

8.1 – Temporary Use Permit PL2025-10079

616 Okanagan Avenue and 2088 Dartmouth Drive (Proposed Hearth site)

Julie Czeck, General Manager, Public Safety and Partnerships

Blake Laven, General Manager, Development Services





Proposal

Temporary transitional housing on City owned land

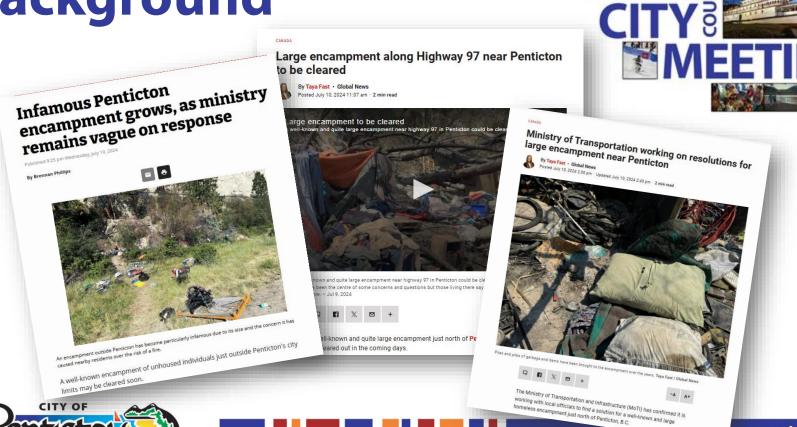








Background





Fairview Encampment













Background

Latest Updates

Oct. 25, 2025: More indoor spaces, supports coming for people experiencing homelessness in



Sept. 19, 2025: Council to advocate for housing, safety and infrastructure at UBCM



Aug. 15, 2025: Penticton's Q2 report demonstrates community impact



June 20, 2025: Joint Statement on Penticton decampment



June 16, 2025: Info session to address questions related to Parks Bylaw and temporary overnight sheltering [7]

- June 10, 2025: Council adopts Parks Bylaw, providing new rules involving overnight sheltering
- June 5, 2025: Strong partnerships deliver tangible progress for Penticton
- June 4, 2025: City refreshing Parks Bylaw to regulate park usage for all users
- May 28, 2025: As part of our ongoing work with community partners and the Province, 100 More Homes led a peer-led community clean-up at the Fairview encampment. We are thankful to the Province for providing this resource. This is the start of efforts to clean up the area while we work on further solutions.



May 26, 2025: Statement regarding recent comments by MLA Amelia Boultbee involving the



May 13, 2025: City of Penticton and snpink'tn Indian Band Respond to Encampment near Ellis Creek

- May 9, 2025: City sees significant progress in first quarter of 2025
- April 17, 2025: Penticton's Temporary Winter Shelter shows positive results
- Feb. 7, 2025: Five-year averages show decline in key crime statistics





Jan. 15, 2025; Joint statement on the encampment located at Fairview Road and Highway 97

Nov. 8, 2024: Your Voice Matters - Participate in City of Penticton's Public Safety Questionnaire!

• Nov. 1, 2024: Collaborative approach to public safety shows dividends



Progress to Date...

- Provincial Funding Allocated: HEART & HEARTH included in the Province's 2025 budget.
- **Shelter Extended:** Temporary winter shelter operations **funded through March 2026**.
- Encampment Response:
 - Ongoing clean-up and encampment response with PIB guardians.
 - Once a week outreach, security, and lighting.
 - Ongoing sector collaboration.
- 40 rent supplements (11 utilized so far)

24/7 WINTER SHELTER GIVEN GO

Penticton council green lights 24/7 winter shelter

Chelsea Powrie - Oct 2, 2024 / 12:02 pm



Figure 2: Image of subject property from Dawson Avenue looking north. Entrance to shelter to be proposed through gate in fencing. Fencing to be replaced with opaque fencing





Background: Why Now?

- 194 unhoused individuals in Penticton; 78+ sheltering outdoors/sleeping rough.
- **Shelters at capacity**; some individuals have been there for 600+ days.
- Strong need for temporary transitional housing identified in the community.
- Not municipal duty to provide housing, but adequate shelter/housing reduces outdoor sheltering, the risk of encampments, and reduction in park management pressures.

