide connections from the site to riparian walking trail to South.

Context Summary

- The site is located in the center of Pentiction and is bounded by a variety of uses, including residential and commercial to the North, institutional (Hospital) to the West and industrial to the South and East.
- The site is nearby to Cherry Lane Shopping Center (1.5km), taking only minutes to arrive by car or 20 minutes to walk.
- Ellis Creek, located directly South of the site, provides access to nature, walking trails, and wildlife viewing opportunities. Its natural vegetation also provides buffering of site from industrial properties to South.
- The site provides convenient access to bus routes and is adjacent to commuter routes. Industrial Avenue to South offers direct access West to Highway 97 and Government leads North to downtown.

No.	By	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
2	KM	Issued for Re-DP Draft	2024-05-20
1	KM	Issued for Review	2024-02-23

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Project:
PENTICTON INNOVATION DISTRICT

Location:
 Government Street
 Pentiction, B.C.

Drawn: RMK	Stamp:
Checked: KM	
Approved: MVUZ	
Scale: 1:300	Original Sheet Size: 24"x36"

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Drawing Title:
OVERALL SITE PLAN



VDZ Project #:
DP2024-12

Drawing #:
L-02

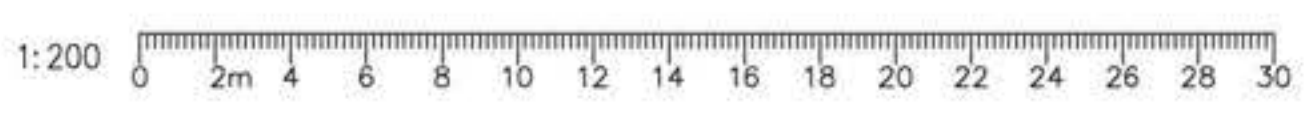
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	AF	Acer x freemanii 'Autumn Blaze' / Autumn Blaze Maple	2.5m Height B&B	6 cm cal.	12
	CC	Carpinus caroliniana / American Hornbeam	2.5m Height B&B	6 cm cal.	3
	CK	Cornus kousa / Kousa Dogwood	2.5m Height B&B	6 cm cal.	9
	CL	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	2.5m Height B&B	6 cm cal.	3
	GB	Ginkgo biloba / Maidenhair Tree	2.5m Height B&B	6 cm cal.	6
	MR	Malus x 'Radiant' / Radiant Crabapple	2.5m Height B&B	6 cm cal.	9

REFERENCE NOTES SCHEDULE

SYMBOL	FURNITURE DESCRIPTION	QTY	DETAIL
	F-101 Wood Seating	14.9 m ²	4/LD-03
	F-102 Bollard	2	5/LD-03
	F-103 Shade Structure with Brand Logo	1	
	F-104 Pebble Bench 24"	1	1/LD-04
	F-105 Pebble Bench 36"	2	1/LD-04
	F-106 Pebble Bench 42"	5	1/LD-04
	F-107 Bike Rack	23	6/LD-03
	F-108 Cafe Table	14	3/LD-04
	F-109 Cafe Chair	56	2/LD-04
FURNITURE DESCRIPTION			
	F-110 Waste Receptacle	5	7/LD-03
	F-120 Raised Concrete Planter	421.3 lm	3/LD-03
	F-121 Bubbler Water Feature	12	
	F-122 Lounge Chair	8	8/LD-03
	F-123 Catenary Lighting	100 lm	
HARDSCAPE DESCRIPTION			
	H-101 Concrete Sidewalk	1 104 m ²	1/LD-02
	H-102 Concrete Border	48.2 m ²	
	H-103 Splashpad Concrete	69.6 m ²	2/LD-02
	H-104 Pavers - Mixed	936.0 m ²	3/LD-02
	H-105 Pavers - Hydrapressed Slabs	232.5 m ²	5/LD-02
	H-106 Pavers - Herringbone	38.6 m ²	4/LD-02
	H-110 Stamped Asphalt	370.6 m ²	
	H-112 Continuous Structural Soil Trench	49.2 m ²	7/LD-01
SOFTSCAPE DESCRIPTION			
	S-101 Shrub Planting	322.5 m ²	2/LD-01
	S-102 Lawn Area	286.0 m ²	

NOTE
 1. All offsite and onsite soft landscape areas to have automatic underground irrigation serviced from the property.



Existing tree to be removed; typ.
 Proposed property line
 Existing property line
 Concrete sidewalk; refer Civil
 Turf boulevard
 Setback line
 Retaining wall; refer to Civil & Arch
 Stairs; refer Arch.
 Parkade Exhaust; refer Arch.
 Ramp; refer Arch.
 Innovation District Monument Signage

REFER SHEET L-03B



CHARACTER SKETCHES

No.	By:	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
2	KM	Issued for Re-DP Draft	2024-05-20
1	KM	Issued for Review	2024-02-23

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No.	By:	Description	Date
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Project:
PENTICTON INNOVATION DISTRICT

Location:
 Government Street
 Penticton, B.C.

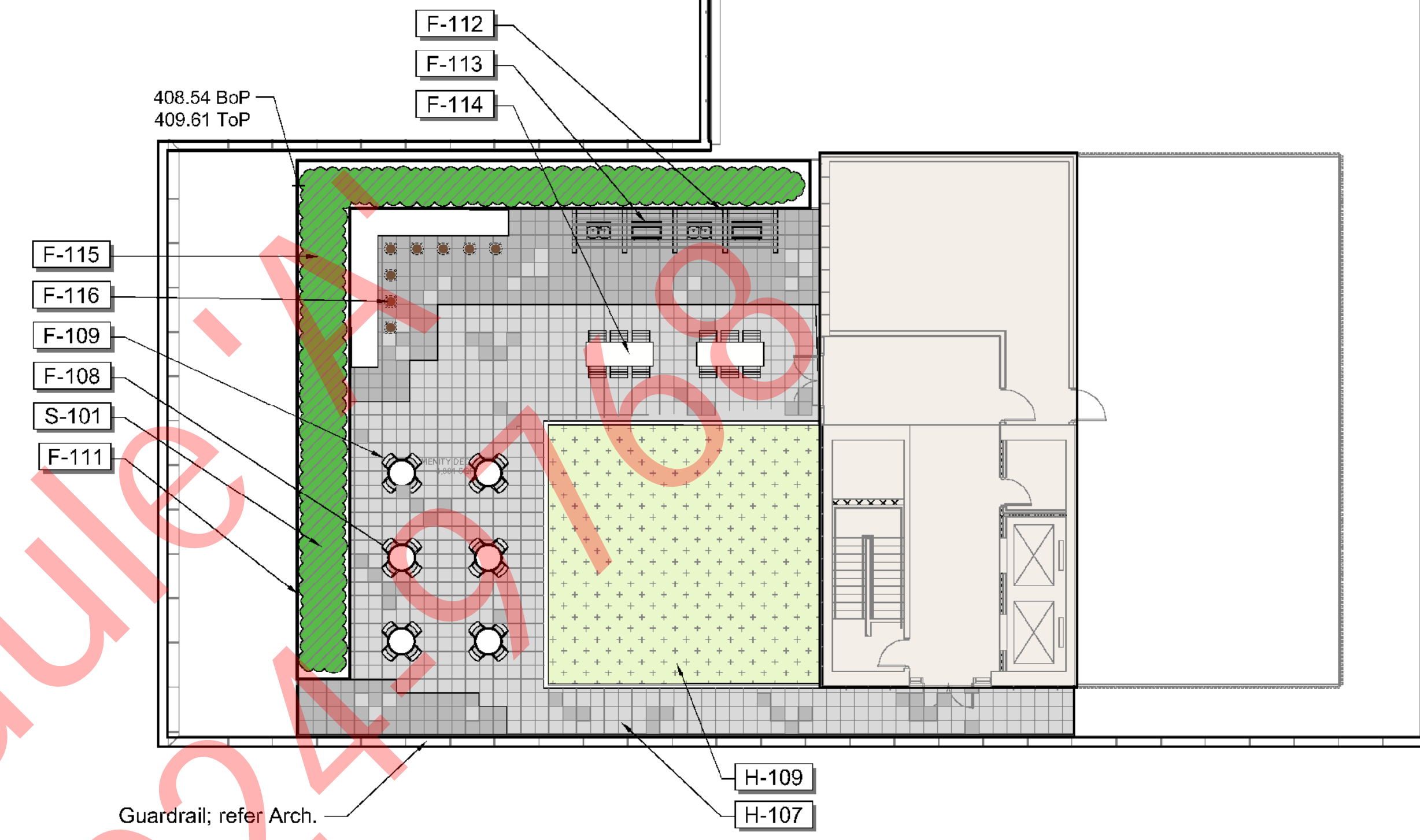
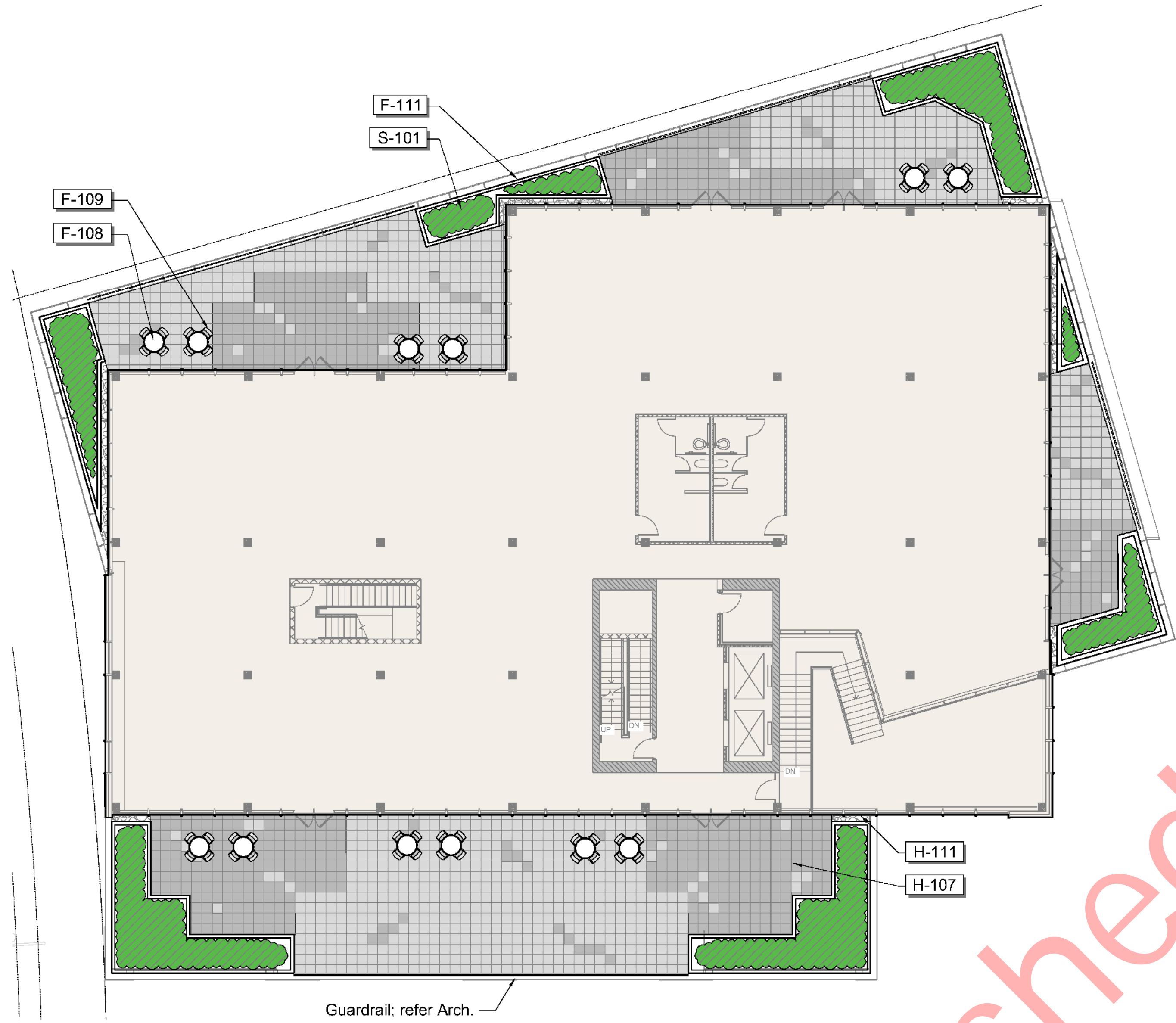
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Drawing Title:
PHASE 1 SITE PLAN - LEVEL 1 BLDG 1A



VDZ Project #:
DP2024-12

Drawing #:
L-03A



REFERENCE NOTES SCHEDULE

SYMBOL	FURNITURE DESCRIPTION	QTY	DETAIL
	F-108 Cafe Table	12	3/LD-04
	F-109 Cafe Chair	48	2/LD-04
	F-111 Raised Aluminum Planter	164.5 lm	1/LD-05

SYMBOL	HARDSCAPE DESCRIPTION	QTY	DETAIL
	H-107 Pavers - Porcelain	411.2 m²	6/LD-02
	H-111 Gravel Drip Strip	9.0 m²	7/LD-02

SYMBOL	SOFTSCAPE DESCRIPTION	QTY	DETAIL
	S-101 Shrub Planting	81.1 m²	2/LD-01

REFERENCE NOTES SCHEDULE

SYMBOL	FURNITURE DESCRIPTION	QTY	DETAIL
	F-108 Cafe Table	6	3/LD-04
	F-109 Cafe Chair	24	2/LD-04
	F-111 Raised Aluminum Planter	34.1 lm	1/LD-05
	F-112 Pergola	1	5/LD-05
	F-113 Outdoor Kitchen	1	6/LD-04
	F-114 Dining Table & Chairs	2	2/LD-05
	F-115 Bar Table	10 lm	5/LD-04
	F-116 Bar Stool	9	4/LD-04

SYMBOL	HARDSCAPE DESCRIPTION	QTY	DETAIL
	H-107 Pavers - Porcelain	210.1 m²	6/LD-02
	H-109 Artificial Turf	86.8 m²	1/LD-03

SYMBOL	SOFTSCAPE DESCRIPTION	QTY	DETAIL
	S-101 Shrub Planting	42.6 m²	2/LD-01

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3	KM	Issued for DP Resubmission	2024-05-28
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1	KM	Issued for Review	2024-02-23

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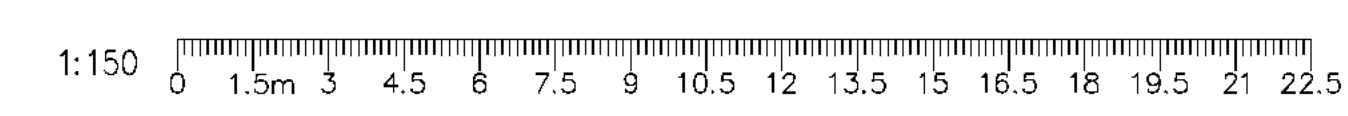
Project:
 PENTICTON INNOVATION DISTRICT

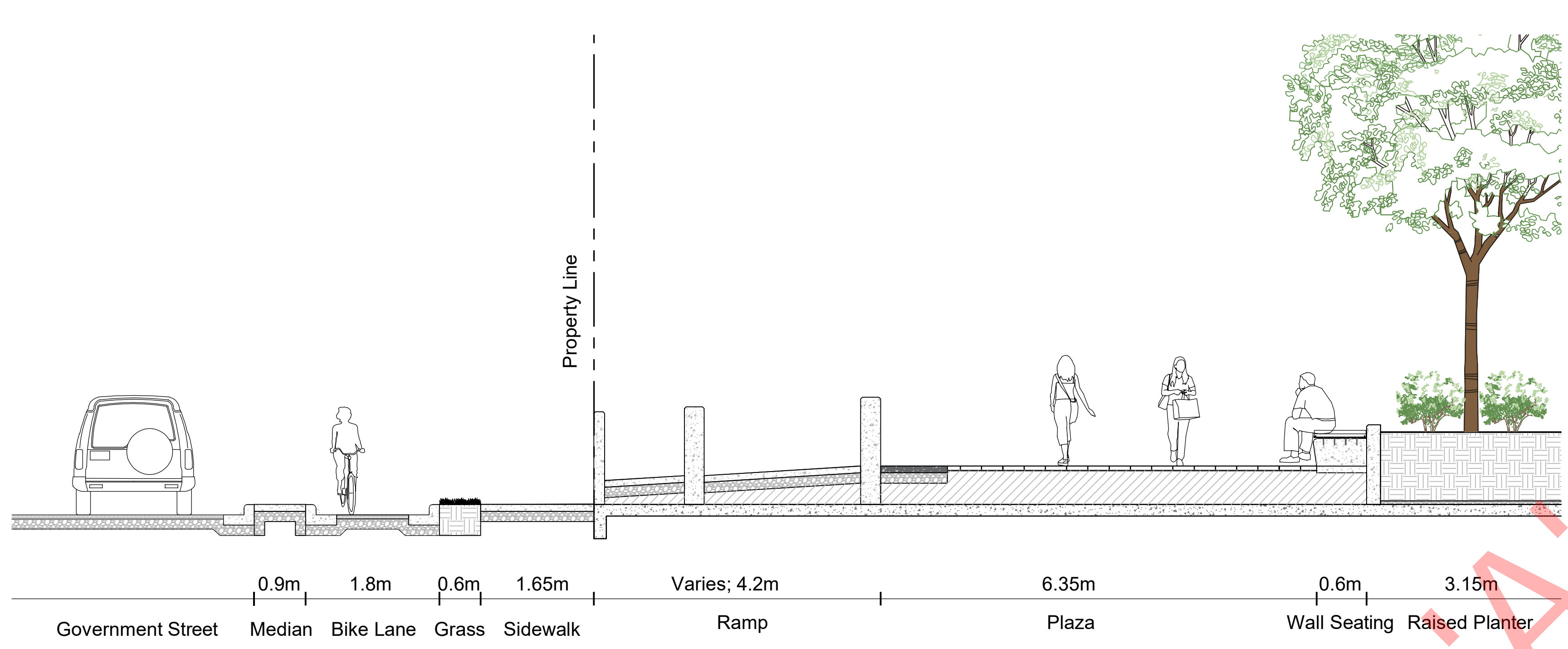
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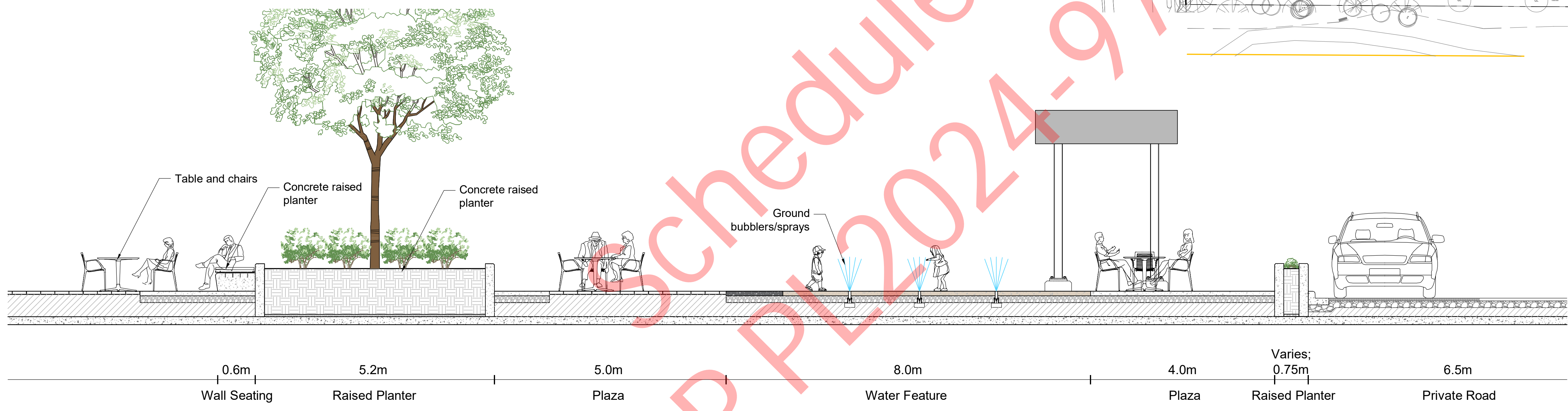
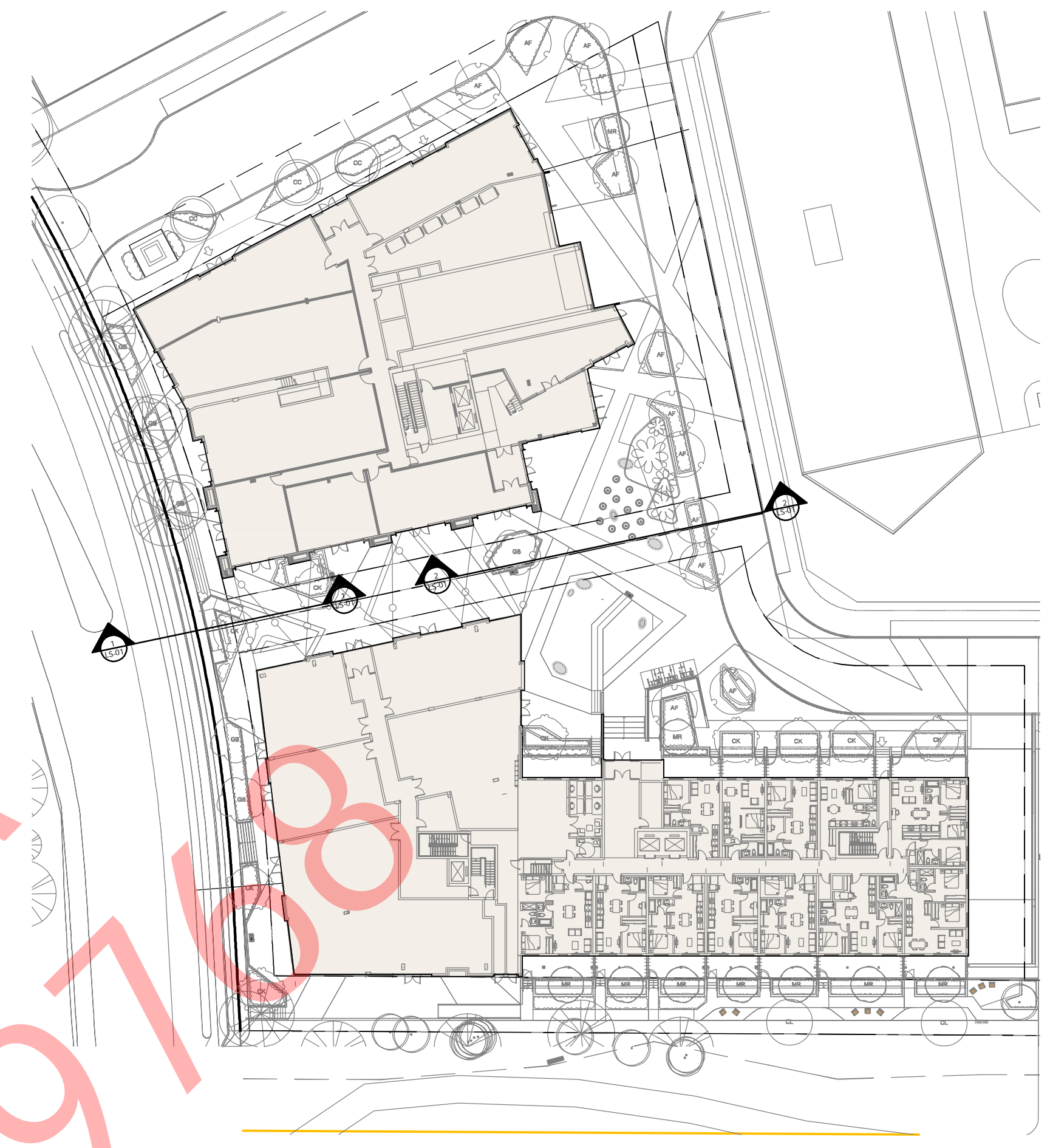
1 BUILDING 1A - LEVEL 2
 Scale 1:150

2 BUILDING 1A - ROOF LEVEL
 Scale 1:150





1 SECTION - GOVERNMENT STREET FRONTAGE AND AMENITY
 Scale 1:50



2 SECTION - WEST TO EAST AMENITY SPACE AND PRIVATE ROAD
 Scale 1:50

No.	By:	Description	Date
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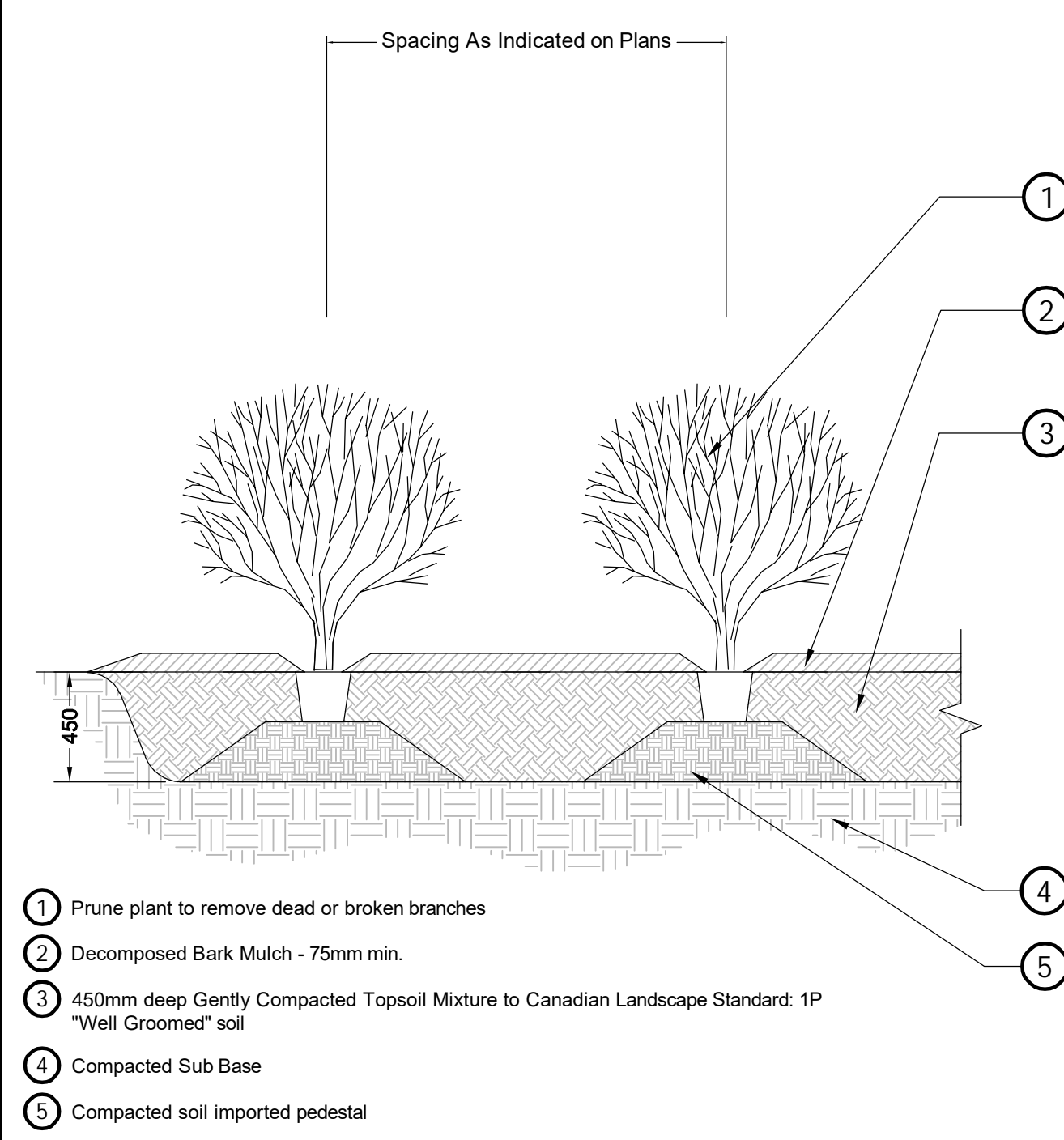
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SECTIONS



VDZ Project #:
DP2024-12

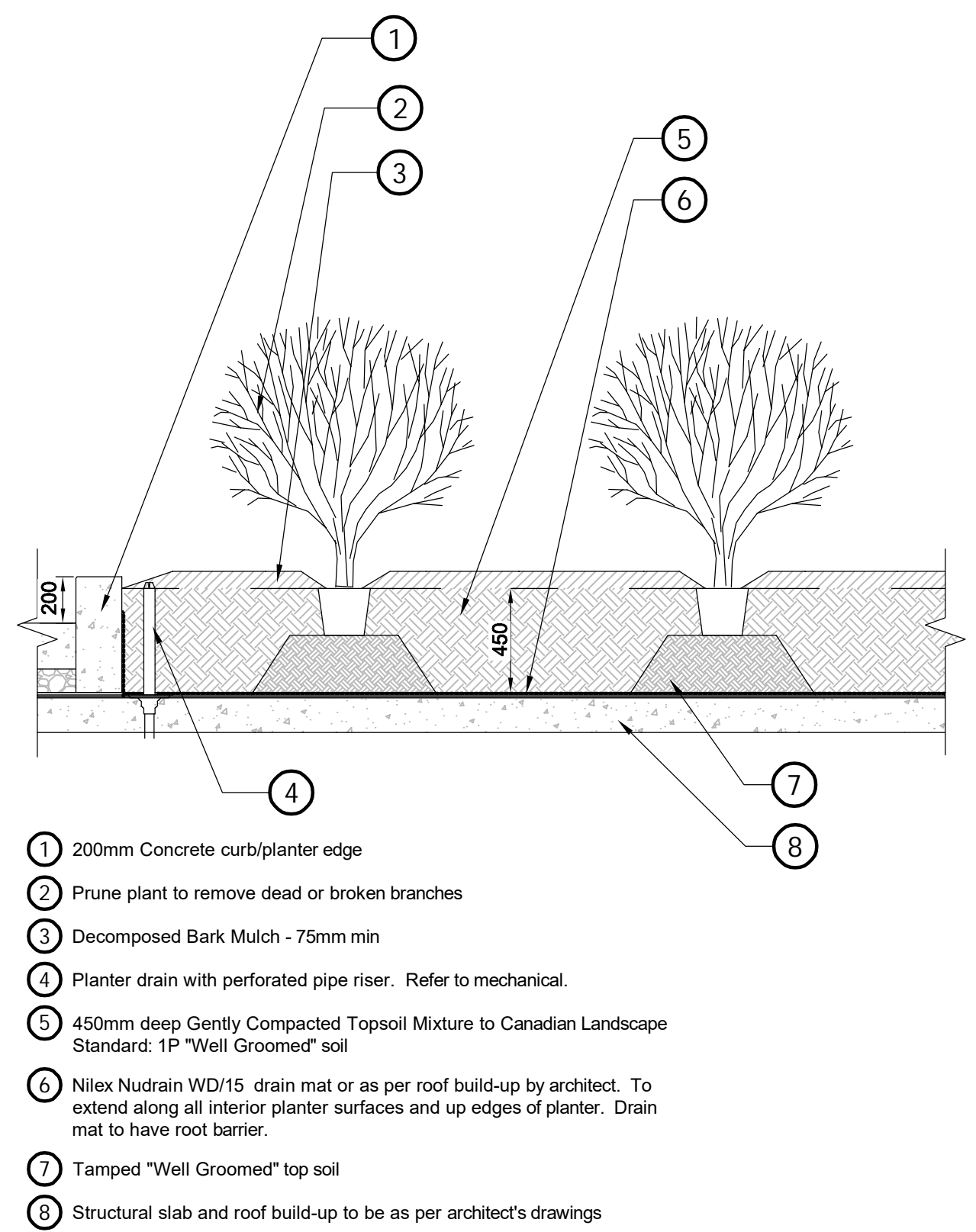
Drawing #:
LS-01

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2024-12 PENTICTON INNOVATION DISTRICT\15_DWG\SHEETS\SEPARATE DP SUBMISSIONS\BUILDING - ALS-01 SECTIONS.DWG



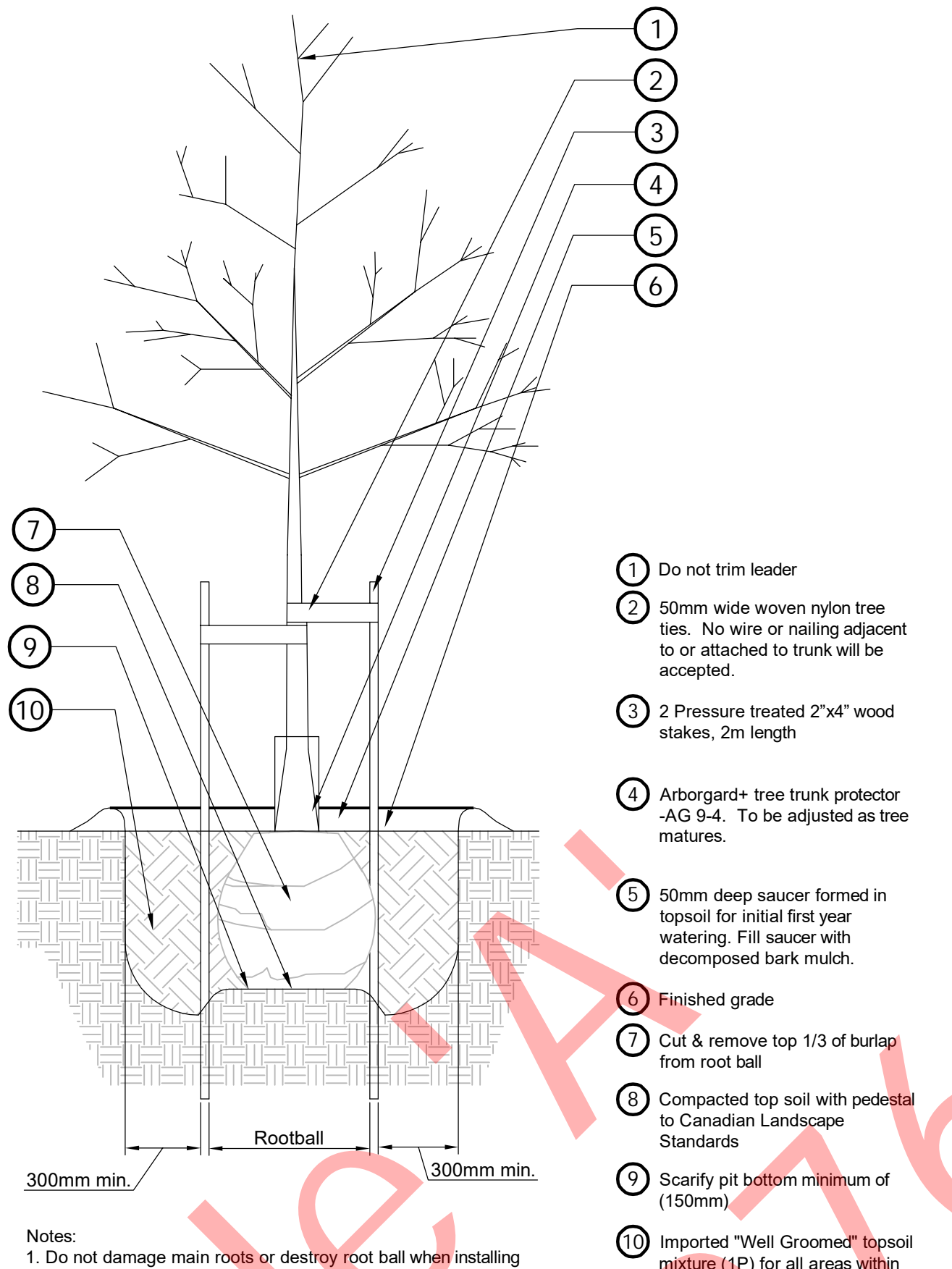
- 1** Prune plant to remove dead or broken branches
2 Decomposed Bark Mulch - 75mm min.
3 450mm deep Gently Compacted Topsoil Mixture to Canadian Landscape Standard: 1P "Well Groomed" soil
4 Compacted Sub Base
5 Compacted soil imported pedestal

1 SHRUB PLANTING
 1:25



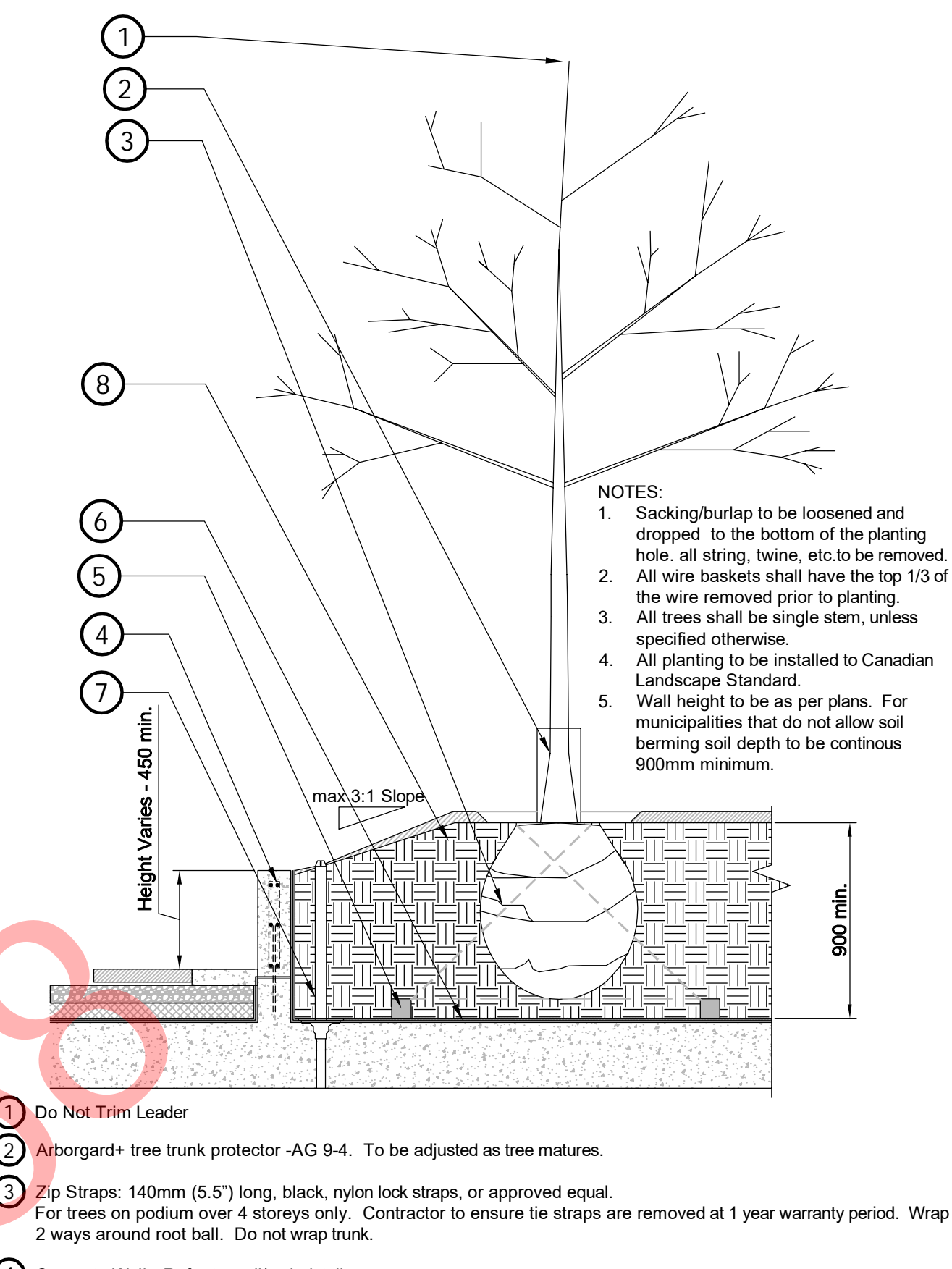
- 1** 200mm Concrete curb/planter edge
2 Prune plant to remove dead or broken branches
3 Decomposed Bark Mulch - 75mm min
4 Planter drain with perforated pipe riser. Refer to mechanical.
5 450mm deep Gently Compacted Topsoil Mixture to Canadian Landscape Standard: 1P "Well Groomed" soil
6 Nilnex Nudrain WD/15 drain mat or as per roof build-up by architect. To extend along all interior planter surfaces and up edges of planter. Drain mat to have root barrier.
7 Tamped "Well Groomed" top soil
8 Structural slab and roof build-up to be as per architect's drawings

2 SHRUB PLANTING - ON SLAB
 1:1



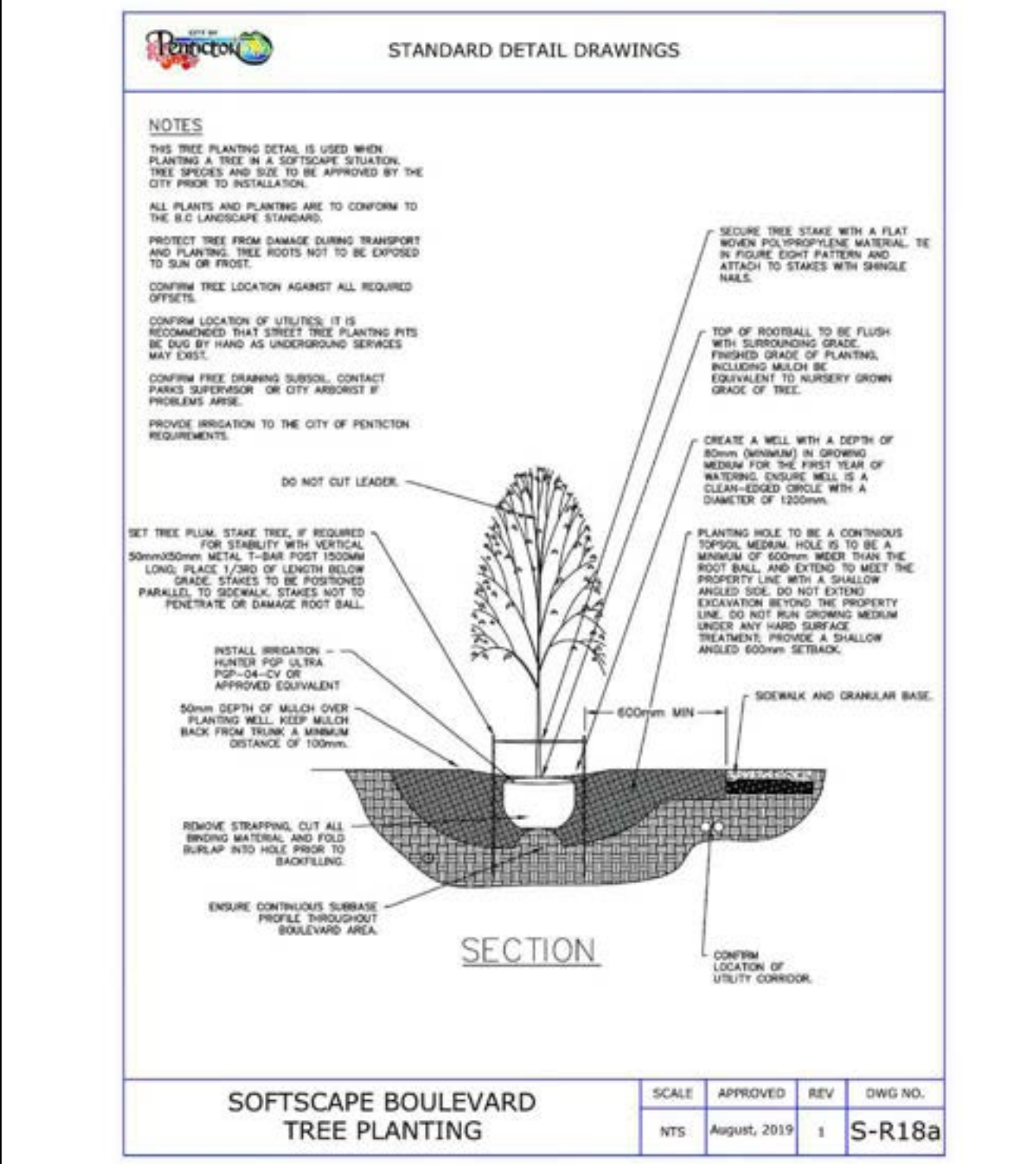
- 1** Do not trim leader
2 50mm wide woven nylon tree ties. No wire or nailing adjacent to or attached to trunk will be accepted.
3 2 Pressure treated 2"x4" wood stakes, 2m length
4 Arbogard+ tree trunk protector -AG 9-4. To be adjusted as tree matures.
5 50mm deep saucer formed in topsoil for initial first year watering. Fill saucer with decomposed bark mulch.
6 Finished grade
7 Cut & remove top 1/3 of burlap from root ball
8 Compacted top soil with pedestal to Canadian Landscape Standards
9 Scarify pit bottom minimum of (150mm)
10 Imported "Well Groomed" topsoil mixture (1P) for all areas within tree pit.

3 TREE PLANTING - DECIDUOUS TREE
 1:25



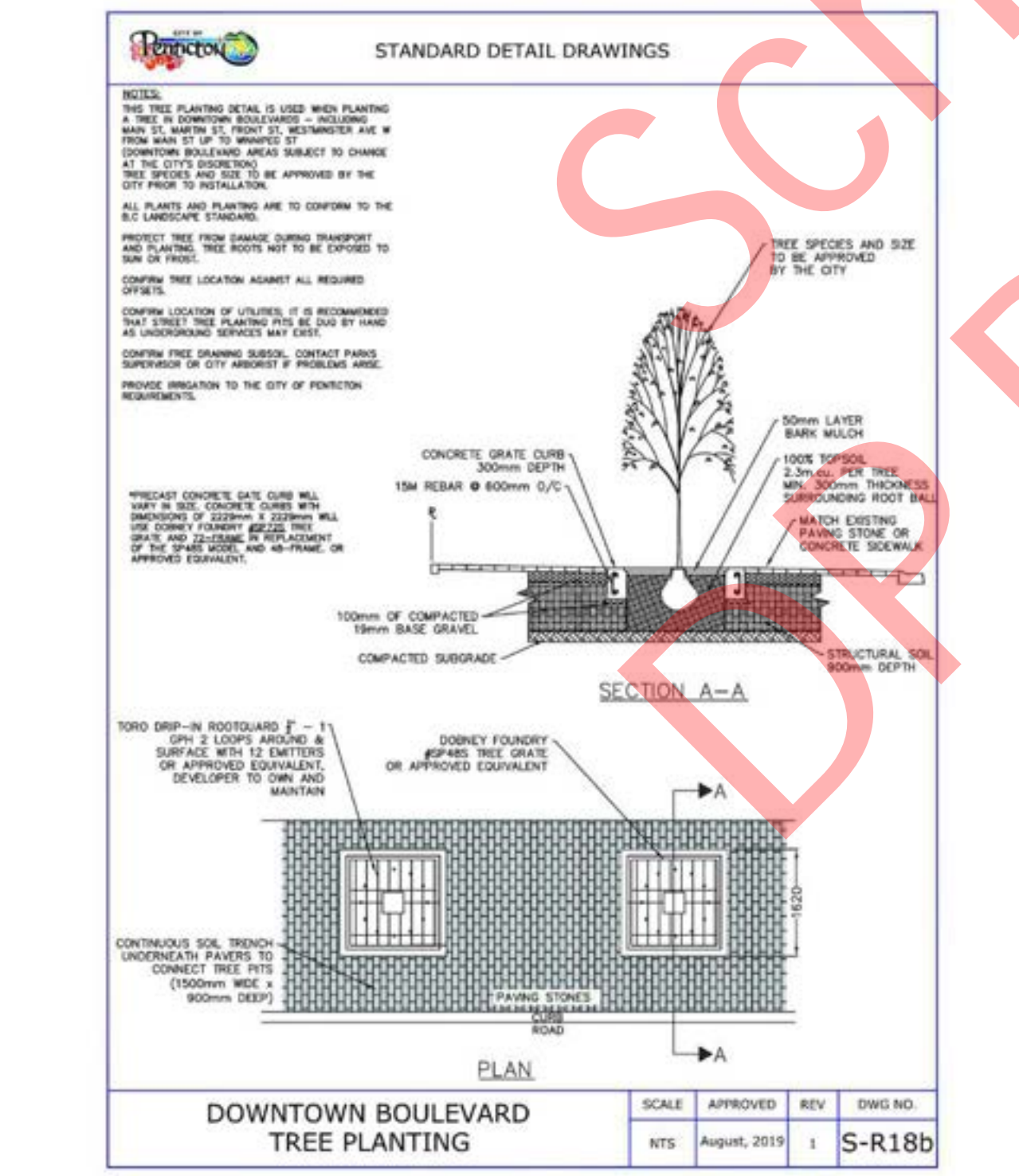
- 1** Do Not Trim Leader
2 Arbogard+ tree trunk protector -AG 9-4. To be adjusted as tree matures.
3 Zip Straps: 140mm (5.5") long, black, nylon lock straps, or approved equal. For trees on podium over 4 storeys only. Contractor to ensure tie straps are removed at 1 year warranty period. Wrap 2 ways around root ball. Do not wrap trunk.
4 Concrete Wall - Refer to wall/curb details
5 89mm x 89mm PT boards around base perimeter of planter
6 Nilnex Nudrain WD/15 drain mat or as per roof build-up by architect. To extend along all interior planter surfaces and up edges of planter. Drain mat to have root barrier.
7 Planter drain with perforated pipe riser. Refer to mechanical.
8 "Well Groomed" topsoil mixture (1P) as per Canadian Landscape Standard.

4 TREE PLANTING - ON SLAB
 1:25



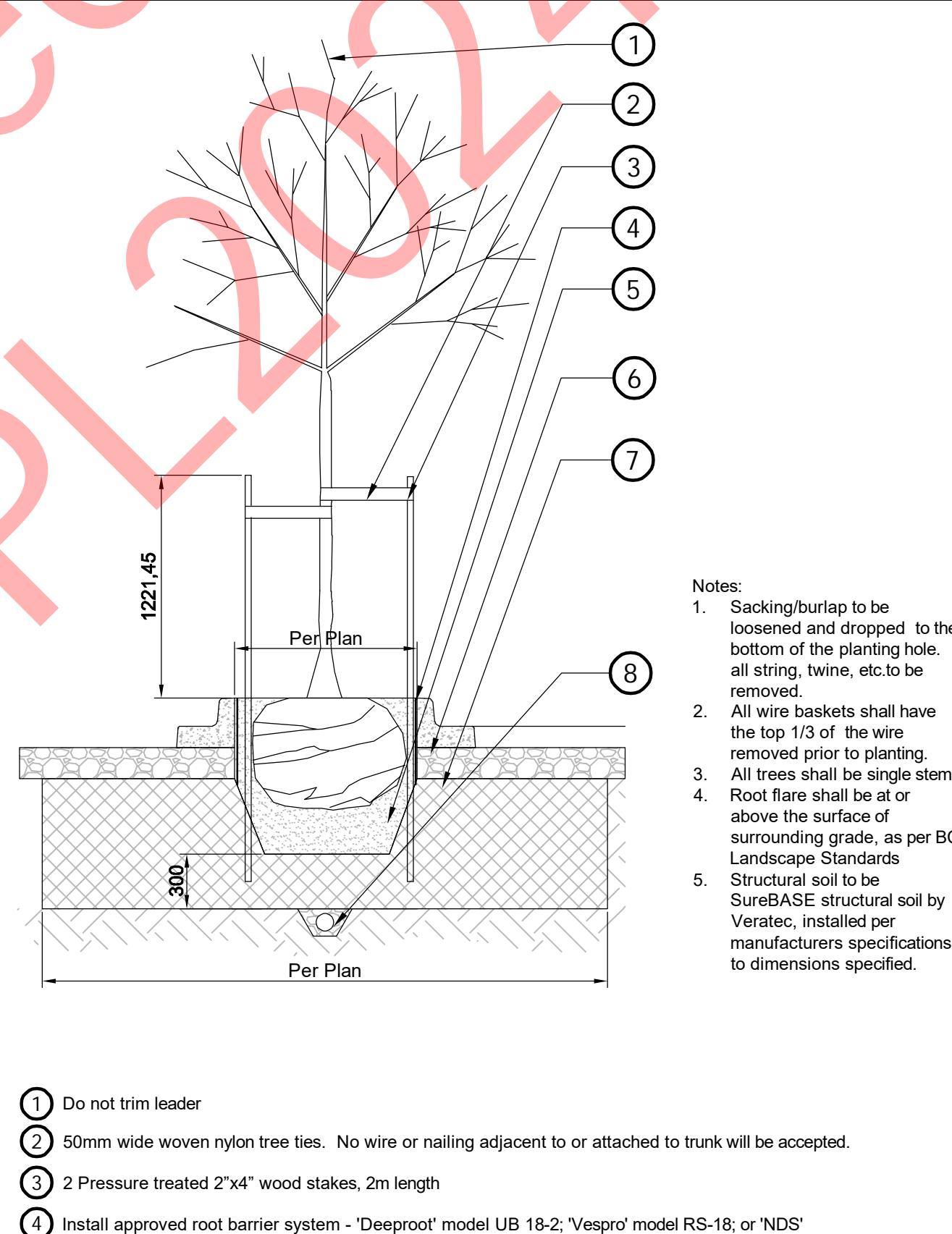
SCALE	APPROVED	REV	DWG NO.
NTS	August, 2019	1	S-R18a

5 CITY OF PENTICTON TREE PLANTING - SOFTSCAPE
 N.T.S. P-DP34-23



SCALE	APPROVED	REV	DWG NO.
NTS	August, 2019	1	S-R18b

6 CITY OF PENTICTON TREE PLANTING - HARDSCAPE
 N.T.S. P-DP34-28



- 1** Do not trim leader
2 50mm wide woven nylon tree ties. No wire or nailing adjacent to or attached to trunk will be accepted.
3 2 Pressure treated 2"x4" wood stakes, 2m length
4 Install approved root barrier system - "Deeproot" model UB 18-2; "Vespro" model RS-18; or "NDS" model
5 300mm min. of "Well Groomed" topsoil mixture (1P) around root ball compacted to 85% MPD, where possible.
6 Adjacent paving and subgrade by others
7 Structural soil - Area as outlined on plans. Structural soil to be Surebase/Structure Zone/or approved equal.
8 Perforated pipe drainage beneath all structural soil areas. Refer to civil.

7 STRUCTURAL SOIL
 1:1

No.	By:	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
2	KM	Issued for Re-DP Draft	2024-05-20
1	KM	Issued for Review	2024-02-23

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No.	By:	Description	Date
1	KM	Tree Planting Detail Update	2024-05-29

REVISIONS TABLE FOR SHEET

Project:
PENTICTON INNOVATION DISTRICT

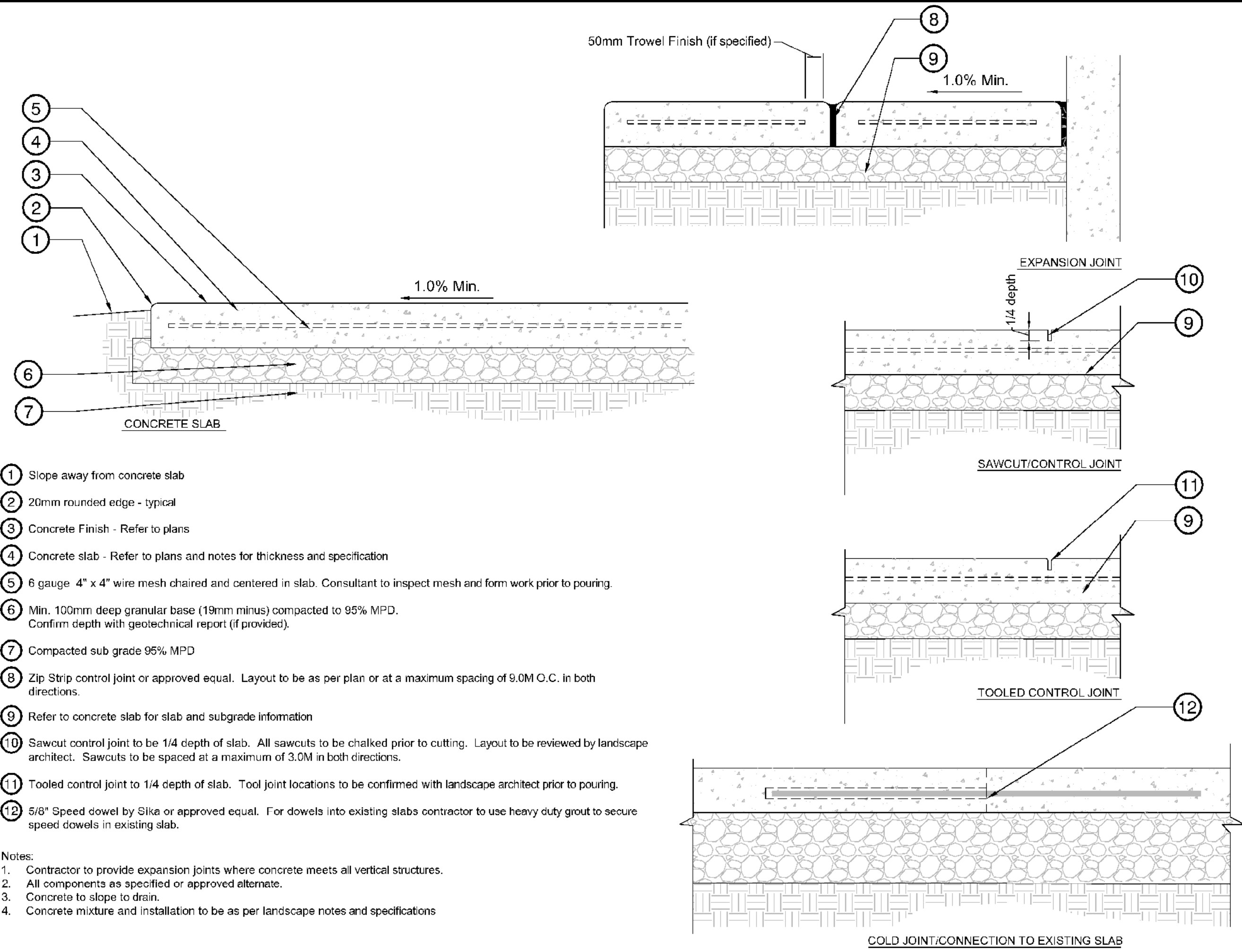
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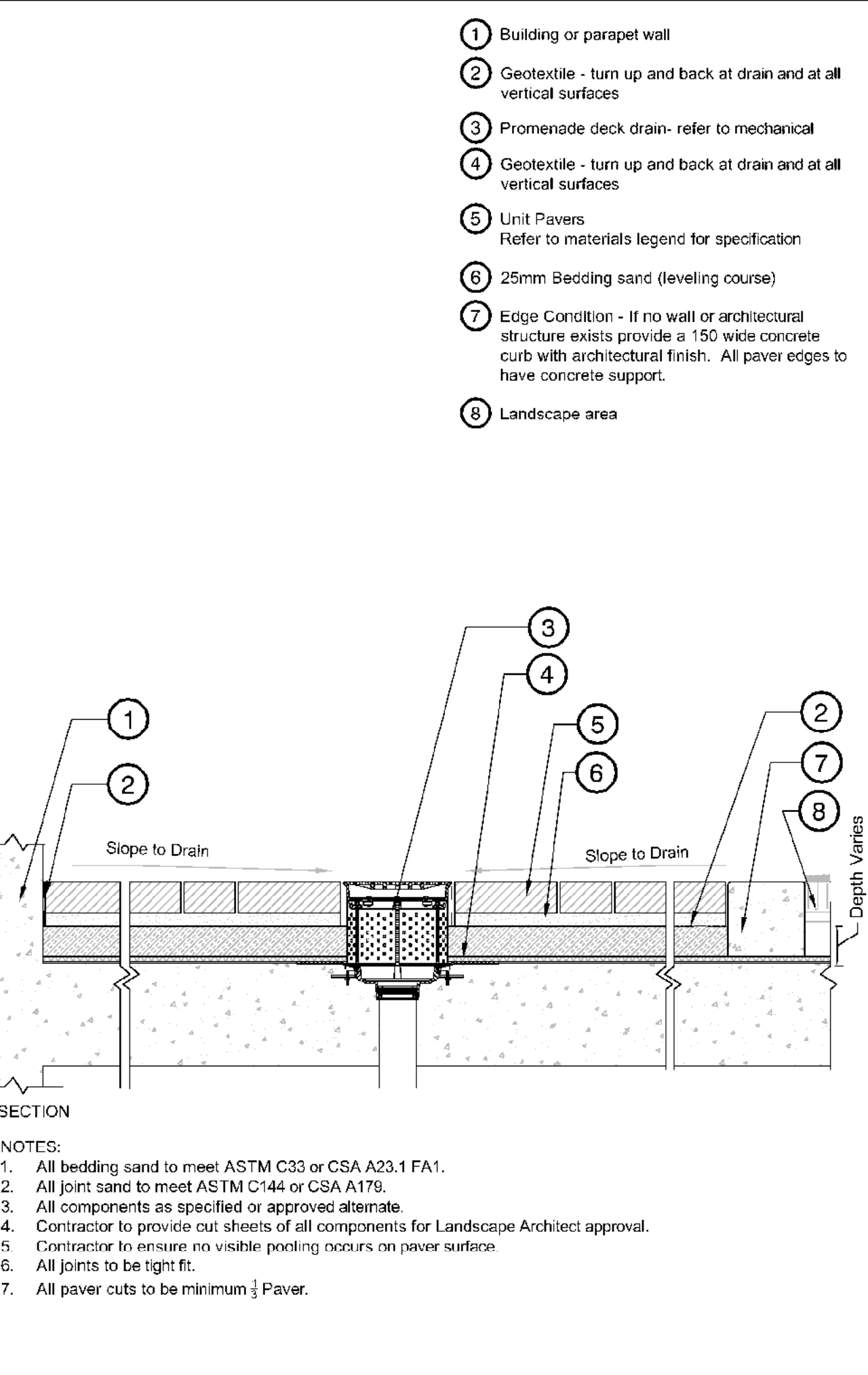
Drawing Title:
DETAILS - PLANTING

VDZ Project #:
DP2024-12

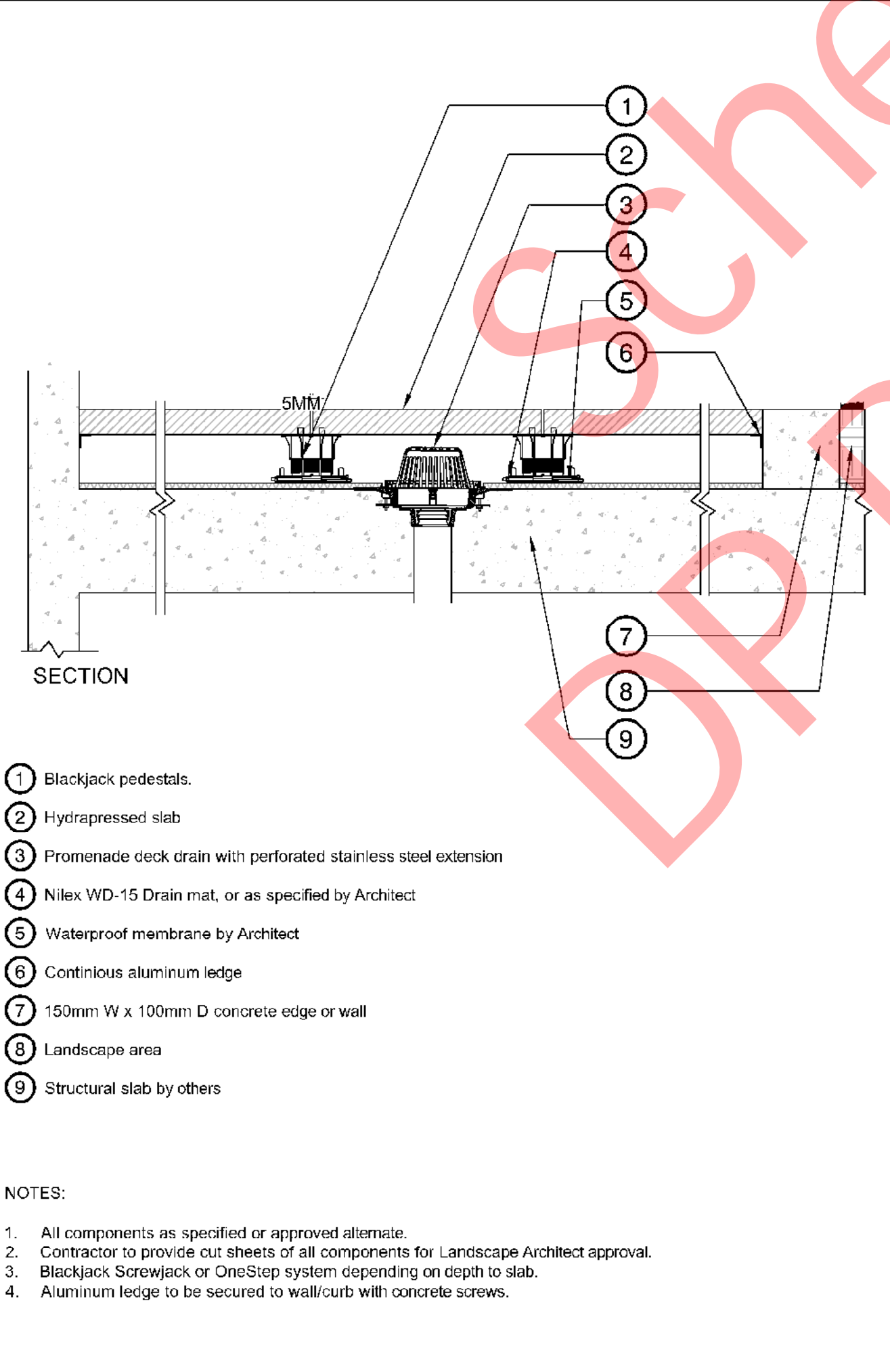
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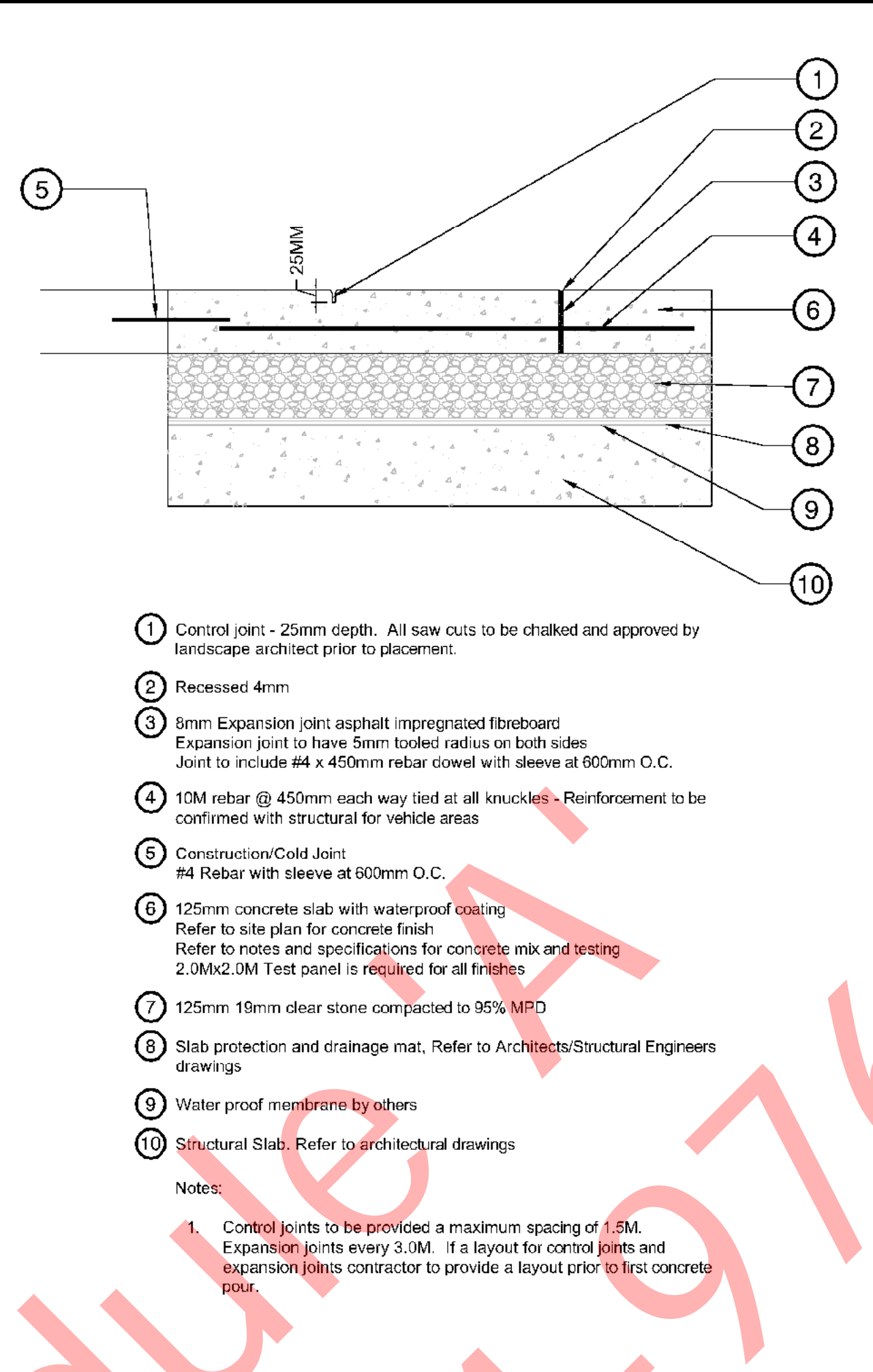
1 CONCRETE SLAB - WIRE MESH
 1:10 P-DP34-68



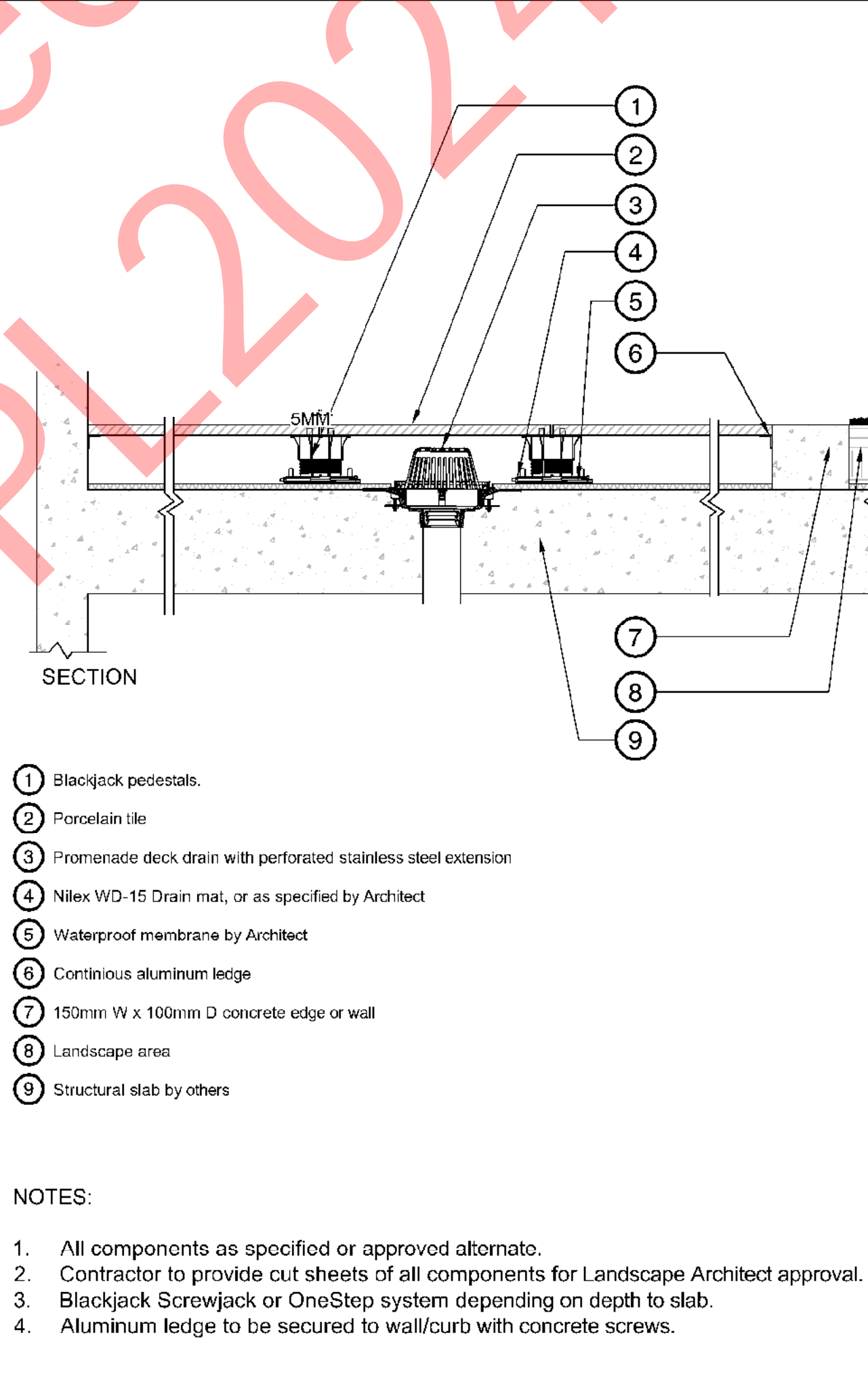
4 UNIT PAVERS - OVER SLAB
 1:10 P-DP34-68



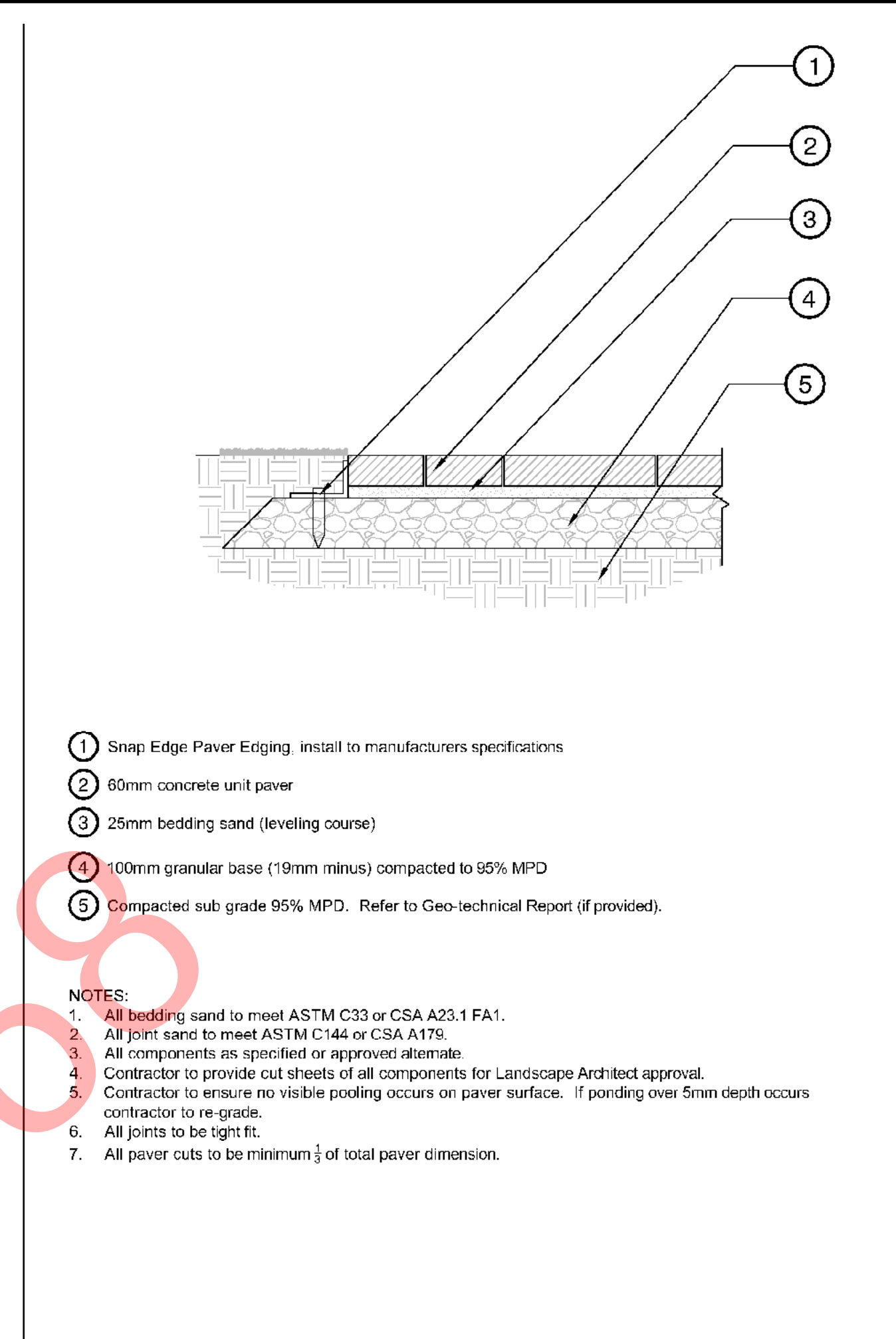
5 HYDRAPRESSED SLAB - ON SLAB
 1:10 P-DP34-89



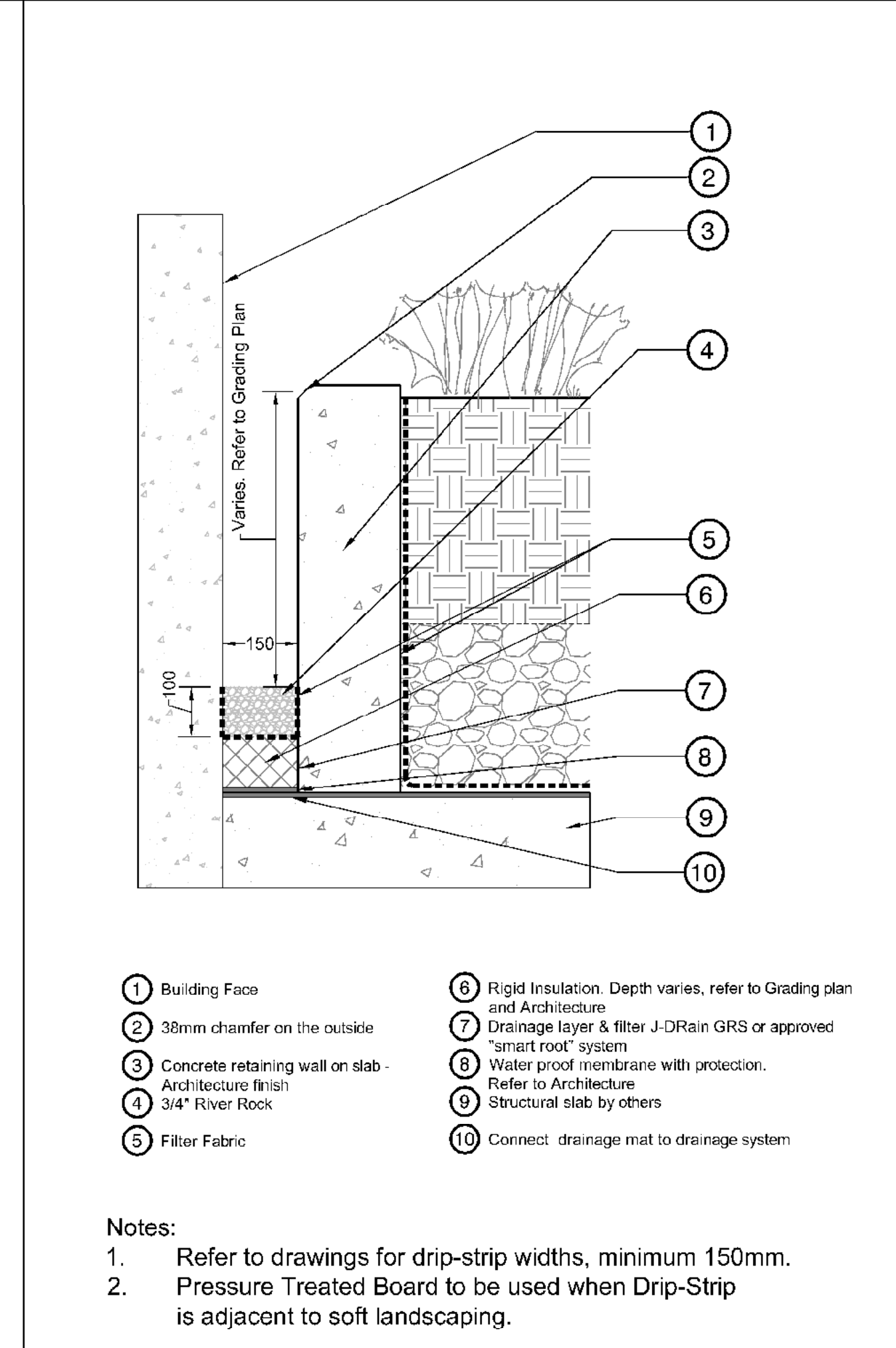
2 CONCRETE SLAB - OVER PARKADE
 1:10 P-DP34-68



6 PORCELAIN TILE - ON SLAB
 1:10 P-DP34-80



3 UNIT PAVERS - PEDESTRIAN
 1:10 P-DP34-67



7 DRIP STRIP ADJACENT WALL
 1:10 P-DP34-81

No.	By	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
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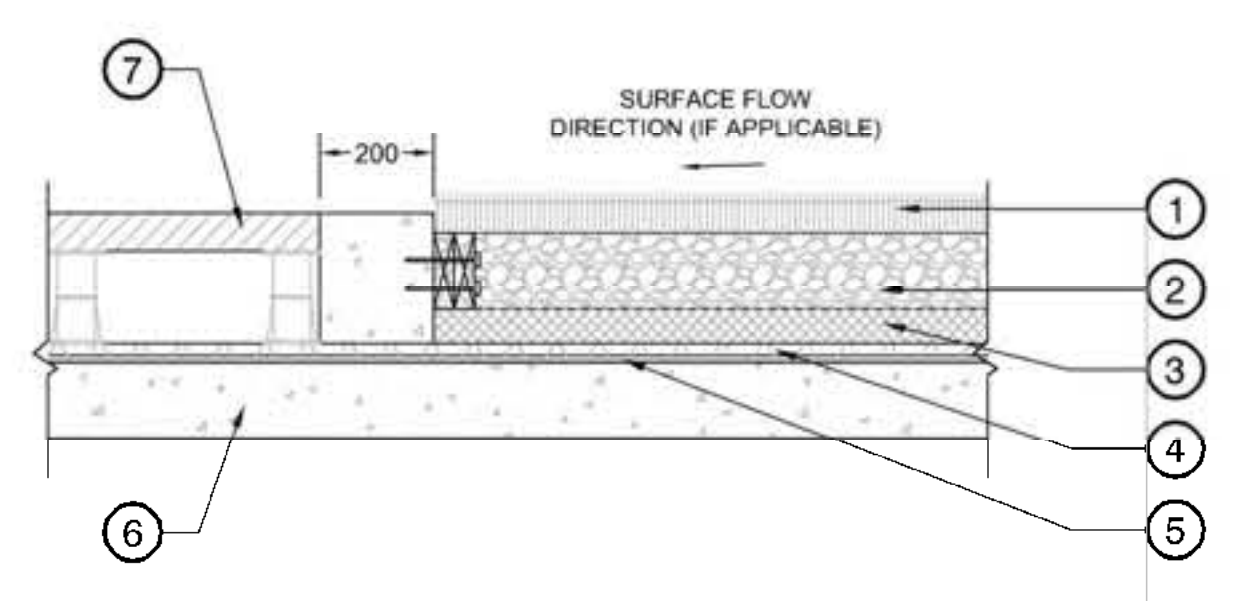
No.	By	Description	Date
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Project:
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Location:
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Drawing Title: **DETAILS - PLANTING**
 VZD Project #: **DP2024-12**
 Drawing #: **LD-02**

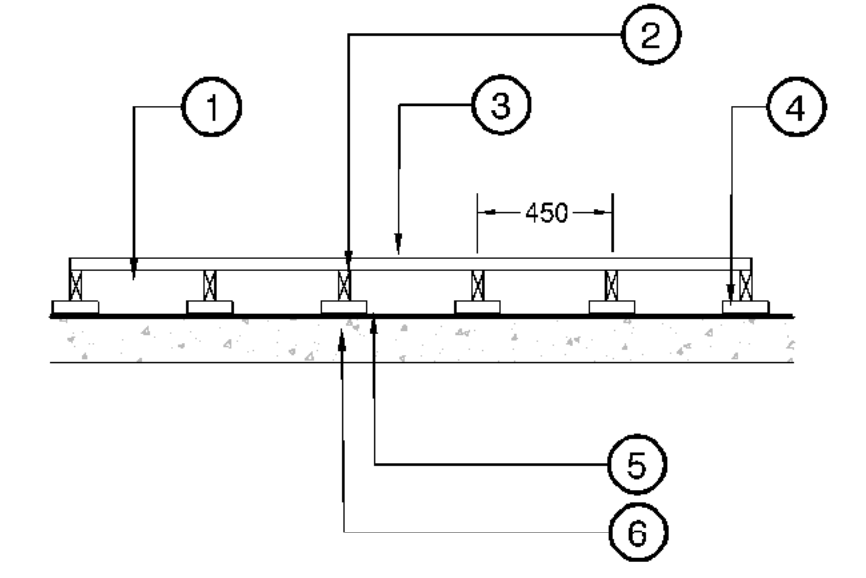


- 1 Synthetic turf system. Refer to Manufacturers specification
- 2 Min. 100mm aggregate base course; 19mm minus, compacted to 95% MPD
- 3 Structural void form as required
- 4 Filter fabric
- 5 Drainage layer & waterproof membrane (refer to Architecture)
- 6 Structural slab (by others)
- 7 Adjacent Hydrapressed Pavers

1 ARTIFICIAL TURF ON SLAB
1:10

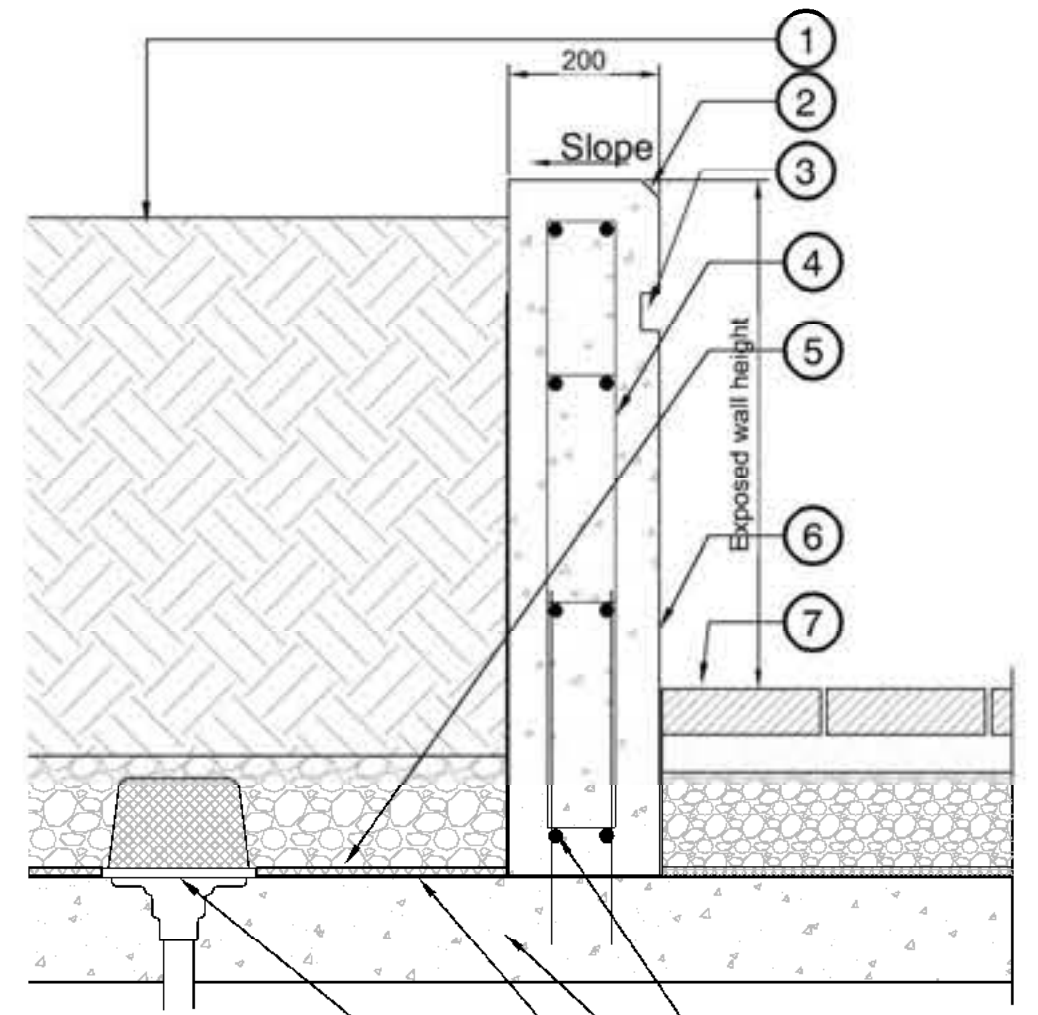


- 1 Blocking
- 2 2x4 Pressure Treated Joist
- 3 2x4 Composite Deck
- 4 Rubber Spacer
- 5 Waterproof layer
- 6 Structure slab, protection board and drainage mat to Architects detail



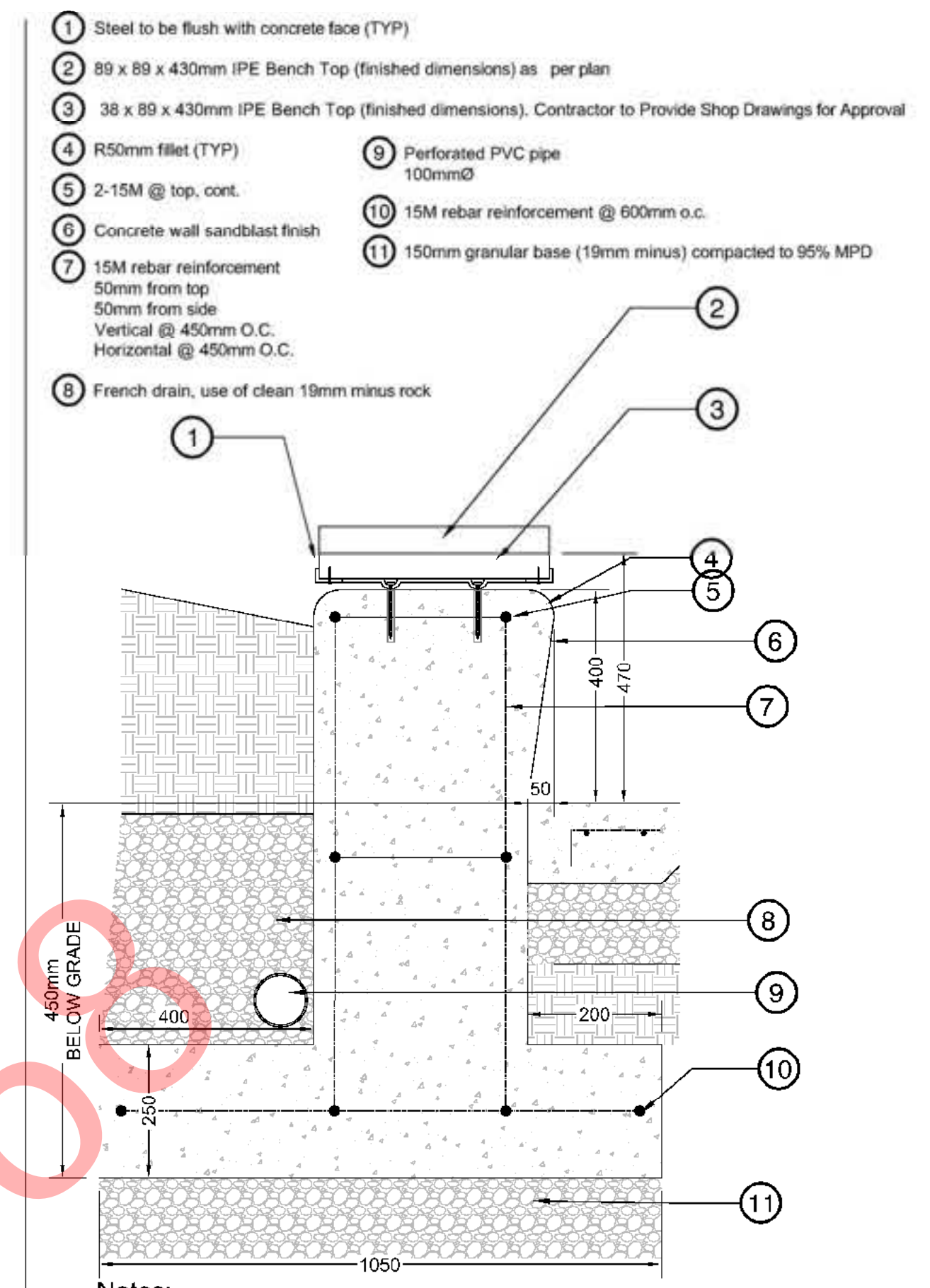
- Notes:
- All lumber to be clear cedar (s4s).
 - Insert blocking every 1.2m
 - Stain with Sikkens Cetol SRD RE, Colour: Natural

2 COMPOSITE DECK
1:25



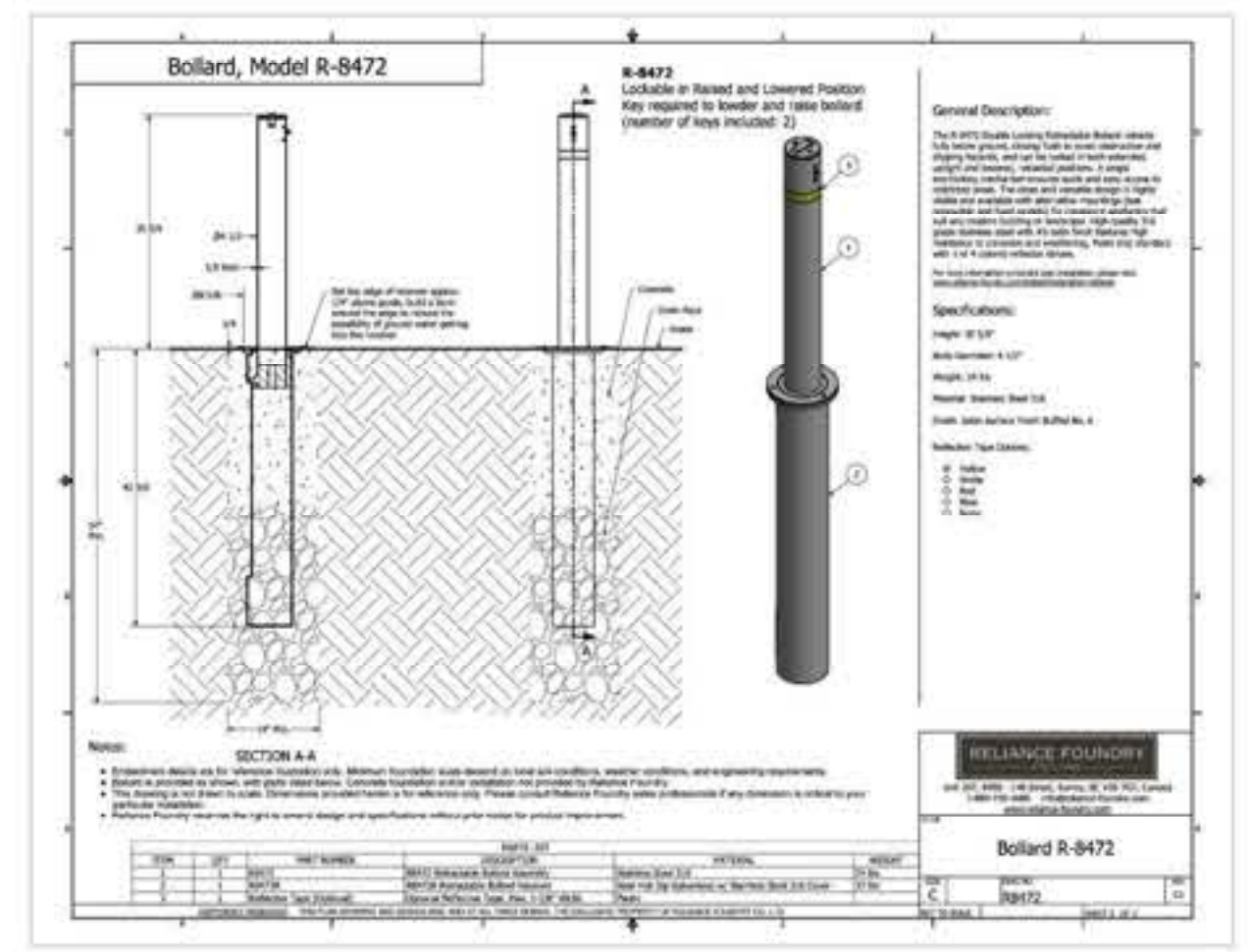
- 1 Growing medium to BC Landscape Standard, latest edition
 - 2 25mm chamfer
 - 3 25x50mm reveal
 - 4 10M rebar @ 300mm O.C. each way
 - 5 Nilox NuDrain PD-20 drain mat
 - 6 Concrete wall, light sandblast finish
 - 7 Finished grade, refer to site plan
 - 8 10M dowels
 - 9 Structural slab, refer to Architects drawing
 - 10 Waterproof membrane, by Architect
 - 11 Planter area drain, WADE 3200-PA or approved alternate
- NOTES:
- Coordinate wall tie in to slab with Architect and Structural Engineer.
 - All walls over 1.2m in height will need to be Structurally Engineered.
 - All planters to be connected to Slab drainage system.

3 CONCRETE RAISED PLANTER
1:10



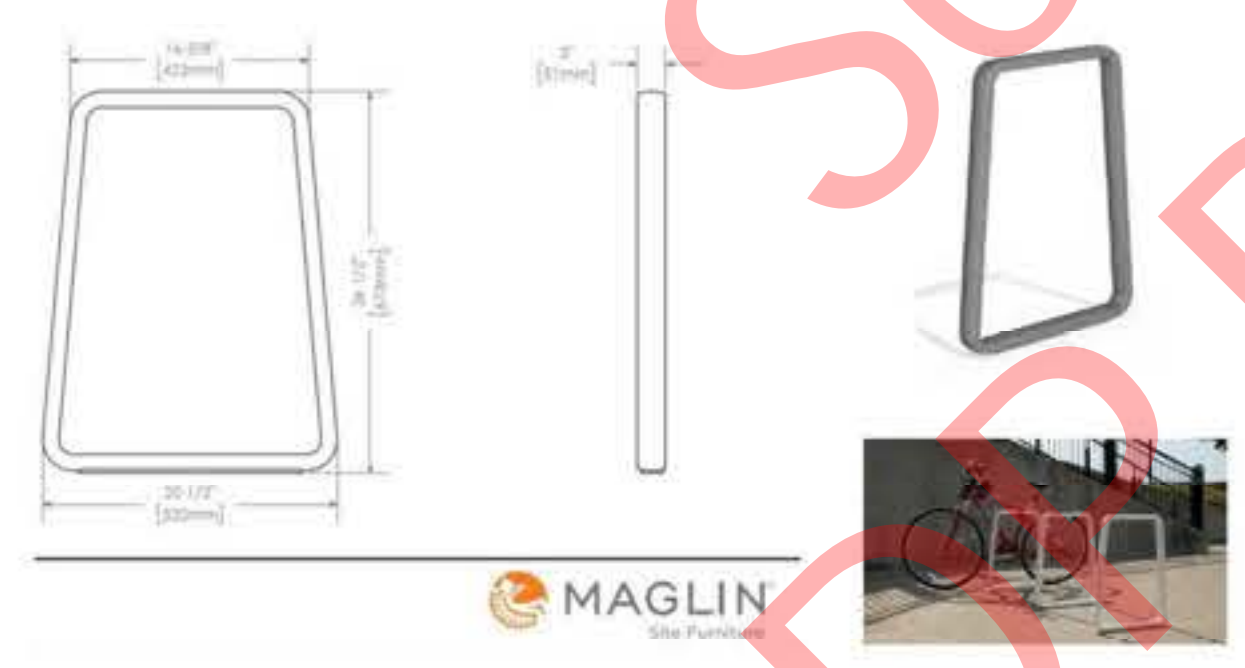
- 1 Steel to be flush with concrete face (TYP)
 - 2 89 x 89 x 430mm IPE Bench Top (finished dimensions) as per plan
 - 3 38 x 89 x 430mm IPE Bench Top (finished dimensions). Contractor to Provide Shop Drawings for Approval
 - 4 R50mm fillet (TYP)
 - 5 2-15M @ top, cont.
 - 6 Concrete wall sandblast finish
 - 7 15M rebar reinforcement 50mm from top 50mm from side Vertical @ 450mm O.C. Horizontal @ 450mm O.C.
 - 8 French drain, use of clean 19mm minus rock
 - 9 Perforated PVC pipe 100mmØ
 - 10 15M rebar reinforcement @ 600mm o.c.
 - 11 150mm granular base (19mm minus) compacted to 95% MPD
- Notes:
- Vertical Control Joints Every 3m on center.
 - Wall heights vary. Refer to Civil for grades.
 - All hardware to be galvanized steel.

4 SEAT RETAINING WALL
1:10



Supplier: Reliance Foundry
 Model: R-8472 Double Locking Retractable Bollard
 Reflective Strip Colour: White

5 BOLLARD
1:10



Maglin Bike Rack
 Color: grey or custom powdercoat

Notes:

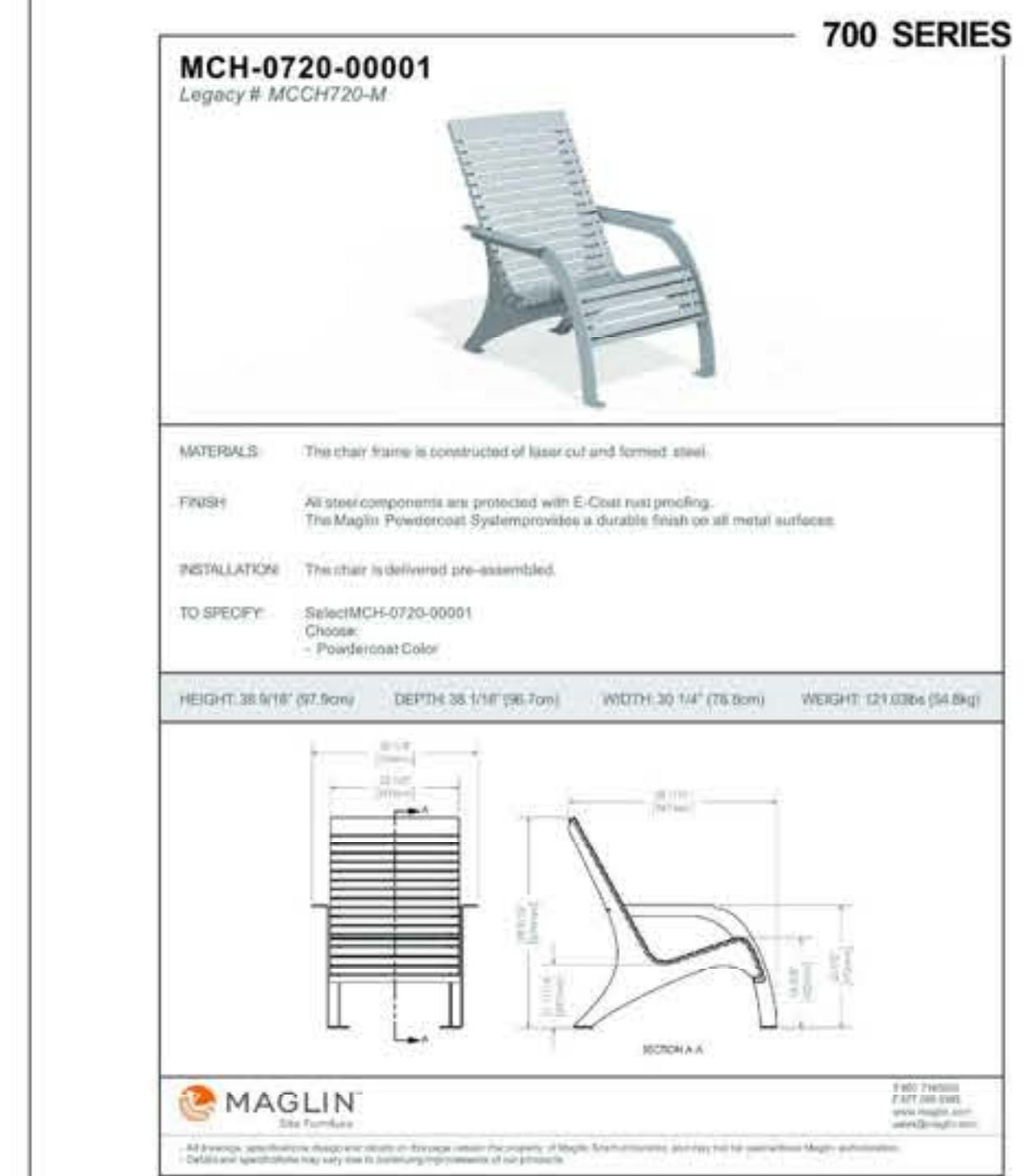
- 2300 Series - Iconic Bike Rack
- Cast Aluminum, Surface Mount, 2 Bike Configuration
- Maglin Powdercoat System on all aluminum castings

6 BIKE RACK
N.T.S.



Supplier: Maglin Site Furniture
 Model: MBR-1500-00011
 Colour: Silver 14

7 WASTE RECEPTACLE
1:10



8 LOUNGE CHAIR
N.T.S.

No.	By:	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
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Project:
 PENTICTON INNOVATION DISTRICT

Location:
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1 RAISED ALUMINUM PLANTER
N.T.S.



Table

Model	Description	Depth	Height	Length	Weight
MTB-2300-00003	2300 Series - Iconic Standard Table: 70in L, Cast Aluminum Legs, Ipe Wood Table Top	35.6" (90.3cm)	30" (76.2cm)	70" (177.8cm)	140lbs (63.5kg)

Chairs

Model	Description	Depth	Height	Width	Weight
MCH-2000-00002	2000 Series - Kontur Chair: Steel Frame and Back, Firewooding	23.3" (59.3cm)	33" (83.8cm)	18" (45.7cm)	23.4lbs (10.6kg) / 18.0" (45.5cm)



2 DINING TABLE AND CHAIRS
1:10



Outdoor Sofa: Nevis Loveseat
Supplier: CabanaCoast
Finish: Grey Frame
Ash Quick-Dry Cushions
or approved equal

3 LOVESEAT
N.T.S.



FIRE TABLE

4 FIRE TABLE
1:1



5 PERGOLA
1:10

VDZ+A
 LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
 FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
 100-9181 Church St | 102-355 Kingway
 Fort Langley, BC | Vancouver, BC
 V1M 2K6 | VST 317
 www.vdz.ca | 604-882-0024

No.	By:	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
2	KM	Issued for Re-DP Draft	2024-05-20
1	KM	Issued for Review	2024-02-23

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
PENTICTON INNOVATION DISTRICT

Location:
Government Street
Penticton, B.C.

Drawn: KM	Stamp:
Checked: KM	
Approved: MVUZ	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REQUIREMENTS AND SPECIFICATIONS MUST NOT BE PRECED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Schedule 'A'
 DP PL 2024-9768

Drawing Title: DETAILS - SITE FURNISHINGS

Vdz Project #: DP2024-12

Drawing #: LD-05

Development Permit

Permit Number: DP PL2024-9800

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Proposed Lot 2 (Legal to be updated after subdivision)
 - Civic: Proposed Lot 2 of 1704 Government Street (Civic to be updated after subdivision)
 - PID: Proposed Lot 2 (PID to be updated after subdivision)
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a six-storey mixed-use retail and residential building as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to beginning works authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. The permit has lapsed as described under Condition 8, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

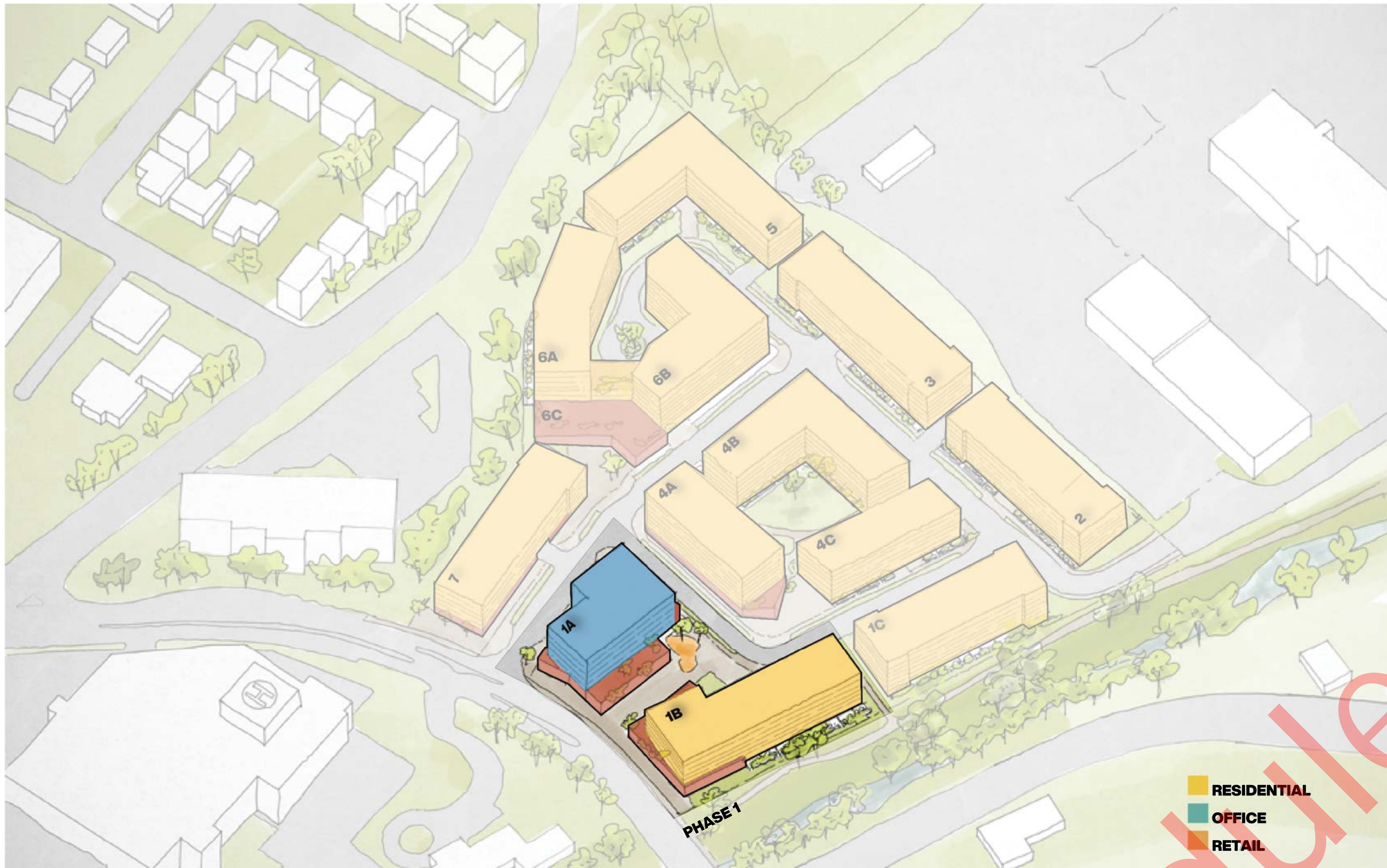
General Conditions

7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
9. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the ____ day of _____, 2024.

Issued this ____ day of _____, 2024.

Angela Collison
Corporate Officer



General Notes:

1. Refer to survey drawings for existing utility and grade conditions.
2. Refer to civil drawings for grading, back of sidewalk, curb, lip of gutter and proposed utility locations.
3. Refer to landscape drawing for planting and ground surface materials.
4. Refer to landscape drawings for outdoor amenity programming.
5. Structural system subject to change on Building 1A – Current drawings shown as Mass Timber to maximum parapet, building and floor to floor heights.
6. Elevation finish material and colour subject to manufacturer availability. Materials provided show intent and final selections must be approved by Architect.
7. CRU access locations and areas are shown as indicative. Final internal programming to be determined after occupancy, by owner and lessee. Tenant fit out by others.
8. Waste and recycling to be private collection at expense of owner. This project seeks exemption from City of Penticon recycling program in favour of privatized collection to minimize pickup and staging days reducing noise and traffic impacts to community.

General Grading Notes:

1. All utilities to be staked out by contractor and protected for duration of construction period.
2. Unless otherwise noted, provide a minimum 2% slope on all hard and soft landscape areas to ensure positive drainage away from buildings or to drainage structures, maximum 3:1 slope in soft landscape areas.
3. The layout of all proposed hardscape items, site furniture, lighting, planting beds and other materials is to be staked out by the contractor and approved by the landscape architect prior to installation.
4. All substitutions of specified materials to be approved by landscape architect.
5. Refer to civil for excavation depths, backfill, and base material for all landscape items shown on plan.
6. Slope shall match existing grade along all property lines.
7. Refer to civil engineer's precise grading plans for site grading plans for site grading, drainage, and utility locations. If actual site conditions vary from what is shown on the architect or landscape architect's plans, the contractor shall contact the owner's representative and architect for direction as to how to proceed.
8. The contractor is responsible for verifying the actual location and elevation in the field prior to beginning construction. The contractor shall protect all existing utilities and shall be responsible for any damage to existing utilities encountered during construction.
9. All proposed grades are to meet and blend in with existing grading at project limits, grading limits, and existing sidewalk. Precise elevations indicated on plans to be verified in field to as-built condition.
10. The debris created by landscape grading operations shall become the property of the contractor and shall be disposed of legally off site.
11. Final grading shall be reviewed by the landscape architect in the field prior to installation of planting.

General Site Layout + Material Notes:

1. All dimensions are imperial unless otherwise noted. Verify all dimensions with field conditions, report any discrepancies to architect/landscape architect for review and response.
2. All utilities to be staked out by contractor and protected for duration of construction period.
3. The layout of all hardscape items, site furnishings, boulders, landscape lighting, planting beds and other materials is to be staked out by the contractor and approved by the landscape architect prior to installation.
4. All substitutions of specified materials to be approved by architect/landscape architect.

Area Boundary + Dimension Notes:

1. Demising Walls – Placed at centreline
2. Stair | Elevator | Utility – Area boundaries placed at exterior finish face of core wall, dimensions per plan
3. Corridor – Finish face on corridor side
4. Exterior Walls – Area boundaries placed at exterior finish face of cladding, dimensions to grid line located at exterior line of sheathing, U.N.O.
5. All other dimensions to exterior face of sheathing/concrete, CL demising, adjacent grid

Project Information

Project Vision

Stryke seeks to revision and transform this property into the "Penticon Innovation District." This development will leverage the world class location: within the Okanagan adjacent to Penticon Regional Hospital, to create a world class master planned community that will offer spaces for people to live, work and play.

The vision is to deliver a complete community, based around a synergistic relationship between the uses on site and the energy of the surrounding community. The community design will be balanced to deliver strong urban architecture, place making, and sustainable design to ensure the best outcome for project stakeholders.

Public areas will be designed for multiple active uses ranging from public events to private gatherings, and even designed to accommodate small festivals and food trucks, this community will be a microcosm of the best of the Okanagan, and B.C. It will be a "village" which will enhance the life of those that live and work within the community, and around it.

Site Description

The 10 acre site at 1704 Government Street is located between the Carmi neighbourhood to the north, Penticon Regional Hospital to the west, and industrial areas to the south and east. It is approximately 1.5 km south of downtown Penticon, in the centre of the city between Lake Okanagan and Skaha Lake. Ellis Creek and an associated walking trail run along the south edge of the site.

The site is currently comprised of a large industrial warehouse and surface parking lot. The site has a flat topography within the property boundaries, with a significant elevation gain outside the property line to the north, towards Carmi Ave, an elevation drop to the south and an upward slope on the eastern border.

Rezoning Synopsis

This submission proposes the subject site be rezoned from an industrial (M1 with small C4-General Commercial subsection) to a CD – Comprehensive District. The site looks to provide mixed-use typologies, including ground-level retail, a mid-rise office tower and apartment style residential units. In line with the goals of Penticon's Official Community Plan (OCP), the CD zone proposal considers a variance to the current Zoning Bylaw's density, parking and setback guidelines.

Density

A 2.50 FAR minimum density is being proposed so that the site can adequately address both the City of Penticon and 2020 Regional Housing Assessment's goal for additional housing stock in the Okanagan. Density bonusing will be utilized to allow for variance to respond to demand over the ±10-year timeline for the project. At full build-out, the Penticon Innovation District will provide between 1200-1500 new homes for the community. This site also provides an opportunity to create a mixed-use urban character adjacent the Penticon Regional Hospital and extend retail services to compliment those already existing in the area and expand upon those that are needed.

Parking

The subject site is proposing a stall-to-bedroom ratio parking schedule in lieu of the stall-to-unit ratio. In an effort to increase sustainability, the project has been designed to align with progressive development standards, which leans towards a reduction in vehicle parking in favour of enhanced bicycle parking and facilities, increased pedestrian connectivity and encouraging greater use of transit networks. The proposed parking ratio is appropriate for mixed-use residential development and has been considered in conjunction with a transportation study.

Setbacks

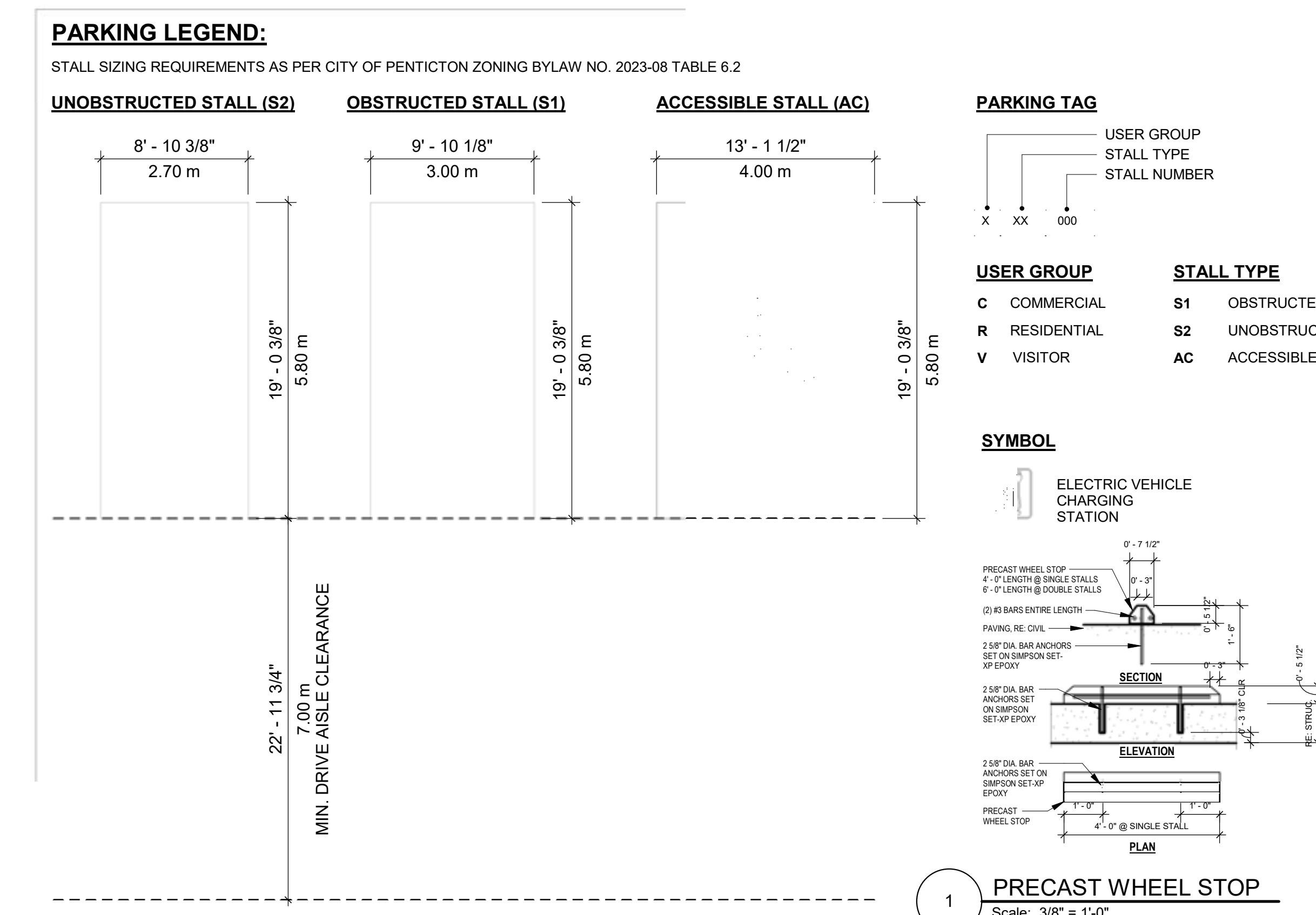
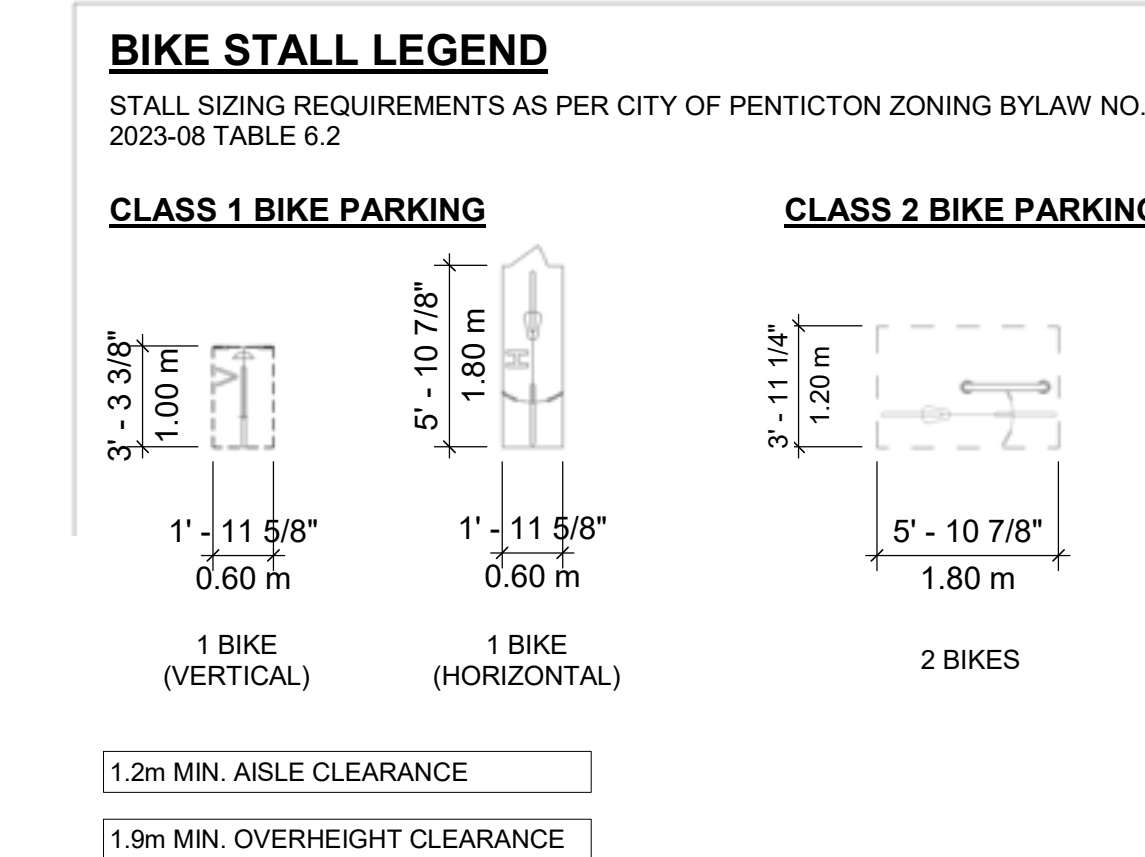
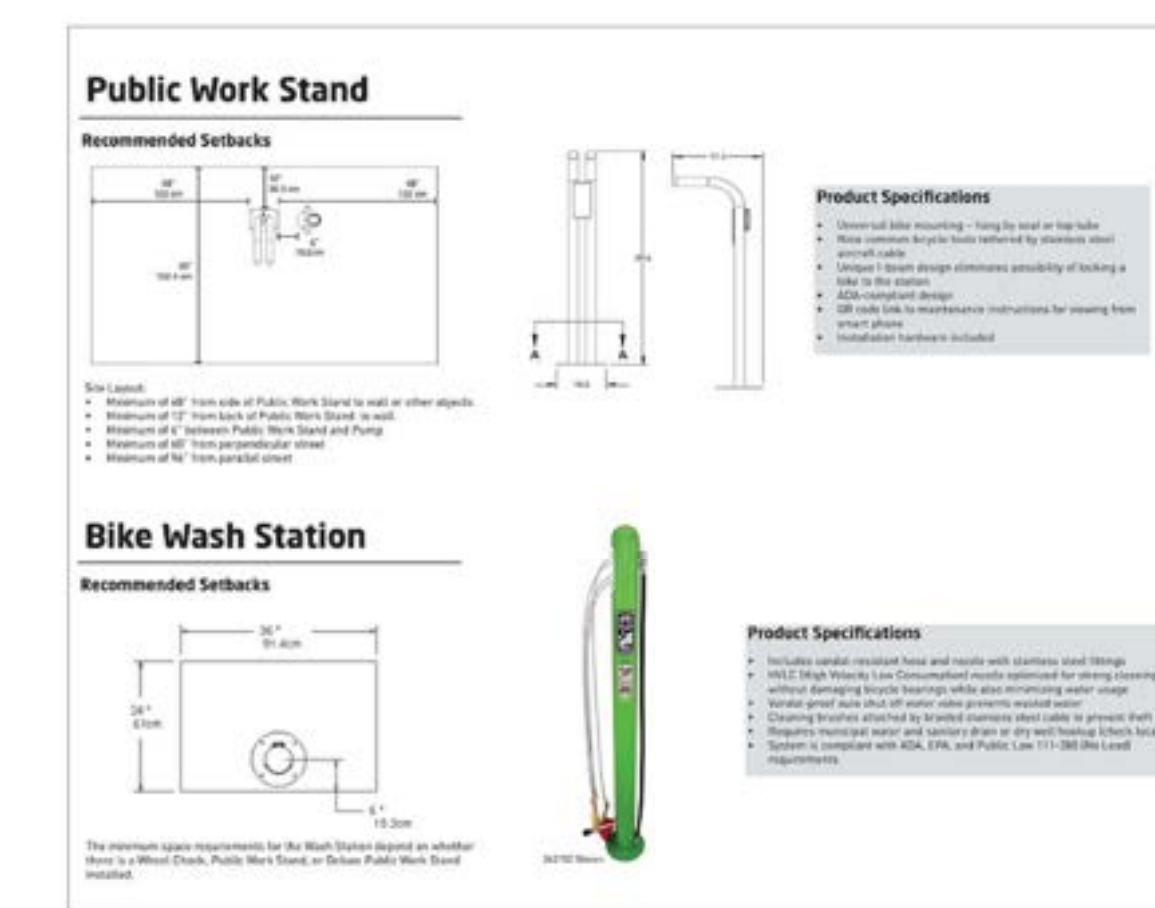
The building setbacks have been designed to support urban character and ground-plane interfacing for the pedestrian realm with both retail and residential uses. Each section has been carefully considered for what would be most appropriate for the end user the space. The project has also enlisted the study of a Qualified Environmental Professional (separate report attached) to help carefully consider and set out an appropriate setback to respect the Ellis Creek riparian zone to the south.

Penticon Airport Flight Path

The site does not fall under the Penticon Airport flightway.

Penticon Regional Hospital Flight Path

This site is directly across from the Penticon Hospital and will maintain that the top of all buildings will not interfere with the flight path, to be agreed upon with IH.



CLIENT

2500 - 13777 Commerce Parkway
Richmond, B.C. Canada
V6V 2K3

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Arcadis Architects (Canada) Inc.
formerly IB Group Architects (Canada) Inc.

ISSUES	No.	DESCRIPTION	DATE
	1	DEVELOPMENT PERMIT	2024-03-14
	2	DP RESUBMISSION	2024-06-27

CONSULTANTS

SEAL

PRIME CONSULTANT

1363 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 860 3432
www.arcadis.com

PROJECT
Penticon Innovation District
1704 Government Street
Penticon, BC

PROJECT NO:
142047

DRAWN BY:
ARCADIS

CHECKED BY:
ARCADIS

PROJECT MGR:
C. Wani

APPROVED BY:
L. Macaulay

SHEET TITLE
GENERAL PROJECT
INFORMATION & NOTES

SHEET NUMBER
DP10.00.02

ISSUE
2



Contextual Site Map

Site Surrounding + Context

As Penticton grows, new housing has been proposed, approved, and built in all areas including north and south of the site. The immediate surroundings include a stable residential neighbourhood in the central Carmi area.

Notably, the neighbouring community has evolved to include medical office space, housed within the residential community, particularly along Carmi Ave.

The adjacent hospital underwent a \$300M expansion which was completed in November 2021.



View of the residences north of the subject site



View of the south edge of the subject site, Industrial Ave facing west



View of Government St. facing Penticton Regional Hospital



Mountain view facing west from Carmi Ave north of the site



Drone shot of overall project site facing southwest



View of the 740 Carmi Ave, fronting onto Government St.



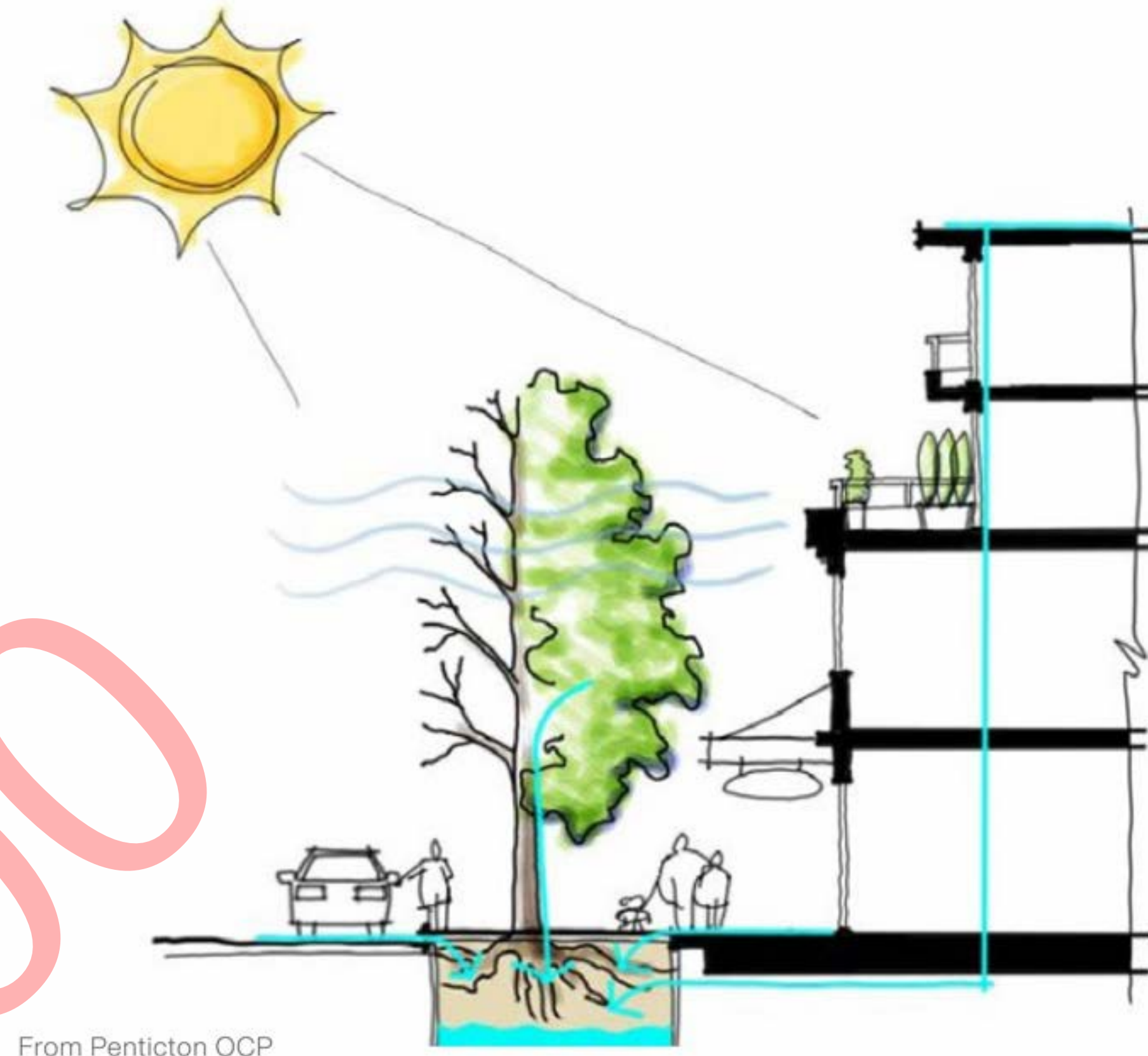
View of walking trail along Ellis Creek



Drone shot of overall project site facing northeast

Response to OCP + Bylaw

The Government Street site falls under the Commercial & Mixed-Use Development Permit area (5.3.3), an area with a high standard of urban design built on the following design objectives: produce streetscapes defined by attractive buildings and landscaping, transition parking to more pedestrian friendly and amenity rich zones, provide attractive and safe pedestrian and vehicular environments, establish built forms using quality urban design and reflect the multi-family design guidelines for mixed-use.



Connectivity Network

The site is located directly across from the Penticton Regional Hospital and directly north of the Ellis Creek Pathway.

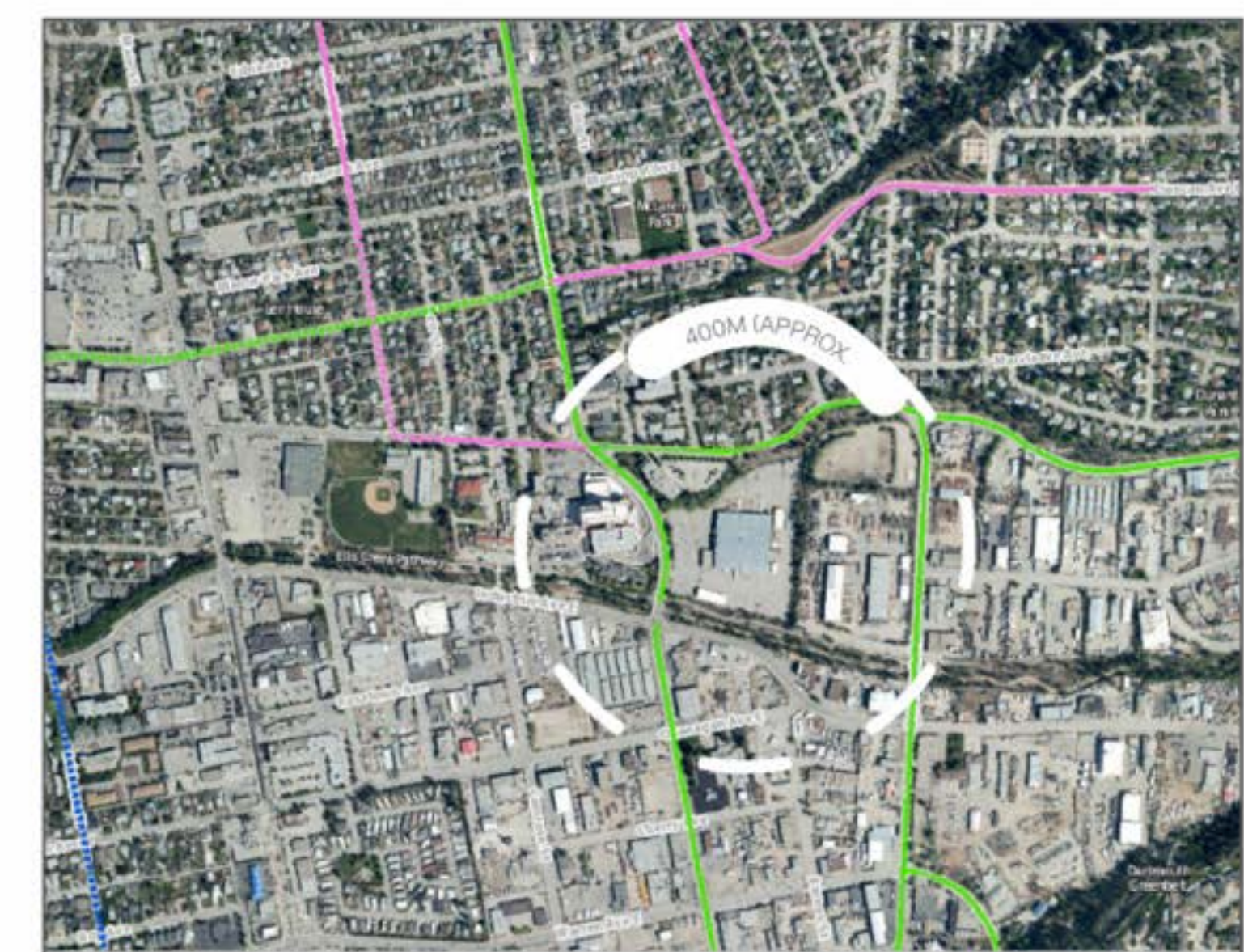
The site is within a 20 min. walk to the Cherry Lane Exchange on the transit network, or also accessible via Route 1. It also provides frontage and connectivity to the standard bike route along Government Street that allows connection via Duncan Ave to the Lake to Lake bike route being completed in 2023.

The Ellis Creek pathway is directly to the south of the site, providing a buffer of Industrial Ave. for pedestrians. The development will make improvements to both the Ellis Creek multi-use pathway and the Carmi Ave. pathway to the North.

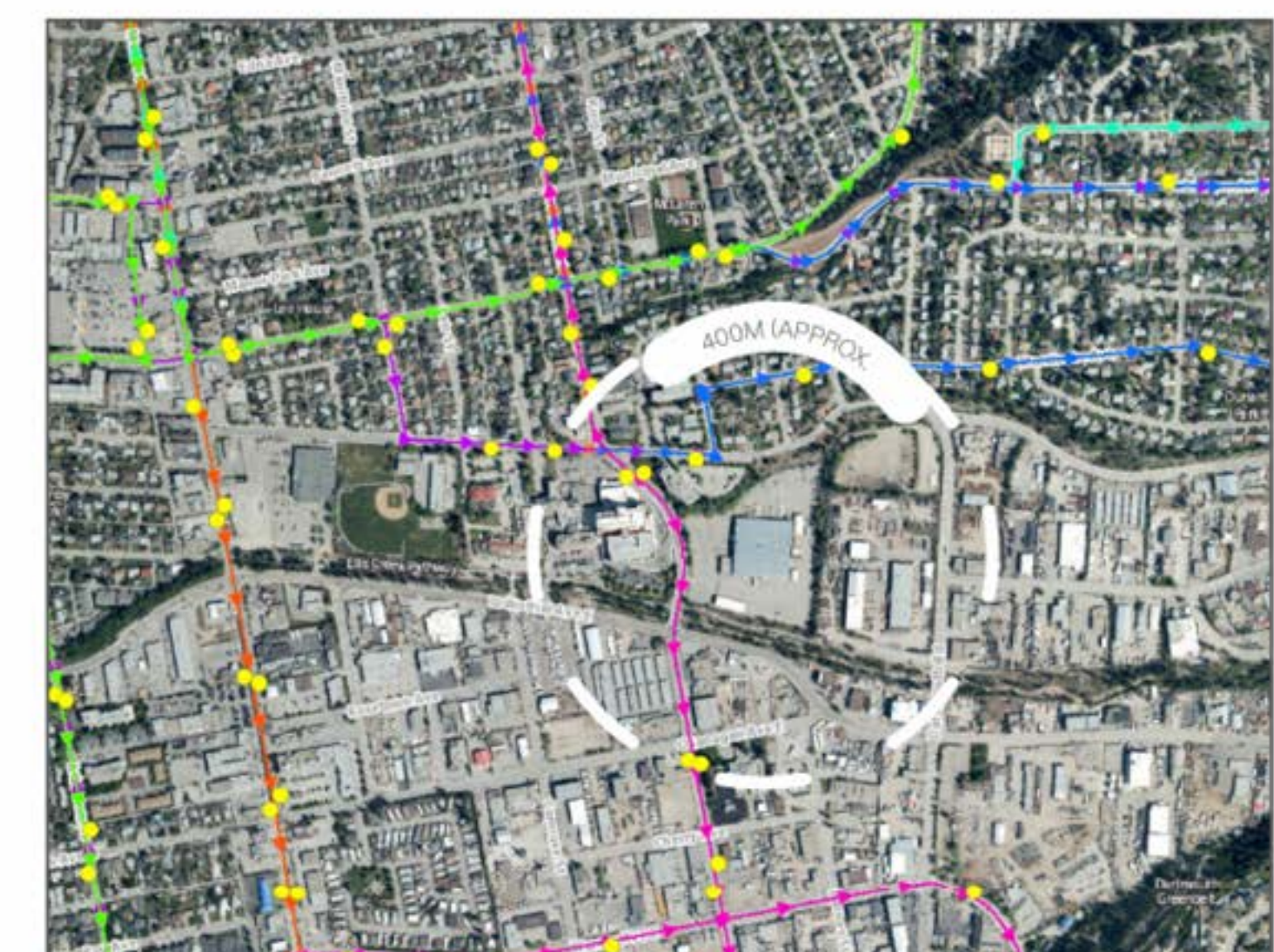
Styke will include bicycle oriented design encompassing amenities, bike repair and storage areas, as well as convenient and direct access to/from buildings.

- LEGEND
- Separate Bike Lane, Existing
 - Separate Bike Lane, Proposed
 - Shared Bike Lane, Existing
 - Shared Bike Lane, Proposed
 - Standard Bike Lane, Existing
 - Standard Bike Lane, Proposed

- LEGEND
- Transit Route 1
 - Transit Route 2
 - Transit Route 3 (School)
 - Transit Route 4
 - Transit Route 5
 - Transit Stop



Cycling Network



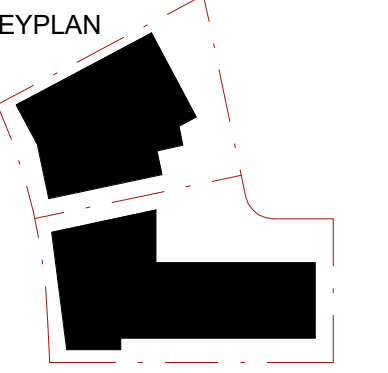
Transit Network



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	1	DEVELOPMENT PERMIT	2024-03-14
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CONSULTANTS

SEAL

PRIME CONSULTANT
ARCADIS
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PROJECT
Penticton Innovation District
 1704 Government Street
 Penticton, BC

PROJECT NO:
142047

DRAWN BY:
ARCADIS

PROJECT MGR:
C. Viani

CHECKED BY:
ARCADIS

APPROVED BY:
L. Macaulay

SHEET TITLE
CONTEXT PLAN & AERIAL PHOTOS

SHEET NUMBER
DP10.00.03

ISSUE
2

4.1.1 Managing Residential Growth

Ref.	Goal Design Principle	Design Response
4.1.1.1	Goal: New residential development in or adjacent to existing developed areas	Repurposing a site adjacent PRH and Carmi community to create substantial new housing stock
4.1.1.2	Avoid development in environmentally – sensitive areas, geological hazard and flood hazard areas, on steep slopes, in agricultural areas and in areas not readily served by transit	Our project site is on a flat, open area that has undergone an environmental study to ensure compliance with all riparian requirements. It is also well served by transit along Government Street
4.1.5.1	Recognize that some traditionally single-family neighbourhoods will see intensification as the city grows, but ensure that new forms of residential development are compatible with the neighbourhood in scale and design, and are appropriately located (e.g., great density closer to collector roads, service and amenities)	Proposed high densities are largely concentrated to the SW corner of the project site, closest to Government Street. Additional heights are placed adjacent hillsides where impact can be minimized and existing office buildings.
4.1.6.1	Ensure all residential neighbourhoods in Penticton provide a range of appropriately-scaled housing types and tenures, employment opportunities such as home-based businesses, transportation options like walking and cycling, social supports such as childcare facilities and access to green space and parks.	The proposed rezoning outlines an increase to bike ratios per dwelling unit to encourage use of adjacent bike lanes, and pedestrian focused streetscapes included a woonerf inspired private road through the key public plaza area. We are also proposing a large daycare space in our office building to support families being able to have a live-work scenario on site or at the adjacent Penticton Regional Hospital. We have also designated 5% of our site to parkland, including a playground in Phase 4.

5.2.2 General Guidelines

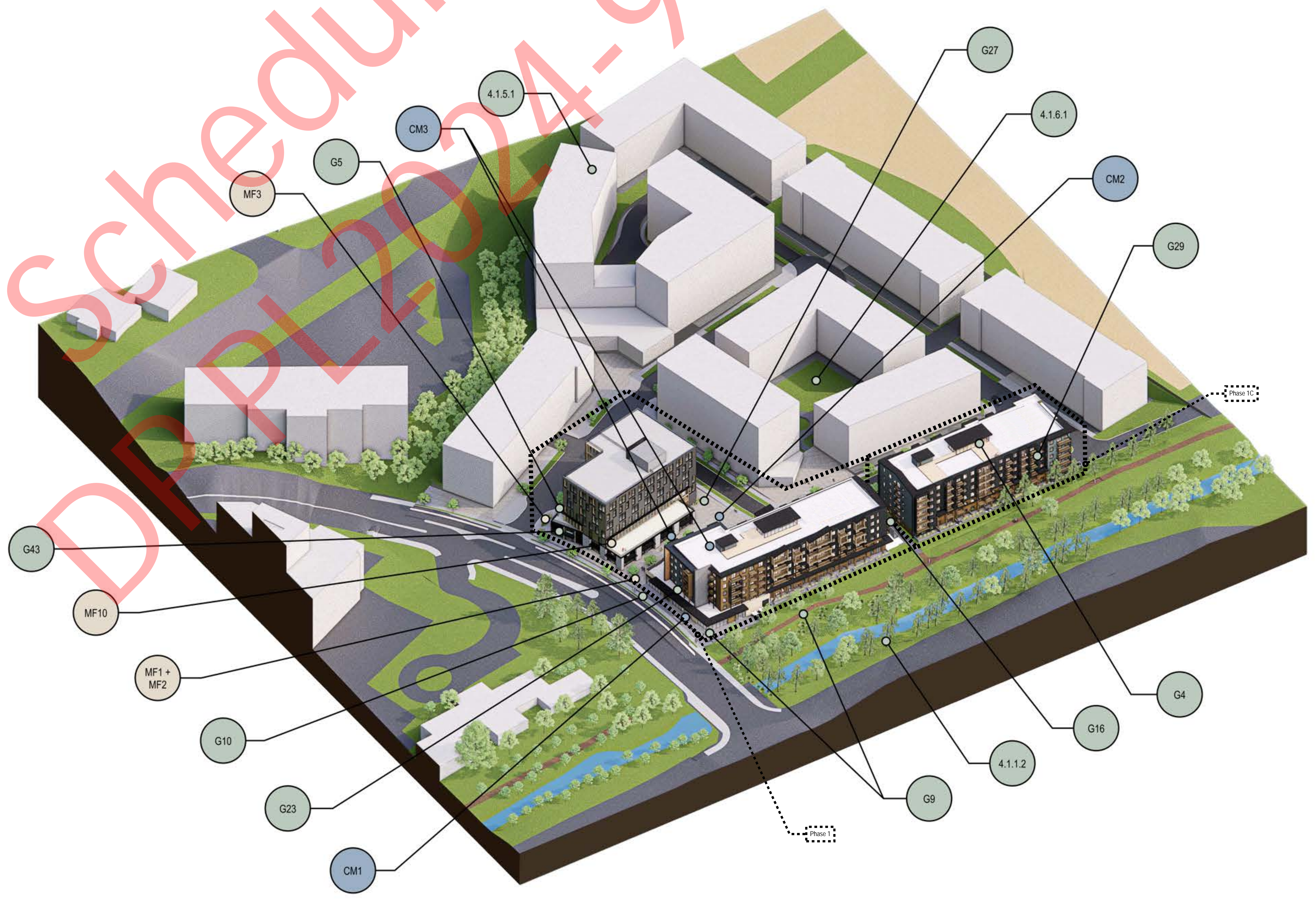
Ref.	Goal Design Principle	Design Response
G4	Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development.	We have created rooftop amenity spaces in Phase 1, oriented to best capture surrounding vistas.
G5	Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitional to neighbouring building setbacks	We have proposed key locations for 0m setbacks at key building frontages where there are retail applications along our internal site roadways. Where we are required to have a larger setback to accommodate potential future dedications along government street, we are proposing a continuous pedestrian realm to encourage a seamless transition from the public realm and visible retail frontages.
G7	All designs shall consider Crime Prevention Through Environmental Design (CPTED) principles and balance the reduction of crime and nuisance opportunities with other objectives to maximize the enjoyment of the built environment.	The site has been designed to encourage both pedestrian and vehicular circulation. We have also created patio zones with planting buffers to delineate public from private spaces, however, still have ground plane interfacing to encourage 'eyes on the street'. Units have also been oriented towards all sides of the buildings on site to further that principle. Mixed-use buildings with retail interfaces are plaza facing with open sight lines. Where possible, residential, and commercial buildings over, step back to further widening of sight lines. Plazas and boulevards will be well lit and maintained to encourage extended use hours.
G9	Pedestrian connectivity to adjacent properties is encouraged. With the exception of private yards, open spaces shall be designed for public access and connectivity to adjacent public areas (and publicly – accessible private spaces).	The project has oriented pedestrian routes to major points of connectivity, namely Government Street and the Ellis Creek pathway. We are also looking to create links to the Carmi Neighbourhood through future phases.
G10	Development of larger parcels should provide pedestrian connections to adjacent public areas and create an effective street-fronting block scale of 60m-190m.	Our Phase 1 Block has a pedestrian frontage that is over 75m long, integrating a mix of retail uses with a centralized public plaza.
G16	Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space: • Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping (see Figure 5-4). • Where possible, shared automobile accesses should be considered to optimize land use, and to reduce impermeable surface coverage and sidewalk crossings.	Our off-street parking entrances have all been placed internal to the site and shared wherever possible. For our current iteration, Building 1B + 1C share a parkade ramp to minimize the interruption for pedestrians on our internal woonerf streetscape.
G23	Articulation of building mass should include horizontal (minor) setbacks and step backs (along upper storeys) to provide visual interest and enrich the pedestrian experience. Balconies and/or cantilevered upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.	The retail podiums on buildings 1A and 1B have been used to create articulation, with overhead levels stepping back to further open sightlines. Balconies and material treatments have been placed on facades to play with visual volume and emphasize a delineation between residential, retail and office occupancies.
G24	Street-facing units should utilize a layering of elements – including but not limited to street-facing entries, stairs, stoops, porches, patios and landscape elements – to create transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkway, ramp, stair), semi-private (e.g., stoop, balcony) and private areas.	All the ground level residential units have patios that face the public realm, defined by a change in surface materiality, a row of planting, and, wherever possible, a slight step up from the public sidewalk.
G27	Development should activate the public realm (e.g., sidewalks) and shared open spaces by placing active uses at street-level.	A large, shared public plaza space has been planned between buildings 1A + 1B to integrate retail and residential uses for a spectrum of accessibility abilities. Considerations include various levels and types of seating, provisions for shade, wayfinding through surface treatment and built in activities such as a small Bubble Water Feature.
G29	Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas (see Figure 5-7).	Every dwelling unit in Phase 1 overlooks at least one or more of the following: public sidewalk, public plaza, Ellis Creek pathway, internal pathway, retail patio, Government Street frontage, Private woonerf streetscape.
G34	Tree retention • New development should retain, where possible, existing mature and native trees and protect their root systems; • Pre- and post-development tree surveys are required must be undertaken.	The project has a minimal number of trees on site in the Phase 1 area but has made provisions to improve the Urban Forest by providing additional landscaping through the use of planters, boulevard trees and retention of the trees in future phases where appropriate.
G39	Defining the Public- and Private Realms • Clearly signaled transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkways, ramp, stair), semi-private (e.g., stoop, balcony) and private (e.g., entry) realms shall be clearly defined to enhance both the privacy of residences and the pedestrian experience, and may include: o Landscape terracing (e.g., grading, retaining); o Structures (e.g., fences, pergolas, trellises); o Planting (e.g., low hedges) and/or o Changes in surfacing materials.	Public and private spaces have been defined by using surface treatments and differentiated levels. Planting is being used as both screening for privacy and a visual cue for wayfinding to create a separated private patio space, leading to ground floor units.
G43	Address both fronting streets in a pedestrian-friendly way, preferably with pedestrian entrances and/or windows on both facades	For the retail frontages in Phase 1 we have frontages wrapping on all exposed sides to create pedestrian activation wherever possible.
G59	Garbage and recycling bins should be contained within screened enclosures that are coordinated with the overall design	Garbage and recycling rooms are all proposed to be contained within each building for Phase 1 and will only be visible when staged for collection.

5.3.3.7 Commercial + Mixed Use Guidelines

Ref.	Goal Design Principle	Design Response
CM1	Retail building frontages: • shall meet the sidewalk at grade • are encouraged to be built to the property line so that a continuous commercial street frontage is maintained • may be set back at a maximum of 4.0m from the property line to allow for an active outdoor use such as a courtyard or patio, or to respond to a building setback from an adjacent property, where necessary (see Figure 5-18). • may feature outdoor displays and patios provided a minimum 2.0m wide clear pedestrian zone within the public sidewalk is maintained.	All retail frontages are aligned to at grade sidewalk conditions for Phase 1. Wherever possible, they have been extended to the property line, while still respecting a comfortable width for the pedestrian realm. Areas where there is an additional retail setback have planned, activated plaza space. The public plaza is in the direct centre of the Government Street frontage for Phase 1, between Buildings 1A + 1B. It is highly visible from each building in this phase, as well as from the neighbouring properties and from any pedestrian or vehicular traffic along Government Street. Considerations for all different kinds of small retail outlets, including cafés with patios, were made in the design of this space. The concept for the public plaza is to create a centralized hub for a variety of uses and users. Sun and wind have been considered in the landscape design, providing a variety of exposures for shoppers and residents alike. Outdoor furnishings have been provided in a variety of heights and forms as fixed landscaping elements. Additional furnishing options will be included when future retailers outfit their patio spaces adjacent the plaza.
CM2	Plazas Outdoor eating areas and street-side plazas are encouraged and should: • be located adjacent and connected to a public sidewalk and at centres of activity, such as transit exchanges, intersections of important streets and retail streets, thus providing a focal point for these areas. • be framed by buildings on a minimum of two sides to create well defined edges. The buildings should have active uses facing the plaza such as shop entrances, food/beverage, or recreation/community. • account for user comfort in their design by incorporating: o protection from wind and excessive sun through appropriate siting and use of suitable plants and landscape structures (e.g., layered plantings, screen walls / trellises etc.). o comfortable and functional furnishings such as lighting, seating, trash receptacles and restrooms in high-traffic locations.	The public plaza is in the direct centre of the Government Street frontage for Phase 1, between Buildings 1A + 1B. It is highly visible from each building in this phase, as well as from the neighbouring properties and from any pedestrian or vehicular traffic along Government Street. Considerations for all different kinds of small retail outlets, including cafés with patios, were made in the design of this space. The concept for the public plaza is to create a centralized hub for a variety of uses and users. Sun and wind have been considered in the landscape design, providing a variety of exposures for shoppers and residents alike. Outdoor furnishings have been provided in a variety of heights and forms as fixed landscaping elements. Additional furnishing options will be included when future retailers outfit their patio spaces adjacent the plaza.
CM3	Mixed-use developments require thoughtful consideration to create synergies in mix and placement of uses. • Mixed-use buildings should be designed with compatible uses, with more public uses (e.g., retail, commercial) on the ground floors fronting high pedestrian traffic areas and more private uses (e.g., residential, office) on upper floors or along quieter streets. • Mixed-use developments should be ground-oriented and should address, activate and, where setbacks allow, expand the public realm. • Mixed-use developments require additional consideration for resident amenity spaces within and/or adjacent to buildings (see Figure 5-20).	Phase 1 is an embodiment of mixed-use development. Current planned uses include retail, day care, office and residential types, with consideration for a full range of age groups. Activation of public space with delineation of private space was a primary goal of the site design. In addition to signage, use of surface treatment, as well as planting, will help to create intrinsic wayfinding for the various user groups on site. To ensure residents have quiet, private spaces to enjoy, rooftop amenity spaces have been created in addition to the ground plane public plaza. Scenic lake and hillside views will be visible from each building. There has also been consideration made for the interface along the Ellis Creek pathway a more subdued public to private interface, by use of stepped patios and landscape screening that will maintain access to the public realm but allow residents to enjoy their outdoor spaces without full exposure.

5.3.2.7 Multifamily Residential Guidelines

Ref.	Goal Design Principle	Design Response
MF1	All multifamily developments should incorporate community amenity spaces that provide opportunity for recreation and play and address the needs of all age groups likely to reside within the development.	Phase 1 will provide a public plaza space designed for a full range of users. It also has rooftop patio space integrated into each of the buildings to further encourage outdoor recreation and community interaction among neighbours and colleagues.
MF2	In an effort to promote community and social sustainability, multifamily developments should exhibit a preference for courtyard forms with views into them from ground oriented ground floor units.	Phase 1 employs the use of a courtyard style plaza to integrated retail and residential uses. Future phases will also have courtyard community spaces.
MF3	Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest, and incorporate safe play areas in interior courtyards.	All outdoor amenity spaces have vegetation within view. The landscaping also serves as a buffer zone between pedestrians and vehicles. Plaza spaces that have more active engagement have been planned at locations furthest from high traffic intersections to increase user safety.
MF5	Electric vehicle charging stations should be provided in larger developments	EV stalls will be provided as outlined.
MF6	Entrances to apartment lobbies should be connected to adjacent sidewalks and provide seating, as well as clear pedestrian-oriented signage. Public art is also encouraged.	The principal entrances for both residential buildings are along the pedestrian sidewalk, directly adjacent the private woonerf street.
MF10	To create a positive street presence and contribution to the public realm: • Tall buildings will be designed with podiums of ground-oriented residential or commercial uses at grade and point towers above. This will provide continuous frontage along the street and ensure active uses at the ground level. • Building masses of podiums should be substantially broken up at least every 48m (160 ft.) to vary the spatial experience for a passer-by every 30 seconds at normal walking speed	The retail podiums on buildings 1A and 1B have been used to create articulation, with overhead levels stepping back to further open sightlines. Building 1A is the tallest for this Phase, and as such has a podium mass that terminates after the first above grade level. The upper levels of the building rotate from the podium to improve sightlines for neighbours and reduce the perceived bulk of the tower.