Figure 1: Total Number of Persons Experiencing Homelessness and Included in the Count

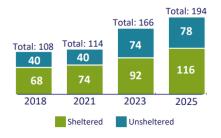
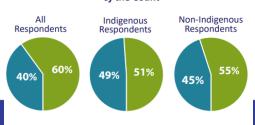
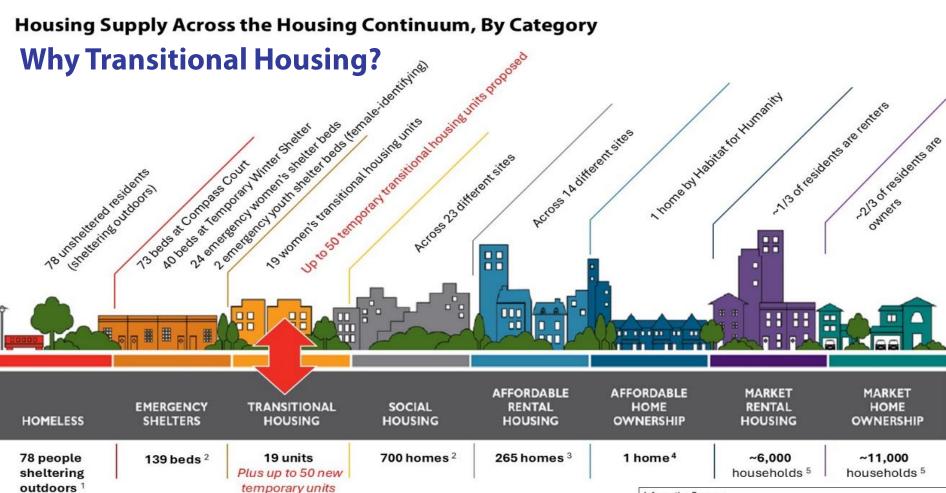


Figure 2: Where Respondents Stayed the Night of the Count









proposed

Information Sources:

- 1. Penticton 2025 Homeless Count, Homelessness Services Association of BC
- 2. Social Housing Needs Assessment, 2025
- Permissive Tax Exemption Bylaw No. 2024-33
 Habitat for Humanity

HEART & HEARTH (HH)

HEART - Coordinated Response

HEART multi-sector efforts to manage homeless encampments through coordinated service connections (outreach, rent supplements, housing/health connections, safety coordination etc.).

HEARTH – Temporary Housing (Tiny Homes)

HEARTH provides **funding for temporary housing** such as tiny homes, modular solutions and shelters with 3–5 year agreements.









Roles and Responsibilities

CITY

City role:

- Participate in HEART table
- Identification of land for 3–5 year term
- Expedite HEARTH site land use approvals

Province role:

- Developing and funding the encampment response (clean up, remediation, plans for individuals)
- Capital and operational funding for HEART table and HEARTH site(s)
- Participate in HEART table





Provincial resources to come following site confirmation



Capital Investment:

Multi-million-dollar funding for transitional housing (e.g., tiny homes, fencing, safety/security measures, programming)

Operational Investment:

- Two new dedicated BC Housing staff for local homelessness responses (outreach)
- Higher staffing ratio at the Tiny Home sites than Supportive Housing facilities

Dedicated Coordination:

Weekly HEART table to guide strategy and implementation

Support Services:

- Storage options to assist individuals transitioning into shelter
- Onsite programming (life skills, vocational training, mental health and addictions support etc.)
- Cleaning supports for surrounding neighborhoods





HEARTH in Prince George





From This



File Photo - The road through Moccasin Flats (Photo via First Nations Health Authority)







HEARTH in Nanaimo

















HEARTH in Kelowna







180 units of temporary transitional housing over 3 sites



Kelowna – 759 Crowley Ave - STEP Place





From This





Program Details

Program Participation

- Not a Shelter, but temporary housing
- Intensive & Structured Intake Process
- Accountability & Programming
 - Housing agreements.
 - Pay rent and uphold responsibilities
 - Programming: life skills, mental health, substance use supports (including treatment and recovery), and employment programming to build independence.
 - Not bound by Residential Tenancy Act











Program Details 24/7 Safety and Security Plan



- **Enhanced 24/7 Staffing Model** Higher ratios than shelters and supportive housing;
- Security Functions Access control, surveillance, patrols, incident response, safety planning, and reporting.
- No Visitor Policy Reduces opportunity for illegal activity, improves resident safety, and minimizes neighborhood impacts.
- **Built-In Safety Features** Screen fencing, controlled access, 2 access system, lighting, and cameras.
- Proven Model Similar HEARTH sites in Campbell River and Kelowna show positive outcomes. Over 100 people transitioned to permanent housing in Kelowna.