CLIENT

STRYKE
#200 - 1377 Commerce Parkway
Richmond, B.C. Canada
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PROJECT
Penticton Innovation District
1704 Government Street
Penticton, BC

PROJECT NO:
142047

DRAWN BY:
ARCADIS

PROJECT MGR:
C. Viani

CHECKED BY:
ARCADIS

APPROVED BY:
L. Macaulay

SHEET TITLE
DP GUIDELINE ANALYSIS

SHEET NUMBER
DP10.00.04

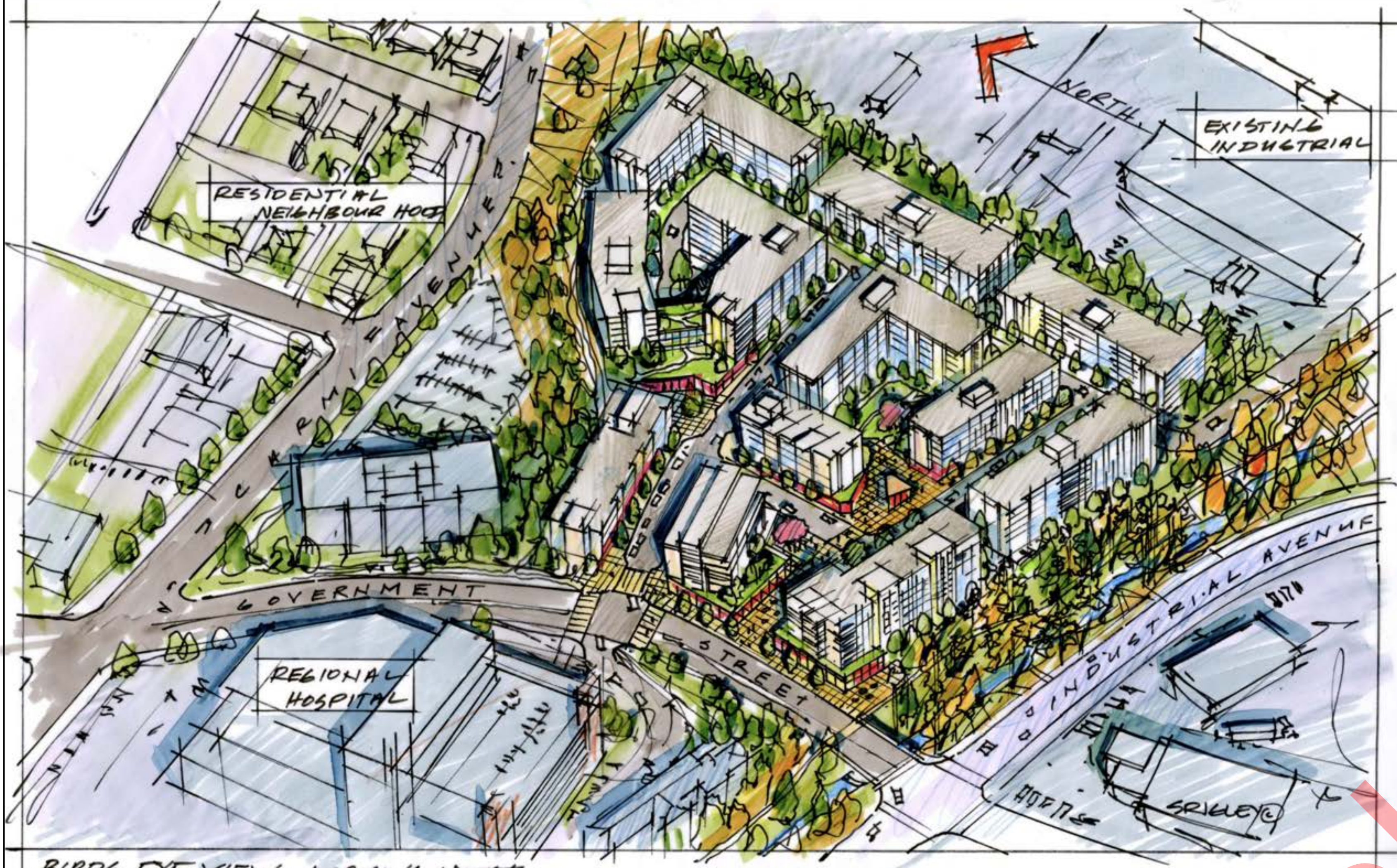
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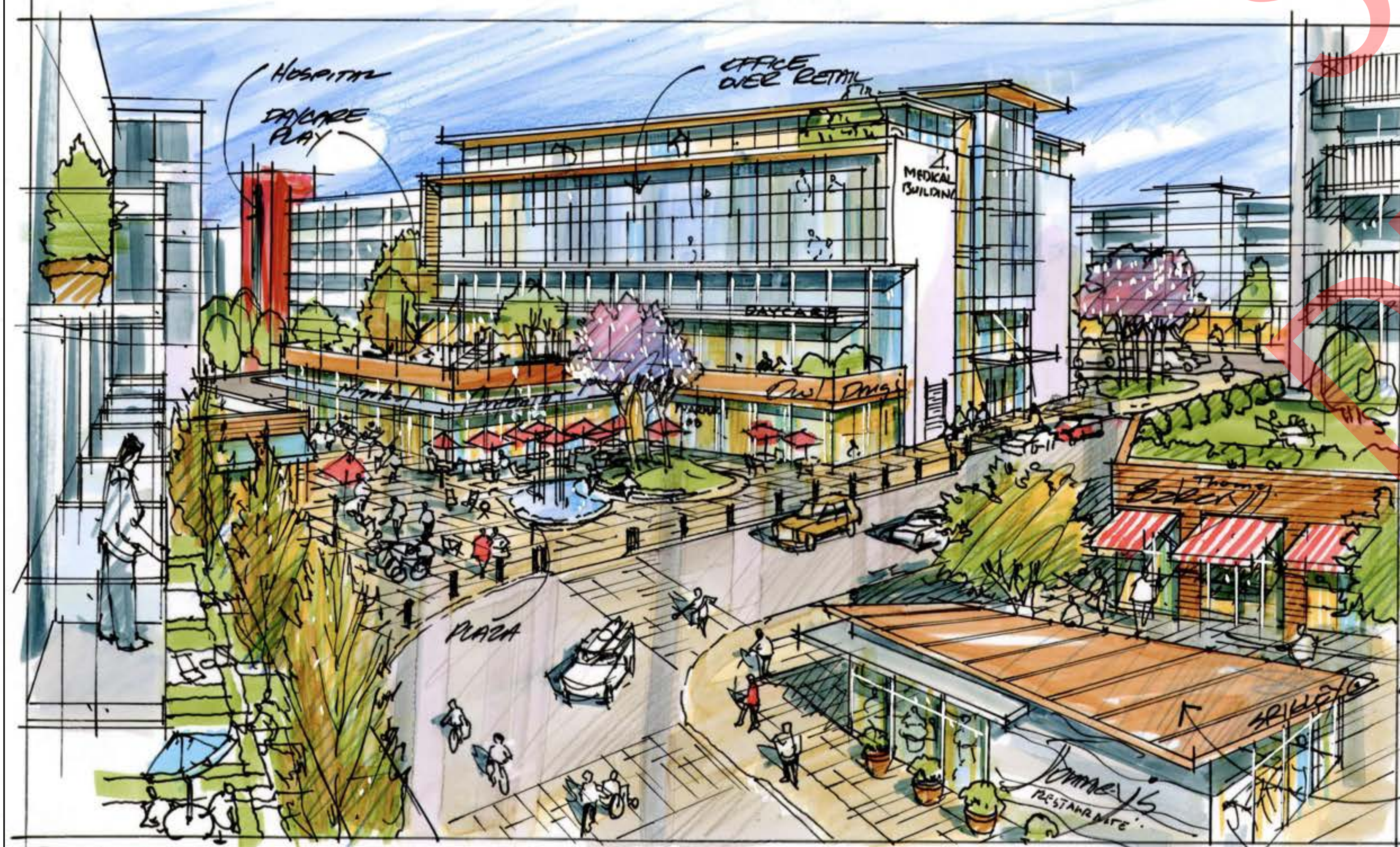
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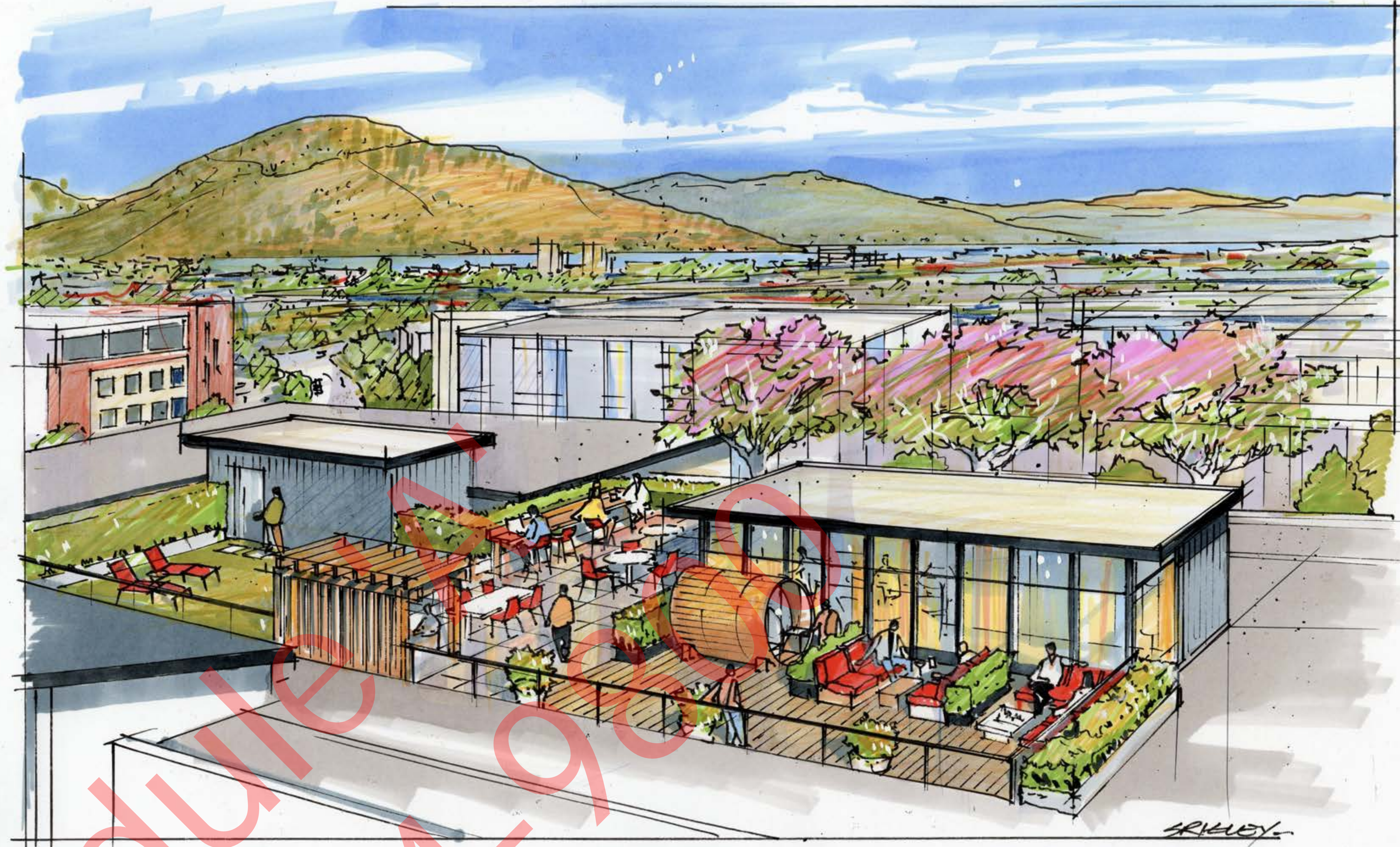
DESIGN VISIONING SKETCHES



BIRDS EYE VIEW - LOOKING WEST.



ELEVATED VIEW OF INTERVAL PLAZA & STREET.

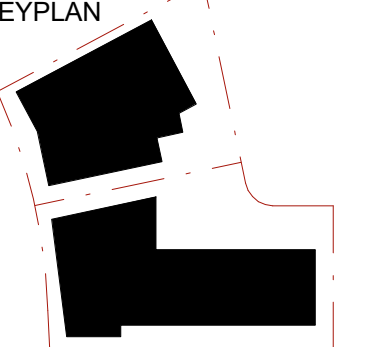


VIEW LOOKING NORTH WEST ACROSS GOVERNMENT STREET.

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 DESIGN SKETCHES

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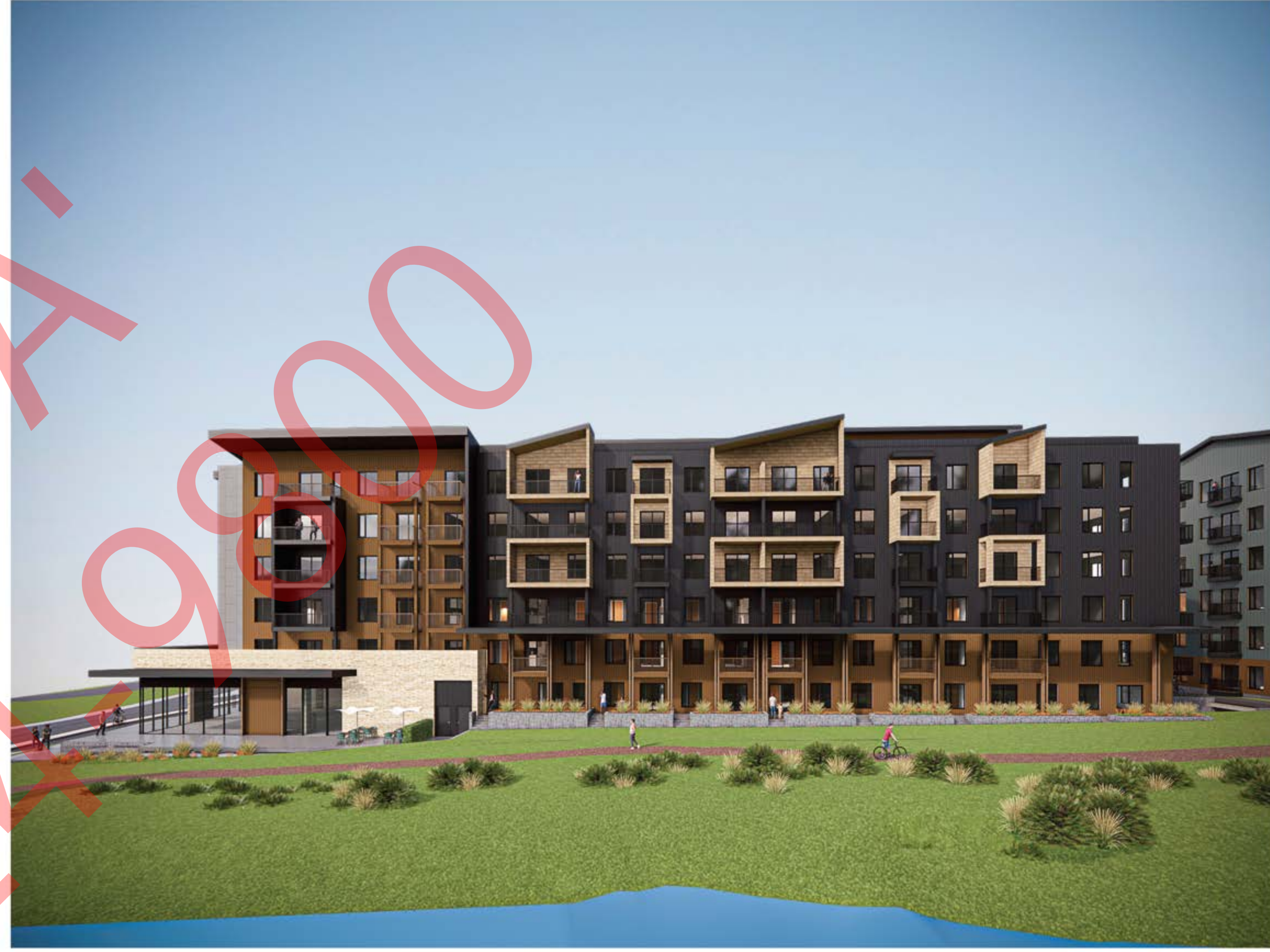


RESIDENTIAL BUILDINGS CONCEPT:

The architectural concept for the residential buildings pays homage to the industrial history and natural beauty of the place aimed at inspiring its inhabitants. Drawing inspiration from the area's industrial past, the design integrates shapes and colours referencing old warehouses or industrial buildings that once stood in the area while embracing the surrounding natural environment.

The building incorporates abundant use of wood and green tones, creating a seamless connection with Ellis Creek. This juxtaposition of industrial elements with natural materials not only reflects the rich history of the region but also fosters a deep sense of place. Through thoughtful design, the building provides residents with spaces that inspire creativity, wellness, and community interaction.

From communal areas that encourage socialization to wellness amenities that promote holistic well-being, every aspect of the design is crafted to enrich the lives of its inhabitants and inspire a deeper appreciation for the beauty of both the built environment and the natural world.



3.010 - FIBRE CEMENT SIDING - GRAY	3.01B - FIBRE CEMENT BOARD AND BATTEN 6" VERTICAL SIDING - WOOD COLOUR
3.02B - BRICK - DARK GREY	3.01E - FIBRE CEMENT SHINGLE SIDING - LIGHT WOOD COLOUR
3.01A - FIBRE CEMENT BOARD AND BATTEN 1" VERTICAL SIDING - DARK GREY	3.02A - BRICK - LIGHT
3.31B - METAL FLASHING - BLACK	3.01C - FIBRE CEMENT BOARD AND BATTEN 1" VERTICAL SIDING - DARK TEAL

Lauren to Confirm Note:
Renderings are artistic representation of form and character only. Refer to elevations for material finishes and locations.

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Penticton, BC

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142047

DRAWN BY:
ARCADIS

CHECKED BY:
ARCADIS

PROJECT MGR:
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APPROVED BY:
L. Macaulay

SHEET TITLE
B.1B - RENDERERS/MATERIAL BOARD

SHEET NUMBER
DP10.00.07

ISSUE
2

PROJECT DESCRIPTION

PROJECT ADDRESS: 1704 GOVERNMENT STREET
POLICY AREA: LOT A DISTRICT LOT 3429S SMIKAMEEN
CURRENT ZONING: M1, C4
PROPOSED ZONING: CD

OVERALL SITE AREA

Table with 5 columns: SITE AREA EXISTING, SITE AREA PROPOSED, SITE (Acres), SITE (ft²), SITE (Ha), SITE (m²)

LOT AREA - PHASE 1B

Table with 5 columns: LOT, LOT (m²), LOT (ft²), FAR, LOT COVERAGE (incl Res. Patio)

PROPOSED HEIGHTS

Table with 5 columns: BUILDING 1B, HEIGHT (m), HEIGHT (ft), BASE GEO (m), TOP GEO (m)

BUILDING 1B

Table with 15 columns: Level, Number of Res. Units, Total Floor Area (ft²), Exclusions (ft²), FAR (NFA) AREA

Summary table with 5 columns: GFA Avg per Floor Above Grade, Efficiency of Above Grade NFA, Total GFA, Total NFA, Residential Efficiency

RESIDENTIAL AMENITY AREA

Table with 10 columns: PHASE, BUILDING NUMBER, UNIT COUNT, UNIT BALCONY+ PATIO, ROOFTOP PATIO, INDOOR AMENITY, AVG. AMENITY / UNIT

BIKE PARKING

Table with 8 columns: BUILDING NUMBER, USE, CLASS 1 REQ., CLASS 2 REQ., TOTAL REQ., CLASS 1 PROV., CLASS 2 PROV., TOTAL PROV., SURPLUS (DEFICIENCY)

VEHICLE PARKING

Table with 9 columns: BUILDING NUMBER, USE, STANDARD STALL REQ., ACCESSIBLE STALL REQ., TOTAL REQ., STANDARD STALL PROV., ACCESSIBLE STALL PROV., TOTAL PROV., SURPLUS (DEFICIENCY)

VEHICLE PARKING RATIOS

Table with 3 columns: STALL TYPE, UNIT TYPE, RATIO

BIKE PARKING RATIOS

Table with 3 columns: STALL TYPE, USE, RATIO

UNIT MIX BY PHASE + BUILDING

Complex unit mix table with columns for Building No., Level, and various unit types (A-I) and totals.



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ISSUES table with columns: No., DESCRIPTION, DATE

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PROJECT: Pentiction Innovation District, 1704 Government Street, Pentiction, BC

PROJECT NO: 142047, DRAWN BY: ARCADIS, PROJECT MGR: C. Viani, APPROVED BY: L. Macaulay

SHEET TITLE: SITE STATISTICS & PROJECT DATA

SHEET NUMBER: DP10.10.01, ISSUE: 2

- SITE LEGEND**
- PROPOSED PROPERTY LINE
 - SETBACK LINE
 - EXISTING PROPERTY LINE
 - RIPARIAN SETBACK LINE
 - EASEMENT LINE
 - HIGH WATER BOUNDARY LINE
 - GEODETIC ELEVATION
 - ▲ MAIN ENTRANCE
 - ▶ ENTRY / EXIT
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - BUSHLIGHTS REFER TO LANDSCAPE & ELECTRICAL DRAWINGS
 - PAVERS REFER TO LANDSCAPE DRAWINGS
 - CONCRETE SIDEWALKS REFER TO LANDSCAPE DRAWINGS
 - CONCRETE PRIVATE ROAD PAVEDS REFER TO LANDSCAPE DRAWINGS
 - CONCRETE PUBLIC ROAD REFER TO LANDSCAPE DRAWINGS
 - PLANTED LANDSCAPING REFER TO LANDSCAPE DRAWINGS
 - GRAVEL/PAVEMENT REFER TO LANDSCAPE DRAWINGS
 - EXISTING TREE TO REMAIN REFER TO LANDSCAPE DRAWINGS
 - CLASS 2 BIKE RACKS REFER TO LANDSCAPE DRAWINGS
 - SANITARY SERVICE CONNECTION REFER TO CIVIL DRAWINGS
 - STORM SERVICE CONNECTION REFER TO CIVIL DRAWINGS
 - COMBINED DOMESTIC AND FIRE INTERCONNECTED WATER SERVICE CONNECTION REFER TO CIVIL DRAWINGS

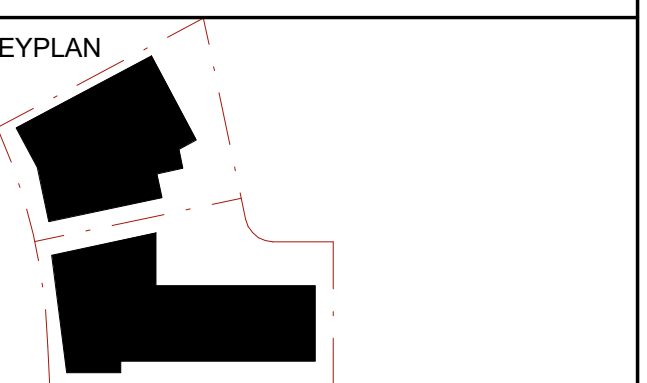


1 OVERALL SITE PLAN
 DP10.10.02 SCALE: 1" = 40'-0"

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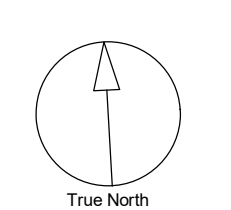
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SHEET TITLE
 OVERALL SITE PLAN

SHEET NUMBER
DP10.10.02
 ISSUE
2

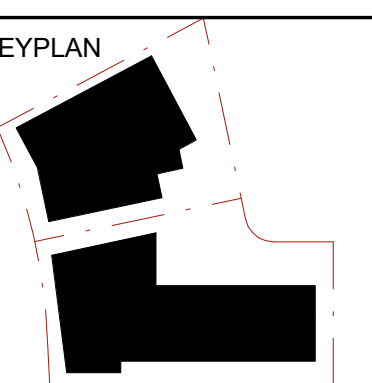


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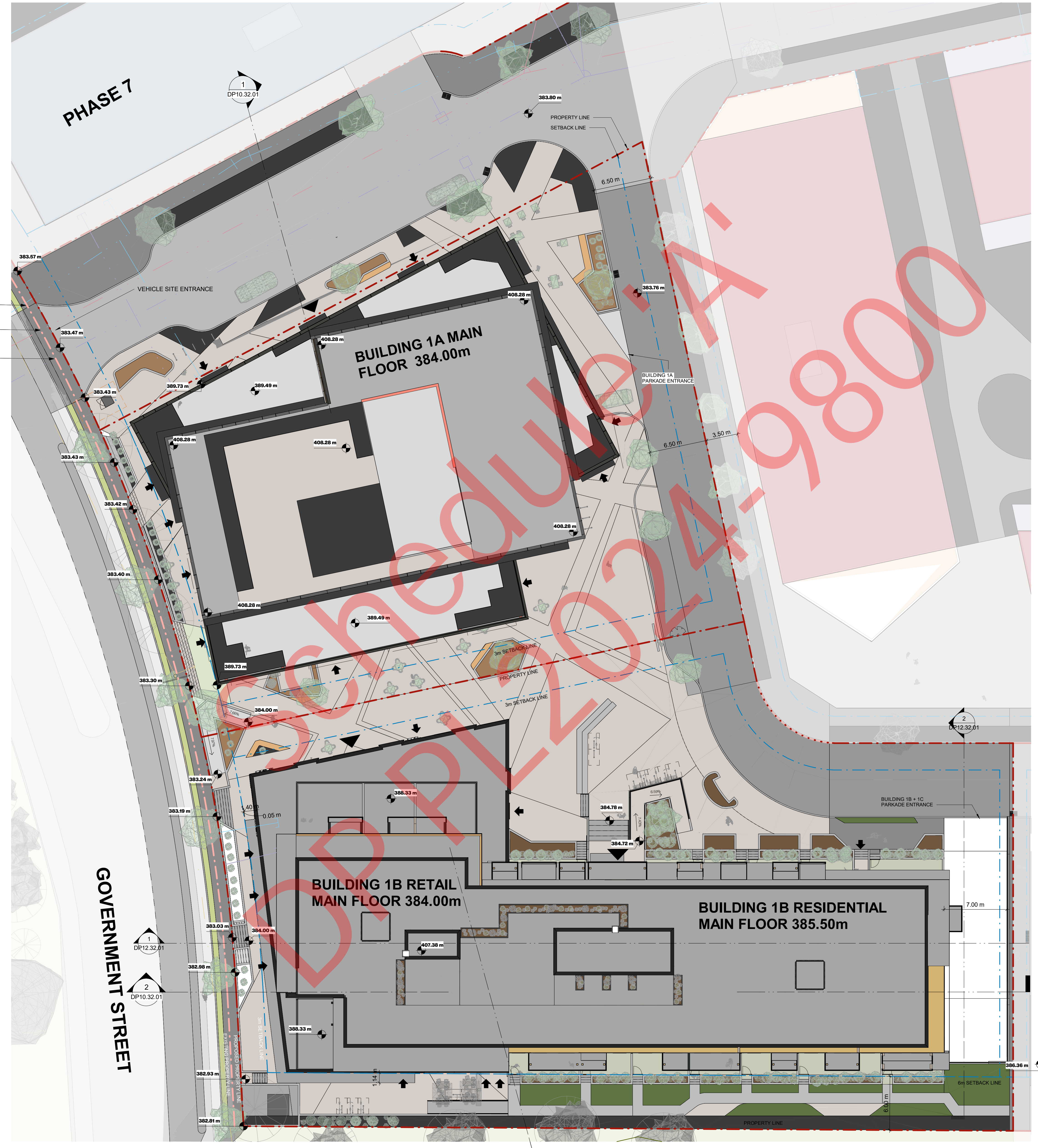
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SHEET TITLE
PHASE 1 SITE PLAN

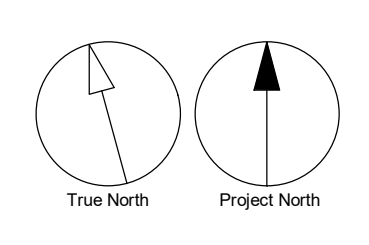
SHEET NUMBER
DP10.10.04

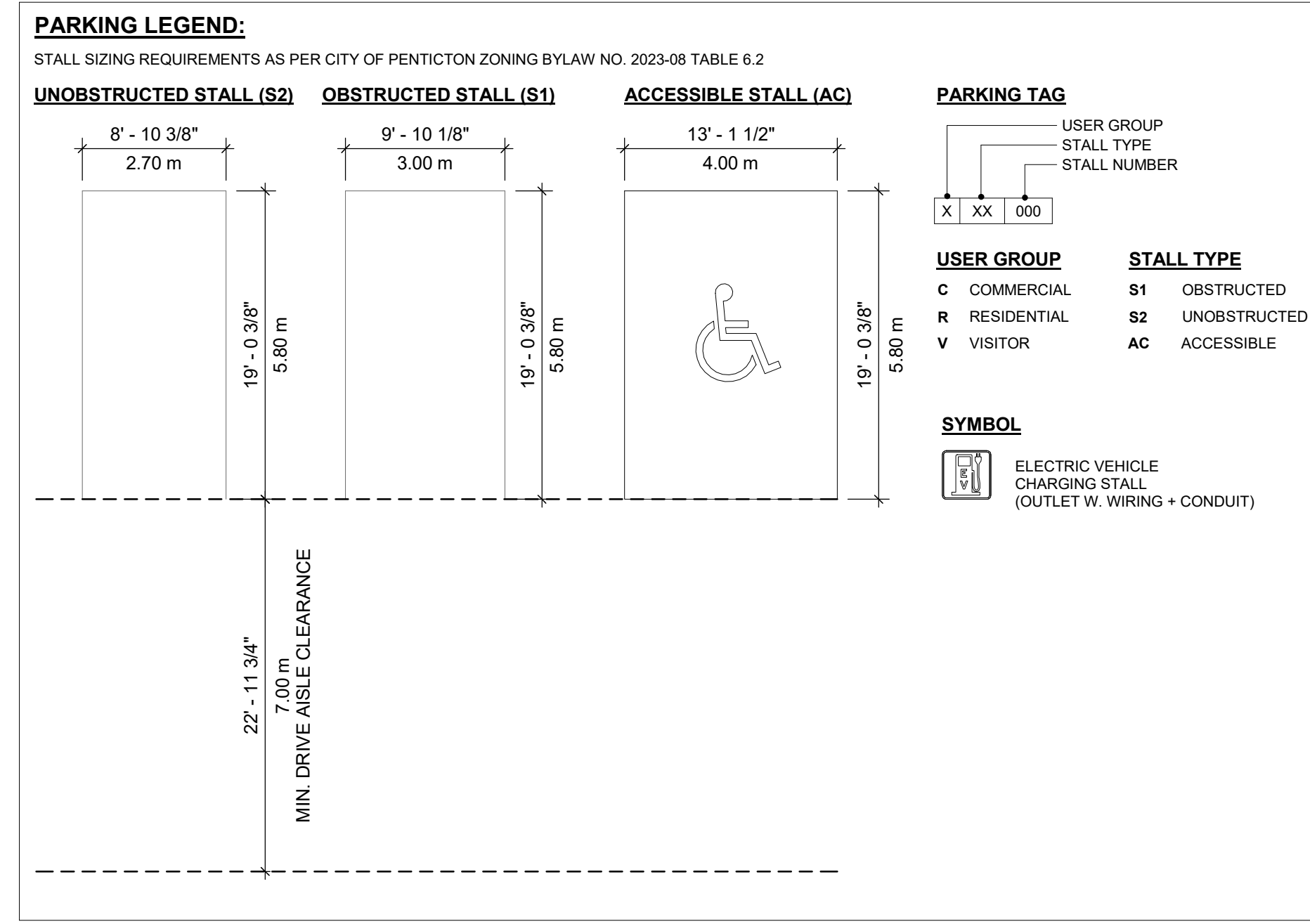
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2

- SITE LEGEND**
- PROPOSED PROPERTY LINE
 - SETBACK LINE
 - EXISTING PROPERTY LINE
 - RIPARIAN SETBACK LINE
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 - HIGH WATER BOUNDARY LINE
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 - STORM SERVICE CONNECTION REFER TO CIVIL DRAWINGS
 - COMBINED DOMESTIC AND FIRE INTERCONNECTED WATER SERVICE CONNECTION REFER TO CIVIL DRAWINGS



1 PHASE 1 SITE PLAN
DP10.10.04 SCALE: 1/16" = 1'-0"



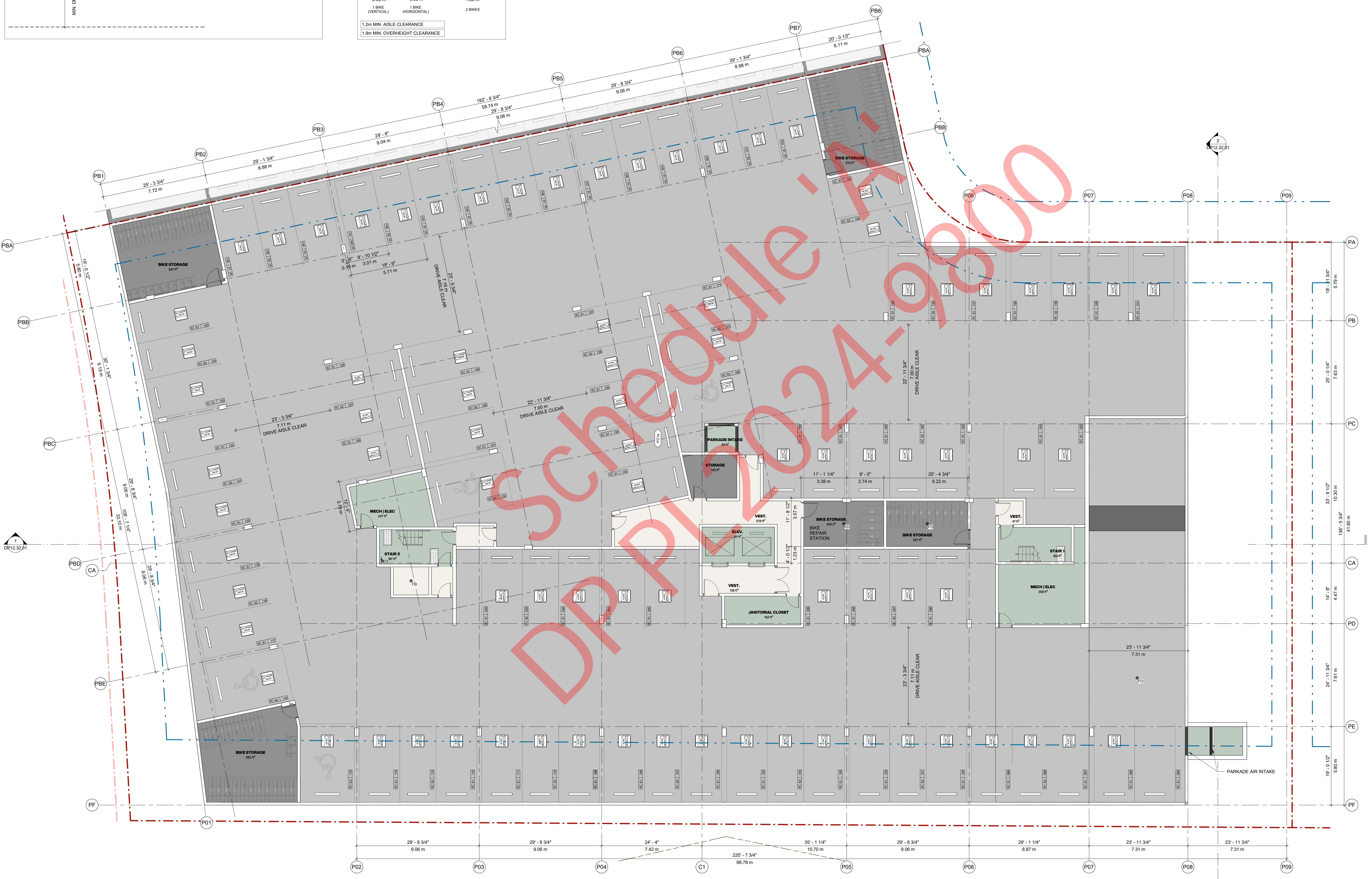
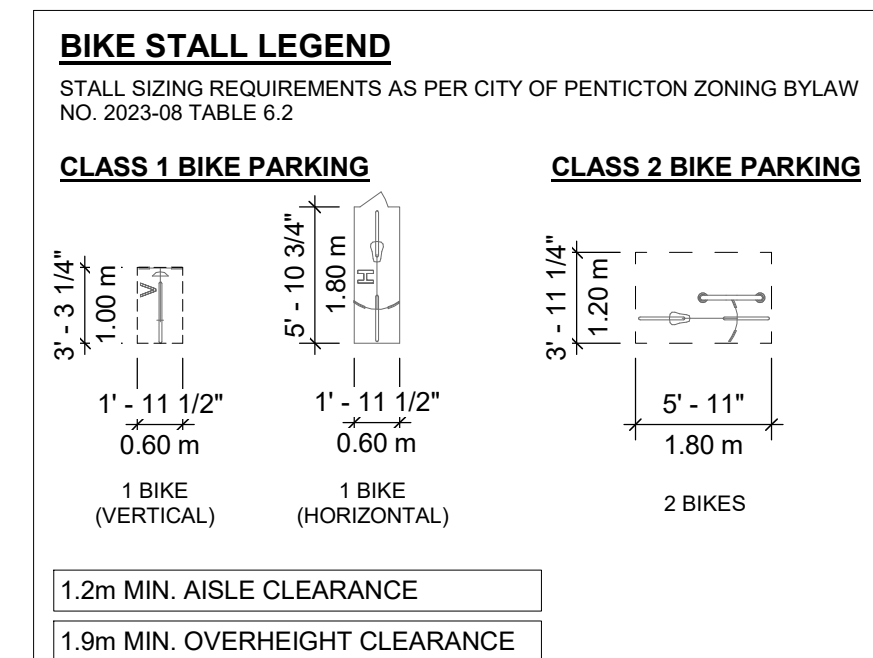


BUILDING 1B - PROVIDED PARKING

LEVEL	COUNT
RESIDENTIAL	86
LEVEL P2	86

BUILDING 1B - BIKE PARKING

LEVEL	BIKE PARK TYPE	Bike Count
RESIDENTIAL	RESIDENTIAL BIKE	22
LEVEL P2	RESIDENTIAL BIKE	57
LEVEL P2	RESIDENTIAL BIKE	79



1 B.1B - LEVEL P2 FLOOR PLAN
DP12.20.00 SCALE: 1/8" = 1'-0"



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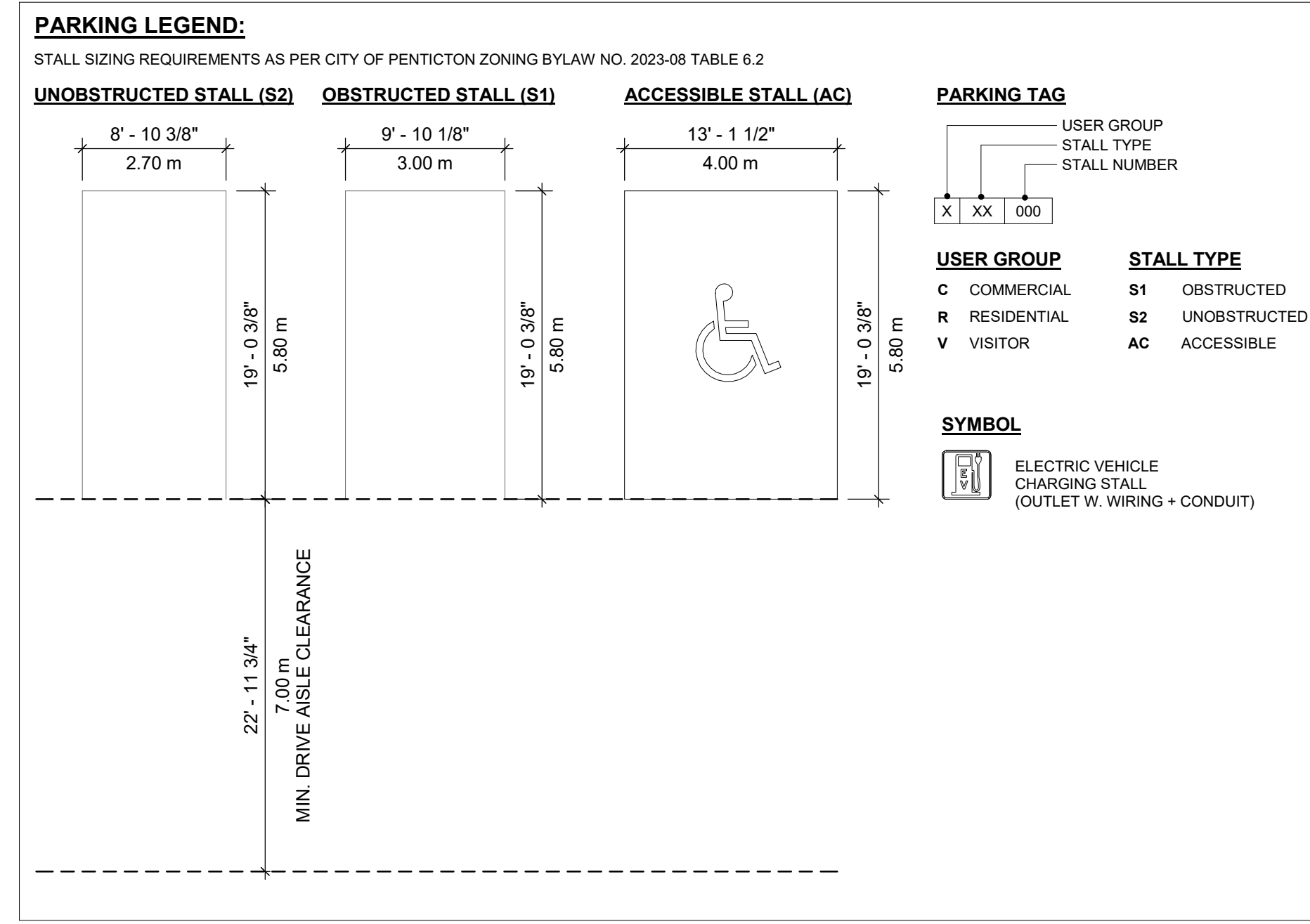
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1704 Government Street
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SHEET TITLE
B.1B - OVERALL LEVEL P2 PLAN

SHEET NUMBER DP12.20.00
ISSUE 2

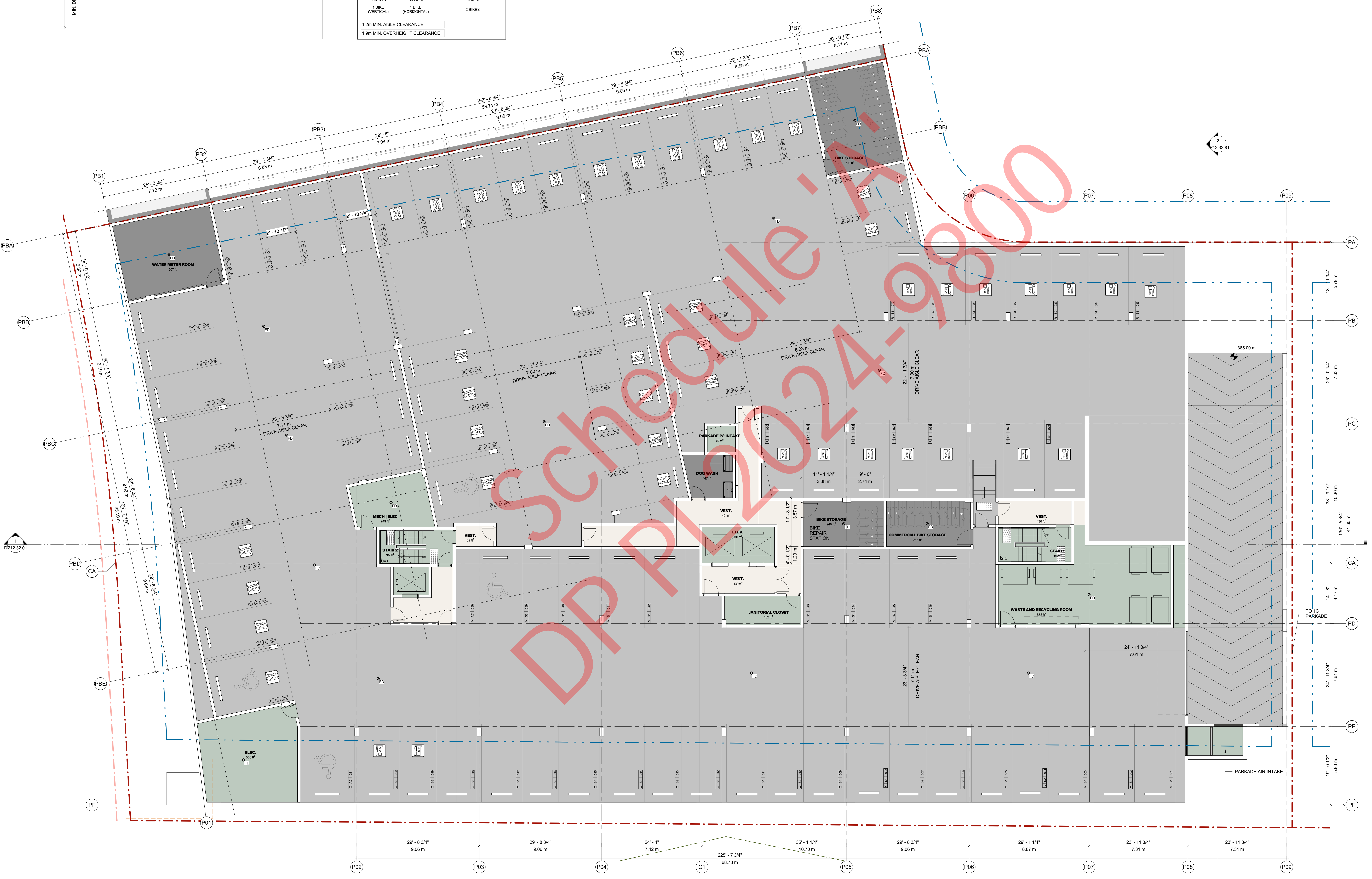
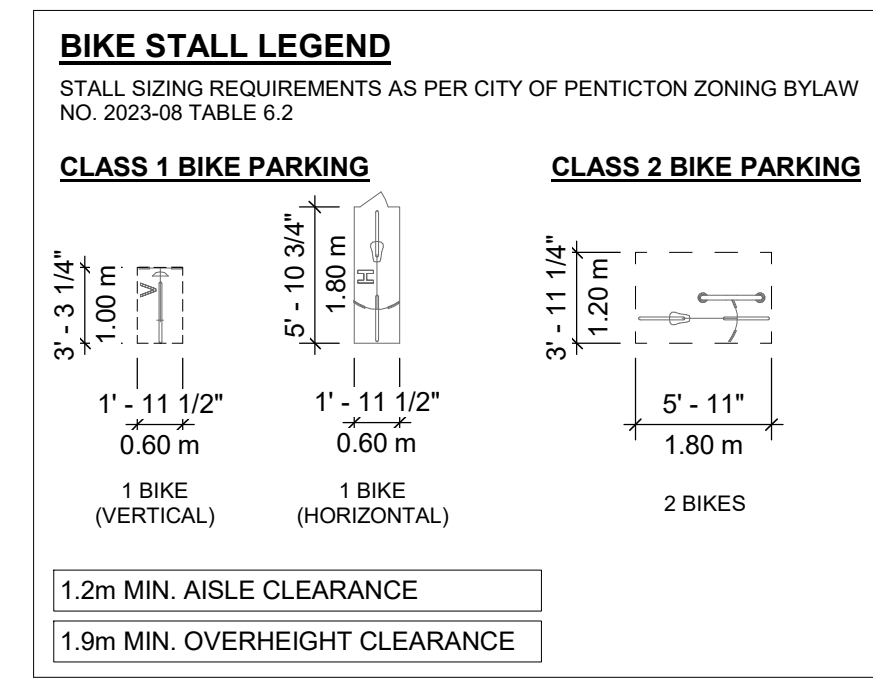


BUILDING 1B - PROVIDED PARKING

LEVEL	COUNT
COMMERCIAL	
LEVEL P1	33
RESIDENTIAL	
LEVEL P1	39
VISITOR	
LEVEL P1	13
	85

BUILDING 1B - BIKE PARKING

LEVEL	BIKE PARK TYPE	BIKE COUNT
COMMERCIAL		
LEVEL P1	COMMERCIAL BIKE	10
RESIDENTIAL		
LEVEL P1	RESIDENTIAL BIKE	26
		36



B.1B - LEVEL P1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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VEV 2X3

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SHEET TITLE
B.1B - OVERALL LEVEL P1 PLAN

SHEET NUMBER DP12.20.01 **ISSUE** 2

BUILDING 1B - BIKE PARKING		
LEVEL	BIKE PARK TYPE	BIKE COUNT
RESIDENTIAL		
LEVEL 01	RESIDENTIAL BIKE	14
COMMERCIAL		
LEVEL 01	COMMERCIAL BIKE	10
		24



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B.1B - LEVEL 01 FLOOR PLAN
Scale: 1/8" = 1'-0"

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PROJECT MGR: C. Viani
CHECKED BY: ARCADIS
APPROVED BY: L. Macaulay

SHEET TITLE
B.1B - OVERALL LEVEL 01 PLAN

SHEET NUMBER DP12.20.02 **ISSUE** 2



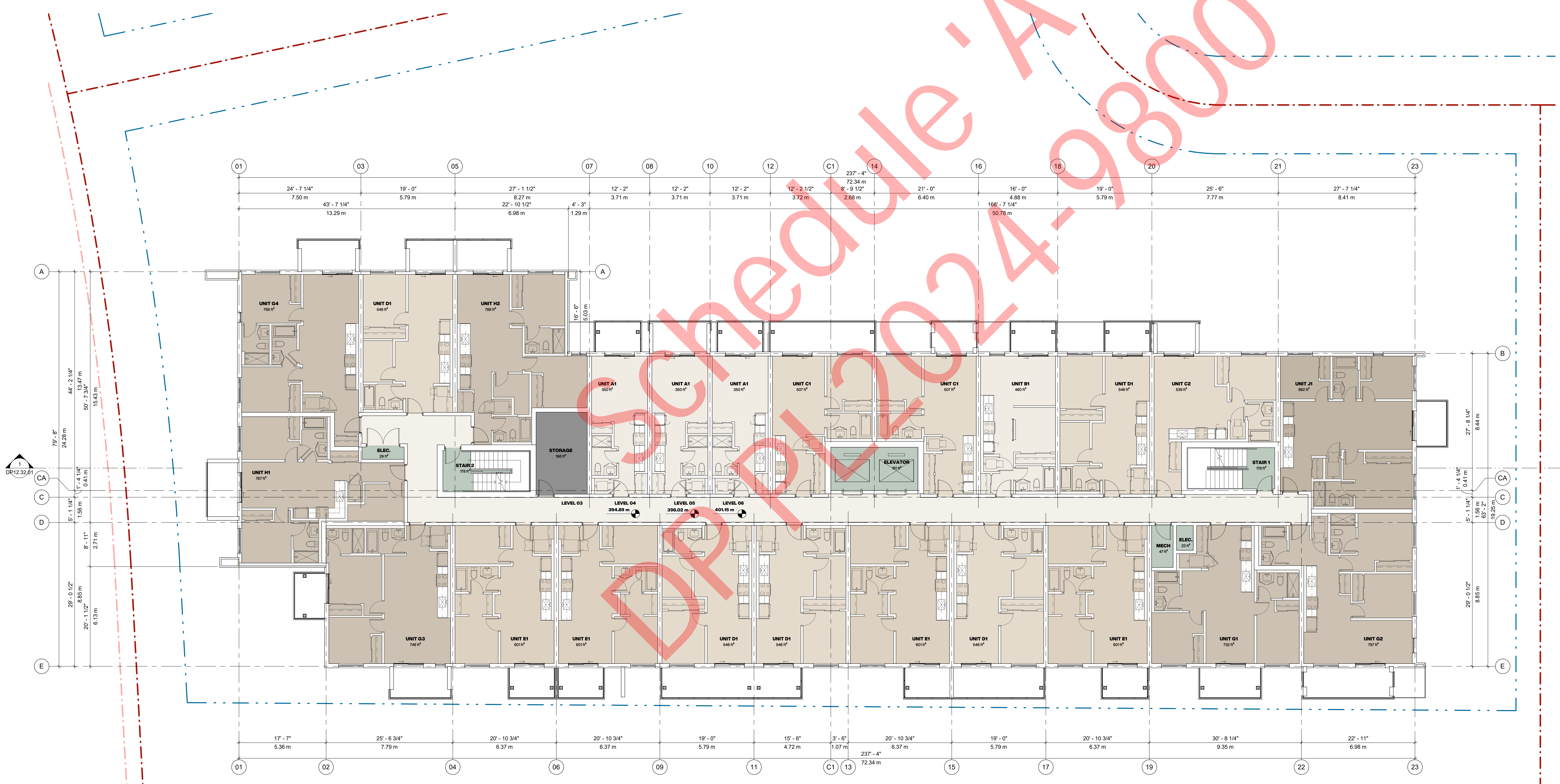
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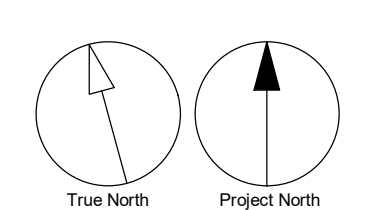
ISSUES		
No.	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	2024-03-14
2	DP RESUBMISSION	2024-06-27



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B.1B - LEVEL 03-06 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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ARCADIS

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tel: 250.860.3432
www.arcadis.com

PROJECT
Penticon Innovation District
1704 Government Street
Penticon, BC

PROJECT NO: 142047	CHECKED BY: ARCADIS
DRAWN BY: ARCADIS	APPROVED BY: L. Macaulay
PROJECT MGR: C. Viani	

SHEET TITLE
B.1B - OVERALL LEVEL 03-06 PLAN

SHEET NUMBER DP12.20.04	ISSUE 2
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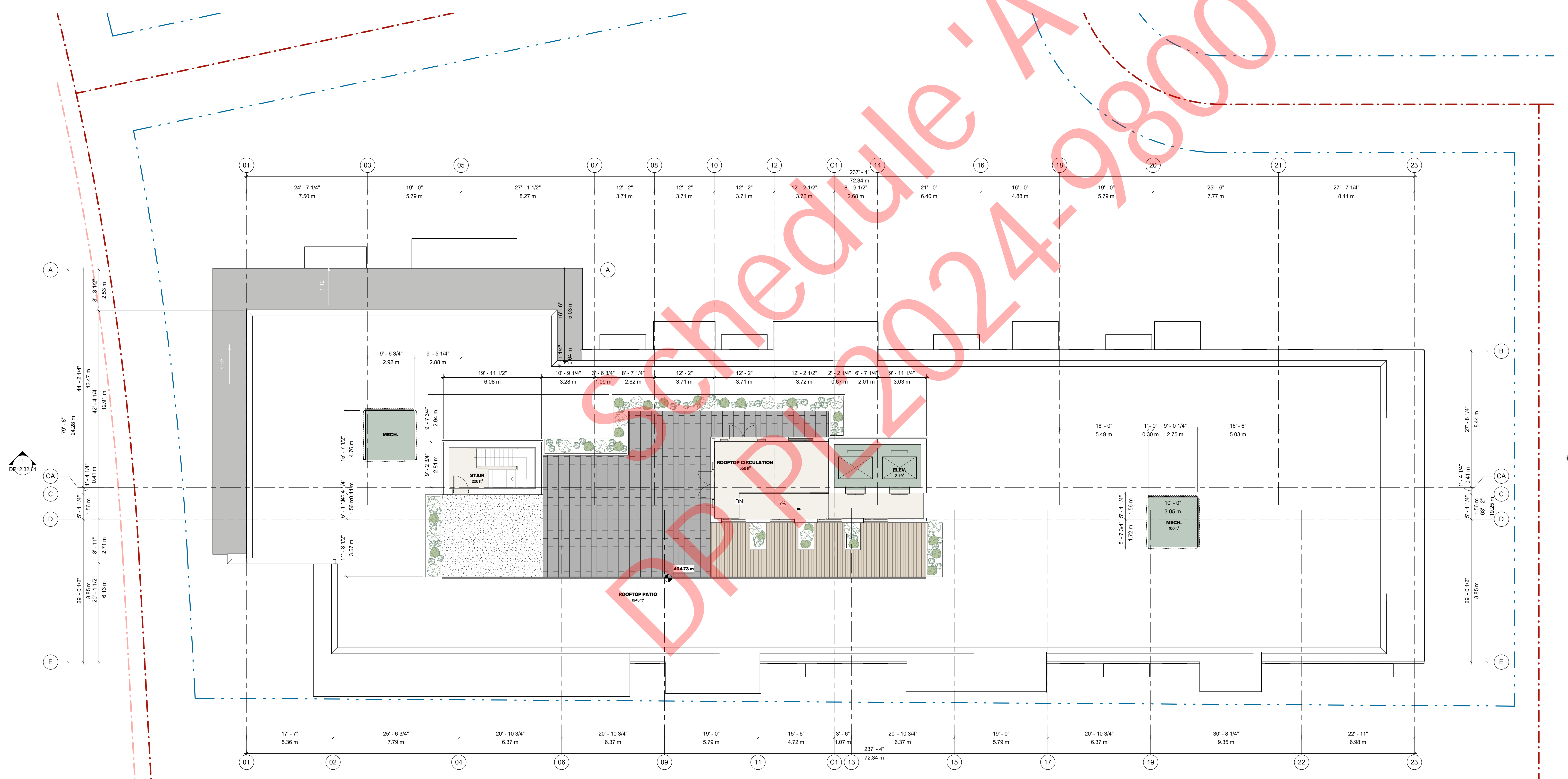
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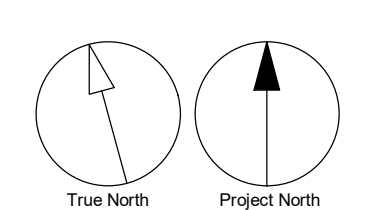
ISSUES		
No.	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	2024-03-14
2	DP RESUBMISSION	2024-06-27



CONSULTANTS



B.1B - ROOF PLAN
 SCALE: 1/8" = 1'-0"



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PROJECT
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 1704 Government Street
 Penticon, BC

PROJECT NO: 142047
DRAWN BY: ARCADIS
PROJECT MGR: C. Viani
CHECKED BY: ARCADIS
APPROVED BY: L. Macaulay

SHEET TITLE
 B.1B - OVERALL ROOF PLAN

SHEET NUMBER DP12.20.07 **ISSUE** 2

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ISSUES

No.	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	2024-03-14
2	DP RESUBMISSION	2024-06-27



CONSULTANTS



1 B.1B - NORTH ELEVATION
 DP12.30.02 SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

MARK	DESCRIPTION	COLOUR
00. GENERAL FINISHES		
3.01A	FIBRE CEMENT BOARD AND BATTEN 1" VERTICAL SIDING	DARK GREY
3.01B	FIBRE CEMENT BOARD AND BATTEN 6" VERTICAL SIDING	WOOD COLOUR
3.01C	FIBRE CEMENT BOARD AND BATTEN 6" VERTICAL SIDING	DARK TEAL
3.01D	FIBRE CEMENT BOARD AND BATTEN 6" VERTICAL SIDING	GREY
3.01E	FIBRE CEMENT SHINGLE SIDING	LIGHT WOOD COLOUR
3.02A	BRICK	LIGHT
3.02B	BRICK	DARK GREY
3.03	CAST-IN-PLACE CONCRETE	NATURAL
3.04	CMU	NATURAL
3.05	CORRUGATED METAL PANEL	NATURAL
3.06	STONE CLADDING	CHARCOAL
3.08	ASPHALT SHINGLE	CHARCOAL
3.09A	SOFFIT - WOOD LOOK ALUMINUM CLADDING	BLONDE OAK
3.09B	SOFFIT - WOOD LOOK ALUMINUM CLADDING	BEECH WOOD
3.09C	SOFFIT - WOOD LOOK ALUMINUM CLADDING	CHARCOAL
10. OPENING FINISHES		
3.11	ALUMINUM FRAME GLAZING	CLEAR GLAZING W/BLACK MULLION
3.12	PVC SLIDING PATIO DOOR	BLACK W/ CLEAR GLAZING
3.13	INSULATED METAL EXIT DOOR W/ GLAZING	DARK GREY W/ CLEAR GLAZING
3.14	PREFINISHED METAL LOUVER	DARK GREY
3.15	WOOD LOOK MULLION	TO MATCH LIGHT WOOD
3.16	PVC WINDOW	BLACK W/ CLEAR GLAZING
3.17	STORE FRONT GLAZING W/ POWDER COATED MULLION	CLEAR GLAZING W/ BLACK MULLION
20. RAILING - GATE FINISHES		
3.21	ALUMINUM RAILING	BLACK
3.22	ALUMINUM RAILING	WOOD COLOUR
30. DETAIL FINISHES		
3.31	METAL FLASHING	TO MATCH ADJACENT
40. MISC. SITE FINISHES		
3.41	WOODEN TRELLIS	CEDAR
3.42	SIGNAGE BY OTHERS	VARIABLES
3.43	ALUMINUM MECHANICAL SCREENING	BLACK

Scheduled
 DP PL2024

SEAL

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PROJECT
 Penticon Innovation District
 1704 Government Street
 Penticon, BC

PROJECT NO: 142047
DRAWN BY: ARCADIS
CHECKED BY: ARCADIS
PROJECT MGR: C. Viani
APPROVED BY: L. Macaulay

SHEET TITLE
 B.1B - NORTH ELEVATION

SHEET NUMBER DP12.30.02 **ISSUE** 2

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ISSUES	No.	DESCRIPTION	DATE
	1	DEVELOPMENT PERMIT	2024-03-14
	2	DP RESUBMISSION	2024-06-27



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PHASE 1 BUILDING - A



PHASE 1 BUILDING - B



Scheduled for DP PL2024-9800

1 B.1B - EAST ELEVATION
 DP12.30.03 SCALE: 1/8" = 1'-0"

MARK	DESCRIPTION	COLOUR
00. GENERAL FINISHES		
3.01A	FIBRE CEMENT BOARD AND BATTEN / VERTICAL SIDING	DARK GREY
3.01B	FIBRE CEMENT BOARD AND BATTEN / VERTICAL SIDING	WOOD COLOUR
3.01C	FIBRE CEMENT BOARD AND BATTEN / VERTICAL SIDING	DARK TEAL
3.01D	FIBRE CEMENT PANEL	GREY
3.01E	FIBRE CEMENT SHINGLE SIDING	LIGHT WOOD COLOUR
3.02A	BRICK	LIGHT
3.02B	BRICK	DARK GREY
3.03	CAST-IN-PLACE CONCRETE	NATURAL
3.04	CML	NATURAL
3.05	CORRUGATED METAL PANEL	NATURAL
3.06	STONE CLADDING	CHARCOAL
3.08	ASPHALT SHINGLE	CHARCOAL
3.09A	SOFFIT - WOOD LOOK ALUMINUM CLADDING	BLONDE OAK
3.09B	SOFFIT - WOOD LOOK ALUMINUM CLADDING	BEECHWOOD
3.09C	SOFFIT - WOOD LOOK ALUMINUM CLADDING	CHARCOAL
10. OPENING FINISHES		
3.11	ALUMINUM FRAME GLAZING	CLEAR GLAZING W/ BLACK MULLION
3.12	PVC SLIDING PATIO DOOR	BLACK W/ CLEAR GLAZING
3.13	INSULATED METAL EXIT DOOR W/ GLAZING	DARK GREY W/ CLEAR GLAZING
3.14	PREFINISHED METAL LOUVER	DARK GREY
3.15	WOOD LOOK MULLION	TO MATCH LIGHT WOOD
3.16	PVC WINDOW	BLACK W/ CLEAR GLAZING
3.17	STORE FRONT GLAZING W/ POWDER COATED MULLION	CLEAR GLAZING W/ BLACK MULLION
20. RAILING + GATE FINISHES		
3.21	ALUMINUM RAILING	BLACK
3.22	ALUMINUM RAILING	WOOD COLOUR
30. DETAIL FINISHES		
3.31	METAL FLASHING	TO MATCH ADJACENT
40. MSC. SITE FINISHES		
3.41	WOODEN TRELLIS	CEDAR
3.42	SIGNAGE BY OTHERS	VARIES
3.43	ALUMINUM MECHANICAL SCREENING	BLACK

SEAL

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PROJECT
 Penticon Innovation District
 1704 Government Street
 Penticton, BC

PROJECT NO.: 142047
DRAWN BY: ARCADIS
CHECKED BY: ARCADIS
PROJECT MGR.: C. Viani
APPROVED BY: L. Macaulay

SHEET TITLE
 B.1B - EAST ELEVATION

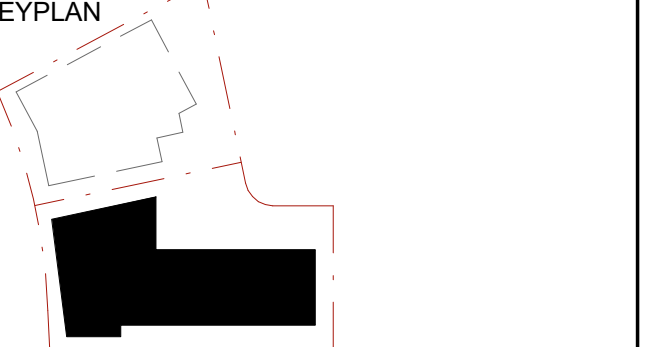
SHEET NUMBER DP12.30.03 **ISSUE** 2

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ISSUES

No.	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	2024-03-14
2	DP RESUBMISSION	2024-06-27



CONSULTANTS

PHASE 1 BUILDING - A

PHASE 1 BUILDING - B

PHASE 4 - B4A

**BUILDING 6B
 PHASE 1
 BUILDING - C**



1 B.1B - SOUTH ELEVATION
 DP12.30.04 SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

MARK	DESCRIPTION	COLOUR
00. GENERAL FINISHES		
3.01A	FIBRE CEMENT BOARD AND BATTEN 1" VERTICAL SIDING	DARK GREY
3.01B	FIBRE CEMENT BOARD AND BATTEN 6" VERTICAL SIDING	WOOD COLOUR
3.01C	FIBRE CEMENT BOARD AND BATTEN 6" VERTICAL SIDING	DARK TEAL
3.01D	FIBRE CEMENT PANEL	GREY
3.01E	FIBRE CEMENT SHINGLE SIDING	LIGHT WOOD COLOUR
3.02A	BRICK	LIGHT
3.02B	BRICK	DARK GREY
3.03	CAST-IN-PLACE CONCRETE	NATURAL
3.04	CMU	NATURAL
3.05	CORRUGATED METAL PANEL	NATURAL
3.06	STONE CLADDING	CHARCOAL
3.08	ASPHALT SHINGLE	CHARCOAL
3.09A	SOFFIT - WOOD LOOK ALUMINUM CLADDING	BLONDE OAK
3.09B	SOFFIT - WOOD LOOK ALUMINUM CLADDING	BEECH WOOD
3.09C	SOFFIT - WOOD LOOK ALUMINUM CLADDING	CHARCOAL
10. OPENING FINISHES		
3.11	ALUMINUM FRAME GLAZING	CLEAR GLAZING W BLACK MULLION
3.12	PVC SLIDING PATIO DOOR	BLACK W CLEAR GLAZING
3.13	INSULATED METAL EXIT DOOR W GLAZING	DARK GREY W CLEAR GLAZING
3.14	PREFINISHED METAL LOUVER	DARK GREY
3.15	WOOD LOOK MULLION	TO MATCH LIGHT WOOD
3.16	PVC WINDOW	BLACK W CLEAR GLAZING
3.17	STORE FRONT GLAZING W POWDER COATED MULLION	CLEAR GLAZING W BLACK MULLION
20. RAILING - GATE FINISHES		
3.21	ALUMINUM RAILING	BLACK
3.22	ALUMINUM RAILING	WOOD COLOUR
30. DETAIL FINISHES		
3.31	METAL FLASHING	TO MATCH ADJACENT
40. MISC. SITE FINISHES		
3.41	WOODEN TRELLIS	CEDAR
3.42	SIGNAGE BY OTHERS	VARIABLES
3.43	ALUMINUM MECHANICAL SCREENING	BLACK

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PROJECT
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 1704 Government Street
 Penticon, BC

PROJECT NO: 142047
DRAWN BY: ARCADIS
CHECKED BY: ARCADIS
PROJECT MGR: C. Viani
APPROVED BY: L. Macaulay

SHEET TITLE
 B.1B - SOUTH ELEVATION

SHEET NUMBER DP12.30.04 **ISSUE** 2



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	AF	Acer x freemanii 'Autumn Blaze' / Futumn Blaze Maple	2.5m Height B&B	6 cm cal.	12
	CC	Carpinus caroliniana / American Hornbeam	2.5m Height B&B	6 cm cal.	3
	CK	Cornus kousa / Kousa Dogwood	2.5m Height B&B	6 cm cal.	9
	CL	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	2.5m Height B&B	6 cm cal.	3
	GB	Ginkgo biloba / Maidenhair Tree	2.5m Height B&B	6 cm cal.	6
	MR	Malus x 'Radiant' / Radiant Crabapple	2.5m Height B&B	6 cm cal.	9

REFERENCE NOTES SCHEDULE

SYMBOL	FURNITURE DESCRIPTION	QTY	DETAIL
	F-101 Wood Seating	14.9 m ²	4/LD-03
	F-102 Bollard	2	5/LD-03
	F-103 Shade Structure with Brand Logo	1	
	F-104 Pebble Bench 24"	1	1/LD-04
	F-105 Pebble Bench 36"	2	1/LD-04
	F-106 Pebble Bench 42"	5	1/LD-04
	F-107 Bike Rack	23	6/LD-03
	F-108 Cafe Table	14	3/LD-04
	F-109 Cafe Chair	56	2/LD-04
SYMBOL	FURNITURE DESCRIPTION	QTY	DETAIL
	F-110 Waste Receptacle	5	7/LD-03
	F-120 Raised Concrete Planter	421.3 lm	3/LD-03
	F-121 Bubbler Water Feature	12	
	F-122 Lounge Chair	8	8/LD-03
	F-123 Catenary Lighting	100 lm	
SYMBOL	HARDSCAPE DESCRIPTION	QTY	DETAIL
	H-101 Concrete Sidewalk	1 104 m ²	1/LD-02
	H-102 Concrete Border	48.2 m ²	
	H-103 Splashpad Concrete	59.6 m ²	2/LD-02
	H-104 Pavers - Mixed	936.0 m ²	3/LD-02
	H-105 Pavers - Hydrapressed Slabs	232.5 m ²	5/LD-02
	H-106 Pavers - Herringbone	38.6 m ²	4/LD-02
	H-110 Stamped Asphalt	370.6 m ²	
	H-112 Continuous Structural Soil Trench	49.2 m ²	7/LD-01
SYMBOL	SOFTSCAPE DESCRIPTION	QTY	DETAIL
	S-101 Shrub Planting	322.5 m ²	2/LD-01
	S-102 Lawn Area	286.0 m ²	

Design Rationale

- Provide a vibrant public plaza space along retail and commercial frontages
- Accentuate the plaza space through:
 - The use of varying paving materials and angular bands to direct movement
 - The incorporation of raised planters with trees for shade
 - The creation of a multi-use seating areas, using benches, movable patio furniture, and fixed accent stones
 - The addition of overhead catenary lighting to allow safe evening use
 - The incorporation of plant material with year-round interest
- Incorporate a bubbler water feature (refer to precedent image on page 17), shade structure and open lawn space, centrally located which will tie into future playground spaces on site.
- Create an open and inviting streetscape along Government Street to welcome visitors and residents into the plaza space
- Situate passive recreational uses along the South boundary to balance private residential spaces with amenity use.
- Orient the south boundary of the site towards Ellis Creek by providing seating and lounge spaces to allow residents to connect with nature and engage in activities such as wildlife viewing.
- Provide connections from the site to riparian walking trail to South.

Context Summary

- The site is located in the center of Pentiction and is bounded by a variety of uses, including residential and commercial to the North, institutional (Hospital) to the West and industrial to the South and East.
- The site is nearby to Cherry Lane Shopping Center (1.5km), taking only minutes to arrive by car or 20 minutes to walk.
- Ellis Creek, located directly South of the site, provides access to nature, walking trails, and wildlife viewing opportunities. Its natural vegetation also provides buffering of site from industrial properties to South.
- The site provides convenient access to bus routes and is adjacent to commuter routes. Industrial Avenue to South offers direct access West to Highway 97 and Government leads North to downtown.

No.	By:	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
2	KM	Issued for Re-DP Draft	2024-05-20
1	KM	Issued for Review	2024-02-23

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
 PENTICTON INNOVATION DISTRICT

Location:
 Government Street
 Pentiction, B.C.

Drawn: RMK	Stamp:
Checked: KM	
Approved: MVDZ	
Scale: 1:300	Original Sheet Size: 24"x36"

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Drawing Title:
OVERALL SITE PLAN



VDZ Project #:
DP2024-12

Drawing #:
L-02

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	AF	Acer x freemanii 'Autumn Blaze' / Autumn Blaze Maple	2.5m Height B&B	6 cm cal.	12
	CC	Carpinus caroliniana / American Hornbeam	2.5m Height B&B	6 cm cal.	3
	CK	Cornus kousa / Kousa Dogwood	2.5m Height B&B	6 cm cal.	9
	CL	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	2.5m Height B&B	6 cm cal.	3
	GB	Ginkgo biloba / Maidenhair Tree	2.5m Height B&B	6 cm cal.	6
	MR	Malus x 'Radiant' / Radiant Crabapple	2.5m Height B&B	6 cm cal.	9

REFERENCE NOTES SCHEDULE

SYMBOL	FURNITURE DESCRIPTION	QTY	DETAIL
	F-101 Wood Seating	14,9 m ²	4/LD-03
	F-102 Bollard	2	5/LD-03
	F-103 Shade Structure with Brand Logo	1	
	F-104 Pebble Bench 24"	1	1/LD-04
	F-105 Pebble Bench 36"	2	1/LD-04
	F-106 Pebble Bench 42"	5	1/LD-04
	F-107 Bike Rack	23	6/LD-03
	F-108 Cafe Table	14	3/LD-04
	F-109 Cafe Chair	56	2/LD-04
SYMBOL	FURNITURE DESCRIPTION	QTY	DETAIL
	F-110 Waste Receptacle	5	7/LD-03
	F-120 Raised Concrete Planter	421,3 lm	3/LD-03
	F-121 Bubblers Water Feature	12	
	F-122 Lounge Chair	8	8/LD-03
	F-123 Catenary Lighting	100 lm	
SYMBOL	HARDSCAPE DESCRIPTION	QTY	DETAIL
	H-101 Concrete Sidewalk	1 104 m ²	1/LD-02
	H-102 Concrete Border	48,2 m ²	
	H-103 Splashpad Concrete	59,6 m ²	2/LD-02
	H-104 Pavers - Mixed	936,0 m ²	3/LD-02
	H-105 Pavers - Hydrapressed Slabs	232,5 m ²	5/LD-02
	H-106 Pavers - Herringbone	38,6 m ²	4/LD-02
	H-110 Stamped Asphalt	370,6 m ²	
	H-112 Continuous Structural Soil Trench	49,2 m ²	7/LD-01
SYMBOL	SOFTSCAPE DESCRIPTION	QTY	DETAIL
	S-101 Shrub Planting	322,5 m ²	2/LD-01
	S-102 Lawn Area	286,0 m ²	

Key Map (NTS)



No.	By:	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
2	KM	Issued for Re-DP Draft	2024-05-20
1	KM	Issued for Review	2024-02-23

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Project: PENTICTON INNOVATION DISTRICT

Location: Government Street Penticton, B.C.

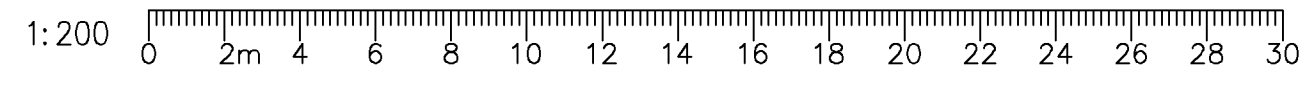
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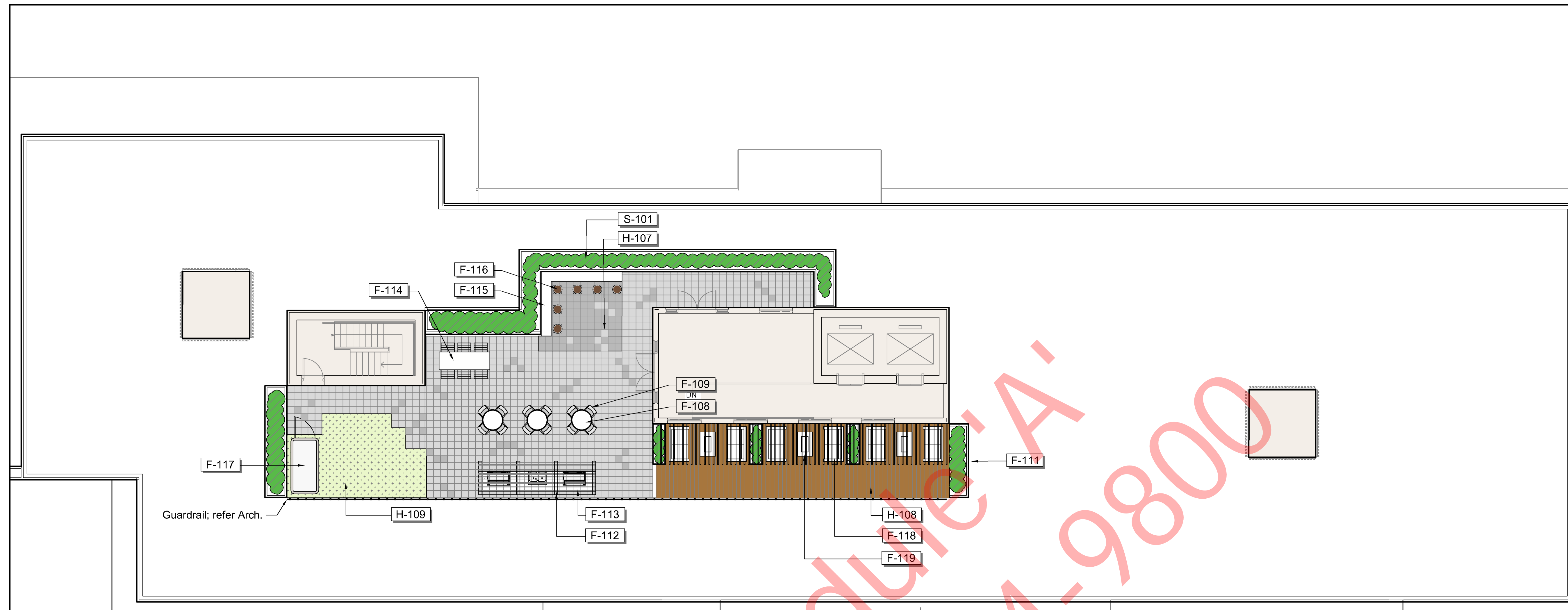
NOTE
 1. All offsite and onsite soft landscape areas to have automatic underground irrigation serviced from the property.



Existing property line
 Proposed property line
 Government Street
 Concrete sidewalk; Refer Civil
 Turf boulevard
 Setback Line
 Retaining wall with guardrail; refer to Civil & Arch
 Existing tree to be removed; typ.
 Riparian Setback
 SRW Plan A2936
 High Water Boundary

Privacy screen; refer to Arch
 Existing Tree to remain; typ.





REFERENCE NOTES SCHEDULE

SYMBOL	FURNITURE DESCRIPTION	QTY	DETAIL
	F-108 Cafe Table	1	8/LD-02
	F-109 Cafe Chair	1	2/LD-04
	F-111 Raised Aluminum Planter	3	1/LD-05
	F-112 Pergola	12	5/LD-05
	F-113 Outdoor Kitchen	84,1 lm	6/LD-04
	F-114 Dining Table & Chairs	1	2/LD-05
	F-115 Bar Table	1	5/LD-04
	F-116 Bar Stool	1	4/LD-04
	F-117 Sauna	6,1 lm	
	F-118 Loveseat	6	3/LD-05
	F-119 Fire Table	1	4/LD-05
SYMBOL	HARDSCAPE DESCRIPTION	QTY	DETAIL
	H-107 Pavers - Porcelain	113,9 m²	6/LD-02
	H-108 Composite Decking	41,9 m²	8/LD-02
	H-109 Artificial Turf	20,8 m²	1/LD-03
SYMBOL	SOFTSCAPE DESCRIPTION	QTY	DETAIL
	S-101 Shrub Planting	20,1 m²	2/LD-01



Artificial Turf Space



Outdoor Kitchen with Pergola



Composite Decking



Outdoor sauna



Lounge Seating



Seating Area with Glass Guardrail

No.	By:	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
2	KM	Issued for Re-DP Draft	2024-05-20
1	KM	Issued for Review	2024-02-23

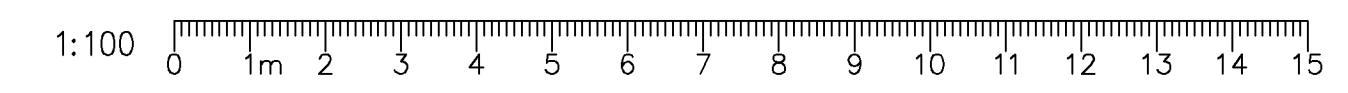
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Project:
PENTICTON INNOVATION DISTRICT

Location:
Government Street
Penticton, B.C.

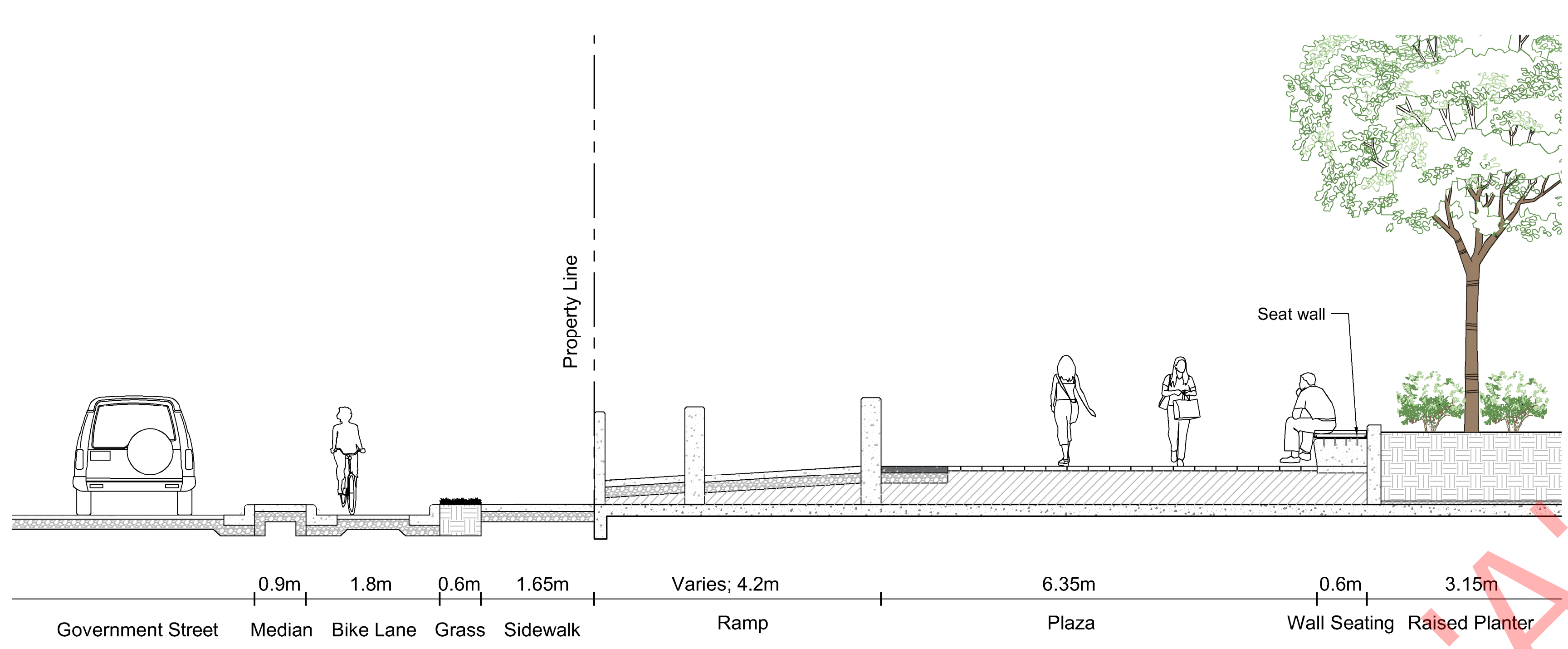
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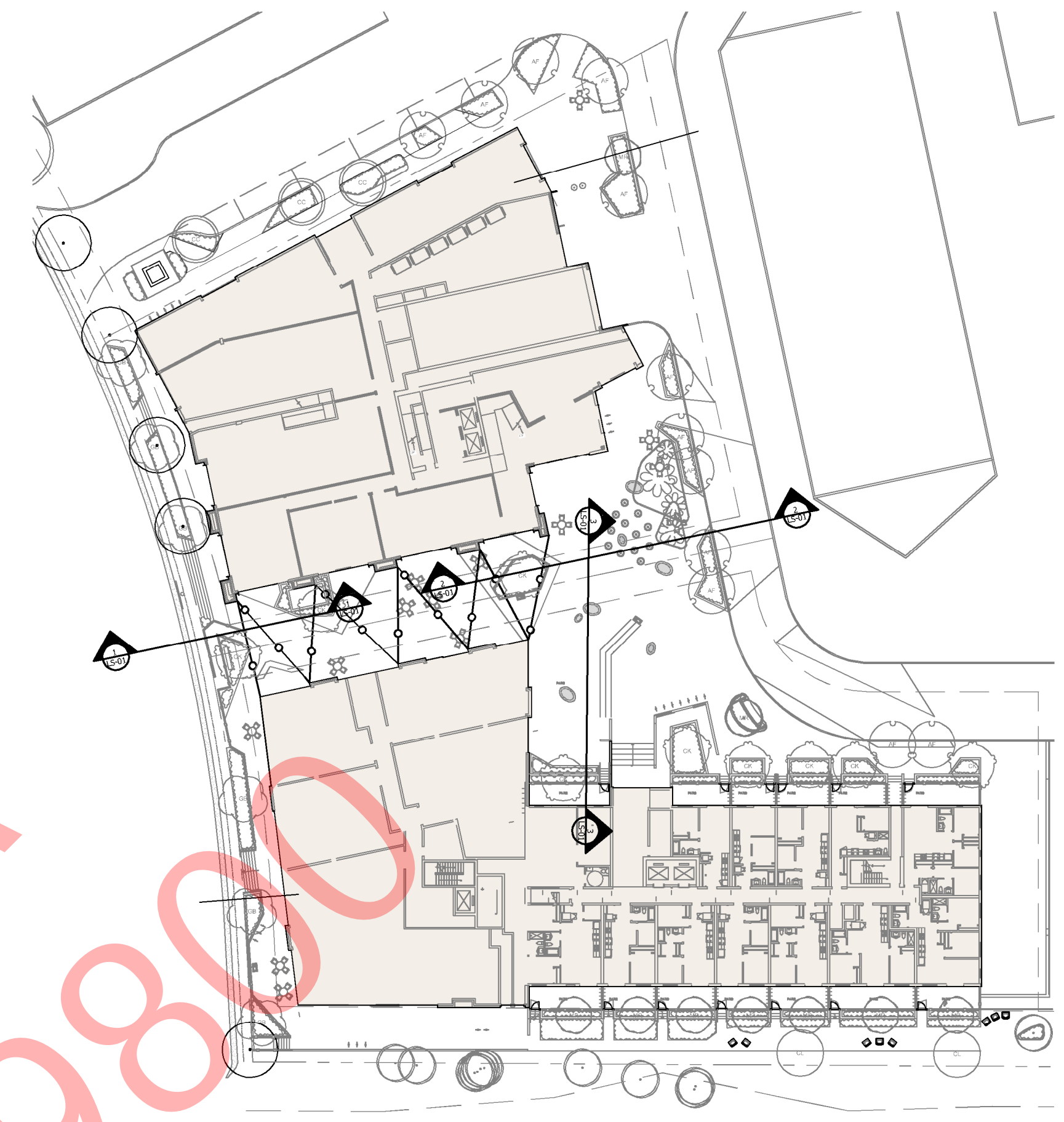
Drawing Title: PHASE 1 SITE PLAN - BUILDING 1B ROOF

VDZ Project #: DP2024-12

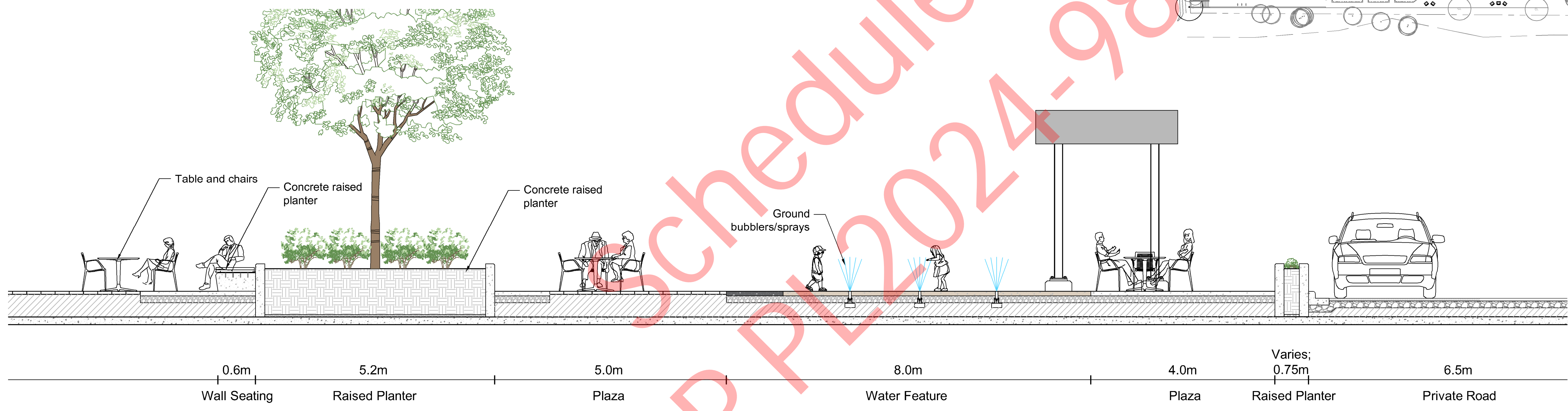
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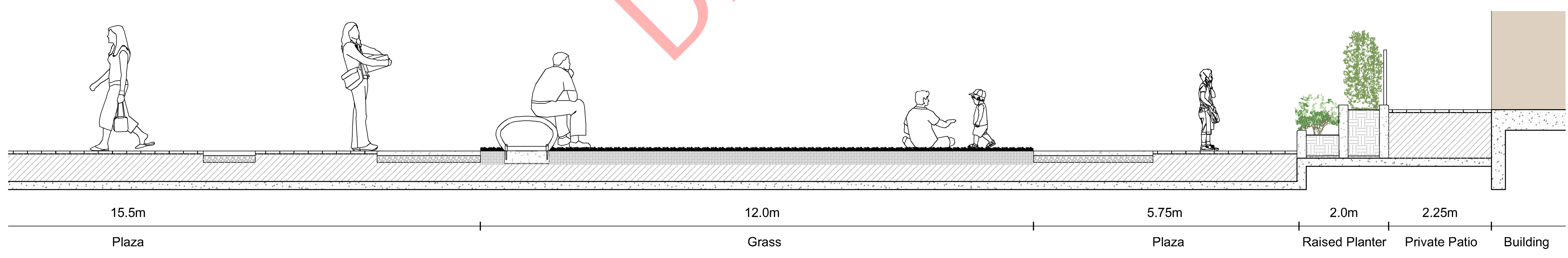
1 SECTION - GOVERNMENT STREET FRONTAGE AND AMENITY
 Scale 1:50



Key Map (NTS)



2 SECTION - WEST TO EAST AMENITY SPACE AND PRIVATE ROAD
 Scale 1:50



3 SECTION - NORTH TO WEST AMENITY SPACE AND BUILDING 1B PATIO
 Scale 1:50

No.	By:	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
2	KM	Issued for Re-DP Draft	2024-05-20
1	KM	Issued for Review	2024-02-23

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET
 Project:
 PENTICTON INNOVATION DISTRICT

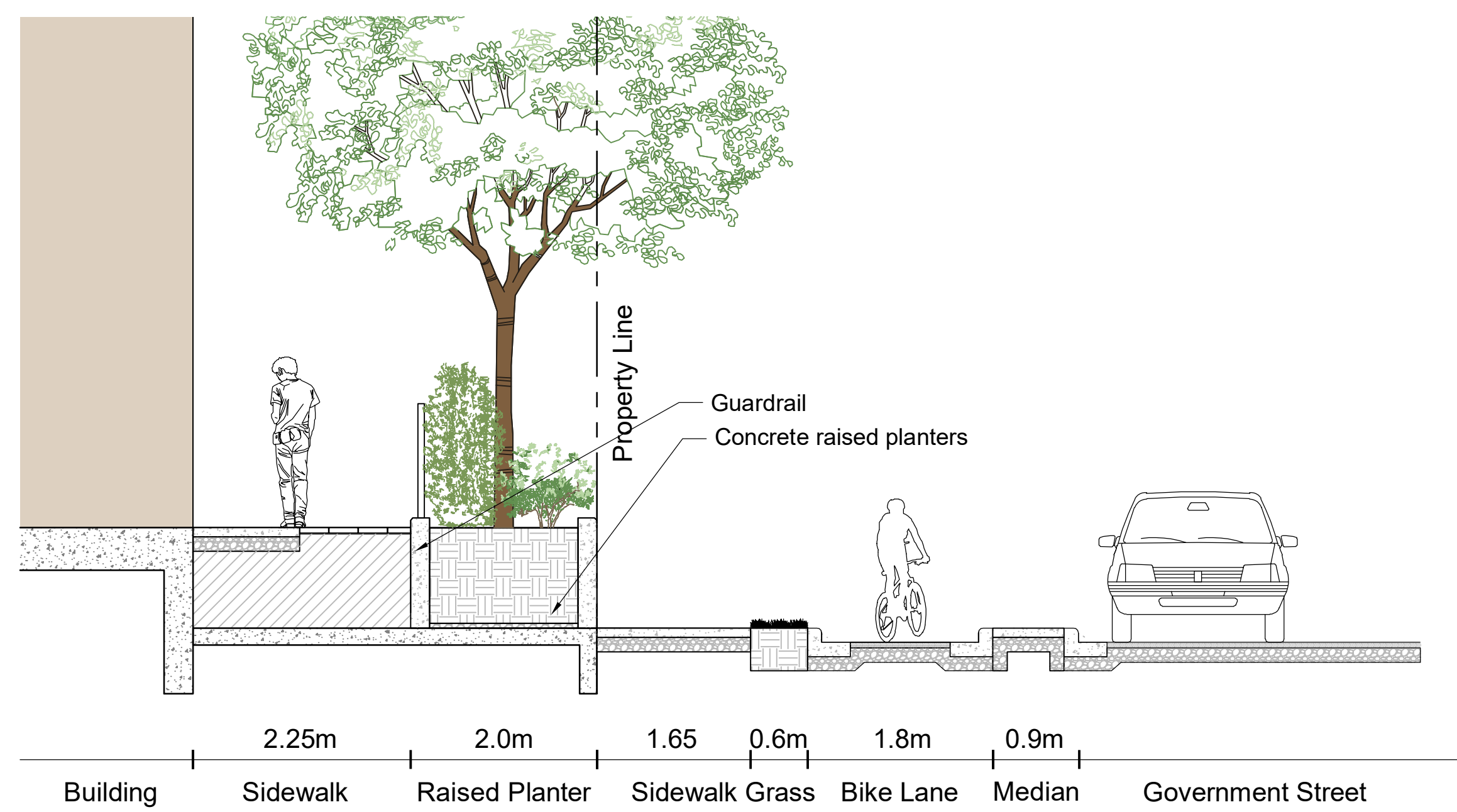
Location:
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 Penticton, B.C.

Drawn: RMK	Stamp:
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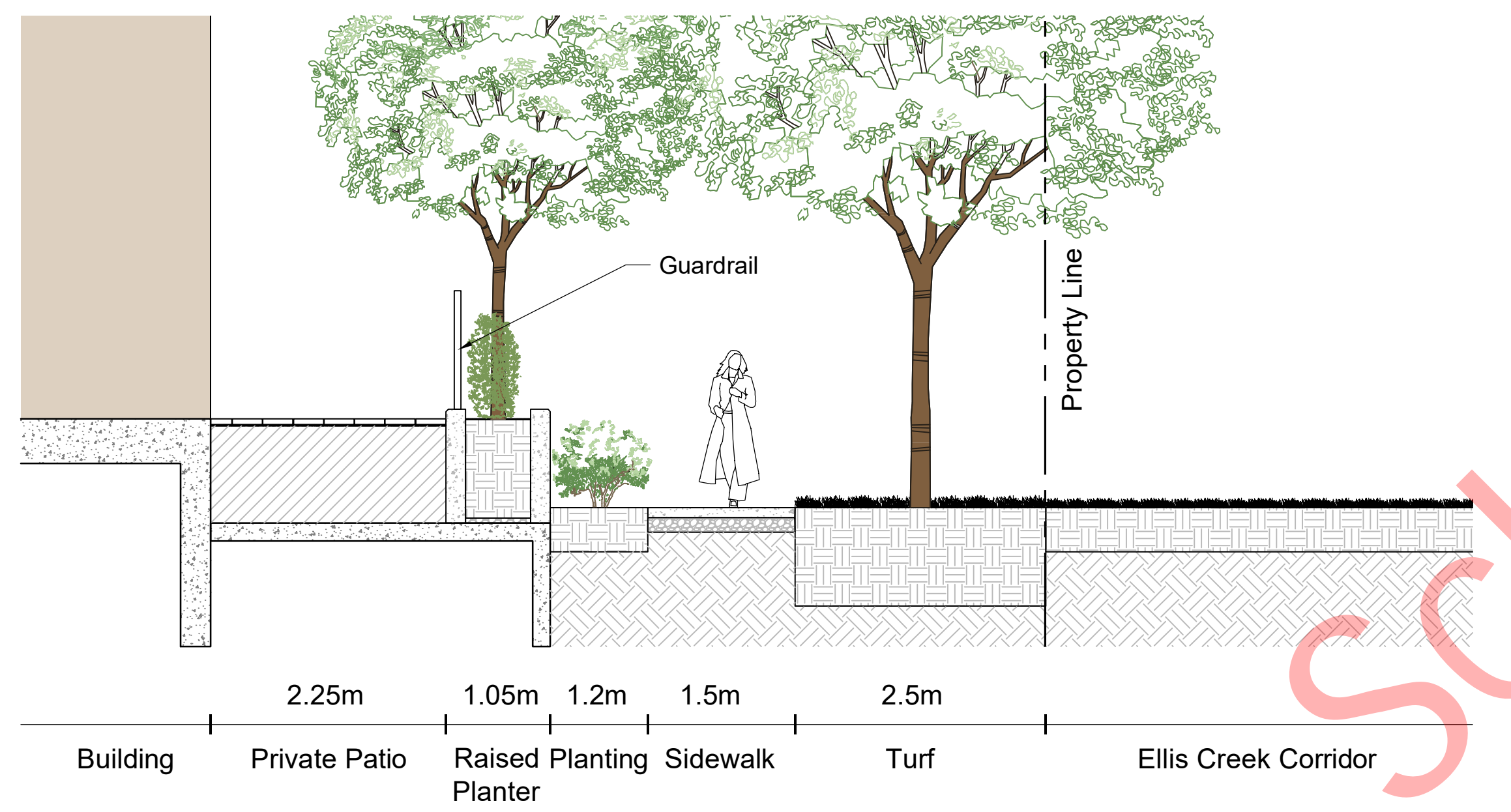
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 Drawing #: **DP2024-12 LS-01**



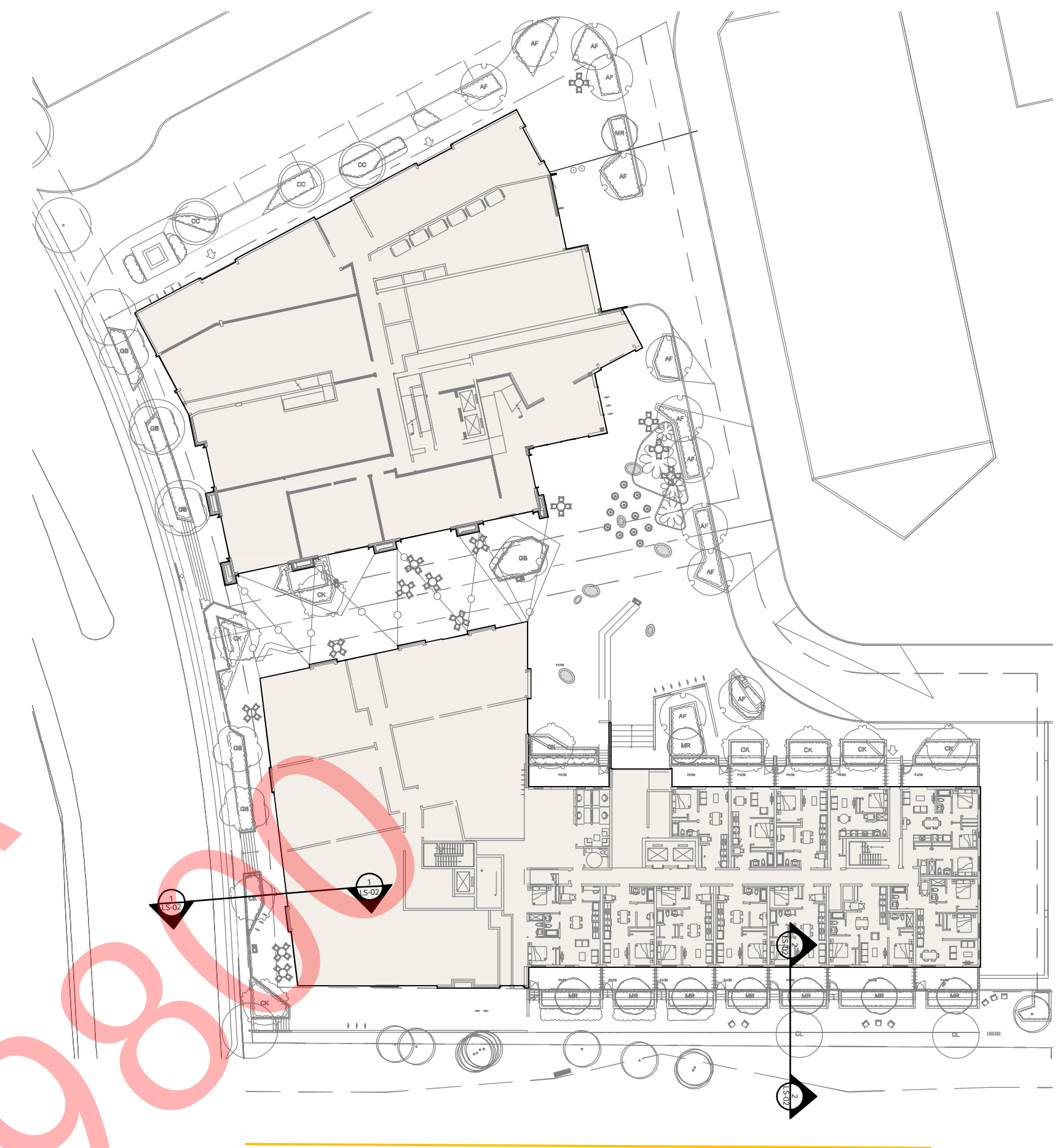
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 DP PL2024-9800



1 SECTION - GOVERNMENT STREET FRONTAGE
 Scale 1:50



2 SECTION - BUILDING 1B PATIOS AND SOUTH PROPERTY LINE/ELLIS CREEK PUBLIC TRAIL
 Scale 1:50



Key Map (NTS)

Schedule 'A'
 DP PL2024-9800

No.	By:	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
2	KM	Issued for Re-DP Draft	2024-05-20
1	KM	Issued for Review	2024-02-23

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No.	By:	Description	Date
1	KM	Issued for DP Resubmission	2024-06-28

REVISIONS TABLE FOR SHEET
 Project:
 PENTICTON INNOVATION DISTRICT

Location:
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 Penticton, B.C.

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Approved: MVDZ	
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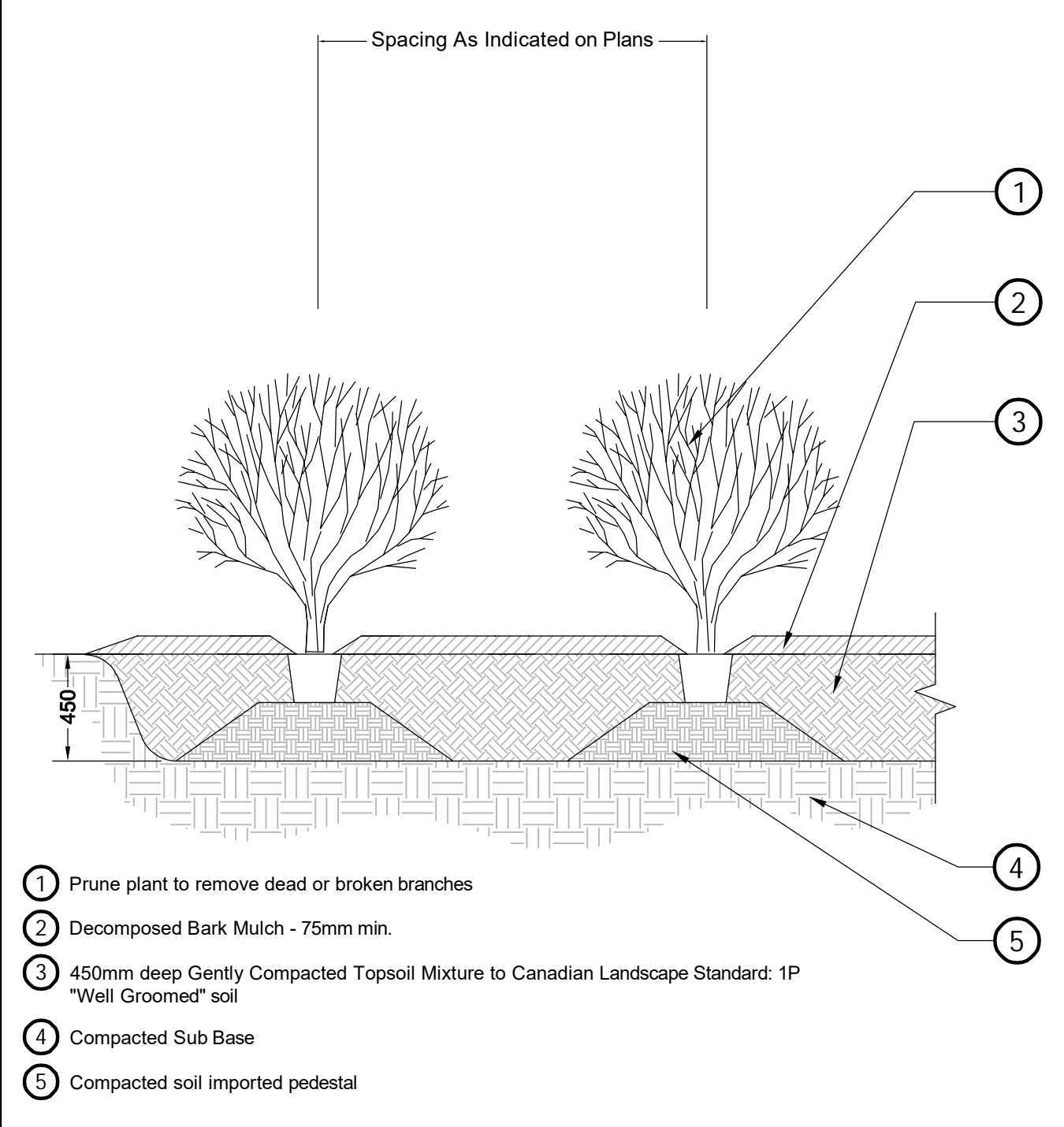
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Drawing Title:
SECTIONS



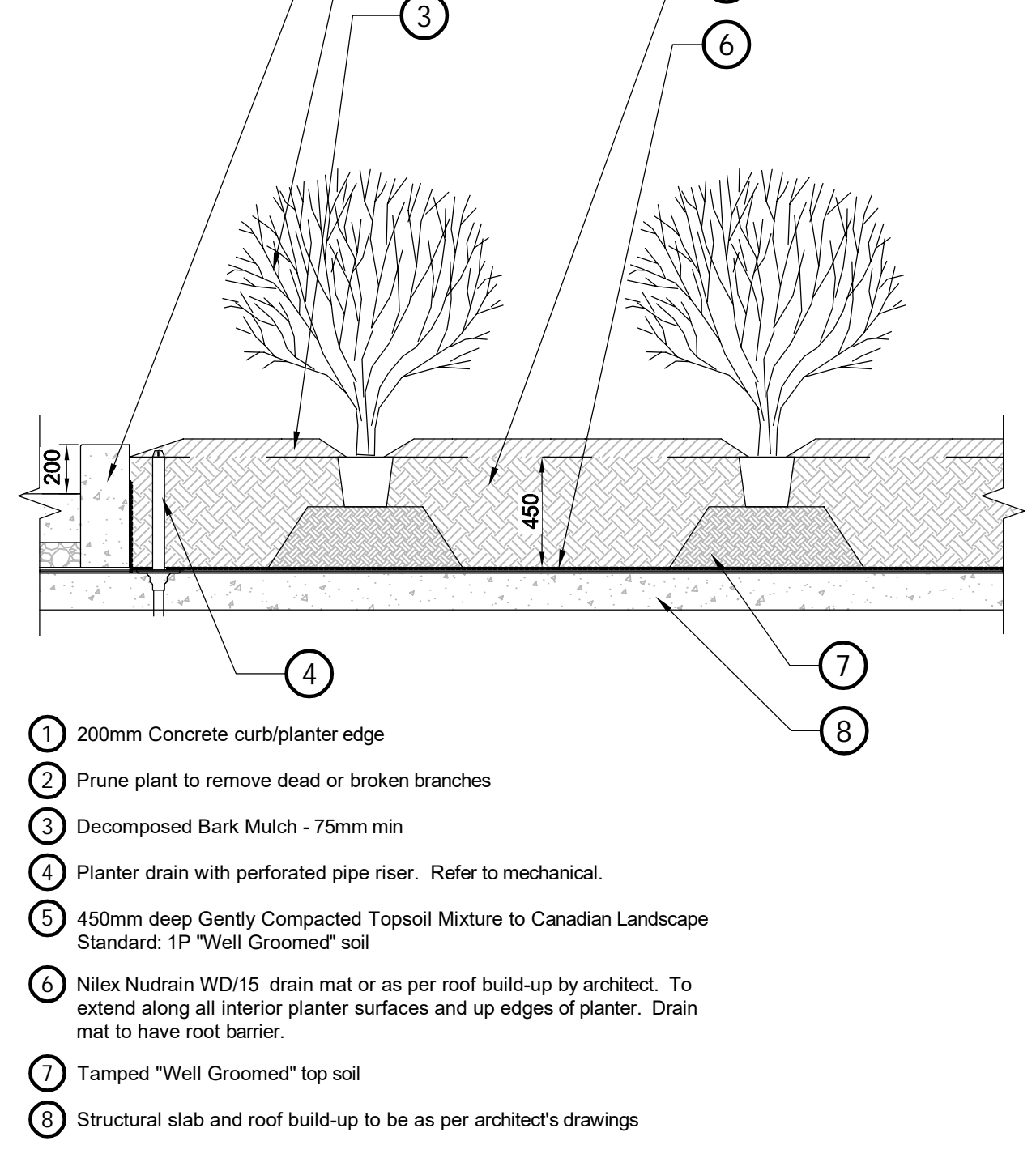
VDZ Project #:
DP2024-12

Drawing #:
LS-02



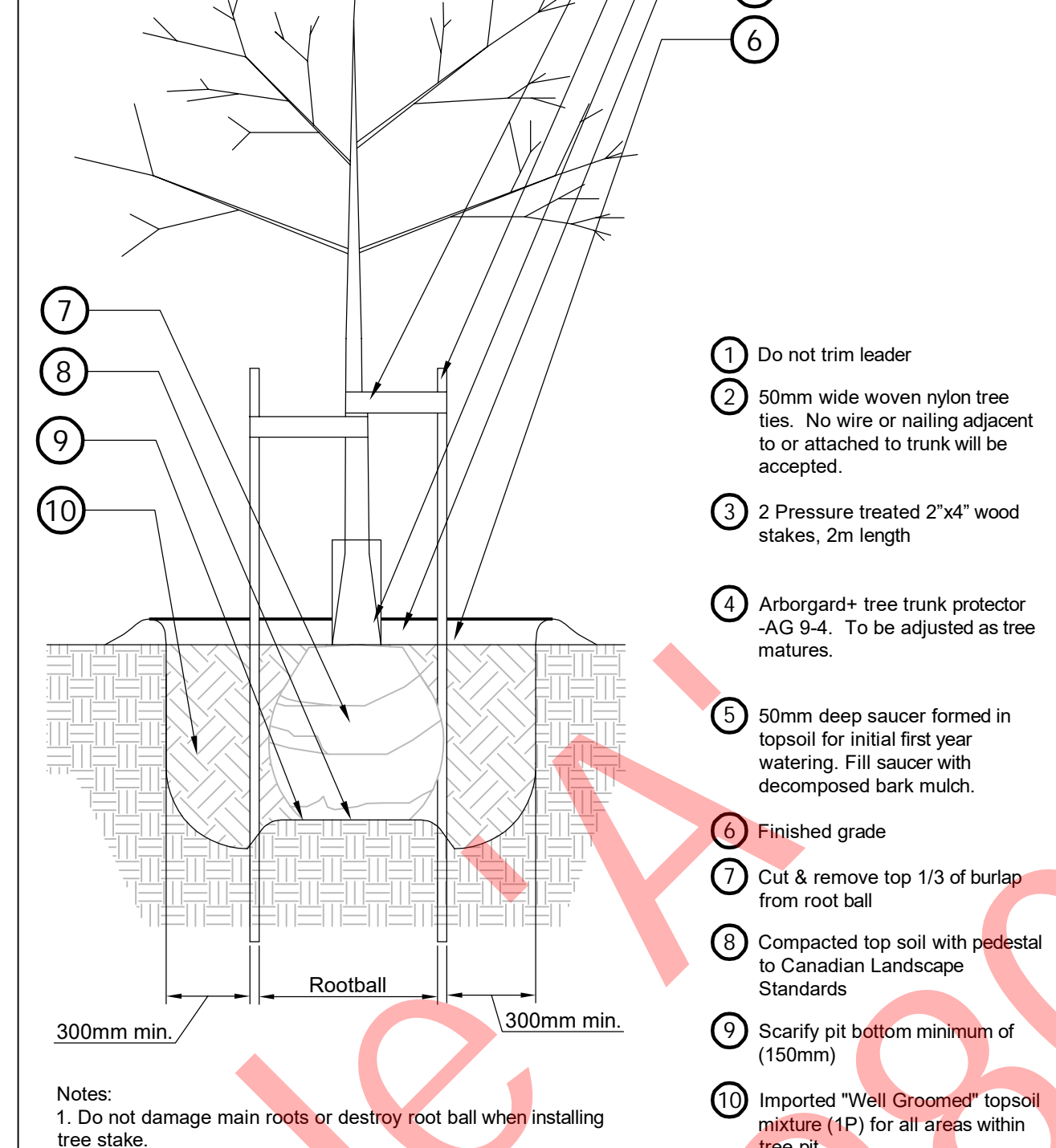
- 1 Prune plant to remove dead or broken branches
- 2 Decomposed Bark Mulch - 75mm min.
- 3 450mm deep Gently Compacted Topsoil Mixture to Canadian Landscape Standard: 1P "Well Groomed" soil
- 4 Compacted Sub Base
- 5 Compacted soil imported pedestal

1 SHRUB PLANTING
 1:25



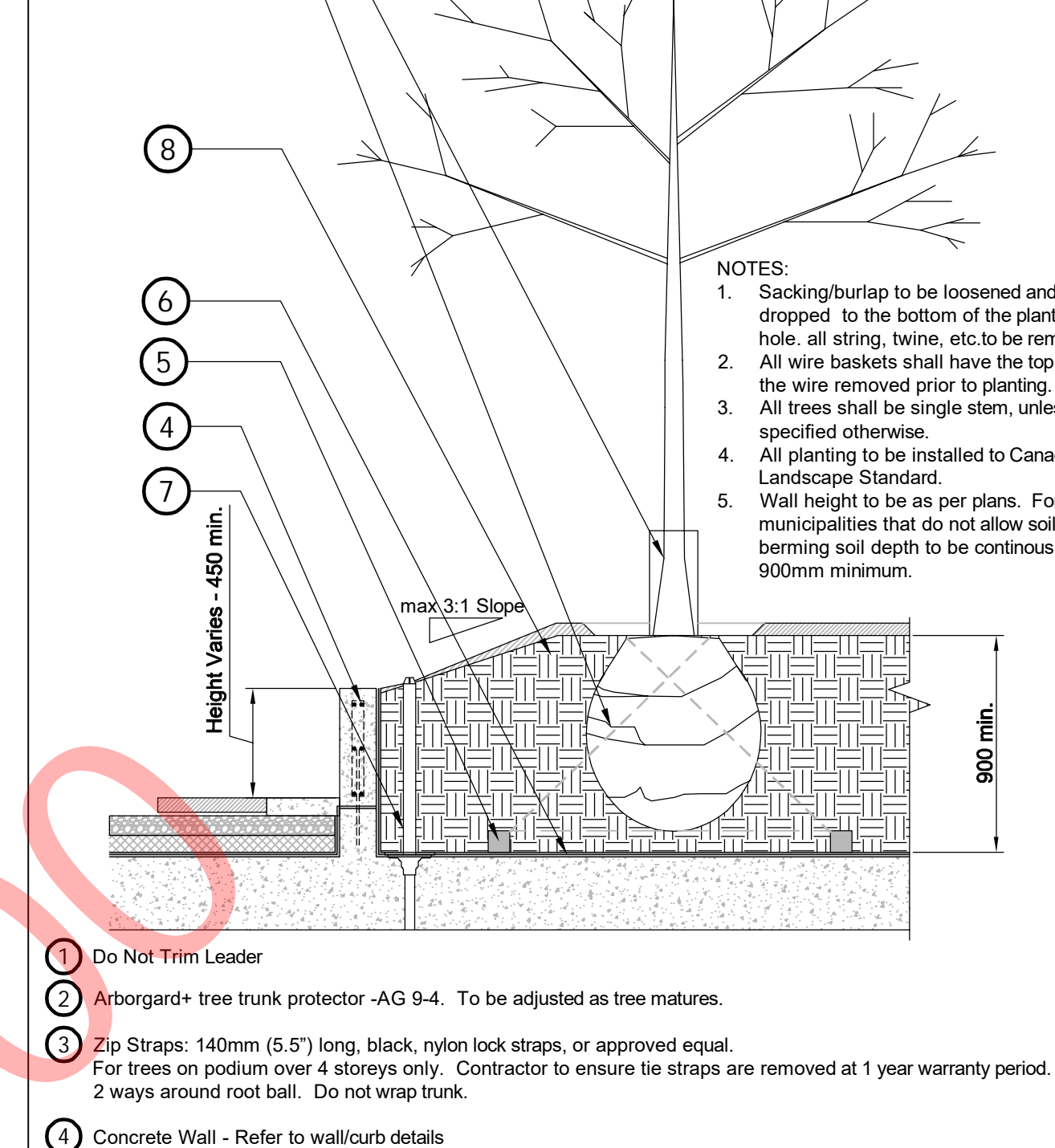
- 1 200mm Concrete curb/planter edge
- 2 Prune plant to remove dead or broken branches
- 3 Decomposed Bark Mulch - 75mm min
- 4 Planter drain with perforated pipe riser. Refer to mechanical.
- 5 450mm deep Gently Compacted Topsoil Mixture to Canadian Landscape Standard: 1P "Well Groomed" soil
- 6 Nilnex Nudrain WD/15 drain mat or as per roof build-up by architect. To extend along all interior planter surfaces and up edges of planter. Drain mat to have root barrier.
- 7 Tamped "Well Groomed" top soil
- 8 Structural slab and roof build-up to be as per architect's drawings

2 SHRUB PLANTING - ON SLAB
 1:1



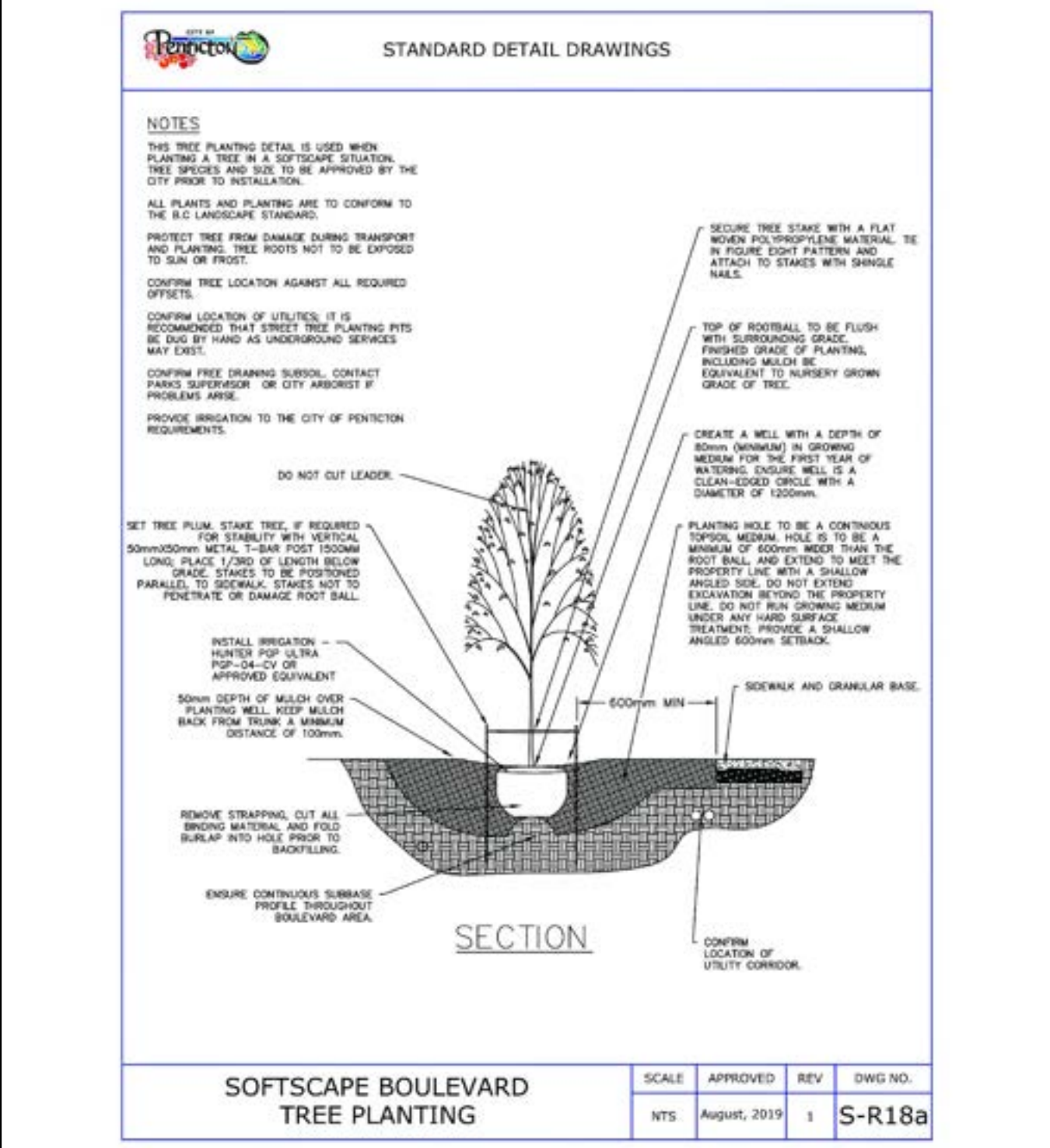
- 1 Do not trim leader
- 2 50mm wide woven nylon tree ties. No wire or nailing adjacent to or attached to trunk will be accepted.
- 3 2 Pressure treated 2"x4" wood stakes, 2m length
- 4 Arbogard+ tree trunk protector -AG 9-4. To be adjusted as tree matures.
- 5 50mm deep saucer formed in topsoil for initial first year watering. Fill saucer with decomposed bark mulch.
- 6 Finished grade
- 7 Cut & remove top 1/3 of burlap from root ball
- 8 Compacted top soil with pedestal to Canadian Landscape Standards
- 9 Scarify pit bottom minimum of (150mm)
- 10 Imported "Well Groomed" topsoil mixture (1P) for all areas within tree pit.

3 TREE PLANTING - DECIDUOUS TREE
 1:25



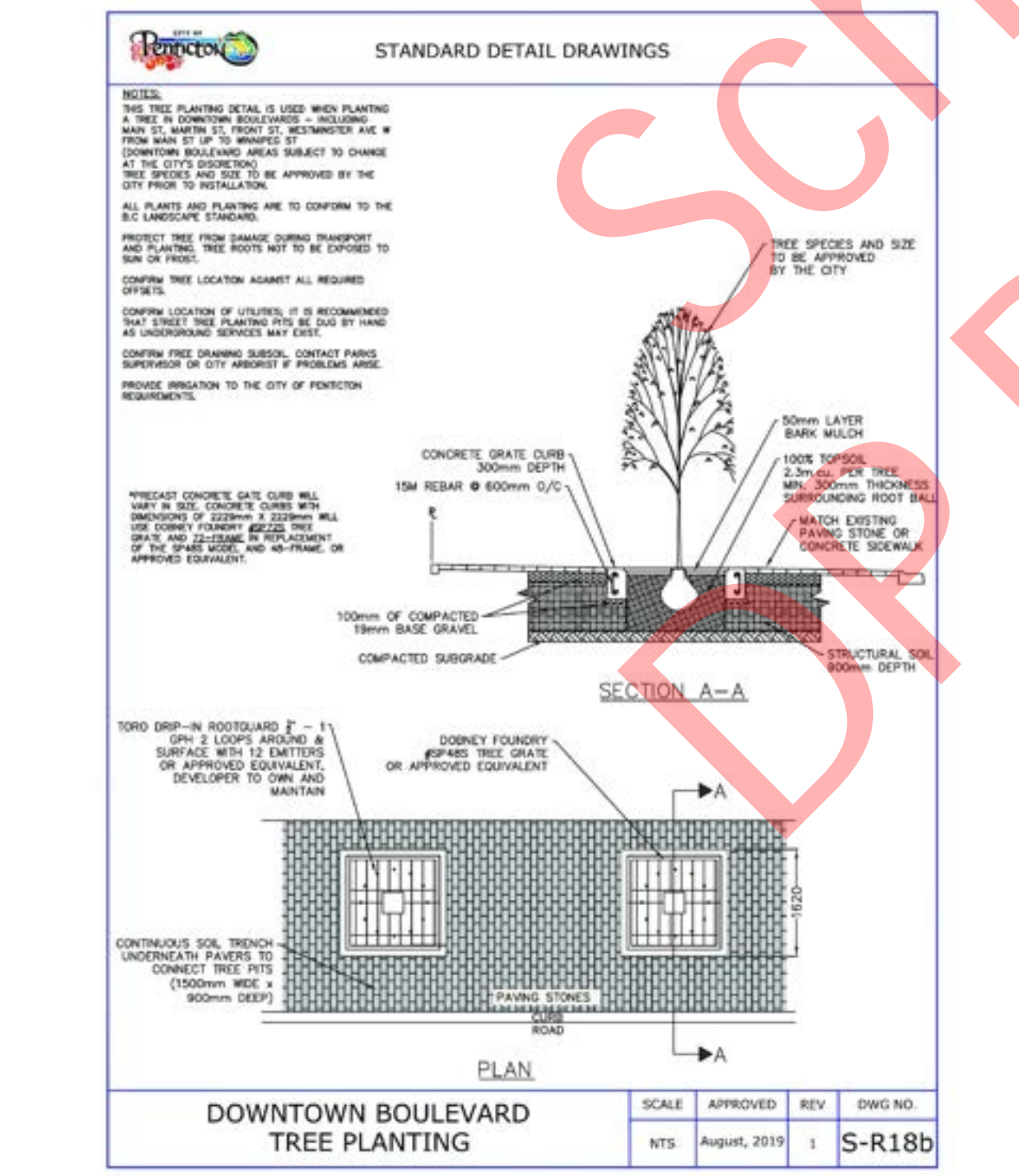
- 1 Do Not Trim Leader
- 2 Arbogard+ tree trunk protector -AG 9-4. To be adjusted as tree matures.
- 3 Zip Straps: 140mm (5.5") long, black, nylon lock straps, or approved equal. For trees on podium over 4 storeys only. Contractor to ensure tie straps are removed at 1 year warranty period. Wrap 2 ways around root ball. Do not wrap trunk.
- 4 Concrete Wall - Refer to wall/curb details
- 5 89mm x 89mm PT boards around base perimeter of planter
- 6 Nilnex Nudrain WD/15 drain mat or as per roof build-up by architect. To extend along all interior planter surfaces and up edges of planter. Drain mat to have root barrier.
- 7 Planter drain with perforated pipe riser. Refer to mechanical.
- 8 "Well Groomed" topsoil mixture (1P) as per Canadian Landscape Standard.

4 TREE PLANTING - ON SLAB
 1:25



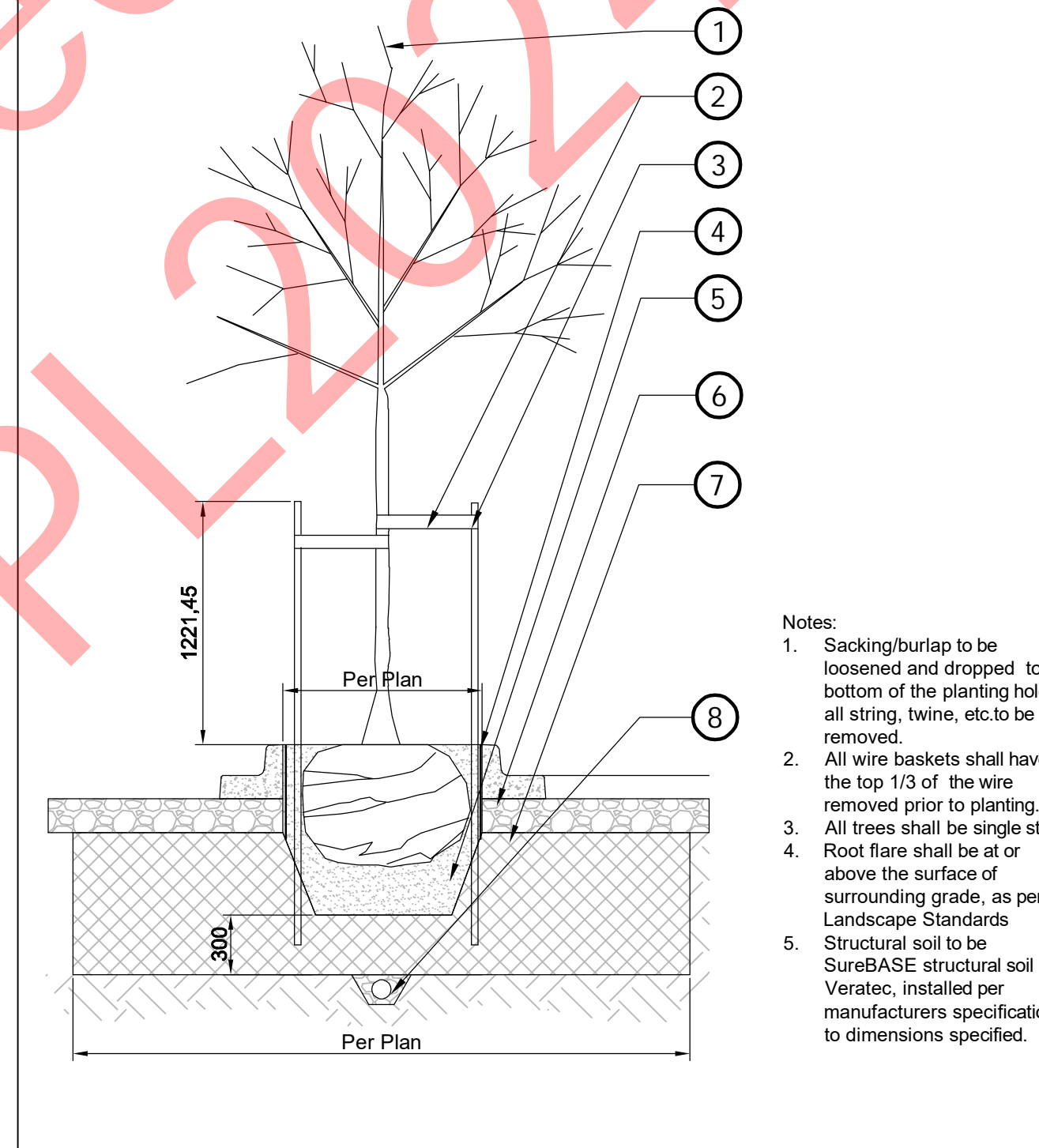
SCALE	APPROVED	REV	DWG NO.
NTS	August, 2019	1	S-R18a

5 CITY OF PENTICTON TREE PLANTING - SOFTSCAPE
 N.T.S. P-DP34-23



SCALE	APPROVED	REV	DWG NO.
NTS	August, 2019	1	S-R18b

6 CITY OF PENTICTON TREE PLANTING - HARDSCAPE
 N.T.S. P-DP34-28



- 1 Do not trim leader
- 2 50mm wide woven nylon tree ties. No wire or nailing adjacent to or attached to trunk will be accepted.
- 3 2 Pressure treated 2"x4" wood stakes, 2m length
- 4 Install approved root barrier system - "Deeproot" model UB 18-2; "Vespro" model RS-18; or "NDS" model
- 5 300mm min. of "Well Groomed" topsoil mixture (1P) around root ball compacted to 85% MPD, where possible.
- 6 Adjacent paving and subgrade by others
- 7 Structural soil - Area as outlined on plans. Structural soil to be Surebase/Structure Zone/or approved equal.
- 8 Perforated pipe drainage beneath all structural soil areas. Refer to civil.

7 STRUCTURAL SOIL
 1:1

No.	By:	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
2	KM	Issued for Re-DP Draft	2024-05-20
1	KM	Issued for Review	2024-02-23

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
1	KM	Tree Planting Detail Update	2024-05-29

REVISIONS TABLE FOR SHEET

Project:
PENTICTON INNOVATION DISTRICT

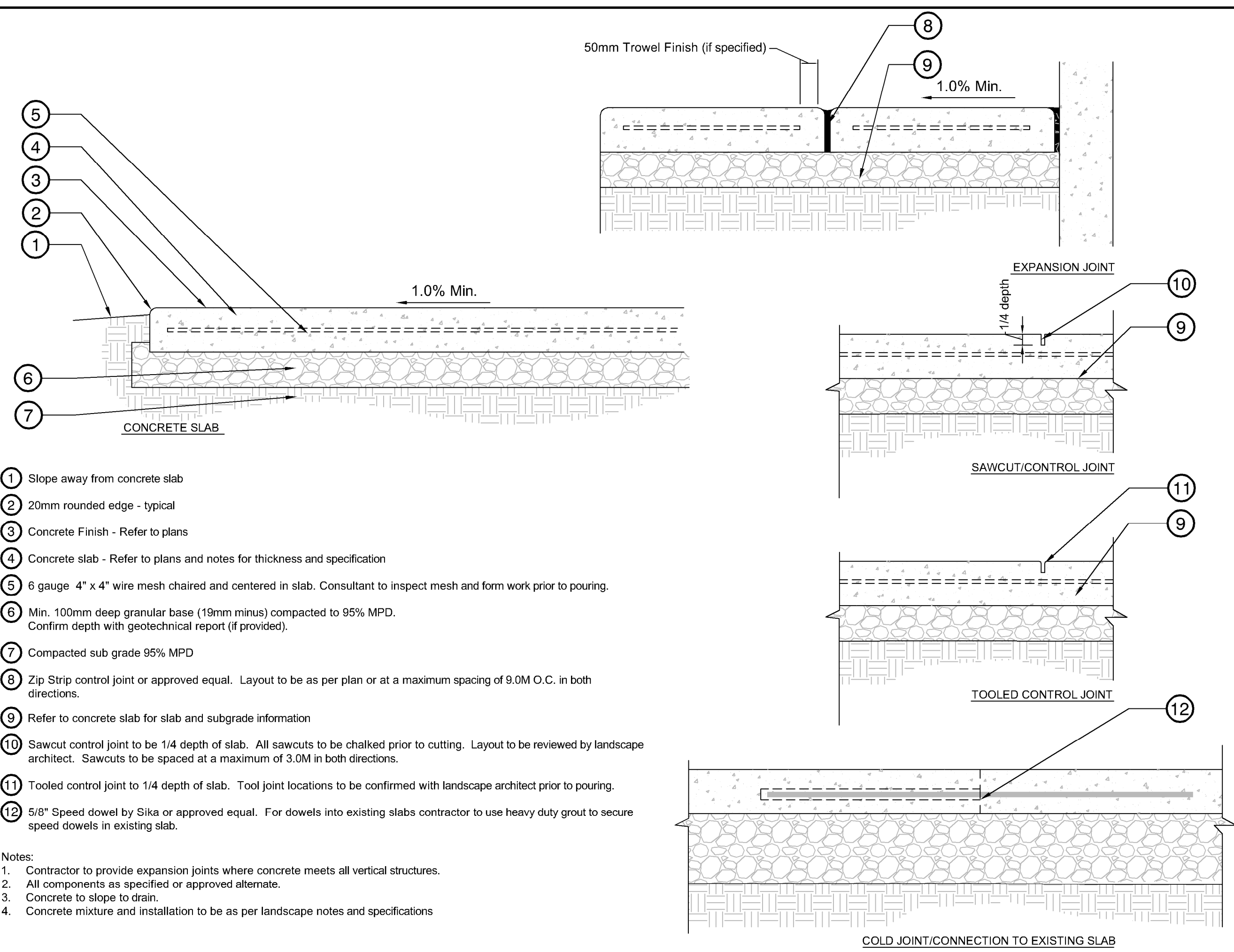
Location:
 Government Street
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Drawn: RMK	Stamp:
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Scale: AS SHOWN	Original Sheet Size: 24"x36"

Drawing Title:
DETAILS - PLANTING

VDZ Project #:
DP2024-12

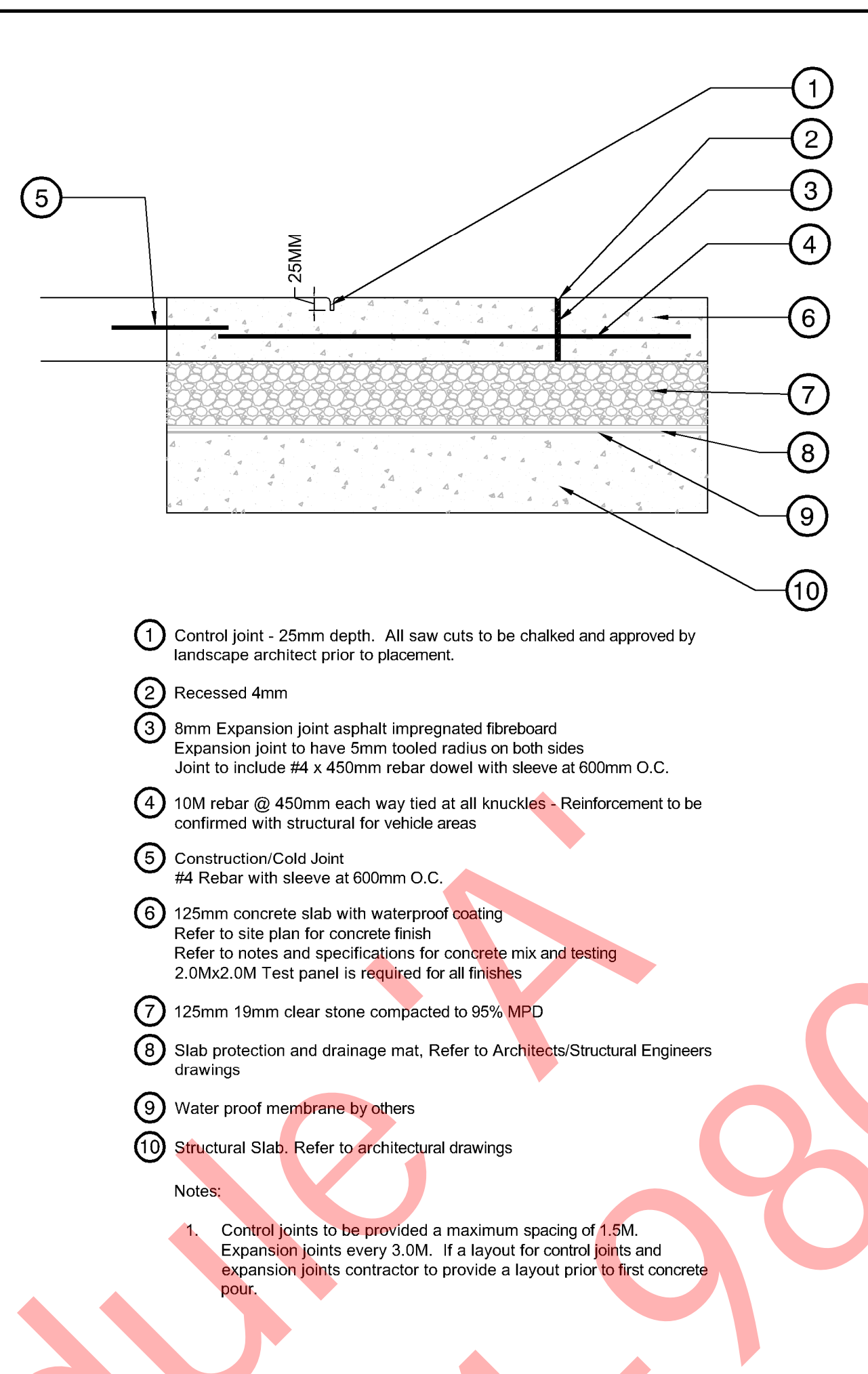
Drawing #:
LD-01



- 1 Slope away from concrete slab
- 2 20mm rounded edge - typical
- 3 Concrete Finish - Refer to plans
- 4 Concrete slab - Refer to plans and notes for thickness and specification
- 5 6 gauge 4" x 4" wire mesh chaired and centered in slab. Consultant to inspect mesh and form work prior to pouring.
- 6 Min. 100mm deep granular base (19mm minus) compacted to 95% MPD. Confirm depth with geotechnical report (if provided).
- 7 Compacted sub grade 95% MPD
- 8 Zip Strip control joint or approved equal. Layout to be as per plan or at a maximum spacing of 9.0M O.C. in both directions.
- 9 Refer to concrete slab for slab and subgrade information
- 10 Sawcut control joint to be 1/4 depth of slab. All sawcuts to be chalked prior to cutting. Layout to be reviewed by landscape architect. Sawcuts to be spaced at a maximum of 3.0M in both directions.
- 11 Tooled control joint to 1/4 depth of slab. Tool joint locations to be confirmed with landscape architect prior to pouring.
- 12 5/8" Speed dowel by Sika or approved equal. For dowels into existing slabs contractor to use heavy duty groud to secure speed dowels in existing slab.

Notes:
 1. Contractor to provide expansion joints where concrete meets all vertical structures.
 2. All components as specified or approved alternate.
 3. Concrete to slope to drain.
 4. Concrete mixture and installation to be as per landscape notes and specifications

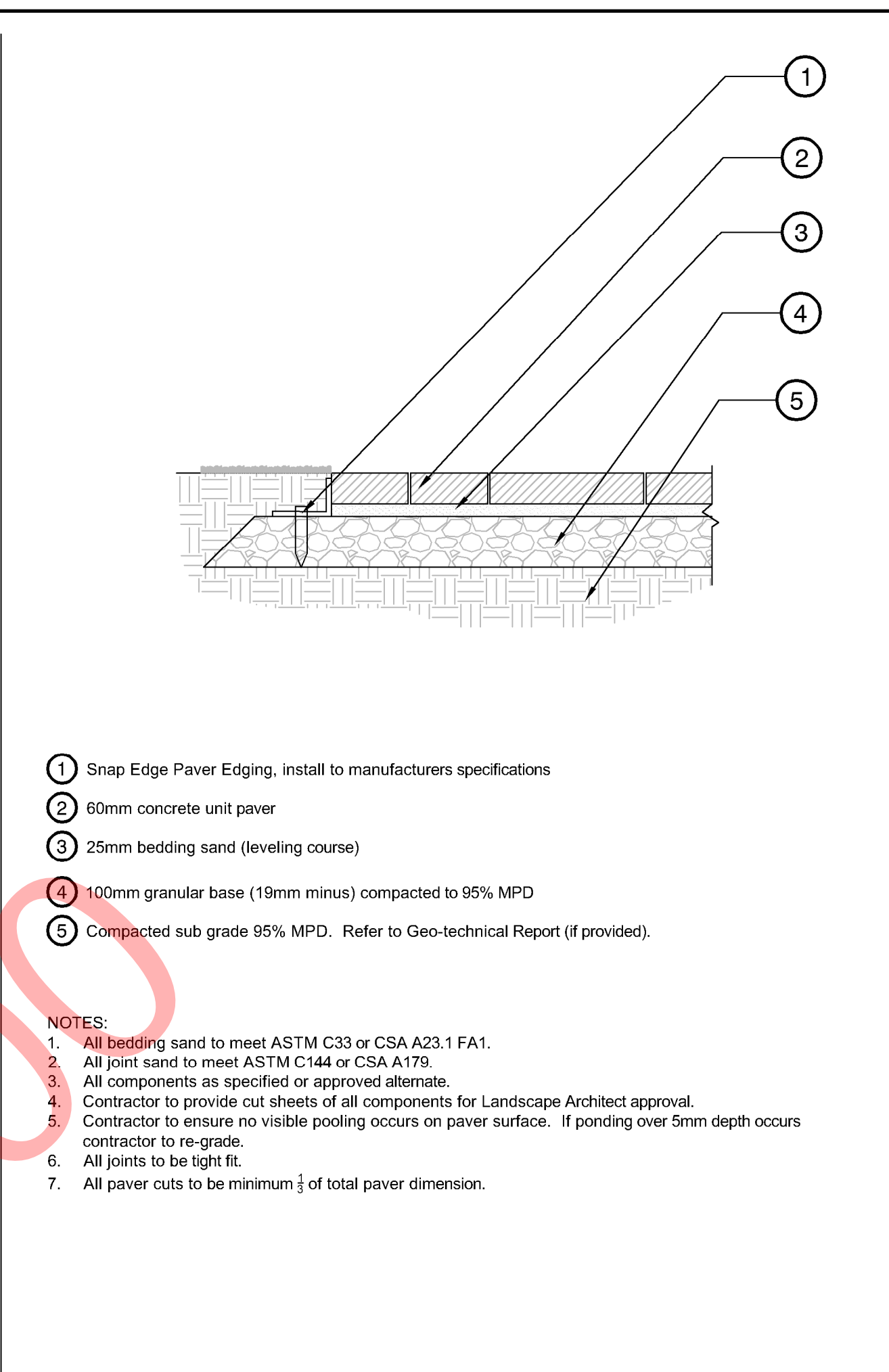
1 CONCRETE SLAB - WIRE MESH
 1:10 P-DP34-88



- 1 Control joint - 25mm depth. All saw cuts to be chalked and approved by landscape architect prior to placement.
- 2 Recessed 4mm
- 3 8mm Expansion joint asphalt impregnated fibreboard Expansion joint to have 5mm tooled radius on both sides Joint to include #4 x 450mm rebar dowel with sleeve at 600mm O.C.
- 4 10M rebar @ 450mm each way tied at all knuckles - Reinforcement to be confirmed with structural for vehicle areas
- 5 Construction/Cold Joint #4 Rebar with sleeve at 600mm O.C.
- 6 125mm concrete slab with waterproof coating Refer to site plan for concrete finish Refer to notes and specifications for concrete mix and testing 2.0Mx2.0M Test panel is required for all finishes
- 7 125mm 19mm clear stone compacted to 95% MPD
- 8 Slab protection and drainage mat. Refer to Architects/Structural Engineers drawings
- 9 Water proof membrane by others
- 10 Structural Slab. Refer to architectural drawings

Notes:
 1. Control joints to be provided a maximum spacing of 1.5M. Expansion joints every 3.0M. If a layout for control joints and expansion joints contractor to provide a layout prior to first concrete pour.

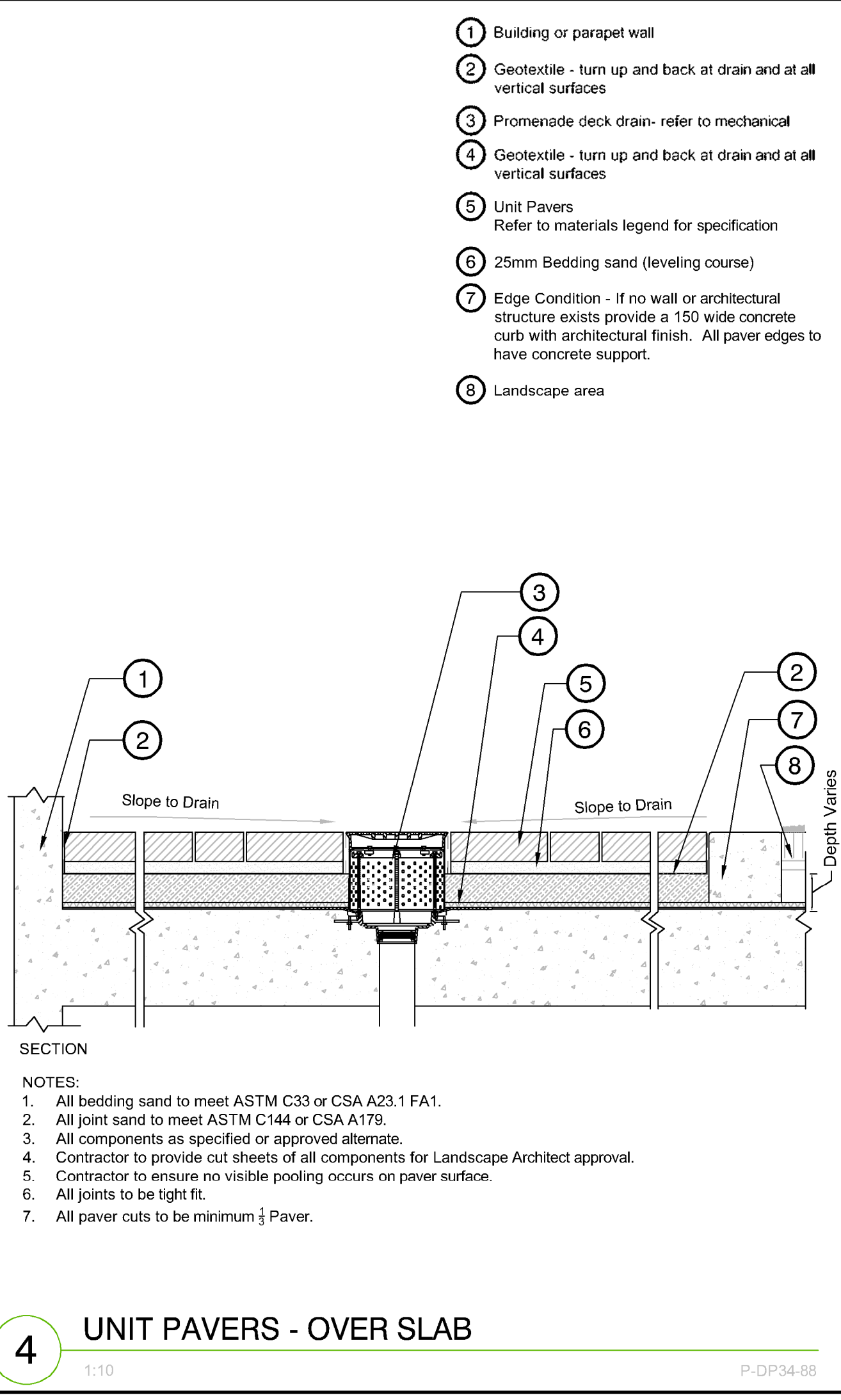
2 CONCRETE SLAB - OVER PARKADE
 1:10 P-DP34-88



- 1 Snap Edge Paver Edging, install to manufacturers specifications
- 2 60mm concrete unit paver
- 3 25mm bedding sand (leveling course)
- 4 100mm granular base (19mm minus) compacted to 95% MPD
- 5 Compacted sub grade 95% MPD. Refer to Geo-technical Report (if provided).

NOTES:
 1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
 2. All joint sand to meet ASTM C144 or CSA A179.
 3. All components as specified or approved alternate.
 4. Contractor to provide cut sheets of all components for Landscape Architect approval.
 5. Contractor to ensure no visible pooling occurs on paver surface. If ponding over 5mm depth occurs contractor to re-grade.
 6. All joints to be tight fit.
 7. All paver cuts to be minimum 1/3 of total paver dimension.

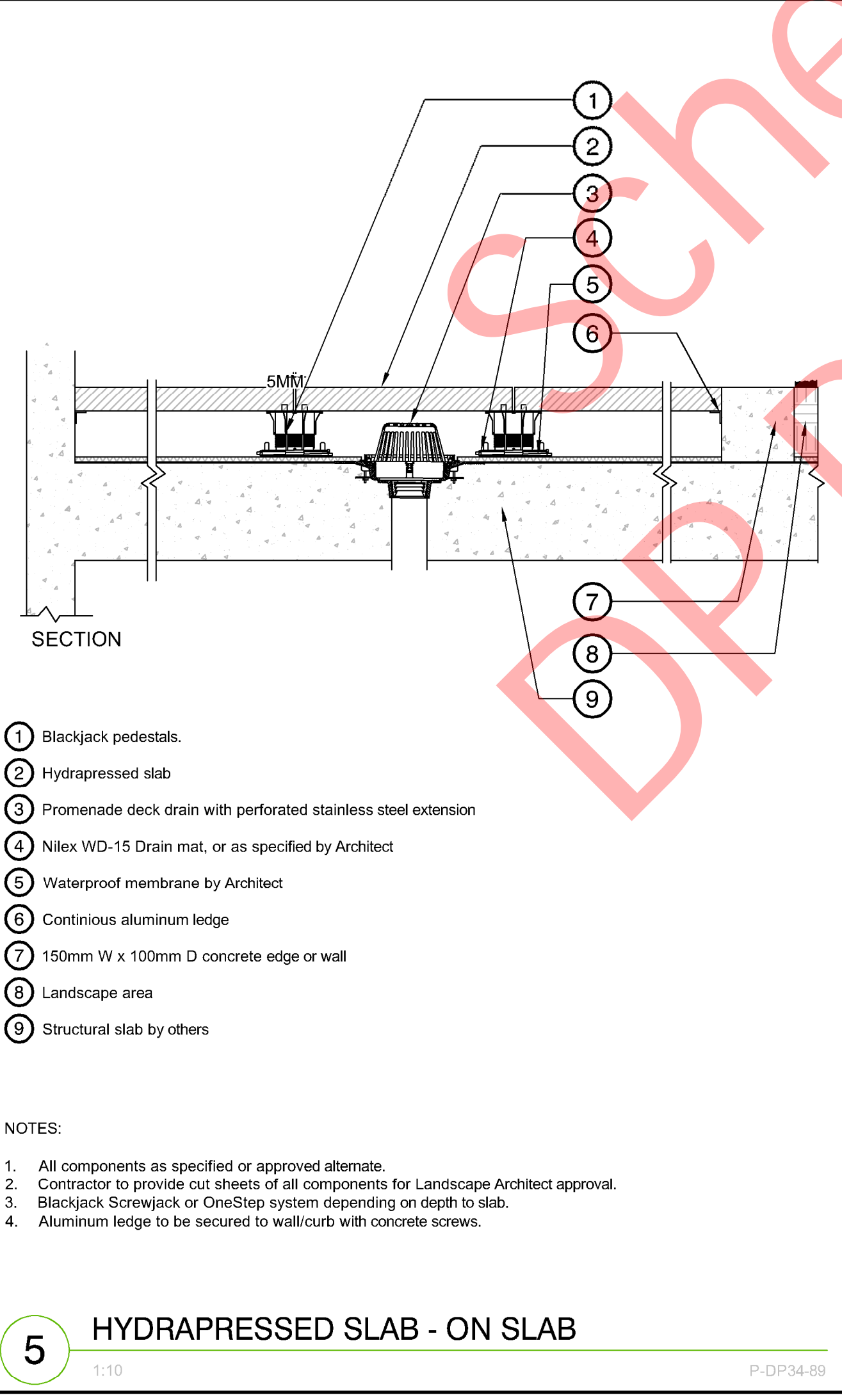
3 UNIT PAVERS - PEDESTRIAN
 1:10 P-DP34-87



- 1 Building or parapet wall
- 2 Geotextile - turn up and back at drain and at all vertical surfaces
- 3 Promenade deck drain- refer to mechanical
- 4 Geotextile - turn up and back at drain and at all vertical surfaces
- 5 Unit Pavers Refer to materials legend for specification
- 6 25mm Bedding sand (leveling course)
- 7 Edge Condition - If no wall or architectural structure exists provide a 150 wide concrete curb with architectural finish. All paver edges to have concrete support.
- 8 Landscape area

NOTES:
 1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
 2. All joint sand to meet ASTM C144 or CSA A179.
 3. All components as specified or approved alternate.
 4. Contractor to provide cut sheets of all components for Landscape Architect approval.
 5. Contractor to ensure no visible pooling occurs on paver surface.
 6. All joints to be tight fit.
 7. All paver cuts to be minimum 1/3 Paver.

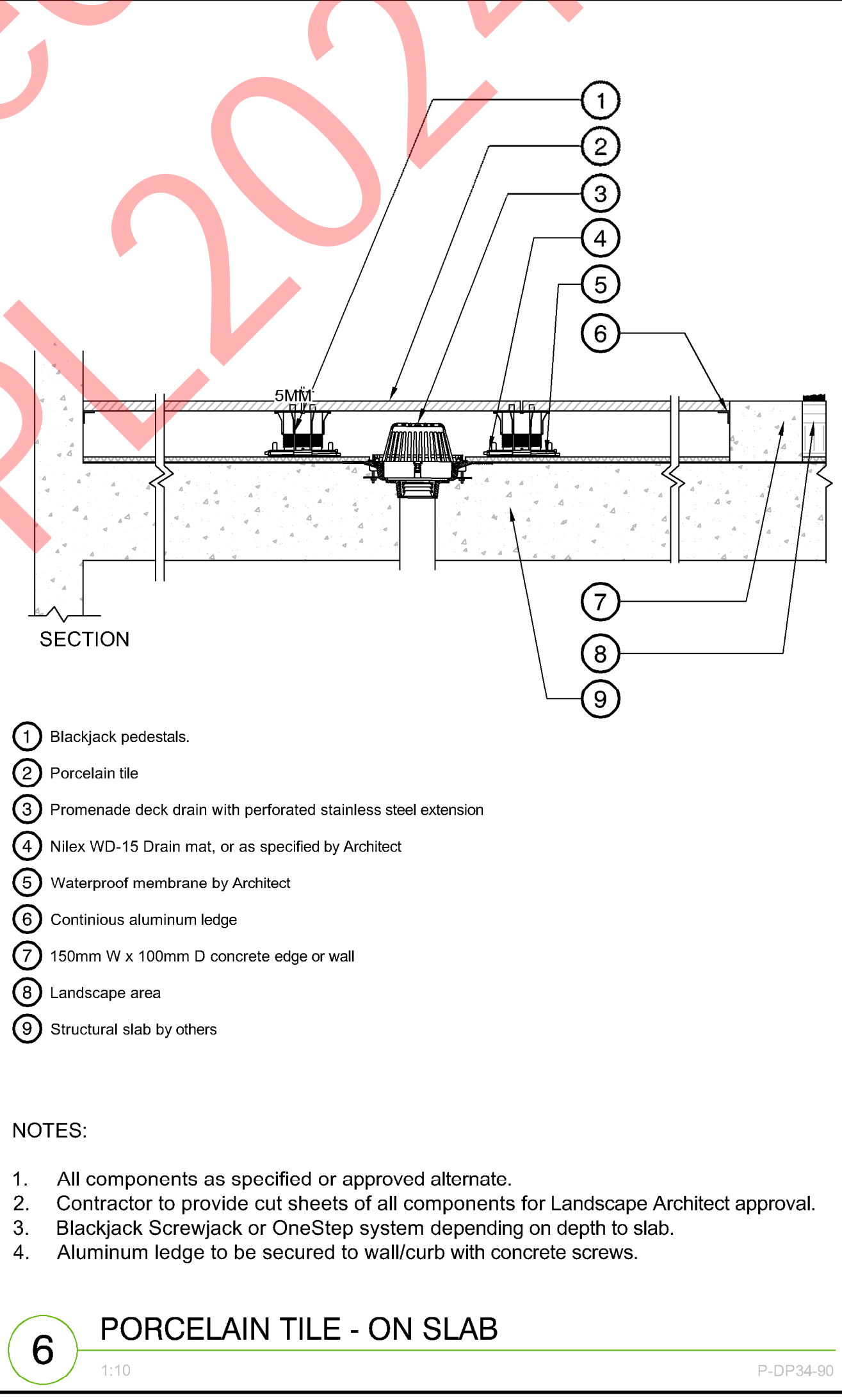
4 UNIT PAVERS - OVER SLAB
 1:10 P-DP34-88



- 1 Blackjack pedestals.
- 2 Hydrapressed slab
- 3 Promenade deck drain with perforated stainless steel extension
- 4 Nillex WD-15 Drain mat, or as specified by Architect
- 5 Waterproof membrane by Architect
- 6 Continuous aluminum ledge
- 7 150mm W x 100mm D concrete edge or wall
- 8 Landscape area
- 9 Structural slab by others

NOTES:
 1. All components as specified or approved alternate.
 2. Contractor to provide cut sheets of all components for Landscape Architect approval.
 3. Blackjack Screwjack or OneStep system depending on depth to slab.
 4. Aluminum ledge to be secured to wall/curb with concrete screws.