What the Community is bringing to the table:

- **Daily patrols** by RCMP and Bylaw.
- Supplementing clean up efforts through City's Clean Team and 100 MH Clean Ups
- Regular partner meetings to address safety issues with representation from business community liaison.
- Regular neighbourhood engagement sessions hosted by 100 More Homes.
- Data collection and monitoring by all partners.
- Continuous engagement with local businesses and associations.





Program Details

Data Commitments



To support a commitment about transparency, BC Housing through the HEART Table will provide regular situational reports to the City outlining specific data points related to the tenanting process, including:

- Total number of individuals at the encampment;
- Number of individuals housed from shelter settings;
- Number of individuals housed from encampment/outdoor settings (and where);
- Number of individuals who have moved on from HEART & HEARTH to supportive; subsidized, or market housing; and
- Number of individuals who have been evicted from the HEART & HEARTH site.





Balsam Place Kelowna

- Industrial site near agricultural and residential areas
- Initial opposition, including a neighborhood petition
- Third Kelowna HEARTH site, city-owned and leased to BC Housing
- Extensive community outreach after site selection, which continues post-intake
- Model for Penticton







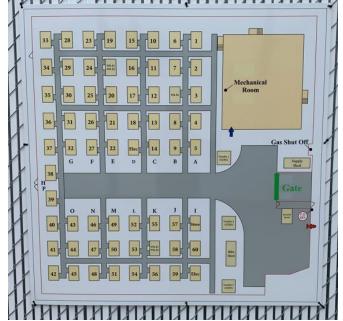




Security building











Evenly spaced, single occupancy 100 sqft units



Each unit has a bed, fridge, cooling and heating, desk, storage and window

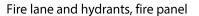








Lighting and cameras throughout the entire site









Shared washrooms, with showers



VIDEO





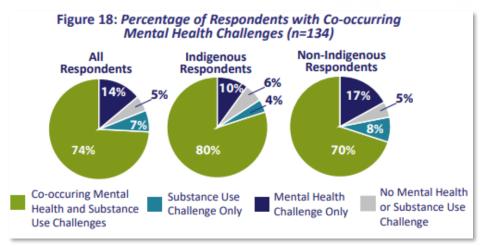




Balsam Place Kelowna – Overdose Prevention







Penticton – Point in Time Council (2025)







- Discrete internal and external Overdose Prevention Rooms
- Brave alert system in all rooms and washroom facilities
- 24/7 trained staff support
- OPS access limited to program residents only – not open to the public. No guests allowed.
- OPS reduces public drug use.



Participant lounge area





Participant dining area





Participant laundry

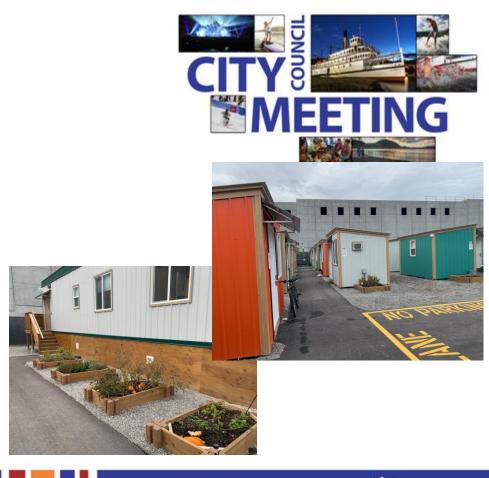


Clinic support space



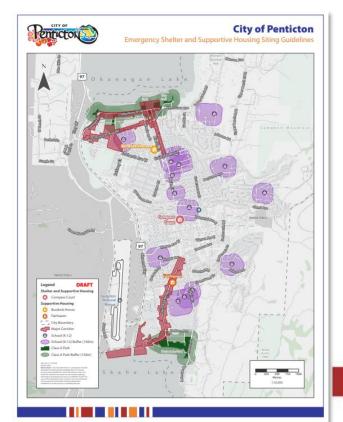


- Refined model based on other HEARTH sites; similar to Penticton's proposal
- Strong pride among staff and participants
- Program-focused: employment, addiction recovery, mental health, life skills
- Positive outcomes and strong neighborhood integration