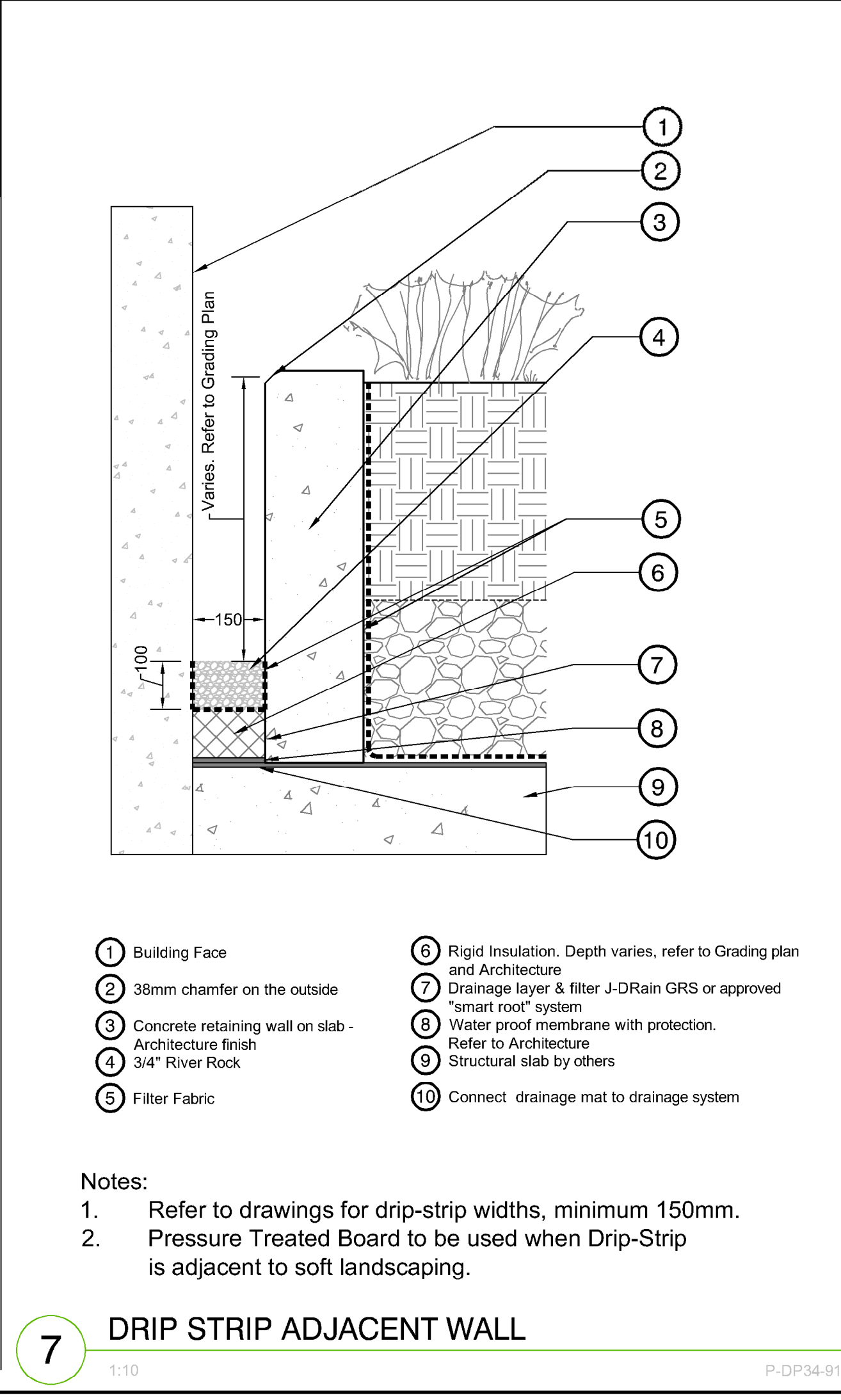
5 HYDRAPRESSED SLAB - ON SLAB
 1:10 P-DP34-89



- 1 Blackjack pedestals.
- 2 Porcelain tile
- 3 Promenade deck drain with perforated stainless steel extension
- 4 Nillex WD-15 Drain mat, or as specified by Architect
- 5 Waterproof membrane by Architect
- 6 Continuous aluminum ledge
- 7 150mm W x 100mm D concrete edge or wall
- 8 Landscape area
- 9 Structural slab by others

NOTES:
 1. All components as specified or approved alternate.
 2. Contractor to provide cut sheets of all components for Landscape Architect approval.
 3. Blackjack Screwjack or OneStep system depending on depth to slab.
 4. Aluminum ledge to be secured to wall/curb with concrete screws.

6 PORCELAIN TILE - ON SLAB
 1:10 P-DP34-90



- 1 Building Face
- 2 38mm chamfer on the outside
- 3 Concrete retaining wall on slab - Architecture finish
- 4 3/4" River Rock
- 5 Filter Fabric
- 6 Rigid Insulation. Depth varies, refer to Grading plan and Architecture
- 7 Drainage layer & filter J-DRain GRS or approved "smart roof" system
- 8 Water proof membrane with protection. Refer to Architecture
- 9 Structural slab by others
- 10 Connect drainage mat to drainage system

Notes:
 1. Refer to drawings for drip-strip widths, minimum 150mm.
 2. Pressure Treated Board to be used when Drip-Strip is adjacent to soft landscaping.

7 DRIP STRIP ADJACENT WALL
 1:10 P-DP34-81

No.	By:	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
2	KM	Issued for Re-DP Draft	2024-05-20
1	KM	Issued for Review	2024-02-23

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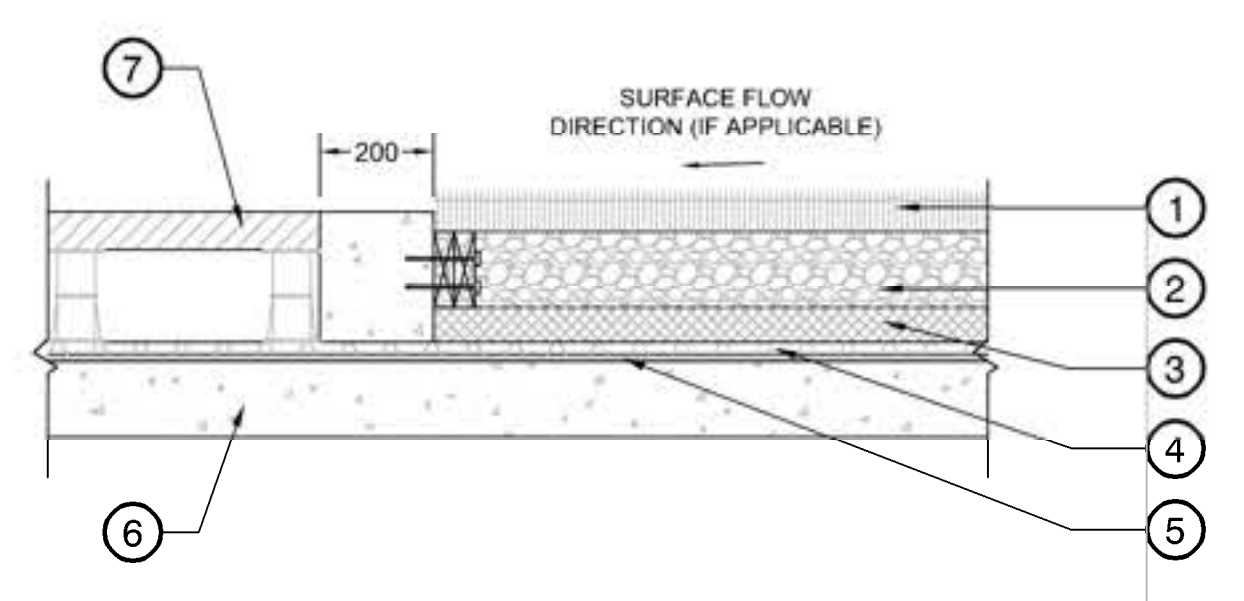
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REVISIONS TABLE FOR SHEET

Project:
 PENTICTON INNOVATION DISTRICT
 Location:
 Government Street
 Penticton, B.C.

Drawn: RMK	Stamp:
Checked: KM	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/ERRATA/CHANGES MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: **DETAILS - PLANTING**
 Vdz Project #: **DP2024-12**
 Drawing #: **LD-02**

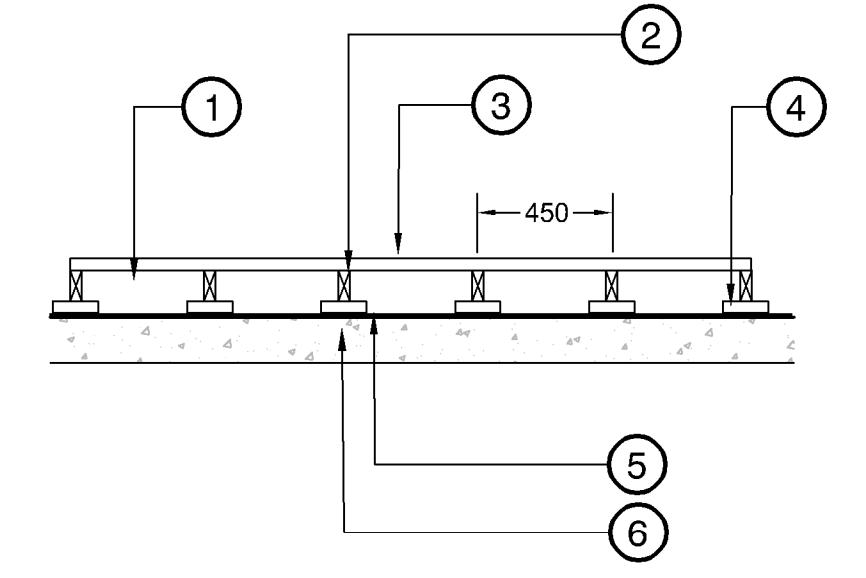


- 1 Synthetic turf system. Refer to Manufacturers specification
- 2 Min. 100mm aggregate base course; 19mm minus, compacted to 95% MPD
- 3 Structural void form as required
- 4 Filter fabric
- 5 Drainage layer & waterproof membrane (refer to Architecture)
- 6 Structural slab (by others)
- 7 Adjacent Hydrapressed Pavers

1 ARTIFICIAL TURF ON SLAB
1:10

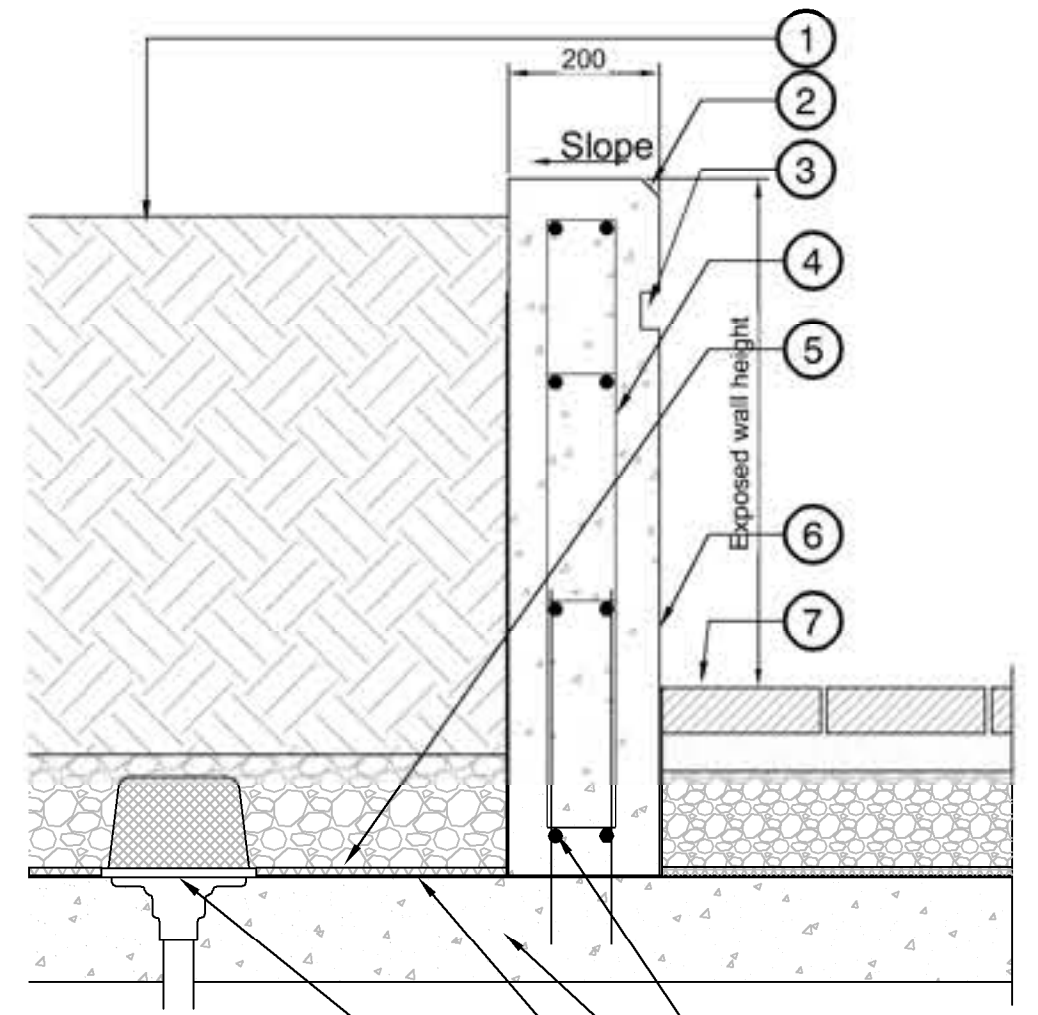


- 1 Blocking
- 2 2x4 Pressure Treated Joist
- 3 2x4 Composite Deck
- 4 Rubber Spacer
- 5 Waterproof layer
- 6 Structure slab, protection board and drainage mat to Architects detail



- Notes:
1. All lumber to be clear cedar (s4s).
 2. Insert blocking every 1.2m
 3. Stain with Sikken's Cetol SRD RE, Colour: Natural

2 COMPOSITE DECK
1:25

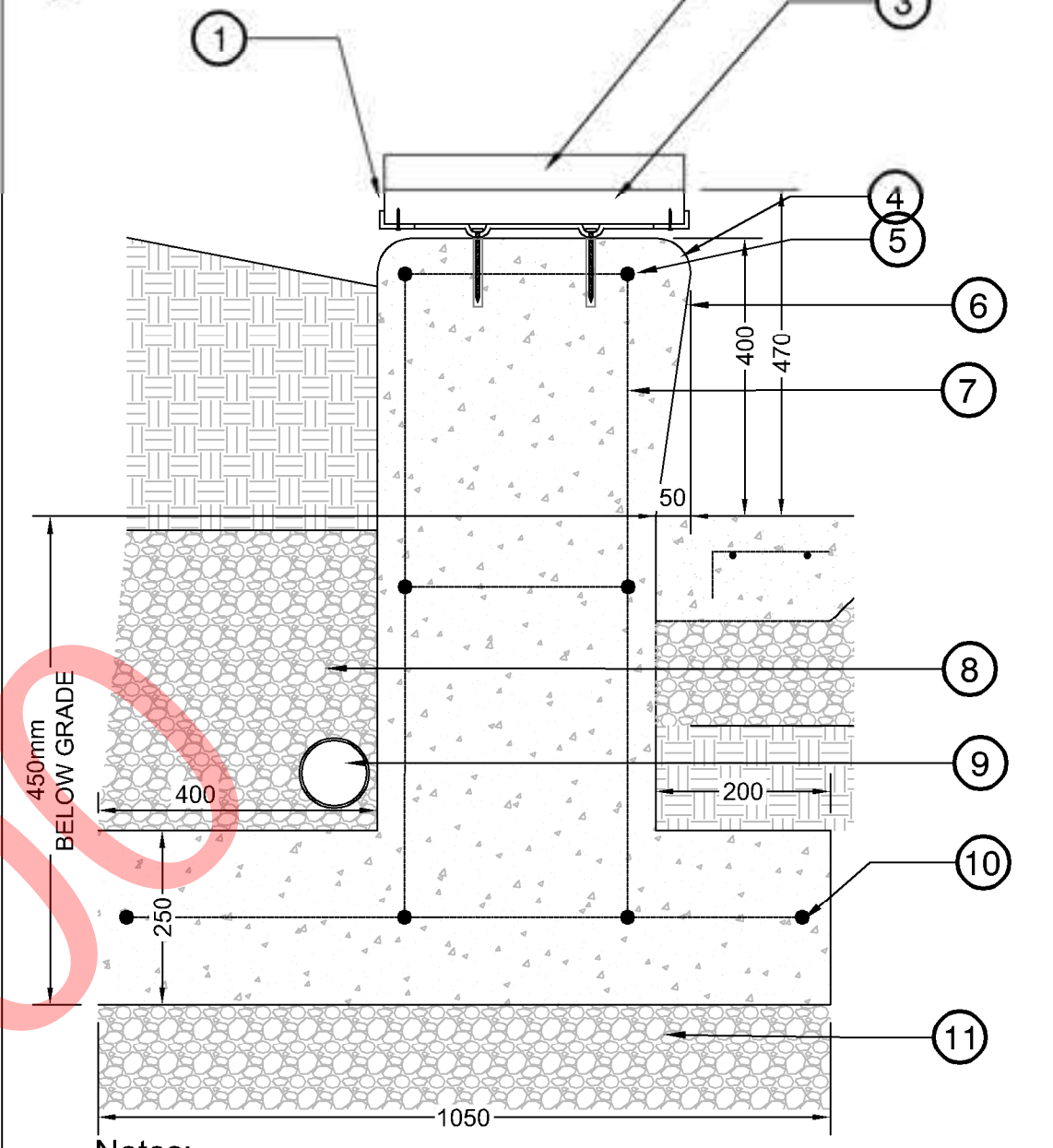


- 1 Growing medium to BC Landscape Standard, latest edition
- 2 25mm chamfer
- 3 25x50mm reveal
- 4 10M rebar @ 300mm O.C. each way
- 5 Nilix NuDrain PD-20 drain mat
- 6 Concrete wall, light sandblast finish
- 7 Finished grade, refer to site plan
- 8 10M dowels
- 9 Structural slab, refer to Architects drawing
- 10 Waterproof membrane, by Architect
- 11 Planter area drain, WADE 3200-PA or approved alternate

- NOTES:
1. Coordinate wall tie in to slab with Architect and Structural Engineer.
 2. All walls over 1.2m in height will need to be Structurally Engineered.
 3. All planters to be connected to Slab drainage system.

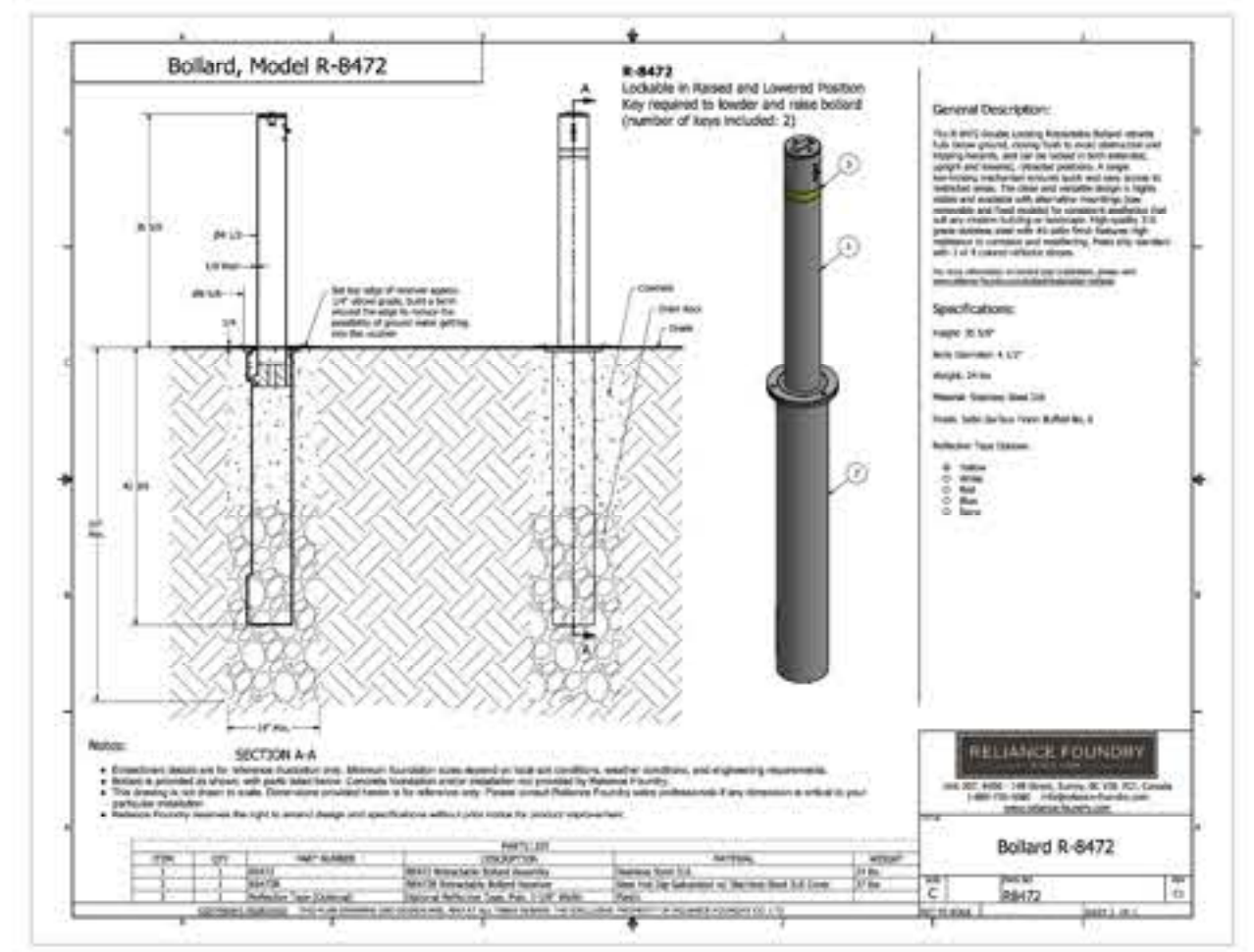
3 CONCRETE RAISED PLANTER
1:10

- 1 Steel to be flush with concrete face (TYP)
- 2 89 x 89 x 430mm IPE Bench Top (finished dimensions) as per plan
- 3 38 x 89 x 430mm IPE Bench Top (finished dimensions). Contractor to Provide Shop Drawings for Approval
- 4 R50mm fillet (TYP)
- 5 2-15M @ top, cont.
- 6 Concrete wall sandblast finish
- 7 15M rebar reinforcement 50mm from top 50mm from side Vertical @ 450mm O.C. Horizontal @ 450mm O.C.
- 8 French drain, use of clean 19mm minus rock
- 9 Perforated PVC pipe 100mmØ
- 10 15M rebar reinforcement @ 600mm o.c.
- 11 150mm granular base (19mm minus) compacted to 95% MPD



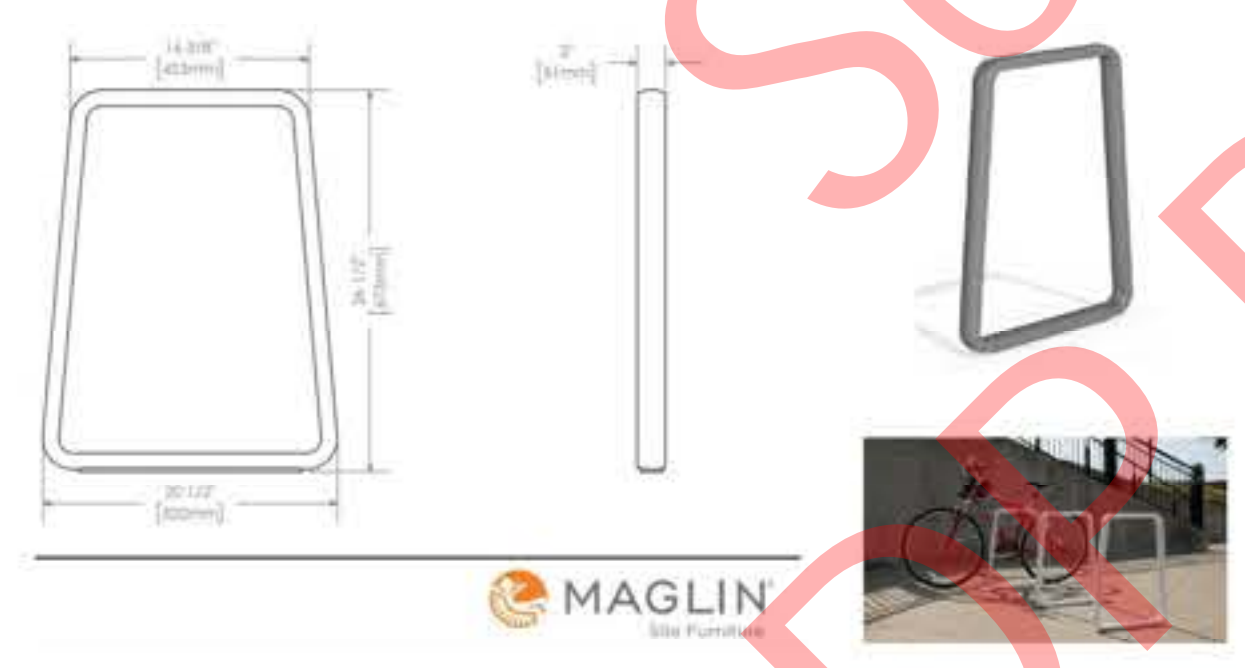
- Notes:
1. Vertical Control Joints Every 3m on center.
 2. Wall heights vary. Refer to Civil for grades.
 3. All hardware to be galvanized steel.

4 SEAT RETAINING WALL
1:10



Supplier: Reliance Foundry
 Model: R-8472 Double Locking Retractable Bollard
 Reflective Strip Colour: White

5 BOLLARD
1:10



Maglin Bike Rack
 Color: grey or custom powdercoat

- Notes:
- 2300 Series - Iconic Bike Rack
 - Cast Aluminum, Surface Mount, 2 Bike Configuration
 - Maglin Powdercoat System on all aluminum castings

6 BIKE RACK
N.T.S.

LEXICON

MRR-1500-00011
 Legacy # LXR0502-48-MB-VGST-LD0-VGST

DESCRIPTION: 1500 Series - Lexicon Recycle Recreational Steel Frame, Lower Cut and Formed Steel Side Panels, Metal Lid, Front Opening, 2 Storage, 1 x 22 and 1 x 18 Gallon Polyethylene Liners, Vinyl Graphics

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The machine pile will a delivered pre-assembled. Hole (PH) are provided in each mounting foot for securing to bolts.

TO SPECIFY: Select MRR-1500-00011
 Choose: - Powdercoat Color - Vinyl Graphics

HEIGHT: 37" (940mm) LENGTH: 44.88" (1140mm) DEPTH: 19" (483mm) WEIGHT: 97.8lbs (44.4kg)

MAGLIN
 Site Furniture

Supplier: Maglin Site Furniture
 Model: MBR-1500-00011
 Colour: Silver 14

7 WASTE RECEPTACLE
1:10

700 SERIES

MCH-0720-00001
 Legacy # MCH720-M

MATERIALS: The chair frame is constructed of laser cut and formed steel.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The chair is delivered pre-assembled.

TO SPECIFY: Select MCH-0720-00001
 Choose: - Powdercoat Color

HEIGHT: 38 1/4" (976mm) DEPTH: 38 1/4" (976mm) WIDTH: 30 1/4" (768mm) WEIGHT: 121.03lbs (54.9kg)

MAGLIN
 Site Furniture

8 LOUNGE CHAIR
N.T.S.

No.	By:	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
2	KM	Issued for Re-DP Draft	2024-05-20
1	KM	Issued for Review	2024-02-23

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
 PENTICTON INNOVATION DISTRICT

Location:
 Government Street
 Penticton, B.C.

Drawn: RMK DRAWN2	Stamp:
Checked: KM	
Approved: MVDZ	Original Sheet Size: 24"x36"
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Drawing Title: DETAILS - SITE FURNISHINGS

VDZ Project #: DP2024-12

Drawing #: LD-03



1 RAISED ALUMINUM PLANTER
N.T.S. P-DP34-25



Table

Model	Description	Depth	Height	Length	Weight
MTB-2300-00003	2300 Series - Iconic Standard Table: 70in L, Cast Aluminum Legs, Ipe Wood Table Top	35.6" (90.3cm)	30" (76.2cm)	70" (177.8cm)	140lbs (63.5kg)

Chairs

Model	Description	Depth	Height	Length	Weight
MCH-2000-00002	2000 Series - Konik Chair: Steel Frame and Seat, Powdercoating	23.3" (59.3cm)	33" (83.8cm)	18" (45.7cm)	23.4lbs (10.6kg)



2 DINING TABLE AND CHAIRS
1:10



Outdoor Sofa: Nevis Loveseat
Supplier: CabanaCoast
Finish: Grey Frame
Ash Quick-Dry Cushions
or approved equal

3 LOVESEAT
N.T.S.



FIRE TABLE

4 FIRE TABLE
1:1



5 PERGOLA
1:10

No.	By:	Description	Date
3	KM	Issued for DP Resubmission	2024-05-28
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REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
PENTICTON INNOVATION DISTRICT

Location:
Government Street
Penticton, B.C.

Drawn: KM	Stamp:
Checked: KM	
Approved: MVDZ	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

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Council Report

penticton.ca

Date: September 10, 2024
To: Anthony Haddad, City Manager
From: Gabe Tamminga, Planner I
Address: 955 Timmins Street

File No: RMS/955 Timmins St

Subject: Official Community Plan Amendment Application for 955 Timmins Street

Staff Recommendation

THAT Council, following the Community Engagement for OCP Amendments Procedure, direct staff to commence public engagement for a proposed Official Community Plan amendment to change the future land use designation on 955 Timmins Street from 'High Density Residential' to 'Mixed Use', in support of a development with a mix of housing and indoor recreation.

Strategic Priority Objective

Vibrant and Connected: Support vibrant and diverse activities creating opportunities for connection in community.

Proposal

The City has received a proposal for a mixed-use development consisting of 72 residential apartment units with a mixed-use recreation facility that contains 9848m² of commercial / recreational space (Figure 1). In order to proceed, the applicants are proposing to change the Official Community Plan designation on the subject property from 'High Density Residential' to 'Mixed Use'. The applicant has submitted a Letter of Intent (Attachment 'C') which further explains their proposal for the subject property. The applicant has also submitted plans attached as 'Schedule A' with their application for consideration. In addition to the residential units, the plans show two indoor ice sheets, an indoor baseball training facility, 8 indoor pickleball courts and a number of outdoor courts, as well as commercial lease areas.



Figure 1 - Rendering of Proposed Development

The applicant has also submitted an application to rezone the property from RM3 (Medium Density Multiple Housing) to a Comprehensive Development zone to permit the mixed-use proposal. The full application

package would be analyzed by staff and presented to Council following the recommended public engagement period.

The purpose of this report is to provide Council with an engagement plan for the proposed OCP amendment.

Background

Site Context

The subject property is located on the west side of Timmins Street in an area with a mix of uses (Figure 2). Surrounding the site, there is commercial, residential, institutional and parkland properties, making this a unique area of the City. The property is 4.64 acres in size and has Timmins Street to the east, King's Park to the north and the highway to the west. Currently, the property contains a warehouse building.

In 2021, this property underwent the process of an OCP Amendment and Zoning Amendment Bylaw. The application resulted in an OCP land use designation amendment from 'Industrial' to 'Urban Residential' and the property was rezoned from M1 (General Industrial) to RM3 (Medium Density Multiple Housing). Both of these applications were approved by Council in 2021.

Subsequently, a 2-acre lot was subdivided from the subject lot. There is currently an application for a 200 unit residential development on that lot, which will be considered by Council at an upcoming meeting.

Current OCP and Zoning

The OCP future land use designation on the subject property is 'High Density Residential' (Attachment 'A'). The High Density Residential designation supports high-density multifamily developments in residential neighbourhoods consisting of townhouses and apartments in high amenity areas. This designation envisions higher density residential development up to 6 storeys in height.

The current RM3 (Medium Density Multiple Housing) zoning on the property permits medium density multiple housing developments up to 6 storeys, which includes housing types such as apartments or townhouses.

Required Applications

Several planning applications are required for this proposed development, as summarized in the table below:



Figure 2 - Property Location Map

Application Required	Description	Approval Authority
Official Community Plan Amendment Bylaw	To change the OCP future land use designation on the subject property from 'High Density Residential' to 'Mixed Use'.	Council
Zoning Amendment Bylaw	To change the zoning on the subject property from RM3 (Medium Density Multiple Housing) to a CD (Comprehensive Development) zone.	Council
Development Permit	To approve the form and character of the proposed development.	Council

Financial Implication

City staff will be leading the public engagement period. The applicant has paid the required application fees, which account for the required staff time to conduct the engagement for the proposed development.

Technical Review

The OCP amendment and rezoning application was reviewed by the City of Penticton’s Technical Planning Committee, a group of internal city staff who review development applications. Staff provided the applicant with high-level comments regarding servicing upgrades and future building requirements. A full technical review will be commented on within the future staff report (which will discuss items such as changes made to plans, servicing, etc.).

Engagement Plan

Staff will follow the Community Engagement for OCP Amendments Procedure to ensure adequate and meaningful consultation with the community. The community engagement will be led by City staff through September and early October. The dates for the information sessions will be finalized and communicated accordingly, should Council support the engagement process.

The following list summarizes the main methods that will be used to raise awareness about this application and the opportunities for residents to provide feedback through the engagement period:

1. Project page on www.shapeyourcitypenticton.ca - central location to share information and gather feedback, including an email blast to the Shape Your City Penticton database advising of the engagement beginning,
2. Notices mailed to neighbours within a 100m buffer of the property,
3. Notice signs posted on the subject property,
4. Consult with targeted agencies and interest groups (i.e. RDOS, Local First Nations, School District #67, Ministry of Transportation, BC Transit, Okanagan College, etc.),
5. News release and social media posts,
6. Newspaper advertisements, and
7. Information sessions that allow for sharing of information and discussion on the proposed development.

Staff are recommending that Council give direction to carry out the proposed community engagement prior to staff presenting the complete development application package to Council for consideration.

Analysis

The applicant is proposing to change the OCP future land use designation on the subject property from 'High Density Residential' to 'Mixed Use'.

High Density Residential Designation

The 'High Density Residential' designation is described in the OCP as higher density multifamily residential neighbourhoods consisting of townhouses and apartments in higher-amenity areas (Figure 3). This designation supports a variety of higher density residential uses, including those currently permitted under the RM3 (Medium Density Multiple Housing) such as apartments, congregate housing, and townhouses.

<p>High Density Residential</p> 	<p>Higher-density multifamily residential neighbourhoods consisting of townhouses and apartments in higher-amenity areas</p>	<ul style="list-style-type: none"> • Cluster housing • Townhouses • Low-rise and mid-rise apartment buildings • Small-scale neighbourhood commercial building (e.g., corner store, coffee shop, childcare) 	<ul style="list-style-type: none"> • Residential • Limited retail/ service 	<ul style="list-style-type: none"> • Up to 6 storeys
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Figure 3 - High Density Residential OCP Designation

Mixed Use Designation

The question posed to the community and Council to consider is whether the 'Mixed Use' land use designation represents what the community wants to see at this location in the future. The change in land use designation would allow for the rezoning of the property in support of the mixed-use development. This designation supports intensive developments with residential and/or commercial uses in higher-density mixed-use areas. This designation supports higher-density apartments and mixed-use buildings, generally greater than 3 storeys in height (Figure 4).

Land Use	Description	Building Type(s)	Uses	Height / Density
<p>Mixed Use</p> 	<p>Higher-density mixed-use areas allowing for intensive development with residential and/or commercial uses</p>	<ul style="list-style-type: none"> • Higher-density apartments • Mixed-use buildings • Commercial buildings 	<ul style="list-style-type: none"> • Commercial (retail, service, office) • Residential 	<ul style="list-style-type: none"> • Generally greater than 3 storeys

Figure 4 - Mixed Use OCP Designation

Initial Analysis

After initial review of the application package, staff consider that the application has merit for Council consideration given that:

1. The proposed development would provide 72 housing units within an established mixed-use area of Penticton, which would contribute to the housing needs within the City.
2. The residential building height of 3 storeys is consistent with the proposed OCP land use designation.
3. The location of the proposed development is within walking distance of various amenities, Okanagan College, transit stops, the SOEC and King's Park.
4. The proposed recreation and commercial units will provide a unique development on the property that aligns with the 'Mixed Use' OCP land use designation and will contribute to the neighbourhood vibrancy.
5. The proposed development plans have shown that parking will be provided for both the commercial mixed-use building and the residential building.

Staff's full analysis of the proposed development and its alignment with the OCP vision, goals, policy, and overall growth plan will be presented in future staff reports, following the engagement period.

Next Steps

Should Council support the staff recommendation to proceed to public engagement, staff would commence the engagement period. In moving to public engagement, this does not signify that Council has endorsed, supported or approved the proposed development. Rather, this indicates that Council would like to engage with residents and interest groups to see what the community's thoughts are for the proposal. Once engagement has been completed, staff will prepare a summary that contains the results that will be shared with the applicant, Council and the public. Staff would also prepare subsequent reports for Council to consider formal bylaws for the OCP amendment. As part of this process, a statutory Public Hearing would be held after first reading, where residents would be able to provide further comments on the proposed development directly to Council, prior to further consideration of the bylaws by Council.

When staff present back to Council with the OCP amendment bylaw, the staff report will include a complete analysis of the application package and a summary of the results from the community engagement for this proposed land use designation change.

Attachments

Attachment A – Zoning Map

Attachment B – Official Community Plan Map

Attachment C – Letter of Intent (applicant)

Respectfully submitted,

Gabe Tamminga

Planner I

Concurrence

Director of Finance & Administration <i>AMC</i>	Director of Development Services <i>BL</i>	City Manager <i>SH</i>
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Attachment A – Zoning



Bylaw Map

Attachment B – Official Community Plan Map



Attachment C – Letter of Intent (applicant)



Ryzak Properties
955 Timmins St.
Penticton, BC V2A 5V3
P: 250.492.0069
E: info@ryzakproperties.ca

June 28, 2024

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

RE: Letter of Intent – 955 Timmins Street; Proposed OCP Amendment and Rezoning

Project Description

Ryzak Properties on behalf of Ryzak Holdings (Timmins) Inc., is submitting this application for an OCP Amendment and Rezoning of 955 Timmins Street. This would allow for the development of the existing manufacturing warehouse to be transformed into a mixed use recreation facility as well as a row of purpose-built rental apartments near the heart of Penticton. Our application proposes to amend the OCP designation from Urban Residential to Mixed Use, and to rezone from RM3 (Medium Density Multiple Housing) to a comprehensive development zone.

955 Timmins is a 4.6 acre parcel with an old industrial building on the outskirts of downtown Penticton with proximity to transit, a major transit corridor, schools and commercial/shopping areas. The site's location sandwiched between Okanagan College and Kings Park, and within minutes from the Community Centre, offer an ideal location for a mixed use development, offering a mixture of rental housing options and recreation facilities for the community. The proposed development includes a total of 72 apartments and 106,000 sq.ft of commercial space.

Green space surrounding the site and landscape design will augment what is currently a blank industrial site, creating a welcome edge to the south side of Kings Park.



Ryzak Properties
955 Timmins St.
Penticton, BC V2A 5V3
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The design will be built with sustainability and energy efficiency in mind. Each housing unit is designed with maximum access to light and air, and each unit also benefits from a yard/deck for a variety of outdoor living situations. The proposed development will provide simple yet durable housing construction that is low in energy consumption and decreases the overall impact of housing development on our environment. Water retention strategies and solar energy collection for each building are proposed to reduce the overall environmental impact of the project.

OCP Amendment

This proposal supports sustainable growth within the City of Penticton boundaries, where residents live, work, shop and play nearby, and have easy access to daily needs and activities.

The current OCP designation at 955 Timmins is Urban Residential. An amendment to the OCP would change the designation to Mixed Use to facilitate the redevelopment of the largely unused industrial building to allow for workforce and short-term rental housing and recreation facilities. This designation is justifiable due to the parcel's geographical location near a major corridor and with easy access by transit or active transportation options, being centrally located.

This amendment would address community needs by providing rental housing options located close to transit, major corridors, schools and amenities including parks and shopping, falling in line with the following Official Community Plan policies.

Policy 4.1.3.1: "Encourage more intensive "infill" residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines."

Policy 4.1.3.5: "Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping."

This proposal also falls in line with the 2017 *Housing Needs Assessment Report* findings, which recommended enhancing the market rate housing supply or rental and for sale units, especially for affordable and higher-density housing units.



Ryzak Properties
955 Timmins St.
Penticton, BC V2A 5V3
P: 250.492.0069
E: info@ryzakproperties.ca

Rezoning Application

In conjunction with the OCP amendment, Ryzak Properties is proposing to rezone the property from RM3 (Medium Density Multiple Housing) to a comprehensive development zoning to allow for the existing building to be turned into a recreation facility alongside separate residential housing units that can be used for workforce and short-term rental housing.

We at Ryzak Properties would like to thank you for the opportunity to outline the information for our proposed plan. Please contact us if you require any further information regarding this application.

Best regards,

A handwritten signature in black ink, appearing to read "Joe Walters", is written over a light blue horizontal line.

Joe Walters
CEO, Ryzak Properties

Council Report

penticton.ca

Date: September 10, 2024
To: Anthony Haddad, City Manager
From: Yvonne Mitchell, Planner II
Address: 85 Roy Avenue

File No: RMS/85 Roy Avenue

**Subject: Zoning Amendment Bylaw No. 2024-31
Development Permit PL2024-9813**

Staff Recommendation

Zoning Amendment

THAT Council give first, second, and third reading to "Zoning Amendment Bylaw No. 2024-31", for Lot 11 District Lot 115 Similkameen Division Yale District Plan 7663, located at 85 Roy Avenue, a bylaw to rezone the subject property from R4-L (Small-Scale Multi-Unit Residential: Large Lot) to RM2 (Low Density Multiple Housing);

Development Permit

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2024-31", approve "Development Permit PL2024-9813", for Lot 11 District Lot 115 Similkameen Division Yale District Plan 7663, located at 85 Roy Avenue, a permit for a townhouse development (eight units);

AND THAT Council direct staff to issue "Development Permit PL2024-9813";

Excess and Extended Service

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

- Construction of a sidewalk and boulevard trees in front of 91 Roy Avenue.

Strategic Priority Objective

Livable and Accessible: Proactively plan for deliberate growth; focused on an inclusive, healthy, safe and desirable place to live.

Proposal

The applicant is proposing to construct eight townhouse units in two buildings. Eight units are not permitted in the current R4-L zone, and a zoning bylaw amendment to the RM2 zone has been requested. The application also requires a Development Permit, which has been included for Council’s consideration.

Background

Property Information

The property is located on the north side of Roy Avenue, two blocks from Cherry Lane Mall. The property is 0.28 acres in size and currently contains a single detached dwelling. The property is zoned R4-L – Small-Scale Multi-Unit Residential: Large Lot in the Zoning Bylaw, designated High Density Residential in the Official Community Plan, and is within the Cherry Lane Mall Transit-Oriented Area. The surrounding area consists of properties with single detached dwellings and duplexes.



Figure 1 - Property Location Map

Financial Implication

The applicant is responsible for all development costs, including any service upgrades and the payment of Development Cost Charges (DCC’s) to help offset the added demand on City services from the proposed development.

Climate Impact

Council adopted the Community Climate Action Plan (CCAP) in 2021. The proposed development is consistent with the following aspects of the CCAP:

- **Shift Beyond the Car:** Increase walking, cycling, and other forms of zero emission mobility
 - The proposal includes both long term and short term bicycle parking. There is a protected bike lane on Atkinson Road and the property is within walking distance of Cherry Lane Mall. These features provide opportunities for future residents to choose zero emission mobility options.
- **Electrify Passenger Transport:** Enable charging at home and work
 - The proposal includes one EV ready stall for each dwelling unit.

Technical Review

The application was reviewed by the City’s Technical Planning Committee (TPC). Requirements for building permit, the payment of Development Cost Charges (DCC’s), and the excess servicing request, were identified and communicated to the applicant.

Excess Service Request

The excess service request is to construct a sidewalk and boulevard trees in front of 91 Roy Avenue. That is, in addition to the improvements in front of 85 Roy Avenue, improvements in front of 91 Roy Avenue are requested. The total estimated cost for the improvements is \$25,000 (assumes 37.5m of 1.8m sidewalk). A latecomer agreement would be established, and a portion of the costs returned to the applicant if the neighboring property develops during the lifespan of the agreement.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the development application:

	Zone Requirement (RM2 – Low Density Multiple Housing)	Provided on Plans
Minimum Lot Width*:	18 m	19.19 m
Minimum Lot Area*:	540 m ²	1116 m ²
Maximum Lot Coverage:	40%	40%
Maximum Density:	1.5 Floor Area Ratio (FAR)**	0.78 Floor Area Ratio (FAR)
Maximum Height:	4 storeys**	7.5 m, 2 storeys
Vehicle Parking:	Total Vehicle Spaces Required: No vehicle parking spaces**	Total Vehicle Spaces Provided: 8 vehicle parking stalls (1 per dwelling unit)
Level 2 Electric Vehicle (EV) Ready Stalls:	Total EV Ready Required: 1 per dwelling unit (8 EV Ready total)	Total EV Ready Provided: 8 EV Ready Stalls (1 per dwelling unit)
Bicycle Parking:	Total Class 1 Spaces Required: 0.5 per dwelling unit (4 spaces) Total Class 2 Spaces Required: 0.1 per dwelling unit (1 space)	Total Class 1 Provided: 4 spaces Total Class 2 Provided: 1 space
Required Setbacks: Front Yard: Side Yard (east): Side Yard (west): Rear Yard (lane):	3.0 m 1.5 m 1.5 m 6.0 m	9.0 m 3.0 m 3.0 m 9.0 m
Pedestrian Access:	1.2m path to dwelling units facing the back of the lot	1.2m path to dwelling units facing the back of the lot
Amenity Space:	20m ² for each dwelling unit	20m ² for each dwelling unit
Landscape Buffer: (east/west)	Required Landscape Buffer: 3.0 m wide buffer	Provided on Plans: 3.0 m wide buffer

	1 tree for every 10.0 linear metres 1 shrub for every linear metre	12 trees 134 shrubs
Other Information:	*Lot width and lot area are only applicable at the time of subdivision. **Regulation due to location within a Transit-Oriented Area.	

Analysis

Zoning Bylaw Amendment

Official Community Plan

The property is designated 'High Density Residential' within the Official Community Plan (OCP) Future Land Use Map.

Land Use	Description	Building Type(s)	Uses	Height / Density
 <p>High Density Residential</p>	Higher-density multifamily residential neighbourhoods consisting of townhouses and apartments in higher-amenity areas	<ul style="list-style-type: none"> Cluster housing Townhouses Low-rise and mid-rise apartment buildings Small-scale neighbourhood commercial building (e.g. corner store, coffee shop, childcare) 	<ul style="list-style-type: none"> Residential Limited retail/service 	<ul style="list-style-type: none"> Up to 6 storeys
<p>Site-Specific High Density Residential Policy Statement: 556 to 736 Lakeshore Drive West: Development up to a maximum of four storeys can be considered subject to assessment of urban design impacts on Lakeshore Drive and the waterfront, Lakawanna Park and neighbouring properties on Churchill Avenue.</p>				

The OCP also includes the following policies, which are directly applicable to the zoning bylaw amendment:

- OCP Policy 4.1.1.1 Encourage new housing to be built in close proximity to the downtown, shopping centres, schools, parks, bus exchanges and along transit corridors. Specifically direct new housing in the downtown, North Gateway, South Gateway, near the college, hospital, and within designated transit-oriented areas.
- OCP Policy 4.1.3.1 Encourage more intensive “infill” residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.
- OCP Policy 4.1.3.5 Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.

Zoning Bylaw

The property is zoned R4-L – Small-Scale Multi-Unit Residential: Large Lot in the Zoning Bylaw. The R4-L zone permits townhouses, but to a maximum density of four dwelling units. The applicant has requested a zoning bylaw amendment to the RM2 Zone which permits townhouses, to a maximum density of 0.8 floor area ratio (FAR).

The property is also located within the Cherry Lane Mall Transit Oriented Area, Area 2 (200-400 m) which allows for a greater density of 1.5 FAR, a height of 4 storeys, and no parking space requirements except for accessible parking spaces.

Support Zoning Bylaw Amendment

The proposed rezoning to RM2 – Low Density Multiple Housing aligns with the OCP land use designation of High Density Residential. The rezoning also aligns with relevant OCP policies to add density close to transit and amenities. The property is located within a 10-minute walk of Cherry Lane Mall and Lion's Community Park and is serviced by the Cherry Lane Transit Exchange. In addition, a protected bike lane is located to the west of the property on Atkinson Street.

Development Permit

The property is located within the Multifamily Residential Development Permit Area in the Official Community Plan. Staff have completed a development permit analysis (Attachment 'D'). The applicant has also provided an analysis with their letter of intent (Attachment 'E').

Support Development Permit

The proposed development has been designed with the OCP design guidelines in mind. As such, staff recommend that Council consider approving the Development Permit after considering adoption of the Zoning Amendment Bylaw.

Excess Servicing Request

The excess servicing request is to require the developer to construct a sidewalk and boulevard trees in front of 91 Roy Avenue.

Support Excess Service Request

If granted, the request aligns with the following OCP policy:

- OCP Policy 4.2.2.2 Address gaps in the pedestrian network by providing sidewalks on at least one side of the street in residential neighbourhoods, and commercial and mixed-use areas, using excess street rights-of-way where possible or through land acquisition if necessary. Where possible, provide sidewalks by requiring their construction or upgrades from developers.

This request would address a gap in the pedestrian network that would be created if only 95 Roy Avenue received frontage improvements. By also completing works in front of 91 Roy Avenue the pedestrian

network is expanded towards the Atkinson Street intersection. Sidewalk improvements to Atkinson Street would be completed with the development of 95 Roy Avenue (see separate staff report on agenda). The developer has indicated no objections to the excess service request.

Alternate Recommendations

Council may consider that the proposed rezoning is not suitable for this site. If this is the case, Council should deny the bylaw amendment. This is not recommended by staff, as the zoning bylaw amendment request is consistent with the Official Community Plan.

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2024-31".

Attachments

- Attachment A – Zoning Map
- Attachment B – Official Community Plan Map
- Attachment C – Photos of Property
- Attachment D – Development Permit Analysis (staff)
- Attachment E – Letter of Intent & Development Permit Analysis (applicant)
- Attachment F – Draft Development Permit PL2024-9813
- Attachment G – Zoning Amendment Bylaw No. 2024-31

Respectfully submitted,

Yvonne Mitchell
Planner II

Concurrence

<p>Director of Development Services</p> <p><i>BL</i></p>	<p>GM of Infrastructure</p> <p><i>KD</i></p>	<p>City Manager</p> <p><i>SB</i></p>
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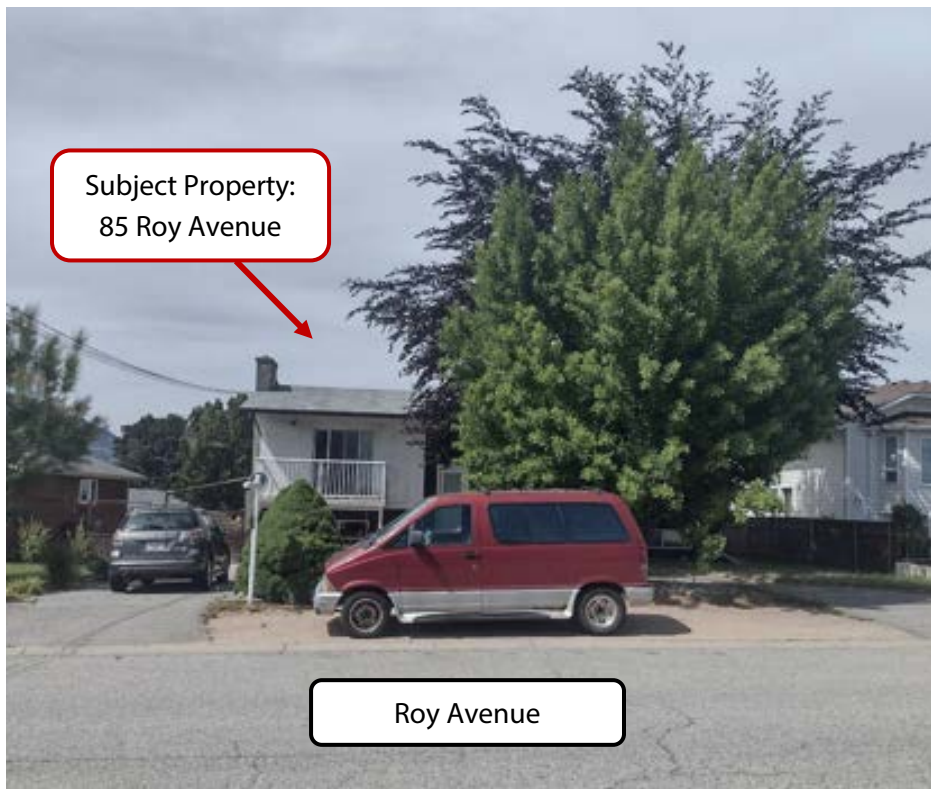
Attachment A – Zoning Map



Attachment B – Official Community Plan Map



Attachment C – Photos of Property



Attachment D - Development Permit Analysis (staff)

Development Permit Analysis

The proposed development is located within the Multifamily Development Permit Area. The following analysis demonstrates how the proposal is aligned with the applicable design guidelines.

- Guideline G17* *On-site parking location and design should minimize visual impact and provide safe connections for pedestrians:*
- *Parking between the front of buildings and the street is not permitted.*
 - *Parking should be located at the rear of buildings/sites.*
 - Where possible parking has been provided adjacent to the laneway. To provide a parking space for each dwelling unit some parking between the front of the buildings and the street was required. Visual impact has been minimized in the front yard using landscaping. Safe pedestrian connections are provided to all units.
- Guideline G21* *Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).*
- Front doors for the townhouse units face both Roy Avenue and the lane.
- Guideline G26* *Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.*
- The building is setback from neighbouring properties further than the zoning bylaw requires.
- Guideline G29* *Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking Areas.*
- Units facing Roy Avenue and the laneway include front patios. Windows also face Roy Avenue and the laneway.
- Guideline G40* *Landscape designs should support shading strategies (passive cooling) with deciduous plantings that allow increased solar gain in winter months;*
- The landscape design includes elements such as maple trees which help provide both shade and sun depending on the season.
- Guideline G42* *Minimize the use of impervious surfaces and/or incorporate rainwater management strategies where surface runoff is captured.*
- Except for the required hard surfaces (walkways and parking) the site includes softscape areas such as lawns and gardens.
- Guideline G58* *Garbage/recycling areas and other similar structures should be located out of public view in areas that mitigate noise impacts and which do not conflict with pedestrian traffic.*
- Garbage and recycling will be collected from the laneway and stored in a screened compound separate from any pedestrian walkways on site.
- Guideline MF3* *Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest, and incorporate safe play areas in interior courtyards.*
- Vegetation is provided in all amenity spaces including shrubs, trees, and lawns. Safe play areas are provided in the interior of the site in the form of fenced yards.
- Guideline MF5* *Electric vehicle charging stations should be provided in larger developments.*
- An EV ready stall has been provided for each dwelling unit.



August 7, 2024

Giroux Design Group Inc.

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

Re: 85 Roy Avenue Development Permit Application

To City of Penticton Planning Department,

We are proposing to redevelop the property at 85 Roy Avenue which would allow the construction of two fourplexes for 8 dwelling units total. The application requires a development permit for the form and character of the proposed development, and rezoning from 'R1 – Large Lot Residential' to 'RM2 – Low Density Multiple Housing'. The proposal falls within the 'Multifamily Residential Development Permit Area' of the Official Community Plan.

With the recent Provincial Government changes to allow more units per property, and the City of Penticton 'Focus on Housing' initiative, this development has been designed with those changes in mind. The new Official Community Plan (OCP) future land use designation is 'High Density Residential' compared to 'Infill Residential' today, and the new zoning on the property is R4-L (Small-Scale Multi-Unit Residential: Large Lot) which both support this development proposal. As well, the property is within the 200 m radius of the proposed 'Cherry Lane Transit Oriented Area'.

The development will provide two fourplexes at two-storeys in height, each with 3 bedrooms. A total of eight vehicle parking spaces with EV ready chargers has been provided both from Roy Ave, as well as the rear lane. Five bicycle parking spaces have been provided in various areas of the property. Landscaping is provided on all four sides of the proposed development. Multiple trees, shrubs, and green space is provided for the residents of every dwelling unit, including the required landscape buffer on the east and west side of the property to provide separation and privacy between properties.

The property is centrally located near Parkway Elementary, Cherry Lane Shopping Centre, Lion's Park, and Main St, and other amenity areas for recreational and employment opportunities. The property is located between Main St and Atkinson St which provides transit and an existing bike lane. The City of Penticton Engineering department is requesting that sidewalk improvements, including boulevard trees, be completed for 85 and 91 Roy Avenue, this will be presented to Council as an Excess Service Resolution along with the rezoning for this property.

We believe the project meets the intent of providing modest densification to an area of town that has a mix of townhouses, with similar development already approved along Roy Ave. This development will provide much needed family housing in a core area of the City of Penticton close to employment, amenities, and transit.

Thank you for considering our proposal.

Best regards,

Tony Giroux *ASTTBC.CTech, RBD, BCABD*
Owner/Registered Building Designer
Giroux Design Group Inc.

85 ROY AVENUE: DEVELOPMENT PERMIT ANALYSIS

Site Planning

Designing in Context

Contextual designs feel better because they 'fit.' In light of Penticton's complex and unique landscape, views and urban patterns, it is important that designs reflect this character. Guidelines address site conditions and context, including: sensitivity to on-site features (e.g., terrain and sun angle), adjacencies (e.g., street interface and existing uses), potential impacts (e.g., overlook and shading) and other related opportunities (e.g., energy conservation).

G1. Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints, including built and natural elements (e.g., structures, slopes and drainage, significant landscape features, etc.)

An electrical transformer has been identified and provided on plans from Roy Ave. No road dedication has been identified in front of the property.

G3. Private and semi-private open spaces should be designed to optimize solar access (see Figure G3).

Private fenced yards have been provided in between each proposed building. This allows residents to enjoy sun throughout the warmer months. Having windows on the proposed buildings allows sunlight to enter the windows of each unit in the winter months of the year.

G4. Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development.

Each unit will have a view of the mountains either to the east or west from the proposed development that can be enjoyed from window view.

Framing Space

In consideration of Penticton's relatively low-scale urban form, future intensification and development should explore how buildings actively frame space(s) as a means to expand and enhance the public realm. The following guidelines aim to promote positive interactions with particular care and attention to transitions between private and public spaces.

G5. Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.

The proposed fourplex closest to Roy Avenue been designed to be close to the street as possible while also incorporating parking accessed from the street. This helps keep "eyes-on-the-street", while also providing easy pedestrian access to every dwelling unit from Roy Avenue. Landscaping and two trees have been provided at the front of the property to create a sensitive transition from the road and sidewalk to the proposed development.

G7. All designs shall consider Crime Prevention Through Environmental Design (CPTED) principles and balance the reduction of crime and nuisance opportunities with other objectives to maximize the enjoyment of the built environment.

A fence has been provided along the property lines, as well as between the proposed buildings for amenity space which aides in the reduction of crime and nuisance opportunities. Bicycle parking has been provided at the rear of the property, which is out of view from the street and sidewalk.

Prioritizing Pedestrians

A high-quality pedestrian environment is a central quality of any welcoming neighbourhood. Penticton is fortunate to have an extensive neighbourhood street network that links distinct areas in a reasonable walking distance. The following guidelines aim to optimize the quality and connectivity of pedestrian infrastructure and reduce conflict between pedestrians and vehicles.

G9. Pedestrian connectivity to adjacent properties is encouraged. With the exception of private yards, open spaces shall be designed for public access and connectivity to adjacent public areas (and publicly-accessible private spaces).

The development is within a well-established area of the City of Penticton. Main Street is within a short walking distance away, providing connectivity to amenity, and employment areas within the City. Parkway Elementary, Cherry Lane Shopping Centre, Lion's Park are also within a short walking distance of the development. A sidewalk connecting the public sidewalk to private entrances has been provided from Roy Avenue.

G12. Where feasible, indicate pedestrian ways with continuity of paving treatments/paving materials.

A 1.2 m wide sidewalk provides access to the units facing south. A path runs along either side of the property for pedestrian and emergency services access.

G13. Entry to ground-level residential units should be no more than 1.8m (6.0 ft.) above the grade of adjacent public sidewalks and walkways (see Figure G14).

Entrances to the buildings are either at the same level as the City street and sidewalk, and not more than 1.8 m in height.

Cars and Parking

The following guidelines are intended to reduce the impacts of automobile infrastructure – including access and parking – and to further support a high quality pedestrian realm. (see Figure 5-3 and Figure 5.4)

G16. Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space:

- Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping (see Figure 5-4).
- Where possible, shared automobile accesses should be considered to optimize land use, and to reduce impermeable surface coverage and sidewalk crossings.

The subject property is close to Main St and Atkinson St which both provide transit, and a bike lane on Atkinson St. The existing north lane provides vehicle access to the development from Atkinson St, without creating the need for additional vehicle access.

G17. On-site parking location and design should minimize visual impact and provide safe connections for pedestrians:

- Parking between the front of buildings and the street is not permitted.
- Parking should be located at the rear of buildings/sites.
- Shared parking (where varying uses have parking demands that peak at different times of the day) is encouraged to reduce parking requirements.
- Outdoor surface parking areas should incorporate pathways that provide safe, accessible and comfortable pedestrian connections to entries/destinations.

Parking for the development has been provided from the existing lane.

Architecture

Design for Our Climate

In response to Penticton's semi-arid climate, design buildings and landscape architecture that reflect a love for indoor/outdoor living resulting from low annual rainfall and hot summer temperatures.

G20. Designs should respond to Penticton's setting and climate through use of:

- passive solar strategies;
- optimized placement of windows to maximize natural light;
- energy-efficient building design;
- passive solar principles;
- landscape design and plantings that provide cooling through shade in summer months;
- selecting roof materials to minimize heat loading and increase reflectivity.; and,
- strategies for cross-ventilation.

The units have windows facing all directions, allowing for solar gain throughout the year. Patios, and fenced yards have been provided giving the option for indoor/outdoor living. The new trees are deciduous providing shade in the summer and sun in the winter. Buildings are designed to Step 3 of the Energy Code.

Friendly Faces, Friendly Neighbours (Orientation & Massing)

Massing (the three-dimensional form) and articulation (how the parts fit together) of architecture are tools that can reduce the apparent size of large buildings and help ensure the sensitive transition to adjacent buildings and open spaces. It can also provide visual interest for pedestrians. New development should consider the scale of its neighbours and avoid abrupt transitions in height and massing between adjacent buildings.

G21. Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).

One building faces Roy Avenue, while the other faces the rear lane. The front door is at ground level, with a pathway provided to the City sidewalk for anyone to access the development. Landscaping has also been provided at the front of the property directly next to the sidewalk.

G23. Articulation of building mass should include horizontal (minor) setbacks and stepbacks (along upper storeys) to provide visual interest and enrich the pedestrian experience. Balconies and/or cantilevered upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.

Each side of the development has been well thought out to provide visual interest and different massing with a variety of colours to break up massing.

Eyes on the Street

Create active and safe shared spaces through orientation of primary building entrances, windows, porches/ balconies to the public realm, sidewalks and other shared open spaces.

G28. Entries should be visible and clearly identifiable from the fronting public street.

The entrances to each building are at ground level, with a driveway for vehicle access running along the north and south side of the property. A sidewalk has been provided from the City sidewalk on Roy Avenue to the entrances of the southern units.

G29. Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas (see Figure 5-7).

Windows on all levels of the street facing units provide for visual overlook onto Roy Avenue and the public realm. All units have windows looking over the driveway and over the amenity yard areas on all sides of the buildings.

Landscape Architecture

Enhance the Urban Forest

Urban forests are recognized for the economic, social, and environmental benefits they provide. In addition to considerations for form & character, enhancement of Penticton's urban forest will support health and well-being for all.

G35. Tree planting

- Where space permits, landscaped areas, boulevards and setback areas adjacent to streets should be planted with trees with appropriate soil volumes to ensure longevity.
- All areas with planted trees must be irrigated
- All development fronting a public street shall plant a landscaped area fronting the public road with regularly spaced street trees no further than 10 metres apart, and at least 2.5 meters tall at the time of planting.
- The planting of additional trees is strongly encouraged, particularly if existing trees cannot be preserved, in order to maintain and expand the urban forest canopy.

Twelve new trees are proposed to be planted on the property along all side of the property lines, and in the middle amenity space area. These trees and other proposed landscaping provide buffering between the public realm and adjacent properties.

Utilities, Mechanical Services and Servicing

As essential components of the city's built infrastructure, these elements must be intentionally integrated in the overall design to mitigate impacts on form and character.

G54/55. Mechanical/Utility cabinets and transformer pads (units) shall be located at the rear of the property, behind the building. Where this is unachievable, units may be located at the edge of the front yard and must be incorporated into landscaped areas and screened from the street.

An electrical transformer is placed in the front yard on the southeast side of the development and will be wrapped with vinyl decorative wrap. The water meters are placed in the front yard on the west side of the property.

G58. Garbage/recycling areas and other similar structures should be located out of public view in areas that mitigate noise impacts and which do not conflict with pedestrian traffic.

Waste and recycling containers have been provided at the rear of the property and are screened with landscaping during non-collection days.

G59. Garbage and recycling bins should be contained within screened enclosures that are coordinated with the overall design.

The storage of the waste and recycling containers have been provided at the rear of the property with a 4' high wood or vinyl fence enclosure to provide screening of the containers.

G60. Clear access to refuse/recycling areas must be provided.

Each unit will have it's own waste and recycling containers, with collection available along the existing north lane.

Fences

Notwithstanding the fencing regulations in the Zoning Bylaw, fencing design should provide a level of privacy to the development but not present an unfriendly solid wall to the public street.

G63. All plans should show intended fencing.

Fencing is shown on the landscape plans. Fencing has been provided along the property lines, and between each unit's private amenity space. The fencing meets the Zoning Bylaw requirement, and is less than 1.2 m (4 ft) within the front yard setback, and is not greater than 1.8 m (6 ft) outside of the front yard setback.

MF1. All multifamily developments should incorporate community amenity spaces that provide opportunity for recreation and play and address the needs of all age groups likely to reside within the development.

Amenity space is provided with private fenced yards and green space in multiple areas of the property. Landscaping and a lawn provide for a suitable area for play or relaxing.

MF3. Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest, and incorporate safe play areas in interior courtyards.

The fenced private yards each have a landscaped section placed to maximize the usefulness of the yard as a play area for children or pets, or for outdoor enjoyment for all age groups.

MF5. Electric vehicle charging stations should be provided in larger developments.

Each dwelling unit of the proposed development has been provided an electric vehicle charger. This also complies with the EV charger requirements of the Zoning Bylaw.

Development Permit

Permit Number: DP PL2024-9813

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 11 District Lot 115 Similkameen Division Yale District Plan 7663
 - Civic: 85 Roy Avenue
 - PID: 009-949-151
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of an eight-unit townhouse development in two buildings as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to beginning works authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. The permit has lapsed as described under Condition 8, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

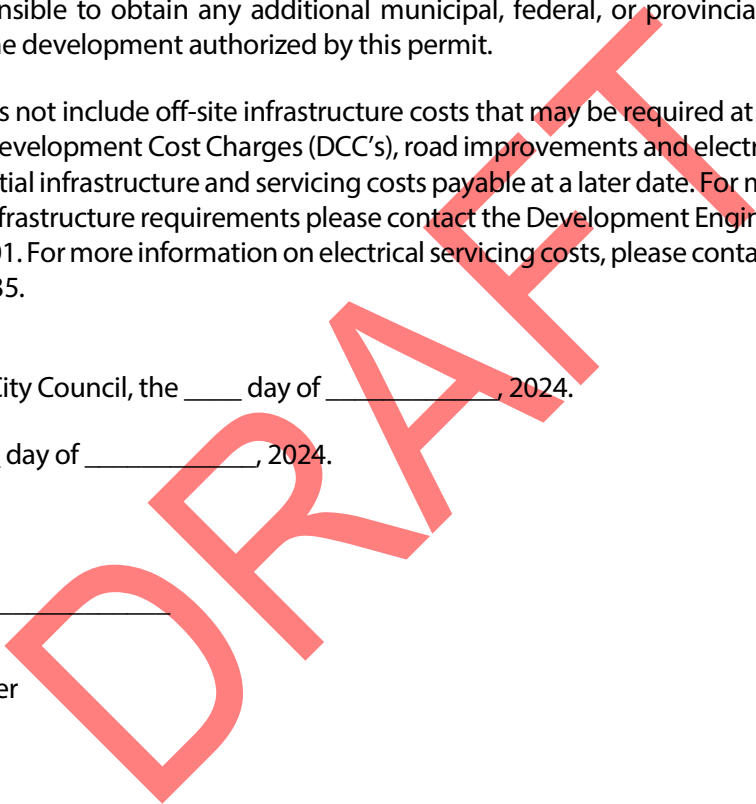
General Conditions

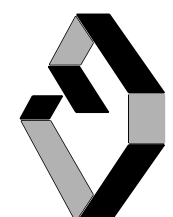
7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
9. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the ____ day of _____, 2024.

Issued this ____ day of _____, 2024.

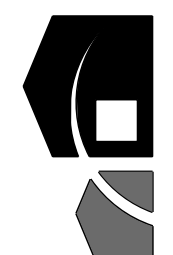
Angela Collison
Corporate Officer





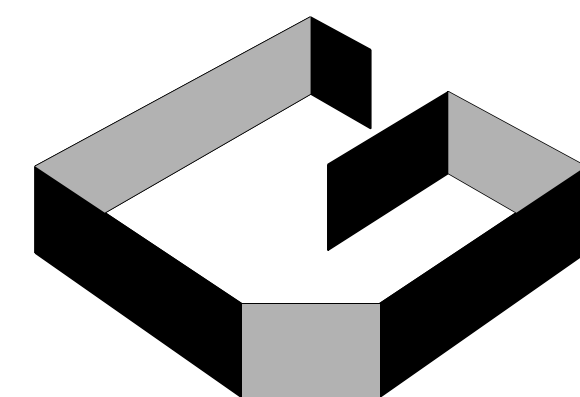
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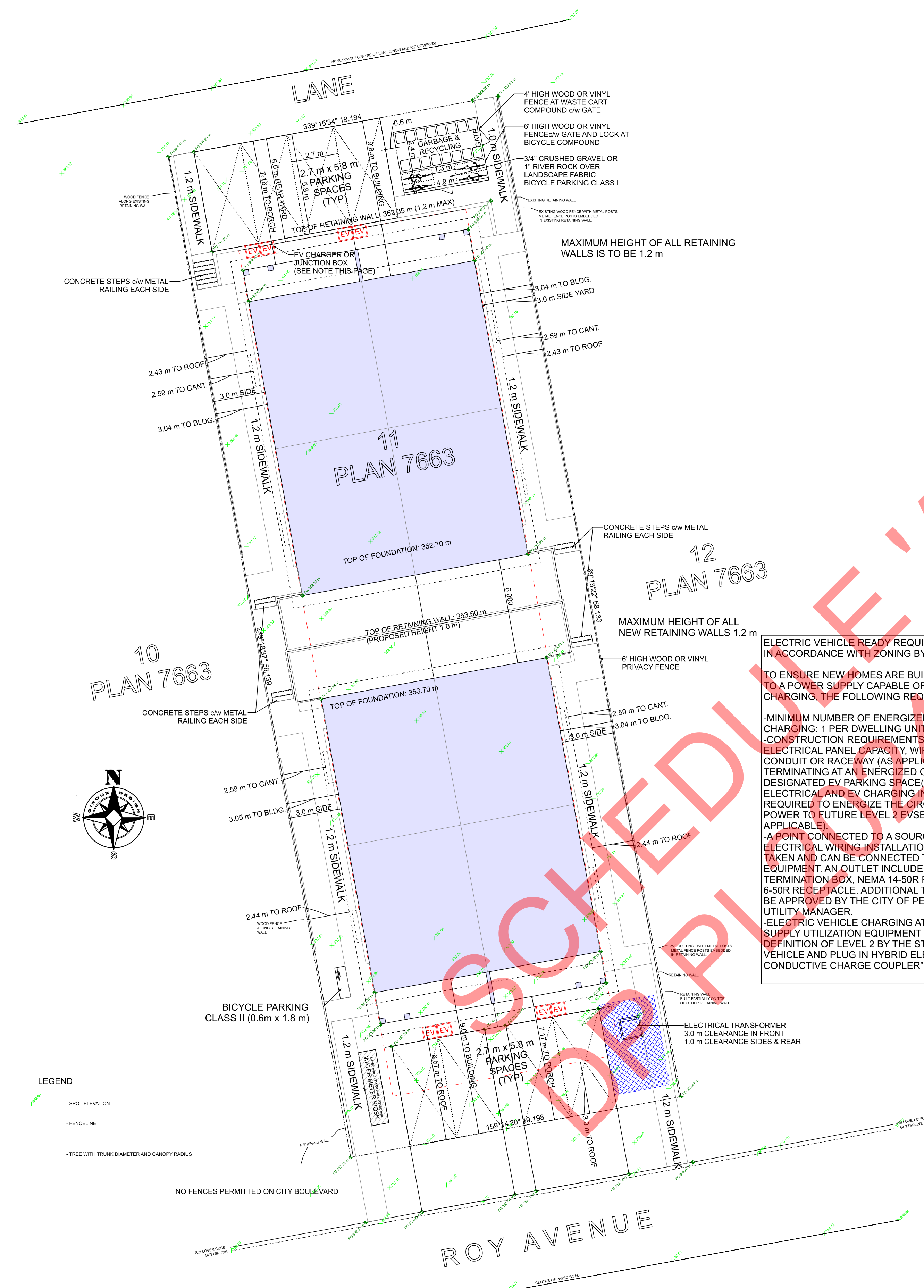


WP-5786

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- LEGEND
- SPOT ELEVATION
 - FENCELINE
 - TREE WITH TRUNK DIAMETER AND CANOPY RADIUS

SITE PLAN
 SCALE: 1:150
 CIVIC ADDRESS: 85 ROY AVENUE, PENTICTON, B.C.
 LEGAL DESCRIPTION: LOT 11, DL 115, SDYD, PLAN 7663
 PID: 009-949-151
 MANDEVILLE LAND SURVEYING INC. PROFESSIONAL LAND SURVEYORS DWG. 22-325
 FIELD SURVEY COMPLETED THIS 20th DAY OF DECEMBER, 2022.
 ELEVATIONS ARE GEODETIC (ORTHOMETRIC CGVD28 HTV2.0) DERIVED FROM GNSS OBSERVATION AND LEICA RTN SMARTNET
 PENTICTON STATION (SMARTNET-BCPI)

ZONING COMPLIANCE TABLE (PROPOSED ZONING RM2)			
REGULATION	REQUIRED/CURRENT	PROPOSED/PROVIDED	AMMENDMENT REQUIRED
OCF DESIGNATION	INFILL RESIDENTIAL	HIGH DENSITY RESIDENTIAL	NO
ZONING	R1	RM2	YES
LOT AREA (SUBDIVISION ONLY)	540 m ²	1116 m ²	N/A
MINIMUM LOT WIDTH (SUBDIVISION ONLY)	18.0 m	19.2 m	N/A
MAXIMUM LOT COVERAGE	40%	40% (446.4 m ²)	NO
MAXIMUM DENSITY	2.50 FAR	0.78 FAR (869.8 m ²)	NO
MAXIMUM HEIGHT	12 m	7.5 m	NO
MINIMUM FRONT YARD	3.0 m	3.0 m	NO
MINIMUM INTERIOR SIDE YARD	3.0 m	3.0 m	NO
MINIMUM EXTERIOR SIDE YARD	4.5 m	4.5 m	N/A
MINIMUM REAR YARD	6.0 m	6.0 m	NO
PARKING SPACES (NONE REQUIRED)	0	8	NO
BICYCLE PARKING (CLASS I/CLASS II)	4/1	4/1	NO
AMENITY AREA (20 m ² PER UNIT)	160 m ²	179 m ²	NO

AMENITY SPACE SHALL BE PROVIDED AT THE RATE OF 20 M² FOR EACH DWELLING UNIT.
 25% OF THE REQUIRED AMENITY SPACE MUST BE PROVIDED AT THE GROUND FLOOR LEVEL.
 A MAXIMUM OF 20% OF THE TOTAL REQUIRED AMENITY SPACE MAY BE PROVIDED AS AMENITY SPACE, INDOOR.

ELECTRIC VEHICLE READY REQUIREMENTS IN ACCORDANCE WITH ZONING BYLAW NO. 2023-08

TO ENSURE NEW HOMES ARE BUILT WITH READY ACCESS TO A POWER SUPPLY CAPABLE OF PROVIDING LEVEL 2 EV CHARGING, THE FOLLOWING REQUIREMENTS MUST BE MET:

- MINIMUM NUMBER OF ENERGIZED OUTLETS FOR LEVEL 2 CHARGING: 1 PER DWELLING UNIT.
- CONSTRUCTION REQUIREMENTS THAT INCLUDE: ELECTRICAL PANEL CAPACITY, WIRING, AND CONTINUOUS CONDUIT OR RACEWAY (AS APPLICABLE) FROM THE PANEL, TERMINATING AT AN ENERGIZED OUTLET NEAR THE DESIGNATED EV PARKING SPACE(S). ADDITIONAL ELECTRICAL AND EV CHARGING INFRASTRUCTURE IS REQUIRED TO ENERGIZE THE CIRCUIT AND TO SUPPLY POWER TO FUTURE LEVEL 2 EVSE AND EVEMS (IF APPLICABLE).
- A POINT CONNECTED TO A SOURCE OF VOLTAGE IN AN ELECTRICAL WIRING INSTALLATION AT WHICH CURRENT IS TAKEN AND CAN BE CONNECTED TO SUPPLY UTILIZATION EQUIPMENT. AN OUTLET INCLUDES A COVERED TERMINATION BOX, NEMA 14-50R RECEPTACLE, OR NEMA 6-50R RECEPTACLE. ADDITIONAL TERMINATION MEANS MAY BE APPROVED BY THE CITY OF PENTICTON ELECTRIC UTILITY MANAGER.
- ELECTRIC VEHICLE CHARGING AT 208 V OR 240 V THROUGH SUPPLY UTILIZATION EQUIPMENT THAT MEETS THE DEFINITION OF LEVEL 2 BY THE STANDARD "SAE ELECTRIC VEHICLE AND PLUG IN HYBRID ELECTRIC VEHICLE CONDUCTIVE CHARGE COUPLER", J1772.

RAJ DHILLON
 85 ROY AVE
 PENTICTON
 DESIGN BY: AJG
 DRAWN BY: AJG
 DATE: 2024-08-07
 REVISED:

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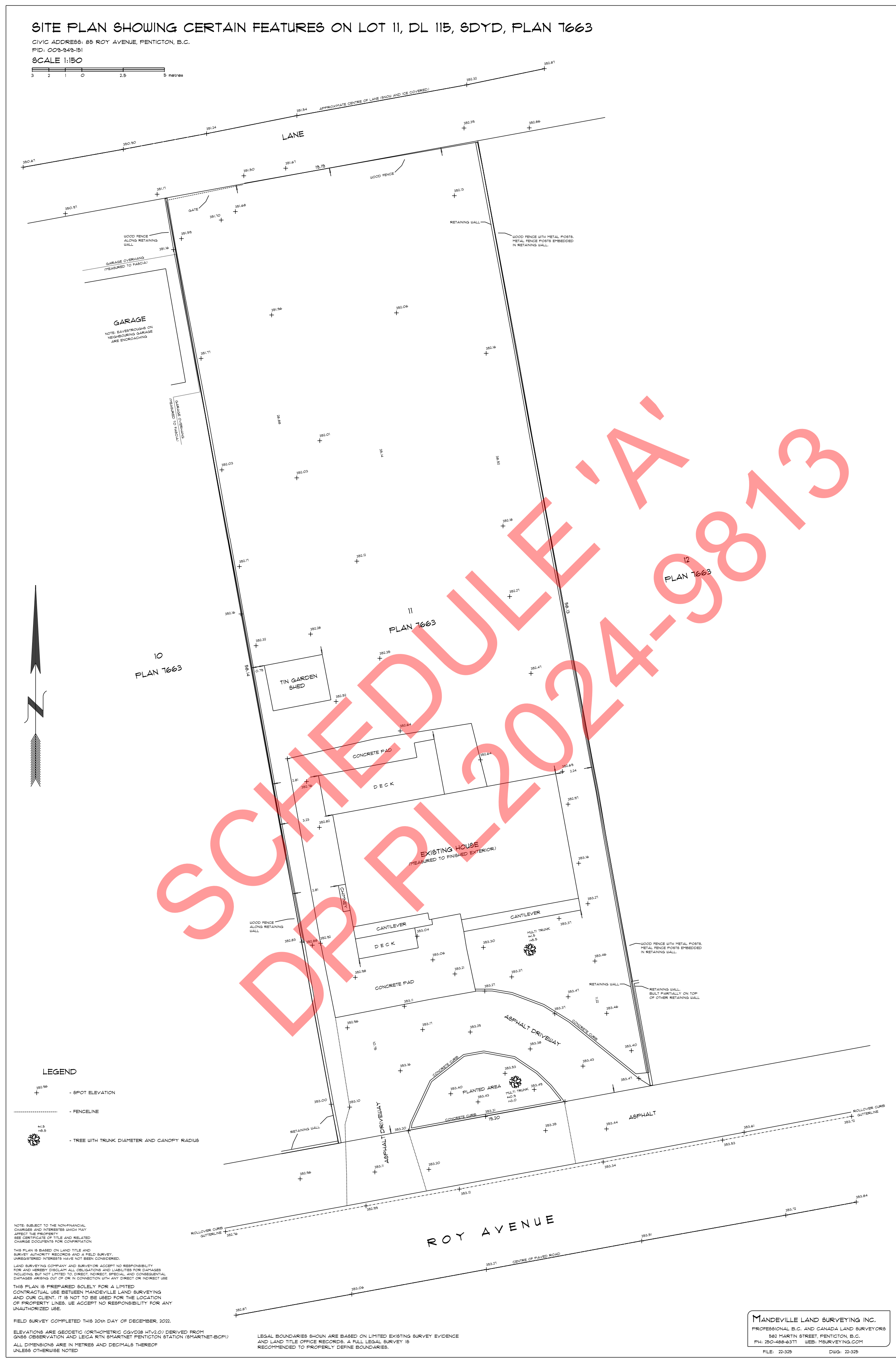
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PLAN NO.
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 SLAB
 SHEET NO.
A1

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Site Plan

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RAJ DHILLON
 85 ROY AVE
 PENTICTON
 DESIGN BY: AJG DATE: 2024-08-07
 DRAWN BY: AJG REVISED:

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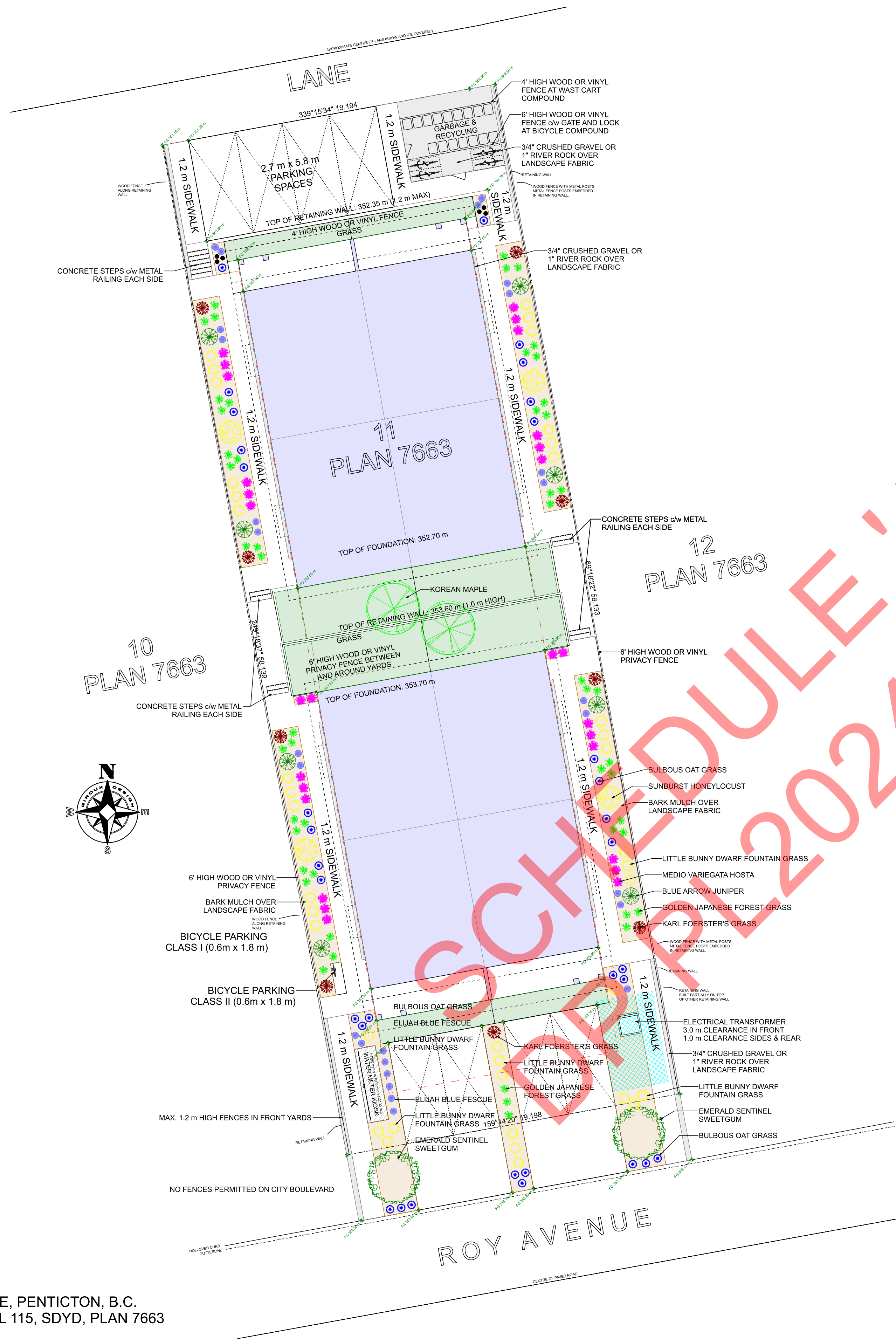
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Surveyors Site Plan



LANDSCAPE PLAN
 SCALE: 1:150
 CIVIC ADDRESS: 85 ROY AVENUE, PENTICTON, B.C.
 LEGAL DESCRIPTION: LOT 11, DL 115, SDYD, PLAN 7663
 PID: 009-949-151
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 PENTICTON STATION (SMARTNET-BCPI)

LANDSCAPE SCHEDULE

PLANTINGS:
 Black Mondo Grass (Ophiopogon planiscapus 'Nigrescens') 6 qty.
 Blue Arrow Juniper (Juniperus scopulorum 'Blue Arrow') 13 qty.
 Bulbous Oat Grass (Arrhenatherum bulbosum 'Variegatum') 33 qty.
 Elijah Blue Fescue (Festuca glauca 'Elijah Blue') 27 qty.
 Japanese Forest Grass (Hakonechloa macra 'Fubuki') 8 qty.
 Karl Foerster's Grass (Calamagrostis x acutiflora Karl Foerster) 9 qty.
 Little Bunny Dwarf Fountain Grass (Pennisetum alopecuroides 'Little Bunny') 38 qty.
 Medio Variegata Hosta (Stipa tenuissima) 28 qty.
 Mexican Feather Grass (Stipa tenuissima) 6 qty.

TREES:
 Blue Arrow Juniper (Juniperus scopulorum 'Blue Arrow') 8 qty.
 Emerald Sentinel Sweetgum (Liquidambar styraciflua 'Clydesform') 2 qty.
 Korean Maple (Acer pseudosieboldianum) 2 qty.
 Sunburst Honeylocust (Gleditsia triacanthos 'Suncole') 4 qty.

GARBAGE DISPOSAL:
 Garbage Container: 8 qty.
 Recycling Container: 8 qty.
 Yard Waste Container: 1 qty.

GROUND COVER/HARD SURFACES:
 Property Area (12,013 sq.ft.)
 Asphalt (1,798 sq.ft.)
 Grass (1,357 sq.ft.)
 Planting Beds-Bark Mulch (1,487 sq.ft.)
 3/4" Crushed Gravel or 1" River Rock (501 sq.ft.)
 Landscape Fabric (1,988 sq.ft.)
 Sidewalks/Patios (2,287 sq.ft.)

FENCING:
 4' High Wood Fence (108 lin.ft.)
 6' High 'Good Neighbour' Privacy Fence (440 lin.ft.)

LANDSCAPE NOTES:

SHRUBS SHALL BE A MIN OF No.2 POT SHRUBS

ALL TREES ARE TO BE A MINIMUM CALIPER OF 60mm WITH A CLEAR STEM HEIGHT OF 1.5 m

NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION

NO RETAINING WALLS OVER 1.2 m IN HEIGHT ARE PERMITTED WITHIN ANY SETBACK AREA

LANDSCAPED AREAS TO BE EQUIPPED WITH UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH MOISTURE SENSORS & TIMERS.

LANDSCAPING AND IRRIGATION TO EXTEND TO EDGE OF CITY SIDEWALKS, CURBS, ASPHALT. (INCLUSIVE OF LANDSCAPING ON CITY BOULEVARD)

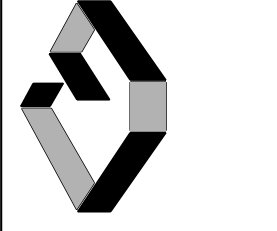
DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

RAJ DHILLON
 85 ROY AVE
 PENTICTON
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 DATE: 2024-08-07
 REVISED:

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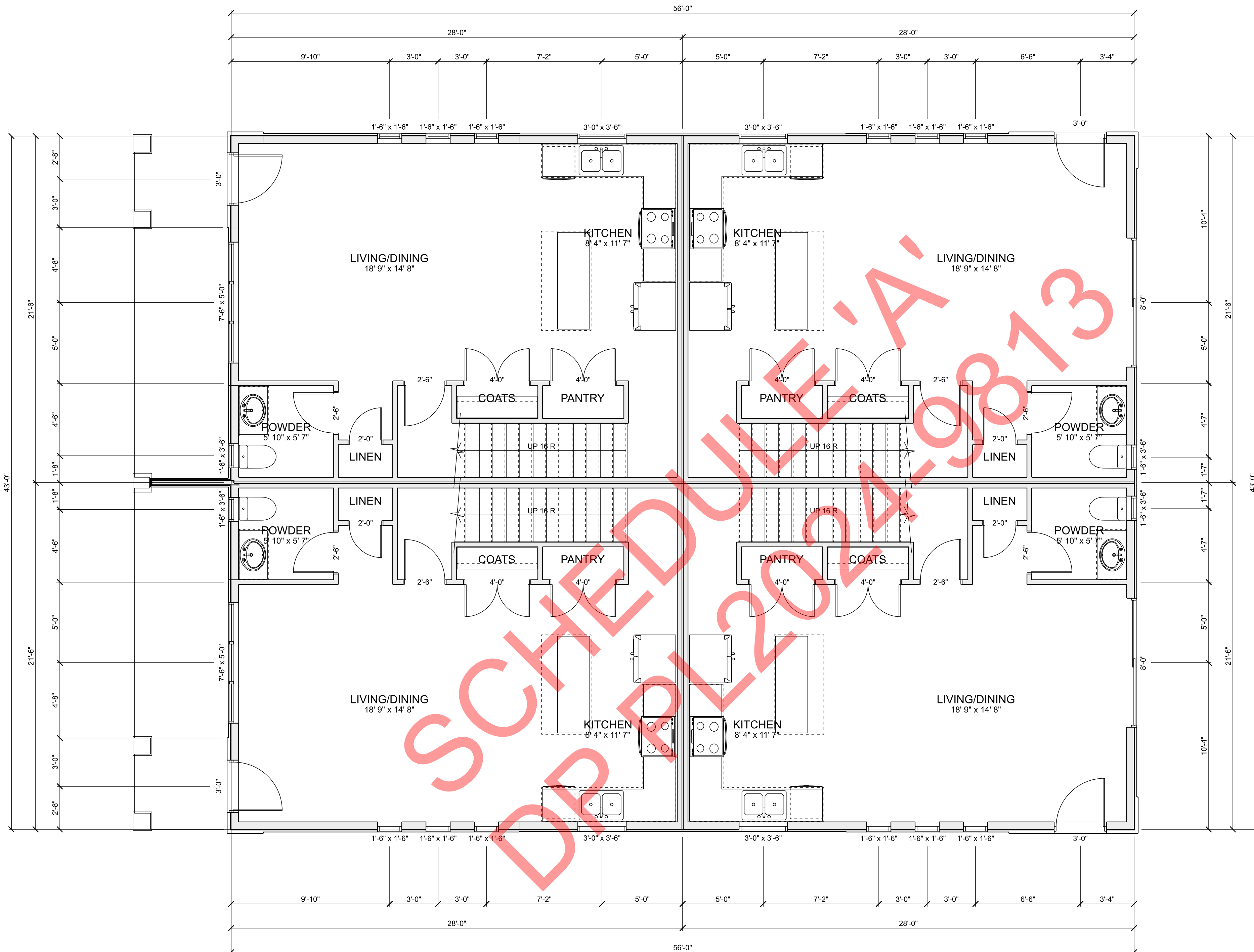
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 Landscape Plan



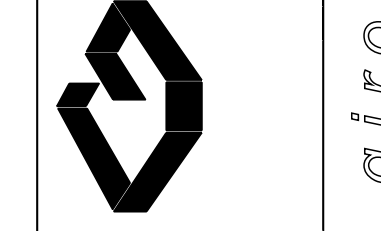
BUILDING A-MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SECOND FLOOR AREA PER UNIT: 602 sq. ft.
 SECOND FLOOR TOTAL AREA: 2408 sq. ft.

RAJ DHILLON
 85 ROY AVE
 PENTICTON
 DESIGN BY: AJG DATE: 2024-08-07
 DRAWN BY: AJG REVISED:

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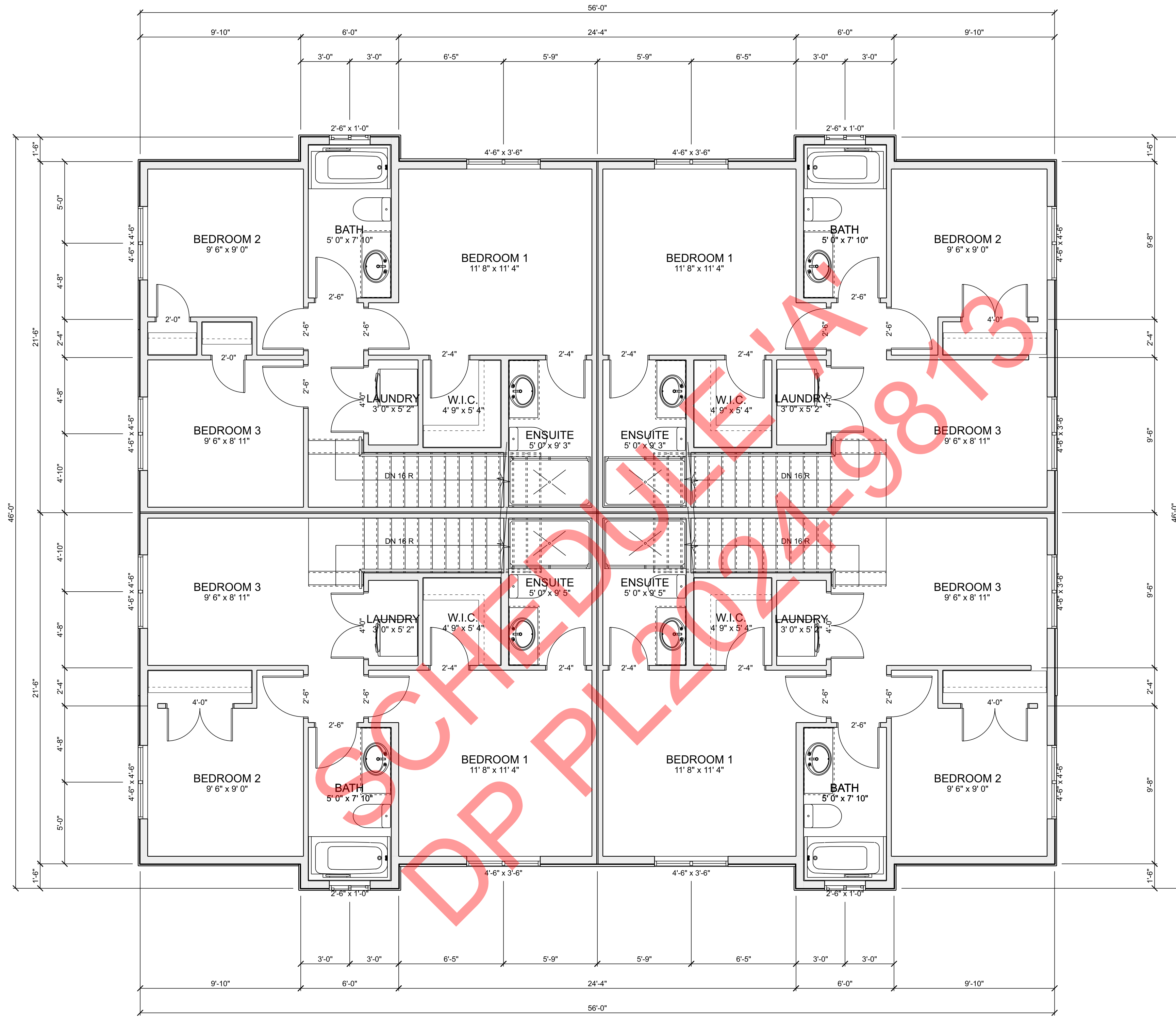
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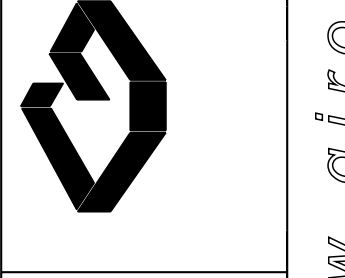
BUILDING A-SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SECOND FLOOR AREA PER UNIT: 568 sq ft.
 SECOND FLOOR TOTAL AREA: 2273 sq ft.

RAJ DHILLON
 85 ROY AVE
 PENTICTON
 DESIGN BY: AJG
 DRAWN BY: AJG
 DATE: 2024-08-07
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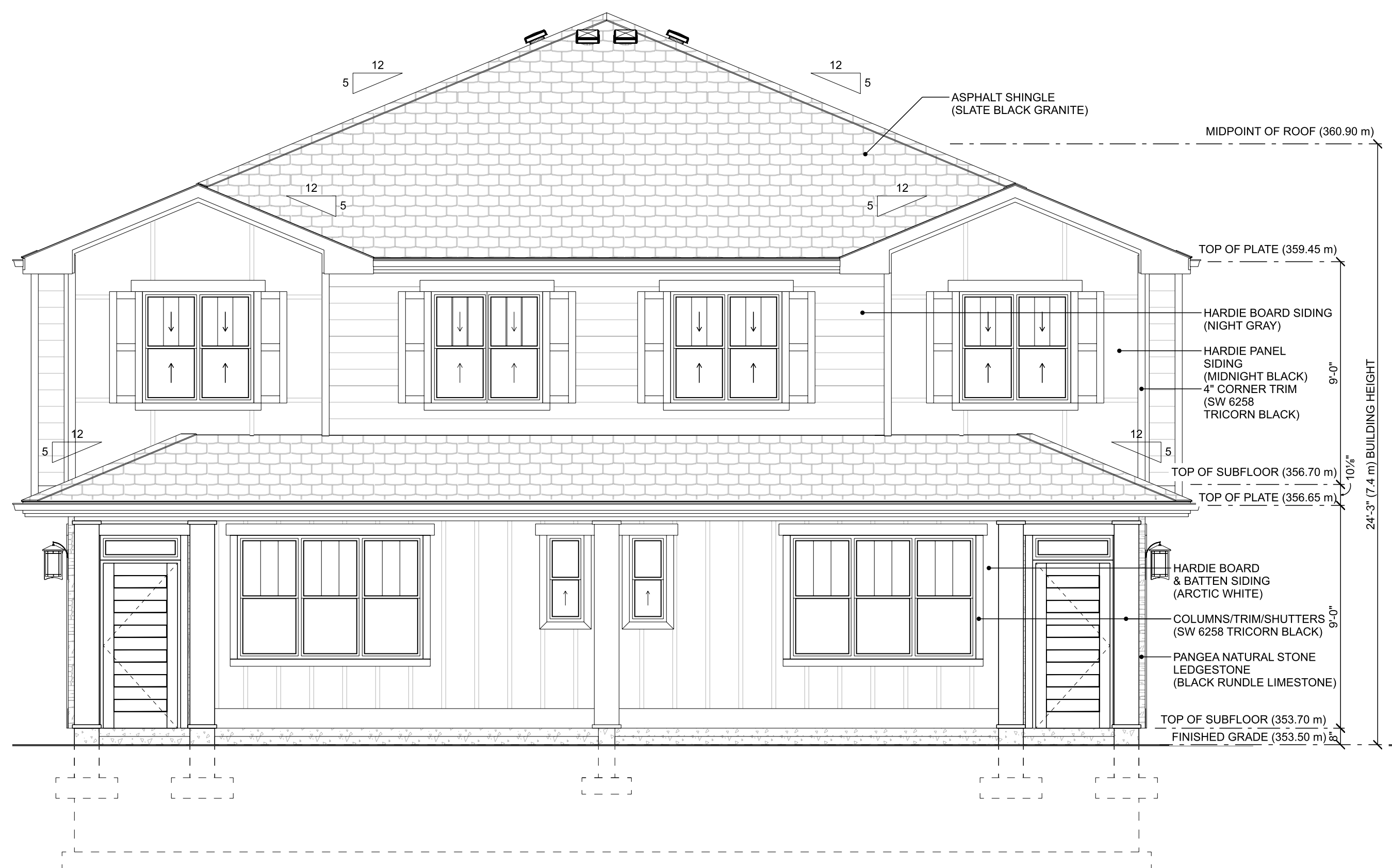
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Building A-Second Floor Plan



BUILDING A-FRONT ELEVATION (FACING SOUTH TO ROY AVENUE)
SCALE: 1/4" = 1'-0"



BUILDING A-RIGHT ELEVATION (FACING EAST)
SCALE: 1/4" = 1'-0"



BUILDING A-REAR ELEVATION (FACING NORTH TO BUILDING B)
SCALE: 1/4" = 1'-0"



BUILDING A-LEFT ELEVATION (FACING WEST)
SCALE: 1/4" = 1'-0"

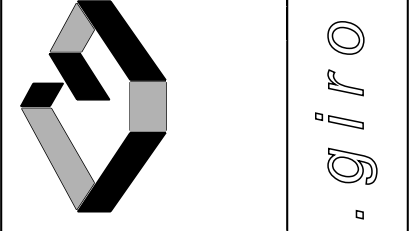
SCHEDULE 'A'
DP PL 2024-9813

RAJ DHILLON
85 ROY AVE
PENTICTON
DESIGN BY: AJG DATE: 2024-08-07
DRAWN BY: AJG REVISED:

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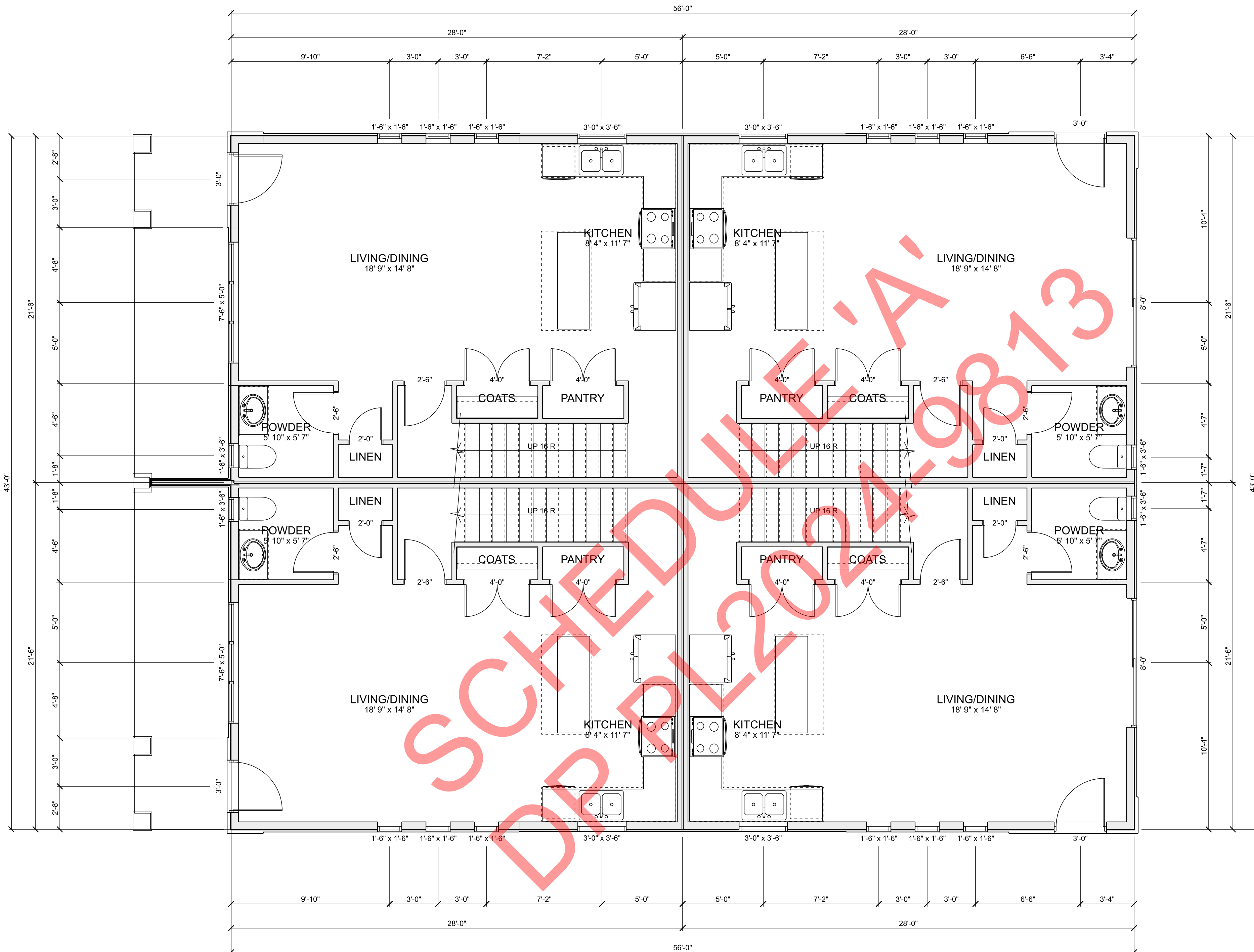
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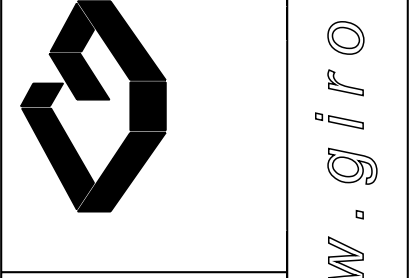
BUILDING B-MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SECOND FLOOR AREA PER UNIT: 602 sq. ft.
 SECOND FLOOR TOTAL AREA: 2408 sq. ft.

RAJ DHILLON
 85 ROY AVE
 PENTICTON
 DESIGN BY: AJG
 DRAWN BY: AJG
 DATE: 2024-08-07
 REVISED:

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Building B-Main Floor Plan



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

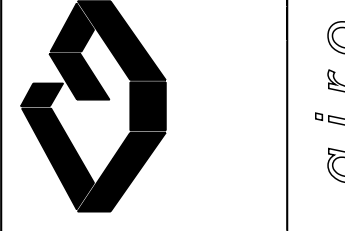
SCHEDULE 'A'
 DP PL 2024-9813

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Typical Color Elevations

The Corporation of the City of Penticton

Bylaw No. 2024-31

A Bylaw to Amend Zoning Bylaw 2024-22

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

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

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title:

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2024-31".

2. Amendment:

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

Rezone Lot 11 District Lot 115 Similkameen Division Yale District Plan 7663, located at 85 Roy Avenue, from R4-L (Small-Scale Multi-Unit Residential: Large Lot) to RM2 (Low Density Multiple Housing) as shown on Schedule 'A'.

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this day of , 2024
READ A SECOND time this day of , 2024
READ A THIRD time this day of , 2024
RECEIVED the approval of the day of , 2024
Ministry of Transportation on the
ADOPTED this day of , 2024

Notice of intention to proceed with this bylaw was published on the 30th day of August, 2024 and the 6th day of September, 2024 in an online news source and the newspaper, pursuant to Section 94.2 of the Community Charter.

Julius Bloomfield, Mayor

Approved pursuant to section 52(3)(a) of the Transportation Act
this day of , 2024
for Minister of Transportation & Infrastructure

Angie Collison, Corporate Officer



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2024-31

Date: _____

Corporate Officer: _____

Late Submission - Item 6.13
Zoning Amendment Bylaw No. 2024-31
Development Permit PI2024-9813
Re: 85 Roy Avenue

Dear Council,

As the owner of 84 Roy Ave, Penticton, I am writing about the proposed rezoning of Lot 11, 85 Roy Ave, and Lot 9, 95 Roy Ave, Penticton, from R4-L to RM2, to allow for the construction of 16 townhouses in 4 separate buildings, within half of our block. I am adamantly opposed to it!

The duplex, next to me, at 76 Roy Ave, has a total of 6 cars residing there on a permanent basis. They were allotted one parking space, per unit, therefore, 4 of those cars have to park on the street. These duplexes are 3 bedroom units, which are more expensive to rent or own, which realistically leads to roommates and additional cars.

If these developments are allowed, they will be adding 16 3-bedroom townhouses and, most likely, 16 - 32 additional cars to our half of this block...which is already full. Roy Ave cannot support this many more parking spaces and it is not fair to present this to property owners who have lived on a quiet, un-congested street for many years.

NO - to rezoning!

Sincerely,
Earl Mueksch

Late Submission - Item 6.13
Zoning Amendment Bylaw No. 2024-31
Development Permit PI2024-9813
Re: 85 Roy Avenue

From: Cathy Irving
Sent: Monday, September 9, 2024 12:33 PM
To: corpadmin
Subject: Rezoning on Roy Ave - AMENDMENT

Follow Up Flag: Follow up
Flag Status: Flagged

Caution! This message was sent from outside your organization.

Attention:

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

Dear Council Members,

We are the property owners of 91 Roy Ave. We are writing about the proposed rezoning of Lot 11, 85 Roy Ave, and Lot 9, 95 Roy Ave. from R4-L to RM2, to allow for the construction of 16 townhouses in 4 separate buildings. The lots are too small for this kind of proposal. Our property is right in the middle of this rezoning. We are absolutely opposed to the rezoning for RM2!

We don't see the need to make people live like sardines. This is very unrealistic when it comes to space, parking and access. The back ally is too narrow and, in the winter, it doesn't get plowed on a regular basis. This would mean a minimum of 16 extra vehicles and where would they park?

There is NO reason, other than greed, to have an 8 plex on an already occupied property when there are 3 big vacant lots in our surrounding area empty and ready to build on. There are properties for sale in our area that could be better opportunity.

NO to rezoning!

Wilfred and Cathy Irving

91 Roy Avenue, Penticton, BC V2A
3M7

Council Report

penticton.ca

Date: September 10, 2024
To: Anthony Haddad, City Manager
From: Yvonne Mitchell, Planner II
Address: 95 Roy Avenue

File No: RMS/95 Roy Avenue

**Subject: Zoning Amendment Bylaw No. 2024-32
Development Permit PL2024-9831**

Staff Recommendation

Zoning Amendment

THAT Council give first, second, and third reading to "Zoning Amendment Bylaw No. 2024-32", for Lot 9 District Lot 115 Similkameen Division Yale District Plan 7663, located at 95 Roy Avenue, a bylaw to rezone the subject property from R4-L (Small-Scale Multi-Unit Residential: Large Lot) to RM2 (Low Density Multiple Housing);

Development Permit

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2024-32", approve "Development Permit PL2024-9831", for Lot 9 District Lot 115 Similkameen Division Yale District Plan 7663, located at 95 Roy Avenue, a permit for a townhouse development (eight units);

AND THAT Council direct staff to issue "Development Permit PL2024-9831";

Excess and Extended Service

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

- Construction of a sidewalk and boulevard trees from the development to Atkinson Street

Strategic Priority Objective

Livable and Accessible: Proactively plan for deliberate growth; focused on an inclusive, healthy, safe and desirable place to live.

Proposal

The applicant is proposing to construct eight townhouse units in two buildings. Eight units are not permitted in the current R4-L zone, and a zoning bylaw amendment to the RM2 zone has been requested. The application also requires a Development Permit, which has been included for Council’s consideration.

Background

Property Information

The property is located on the north side of Roy Avenue, two blocks from Cherry Lane Mall. The property is 0.28 acres in size and currently contains a single detached dwelling and detached garage. The property is zoned R4-L – Small-Scale Multi-Unit Residential: Large Lot in the Zoning Bylaw, designated High Density Residential in the Official Community Plan, and is within the Cherry Lane Mall Transit-Oriented Area. The surrounding area consists of properties with single detached dwellings and duplexes.



Figure 1 - Property Location Map

Financial Implication

The applicant is responsible for all development costs, including any service upgrades and the payment of Development Cost Charges (DCC’s) to help offset the added demand on City services from the proposed development.

Climate Impact

Council adopted the Community Climate Action Plan (CCAP) in 2021. The proposed development is consistent with the following aspects of the CCAP:

- **Shift Beyond the Car:** Increase walking, cycling, and other forms of zero emission mobility
 - The proposal includes both long term and short term bicycle parking. There is a protected bike lane on Atkinson Road and the property is within walking distance of Cherry Lane Mall. These features provide opportunities for future residents to choose zero emission mobility options.
- **Electrify Passenger Transport:** Enable charging at home and work
 - The proposal includes one EV ready stall for each dwelling unit.

Technical Review

The application was reviewed by the City’s Technical Planning Committee (TPC). Requirements for building permit, the payment of Development Cost Charges (DCC’s), and the excess servicing request, were identified and communicated to the applicant.

Excess Service Request

The excess service request is to construct a sidewalk and boulevard trees from the subject property to Atkinson Street. That is, in addition to the improvements in front of 95 Roy Avenue, improvements in front of 1980 Atkinson Street are requested. The total estimated cost for the improvements is \$25,000 (assumes 37.5m of 1.8m sidewalk). A latecomer agreement would be established, and a portion of the costs returned to the applicant if the neighboring property develops during the lifespan of the agreement.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the development application:

	Zone Requirement (RM2 – Low Density Multiple Housing)	Provided on Plans
Minimum Lot Width*:	18 m	19.19 m
Minimum Lot Area*:	540 m ²	1116 m ²
Maximum Lot Coverage:	40%	40%
Maximum Density:	1.5 Floor Area Ratio (FAR)**	0.78 Floor Area Ratio (FAR)
Maximum Height:	4 storeys**	7.5 m, 2 storeys
Vehicle Parking:	Total Vehicle Spaces Required: No vehicle parking spaces**	Total Vehicle Spaces Provided: 8 vehicle parking stalls (1 per dwelling unit)
Level 2 Electric Vehicle (EV) Ready Stalls:	Total EV Ready Required: 1 per dwelling unit (8 EV Ready total)	Total EV Ready Provided: 8 EV Ready Stalls (1 per dwelling unit)
Bicycle Parking:	Total Class 1 Spaces Required: 0.5 per dwelling unit (4 spaces) Total Class 2 Spaces Required: 0.1 per dwelling unit (1 space)	Total Class 1 Provided: 4 spaces Total Class 2 Provided: 1 space
Required Setbacks: Front Yard: Side Yard (east): Side Yard (west): Rear Yard (lane):	3.0 m 1.5 m 1.5 m 6.0 m	9.0 m 3.0 m 3.0 m 9.0 m
Pedestrian Access:	1.2m path to dwelling units facing the back of the lot	1.2m path to dwelling units facing the back of the lot
Amenity Space:	20m ² for each dwelling unit	20m ² for each dwelling unit
Landscape Buffer: (east/west)	Required Landscape Buffer: 3.0 m wide buffer	Provided on Plans: 3.0 m wide buffer

	1 tree for every 10.0 linear metres 1 shrub for every linear metre	12 trees 134 shrubs
Other Information:	*Lot width and lot area are only applicable at the time of subdivision. **Regulation due to location within a Transit-Oriented Area.	

Analysis

Zoning Bylaw Amendment

Official Community Plan

The property is designated 'High Density Residential' within the Official Community Plan (OCP) Future Land Use Map.

Land Use	Description	Building Type(s)	Uses	Height / Density
 <p>High Density Residential</p>	Higher-density multifamily residential neighbourhoods consisting of townhouses and apartments in higher-amenity areas	<ul style="list-style-type: none"> Cluster housing Townhouses Low-rise and mid-rise apartment buildings Small-scale neighbourhood commercial building (e.g. corner store, coffee shop, childcare) 	<ul style="list-style-type: none"> Residential Limited retail/service 	<ul style="list-style-type: none"> Up to 6 storeys
<p>Site-Specific High Density Residential Policy Statement: 556 to 736 Lakeshore Drive West: Development up to a maximum of four storeys can be considered subject to assessment of urban design impacts on Lakeshore Drive and the waterfront, Lakawanna Park and neighbouring properties on Churchill Avenue.</p>				

The OCP also includes the following policies, which are directly applicable to the zoning bylaw amendment:

- OCP Policy 4.1.1.1 Encourage new housing to be built in close proximity to the downtown, shopping centres, schools, parks, bus exchanges and along transit corridors. Specifically direct new housing in the downtown, North Gateway, South Gateway, near the college, hospital, and within designated transit-oriented areas.
- OCP Policy 4.1.3.1 Encourage more intensive “infill” residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.
- OCP Policy 4.1.3.5 Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.

Zoning Bylaw

The property is zoned R4-L – Small-Scale Multi-Unit Residential: Large Lot in the Zoning Bylaw. The R4-L zone permits townhouses, but to a maximum density of four dwelling units. The applicant has requested a zoning bylaw amendment to the RM2 Zone which permits townhouses, to a maximum density of 0.8 floor area ratio (FAR).

The property is also located within the Cherry Lane Mall Transit Oriented Area, Area 2 (200-400 m) which allows for a greater density of 1.5 FAR, a height of 4 storeys, and no parking space requirements except for accessible parking spaces.

Support Zoning Bylaw Amendment

The proposed rezoning to RM2 – Low Density Multiple Housing aligns with the OCP land use designation of High Density Residential. The rezoning also aligns with relevant OCP policies to add density close to transit and amenities. The property is located within a 10-minute walk of Cherry Lane Mall and Lion's Community Park and is serviced by the Cherry Lane Transit Exchange. In addition, a protected bike lane is located to the west of the property on Atkinson Street.

Development Permit

The property is located within the Multifamily Residential Development Permit Area in the Official Community Plan. Staff have completed a development permit analysis (Attachment 'D'). The applicant has also provided an analysis with their letter of intent (Attachment 'E').

Support Development Permit

The proposed development has been designed with the OCP design guidelines in mind. As such, staff recommend that Council consider approving the Development Permit after considering adoption of the Zoning Amendment Bylaw.

Excess Servicing Request

The excess servicing request is to require the developer to construct a sidewalk and boulevard trees from the development to Atkinson Street.

Support Excess Service Request

If granted, the request aligns with the following OCP policy:

- OCP Policy 4.2.2.2 Address gaps in the pedestrian network by providing sidewalks on at least one side of the street in residential neighbourhoods, and commercial and mixed-use areas, using excess street rights-of-way where possible or through land acquisition if necessary. Where possible, provide sidewalks by requiring their construction or upgrades from developers.

This request would address a gap in the pedestrian network between Atkinson Street and 95 Roy Avenue that would be created by only constructing a sidewalk in front of the property. The developer has indicated no objections to the excess service request.

Alternate Recommendations

Council may consider that the proposed rezoning is not suitable for this site. If this is the case, Council should deny the bylaw amendment. This is not recommended by staff, as the zoning bylaw amendment request is consistent with the Official Community Plan.

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2024-32".

Attachments

- Attachment A – Zoning Map
- Attachment B – Official Community Plan Map
- Attachment C – Photos of Property
- Attachment D – Development Permit Analysis (staff)
- Attachment E – Letter of Intent & Development Permit Analysis (applicant)
- Attachment F – Draft Development Permit PL2024-9831
- Attachment G – Zoning Amendment Bylaw No. 2024-32

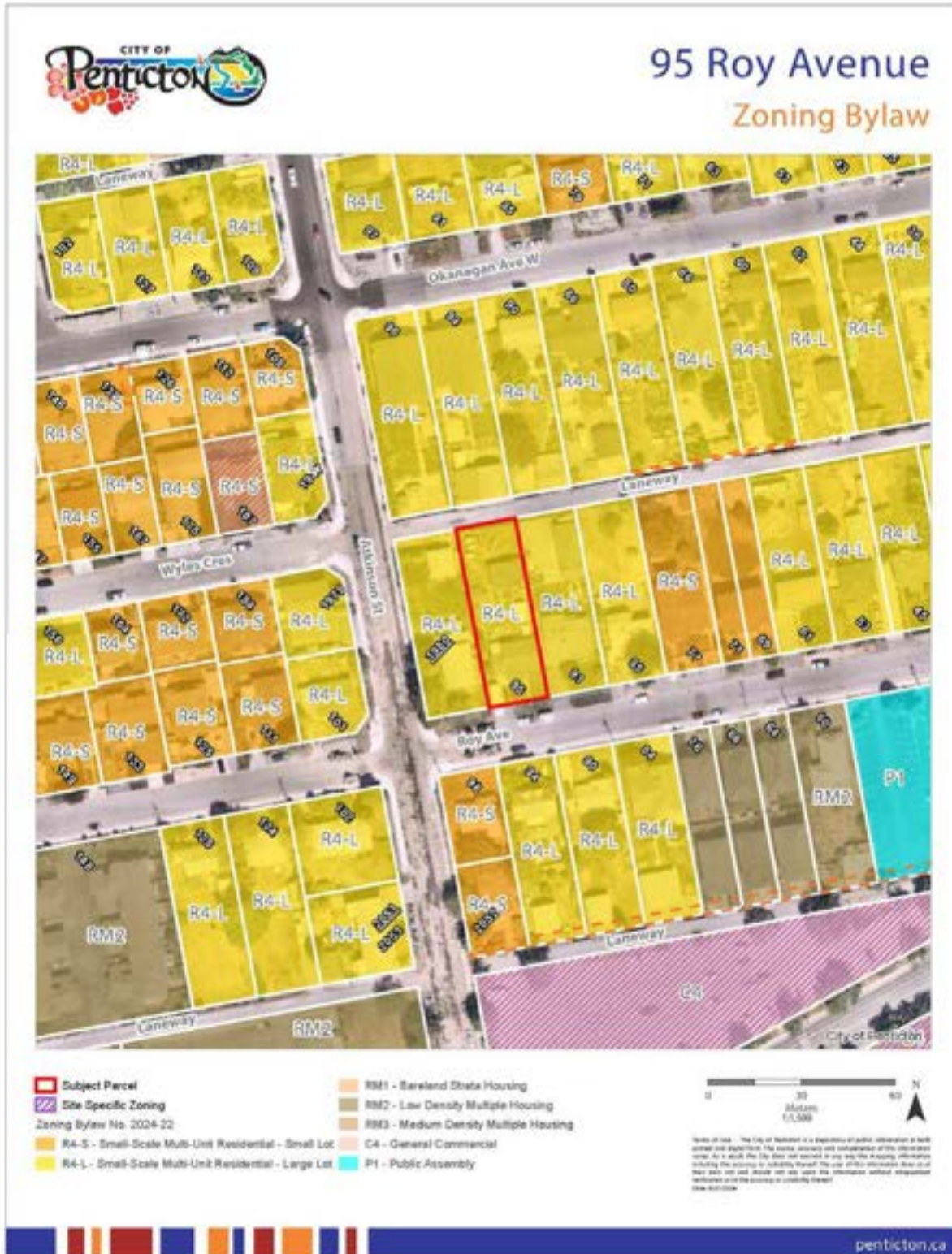
Respectfully submitted,

Yvonne Mitchell
Planner II

Concurrence

<p>Director of Development Services</p> <p><i>BL</i></p>	<p>GM of Infrastructure</p> <p><i>KD</i></p>	<p>City Manager</p> <p><i>SPH</i></p>
--	--	---------------------------------------

Attachment A – Zoning Map



Attachment B – Official Community Plan Map



Attachment C – Photos of Property



Attachment D - Development Permit Analysis (staff)

Development Permit Analysis

The proposed development is located within the Multifamily Development Permit Area. The following analysis demonstrates how the proposal is aligned with the applicable design guidelines.

- Guideline G17 On-site parking location and design should minimize visual impact and provide safe connections for pedestrians:*
- *Parking between the front of buildings and the street is not permitted.*
 - *Parking should be located at the rear of buildings/sites.*
 - Where possible parking has been provided adjacent to the laneway. To provide a parking space for each dwelling unit some parking between the front of the buildings and the street was required. Visual impact has been minimized in the front yard using landscaping. Safe pedestrian connections are provided to all units.
- Guideline G21 Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).*
- Front doors for the townhouse units face both Roy Avenue and the lane.
- Guideline G26 Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.*
- The building is setback from neighbouring properties further than the zoning bylaw requires.
- Guideline G29 Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking Areas.*
- Units facing Roy Avenue and the laneway include front patios. Windows also face Roy Avenue and the laneway.
- Guideline G40 Landscape designs should support shading strategies (passive cooling) with deciduous plantings that allow increased solar gain in winter months;*
- The landscape design includes elements such as maple trees which help provide both shade and sun depending on the season.
- Guideline G42 Minimize the use of impervious surfaces and/or incorporate rainwater management strategies where surface runoff is captured.*
- Except for the required hard surfaces (walkways and parking) the site includes softscape areas such as lawns and gardens.
- Guideline G58 Garbage/recycling areas and other similar structures should be located out of public view in areas that mitigate noise impacts and which do not conflict with pedestrian traffic.*
- Garbage and recycling will be collected from the laneway and stored in a screened compound separate from any pedestrian walkways on site.
- Guideline MF3 Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest, and incorporate safe play areas in interior courtyards.*
- Vegetation is provided in all amenity spaces including shrubs, trees, and lawns. Safe play areas are provided in the interior of the site in the form of fenced yards.
- Guideline MF5 Electric vehicle charging stations should be provided in larger developments.*
- An EV ready stall has been provided for each dwelling unit.



August 7, 2024

Giroux Design Group Inc.

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

Re: 95 Roy Avenue Development Permit Application

To City of Penticton Planning Department,

We are proposing to redevelop the property at 95 Roy Avenue which would allow the construction of two fourplexes for 8 dwelling units total. The application requires a development permit for the form and character of the proposed development, and rezoning from 'R1 – Large Lot Residential' to 'RM2 – Low Density Multiple Housing'. The proposal falls within the 'Multifamily Residential Development Permit Area' of the Official Community Plan.

With the recent Provincial Government changes to allow more units per property, and the City of Penticton 'Focus on Housing' initiative, this development has been designed with those changes in mind. The new Official Community Plan (OCP) future land use designation is 'High Density Residential' compared to 'Infill Residential' today, and the new zoning on the property is R4-L (Small-Scale Multi-Unit Residential: Large Lot) which both support this development proposal. As well, the property is within the 200 m radius of the proposed 'Cherry Lane Transit Oriented Area'.

The development will provide two fourplexes at two-storeys in height, each with 3 bedrooms. A total of eight vehicle parking spaces with EV ready chargers has been provided both from Roy Ave, as well as the rear lane. Five bicycle parking spaces have been provided in various areas of the property. Landscaping is provided on all four sides of the proposed development. Multiple trees, shrubs, and green space is provided for the residents of every dwelling unit, including the required landscape buffer on the east and west side of the property to provide separation and privacy between properties.

The property is centrally located near Parkway Elementary, Cherry Lane Shopping Centre, Lion's Park, and Main St, and other amenity areas for recreational and employment opportunities. The property is located between Main St and Atkinson St which provides transit and an existing bike lane. The City of Penticton Engineering department is requesting that sidewalk improvements, including boulevard trees, be completed for 95 Roy Avenue and the frontage of 1980 Atkinson on Roy Ave, this will be presented to Council as an Excess Service Resolution along with the rezoning for this property.

We believe the project meets the intent of providing modest densification to an area of town that has a mix of townhouses, with similar development already approved along Roy Ave. This development will provide much needed family housing in a core area of the City of Penticton close to employment, amenities, and transit.

Thank you for considering our proposal.

Best regards,

Tony Giroux *ASTTBC.CTech, RBD, BCABD*
Owner/Registered Building Designer
Giroux Design Group Inc.

85 ROY AVENUE: DEVELOPMENT PERMIT ANALYSIS

Site Planning

Designing in Context

Contextual designs feel better because they 'fit.' In light of Penticton's complex and unique landscape, views and urban patterns, it is important that designs reflect this character. Guidelines address site conditions and context, including: sensitivity to on-site features (e.g., terrain and sun angle), adjacencies (e.g., street interface and existing uses), potential impacts (e.g., overlook and shading) and other related opportunities (e.g., energy conservation).

G1. Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints, including built and natural elements (e.g., structures, slopes and drainage, significant landscape features, etc.)

An electrical transformer has been identified and provided on plans from Roy Ave. No road dedication has been identified in front of the property.

G3. Private and semi-private open spaces should be designed to optimize solar access (see Figure G3).

Private fenced yards have been provided in between each proposed building. This allows residents to enjoy sun throughout the warmer months. Having windows on the proposed buildings allows sunlight to enter the windows of each unit in the winter months of the year.

G4. Views through to the mountains and the lakes should be carefully considered and incorporated into the design of new development.

Each unit will have a view of the mountains either to the east or west from the proposed development that can be enjoyed from window view.

Framing Space

In consideration of Penticton's relatively low-scale urban form, future intensification and development should explore how buildings actively frame space(s) as a means to expand and enhance the public realm. The following guidelines aim to promote positive interactions with particular care and attention to transitions between private and public spaces.

G5. Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.

The proposed fourplex closest to Roy Avenue been designed to be close to the street as possible while also incorporating parking accessed from the street. This helps keep "eyes-on-the-street", while also providing easy pedestrian access to every dwelling unit from Roy Avenue. Landscaping and two trees have been provided at the front of the property to create a sensitive transition from the road and sidewalk to the proposed development.

G7. All designs shall consider Crime Prevention Through Environmental Design (CPTED) principles and balance the reduction of crime and nuisance opportunities with other objectives to maximize the enjoyment of the built environment.

A fence has been provided along the property lines, as well as between the proposed buildings for amenity space which aides in the reduction of crime and nuisance opportunities. Bicycle parking has been provided at the rear of the property, which is out of view from the street and sidewalk.

Prioritizing Pedestrians

A high-quality pedestrian environment is a central quality of any welcoming neighbourhood. Penticton is fortunate to have an extensive neighbourhood street network that links distinct areas in a reasonable walking distance. The following guidelines aim to optimize the quality and connectivity of pedestrian infrastructure and reduce conflict between pedestrians and vehicles.

G9. Pedestrian connectivity to adjacent properties is encouraged. With the exception of private yards, open spaces shall be designed for public access and connectivity to adjacent public areas (and publicly-accessible private spaces).

The development is within a well-established area of the City of Penticton. Main Street is within a short walking distance away, providing connectivity to amenity, and employment areas within the City. Parkway Elementary, Cherry Lane Shopping Centre, Lion's Park are also within a short walking distance of the development. A sidewalk connecting the public sidewalk to private entrances has been provided from Roy Avenue.

G12. Where feasible, indicate pedestrian ways with continuity of paving treatments/paving materials.

A 1.2 m wide sidewalk provides access to the units facing south. A path runs along either side of the property for pedestrian and emergency services access.

G13. Entry to ground-level residential units should be no more than 1.8m (6.0 ft.) above the grade of adjacent public sidewalks and walkways (see Figure G14).

Entrances to the buildings are either at the same level as the City street and sidewalk, and not more than 1.8 m in height.

Cars and Parking

The following guidelines are intended to reduce the impacts of automobile infrastructure – including access and parking – and to further support a high quality pedestrian realm. (see Figure 5-3 and Figure 5.4)

G16. Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space:

- Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping (see Figure 5-4).
- Where possible, shared automobile accesses should be considered to optimize land use, and to reduce impermeable surface coverage and sidewalk crossings.

The subject property is close to Main St and Atkinson St which both provide transit, and a bike lane on Atkinson St. The existing north lane provides vehicle access to the development from Atkinson St, without creating the need for additional vehicle access.

G17. On-site parking location and design should minimize visual impact and provide safe connections for pedestrians:

- Parking between the front of buildings and the street is not permitted.
- Parking should be located at the rear of buildings/sites.
- Shared parking (where varying uses have parking demands that peak at different times of the day) is encouraged to reduce parking requirements.
- Outdoor surface parking areas should incorporate pathways that provide safe, accessible and comfortable pedestrian connections to entries/destinations.

Parking for the development has been provided from the existing lane.

Architecture

Design for Our Climate

In response to Penticton's semi-arid climate, design buildings and landscape architecture that reflect a love for indoor/outdoor living resulting from low annual rainfall and hot summer temperatures.

G20. Designs should respond to Penticton's setting and climate through use of:

- passive solar strategies;
- optimized placement of windows to maximize natural light;
- energy-efficient building design;
- passive solar principles;
- landscape design and plantings that provide cooling through shade in summer months;
- selecting roof materials to minimize heat loading and increase reflectivity.; and,
- strategies for cross-ventilation.

The units have windows facing all directions, allowing for solar gain throughout the year. Patios, and fenced yards have been provided giving the option for indoor/outdoor living. The new trees are deciduous providing shade in the summer and sun in the winter. Buildings are designed to Step 3 of the Energy Code.

Friendly Faces, Friendly Neighbours (Orientation & Massing)

Massing (the three-dimensional form) and articulation (how the parts fit together) of architecture are tools that can reduce the apparent size of large buildings and help ensure the sensitive transition to adjacent buildings and open spaces. It can also provide visual interest for pedestrians. New development should consider the scale of its neighbours and avoid abrupt transitions in height and massing between adjacent buildings.

G21. Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).

One building faces Roy Avenue, while the other faces the rear lane. The front door is at ground level, with a pathway provided to the City sidewalk for anyone to access the development. Landscaping has also been provided at the front of the property directly next to the sidewalk.

G23. Articulation of building mass should include horizontal (minor) setbacks and stepbacks (along upper storeys) to provide visual interest and enrich the pedestrian experience. Balconies and/or cantilevered upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.

Each side of the development has been well thought out to provide visual interest and different massing with a variety of colours to break up massing.

Eyes on the Street

Create active and safe shared spaces through orientation of primary building entrances, windows, porches/ balconies to the public realm, sidewalks and other shared open spaces.

G28. Entries should be visible and clearly identifiable from the fronting public street.

The entrances to each building are at ground level, with a driveway for vehicle access running along the north and south side of the property. A sidewalk has been provided from the City sidewalk on Roy Avenue to the entrances of the southern units.

G29. Development should orient windows, porches, balconies and patios toward the public realm, allowing for casual overlook of parks, open spaces, and parking areas (see Figure 5-7).

Windows on all levels of the street facing units provide for visual overlook onto Roy Avenue and the public realm. All units have windows looking over the driveway and over the amenity yard areas on all sides of the buildings.

Landscape Architecture

Enhance the Urban Forest

Urban forests are recognized for the economic, social, and environmental benefits they provide. In addition to considerations for form & character, enhancement of Penticton's urban forest will support health and well-being for all.

G35. Tree planting

- Where space permits, landscaped areas, boulevards and setback areas adjacent to streets should be planted with trees with appropriate soil volumes to ensure longevity.
- All areas with planted trees must be irrigated
- All development fronting a public street shall plant a landscaped area fronting the public road with regularly spaced street trees no further than 10 metres apart, and at least 2.5 meters tall at the time of planting.
- The planting of additional trees is strongly encouraged, particularly if existing trees cannot be preserved, in order to maintain and expand the urban forest canopy.

Twelve new trees are proposed to be planted on the property along all side of the property lines, and in the middle amenity space area. These trees and other proposed landscaping provide buffering between the public realm and adjacent properties.

Utilities, Mechanical Services and Servicing

As essential components of the city's built infrastructure, these elements must be intentionally integrated in the overall design to mitigate impacts on form and character.

G54/55. Mechanical/Utility cabinets and transformer pads (units) shall be located at the rear of the property, behind the building. Where this is unachievable, units may be located at the edge of the front yard and must be incorporated into landscaped areas and screened from the street.

An electrical transformer is placed in the front yard on the southeast side of the development and will be wrapped with vinyl decorative wrap. The water meters are placed in the front yard on the west side of the property.

G58. Garbage/recycling areas and other similar structures should be located out of public view in areas that mitigate noise impacts and which do not conflict with pedestrian traffic.

Waste and recycling containers have been provided at the rear of the property and are screened with landscaping during non-collection days.

G59. Garbage and recycling bins should be contained within screened enclosures that are coordinated with the overall design.

The storage of the waste and recycling containers have been provided at the rear of the property with a 4' high wood or vinyl fence enclosure to provide screening of the containers.

G60. Clear access to refuse/recycling areas must be provided.

Each unit will have it's own waste and recycling containers, with collection available along the existing north lane.

Fences

Notwithstanding the fencing regulations in the Zoning Bylaw, fencing design should provide a level of privacy to the development but not present an unfriendly solid wall to the public street.

G63. All plans should show intended fencing.

Fencing is shown on the landscape plans. Fencing has been provided along the property lines, and between each unit's private amenity space. The fencing meets the Zoning Bylaw requirement, and is less than 1.2 m (4 ft) within the front yard setback, and is not greater than 1.8 m (6 ft) outside of the front yard setback.

MF1. All multifamily developments should incorporate community amenity spaces that provide opportunity for recreation and play and address the needs of all age groups likely to reside within the development.

Amenity space is provided with private fenced yards and green space in multiple areas of the property. Landscaping and a lawn provide for a suitable area for play or relaxing.

MF3. Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest, and incorporate safe play areas in interior courtyards.

The fenced private yards each have a landscaped section placed to maximize the usefulness of the yard as a play area for children or pets, or for outdoor enjoyment for all age groups.

MF5. Electric vehicle charging stations should be provided in larger developments.

Each dwelling unit of the proposed development has been provided an electric vehicle charger. This also complies with the EV charger requirements of the Zoning Bylaw.

Development Permit

Permit Number: DP PL2024-9831

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 9 District Lot 115 Similkameen Division Yale District Plan 7663
 - Civic: 95 Roy Avenue
 - PID: 009-949-127
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of an eight-unit townhouse development in two buildings as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to beginning works authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. The permit has lapsed as described under Condition 8, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

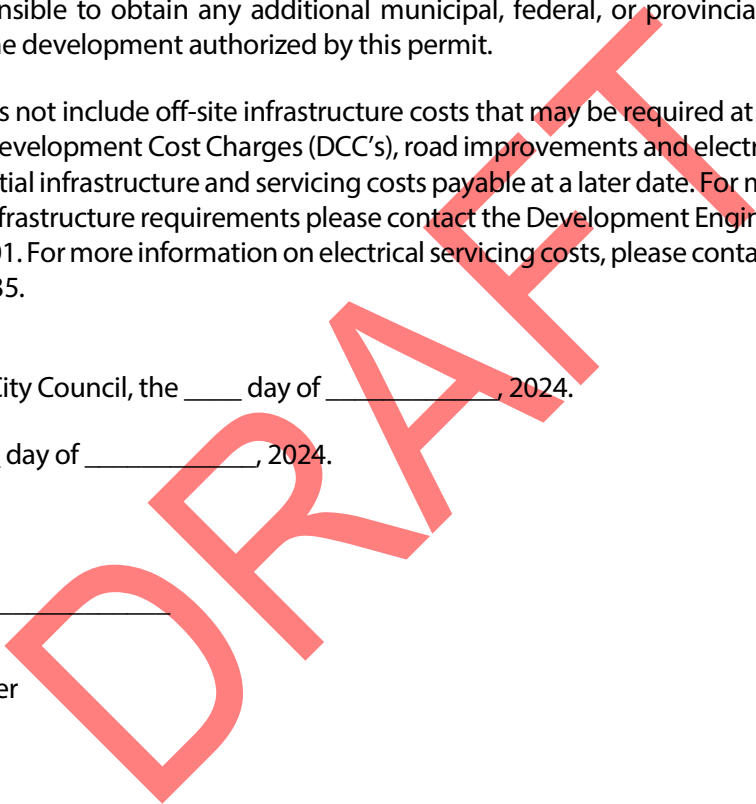
General Conditions

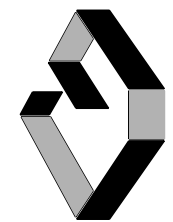
7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
9. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the ____ day of _____, 2024.

Issued this ____ day of _____, 2024.

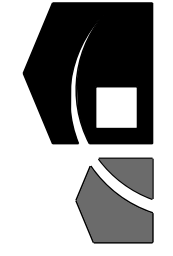
Angela Collison
Corporate Officer





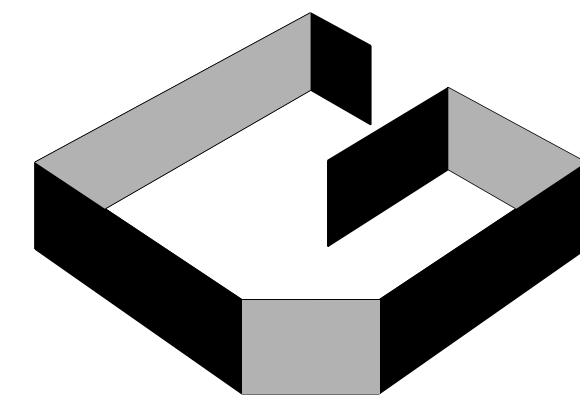
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STONECLIFFE DEVELOPMENTS



WP-5841

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ELECTRIC VEHICLE READY REQUIREMENTS
 IN ACCORDANCE WITH ZONING BYLAW NO. 2023-08

TO ENSURE NEW HOMES ARE BUILT WITH READY ACCESS TO A POWER SUPPLY CAPABLE OF PROVIDING LEVEL 2 EV CHARGING, THE FOLLOWING REQUIREMENTS MUST BE MET:

- MINIMUM NUMBER OF ENERGIZED OUTLETS FOR LEVEL 2 CHARGING: 1 PER DWELLING UNIT.
- CONSTRUCTION REQUIREMENTS THAT INCLUDE: ELECTRICAL PANEL CAPACITY, WIRING, AND CONTINUOUS CONDUIT OR RACEWAY (AS APPLICABLE) FROM THE PANEL, TERMINATING AT AN ENERGIZED OUTLET NEAR THE DESIGNATED EV PARKING SPACE(S). ADDITIONAL ELECTRICAL AND EV CHARGING INFRASTRUCTURE IS REQUIRED TO ENERGIZE THE CIRCUIT AND TO SUPPLY POWER TO FUTURE LEVEL 2 EVSE AND EVEMS (IF APPLICABLE).
- A POINT CONNECTED TO A SOURCE OF VOLTAGE IN AN ELECTRICAL WIRING INSTALLATION AT WHICH CURRENT IS TAKEN AND CAN BE CONNECTED TO SUPPLY UTILIZATION EQUIPMENT. AN OUTLET INCLUDES A COVERED TERMINATION BOX, NEMA 14-50R RECEPTACLE, OR NEMA 6-50R RECEPTACLE. ADDITIONAL TERMINATION MEANS MAY BE APPROVED BY THE CITY OF PENTICTON ELECTRIC UTILITY MANAGER.
- ELECTRIC VEHICLE CHARGING AT 208 V OR 240 V THROUGH SUPPLY UTILIZATION EQUIPMENT THAT MEETS THE DEFINITION OF LEVEL 2 BY THE STANDARD "SAE ELECTRIC VEHICLE AND PLUG IN HYBRID ELECTRIC VEHICLE CONDUCTIVE CHARGE COUPLER", J1772.

ZONING COMPLIANCE TABLE (PROPOSED ZONING RM2)			
REGULATION	REQUIRED/CURRENT	PROPOSED/PROVIDED	AMMENDMENT REQUIRED
OCP DESIGNATION	HIGH DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	NO
ZONING	R1	RM2	YES
LOT AREA (SUBDIVISION ONLY)	540 m ²	1116 m ²	N/A
MINIMUM LOT WIDTH (SUBDIVISION ONLY)	18.0 m	19.2 m	N/A
MAXIMUM LOT COVERAGE	40%	40% (446.4 m ²)	NO
MAXIMUM DENSITY	2.50 FAR	0.78 FAR (869.8 m ²)	NO
MAXIMUM HEIGHT	12 m	7.5 m	NO
MINIMUM FRONT YARD	3.0 m	3.0 m	NO
MINIMUM INTERIOR SIDE YARD	3.0 m	3.0 m	NO
MINIMUM EXTERIOR SIDE YARD	4.5 m	4.5 m	N/A
MINIMUM REAR YARD	6.0 m	6.0 m	NO
PARKING SPACES (NONE REQUIRED)	0	8	NO
BICYCLE PARKING (CLASS I/CLASS II)	4/1	8/1	NO
AMENITY AREA (20 m ² PER UNIT)	180 m ²	179 m ²	NO

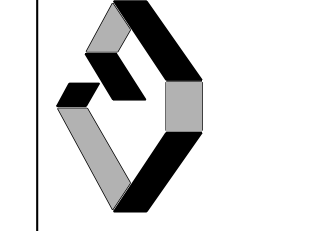
AMENITY SPACE SHALL BE PROVIDED AT THE RATE OF 20 M² FOR EACH DWELLING UNIT.
 25% OF THE REQUIRED AMENITY SPACE MUST BE PROVIDED AT THE GROUND FLOOR LEVEL.
 A MAXIMUM OF 20% OF THE TOTAL REQUIRED AMENITY SPACE MAY BE PROVIDED AS AMENITY SPACE, INDOOR.

SITE PLAN
 SCALE: 1:150
 CIVIC ADDRESS: 95 ROY AVE, PENTICTON, BC
 LEGAL DESCRIPTION: SITE PLAN OF LOT 9, DL 115, SDYD, PLAN 7663
 PID: 009-949-127
 MANDEVILLE LAND SURVEYING INC. PROFESSIONAL B.C. AND CANADA LAND SURVEYORS (FILE: 23-157)
 FIELD SURVEY COMPLETED THIS 02nd DAY OF AUGUST, 2023.
 ELEVATIONS ARE GEODETIC (ORTHOMETRIC CGVD28 HTV2.0)
 DERIVED FROM GNSS OBSERVATION AND PRECISE POINT POSITIONING (PPP)

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Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used for the construction of a building in any other jurisdiction without the written consent of Giroux Design Group Inc. and until the drawings have been brought into conformity with all local requirements. Additionally, Giroux Design Group Inc. is unable to accept any liability for the accuracy of the drawings. The purchaser of these drawings is to use them for the project and site only. The purchaser of these drawings is not to be held responsible for the construction of the project. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.

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 web: www.girouxdesigngroup.com



PLAN NO.
WP-5841
 SLAB
 SHEET NO.
A1

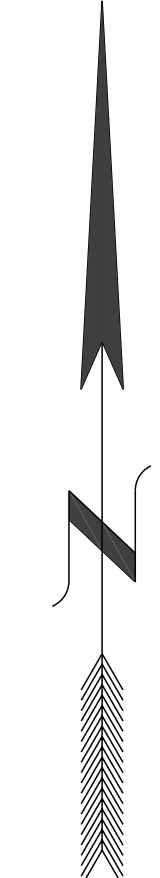
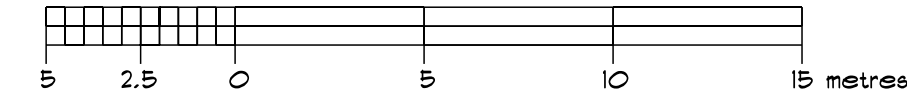
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Site Plan

SITE PLAN OF LOT 9, DL 115, SDYD, PLAN 7663

CIVIC ADDRESS: 95 ROY AVE, PENTICTON, B.C.
PID: 009-949-121

SCALE 1:200



LEGEND

- ~ STANDARD IRON POST FOUND
- * SPOT ELEVATION

NOTE: SUBJECT TO THE NON-FINANCIAL CHARGES AND INTERESTS WHICH MAY AFFECT THE PROPERTY SEE CERTIFICATE OF TITLE AND RELATED CHARGE DOCUMENTS FOR CONFIRMATION

THIS PLAN IS BASED ON LAND TITLE AND SURVEY AUTHORITY RECORDS AND A FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN CONSIDERED.

LAND SURVEYING COMPANY AND SURVEYOR ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN MANDEVILLE LAND SURVEYING AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

FIELD SURVEY COMPLETED THIS 02nd DAY OF AUGUST, 2023.

ELEVATIONS ARE GEODETIC (ORTHOMETRIC CGVD28 HTV2.0) DERIVED FROM GNSS OBSERVATION AND PRECISE POINT POSITIONING (PPP).

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED

LEGAL BOUNDARIES SHOWN ARE BASED ON LIMITED EXISTING SURVEY EVIDENCE AND LAND TITLE OFFICE RECORDS. A FULL LEGAL SURVEY IS RECOMMENDED TO PROPERLY DEFINE BOUNDARIES.

MANDEVILLE LAND SURVEYING INC.
 PROFESSIONAL B.C. AND CANADA LAND SURVEYORS
 582 MARTIN STREET, PENTICTON, B.C.
 PH: 250-488-6371 WEB: MLSURVEYING.COM

FILE: 23-151 DWG: 23-151

SCHEDULE 'A'
DP PL 2024-9837

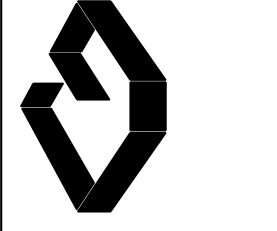


STONECLIFFE DEVELOPMENTS
 RAJ DHILLON
 95 ROY AVE
 PENTICTON

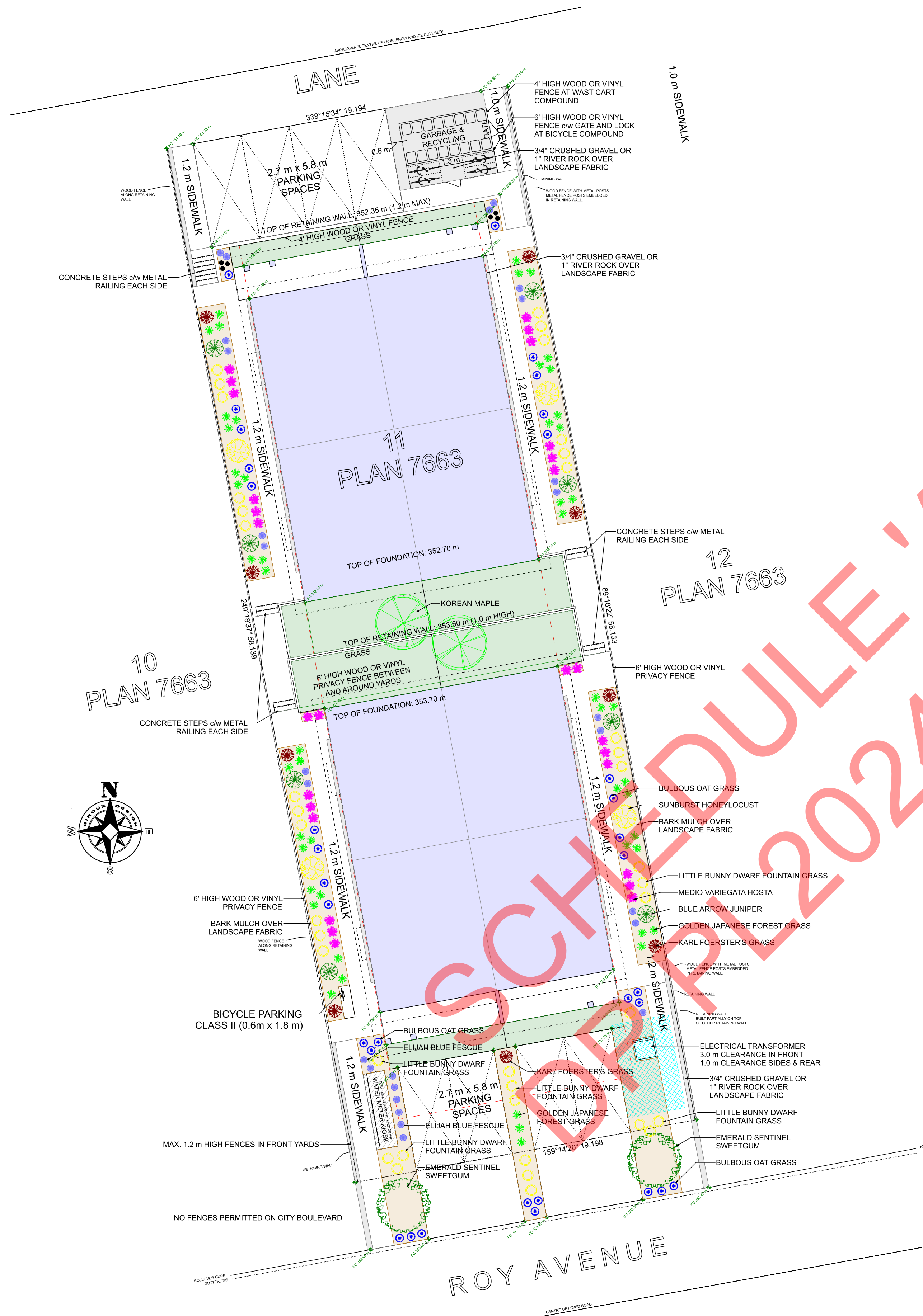
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Due to local codes, regulations and building practices under because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used for the construction of a building in any other jurisdiction without the prior written consent of Giroux Design Group Inc. and until the drawings have been brought into conformity with all local requirements. Additionally, Giroux Design Group Inc. is unable to accept any liability for the accuracy of these drawings. Therefore, the builder must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.

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PLAN NO.
WP-5841
 SLAB
 SHEET NO.
A2



LANDSCAPE SCHEDULE

PLANTINGS:
 Black Mondo Grass (*Ophiopogon planiscapus* 'Nigrescens') 6 qty.
 Blue Arrow Juniper (*Juniperus scopulorum* 'Blue Arrow') 13 qty.
 Bulbous Oat Grass (*Arrhenatherum bulbosum* 'Variegatum') 33 qty.
 Elijah Blue Fescue (*Festuca glauca* 'Elijah Blue') 27 qty.
 Japanese Forest Grass (*Hakonechloa macra* 'Fubuki') 8 qty.
 Karl Foerster's Grass (*Calamagrostis x acutiflora* Karl Foerster) 9 qty.
 Little Bunny Dwarf Fountain Grass (*Pennisetum alopecuroides* 'Little Bunny') 38 qty.
 Medio Variegata Hosta (*Stipa tenuissima*) 28 qty.
 Mexican Feather Grass (*Stipa tenuissima*) 6 qty.

TREES:
 Blue Arrow Juniper (*Juniperus scopulorum* 'Blue Arrow') 8 qty.
 Emerald Sentinel Sweetgum (*Liquidambar styraciflua* 'Clydesform') 2 qty.
 Korean Maple (*Acer pseudosieboldianum*) 2 qty.
 Sunburst Honeylocust (*Gleditsia triacanthos* 'Suncole') 4 qty.

GARBAGE DISPOSAL:
 Garbage Container: 8 qty.
 Recycling Container: 8 qty.
 Yard Waste Container: 1 qty.

GROUND COVER/HARD SURFACES:
 Property Area (12,013 sq.ft.)
 Asphalt (1,798 sq.ft.)
 Grass (1,357 sq.ft.)
 Planting Beds/Bark Mulch (1,487 sq.ft.)
 3/4" Crushed Gravel or 1" River Rock (501 sq.ft.)
 Landscape Fabric (1,988 sq.ft.)
 Sidewalks/Patios (2,287 sq.ft.)

FENCING:
 4' High Wood Fence (108 lin.ft.)
 6' High 'Good Neighbour' Privacy Fence (440 lin.ft.)

LANDSCAPE NOTES:

SHRUBS SHALL BE A MIN OF No.2 POT SHRUBS

ALL TREES ARE TO BE A MINIMUM CALIPER OF 60mm WITH A CLEAR STEM HEIGHT OF 1.5 m

NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION

NO RETAINING WALLS OVER 1.2 m IN HEIGHT ARE PERMITTED WITHIN ANY SETBACK AREA

LANDSCAPED AREAS TO BE EQUIPPED WITH UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH MOISTURE SENSORS & TIMERS.

LANDSCAPING AND IRRIGATION TO EXTEND TO EDGE OF CITY SIDEWALKS, CURBS, ASPHALT. (INCLUSIVE OF LANDSCAPING ON CITY BOULEVARD)

DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

LANDSCAPE PLAN

SCALE: 1:150

CIVIC ADDRESS: 85 ROY AVENUE, PENTICTON, B.C.

LEGAL DESCRIPTION: LOT 11, DL 115, SDYD, PLAN 7663

PID: 009-949-151

MANDEVILLE LAND SURVEYING INC. PROFESSIONAL LAND SURVEYORS DWG. 22-325

FIELD SURVEY COMPLETED THIS 20th DAY OF DECEMBER, 2022.