Site criteria for Penticton HEARTH location





- Availability of site within timelines
 - Ownership
- Size to support 50+ units (acre)
- Servicing
- Zoning and land use
- Location
 - Proximity to services
 - Alignment with Shelter and Supportive Housing Guidelines

Review of sites

- Reviewed 60+ sites, including PIB lands, provincial properties, private leases, and 31 City parcels
- Dartmouth site selected for availability, size, proximity to services, and compliance with siting guidelines







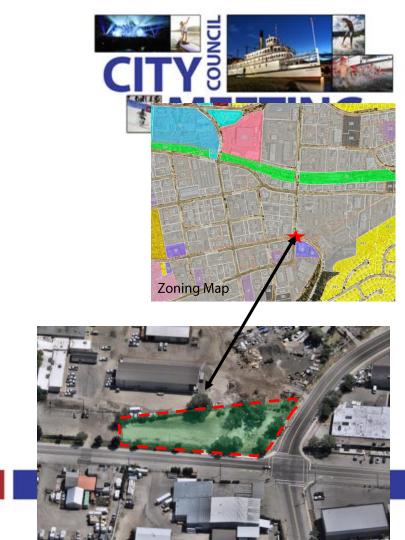




616 Okanagan Avenue / 2088 Dartmouth Drive

- City-owned site within City Yards
- Currently an off-leash dog park, slated for closure
- Close to services, meets siting guidelines
- Industrial zoning (requires temporary use permit)





Dog Park Considerations



- Not zoned for park and not counted as park inventory
- Planned for closure in medium term (3-5 years) for yards operational purposes and has not been invested in
- City has recently upgraded other parks & added leash-optional areas
- Ongoing exploration of new sites:
 - Carmi, Parkway (School District)
 - Dartmouth Drive
 - Wiltse Development (future potential)













TUP Notifications

- Statutory notifications per Development Procedures Bylaw
- Business group notification
- Hand-delivered notices to businesses/residents within 100m
- 112 mailed letters
- Proactive outreach: FAQ, media messaging
- Additional engagement limited by Treasury timelines
- Additional public meetings to occur after approval









What We Heard - Written Comments



- Attached to the agenda
 - Correspondence in support: ~29
 - Correspondence with concern/opposition: ~45
- Since printing of the agenda
 - Correspondence in support: ~108
 - Correspondence with concern/opposition or request delay: ~70





What We Heard - Business Community

- Support from the **Chamber** to proceed without delay
- Concerns from the Industrial
 Development Association with
 recommendation to not approve this
 location; supportive of other locations
- Support from **Downtown Penticton**
 - After initial concerns, support on site harm reduction















What We Heard Social Sector

CITY®

- Strong backing from 100 More Homes and frontline non-profits (88+ support letters)
- Provides dignity and a pathway out of homelessness
- Proven success in other communities; expected to work here
- Gratitude for Council's leadership





Page 68 of 269

209-304 Martin St Penticton BC V2A 5K4 Phone: 250-493-6822 Fax: 250-493-6827

Subject: TUP PL2025-10079

Dear City of Pentiston Corporate Offices

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

According to the recent Point-in-Time Count conducted in April 2025, 195 individuals in our community were destined as experiencing homelessness, with 78 of them unsheltered. Given the current shelter and housing inventiony, Pentition urgently needs more transitional housing options to support individuals on their wellness journeys, a demonstrated by suche providers in the housing section—and supported by the Housing Pirst model—housing stability leads not emotional well-below. In and sooil exercise, resulting in exhaltenced physicial, metals, not emotional well-below.

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

Sincerely,

Lucy Whittaker

Lucy Whittaker

Executive Director, Penticton & Area Access Centre





What We Heard Broader Community



Theme	Staff comment
To close to the Wiltse neighbourhood	 Wiltse is 800m uphill from the site. Most sites in Penticton are within 800m of housing. Services are away from Wiltse.
To close to schools and childcare	 Over 1 km (1000m) from nearest school/childcare Meets shelter and housing guidelines (150m). About 10× farther than shelter/housing guideline limit.



Theme	Staff comment
Loss of the dog park and park land is not acceptable	 Dog park was already planned for decommission in 3–5 years. Additional off-leash investments being explored. Not park land.
Loss of industrial land is not acceptable	 Only a temporary loss . designated for industrial by the OCP. Planned to be used for City Yards operations long term. Other HH sites typically in industrial areas.