ELEVATIONS ARE GEODETIC (ORTHOMETRIC CGVD28 HTv2.0) DERIVED FROM GNSS OBSERVATION AND LEICA RTN SMARTNET PENTICTON STATION (SMARTNET-BCPI)

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Landscape Plan

STONECLIFFE DEVELOPMENTS

RAJ DHILLON

95 ROY AVE

PENTICTON

DESIGN BY: AIG

DATE: 2024-08-07

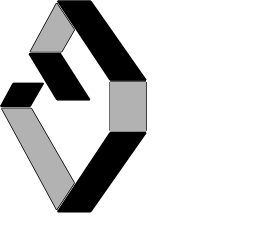
DRAWN BY: AIG

REVISED:

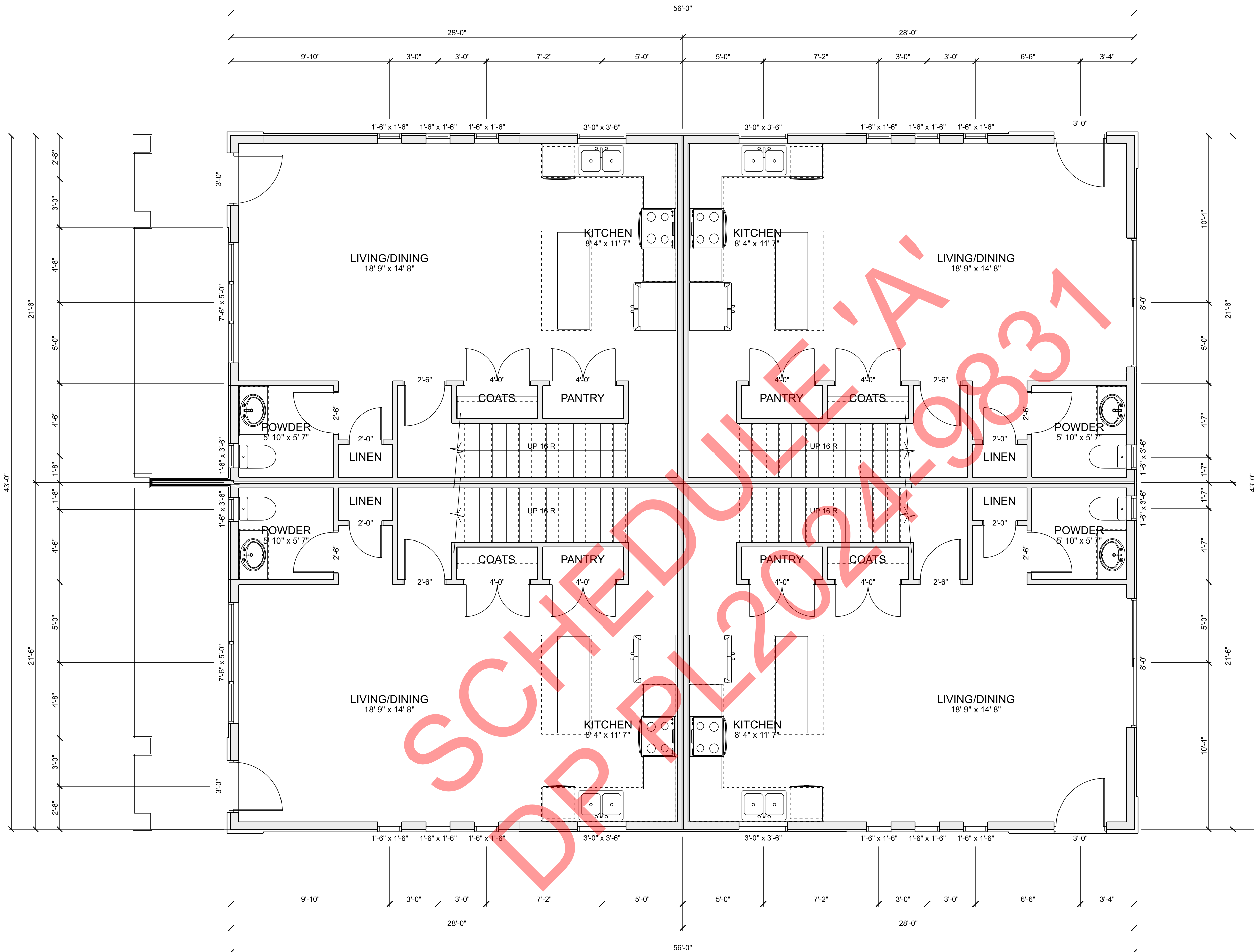
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PLAN NO.
WP-5841
 SLAB
 SHEET NO.
A3



BUILDING A-MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SECOND FLOOR AREA PER UNIT: 602 sq. ft.
 SECOND FLOOR TOTAL AREA: 2408 sq. ft.

STONECLIFFE DEVELOPMENTS
 RAJ DHILLON
 95 ROY AVE
 PENTICTON
 DESIGN BY: AJG DATE: 2024-08-07
 DRAWN BY: AJG REVISED:

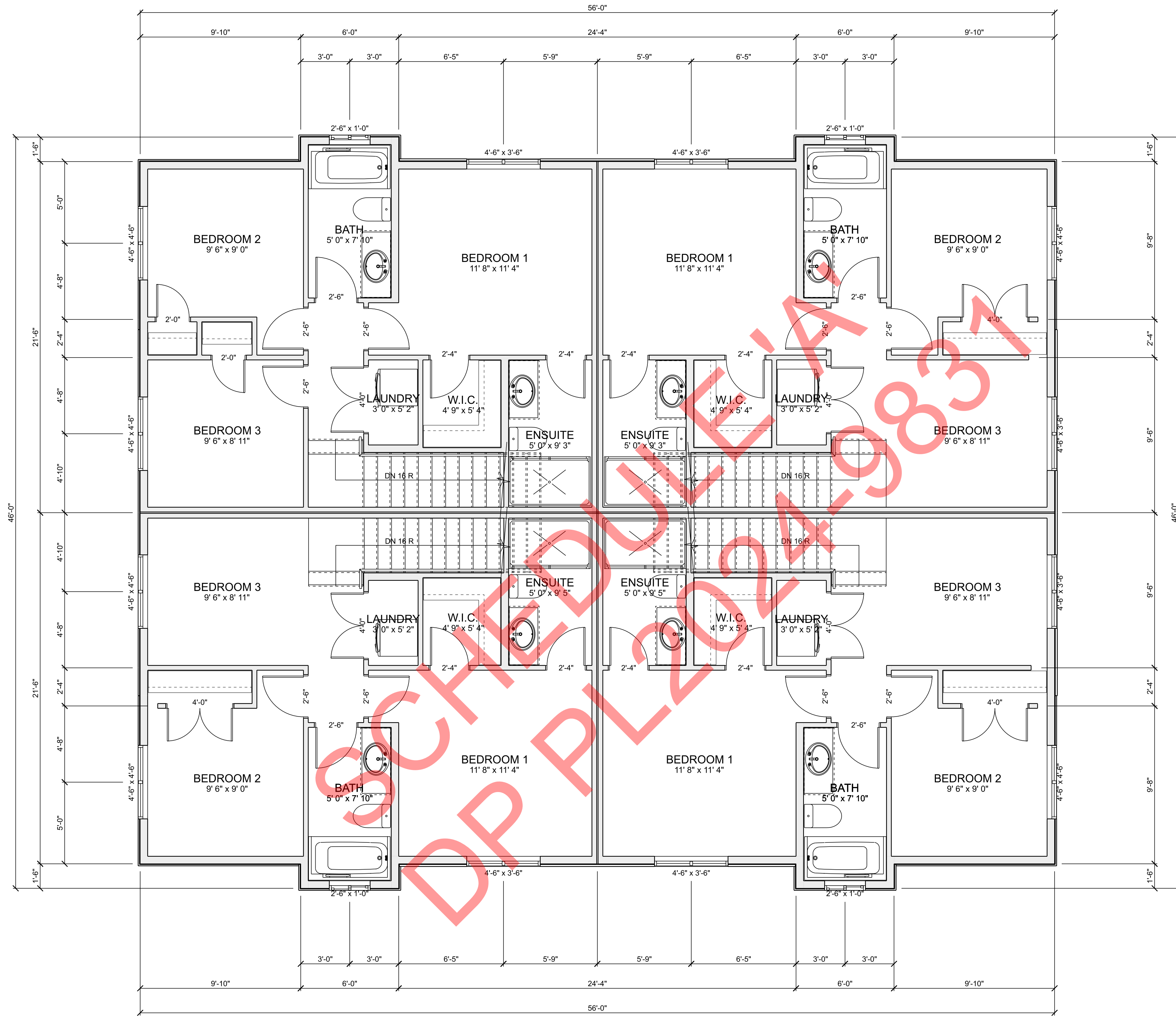
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 Building A-Main Floor Plan



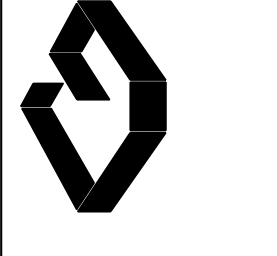
BUILDING A-SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SECOND FLOOR AREA PER UNIT: 568 sq ft.
 SECOND FLOOR TOTAL AREA: 2273 sq ft.

STONECLIFFE DEVELOPMENTS
 RAJ DHILLON
 95 ROYAVE
 PENTICTON
 DESIGN BY: AIG DATE: 2024-08-07
 DRAWN BY: AIG REVISED:

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 one and only one unit. The purchaser of multiple units of these drawings
 shall be responsible for obtaining all necessary permits and licenses. The drawings
 do not entitle the buyer with license to construct more than one dwelling unit.

Due to local codes, regulations and building practices under because of specific
 conditions, these drawings may not be suitable or legal for use in the
 construction of a building in all localities. Consequently, these drawings are not to
 be used for construction in any locality without the approval of the local authority
 and until the drawings have been brought into conformity with all local requirements.
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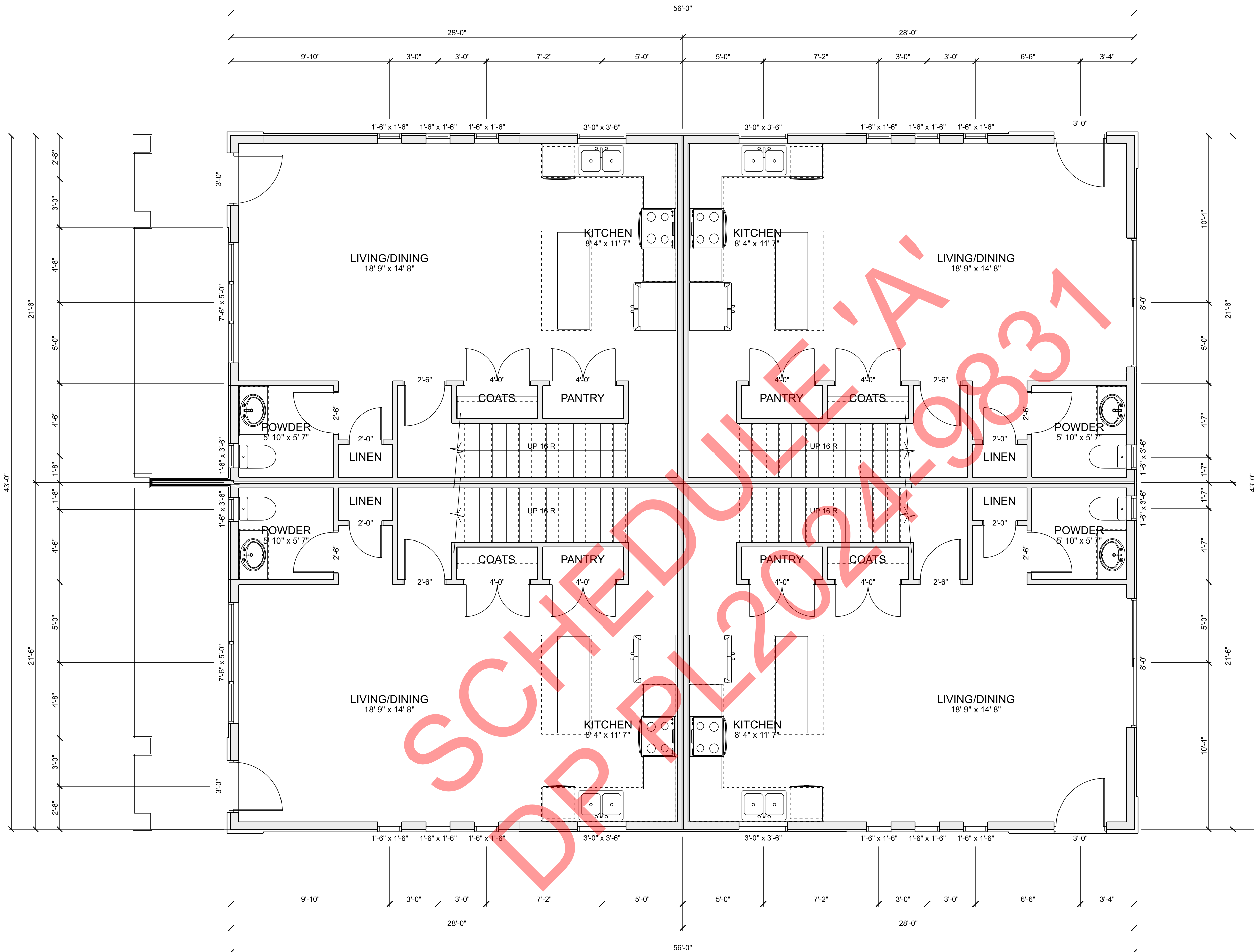
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Building A-Second Floor Plan



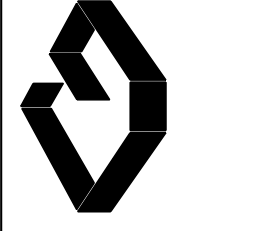
BUILDING B-MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SECOND FLOOR AREA PER UNIT: 602 sq. ft.
 SECOND FLOOR TOTAL AREA: 2408 sq. ft.

STONECLIFFE DEVELOPMENTS
 RAJ DHILLON
 95 ROY AVE
 PENTICTON
 DESIGN BY: AJG DATE: 2024-08-07
 DRAWN BY: AJG REVISED:

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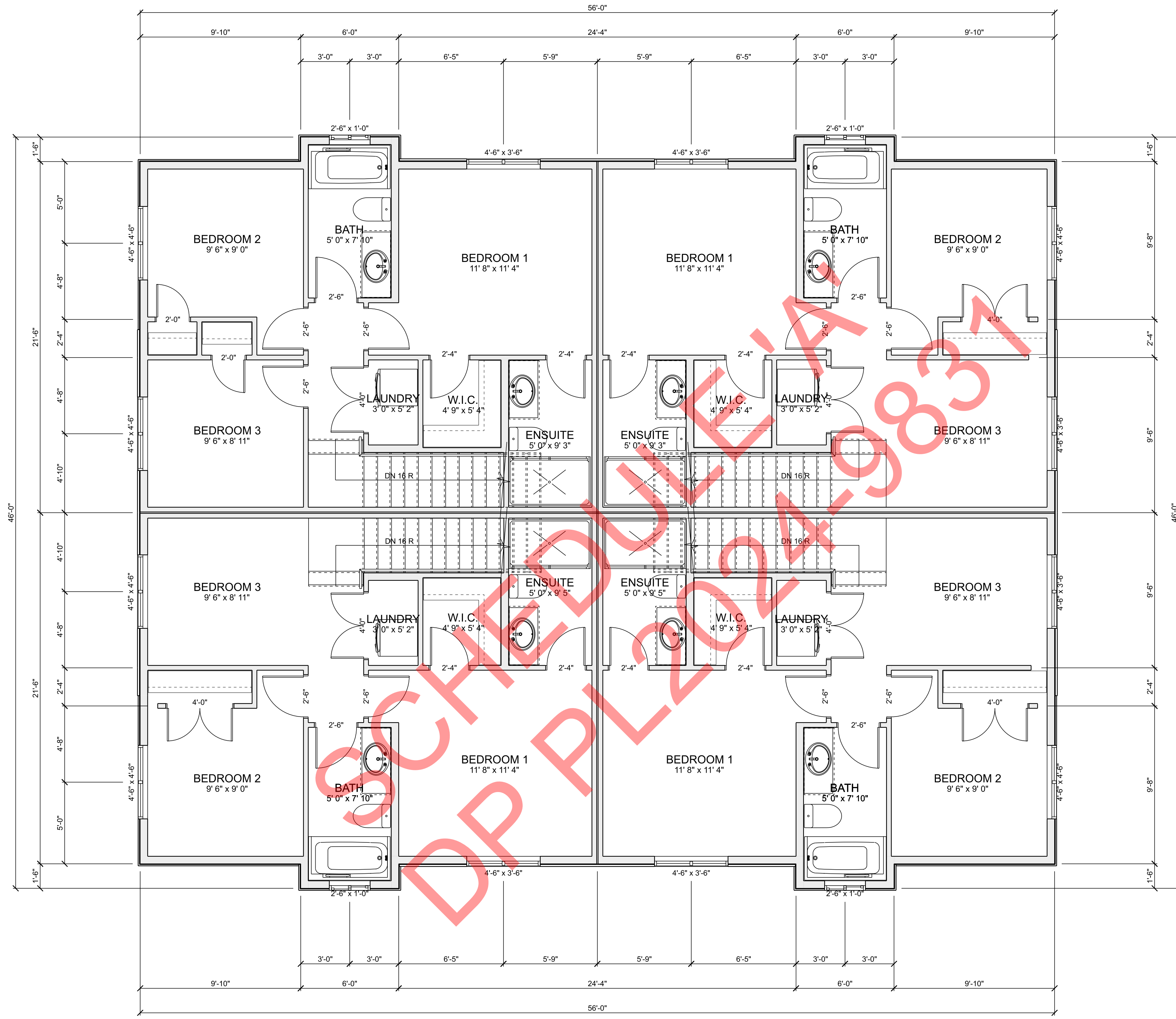
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Building B-Main Floor Plan



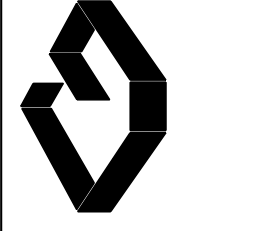
BUILDING B-SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SECOND FLOOR AREA PER UNIT: 568 sq ft.
 SECOND FLOOR TOTAL AREA: 2273 sq ft.

STONECLIFFE DEVELOPMENTS
 RAJ DHILLON
 95 ROYAVE
 PENTICTON
 DESIGN BY: AJG DATE: 2024-08-07
 DRAWN BY: AJG REVISED:

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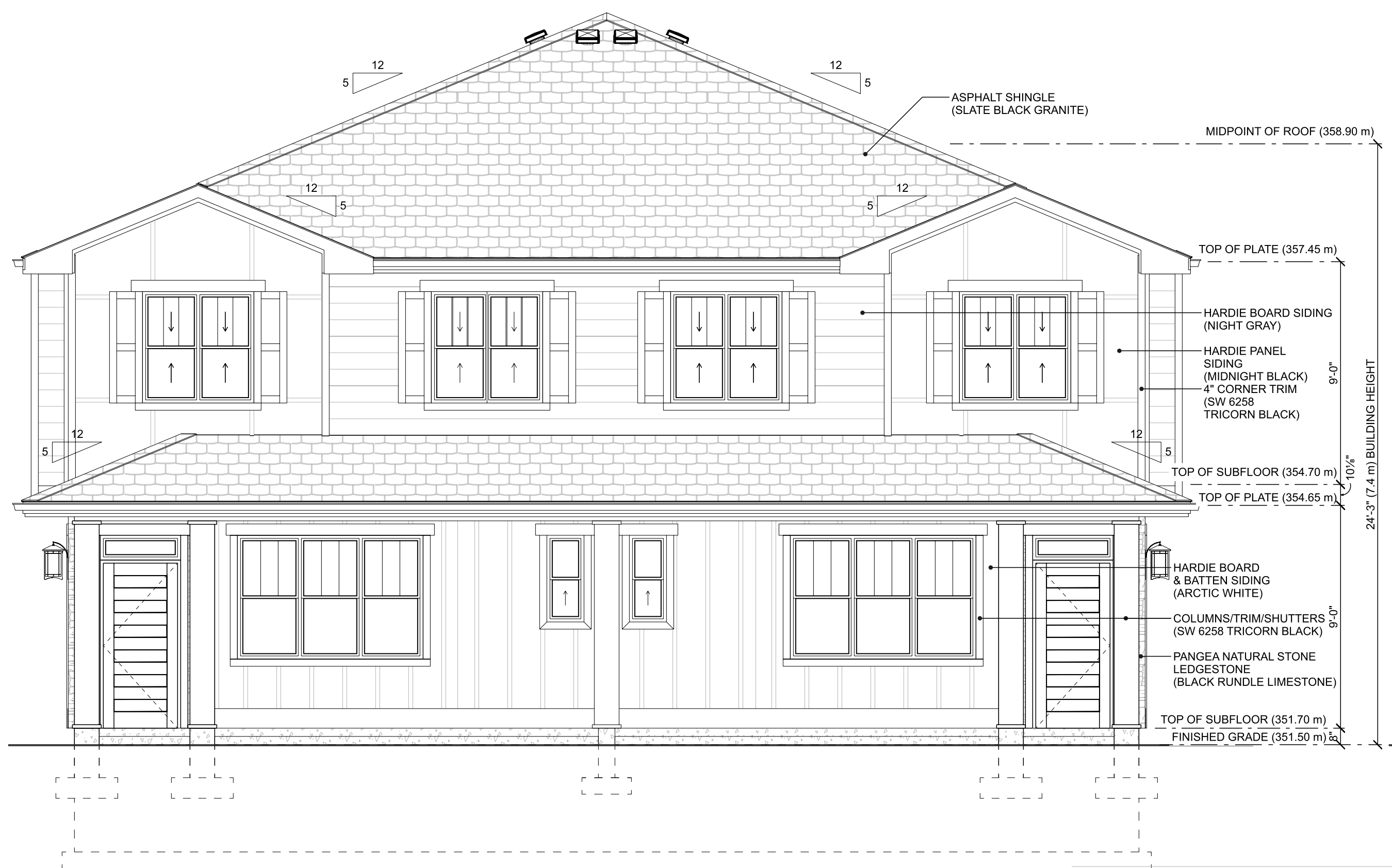
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PLAN NO.
WP-5841
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Building B-Second Floor Plan



BUILDING B-FRONT ELEVATION (FACING NORTH TO LANE)
SCALE: 1/4" = 1'-0"



BUILDING B-RIGHT ELEVATION (FACING WEST)
SCALE: 1/4" = 1'-0"



BUILDING B-REAR ELEVATION (FACING SOUTH TO BUILDING A)
SCALE: 1/4" = 1'-0"



BUILDING B-LEFT ELEVATION (FACING EAST)
SCALE: 1/4" = 1'-0"

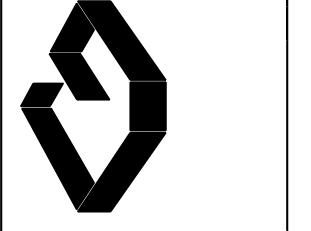
SCHEDULE 'A'
DP PL 2024-9831

STONECLIFFE DEVELOPMENTS
RAJ DHILLON
95 ROY AVE
PENTICTON
DESIGN BY: AIG DATE: 2024-08-07
DRAWN BY: AIG REVISED:

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PLAN NO.
WP-5841
SLAB
SHEET NO.
A9

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Building B-Exterior Elevation

The Corporation of the City of Penticton

Bylaw No. 2024-32

A Bylaw to Amend Zoning Bylaw 2024-22

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

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

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title:

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2024-32".

2. Amendment:

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

Rezone Lot 9 District Lot 115 Similkameen Division Yale District Plan 7663, located at 95 Roy Avenue, from R4-L (Small-Scale Multi-Unit Residential: Large Lot) to RM2 (Low Density Multiple Housing) as shown on Schedule 'A'.

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this day of , 2024

READ A SECOND time this day of , 2024

READ A THIRD time this day of , 2024

RECEIVED the approval of the day of , 2024
Ministry of Transportation on the

ADOPTED this day of , 2024

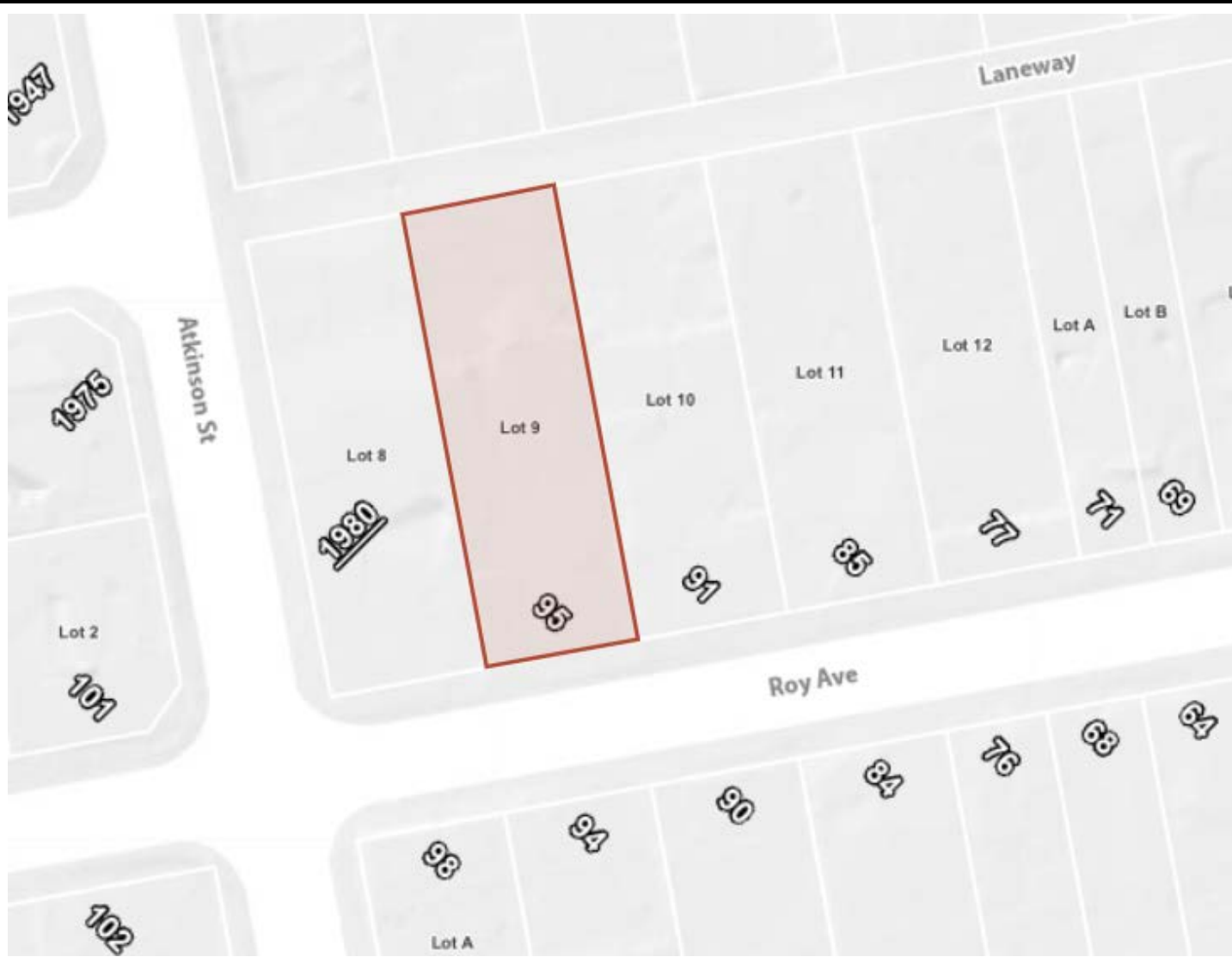
Notice of intention to proceed with this bylaw was published on the 30th day of August, 2024 and the 6th day of September, 2024 in an online news source and the newspaper, pursuant to Section 94.2 of the Community Charter.

Approved pursuant to section 52(3)(a) of the Transportation Act
this _____ day of _____, 2024

for Minister of Transportation & Infrastructure

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2024-32

Date: _____

Corporate Officer: _____

Late Submission - Item 6.14
Zoning Amendment Bylaw No. 2024-32
Development Permit PL2024-9831
Re: 95 Roy Avenue

Dear Council,

As the owner of 84 Roy Ave, Penticton, I am writing about the proposed rezoning of Lot 11, 85 Roy Ave, and Lot 9, 95 Roy Ave, Penticton, from R4-L to RM2, to allow for the construction of 16 townhouses in 4 separate buildings, within half of our block. I am adamantly opposed to it!

The duplex, next to me, at 76 Roy Ave, has a total of 6 cars residing there on a permanent basis. They were allotted one parking space, per unit, therefore, 4 of those cars have to park on the street. These duplexes are 3 bedroom units, which are more expensive to rent or own, which realistically leads to roommates and additional cars.

If these developments are allowed, they will be adding 16 3-bedroom townhouses and, most likely, 16 - 32 additional cars to our half of this block...which is already full. Roy Ave cannot support this many more parking spaces and it is not fair to present this to property owners who have lived on a quiet, un-congested street for many years.

NO - to rezoning!

Sincerely,
Earl Mueksch

Late Submission - Item 6.14
Zoning Amendment Bylaw No. 2024-32
Development Permit PL2024-9831
Re: 95 Roy Avenue

From: Cathy Irving
Sent: Monday, September 9, 2024 12:33 PM
To: corpadmin
Subject: Rezoning on Roy Ave - AMENDMENT

Follow Up Flag: Follow up
Flag Status: Flagged

Caution! This message was sent from outside your organization.

Attention:

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

Dear Council Members,

We are the property owners of 91 Roy Ave. We are writing about the proposed rezoning of Lot 11, 85 Roy Ave, and Lot 9, 95 Roy Ave. from R4-L to RM2, to allow for the construction of 16 townhouses in 4 separate buildings. The lots are too small for this kind of proposal. Our property is right in the middle of this rezoning. We are absolutely opposed to the rezoning for RM2!

We don't see the need to make people live like sardines. This is very unrealistic when it comes to space, parking and access. The back ally is too narrow and, in the winter, it doesn't get plowed on a regular basis. This would mean a minimum of 16 extra vehicles and where would they park?

There is NO reason, other than greed, to have an 8 plex on an already occupied property when there are 3 big vacant lots in our surrounding area empty and ready to build on. There are properties for sale in our area that could be better opportunity.

NO to rezoning!

Wilfred and Cathy Irving

91 Roy Avenue, Penticton, BC V2A
3M7

The Corporation of the City of Penticton

Bylaw No. 2024-28

A bylaw to amend the Fees and Charges Bylaw No. 2014-07

WHEREAS the Council of the City of Penticton has adopted a Fees and Charges Bylaw pursuant to the Community Charter;

AND WHEREAS the Council of the City of Penticton wishes to amend "Fees and Charges Bylaw No. 2014-07";

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title:

This Bylaw may be cited as "Fees and Charges Amendment Bylaw No. 2024-28".

2. Amendment:

2.1 Amend "Fees and Charges Bylaw No. 2014-07" by deleting and replacing the following appendices in their entirety:

Appendix 1	Administrative Rates	Appendix 16	Meeting Rooms/Activity Spaces
Appendix 2	Animal Control	Appendix 17	Museum
Appendix 3	Arena Rates (McLaren)	Appendix 18	Parking
Appendix 4	Building Department Fees	Appendix 19	Parks and Sports Fields
Appendix 5	Business Licence Fees	Appendix 20	Planning and Development
Appendix 6	Cemetery	Appendix 21	Pool/Aquatics
Appendix 8	Equipment Rates	Appendix 22	Public Works
Appendix 9	Fire Department	Appendix 23	RCMP
Appendix 10	Fitness Room	Appendix 24	Recreation – Miscellaneous
Appendix 11	Garbage Rates	Appendix 26	Theatre
Appendix 13	Information Technology	Appendix 27	Transit
Appendix 14	Liquor Licences	Appendix 28	Vending Fees
Appendix 15	Marinas	Appendix 30	Excessive Nuisance Abatement Fee

2.2 Appendices 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 26, 28, 30 attached hereto forms part of this bylaw.

READ A FIRST time this 20 day of August, 2024

READ A SECOND time this 20 day of August, 2024

READ A THIRD time this 20 day of August, 2024

ADOPTED this day of , 2024

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer

Appendix 1		
ADMINISTRATIVE RATES	2024	2025
Historical Information Search (per hour, 1 hour minimum)	\$41.20	\$44.10
Mortgage Roll Register (hard or electronic copy) - price per folio*	\$10.00	\$10.00
N.S.F. Cheques	\$30.00	\$30.00
Tax Certificate for Non-Owners (per property)	Rate per Land Title Office + \$20	
Monthly Billing/Postage Fee for Electric and Water Bills*	\$1.00	\$1.00
City Surcharge (on credit card payments excluding Recreation, minimum transaction \$4.00)	2.4%	2.4%
Interest rate on Accounts Receivable in arrears	2% per Month	2% per Month

Freedom of Information Protection of Privacy - Requests for Information

Non Commercial and Media Applicants	Per Regulation B.C. Reg. 155/2012	
Commercial Applicants	Actual Cost	Actual Cost

Transferring payments

Account Transfer (first time - fee waived)	\$25.00	\$25.00
Refund overpayment (excludes final overpaid utility accounts)	\$25.00	\$25.00

Requests for photocopies

Photocopying (black and white) - per page (letter and legal)*	\$0.37	\$0.38
Photocopying (black and white) - per page (ledger)*	\$0.59	\$0.61
Photocopying (colour) - per page (letter and legal)*	\$1.12	\$1.16
Photocopying (colour) - per page (ledger)*	\$1.39	\$1.44

* GST applicable

Appendix 2		
ANIMAL CONTROL	2024	2025

Annual Licence Fee:*

Unspayed or Unneutered Dog**	\$67.00	\$70.00
Licence fees for new dogs brought into the City after June 30th	50% off the licence fee	50% off the licence fee
Spayed or Neutered Dog (where proof from a veterinarian or sworn declaration is provided)	\$33.50	\$35.00
Guard Dog	\$103.00	\$107.00
Designated Aggressive Dog	\$103.00	\$107.00
Designated Biting Dog	\$206.00	\$214.00
Designated Dangerous Dog	\$515.00	\$535.00
Service, Guide or RCMP Dog (where certification is provided)	No Charge	No Charge

* Annual Licence Fee Renewal due January 31st of each year

** If an owner provides proof of spaying or neutering after licence purchase in that year, the difference in the fee will be credited

Renewal Late Charge (paid after January 31st):

Late Charge	Additional \$10 to licence fee	Additional \$10 to licence fee
-------------	--------------------------------	--------------------------------

Replacement Tag:

Replacement for lost or damaged tag	\$10.50	\$11.00
Owner holding a valid and current licence from another BC Local Government	\$10.50	\$11.00

Impoundment of a dog with a valid licence:

First offence	\$75.00	\$75.00
Second offence	\$150.00	\$150.00
Third offence	\$175.00	\$175.00
Fourth and each subsequent offence***	\$250.00	\$250.00

*** Increasing by \$200.00 for each subsequent impoundment

Impoundment of a dog without a valid licence:

First offence	\$125.00	\$125.00
---------------	----------	----------

Impoundment of designated aggressive, biting, or dangerous dog with a valid licence:

Designated aggressive or guard dog	\$200.00	\$200.00
Designated biting dog	\$300.00	\$300.00
Designated dangerous dog	\$500.00	\$500.00

Impoundment of other animals:

Unspayed or Unneutered Cat	\$25.00	\$25.00
Spayed or Neutered Cat (where proof from a veterinarian or sworn declaration is provided)	\$15.00	\$15.00
All other domestic animals	\$10.00	\$10.00

Impoundment Maintenance Fee:

Maintenance fee per day or part day of impoundment	\$31.00	\$32.00
--	---------	---------

Surrender Fee:

Surrender a dog	\$62.00	\$64.00
Surrender a cat	\$26.00	\$27.00

Appendix 2

ANIMAL CONTROL	2024	2025
----------------	------	------

Adoption of Animals (licence fee required, if applicable):

Adult dog	\$275.00	\$275.00
Small breed dog	\$375.00	\$375.00
Mature dog (7 years and older)	\$145.00	\$145.00
Puppy (under 6 months)	\$375.00	\$375.00
Small breed puppy	\$425.00	\$425.00
Adult cat	\$140.00	\$140.00
Mature cat (8 years and older)	\$70.00	\$70.00
Kitten (under 6 months)	\$150.00	\$150.00
Rabbits	\$50.00	\$50.00
Guinea pig	\$15.00	\$15.00
Rat	\$10.00	\$10.00
Hamster/Gerbil	\$5.00	\$5.00

Disposal Fees:

Euthanasia (varies based on weight)	Actual Cost	Actual Cost
Cremation Services (varies based on weight)	Actual Cost	Actual Cost
Disposal Fees	Remove	Remove
Pick up dog carcass	\$31.50	\$33.00

Veterinarian Exam/Treatment:

Examination or treatment by a licenced veterinarian	Actual Cost	Actual Cost
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Other Permits:

Commercial Kennel Operation Permit	Requires Business licence	Requires Business licence
Hen Permit (one-time fee)	\$50.00	\$50.00
Bee Keeping Permit (one-time fee)	\$50.00	\$50.00

Appendix 3		
Arena Hourly Rates (McLaren)	Effective April 1, 2024	Effective April 1, 2025

Ice in

Non Profit/Local		
Child/Youth - Non Profit/Local	\$98.94	\$102.80
Adult - Non Profit/Local	\$181.95	\$189.05
Non School District 67 Schools*	\$49.47	\$51.40
Local Private	\$184.23	\$191.41
Local Commercial	\$200.15	\$207.95
Non Resident	\$187.64	\$194.96

Ice Out (Dry Floor)

Non Profit/Local		
Child/Youth - Non Profit/Local	\$40.10	\$41.66
Adult - Non Profit/Local	\$60.10	\$62.45
Non School District 67 Schools*	\$20.05	\$20.83
Commercial Day Rate (8 hours)	\$874.44	\$908.54
Local Private	\$60.10	\$62.45
Local Commercial	\$155.77	\$161.85
Non Resident	\$63.06	\$65.52

Admission Rates—Public Skating

Single Admission

Preschool	\$2.14	\$2.14
Child	\$3.10	\$3.10
Youth	\$4.05	\$4.05
Adult	\$4.76	\$4.76
Senior	\$4.05	\$4.05
Super Senior	\$3.10	\$3.10
Family	\$12.38	\$12.38
Parent & Tot -Adult	\$3.10	\$3.10
Parent & Tot -preschooler	\$2.14	\$2.14
Skate Rentals	\$4.05	\$4.05
Skate Rentals preschooler	\$3.10	\$3.10
Skate rentals - school	\$3.10	\$3.10

10 Tickets

Preschool	\$19.29	\$19.29
Child	\$27.86	\$27.86
Youth	\$36.43	\$36.43
Adult	\$42.86	\$42.86
Senior	\$36.43	\$36.43
Super Senior	\$27.86	\$27.86
Family	\$111.43	\$111.43
Parent & Tot -Adult	\$27.86	\$27.86
Parent & Tot -preschooler	\$19.29	\$19.29

Appendix 3		
Arena Hourly Rates (McLaren)	Effective April 1, 2024	Effective April 1, 2025
Community Centre/McLaren Arena Meeting Room		
Non Profit/Local		
Child/Youth - Non Profit/Local	\$13.52	\$14.05
Adult - Non Profit/Local	\$13.52	\$14.05
Non School District 67 Schools*	\$10.15	\$10.54
Local Private	\$17.11	\$17.78
Local Commercial	\$29.94	\$31.11
Non-Resident	\$42.78	\$44.45

**Non School District 67 Schools are defined as grade schools (K-12) located within City of Penticton boundaries and Penticton Indian Band lands. The Non School District 67 Schools rates are applicable during school hours.*

Appendix 4		
BUILDING DEPARTMENT FEES	2024	2025
Building Application Fees		
A non-refundable fee is required at time of building permit application (applied to final Building Permit Fee total)	\$200.00	\$214.00
Building Permit Fee Calculations		
\$1.00 - \$25,000	Included in application fee	Included in application fee
additional fee for every \$1,000 of permit value from \$25,001 to \$750,000	\$13.00	\$14.00
additional fee for every \$1,000 of permit value from \$750,001 to \$2,000,000	\$11.50	\$12.00
additional fee for every \$1,000 of permit value over \$2,000,000	\$10.00	\$10.50
Security Deposits		
Foundation Only Permit Security (Complex Buildings only)	\$25,000.00	\$25,000.00
Relocating a home, including a manufactured home	\$530.00	\$530.00
Temporary Building Permit Security	the greater of \$500.00 or 10% of the value of the temporary building.	the greater of \$500.00 or 10% of the value of the temporary building.
Plumbing Fees		
Minimum application (up to 10 Fixtures - including water/sanitary/storm service replacement)	\$92.00	\$96.00
Per Fixture thereafter	\$11.00	\$11.50
For Alteration to an existing system where there are no fixture count changes	\$92.00	\$96.00
Site Plumbing		
Single and Two family dwellings		
Water service inspection fee per unit	\$39.00	\$41.00
Sanitary service inspection fee per unit	\$39.00	\$41.00
Storm service inspection fee per unit	\$39.00	\$41.00
Water service inspection fee, except single and two family dwellings		
First 15 m, or part thereof, plus	\$39.00	\$41.00
Each additional 15 m, or part thereof	\$27.00	\$28.00
Sanitary service inspection fee, except single and two family dwellings		
First 15 m, or part thereof, plus	\$39.00	\$41.00
Each additional 15 m, or part thereof	\$27.00	\$28.00
Storm service inspection fee, except single and two family dwellings		
First 15 m, or part thereof, plus	\$39.00	\$41.00
Each additional 15 m, or part thereof	\$27.00	\$28.00
Each storm catch basin, sump or oil/grease interceptor	\$27.00	\$28.00
Sprinkler Permits (Including site works)		
For first ten (10) sprinkler heads	\$210.00	\$218.00
For each additional sprinkler head	\$2.50	\$2.50
For each Siamese connection, standpipe, hose cabinet, hose outlet	\$27.00	\$28.00
First 15 m of underground fire lines of portion thereof, plus	\$82.00	\$85.00
each additional 15 m of fire lines of portion thereof.	\$27.00	\$28.00
Each private fire hydrant on private property	\$27.00	\$28.00
Mechanical Permits (Building)		
New or Replacement of Mechanical System in a Single or Two Family Dwelling	\$92.00	\$96.00
New installation or replacement of a spray booth or commercial cooking ventilation system	\$283.00	\$294.00
Demolition Fees		
Removal of Building(s) on a property	\$210.00	\$218.00
Removal of Building(s) on a property - Delayed Demolition Permit	\$500.00	\$520.00

Appendix 4		
BUILDING DEPARTMENT FEES	2024	2025
Locating/Relocating a Building or Structure		
Minimum Fee for relocating/placement of mobile home or accessory structure, plus	\$283.00	\$294.00
Minimum Fee for relocating/placement of an existing building or manufactured home, plus	\$1,150.00	\$1,195.00
Additional Building Permit Fee for new work on site for foundations, cribbing, etc.	Calculated as per building application fees above	Calculated as per building application fees above
Permit Reductions and Additional Charges		
Reductions		
Complex (Part 3) Building Projects - Where the City has stated in writing that it is relying on the Certification by a Professional Engineer or Architect, registered as such under Provincial Legislation, that the plans or the aspects of the plans, complied with the Building Code or other applicable enactment.	5%	5%
Simple (Part 9) Building Projects - Where the City has stated in writing that it is relying on the Certification by Professional Engineers, registered as such under Provincial Legislation, that the plans or the aspects of the plans, complied with the Building	10% for every Registered Professional Discipline up to 20% maximum.	10% for every Registered Professional Discipline up to 20% maximum.
Plumbing Permit Homeowner Surcharge	\$50 or 25% (whichever is greater) surcharge for Single Family new construction and renovation projects completed by home owners	\$50 or 25% (whichever is greater) surcharge for Single Family new construction and renovation projects completed by home owners
BC Zero Carbon Code - building permit refund for residential projects designed and certified to EL-03 at time of Occupancy	5%	5%
BC Energy Step Code - building permit refund for residential projects designed and certified to Step 04 at time of Occupancy.	5%	5%
Permit Fee reduction for delay in permit issuance denial notice.	5%	5%
Additional Fees		
Plan Check Fee - For review of revised drawings where more than two plan checks have been submitted or substantial changes to the approved design during construction that requires additional Building Code or Zoning Reviews (Plus GST)	\$120.00	\$128.00
Re-Inspection Penalty (Plus GST)	\$200.00 where more than two inspections have been called for. Fee must be paid in full prior to any additional inspections or completion certificate granted.	\$218.00 where more than two inspections have been called for. Fee must be paid in full prior to any additional inspections or completion certificate granted.
Alternative Building Code Solutions Review (Plus GST)	\$230.00 per alternate solution or substantial revision to approved alternate solution.	\$250.00 per alternate solution or substantial revision to approved alternate solution.
After hours inspections or permit application review, minimum one hour (Plus GST)	\$200.00 for first hour and \$85.00 for every subsequent hour.	\$218.00 for first hour and \$85.00 for every subsequent hour.
Preliminary Application Reviews - For Stratifications and potential change of use inquiries, file searches and / or site inspections prior to permit applications.	\$285.00	\$304.00
Partial Occupancy Fee (maximum \$10,000)	the greater of \$500.00 or 10% of the original value of the building permit fee.	the greater of \$500.00 or 10% of the original value of the building permit fee.
Earthworks	\$285.00	\$295.00
Annual Backflow test filing fee per device	Backflow Solutions Incorporated (BSI Online) fee plus \$6 handling fee	Backflow Solutions Incorporated (BSI Online) fee plus \$6.40 handling fee
Blasting Permit	\$285.00	\$295.00

Appendix 4		
BUILDING DEPARTMENT FEES	2024	2025
Other Miscellaneous Building Permit Fees		
Permit to install a fireplace/stove or chimney	\$92.00	\$96.00
Swimming Pool Permit (Private)	\$210.00	\$220.00
Foundation Permit - Additional Application to above grade Building Permit, plus	\$210.00	\$220.00
Additional Fee shall be charged based on the estimated cost of construction	Calculated as per Section 3	Calculated as per Section 3
Secondary Suite	\$450.00	\$450.00
Crane Permits	\$210.00	\$220.00
Change of Use or Occupancy when a Building Permit is not required	\$210.00	\$220.00
Permit Extension Fee - when existing Building Permit has expired	\$120 or 10% of original permit fee(s), whichever is greater	\$128 or 10% of original permit fee(s), whichever is greater
Permit Transfer Fee (Plus GST)	\$120.00	\$128.00
Solar Panel Permit	\$92.00	\$96.00

Building and Plumbing Permit Fee Refund:

Building and or Plumbing Permit issued, no construction started as determined by the Director of Development Services or their designate – Upon cancellation of the Building and or Plumbing Permit, refund Building Permit and or Plumbing Permit fees less an administrative fee of:

	No Refund	No Refund
For projects with a permit value of \$1.00 - \$25,000	No Refund	No Refund
For projects with a permit value from \$25,001 to \$750,000	\$750 or 10% of original building permit fee(s), whichever is greater	\$750 or 10% of original building permit fee(s), whichever is greater
For projects with a permit value from \$750,001 to \$2,000,000	\$1,500 or 10% of original building permit fee(s), whichever is greater	\$1,500 or 10% of original building permit fee(s), whichever is greater
For projects with a permit value over \$2,000,000	\$3,000 or 10% of original building permit fee(s), whichever is greater	\$3,000 or 10% of original building permit fee(s), whichever is greater
Building and or Plumbing Permit issued, construction started as determined by the Director of Development Services or their designate	No Refund	No Refund

Vacant Building Registration Fees

Fee for special safety inspection prior to registration permit (Plus GST)	\$560.00	\$599.00
Fee for subsequent inspections not related to Vacant Building Registration Permit, per inspection (Plus GST)	\$200.00	\$218.00
Fee for Vacant Building Registration Permit (12 months maximum) for each building or structure located on a single and two family zoned properties	\$2,730.00	\$2,840.00
Fee for Vacant Building Registration Permit (24 months maximum) for each building or structure located on all other zoned properties.	\$5,460.00	\$5,680.00
Fee for additional Vacant Building Registration (12 month maximum)	\$2,730.00	\$2,840.00
Attendance by City of Penticton Fire Services	Actual costs incurred by the City for related labour, materials and equipment	Actual costs incurred by the City for related labour, materials and equipment
Refund	75% of Vacant Building Permit Fee may be refunded if it is remediated or demolished within first six (6) months of registration.	75% of Vacant Building Permit Fee may be refunded if it is remediated or demolished within first six (6) months of registration.

Appendix 4

BUILDING DEPARTMENT FEES	2024	2025
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City infrastructure ¹ requirements as part of Building Permit:

Building permit and/or plumbing permit application submitted, permit not issued – Upon cancellation of the building permit and/or plumbing permit application refund City infrastructure costs paid by the developer less an administrative fee of:

For Single Family, Duplex and smaller developments	\$520.00	\$550.00
For all other larger developments	\$1,100.00	\$1,170.00

Building permit and/or plumbing permit issued, construction not started as determined by the Director of Development Services or their designate and the City infrastructure has not been installed – Upon cancellation of the building permit and or plumbing permit refund City infrastructure costs paid by the developer less an administrative fee of:

For Single Family, Duplex Triplex and smaller developments	\$520.00	\$550.00
For all other larger developments	\$1,100.00	\$1,170.00

Building permit and/or plumbing permit issued, construction not started as determined by the Director of Development Services or their designate and the City infrastructure has been installed – No refund.

No Refund	No Refund
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Building permit and/or plumbing permit issued, construction started as determined by the Director of Development Services or their designate and the City infrastructure has not been installed – The person seeking a refund must make a submission for a refund in the prescribed form to the Director of Development Services or their designate who will prepare a report for Council’s consideration.

Council consideration	Council consideration
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Council will consider the matter and may by resolution:

- a. authorize the density bonus refund subject to conditions as;
- b. refuse the request for a density bonus refund;
- c. refer the matter to staff or a future Council meeting; or
- d. such other determination as Council may direct.

As a requirement of any density bonus refund the development permit and building permit must be cancelled and the development Permit must be discharged from the title of the lands.

Admin. Fee for Single Family, Duplex, Triplex and small Development	\$520.00	\$550.00
For all larger Developments will be held	\$1,100.00	\$1,170.00

Building permit and/or plumbing permit issued, construction started as determined by the Director of Development Services or their designate and the City infrastructure has been installed.

No Refund	No Refund
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Notes:

1. City Infrastructure is defined as:

- a. Any items related to the City of Penticton water, sanitary, storm system including main line pipe, appurtenances, services etc.
- b. Any items related to roads, sidewalks, curb, gutter, signs etc.

Sidewalk Uses

Type 1 Sidewalk Café - Annual Fee (Plus GST)	\$330.00	\$340.00
Type 2 Sidewalk Café - Annual Fee (Plus GST)	\$330.00	\$340.00
For each parking space or portion thereof occupied by a temporary sidewalk café - Annual Fee (Plus GST)	\$227.00	\$240.00
Sidewalk Sales Area or sidewalk seating area - Maximum of 2 tables and 8 seats (Plus GST)	\$115.00	\$120.00
Martin Street and Westminster Avenue Revitalization Project Area - Storefront Sales/Seating (Plus GST)	\$115.00	\$120.00
Martin Street and Westminster Avenue Revitalization Project Area - Storefront Café (Plus GST)	\$330.00	\$340.00
Main Street Revitalization Project Area - 100 & 200 Blocks Storefront Sales/Seating (Plus GST)	\$115.00	\$120.00
Main Street Revitalization Project Area - 100 & 200 Blocks Storefront Café (Plus GST)	\$330.00	\$340.00
Main Street Revitalization Project Area - 300 Block Storefront Sales/Seating (Plus GST)	\$330.00	\$340.00
Main Street Revitalization Project Area - 300 Block Storefront Café (Plus GST)	\$330.00	\$340.00

Appendix 5		
BUSINESS LICENCE FEES	2024	2025
Application Fee: Non-refundable deposit is required at time of application (credited towards end of Business Licence Fee)	\$30.00	\$31.00
Application Fee: Short Term Rental - Major High Occupant - Non-refundable deposit is required at time of application (credited towards end of Business Licence Fee)	\$265.00	\$285.00
Business Licence Base Fee	\$200.00	\$205.00
Accommodation	Base fee plus \$2.00 per room	Base fee plus \$2.00 per room
Adult Only	Base fee plus Criminal Record Check	Base fee plus Police Information Check
Police Information Criminal Records Checks	As set out in the RCMP section of this bylaw	As set out in the RCMP section of this bylaw
Bed and Breakfast	\$210.00	\$220.00
Vacation Rental (Home Stay)	No Charge	No Charge
Short Term Vacation Rental (Minor)(per year)	\$260.00	\$270.00
Short Term Vacation Rental (Major)(per year)	\$515.00	\$540.00
Short Term Vacation Rental (Major High Occupant)(per year)	\$775.00	\$810.00
Seasonal - Six month maximum	\$115.00	\$120.00
Seasonal - Short Term 30 day - no location	\$44.00	\$46.00
Change of Owner Fee	No Charge	No Charge
Change of Location Fee	\$113.00	\$121.00
Penalty (late payment)	\$50.00	\$25.00
Secondary Suites and Carriage houses (per year)	\$200.00	\$205.00
Agricultural Business (seasonal)	\$120.00	\$125.00
Downtown Farmers Market (per year)	\$545.00	\$566.00
Downtown Community Market (per year)	\$1,364.00	\$1,417.00
Inter-Community Business Licence fee	\$150.00	\$150.00

Appendix 6		
CEMETERY	2024	2025
Grave Space		
Standard Size Plot - Flat Marker Section		
Residents (including Care Fund contribution of 25%)	\$1,855	\$2,133
Non-Residents (including Care Fund contribution of 25%)	\$2,491	\$2,880
Standard Size Plot - Up-Right Marker Section		
Residents (including Care Fund contribution of 25%)	\$2,756	\$3,583
Non-Residents (including Care Fund contribution of 25%)	\$3,710	\$4,823
Small Size Plot (includes infants less than 2 years) - Flat Marker Section		
Residents (including Care Fund contribution of 25%)	\$795	\$819
Non-Residents (including Care Fund contribution of 25%)	\$1,060	\$1,105
Small Size Plot (includes infants less than 2 years) - Up-Right Marker Section		
Residents (including Care Fund contribution of 25%)	\$1,166	\$1,201
Non-Residents (including Care Fund contribution of 25%)	\$1,590	\$1,621
Cremation Size Plot - Flat Marker Section		
Residents (including Care Fund contribution of 25%)	\$795	\$819
Non-Residents (including Care Fund contribution of 25%)	\$1,060	\$1,105
Green Burial Plot		
Residents (including Care Fund contribution of 25%)	\$1,855	\$2,133
Non-Residents (including Care Fund contribution of 25%)	\$2,491	\$2,880
Family Estate Plot - Traditional In-ground		
Residents (including Care Fund contribution of 25%)	\$35,586	\$35,586
Non-Residents (including Care Fund contribution of 25%)	\$48,041	\$48,041
Family Estate Plot - Cremation		
Residents (including Care Fund contribution of 25%)	\$3,180	\$3,180
Non-Residents (including Care Fund contribution of 25%)	\$4,240	\$4,293
Any plots reserved as per The Corporation of the City of Penticton Cemetery Management Bylaw No. 2010-09, may be bought back by the Corporation at 80% of the purchase price.		
Services Internment		
Standard size - Traditional In-ground or Green Burial - First Interment per Plot	\$1,704	\$2,953
Standard size - Traditional In-ground or Green Burial - Second Interment	\$1,163	\$1,755
Mausolea - Entombment	\$0	\$1,000
Small size	\$578	\$624
Infant under 2 years	\$578	\$595
Cremation size	\$362	\$500
Opening and Closing Grave for Exhumation		
Standard size	\$2,147	\$2,211
Small size	\$889	\$916
Infant under 2 years	\$889	\$916
Cremation size	\$455	\$625
Less than 24 Hours Notice – Charge	\$279	\$301
Installation of Memorials (each time) - including care fund contribution of 25%	\$325	\$335
Reset Fee	\$221	\$228
Reservation of Side by Side Graves for Extended Family		
One time Administration Fee	\$87	\$87
Annual Reservation Fee	\$33	\$36
Fairview Internment		
Fairview Cemetery Fee	\$530	\$572

Appendix 6		
CEMETERY	2024	2025
Goods		
Grave Liners – Regular	\$610	\$732
Grave Liners – Child	\$265	\$273
Concrete Slab for Lanterns	\$233	\$252
Marker Disposal	\$103	\$112
Columbarium		
Resident		
Level I	\$4,020	\$4,623
Level I Care Fund Per Niche Unit Sold (10% of above)	\$402	\$462
Level II	\$3,810	\$4,222
Level II Care Fund Per Niche Unit Sold (10% of above)	\$381	\$422
Level III	\$3,710	\$3,821
Level III Care Fund Per Niche Unit Sold (10% of above)	\$371	\$382
Non-Resident		
Level I	\$5,400	\$6,241
Level I Care Fund Per Niche Unit Sold (10% of above)	\$540	\$624
Level II	\$5,190	\$5,700
Level II Care Fund Per Niche Unit Sold (10% of above)	\$519	\$570
Level III	\$4,920	\$5,159
Level III Care Fund Per Niche Unit Sold (10% of above)	\$492	\$516
The rates include a one-time opening/closing rate, and initial engraving		
Care Fund Per Niche Sold		
Marker	\$53	\$58
Other Charges		
Additional Opening/closing (includes 2nd engraving)	\$352	\$500
Niche Flower Vase	\$89	\$151
Exhumation	\$385	\$550
Overtime	\$492	\$507
Niche or Mausoleum Plate Replacement	Actual Cost	Actual Cost
Mausoleum		
Basic Rate per unit		
Resident		
Level I	\$27,760	\$27,760
Level I Care Fund Per Mausoleum Unit Sold (10% of above)	\$2,776	\$2,776
Level II	\$26,700	\$26,700
Level II Care Fund Per Mausoleum Unit Sold (10% of above)	\$2,670	\$2,670
Level III	\$25,630	\$25,630
Level III Care Fund Per Mausoleum Unit Sold (10% of above)	\$2,563	\$2,563
Non-Resident		
Level I	\$37,490	\$37,490
Level I Care Fund Per Mausoleum Unit Sold (10% of above)	\$3,749	\$3,749
Level II	\$36,040	\$36,040
Level II Care Fund Per Mausoleum Unit Sold (10% of above)	\$3,604	\$3,604
Level III	\$34,600	\$34,600
Level III Care Fund Per Mausoleum Unit Sold (10% of above)	\$3,460	\$3,460
The rates include a one-time opening/closing rate, and initial engraving		
Care Fund Per Unit Sold		
Marker	\$53	\$58
Opening and Closing for Exhumation		
Level I, II and III	\$2,040	\$2,101

Appendix 6		
CEMETERY	2024	2025

Ossuary / Scattering Garden / Green Burial Memorials

Basic Rate per Unit:

Ossuary - Resident	\$500	\$500
Ossuary - Non-resident	\$680	\$680
Green Burial & Ossuary Memorial Inscription	\$340	\$340

Lakeview Cemetery – Cost of Saturday burials is the same as on weekdays

Fairview Cemetery – Cost of Saturday burials is subject to additional labour charges

No Sunday or Statutory Holiday Burials

Appendix 8		
EQUIPMENT RATES	2024	2025
Passenger Vehicle (<5,500 kg)	\$8.00	\$12.00
Passenger Van (15 Passenger)	\$8.00	
Small Aerial	\$35.00	\$35.70
Litter Truck	\$29.00	\$29.60
Sewer Flush Truck	\$68.50	\$69.90
Single / Tandem Dump	\$47.00	\$47.90
Electrical Line Truck	\$58.00	\$59.20
Utility Truck (Water/Sewer)	\$25.00	\$25.50
Grader	\$85.00	\$86.70
Chipper	\$50.00	\$51.00
One Ton Truck	\$11.00	\$15.00
Back Hoe	\$43.00	\$43.90
Lawn Tractor	\$13.00	\$13.30
Wheel Loader	\$65.00	\$66.30
Street Sweeper	\$65.00	\$66.30
Air Compressor	\$10.00	\$10.20
Large Tractor	\$27.50	\$28.10
Rotary Mower - Large	\$45.00	\$45.90
Rotary Mower - Small	\$28.00	\$28.60
Fork Lift	\$40.50	\$41.30
Beach Cleaner	\$55.00	\$56.10
Trailers	\$10.00	\$13.30
Compost Screener - Trommel	\$120.00	\$122.40
Large Sander & Blade	\$70.00	\$71.40
Small Sander & Blade	\$27.00	\$27.50
Ice Resurfacers	\$6.50	\$6.60
Barge - Water Craft	\$40.00	\$40.80
Flat Deck Crane Truck	\$35.00	\$35.70
Leaf Vac	\$45.00	\$45.90
ATV	\$6.00	\$6.10
Valve Machine	\$12.00	\$12.20
Small Equipment	\$4.00	\$4.10
Large Pump	\$51.50	\$52.50
Municipal Tractor	\$60.00	\$65.00
Excavator		\$30.00

Appendix 9		
Fire Department	2024	2025
The fees hereinafter specified shall be paid to the City by all applicants for any permit required by this bylaw, or under the Code adopted by this bylaw, or by the regulations passed pursuant to the provisions of the Fire Services Act, as amended from time to time, and for inspection of any work or thing for which the said permit is required:		
Installation of compressed gas systems, gasoline tanks, oil tanks, diesel tanks and dispensing pumps or refueling station:		
<2500L	\$112.00	\$116.00
>2500L-<5000L	\$279.00	\$290.00
>5000L	\$390.00	\$405.00
Underground Tank		
<2500L	\$112.00	\$116.00
>2500L-<5000L	\$279.00	\$290.00
>5000L	\$390.00	\$405.00
Each dispensing pump	\$56.00	\$58.00
Tank removal or decommission*	\$167.00	\$174.00
* all installation and removal are subject to an environmental assessment to accompany application		
Inspection and installation of domestic and commercial oil burners:		
each domestic installation	\$17.00	\$17.70
each commercial installation	\$29.00	\$31.00
Permits		
Public Fireworks Display permit		
Low Hazard	\$56.00	\$58.00
High Hazard	\$279.00	\$290.00
Burning Permit as allowed by bylaw	\$56.00	\$58.00
Permanent Outdoor Fireplace	\$56.00	\$58.00
Emergency Assist Calls		
Charge for responding to Jaws of Life	as per Provincial Emergency Program Fee Schedule	as per Provincial Emergency Program Fee Schedule
Ambulance Assist	as per Provincial Emergency Program Fee Schedule	as per Provincial Emergency Program Fee Schedule
Public Service	Actual Cost	Actual Cost
False Alarm Calls per Property (resets per Calendar Year)		
1st False Alarm Call	No Charge	No Charge
2nd False Alarm Call	\$235.00	\$245.00
3rd False Alarm Call	\$335.00	\$345.00
4th and thereafter False Alarm Call	\$435.00	\$445.00
Other Fees		
File Search for Building Deficiencies/Incident Reports/Investigations	\$185.00	\$193.00
Fire Investigation (for Fire Damage greater than \$5,000.00)	\$545.00	\$570.00
Requested on-site inspection/consultation for commercial purposes	Actual Cost	Actual Cost
Fire Extinguisher Training (per person)	\$5.00	\$5.00
Failure to keep fire under control and Fire Dept must attend pursuant to Fire and Life Safety Bylaw 2004-57 Section 9.04(g) as amended or superseded	Rates are based on the Office of the Fire Commissioner inter agency reimbursement rates as it changes from time to time	Rates are based on the Office of the Fire Commissioner inter agency reimbursement rates as it changes from time to time
Drive over fire hose pursuant to Fire and Life Safety Bylaw 2004-57 Section 8.01 as amended or superseded	Actual cost to repair or replace damaged hose	Actual cost to repair or replace damaged hose
Flat rate per fill for both Self Contained Breathing Apparatus (SCBA) and Self Contained Underwater Breathing Apparatus (SCUBA)	\$10.50	\$11.00
Fire Flow Testing	Actual Cost	Actual Cost
Re-Inspection after Order	\$110.00	\$115.00
Fire Safety Plan Review - Initial	\$110.00	\$115.00
Fire Safety Plan Review - Subsequent	\$53.00	\$55.00
Mobile Vending Permit (Annual)	\$54.00	\$56.00

Appendix 9		
Fire Department	2024	2025
Failure of Property Owner or Agent to attend Emergency Incident Scene	\$315.00	\$327.00
Fire Department control of life safety system until Owner or Agent takes responsibility	Actual Cost	Actual Cost
Fire Smart Burning Permit	No Charge	No Charge
Fire Smart Home Assessment	No Charge	No Charge
Training Centre Rental Rates		
Classroom (projector/screen/TV/sound/flipcharts) per day	\$128.00	\$133.00
Live Fire Burn Building per day	\$573.00	\$595.00
Search Building per day	\$128.00	\$133.00
Full Facility - one day (including Engine)	\$900.00	\$935.00
Full Facility - two days (including Engine)	\$1,800.00	\$1,870.00
Instructor	\$385.00	\$402.00
Safety Officer	\$385.00	\$402.00
Technician (Rehab/Fire Control/Pump Operator)	\$385.00	\$402.00
Consumables (artificial smoke, generator, pallets, propane)	Actual Cost	Actual Cost
Natural Gas/Fuels	Actual Cost	Actual Cost
Student User Fee (Consumable Supplies), per day per student	\$7.00	\$7.00
Fog Machine, per day	\$55.00	\$57.00

Appendix 10		
FITNESS ROOM	Effective April 1, 2024	Effective April 1, 2025
Single Admission		
Youth	\$5.00	\$5.24
Adult	\$7.14	\$7.38
Senior	\$5.00	\$5.24
Super Senior	\$4.05	\$4.29
Family	\$16.19	\$16.67
10 Tickets		
Youth	\$45.00	\$47.14
Adult	\$64.29	\$66.43
Senior	\$45.00	\$47.14
Super Senior	\$36.43	\$38.57
Family	\$145.71	\$150.00
1 Month		
Youth	\$45.00	\$47.14
Adult	\$64.29	\$66.43
Senior	\$45.00	\$47.14
Super Senior	\$36.43	\$38.57
Family	\$145.71	\$150.00
3 Months		
Youth	\$119.05	\$123.81
Adult	\$166.67	\$171.43
Senior	\$119.05	\$123.81
Super Senior	\$94.29	\$100.00
Family	\$380.95	\$390.48
6 Months		
Youth	\$200.00	\$209.52
Adult	\$285.71	\$295.24
Senior	\$200.00	\$209.52
Super Senior	\$161.90	\$171.43
Family	\$647.62	\$661.90
12 Month Annual Pass		
Youth	\$319.05	\$333.33
Adult	\$452.38	\$471.43
Senior	\$319.05	\$333.33
Super Senior	\$257.14	\$271.43
Family	\$1,038.10	\$1,047.62
Clinic Rates		
Weekly Fitness		
Senior	\$11.43	\$12.38
Adult	\$16.90	\$18.10
Monthly Fitness		
Senior	\$31.43	\$33.33
Adult	\$45.71	\$48.57
Fitness 10 Ticket		
Senior	\$33.33	\$35.24
Adult	\$48.57	\$51.43

NOTE:

For Fitness Room/Pool combination admissions and clinic rates, please see Appendix 21 - Pool/Aquatics

Appendix 11

SOLID WASTE GARBAGE RATES

2024

2025

The scale of charges by The Corporation of the City of Penticton for the collection, removal and disposal of solid waste and recyclable materials as provided for in the City of Penticton Garbage "Solid Waste Collection and Recyclable Materials Disposal Bylaw", shall be as follows and will be billed by the City as current taxes on the property for which the premises were served by solid waste and recycling collection.

Annual Fee - Solid Waste Collection Includes one (1) 120L Garbage Cart and one (1) 240L Yard Waste Cart	\$157.00	\$160.00
Annual Fee - Recycling Collection - Bi-Weekly Includes one (1) 240L Recyclable Cart	\$36.00	\$38.00
Annual Fee - Multi-Family Weekly Recycling Collection (per unit, per year)	\$72.00	\$76.00
Administration Fee for Sewer and Garbage Extension - for first unit	\$17.00	\$18.10
- Each Additional Unit in same complex	\$6.00	\$6.40
Tag a Bag - Additional Curb Side Collection bag - price per tag	\$3.62	\$2.48
25 Tag a Bag Coupons	\$65.48	\$50.00
Application for Curb Side Collection from a Multi-Family Dwelling	\$89.60	\$92.30
Application fee for Multi-Family Residential Weekly Recycle Collection	\$89.60	\$92.30

Base Cart Program

Base Cart Program includes: one (1) 120 Litre Garbage Cart, one (1) 240 Litre Recyclables Cart, and one (1) 240 Litre Yard Waste Cart

Cart Change Administration Fee Per property visit, any quantity of carts (Commences January 1, 2017)	\$33.10	\$34.14
Disability Exemption Application	No charge	No charge
Garbage Cart - upgrade to two (2) 120L Carts In addition to the Annual Fee - Solid Waste Collection	\$133.00	\$137.20
Garbage Cart - upgrade to a 240L Cart In addition to the Annual Fee - Solid Waste Collection	\$133.00	\$137.20
Recyclables Cart - upgrade to a 360L Cart	No charge, part of Annual Fee	No charge, part of Annual Fee
Recyclables Cart - upgrade to two (2) 240L Carts	No charge, part of Annual Fee	No charge, part of Annual Fee
Recyclables Cart - upgrade to two (2) 360L Carts	No charge, part of Annual Fee	No charge, part of Annual Fee
Recyclables Cart - downgrade to a 120L Cart	No charge, part of Annual Fee	No charge, part of Annual Fee
Yard Waste Cart - upgrade to 360L Cart In addition to the Annual Fee - Solid Waste Collection	\$38.20	\$39.40
Yard Waste Cart - upgrade to two (2) 240L Carts In addition to the Annual Fee - Solid Waste Collection (max 2 carts allowed)	\$76.40	\$78.80
Yard Waste Cart - upgrade to two (2) 360L Carts In addition to the Annual Fee - Solid Waste Collection (max 2 carts allowed)	\$76.40	\$78.80
Yard Waste Cart - downgrade to 120L Cart	No charge, part of Annual Fee	No charge, part of Annual Fee
Yard Waste Cart - opt out of Yard Waste Program	No charge, part of Annual Fee	No charge, part of Annual Fee
Wildlife Resistant Cart Upgrade - 120L Garbage Cart only (one time fee) per Cart	\$100.00	\$106.00
Repeated or willful damage to Carts will be charged to property owner	Actual Cost of replacement and Cart Change Administration Fee	Actual Cost of replacement and Cart Change Administration Fee

Screened Compost Sales*

Bulk / Wholesale - (greater than 5 tonnes) per tonne	\$12.75	\$13.00
Bulk/Wholesale - (less than 5 tonnes) per tonne	\$20.50	\$21.00
Individual Bags, per bag	\$2.75	\$2.85

* Compost fees may be waived at the discretion of the Public Works Manager or their designate in the event of site congestion or operational necessity.

Appendix 13

INFORMATION TECHNOLOGY	2024	2025
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Provision of Dark Fibre Services

Dark Fibre - per fibre optic strand (per month)	\$373.00	\$387.50
Administration Fee	included	included
One Time Connection Fee	\$924.60	\$960.70
Physical Connection Costs	As quoted	As quoted

Provision of Telephone and Internet Services

High-end 8861 (Gigabit, Bluetooth, Wifi)	\$46.10	\$47.90
High-end 8851 (Gigabit, Bluetooth)	\$36.10	\$37.90
Mid-range 8841(Gigabit)	\$31.10	\$32.90
Low-end greyscale 8811 (Gigabit)	\$21.10	\$22.90
Wireless portable phone Model 8821 (Bluetooth)	\$52.60	\$54.70
Conference phone Model 8832	\$46.10	\$47.90
D-A Convertor Allows for analog devices on City digital phone network Model ATA 190 (fee per ATA device)	\$11.40	\$11.80
Extra DID external phone number added to existing hardware	\$5.70	\$5.90
Internet	\$105.10	\$109.20
Wireless Internet Services add-on (where available)	\$11.40	\$11.80
Connection/Configuration Charge	\$115.60	\$123.70

Electronic Data Fees

GIS Electronic Data	share data free of charge	share data free of charge
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Appendix 14

LIQUOR LICENCES	2024	2025
A non-refundable application review for Local Government confirmation for Receipt Application or Zoning Confirmation. (credited towards end of Liquor Licence Review Fee)	\$200.00	\$211.00
New Food Primary review or Occupant load reviews	\$200.00	\$211.00
New Liquor Primary Licence (Public Consultation) <i>* Requires additional Public Notice Sign fee</i>	\$780.00	\$835.00
Permanent Change including change in hours, occupant load, addition of a winery, brewery or distillery lounge or special event area. <i>* Requires additional Public Notice Sign fee</i>	\$780.00	\$835.00
Structural Change - with public consultation <i>* Requires additional Public Notice Sign fee</i>	\$780.00	\$835.00
Structural Change - no public consultation	\$400.00	\$427.00
Structural Change - Zoning confirmation including Picnic Area Endorsement	\$200.00	\$211.00
Temporary Change or Request to extend hours for a Special Event Permit	\$200.00	\$211.00
Appeal to Council of a Staff Decision on a Liquor Application Review	\$400.00	\$427.00

Public Notice Signs

Initial Public Consultation Notice Sign (plus GST)	\$295.00	\$315.00
Repair of Damaged Signs (plus GST)	\$295.00	\$315.00
Replacement of damaged signs (plus GST)	\$295.00	\$315.00

Appendix 15		
MARINAS	2023	2025

Penticton Marina (Okanagan Lake)

Moorage Fees — January 1 st to December 31 st	Moorage fees, land storage, and parking fee increases as per lease agreement	Moorage and land storage fees to be determined by the operator based on market value
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Skaha Lake Marina

Moorage Fees	Moorage and land storage fees to be determined by the operator based on market value	Moorage and land storage fees to be determined by the operator based on market value
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DEFINITIONS:

- A. Moorage season – March 1 to November 30 inclusive (9 months)
- B. Storage season – October 1 to March 31 inclusive (6 months)
- C. Penticton residents and taxpayers acquire moorage on a first come first served basis until May 1st annually, after which any available moorage may be rented to non-resident or non-taxpayer.

Overnight Parking

A window permit is issued to those user groups requiring an RV on site for **special event security** – pending approval by the PRC Director or designate. Permit is issued through the RCMP.

RV Overnight Parking Permit	See Appendix 23 - RCMP	See Appendix 23 - RCMP
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Appendix 16

Meeting Rooms/Activity Spaces Hourly Rate	Effective April 1, 2024	Effective April 1, 2025
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Community Centre/McLaren Arena Meeting Room

Non Profit/Local/ Regular		
Child/Youth - Non Profit/Local	\$13.52	\$14.05
Adult - Non Profit/Local	\$13.52	\$14.05
Non School District 67 Schools*	\$10.15	\$10.54
Local Private	\$17.11	\$17.78
Local Commercial	\$29.94	\$31.11
Non-Resident	\$42.78	\$44.45

Community Centre Large Meeting Room

Note: Meeting Room #4, Meeting Room #7, and Combined #2 & #3 Rate is 1.75 x Meeting Room Rate

Non Profit/Local/ Regular		
Child/Youth - Non Profit/Local	\$23.67	\$24.59
Adult - Non Profit/Local	\$23.67	\$24.59
Non School District 67 Schools*	\$17.76	\$18.45
Local Private	\$29.95	\$31.12
Local Commercial	\$52.40	\$54.44
Non-Resident	\$74.86	\$77.79

Community Centre Conference Room

Note: Conference Room Rate is 75% X Meeting Room Rate

Non Profit/Local/ Regular		
Child/Youth	\$10.14	\$10.54
Adult	\$10.14	\$10.54
Non School District 67 Schools*	\$7.61	\$7.91
Local Private	\$12.84	\$13.34
Local Commercial	\$22.46	\$23.33
Non-Resident	\$32.08	\$33.34

Library/Museum Auditorium

Non Profit/Local/ Regular		
Child/Youth	\$20.49	\$21.29
Adult	\$28.70	\$29.82
Non School District 67 Schools*	\$15.30	\$15.90
Local Private	\$33.34	\$34.64
Local Commercial	\$59.30	\$61.61
Non-Resident	\$84.71	\$88.01

Appendix 16

Meeting Rooms/Activity Spaces Hourly Rate	Effective April 1, 2024	Effective April 1, 2025
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Activity Spaces

Community Centre Dance Studio

Non Profit/Local/ Regular		
Child/Youth - Non Profit/Local	\$22.95	\$23.85
Adult - Non Profit/Local	\$22.95	\$23.85
Non School District 67 Schools*	\$17.22	\$17.89
Local Private	\$29.24	\$30.38
Local Commercial	\$51.10	\$53.09
Non-Resident	\$72.96	\$75.81

Community Centre Gymnasium

Non Profit/Local/ Regular		
Child/Youth - Non Profit/Local	\$19.95	\$20.73
Adult - Non Profit/Local	\$41.81	\$43.44
Non School District 67 Schools*	\$15.03	\$15.62
Local Private	\$55.75	\$57.92
Local Commercial	\$97.28	\$101.07
Non-Resident	\$139.36	\$144.80

Community Centre 1/2 Gymnasium

Note: 1/2 Gymnasium Rate 66.7% x Gymnasium Rate

Non Profit/Local/ Regular		
Child/Youth - Non Profit/Local	\$13.31	\$13.83
Adult - Non Profit/Local	\$27.89	\$28.97
Non School District 67 Schools*	\$10.02	\$10.42
Local Private	\$37.18	\$38.63
Local Commercial	\$64.89	\$67.41
Non-Resident	\$92.96	\$96.58

*Non School District 67 Schools are defined as grade schools (K-12) located within City of Penticton boundaries and Penticton Indian Band lands.

The Non School District 67 Schools rates are applicable during school hours.

NOTE: For all after hours bookings a security premium will be added to the base rate at actual cost

Appendix 17		
MUSEUM	2024	2025
Museum Exhibits		
Entrance Fee	By Donation-suggested donations: Adult: \$2.00 Child:\$1:00	By Donation-suggested donations: Adult: \$2.00 Child:\$1:00
Exhibit Openings	By Donation-suggested donations: Adult: \$2.00 Child:\$1:00	By Donation-suggested donations: Adult: \$2.00 Child:\$1:00
Museum Programs		
School & Group Visits (Guided)		
Public & Private schools - per student	\$3.25	\$3.44
- maximum per group	\$30.00	\$32.10
Service Groups, Clubs & Societies - per person	\$3.25	\$3.44
- maximum per group	\$56.75	\$60.61
School & group visits (self-guided) - per student	\$1.05	\$1.08
- per adult	\$3.25	\$3.44
Adult Programs		
Onsite - Museum - per person + supplies; \$25.75 minimum charge; activity dependent	\$27.25	\$29.16
Lectures		
Brown Bag - per person	admission by donation	admission by donation
Custom Guest	Cost dependent on lecture	Cost dependent on lecture
Archives		
Self-guided research	By donation-suggested min. \$10/ph	By donation-suggested min. \$10/ph
Staff-assisted research		
Non-commercial clients - first hour	Free	Free
- each additional hour	\$31.50	\$33.62
Commercial clients (first hour)	\$52.50	\$56.20
(every additional 60 minutes) - per hour	\$31.50	\$33.62
Site Profile Requests		\$80.00
Photograph Reproductions (Print format)		
From existing digital file (up to 8x10 only)	\$18.00	\$19.14
Outsource (paper type and size dependent)	Actual Cost	Actual Cost
Outsource (paper type and size dependent)	Actual Cost	Actual Cost
Photographic reproductions (digital format only - 1200 dpi .jpg)		
By email	\$21.00	\$22.33
Non-photographic reproductions (maps, plans, manuscripts)		
From existing digital file - In House (up to 32" only)	\$17.00	\$18.16
Outsource (paper type and size dependent)	Actual Cost	Actual Cost
Outsource (paper type and size dependent)	Actual Cost	Actual Cost
Publication & Commercial Fees (supplement)		
Fee for print, negative or digital copies for : Reports, calendars, brochures, magazines, newsletter, websites - per image	\$21.00	\$22.00
Fee for Print, negative or digital copies for : Books, films, videos - per image	\$52.50	\$54.50
Fee for Print, negative or digital copies for : Postcards, T-shirts, mugs etc. merchandise - per image	\$52.50	\$54.50
Photocopy Fees (black and white only)	see Administration services for fee	see Administration services for fee
Archival Supplies (boxes, tissue, encapsulation etc.)	Retail price plus 35%	Retail price plus 35%
Gift shop		
Books & other Publications	Retail suggested price; minimum 35% markup	Retail suggested price; minimum 35% markup
Souvenirs & crafts	Wholesale price plus 35%	Wholesale price plus 35%
Photographic posters & postcard books	Style and format dependent	Style and format dependent
Museum Curatorial Services & Presentations		
On-site consultation	By donation-suggested min. \$35/ph	By donation-suggested min. \$35/ph
Off-site consultation	By donation-(suggested \$35/ph plus travel)	By donation-(suggested \$35/ph plus travel)

Appendix 18

PARKING	2024	2025
Off Street Scramble Parking permit (unassigned stall lots) per month	\$52.50	\$54.50
Off Street Reserved Parking Permit - monthly rate	\$62.75	\$65.20
Meters Bagged, No Parking or Reserved Parking - first day	\$11.75	\$12.20
- each day thereafter	\$11.75	\$12.20
Sidewalk closure and parking meter rental permit	\$11.75	\$12.20
- administration fee per application	\$26.75	\$28.60

Resident Only Parking Areas

Resident Parking Only Application - non refundable deposit	\$180.00	\$193.00
Resident Parking Only Sign and Each Timed Parking Sign	\$92.50	\$96.10
Resident Parking Only Permit	\$0.00	\$0.00
Replacement Parking Only Permit	\$0.00	\$0.00

Parking Meters

For one (1) hour	\$2.00	\$2.00
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Ticket Spitters

For one (1) hour	\$2.00	\$2.00
Daily maximum rate (excluding Downtown)	\$10.00	\$10.00

Parking Lot Rental

Not for Profit - Stall rate per day	\$11.75	\$12.20
Commercial - Stall rate per day	\$14.75	\$15.30
- administration fee per application	\$26.75	\$28.60

Proration for partial day rental may be requested

Electric Vehicle Charging Stations

Level II electric vehicle charging	First two hours are free then \$2.00 per hour	First two hours are free then \$2.00 per hour
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Boat Trailer Parking (South Main & Skaha Parking Lot)

Half Day Permit (up to 5 hours)	\$5.25	\$5.45
Full Day Permit (5 or more hours)	\$10.50	\$10.91
Annual Permit for Residents of Penticton	\$73.50	\$76.37
Annual Permit for Non-Residents	\$110.25	\$114.55

Bike Lockers

Bike Locker Rental (Monthly)	\$10.00	\$10.00
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Permit Parking Sign Installation Fees

Supply of Placard (each)	\$2.10	\$2.20
Supply of sign post (each)	\$21.25	\$22.00
Supply of sign post sleeve (each)	\$10.50	\$10.90
Supply of Residential Parking Only or Special Event Parking Only sign (each)	\$11.25	\$11.70
Labour to erect a sign and post (each)	\$22.25	\$23.81
Labour to erect and remove a sign from existing infrastructure (each)	\$7.50	\$8.00

Note: i) In all instances Public Works Staff will endeavor to erect permit Parking Signs on existing sign posts; ii) In instances where Special Event Permit Parking signs are being erected in areas where it is likely that multiple or re-occurring Special Events will occur there will be no charge for the sign, or post of sleeve. The only charge will be for the labor to erect and remove the sign.

Appendix 19

Parks & Sports Fields Hourly Rate per Field	Effective April 1, 2024	Effective April 1, 2025
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Sports Fields

Non Profit/Local		
Child/Youth - Non Profit/Local	\$4.26	\$4.43
Adult - Non Profit/Local	\$12.77	\$13.27
Non School District 67 Schools*	\$3.20	\$3.32
Local Private	\$17.03	\$17.69
Local Commercial	\$29.80	\$30.96
Non-Resident	\$42.55	\$44.21

Kings Park

Non Profit/Local		
Child/Youth - Non Profit/Local	\$5.58	\$5.80
Adult - Non Profit/Local	\$14.33	\$14.89
Non School District 67 Schools*	\$4.19	\$4.35
Local Private	\$21.51	\$22.35
Local Commercial	\$37.65	\$39.12
Non-Resident	\$53.80	\$55.90

Major Event Park: Okanagan Lake Park, Gyro Park/Bandshell, Link Rd, Rotary Park, Skaha, Skaha Pavilion

Non Profit/Local		
Child/Youth - Non Profit/Local	\$6.82	\$7.08
Adult - Non Profit/Local	\$20.43	\$21.23
Non School District 67 Schools*	\$5.11	\$5.31
Local Private	\$27.25	\$28.31
Local Commercial	\$47.67	\$49.53
Non-Resident	\$68.11	\$70.77

Major Event Park - Non prime (Before May 1 and After Sept 30)

Non Profit/Local		
Child/Youth - Non Profit/Local	\$5.45	\$5.67
Adult - Non Profit/Local	\$16.35	\$16.98
Non School District 67 Schools*	\$4.09	\$4.25
Local Private	\$21.80	\$22.65
Local Commercial	\$38.14	\$39.62
Non-Resident	\$54.49	\$56.61

Major Event Parks: —Okanagan Lake Park, Gyro Park/Bandshell, Rotary Park, Skaha-

Minor Event Park: Penticton Youth Park, Lakawanna, Gyro South Lawn, Rose Garden, Marina Way, Munson Mountain, 3 Blind Mice

Non Profit/Local		
Child/Youth - Non Profit/Local	\$6.07	\$6.31
Adult - Non Profit/Local	\$18.20	\$18.91
Non School District 67 Schools*	\$4.55	\$4.73
Local Private	\$24.26	\$25.20
Local Commercial	\$42.46	\$44.11
Non-Resident	\$60.65	\$63.02
*Major event users	\$25.62	\$26.62

Appendix 19

Parks & Sports Fields Hourly Rate per Field	Effective April 1, 2024	Effective April 1, 2025
Minor Event Park - Non prime (Before May 1 and After Sept 30)		
Non-Profit/Local		
Child/Youth - Non Profit/Local	\$4.86	\$5.05
Adult - Non Profit/Local	\$14.56	\$15.13
Non School District 67 Schools*	\$3.64	\$3.78
Local Private	\$19.41	\$20.16
Local Commercial	\$33.96	\$35.29
Non-Resident	\$48.52	\$50.42
*Major event users	\$20.50	\$21.30

Minor Event Parks: Pentiction Youth Park, Lakawanna, Gyro South Lawn, Rose Garden and Marina Way

Wedding Ceremony Rate - Minimum 4 hour booking (additional hours subject to hourly park rates)	\$251.11	\$260.91
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Passive Parks and Play Courts

Passive Parks: Neighbourhood parks, beaches, Riverside Park, parking lots with part rental, beaches

Non-Profit/Local		
Child/Youth - Non Profit/Local	\$3.69	\$3.84
Adult - Non Profit/Local	\$11.08	\$11.51
Non School District 67 Schools*	\$2.77	\$2.88
Local Private	\$14.75	\$15.32
Local Commercial	\$25.80	\$26.81
Non-Resident	\$36.88	\$38.32
Admin Rate User	\$10.08	\$10.47

Passive Parks - Non prime (Before May 1 and After Sept 30)

Non-Profit/Local		
Child/Youth - Non Profit/Local	\$2.95	\$3.07
Adult - Non Profit/Local	\$8.86	\$9.21
Non School District 67 Schools*	\$2.22	\$2.30
Local Private	\$11.80	\$12.26
Local Commercial	\$20.64	\$21.45
Non-Resident	\$29.50	\$30.65
Admin Rate User	\$8.06	\$8.38

Passive Parks: Neighbourhood parks, Parking lots with park rental, Riverside and Beaches

Play Courts

Non-Profit/Local		
Child/Youth - Non Profit/Local	\$1.93	\$2.01
Adult - Non Profit/Local	\$5.79	\$6.02
Non School District 67 Schools*	\$1.45	\$1.50
Local Private	\$13.49	\$14.02
Local Commercial	\$15.44	\$16.04
Non-Resident	\$19.28	\$20.04
Pentiction Pickleball Society seasonal court usage (per player)	\$15.89	\$16.51

Appendix 19		
Parks & Sports Fields Hourly Rate per Field	Effective April 1, 2024	Effective April 1, 2025
Play Courts - Non prime (Before May 1 and After Sept 30)		
Non-Profit/Local		
Child/Youth - Non Profit/Local	\$1.54	\$1.60
Adult - Non Profit/Local	\$4.63	\$4.81
Non School District 67 Schools*	\$1.16	\$1.20
Local Private	\$10.79	\$11.21
Local Commercial	\$12.35	\$12.83
Non-Resident	\$15.43	\$16.03

Non School District 67 Schools* are defined as grade schools (K-12) located within City of Penticton boundaries and Penticton Indian Band lands. The Non School District 67 Schools rates are applicable during school hours.

Parking Space Rental (per parking space/per day)	\$6.28	\$6.52
Specialty Vehicle Event Parking Permits (minimum 50 permits); per vehicle; per day	\$2.27	\$2.36

Sportsplex Indoor Turf (Prime Time)

Weekdays, 3:00pm-11:00pm; Weekends, 8:00am-11:00pm	\$144.20	\$149.80
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Sportsplex Indoor Turf (Non-Prime Time)

Weekdays, 6:00am-3:00pm; Weekends, 6:00am-8:00am	\$92.70	\$96.30
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Misc. Park Fees

Garbage Removal	Actual Cost	Actual Cost
Beach Cleaning Services - Regular Working Hours - Min 4 Hour Charge (incl. admin fees)	\$1,154.00	\$1,235.00
Beach Cleaning Services - Regular Working Hours - Hourly Rate After 4 Hours (incl. admin fees)	\$284.00	\$304.00
Beach Cleaning Services - Outside Regular Working Hours - Min 4 Hour Charge (incl. admin fees)	\$1,628.00	\$1,742.00
Beach Cleaning Services - Outside Regular Working Hours - Hourly Rate After 4 Hours (incl. admin fees)	\$400.00	\$428.00
Double Cut and Tournament Preparation for Sports Fields on Weekends	Actual Cost	Actual Cost
Field Mowing - Regular Time - Soccer / Field	\$94.00	\$101.00
Field Mowing - Over Time - Soccer / 2 Fields - First 2 Fields	\$279.00	\$299.00
Field Mowing - Over Time - Soccer / Additional Field	\$136.00	\$146.00
Field Lining - Regular Time - Soccer / First Field	\$231.00	\$247.00
Field Lining - Regular Time - Soccer / Additional Field	\$178.00	\$190.00
Field Lining - Over Time - Soccer / First Field	\$322.00	\$345.00
Field Lining - Over Time - Soccer / Additional Field	\$220.00	\$235.00

Rates listed are per day

Picnic Table (per table)	\$9.42	\$9.78
Delivery/Removal Picnic Table (per table)	\$36.93	\$39.51
Garbage/Recycling Cans (per pair of 2)	\$9.41	\$9.78
Quench Buggy - Deliver/ Removal (per event)		\$240.00
Delivery/Removal Garbage Can/Recycling Can (per pair of 2)****	\$36.98	\$39.57
All other Parks Delivery, Connect, Disconnect, Return	\$553.91	\$592.69
Water Spigot Damage Deposit/Not Returned Fee	\$30.00	\$30.00

Note: Additional washroom cleaning charges are applied (when required for an event) as set by contracted cleaning company.

Appendix 19

Parks & Sports Fields Hourly Rate per Field	Effective April 1, 2024	Effective April 1, 2025
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Rates listed are per day

Three - Five Tiered Bleacher Rental

Non Profit/Local	\$12.02	\$12.49
Local Private/ Commercial	\$27.33	\$28.39
Moving and Set Up One Time Fee	\$218.61	\$233.91

Rates listed are per day

Ten Tiered Bleacher Rental

Non Profit/Local	\$27.33	\$28.39
Local Private/ Commercial	\$60.12	\$62.46
Moving and Set Up One Time Fee	\$459.08	\$491.21

*Moving and set up costs are in addition to rental fees. A damage deposit may be required.

Mobile Stage (Rates listed are per day)

Non Profit/Local	\$174.89	\$181.71
Local Private/ Commercial	\$371.64	\$386.13
Moving and Set Up One Time Fee	\$224.07	\$239.76

Mobile Stage with Awning (Rates listed are per day)

Non Profit/Local	\$202.21	\$210.10
Local Private/ Commercial	\$470.01	\$488.34
Moving and Set Up One Time Fee	\$1,235.14	\$1,321.60

**Mobile stage daily rates to be calculated annually as part of the City Fleet and approved by Council. Moving and set up costs are in addition to rental fees. Actual Costs of labour and equipment to be added. Prior to confirmation of the booking, users will receive a quote for the estimated moving charges. Users may receive permission to move on their own. A damage deposit may be required.

Delivery/Removal 1-10 Barricades/Signs*** (one-time fee)	\$103.84	\$111.11
Delivery/Removal 11-20 Barricades/Signs*** (one-time fee)	\$153.03	\$163.74
Delivery/Removal 21-40 Barricades/Signs*** (one-time fee)	\$202.21	\$216.37
Delivery/Removal 40+ Barricades/Signs*** (one-time fee)	Actual Cost	Actual Cost

***No charge if paying for delivery/removal of picnic table or bleachers

****No charge if paying for delivery/removal of picnic tables or bleachers

Park Donation Program

Park Bench Donation - New Bench - 15 year - Council Policy 1037 - December 17, 2012 as amended from time to time.	\$2,790.00	\$2,899.00
Park Bench Donation - Refurbished Bench - 10 year renewal - Council Policy 1037 - December 17, 2012 as amended from time to time.	50% of current donation	50% of current donation
Picnic Table Donation - New Table - 15 year - Council Policy 1037 - December 17, 2012 as amended from time to time.	\$3,320.00	\$3,449.00
Picnic Table Donation - Refurbished Table - 10 year renewal - Council Policy 1037 - December 17, 2012 as amended from time to time.	50% of current donation	50% of current donation
Plaque Addition or Replacement	\$458.00	\$476.00
Tree Donation	\$560.00	\$625.00
Bike Rack - New Rack - 15 year - Council Policy 1037 - December 17, 2012 as amended from time to time.	\$1,160.00	\$1,205.00
Bike Rack - Refurbished Rack - 10 year renewal - Council Policy 1037 - December 17, 2012 as amended from time to time.	50% of current donation	50% of current donation
Pet Stand - New Pet Stand - 5 year - Council Policy 1037 - December 17, 2012 as amended from time to time.	\$353.00	\$367.00

Appendix 19		
Parks & Sports Fields Hourly Rate per Field	Effective April 1, 2024	Effective April 1, 2025
Hanging Basket Sponsor - 1 season - location determined by City	\$273.00	\$284.00
Park Stewardship - contribution towards favorite park, trail or beach	\$221.00	\$230.00
Floral Display Sponsor - 1 season - Sponsor one of the City's garden displays	\$2,730.00	\$2,836.00
Park Improvement Projects - Platinum Sponsor	\$10,510.00	\$10,920.00
Park Improvement Projects - Gold Sponsor	\$3,160.00	\$3,280.00
Park Improvement Projects - Silver Sponsor	\$788.00	\$819.00

Electrical Fees

Gyro Park - seasonal per 50 amp receptacle	\$354.95	\$368.79
Gyro Park - seasonal per 15 amp receptacle	\$177.48	\$184.40
Gyro Park - Saturday market only (seasonal) per receptacle	\$120.64	\$125.34
Nanaimo Square - Saturday market only (season) per receptacle	\$60.32	\$62.67

Appendix 20		
PLANNING AND DEVELOPMENT	2024	2025

Subdivision and Development Costs

Every person who obtains:

- a) approval of the subdivision of a parcel of land under the "Land Registry Act" or the "Strata Titles Act" for any purpose other than the creation of three (3) or less lots to provide sites for a total of three (3) or less self-contained dwelling units; or
- b) a Building Permit authorizing the construction or alteration of buildings or structures for any purpose other than the construction of three (3) or less self-contained dwelling units; or
- c) a building Permit authorizing construction, alteration or extension of a building or structure, other than a building or portion of it used for residential purposes, where the value of the work exceeds Twenty-five Thousand Dollars (25,000) or;
- d) any subdivision or building permit where offsite works exceed Fifty Thousand Dollars (50,000);

Shall:

- 1) prior to commencement of the construction or installation of any works or services required under the Subdivision and Development Bylaw 2004-81, the owner shall pay to the City an administration fee of 3% of all works and services to be provided;
- 2) prior to commencement of the construction or installation of any works or services required under the Subdivision and Development Bylaw 2004-81, as amended from time, the owner shall pay to the City a Rectification and Repair Contingency fee of 2% of the estimated cost of construction. This fee shall be used to repair or replace existing City infrastructure that has been altered or damaged by activity related to the installation of the works and services for the development. The remainder of the fee will be returned to the owner upon issuance of the Total Performance Certificate.

OCP Amendments

OCP Amendments	\$2,455.00	\$2,625.00
OCP Amendments (where in conjunction with a Rezoning Application)	\$1,535.00	
OCP Amendment in conjunction with Public Engagement	\$5,900.00	\$6,315.00

Rezoning

All other stand alone Rezoning applications.	\$2,160.00	\$2,310.00
Zoning Bylaw Text Amendments	\$1,565.00	\$1,675.00
Comprehensive Development Zone	\$5,990.00	\$6,410.00

Public Notice Signs (OCP and Zoning Amendments)

Initial OCP or Zoning Bylaw Sign	\$295.00	\$315.00
Repair of Damaged Signs	\$295.00	\$315.00
Replacement of damaged signs	\$295.00	\$315.00
Additional Public Hearing Fee	\$685.00	\$730.00

Development Permit Application per lot

Major Development Permit (Council Decision)	\$1,420.00	\$1,520.00
Minor Development Permit (Staff issuable)	\$825.00	\$880.00
Major Amendments to Development Permits (Council Decision)	\$710.00	\$760.00
Minor Amendments to Development Permits (Staff issuable)	\$415.00	\$445.00
Appeal to Council of a Staff Decision on a Development Permit	\$820.00	\$880.00
Hillside Development Permit (Council Decision)	\$1,405.00	\$1,520.00
Riparian / Environmental Assessment Development Permit (Staff issuable)	\$710.00	\$760.00

Appendix 20		
PLANNING AND DEVELOPMENT	2024	2025

Development Variance Permit Application or Board of Variance Application

Major Variance (Council Decision)	\$1,510.00	\$1,615.00
Minor Variance (Staff Issuable)	\$825.00	\$880.00

Note: No additional fee is required for a Variance where it is issued under Section 490 (1)(a) of the *Local Government Act*.

Board of Variance	\$590.00	\$630.00
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Temporary Use Permit

Temporary Use Permit	\$1,035.00	\$1,105.00
Temporary Use Permit Renewal	\$475.00	\$510.00

Cannabis Retail Store

Application for local government support or relocation of a Cannabis Retail Store	\$2,940.00	\$3,145.00
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Subdivision (Fee Simple & Bareland Strata)

Preliminary Layout Approval Review

1-2 Lots	\$1,185.00	\$1,265.00
3-10 Lots	\$1185.00 + \$345.00 per lot in excess of 2 lots	\$1,265.00 + \$370.00 per lot in excess of 2 lots
11-20 Lots	\$3,945.00 + \$250.00 per lot in excess of 10 lots	\$4,220.00 + \$265.00 per lot in excess of 10 lots
21-30 Lots	\$6,420.00 + \$230.00 per lot in excess of 20 lots	\$6,870.00 + \$245.00 per lot in excess of 20 lots
31-40 Lots	\$8,685.00 + \$210.00 per lot in excess of 30 lots	\$9,290.00 + \$225.00 per lot in excess of 30 lots
41 Lots or Greater	\$10,795.00 + \$130.00 per lot in excess of 40 lots	\$11,550.00 + \$140.00 per lot in excess of 40 lots
Renewal or Amendment of Preliminary Layout Approval (PLA)	\$260.00	\$280.00
Legal Plan Approval Fee	\$63.00	\$65.00
Early Registration Agreement (Applicable to Fee Simple Subdivisions)	\$938.00	\$1,005.00
Latecomer Agreement (Applicable to any excess or extended services as a result of Subdivision or Building)	\$881.00	\$940.00
Preliminary Layout Approval Review (Air Space Parcel Subdivisions)		
1-2 Lots		\$2,530.00
3-10 Lots		\$2,530.00 + \$740.00 per lot in excess of 2 lots
11-20 Lots		\$8,440.00 + \$530.00 per lot in excess of 10 lots
21-30 Lots		\$13,740.00 + \$490.00 per lot in excess of 20 lots

Appendix 20		
PLANNING AND DEVELOPMENT	2024	2025
31-40 Lots		\$18,580.00 + \$450.00 per lot in excess of 30 lots
41 Lots or Greater		\$23,100.00 + \$280.00 per lot in excess of 40 lots

Strata Conversion

First lot	\$588.00	\$629.00
Each Additional Lot	\$590 + \$160 per strata lot to a max. of \$2,165.	\$630 + \$170 per strata lot to a max. of \$2,315
Report Inspection Fees	\$294.00	\$314.00
Third Party Review of Professional Reports submitted with an Application	Actual Cost	Actual Cost

Phased Strata

Phasing Approval Fee	\$706.00	\$755.00
Form P Approval	\$116.00	\$124.00
Renewal or Amendment of Preliminary Layout Approval (PLA)	\$260.00	\$280.00
Legal Plan Approval Fee per phase	\$63.00	\$65.00

ALR

ALR Exclusion/Inclusion/Subdivision/Non Farm Use	As established by the Agricultural Land Commission	As established by the Agricultural Land Commission
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Other Administrative Fees

Boulevard Trees – Planted within a soft scape environment such as a park or turf boulevard. All trees planted within a hardscape boulevard such as a sidewalk or other hard surface shall be charged at estimated actual cost. Boulevard Trees – Planting only within a fully constructed and irrigated planting area to City standard. - All works to construct or modify the planting area and irrigation to bring in line with standards will be charged at actual cost.	\$560.00	\$625.00
Ministry of Environment-Site Profile Referral	\$100.00	\$100.00
Address Number Change Request (owner initiated)	\$170.00	\$181.00
Road Name Change Fee (owner initiated)	\$565.00	\$604.00
Land Title Search (when not provided at time of application)	\$21.00	\$22.00
File Search or comfort letter initial fee for first hour	\$273.00	\$292.00
File search hourly rate (minimum 1/2 hour charge)	\$65.00	\$69.00
Property File review request - Basic	\$29.00	\$31.00
Property File Review Request - Commercial/Multi-family	\$87.00	\$93.00
Developer initiated address change affecting other properties (fee charged per unit affected)	\$273.00	\$292.00

Landscape inspection fees:

First inspection	No charge	No charge
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Appendix 20		
PLANNING AND DEVELOPMENT	2024	2025
2nd inspection	\$81.00	\$86.00
Additional inspections	\$162.00	\$173.00

Map and Bylaw Rates

Plotter Printing Fees for all documents over 11" X 17"/ per sq/m (A1 page = 0.5 sq/m)	\$15.00	\$15.50
Bylaws (OCP, Zoning, Subdivision and Development)/page (note: large bylaw maps shall be charges separately as above)	As outlined in Appendix 1 Administrative Rates	As outlined in Appendix 1 Administrative Rates

Land Administration Services

Prepare document and register with Land Titles Office	\$1,315 min or actual cost ¹	\$1,405 min or actual cost ¹
Prepare amended document and register with LTO	\$925 min. or actual cost ¹	\$990 min. or actual cost ¹
Prepare discharge document and register with LTO	\$925 min. or actual cost ¹	\$990 min. or actual cost ¹
Prepare document (lease, licence, sub-licence) not registered with LTO	\$325.00	\$347.00
Amend or renew document (lease, licence, sub-licence)	\$164.00	\$175.00
Location Certificate (Licenced BC Land Surveyor prepared)	Actual Cost	Actual Cost
Use of City Owned Lands	Market Value	Market Value
Application for Unsolicited Acquisition of City Property	\$2,603.00	\$2,783.00
Appraisals	Actual Cost	Actual Cost
To raise title on Park or Road for the purposes of Disposition	\$1,315 min or actual cost ¹	\$1,405 min or actual cost ¹
Road Closure Permit (excluding GST)	\$153.00	\$163.00
City Survey Costs	Actual Cost	Actual Cost
Removal of Section 57 Notice on Title	\$546.00	\$584.00

¹ Any additional city legal and/or survey costs which are required in the processing of any of the applications listed in this Application Fee Schedule will be borne by the applicant including but not limited to the preparation and registration of restrictive covenants, land use Contract Amendments, Statutory Rights-of-Way, Road Closure and Disposition, etc.

Development Applications Refunds

Development Cost Charges, DCC, Refund:

Refunds for development cost charges are to be addressed as per City of Penticton Development Cost Charges Bylaw No. 2022-38 as amended or superseded.

Density Bonus Refund:

Density bonus paid as part of building permit issuance, construction beyond the footings not started, as determined by the Director of Development Services – Upon cancellation of the building permit or building permit application refund all density bonus paid less an administrative fee of \$250.

Density bonus paid as part of building permit issuance, construction beyond the footings started as determined by the Director of Development Services – The person seeking a refund must make a submission for a refund in the prescribed form to the Director of Development Services or the designate who will prepare a report for Council's consideration.

Council will consider the matter and may by resolution:

- authorize the density bonus refund subject to conditions as; or
- refuse the request for a density bonus refund;
- refer the matter to staff or a future Council meeting; or
- such other determination as Council may direct.

Appendix 20		
PLANNING AND DEVELOPMENT	2024	2025
As a requirement of any density bonus refund the development permit and/or building permits must be cancelled and the development permit must be discharged from the title of the land – all density bonus paid shall be refunded less an administration fee of:	\$250.00 and a discharge notice of fee of \$250.00	\$250.00 and a discharge notice of fee of \$250.00

City infrastructure ¹ requirements as part of Subdivision:

Subdivision not approved and infrastructure not installed – Upon cancellation of the preliminary layout approval, refund infrastructure charges less an administrative fee of:

For Single Family, Duplex and smaller developments	\$520.00	\$550.00
For all other larger developments	\$1,100.00	\$1,170.00
Subdivision not approved and infrastructure installed	No Refund	No Refund
Subdivision approved	No Refund	No Refund

City infrastructure ¹ requirements as part of Zoning:

Zoning Bylaw amendment not adopted and infrastructure not installed – Upon rescinding all readings of the Zoning Bylaw amendment refund infrastructure charges less an administrative fee of:

For Single Family, Duplex and smaller developments	\$520.00	\$550.00
For all other larger development	\$1,100.00	\$1,170.00
Zoning Bylaw amendment not adopted and infrastructure installed	No Refund	No Refund
Zoning Bylaw Amendment adopted	No Refund	No Refund

Development Variance Permit Application Fee:

Cancellation of a development variance permit application not reviewed at a Technical Planning Committee meeting	75% of original application fee	75% of original application fee
Cancellation of a development variance permit application, discussed at a Technical Planning Committee meeting but not scheduled for delegations and submissions at Council	50% of original application fee	50% of original application fee
Development variance permit application scheduled for Council consideration	No Refund	No Refund

Development Permit Application Fee:

Cancellation of a development permit application not reviewed at a Technical Planning Committee meeting	75% of original application fee	75% of original application fee
Cancellation of a development permit application discussed at a Technical Planning Committee meeting but not scheduled for Council consideration.	50% of original application fee	50% of original application fee
Development permit application considered by Council	No Refund	No Refund

Rezoning Application Fee:

Cancellation of a rezoning application not reviewed at a Technical Planning Committee meeting	75% or original application fee + associated Public Hearing signage fees	75% or original application fee + associated Public Hearing signage fees
Cancellation of a rezoning application discussed at a Technical Planning Committee meeting but has not considered by Council	50% or original application fee + associated Public Hearing signage fees	50% or original application fee + associated Public Hearing signage fees

Appendix 20		
PLANNING AND DEVELOPMENT	2024	2025
Rezoning application considered by Council	No Refund	No Refund
Official Community Plan, (OCP) Amendment Application Fee:		
Cancellation of an OCP amendment application not reviewed at a Technical Planning Committee meeting	75% or original application fee + associated Public Hearing signage fees	75% or original application fee + associated Public Hearing signage fees
Cancellation of an OCP amendment without Public Engagement	\$2040.00 + associated Public Hearing signage fees	
Cancellation of an OCP amendment application reviewed by the Technical Planning Committee but not considered by Council	50% or original application fee + associated Public Hearing signage fees	50% or original application fee + associated Public Hearing signage fees
OCP amendment application considered by Council	No Refund	No Refund
Subdivision Application Fee Refund		
Cancellation of a subdivision application that has not been reviewed at a Technical Planning Committee meeting	75% of original application fee	75% of original application fee
Cancellation of a subdivision application reviewed by the Technical Planning Committee but has not been issued preliminary layout approval (PLA)	50% of original application fee	50% of original application fee
Subdivision has been issued or refused Preliminary Layout Approval (PLA)	No Refund	No Refund
Landscaping Security Refund:		
In the case where a development has paid a landscape bond, but the development has not proceeded.	full refund minus a \$350.00 administration fee	full refund minus a \$350.00 administration fee
Agriculture Land Reserve (ALR) Application Fee:		
Cancellation of an ALR application that has not been forwarded to the Agricultural Land Commission (ALC)	As per the Agricultural Land Commission	As per the Agricultural Land Commission
Cancellation of an ALR application that has been forwarded to the Agricultural Land Commission	No Refund	No Refund
Notes:		
1. City Infrastructure is defined as:		
a. Any items related to the City of Penticton water, sanitary, storm system including main line pipe, appurtenances, services etc.		
b. Any items related to roads, sidewalks, curb, gutter, signs etc.		
Sign Permit Fees:		
For the purpose of calculating the fee for a sign permit, the value of construction shall be the total contract price for the work, including all subcontractors, or the value of construction as determined by the Building Inspector on the basis of the plans, specifications and information available, whichever value shall be the greater.		
for enlargement, conversion, alteration or relocation of a sign for which a permit has been issued	\$33.50	\$35.80
signs with a value of \$1,000 or less (per sign)	\$54.60	\$58.40
for each \$1,000 of part thereof, by which the value exceeds the sum of \$1,000 (per sign)	\$10.60	\$11.30
Where any sign has been erected without a permit having previously been obtained, the fee for obtaining such permit shall be double the amount of the regular permit fee	minimum \$100 fine	minimum \$100 fine

Appendix 21

POOL/AQUATICS	Effective April 1, 2024	Effective April 1, 2025
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1 Lane (minimum 3 lane rental required for booking unless special permission)

Non-Profit/Local		
Child/Youth - Non Profit/Local	\$5.94	\$6.17
Adult - Non Profit/Local	\$14.06	\$14.60
Local Private	\$17.79	\$18.48
Local Commercial	\$31.11	\$32.32
Non-Resident	\$44.44	\$46.17

3 Lanes

Non-Profit/Local		
Child/Youth - Non Profit/Local	\$17.82	\$18.51
Adult - Non Profit/Local	\$42.17	\$43.80
Local Private	\$53.38	\$55.44
Local Commercial	\$93.33	\$96.96
Non-Resident	\$133.32	\$138.51

Note: Lifeguard/Instructor wages + 5% Admin Fee to be added to rental rate when appropriate

4 Lanes to a Maximum of 13 Lanes Multiply # of Lanes X 1 Lane Rate

Leisure Pool

Note: Leisure Pool Rate is 7 Lane Rate

Non-Profit/Local		
Child/Youth - Non Profit/Local	\$41.57	\$43.19
Adult - Non Profit/Local	\$98.39	\$102.20
Local Private	\$124.55	\$129.36
Local Commercial	\$217.77	\$226.24
Non-Resident	\$311.08	\$323.19

Full Aquatic Facility

Note: Full Aquatic Facility Rate is 15 Lane Rate

Non-Profit/Local		
Child/Youth - Non Profit/Local	\$89.08	\$92.55
Adult - Non Profit/Local	\$210.84	\$219.00
Local Private	\$266.89	\$277.20
Local Commercial	\$466.65	\$484.80
Non-Resident	\$666.60	\$692.55

Appendix 21

POOL/AQUATICS	Effective April 1, 2024	Effective April 1, 2025
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Public Swimming

Single Admission

Preschool	\$1.67	\$1.90
Child	\$4.76	\$5.00
Youth	\$5.71	\$5.95
Adult	\$6.90	\$7.14
Senior	\$5.71	\$5.95
Super Senior	\$4.76	\$5.00
Family	\$17.14	\$17.62

10 Tickets

Preschool	\$15.00	\$17.14
Child	\$42.86	\$45.00
Youth	\$51.43	\$53.57
Adult	\$62.14	\$64.29
Senior	\$51.43	\$53.57
Super Senior	\$42.86	\$45.00
Family	\$154.29	\$158.57

1 Month

Preschool	\$15.00	\$17.14
Child	\$42.86	\$45.00
Youth	\$51.43	\$53.57
Adult	\$62.14	\$64.29
Senior	\$51.43	\$53.57
Super Senior	\$42.86	\$45.00
Family	\$154.29	\$158.57

3 Months

Preschool	\$33.33	\$37.14
Child	\$104.76	\$109.52
Youth	\$123.81	\$128.57
Adult	\$152.38	\$157.14
Senior	\$123.81	\$128.57
Super Senior	\$104.76	\$109.52
Family	\$376.19	\$385.71

Appendix 21

POOL/AQUATICS	Effective April 1, 2024	Effective April 1, 2025
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6 Months

Preschool	\$57.14	\$61.90
Child	\$180.95	\$190.48
Youth	\$209.52	\$219.05
Adult	\$261.90	\$271.43
Senior	\$209.52	\$219.05
Super Senior	\$180.95	\$190.48
Family	\$652.38	\$652.38

12 Month Annual Pass

Preschool	\$85.71	\$100.00
Child	\$280.95	\$304.76
Youth	\$323.81	\$347.62
Adult	\$419.05	\$433.33
Senior	\$323.81	\$347.62
Super Senior	\$280.95	\$304.76
Family	\$1,014.29	\$1,014.29

Fitness Room/Pool Combined

Single Admission

Youth	\$8.10	\$8.57
Adult	\$11.43	\$11.90
Senior	\$8.10	\$8.57
Super Senior	\$7.14	\$7.62
Family	\$26.67	\$28.57

10 Tickets

Youth	\$72.86	\$77.14
Adult	\$102.86	\$107.14
Senior	\$72.86	\$77.14
Super Senior	\$64.29	\$68.57
Family	\$240.00	\$257.14

1 Month

Youth	\$72.86	\$77.14
Adult	\$102.86	\$107.14
Senior	\$72.86	\$77.14
Super Senior	\$64.29	\$68.57
Family	\$240.00	\$257.14

Appendix 21

POOL/AQUATICS	Effective April 1, 2024	Effective April 1, 2025
3 Months		
Youth	\$195.24	\$200.00
Adult	\$261.90	\$276.19
Senior	\$195.24	\$200.00
Super Senior	\$157.14	\$166.67
Family	\$619.05	\$647.62
6 Months		
Youth	\$338.10	\$352.38
Adult	\$452.38	\$471.43
Senior	\$338.10	\$352.38
Super Senior	\$271.43	\$285.71
Family	\$1,047.62	\$1,095.24
12 Month Annual Pass		
Youth	\$533.33	\$561.90
Adult	\$714.29	\$742.86
Senior	\$533.33	\$561.90
Super Senior	\$428.57	\$457.14
Family	\$1,666.67	\$1,761.90

FITNESS ROOM / PUBLIC SWIMMING DAY PASS - Admission Rates

Single Admission

Youth	\$11.90	\$12.38
Adult	\$16.19	\$16.67
Senior	\$11.90	\$12.38
Super Senior	\$10.00	\$10.48
Family	\$38.10	\$41.90
Agency Activity Pass - Annual	\$647.62	\$666.67
Access Passes	Eligible Persons with disabilities: 25% off 10 Ticket, 1, 3, 6, 12, month passes for pool and fitness room	Eligible Persons with disabilities: 25% off 10 Ticket, 1, 3, 6, 12, month passes for pool and fitness room

Appendix 21		
POOL/AQUATICS	Effective April 1, 2024	Effective April 1, 2025
CLINIC RATES		
Weekly Pool		
Senior	\$13.57	\$14.52
Adult	\$16.19	\$17.38
Weekly Fitness/Pool		
Senior	\$20.00	\$21.90
Adult	\$28.57	\$30.58
Monthly Pool		
Senior	\$37.14	\$40.00
Adult	\$44.05	\$47.62
Monthly Fitness/Pool		
Senior	\$54.29	\$58.10
Adult	\$75.24	\$80.95
10 Ticket Pool		
Senior	\$39.76	\$40.00
Adult	\$47.14	\$47.62
Fitness/Pool 10 Ticket		
Senior	\$58.10	\$58.10
Adult	\$80.95	\$80.95

Appendix 22

PUBLIC WORKS	2024	2025
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Concrete Rates:

Note: costs involving concrete will be estimated by the Engineering Department (with the exception being all flat rate fees for water, sewer and storm sewer for which concrete costs are included)

Asphalt Rates:

Note: costs involving asphalt will be estimated by the Engineering Department (with the exception being all flat rate fees for water, sewer and storm sewer for which concrete costs are included)

Minimum Work Order Charge:

The minimum charge for any work order shall be:	\$445.00	\$476.15
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Appendix 23

RCMP	2024	2025
Police Information Criminal Record Checks (includes VISA and Liquor Control Board Applications)	\$50.00	\$55.00
Volunteers – require stamped self addressed envelope	n/c	n/c
Private Investigators Applications	\$50.00	\$55.00
Canadian Police Certificate (any agency including Visa applications Foreign Travel/Work Permits) Admin Fee	\$35.00	\$40.00
Fingerprinting Fee*	\$35.00	\$40.00
RV Overnight Parking Permit (a window permit is issued to those user groups requiring an RV on site for special event security - pending approval by the PRC Director of designate. Permit is issued through the RCMP.	\$40.00	\$45.00
Disclosure of Information—Ministry of Children & Families (per hour, min 1/2 hour charge)	\$60.00	\$65.00

* Waived for reclaiming an Indigenous name for citizenship and permanent residence as per the Federal Government of Canada's Truth and Reconciliation Commission report Action Item #17.

Police Reports

Accident reports	\$50.00	\$55.00
Court Ordered File copy – up to and including 60 pages	\$70.00	\$75.00
File copy in excess of 60 pages - per page	\$0.65	\$0.70
Traffic Analyst/Collision Reports	\$70.00	\$75.00
CD & Video tape/cd reproductions	\$40.00	\$45.00

False Alarms

1 st occurrence	n/c	n/c
2 nd occurrence	\$65.00	\$70.00
3 rd occurrence	\$90.00	\$95.00
4 th occurrence and subsequent	\$115.00	\$120.00

False Alarms - Hold Up Alarms (Robbery in Progress)

1 st occurrence	n/c	n/c
2 nd and subsequent	\$170.00	\$175.00

Note: False alarms and hold up alarms will be counted on a calendar year basis.

Each January 1st all businesses and residences will start with a clean slate for the purposes of the charges noted above.

Enhanced Digital Field Technical (EDFT) Service

Advanced Unlocking/Decryption of Portable Electronic Device (per device)	\$1,000.00	\$1,040.00
Process Digital Storage Device (per device)	\$200.00	\$210.00
EDFT Labour Rate (per hour)	\$115.00	\$120.00

Note: Service only provided to Policing Agencies

Appendix 24		
Recreation - Miscellaneous	Effective April 1, 2024	Effective April 1, 2025

Gymnasium Drop-In		
Single Visit	\$4.52	
Family	\$11.90	

Service Fees		
Membership Card Replacement	\$2.38	\$2.62
*Non-Profit Sport/Recreation Groups	\$2.62	\$2.86
Group Discounts	10% off drop-in admission rates for groups of 10 or more. 20% off drop-in admission rates for groups of 20 or more. Non School District 67 schools*: 50% off drop-in admission rates for groups of 30 or more.	10% off drop-in admission rates for groups of 10 or more. 20% off drop-in admission rates for groups of 20 or more. Non School District 67 schools*: 50% off drop-in admission rates for groups of 30 or more.

Non School District 67 Schools* are defined as grade schools (K-12) located within City of Penticton boundaries and Penticton Indian Band lands. The Non School District 67 Schools rates are applicable during school hours.

Recreation Program Fees

Program fees set at a level sufficient at minimum to cover all instructor, expendable and consumable materials and extraordinary costs plus an additional 20%.

Storage Rental (Community Centre Gym)

4x7x10 compartment (per month)	\$29.48	\$30.63
Misc. Storage Rentals/sq feet/month (minimum \$10/month)	\$0.71	\$0.74

Piano Rental

The Licensee shall be responsible for and shall pay for the tuning of the Piano if required	Actual Cost	Actual Cost
Grand/Upright Piano (1/3 of a day)	\$13.52	\$14.05

Concert Steinway Piano

Commercial - 1 day of First day	\$208.59	\$216.72
Commercial - Subsequent Days	\$104.28	\$108.34
Non-Profit 1 - day or first day	\$104.28	\$108.34
Non-Profit - Subsequent days	\$52.14	\$54.17

Specialty Items

Community Centre Equipment Rentals	Market Value	Market Value
Community Centre Retail Merchandise	Mark up at Retail Price to reflect 25%-50%	Mark up at Retail Price to reflect 25%-50%
Refillable Water Bottle Station Rentals (per day)	\$52.53	

McLaren Arena Advertising

Standard Rink Boards	\$535.81	\$556.70
On-site advertising/promotion per week (commercial)	\$56.65	\$58.86

Filming

Film Application Fee (when event management is required)	\$262.65	\$272.89
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Appendix 26

Theatre	Effective April 1, 2024	Effective April 1, 2025
Theatre House Representative Rate (required) – duties of opening and closing the theatre, ensuring safety requirements and in-house supervision for the duration of rental. Rate is per hour. <i>- To be increased by CPI in non-review years.</i>		\$45.00
Note: One-time fee to rent the theatre includes a Theatre House Representative for duration. Theatre may be rented for a minimum of 4 hours. Note: Audio or lighting services are not included in the rental fee beyond Basic House Wash Lighting. Any additions or changes and the reversal back to the Basic House Wash will be charged at actual hours required x Theatre House Representative rate per hour.		
Theatre Audio or Lighting Technician (optional) - additional hourly rental for audio or lighting services. Rate is per hour. <i>- To be increased by CPI in non-review years.</i>	\$39.20	\$40.70

Non-Profit/Local Public/Rehearsal/Set up/Take down - Hourly

Child/Youth	\$50.95	\$50.95
Adult	\$75.75	\$75.75
Non School District 67 Schools**	\$47.43	\$47.43

Non-Profit/ Local Public/ Performance - Hourly

Child/Youth	\$65.25	\$65.25
Adult	\$89.35	\$89.35
Non School District 67 Schools**	\$58.16	\$58.16

Local Private/Commercial/ Rehearsal/Set up/Take Down/Convention Rate	\$89.35	\$89.35
Convention Rate	\$89.35	\$89.35
Local Private/ Commercial/ Performance	\$156.38	\$156.38
Non-Resident/Private/Commercial: Rehearsal Set Up/Take Down	\$175.22	\$175.22
Non-Resident/Private/Commercial: Performance	\$219.02	\$219.02
Non-Resident/Non Profit: Rehearsal Set Up/Take Down	\$89.35	\$89.35
Non-Resident/Non Profit: Performance	\$156.39	\$156.39
Non-Resident Commercial Day Rate, per day*	\$1,490.00	\$1,490.00
Non-Resident Non Profit Day Rate, per day*	\$850.00	\$850.00

*Includes Theatre House Representative up to 8 hours. Additional hours will be charged at Theatre House Representative hourly rate for each additional hour.

Dark Days

Non Profit Child/Youth	\$13.61	\$13.61
Non School District 67 Schools**	\$10.20	\$10.20
Adult/Private/ Commercial/Non-Resident	\$26.69	\$26.69
Set Shop Only	\$6.72	\$6.72

** Non School District 67 Schools are defined as grade schools (K-12) located within City of Penticton boundaries and Penticton Indian Band lands. The Non School District 67 Schools rates are applicable during school hours.

Note: Security premium may will be added to after hours and high risk bookings at actual cost for service.

Appendix 27		
TRANSIT	Effective July 1, 2018	Effective Sep 1, 2021

CONVENTIONAL TRANSIT**Cash Fares**

Local Fare	\$2.25	\$2.25
Local Fare Child (aged 12 and under)		Free
Local Fare Youth (aged 13 - 24)		Free
Regional Fare	\$4.00	\$4.00
Regional Fare Child (aged 12 and under)		Free

Book of Ten Tickets

Local Fare	\$20.25	\$20.25
Regional Fare	\$36.00	\$36.00

30 Day / Monthly Passes

Local Fare	\$45.00	\$45.00
Regional Fare	\$60.00	\$60.00
Discounted Local Fare	\$35.00	\$35.00
Discounted Regional Fare	\$40.00	\$40.00

Discounted Fares apply to: Seniors over 65 years of age with valid ID; Students 20 or under in full-time attendance to Grade 12 with valid ID; Post-Secondary with proof of attendance. Post-Secondary institution refers to universities, vocational universities, community colleges, liberal arts colleges, institutes of technology and other collegiate level institution, such as vocational schools, trade schools and career colleges that award academic degrees or professional certifications.

Day Passes

Local Fare	\$4.50	\$4.50
Regional Fare	\$8.00	\$8.00

CUSTOM TRANSIT**Cash Fares**

Adult	\$2.25	\$2.25
Child (aged 12 and under)	Free	Free

RDOS Regional Route 70 Penticton Kelowna

Effective September 3, 2019

Cash Fares

All	\$5.00	\$5.00
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Book of Ten Tickets

All	\$45.00	\$45.00
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30 Day / Monthly Passes

Adult	\$100.00	\$100.00
Student / Senior	\$85.00	\$85.00

NOTE: The RDOS Regional Route 70 Penticton to Kelowna is run by the RDOS. In the event there is a discrepancy between the fees listed in this bylaw and those listed in the RDOS Fees and Charges Bylaw the fees in the RDOS Fees and Charges Bylaw will govern.

Appendix 28

VENDING FEES	2024	2025
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Park, Beach and Street Vending Fees

One Year Permits (Victoria Day - Labour Day weekends)

Note: Price per 10'x10' spot annually (3 year terms available, rate adjusted annually by CPI)

Beach and Park Vending Fee (annually) 10'*10' Okanagan Prime Plus	\$1,805.00	\$1,875.00
Beach and Park Vending Fee (annually) 10'*10' Okanagan Prime	\$1,630.00	\$1,695.00
Beach and Park Vending Fee (annually) 10'*10' Okanagan Secondary	\$1,540.00	\$1,600.00
Beach and Park Vending Fee (annually) 10'*10' Skaha Prime	\$1,540.00	\$1,600.00
Beach and Park Vending Fee (annually) 10'*10' Skaha Secondary	\$1,515.00	\$1,575.00
Sudbury Beach Shack	\$1,750.00	\$1,820.00

Street Vending Fees

One Year Permit 6' x 12'	\$1,540.00	\$1,600.00
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Motorized and Non-Motorized Mobile Vending (Victoria Day - Labour Day weekends)

Seasonal Motorized Mobile Vending Fee	\$2,190.00	\$2,275.00
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Appendix 30		
Excessive Nuisance Abatement Fee	2024	2025

Administered through the Good Neighbour Bylaw

RCMP Nuisance Service Call, per call	\$220.00	\$235.00
City of Penticton Fire Department Nuisance Service Call, per call	\$440.00	\$470.00
City of Penticton Staff Nuisance Service Call, per call	\$220.00	\$235.00

Note: In the event that multiple agencies respond to a nuisance call, the fee for each agency will be applicable.

The Corporation of the City of Penticton

Bylaw No. 2024-29

A bylaw to amend the Fees and Charges Bylaw No. 2014-07

WHEREAS the Council of the City of Penticton has adopted a Fees and Charges Bylaw pursuant to the *Community Charter*;

AND WHEREAS the Council of the City of Penticton wishes to amend "Fees and Charges Bylaw No. 2014-07";

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This Bylaw may be cited as "Fees and Charges Amendment Bylaw No. 2024-29".

2. **Amendment:**

2.1 Amend "Fees and Charges Bylaw No. 2014-07" by deleting and replacing the following appendices in their entirety:

- Appendix 7 Electric
- Appendix 25 Sewer
- Appendix 29 Water
- Appendix 31 Storm Water

2.2 Appendices 7, 25, 29, 31 attached hereto forms part of this bylaw.

READ A FIRST time this	20	day of	August, 2024
READ A SECOND time this	20	day of	August, 2024
READ A THIRD time this	20	day of	August, 2024
ADOPTED this		day of	, 2024

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer

Appendix 7

ELECTRIC

2024

2025

Utility Administration Rates

Utility credit references (current or recent account)	\$18.40	\$20.00
Archived account	\$32.40	\$34.70
Utility account history	\$18.40	\$20.00
Interest rate on delinquent utility accounts	10% per annum	10% per annum
Special electric meter reading	\$43.50	\$45.70
Special electric meter inspection fee	\$43.50	\$45.70

AMR Opt Out

AMR Opt Out manual electric meter reading for an individual meter	\$18.40	\$19.30
AMR Opt Out manual combined electric and water meter reading for an individual for an individual meter read	\$19.30	\$20.30
AMR Opt Out manual electric meter reading for a meter bank installation	\$18.30 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the electric meter bank read is to be equally split between all customers serviced by the bank meter	\$19.20 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the electric meter bank read is to be equally split between all customers serviced by the bank meter
AMR Opt Out combined electric and water meter reading for a combined electric and water meter bank installation	\$19.30 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the combined electric and water meter bank read is to be equally split between all customers served by the meter bank.	\$20.30 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the combined electric and water meter bank read is to be equally split between all customers served by the meter bank.
AMR Opt Out electric meter use of a digital non radio frequency electric meter	\$160.70	\$168.70
Utility application fee – next day service	\$50.00	\$52.50
Utility application fee – same day service (accounts with combined electric and water)	\$110.30	\$115.80
Utility application fee (electric only) same day service	\$62.40	\$65.50
Non-Payment: Electric disconnect and re-connect(during City Hall hours only)	\$87.10	\$91.50
Non-Payment: Site visit without a disconnect (during City Hall hours only)	\$43.60	\$45.80
Electrical disconnect or re-connect or site visit (cost per visit after hours with call-out)	\$467.70	\$491.10
Electrical disconnect or reconnect or site visit (cost per visit during City Hall hours)	\$43.60	\$45.80
Electrical disconnect or reconnect or site visit (cost per visit after hours without call-out)	\$87.10	\$91.50
Service Safety Inspection Call Out	No Charge	No Charge
Illegal reconnection administration charge	\$304.90	\$320.10
Utility fee - Leave on Authorized	\$13.40	\$14.10
Electrical Disconnect and reconnect from pole	\$471.50	\$495.10
Special Administration charge per service	\$30.50	\$32.60

Electric Rates

Rate Code 10 - Residential

Basic Charge	\$19.07 per billing plus	\$21.81 per billing plus
Energy Charge	\$0.1234 per kWh for all consumption during the billing period	\$0.1332 per kWh for all consumption during the billing period

Rate Code 20 - General - Secondary metered and City owned Transformation

Basic Charge	\$19.07 per billing plus	\$21.81 per billing plus
Energy Charge		
First 10,000 kwh per billing	\$0.1337 per kWh	\$0.1405 per kWh
Next 90,000 kwh per billing	\$0.1054 per kWh	\$0.1107 per kWh
Additional kwh per billing	\$0.0739 per kWh	\$0.0776 per kWh
Demand Charge	\$10.28 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing or b) 75% of the maximum kVA billable demand in excess of 45kVA recorded during the previous 364 days to the current billable demand read	\$11.76 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing or b) 75% of the maximum kVA billable demand in excess of 45kVA recorded during the previous 364 days to the current billable demand read

Appendix 7

ELECTRIC

2024

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Rate Code - 25, 30 and 35

Are subject to the same base rates for consumption and demand as set out in Rate Code 20 with the following discounts:

Primary Metering	1.5% discount on consumption and demand charges. Customer-owned transformation - 9.0% discount on demand charges only	1.5% discount on consumption and demand charges. Customer-owned transformation - 9.0% discount on demand charges only
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Rate Code 25 - General - Primary metered and City owned Transformation

Basic Charge	\$19.07 per billing plus	\$21.81 per billing plus
Energy Charge		
First 10,000 kwh per billing	\$0.1317 per kWh	\$0.1384 per kWh
Next 90,000 kwh per billing	\$0.1037 per kWh	\$0.1089 per kWh
Additional kwh per billing	\$0.0727 per kWh	\$0.0764 per kWh
Demand Charge	\$10.11 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA billable demand in excess of 45kVA recorded during the previous 364 days to the current billable demand read	\$11.56 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA billable demand in excess of 45kVA recorded during the previous 364 days to the current billable demand read

Rate Code 30 - General - Secondary metered and customer owned Transformation

Basic Charge	\$19.07 per billing plus	\$21.81 per billing plus
Energy Charge		
First 10,000 kwh per billing	\$0.1337 per kWh	\$0.1405 per kWh
Next 90,000 kwh per billing	\$0.1054 per kWh	\$0.1107 per kWh
Additional kwh per billing	\$0.0739 per kWh	\$0.0776 per kWh
Demand Charge	\$9.34 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous 364 days to the current billable demand read	\$10.68 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous 364 days to the current billable demand read

Rate Code 35 - General - Primary metered and customer owned Transformation

Basic Charge	\$19.07 per billing plus	\$21.81 per billing plus
Energy Charge		
First 10,000 kwh per billing	\$0.1317 per kWh	\$0.1384 per kWh
Next 90,000 kwh per billing	\$0.1037 per kWh	\$0.1089 per kWh
Additional kwh per billing	\$0.0727 per kWh	\$0.0764 per kWh
Demand Charge	\$9.21 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous 364 days to the current billable demand read	\$10.53 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous 364 days to the current billable demand read

Rate Code 45 - General - City Accounts

Energy Charge	\$0.0920 per kWh for all consumption	\$0.0997 per kWh for all consumption
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Appendix 7

ELECTRIC

2024

2025

Rate Code 55 - Street Lighting, Traffic Lights & Other Un-metered Loads

Per fixture watt or volt ampere per billing subject to Electric Utility Services Bylaw No. 2017-44	\$0.1005 per fixture kWh or kVAh per billing	\$0.1056 per fixture kWh or kVAh per billing
Per watt or volt ampere per billing based on equipment name plate data or customer information, or where data is insufficient, the City will determine by appropriate measurement and calculation what equipment kilowatt-hour or kilovolt ampere-hour loading shall be used for billing purposes.	\$0.1892 per kWh	\$0.1988 per kWh
Monthly minimum charge per fixture or service connection	\$19.07 per billing plus	\$21.81 per billing plus

Net Metering Rate Code (aka Micro-DR)

When paying Net Metered Customers for any excess Energy generated by the Customer, the Penticton Electric Utility shall use the applicable Rate Code under which the Customer is receiving Service from the Penticton Electric Utility. Customers will be responsible for all costs of their Distribution Generation System including, but not limited to, design, permits, installation, inspection fees, connection fees, repairs and maintenance.

Electrical Service Calls

Service Call – 1 stop (1 hr. max)	\$236.20	\$248.00
Service Call – 2 stops (1.75 hr. max)	\$413.30	\$434.00

Electrical Service Connections

Temporary Service Connection

1 Phase up to 200 amps	\$399.70	\$419.70
all except 1 phase up to 200 amps	Actual Cost	Actual Cost

Service Relocate

1 phase up to 200 amps	\$475.00	\$498.80
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Service Upgrade

1 phase up to 200 amps	\$475.00	\$498.80
1 phase over 200 amps	Actual Cost	Actual Cost
3 phase overhead and underground (all)	Actual Cost	Actual Cost

Service Connection

1 phase per unit (200 amps max -includes 1 meter) overhead and underground	\$537.00	\$563.90
Additional meters	Actual Cost	Actual Cost
1 phase overhead and underground over 200 amps	Actual Cost	Actual Cost
3 phase overhead and underground (all)	Actual Cost	Actual Cost
Primary Underground Cable	Actual Cost	Actual Cost
Terminate and Energize underground - Per lot	Actual Cost	Actual Cost
Installation of electrical poles, vaults, road-crossings, etc	Actual Cost	Actual Cost
Electrical Call Out Rate	\$467.80	\$491.20

Electrical Service Connections Non-Refundable Fee

Non-refundable portion of invoiced service connection cost if the project is cancelled after payment is received but prior to construction start	As per Contract	As per Contract
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Electrical Pole Contacts

Telus (JU Contacts, WiFi, Power Point Contact + Energy at appropriate rate code(s))	As per Contract	As per Contract
Shaw Cable (JU Contacts, WiFi, Antenna, Power Point Contact + Energy at appropriate rate code(s))	As per Contract	As per Contract
Bell Canada JU Contacts	As per Contract	As per Contract
Recoverable Sign Installations	Actual Cost	Actual Cost

Power Factor Surcharge:

	Power Factor	Surcharge	Surcharge	
a) Every Customer must regulate their load to maintain a Power Factor of not less than ninety (90%) percent.	Between 90% and 100%	Nil	Nil	
	Between 88% and 89.99%	2%	2%	
	Between 85% and 87.99%	4%	4%	
	Between 80% and 84.99%	9%	9%	
	Between 75% and 79.99%	16%	16%	
	Between 70% and 74.99%	24%	24%	
	b) If customers have equipment or install equipment that results in poor power factor (less than 90%) a power factor surcharge may be applied and it is the Customer's responsibility to install equipment to correct or improve power factor.	Between 65% and 69.99%	34%	34%
		Between 60% and 64.99%	44%	44%
		Between 55% and 59.99%	57%	57%
	c) The surcharge shall be added to the Customer's bill after the rates or minimum charges have been calculated and the surcharge will remain in effect until the Penticton Electric Utility is satisfied that the Power Factor has been corrected.	Between 50% and 54.99%	72%	72%
Less than 50%		90% and electrical service may be disconnected	90% and electrical service may be disconnected	
d) Electrical Service shall not be provided to any customer whose Load Power Factor is less than fifty (50%) percent.				

Appendix 7		
ELECTRIC	2024	2025

Notes:

- #1. Any applicable Federal or Provincial taxes are in addition to the above charges. Penalty interest at the rate of two percent (2%) per bill for current charge amounts remaining unpaid after the passage of the due date denoted on the bill will be applied.
 - #2. Basic charges will be applicable to accounts that are disconnected from electric for seasonal or temporary purposes when the electric is being turned off at the account holders request but the account holder(s) is not altering.
 - #3. City Electrical Infrastructure is defined as: Any items related to the City of Penticton Electrical Utility distribution system including but not limited to primary duct and secondary duct, street lighting, power cables, transformers and associated appurtenances.
 - #4. All customers are eligible to access the "Electrical Service Payment Plan" for the installation of City Electrical Infrastructure and/or customer owned Micro-DR equipment that supplies power to their properties. The details of this program are summarized as follows:
 - Payment Plan range: A customer can put a minimum amount of \$2,000 up to a maximum amount of \$50,000 on a Payment Plan;
 - Payment Plan terms: 5 year payback in equal monthly amounts on the Electric Utility Bill plus interest calculated at the Prime Interest Rate +0.5%; and
 - The customer has the ability to end the Payment Plan at any time by repaying the balance owing in full at any time without penalty.
- Eligibility requirements:
- Must be for a new or an upgrade to an Electrical Service;
 - Must be a City of Penticton Electric Utility customer;
 - Must have a credit score of: 650 or greater for an individual, or less than 25 for a business;
 - Must have a maximum of 19 City of Penticton Utility Credit Points;
 - The customer must own both the land and building where the service is required; and
 - If Micro-DR, receipts must be submitted from the contractor performing the work; and
 - Protection: Any defaults on the Payment Plan will be subject to the normal City of Penticton utility collection procedures, including service disconnect and ultimately transfer of outstanding amount to taxes. Any outstanding payment plan amounts must be paid in full upon sale of the property.

Appendix 25

SEWER	2024	2025
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Sanitary Sewer Fixture Charges

Such charges to be effective immediately upon the expiration of 180 days (60 days in the case of a renovated building) from the date of validation of the building permit, provided however, that this amount may be pro-rated from the effective date to December 31 of the year in which the building is built or renovated.

An extension to the 180 day period will be considered providing the builder applies **in writing** to Building & Licence Division prior to the expiration of the 180 day period. Should a request come from a builder **after** the expiration of the 180 day period, an extension may still be granted upon payment of an administration fee:

Extensions are only to be granted in multiples of 30 days, i.e. 30, 60, 90 days.

Sanitary Sewer Charges based on Treated Water Use

Residential Use

Monthly Fixed Sanitary Sewer Rates Based on Water Meter Size charged April to October

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month April to October)	\$44.00	\$47.87
25mm (1 inch) / month April to October	\$126.13	\$153.06
38 mm (1 1/2 inches) / month April to October	\$242.22	\$281.41
50 mm (2 inches) / month April to October	\$376.67	\$414.03
75 mm (3 inches) / month April to October	\$786.79	\$874.89
100 mm (4 inches) / month April to October	\$1,526.79	\$1,710.26

PLUS Variable Sanitary Sewer Generation Charge based on Water Use for all Meter Sizes charged November to March

Variable Usage Charge / 2.83 cubic meters (100 cubic feet) charged monthly November to March [Minimum monthly consumption charge for 3/4" meter size customer based on 250 cubic feet]	\$9.68	\$10.70
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Non- Residential Use

Monthly Fixed Sanitary Sewer Rates Based on Water Meter Size charged January to December

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month January to December)	\$21.72	\$23.63
25mm (1 inch) / month January to December	\$60.71	\$73.67
38 mm (1 1/2 inches) / month January to December	\$116.41	\$135.24
50 mm (2 inches) / month January to December	\$176.34	\$193.83
75 mm (3 inches) / month January to December	\$383.88	\$426.86
100 mm (4 inches) / month January to December	\$704.89	\$789.59

PLUS Variable Sanitary Sewer Generation Charge based on Water Use for all Meter Sizes

Variable Usage Charge / 2.83 cubic meters (100 cubic feet) charged monthly January to December	\$4.23	\$4.67
Request for Reduction Submission and Review	\$114.00	\$122.00
Fee for falsification of information on a Request for Reduction	\$550.00	\$550.00

NOTES

Any applicable Federal or Provincial taxes are in addition to the above charges. Penalty interest at the rate of two percent (2%) per bill for current charge amounts remaining unpaid after the passage of the due date denoted on the bill will be applied.

Appendix 25

SEWER	2024	2025
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Residential Uses includes: All single family, duplex, multi-family and mobile home parks

Non Residential Customers may apply after paying the prescribed fee to the City for a reduction in the % of water use to calculate the sanitary sewer usage fee to account for business practices that create a large discrepancy between water use and sewage generation.

The following business practices will be eligible for consideration for a reduction:

- i. Water used to produce a product for sale that is consumed or used off the site. Examples include: Concrete production, off sales beer and wine, take out coffee and soft drinks.
- ii. Water used to irrigate plants that are sold. Examples include: Garden Centers.
- iii. Water used in a cooling process that does not enter the sanitary sewer.
- iv. Water used by contractors in water trucks for dust control.

The requested reduction in water use must be substantiated either through:

- i. The installation and reading of a water meter that will monitor the water used in the process for which the reduction is being sought.
- ii. Financial records or audit documents prepared by an accountant or a report prepared by a professional engineer that calculates the volume of water that should be considered for reduction.

The cost of producing the substantiation is to be borne by the party requesting the reduction.

No reduction will be granted for volumes of water less than 5%.

A person found to have submitted false information to support their reduction request will be required to pay the Fee for falsification of information on a Request for Reduction

Connected Sanitary Sewer Services with No Water Meter or No Water Service (per month)

Fee based on property zoning as follows:

For properties zoned Single Family Residential	\$44.27	\$48.94
For properties zoned I Multi Family Residential	\$63.01	\$69.65
For properties zoned Commercial	\$148.16	\$163.57
For properties zoned Industrial	\$1,006.44	\$1,111.13
For all other properties	\$148.16	\$163.57

Miscellaneous Rates

Sanitary sewer charges based on a negotiated agreement	Fee to be as per the agreement approved by Council	Fee to be as per the agreement approved by Council
Sanitary Sewer Fixture Charge	\$63.99	\$70.73
Minimum flat rate charge for sanitary sewer for residential properties adjacent to a sanitary sewer main but not connected *	\$53.65	\$59.30
Minimum flat rate charge for sanitary sewer for non-residential properties adjacent to a sanitary sewer main but not connected *	\$434.27	\$479.44
Permit to Discharge	\$281.60	\$301.30
Evaluation of restricted wastes of over strength matter	Actual Cost	Actual Cost
Over strength B.O.D. charge (over 300 mg/l) per kilogram	\$0.66	\$0.690
Over strength C.O.D. surcharge (over 600 mg/l)	Fee to be developed	Fee to be developed
Over strength oil and grease surcharge (over 100 mg/l) per kilogram	\$0.285	\$0.300
Over strength phosphorous surcharge (over 10 mg/l)	Fee to be developed	Fee to be developed

Appendix 25

SEWER	2024	2025
Over strength total suspended solids surcharge (over 300 mg/l) per kilogram	\$0.67	\$0.700

* Charged during temporary service/construction phase. Changed to metered or unmetered rate once occupancy is granted

Septic Waste Receiving Facility Rates

Tipping Fee for receiving septic waste per cubic meter	\$41.33	\$45.68
Repair/remediation of septic receiving area	Actual Cost	Actual Cost

Sanitary or Storm Sewer Service Connections

(a) 100mm (4") BASE RATE sanitary or storm sewer service and connections - for up to 10 meters in length from the sanitary or storm sewer main to the property line	\$6,200.00	\$6,550.00
(b) 100mm (4") PER METER RATE OVER 10m IN LENGTH sanitary or storm sewer service and connections - Additional amount to the BASE RATE for the portion of sanitary and storm sewer service greater than 10 meters in length from the sanitary sewer or storm sewer main to property line.	\$585.00	\$620.00
(c) Two – 100mm (4") BASE RATE sanitary or storm sewer service and connections installed in the same trench - for up to 10 meters in length from the sanitary or storm sewer main to the property line	\$7,140.00	\$7,750.00
(d) Two – 100mm (4") PER METER RATE OVER 10m IN LENGTH sanitary or storm sewer service and connections installed in the same trench - Additional amount to the BASE RATE for the portion of sanitary and storm sewer service greater than 10 meters in length from the sanitary sewer or storm sewer main to property line.	\$660.00	\$725.00
(e) All other sanitary or storm sewer and service and connections	Actual Cost	Actual Cost
(f) When winter conditions prevail or hot mix asphalt is not available, if installation is to proceed, add \$525.00 each to the estimated and flat rate costs for service provided by the city that requires excavation.	\$560.00	\$600.00
(g) Repair of service failure or interruption	Actual Cost	Actual Cost
(h) Winter Trench Repair maintenance	\$460.00	\$500.00
(i) Reconnecting to a capped sewer service - No work by City - Reconnection Fee Only	\$225.00	\$225.00
(j) Sanitary or Storm Sewer Service Video Inspection	\$190.00	\$205.00

In the event problem is determined to be caused by the City or the responsibility of the City all associated costs shall be applied to the City.

Other:

(a) Service inspection of an irrigation water service, treated water service, sanitary sewer service and storm sewer service.	\$185.00	\$202.40
(b) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service	\$2,550.00	\$2,820.00
(c) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service - COMPLETED IN CONJUNCTION WITH SERVICE INSTALLATION IN SAME LOCATION	No Charge	No Charge

Appendix 29

WATER	2024	2025
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Utility Administration Rates

Utility credit references (current or recent account)	\$18.40	\$20.00
Archived account	\$32.40	\$34.70
Utility account history	\$18.40	\$20.00
Interest rate on delinquent utility accounts	10% per annum	10% per annum
Special water meter reading	\$43.50	\$45.70
Special water meter inspection fee	\$43.50	\$45.70

AMR OPT OUT

AMR Opt Out manual water meter reading for an individual meter	\$18.40	\$19.30
AMR Opt Out manual combined electric and water meter reading for an individual meter read	\$19.30	\$20.30
AMR Opt Out manual water meter reading for a meter bank installation	\$18.40 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the water meter bank read is to be equally split between all customers serviced by the bank meter	\$19.20 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the water meter bank read is to be equally split between all customers serviced by the bank meter
AMR Opt Out combined electric and water meter reading for a combined electric and water meter bank installation	\$19.30 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the combined electric and water meter bank read is to be equally split between all customers served by the meter bank.	\$20.30 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the combined electric and water meter bank read is to be equally split between all customers served by the meter bank.

Applications / Connect / Disconnect / Reconnect

City padlocks	\$22.50	\$23.40
City lock boxes (installed by City)	\$68.00	\$70.70
City lock boxes (installed by customer)	\$50.00	\$52.00
Utility application fee (Water Only) – next day service	\$35.80	\$38.30
Utility application fee – same day service (accounts with combined electric and water)	\$110.30	\$115.80
Utility application fee (water only) same day service (accounts that only have water services)	\$70.40	\$75.30
Water disconnect / re-connect fee (for non payment during regular City hall hours)	\$38.90	\$41.60
Water disconnect / re-connect fee (for non payment after hours without call-out)	\$99.90	\$106.90
Water disconnect or re-connect (customer / agent request during City hall hours)	\$34.70	\$37.10
Water disconnect or re-connect (customer / agent request after hours without call-out)	\$50.50	\$54.00
Water disconnect or re-connect (customer / agent request after hours with call-out)	\$231.20	\$247.40
Water Illegal reconnection administration charge	\$304.70	\$326.00
Utility fee - Leave on Authorized	\$13.40	\$14.10
Water Disconnection (for non-payment) requiring capping or plugging service	\$252.20	\$269.90
Special Administration charge per service	\$30.50	\$32.60

Non Treated Irrigation Water Charges

No Meter

Non-treated irrigation water per acre per year	\$210.23	\$222.99
Minimum charge for non-treated irrigation water / year	\$210.23	\$222.99
Household use from a connection to the untreated irrigation water system, unless metered, in which case metered rates then apply. (per annum per residence)	\$493.57	\$523.53

Appendix 29		
WATER	2024	2025

Monthly Fixed Non Treated Irrigation Water Meter Rates based on Meter Size

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month)	\$12.37	\$13.12
25mm (1 inch) / month	\$26.51	\$28.11
38 mm (1 1/2 inches) / month	\$78.08	\$82.81
50 mm (2 inches) / month	\$171.91	\$182.34
75 mm (3 inches) / month	\$493.54	\$523.48
100 mm (4 inches) / month	\$1,085.22	\$1,151.05
150 mm (6 inches) / month	\$3,045.81	\$3,230.57

PLUS Variable Consumption Charge for all Meter Sizes

Variable Consumption Charge / 2.83 cubic meters (100 cubic feet)	\$0.30	\$0.32
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Reclaimed Treated Effluent for Irrigation Charges

Monthly Fixed Reclaimed Treated Effluent Meter Rates Based on Meter Size

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month)	\$15.25	\$16.18
25mm (1 inch) / month	\$56.94	\$60.40
38 mm (1 1/2 inches) / month	\$69.63	\$73.85
50 mm (2 inches) / month	\$164.10	\$174.07
75 mm (3 inches) / month	\$357.29	\$378.97
100 mm (4 inches) / month	\$758.91	\$804.97

PLUS Variable Consumption Charge for all Meter Sizes

Variable Consumption Charge / 2.83 cubic meters (100 cubic feet)	\$1.15	\$1.22
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Treated Water Rates

Monthly Fixed Treated Water Meter Rates Based on Meter Size

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month)	\$31.95	\$34.03
25mm (1 inch) / month	\$118.45	\$126.04
38 mm (1 1/2 inches) / month	\$158.34	\$183.06
50 mm (2 inches) / month	\$343.84	\$366.24
75 mm (3 inches) / month	\$683.75	\$669.34
100 mm (4 inches) / month	\$1,525.01	\$1,557.80
Individually metered Bareland Strata Properties with 19mm meters UPON APPLICATION ONLY	\$8.99	\$9.58

PLUS Variable Consumption Charge

Residential Use Variable Consumption Charge / 2.83 cubic meters (100 cubic feet)

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch)		
Tier Block 1 First 600 Cubic Feet	\$2.35	\$2.48
Tier Block 2 From 601-1,600 Cubic Feet	\$2.93	\$3.10
Tier Block 3 Over 1,600 Cubic Feet	\$3.52	\$3.72
25mm (1 inch)	\$2.36	\$2.51
38 mm (1 1/2 inches)	\$2.36	\$2.51
50 mm (2 inches)	\$2.36	\$2.51
75 mm (3 inches)	\$2.36	\$2.51
100 mm (4 inches)	\$2.36	\$2.51
Non-Residential Use Variable Consumption Charge / 2.83 cubic meters (100 cubic feet)	\$2.36	\$2.51

Notwithstanding the above basic charges, should a 150 mm (6") meter be provided in conjunction with a 150 mm (6") line for the purpose of providing the dual requirements of domestic water and fire protection, the basic charge will be based on the size of meter that would be required to service the domestic water needs of the complex as determined by the Public Works Supervisor. This charge is to commence at the time of the installation of the meter. Prior to the installation of the meter, the service is to be billed at a 25 mm (1") unmetered rate.

Appendix 29		
WATER	2024	2025

Monthly Fixed Non Metered Treated Water Rates Based on Service Size

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month)	\$50.68	\$53.93
25mm (1 inch) / month	\$156.37	\$166.39
38 mm (1 1/2 inches) / month	\$256.17	\$272.58
50 mm (2 inches) / month	\$576.36	\$613.28
75 mm (3 inches) / month	\$1,465.82	\$1,559.72
100 mm (4 inches) / month	\$3,103.62	\$3,302.43
Treated water charges based on a negotiated agreement	Fee to be as per the agreement approved by Council	Fee to be as per the agreement approved by Council
Minimum charge for treated water for domestic purposes	Fee to be minimum monthly Basic Charge based on the meter size or the minimum monthly charge based on the size of service	Fee to be minimum monthly Basic Charge based on the meter size or the minimum monthly charge based on the size of service

Minimum Flat Rate Charges for Properties located adjacent to a Treated Water Main but Not Connected:

Fee based on property zoning as follows:

For properties zoned Single Family Residential *	\$50.98	\$54.30
For properties zoned I Multi Family Residential *	\$157.31	\$167.55
For properties zoned Commercial *	\$257.70	\$274.48
For properties zoned Industrial *	\$3,122.07	\$3,325.32
For all other properties *	\$257.70	\$274.48

* Charged during temp/construction phase. Changed to metered rate once meter is installed.

NOTES:

When a customer applies for electric and water service/transfer of service at the same time, only one application/transfer fee will apply

Any applicable Federal or Provincial taxes are in addition to the above charges. Penalty interest at the rate of two percent (2%) per bill for current charge amounts remaining unpaid after the passage of the due date denoted on the bill will be applied.

The A.R.D.A. rate referred to in this bylaw is billed on the annual property tax notice and is subject to a 10% penalty if unpaid on the tax penalty date in each year.

Basic charges will be applicable to accounts that are disconnected from water for seasonal or temporary purposes when the water is being turned off at the account holders request but the account holder(s) is not altering.

Treated and Irrigation Services and Metering

AMR Opt Out treated or irrigation water meter, old style meter, use of a digital non radio frequency electric meter, per meter	\$201.00	\$201.00
AMR Opt Out treated or irrigation water meter, new style meter, use of a digital non radio frequency electric meter, per meter	\$42.25	\$42.25

(a) Treated and Irrigation water service supply and installation, not including meter or meter chamber. Fee to be as follows:

19mm (3/4") water service	N/A	N/A
25 mm (1") water service - BASE RATE - for up to 10 meters in length from the water line to the property line.	\$6,100.00	\$6,550.00
25 mm (1") water service - PER METER RATE OVER 10m IN LENGTH - Additional amount to the BASE RATE for the portion of water service greater than 10 meters in length from the water main to property line.	\$575.00	\$620.00
All other water services	Actual Cost	Actual Cost

(b) Treated and Irrigation water meter supply and installation, not including meter chamber. Fee to be as follows:

19mm (3/4") water meter	\$650.00	\$775.00
25 mm (1") water meter	\$900.00	\$1,050.00
38 mm (1 1/2") water meter with register and Radio Frequency	\$1,515.00	\$1,675.00
50 mm (2") compound water meter with register and Radio Frequency	\$1,850.00	\$1,950.00
(c) All other water meters with register and Radio Frequency	Actual Cost	Actual Cost
(d) Water meter chamber up to 25 mm (1") supply and installation (in conjunction with service install)	\$880.00	\$1,100.00
(e) Water meter chamber up to 25 mm (1") supply and installation (not installed with service)	\$2,300.00	\$3,050.00
(f) Provision of temporary water	Actual Cost	Actual Cost
(g) All other water meter chambers supply and installation	Actual Cost	Actual Cost

Appendix 29

WATER	2024	2025
(h) Water meter register and Radio Frequency - Supply and install	\$350.00	\$364.00
(i) Water meter testing or repair if replacement is required and deemed the fault of the owner additional charges may be applied.	\$97.00	Actual Cost

Note: if the meter is found to be accurate within 98.5% - 101.5%, the party disputing the accuracy of the meter shall bear the cost. If the meter is found not to be accurate within the above limits the City shall bear the costs.

Customer request to relocate (or alter due to construction) meter or appurtences	Actual Cost	Actual Cost
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Water Connection Charges

(a) Service inspection of an irrigation water service, treated water service, sanitary sewer service and storm sewer service.	\$189.20	\$202.40
(b) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service	\$2,626.50	\$2,820.00
(c) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service - COMPLETED IN CONJUNCTION WITH SERVICE INSTALLATION IN SAME LOCATION	No Charge	No Charge
(d) Service calls regarding water service, treated water service, sanitary sewer service and storm sewer service	Actual Cost	Actual Cost

Fire Hydrants (both City and private hydrants)

(a) Fire hydrant supply and installation not requiring curb, gutter and asphalt work	\$7,750.00	\$9,000.00
(b) Fire hydrant supply and installation requiring curb, gutter and asphalt work	\$9,500.00	Actual Cost
(c) Fire Hydrant rental (includes hook-up and water usage) Note: if total # of days is not known (amount to be billed)	\$120 first day and \$25.00 each day thereafter	\$125 first day and \$25.00 each day thereafter
(d) Portable water meter rental	\$20 per day (plus cost of water used at the current metered rate)	\$21 per day (plus cost of water used at the current metered rate)
(e) Fire Hydrant ACCEPTANCE - Level A Inspection - post final inspection or prior to city acceptance	\$179.80	\$192.40

Other:

(a) Service inspection of an irrigation water service, treated water service, sanitary sewer service and storm sewer service.	\$189.20	\$202.40
(b) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service	\$2,626.50	\$2,820.00
(c) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service - COMPLETED IN CONJUNCTION WITH SERVICE INSTALLATION IN SAME LOCATION	No Charge	No Charge
(d) Service calls regarding water service, treated water service, sanitary sewer service and storm sewer service	Actual Cost	Actual Cost
(f) When winter conditions prevail or hot mix asphalt is not available, if installation is to proceed, add \$525.00 each to the estimated and flat rate costs for service provided by the city that requires excavation.	\$525.00	\$525.00

Appendix 31			
STORM WATER	Unit	2024	2025

Storm Water NO Direct Connect Fees

Notes:

The different categories of Storm Water Utility Rates are based on the Property Tax Classification.

The following rates apply to properties that are NOT directly connected to the Storm Water System.

In cases where a property has multiple Property Tax Classifications the City will determine the Property Tax Classification that best represents the property and charge for Storm Water according to that Property Tax Classification.

Residential			
No direct connection to the Storm Sewer:			
Single Family Dwellings	\$/year per folio	\$81.38	\$105.79
Multi Family Apartment Buildings with 4 or less units	\$/year per folio	\$130.39	\$169.51
Multi Family Apartment Buildings with more than 4 units	\$/year per unit	\$43.42	\$56.45
Multi Family Dwellings [strata]	\$/year per folio	\$43.42	\$56.45
Farm/Recreational/Non Profit/Supportive Housing			
No Direct Connection to the Storm Sewer	\$/year per folio	\$81.38	\$105.79
Business/Light Industry/Major Industry/Utilities			
No direct connection to the Storm Sewer, with gross assessment value:			
Below \$300,000	\$/year per folio	\$165.10	\$214.63
Between \$300,001 and \$800,000	\$/year per folio	\$247.65	\$321.95
Above \$800,000	\$/year per folio	\$371.54	\$483.00

Storm Water Direct Connect Fees
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Notes:

The different categories of Storm Water Utility Rates are based on the Property Tax Classification.

The following rates apply to properties that ARE directly connected to the Storm Water System.

In cases where a property has multiple Property Tax Classifications the City will determine the Property Tax Classification that best represents the property and charge for Storm Water according to that Property Tax Classification.

Residential			
Direct Connection to the Storm Sewer:			
Single Family Dwellings	\$/year per folio	\$105.82	\$137.57
Multi Family Apartment Buildings with 4 or less units	\$/year per folio	\$169.52	\$220.38
Multi Family Apartment Buildings with more than 4 units	\$/year per unit	\$56.55	\$73.52
Multi Family Dwellings [strata]	\$/year per folio	\$56.55	\$73.52
Farm/Recreational/Non Profit/Supportive Housing			
Direct Connection to the Storm Sewer	\$/year per folio	\$105.82	\$137.57
Business/Light Industry/Major Industry/Utilities			
Direct connection to the Storm Sewer, with gross assessment value:			
Below \$300,000	\$/year per folio	\$214.63	\$279.02
Between \$300,001 and \$800,000	\$/year per folio	\$322.01	\$418.61
Above \$800,000	\$/year per folio	\$482.95	\$627.84