Theme	Staff comment
We have enough wet shelters and facilities already	 Homelessness remains high (194 in 2025) relative to our size. PIT count: ~81% struggle with substance addiction. On-site OPS reduces public drug use.
This should be a dry facility with no OPS on site.	 HEARTH Programs provide addiction support; housing improves recovery outcomes. The Province will not fund a HEART & HEARTH program that is "high barrier" or "dry". Recent Coroner data: Penticton's overdose deaths are below provincial average; harm reduction is working.

Overdose Deaths





Unregulated Drug Deaths - Township of Injury

Summary	Unregulated Drug	Death	s by T	ownsh	nip of	Injury,	2014	-2025					
BC	Injury Township	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Age Group	Abbotsford	7	27	40	52	41	44	64	86	91	90	76	57
-	Burnaby	11	15	40	44	49	29	59	80	68	52	57	29
Sex	Chilliwack	7	10	14	22	37	21	38	64	49	59	37	28
HA (Year)	Coquitlam	10	11	15	30	22	11	28	30	36	25	26	19
HA (Month)	Greater Victoria Area	21	26	76	105	123	74	138	140	171	176	165	93
HSDA	Kamloops	7	7	44	38	47	26	60	76	93	86	92	42
NOUA	Kelowna	12	20	47	73	54	34	60	74	84	104	89	70
LHA	Langley	10	10	31	37	33	24	37	58	45	46	44	36
Township of Injury	Nanaimo	16	18	30	56	40	27	39	55	80	115	94	54
Place of Injury	New Westminster	9	12	10	24	35	20	36	48	32	39	35	28
Place of Injury	North Vancouver	9	7	13	19	17	11	22	18	20	23	25	9
Drugs Involved	Other Township	83	123	237	349	350	229	424	593	611	677	613	379
Fentanyl Detected	Penticton	3	3	7	15	16	21	17	27	31	24	28	11
Fentanyl Concentration	Prince George	10	12	18	24	51	25	60	56	85	93	110	39
,	Richmond	3	6	14	28	12	14	19	33	29	28	25	18
Expedited Tox 1	Surrey	44	76	118	182	215	119	222	283	242	237	230	137
Expedited Tox 2	Vancouver	102	138	231	373	401	249	425	532	579	658	525	314
Mode of Consumption	Vernon	6	8	12	24	23	14	28	43	44	57	44	21
Income Assistance Day	Total	370	529	997	1495	1566	992	1776	2296	2390	2589	2315	1384

DeathYear Injury Township Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Greater Victoria Area Surrey 40 41 40 41 23 32 33 41 32 36 37 39

Vancouver

Note: Only specific townships are shown.

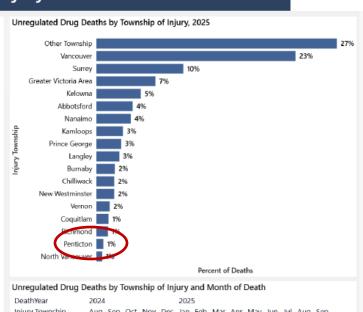
Page 9 of 19

Data up to end of Sep 2025.

Occupation Industry

Notes

Last refreshed 22 Oct 2025.





Theme	Staff comment
Crime will increase in the area if this goes ahead	 Data around the temporary winter shelter and from other communities shows decline in calls for service to Bylaw and RCMP. Unmanaged homelessness leads to more crime and calls for service. This type of housing frees up resources for RCMP and Bylaw to deal with higher level criminal activity.





Theme	Staff comment
Lack of community input into the process so far	 City has advocated for HEART/HEARTH participation for a year. City must identify land for the program. Provincial 2025 funding is nearly exhausted; timelines limit engagement. All statutory requirements met.
I should have received a letter	 Only properties within 100 m of the subject received a letter. The City and province have done extensive media and social media notification.







What we heard	Staff comment
This is enabling drug use	 Drug use within legal parameters is not currently criminal. Housing supports chances of recovery and reduces likelihood of overdose deaths. This housing has programming to address substance use addiction, including treatment and recovery pathways.



Theme	Staff comment
Why this location and not PIB land	 Over 60 sites reviewed, including PIB lands. Servicing and water issues and competing land uses meant none met criteria. PIB remains a strong partner, advocating with the City for funding.
Why not at one of the closed schools?	 Closed school sites were reviewed, but SD67 prioritized them for other community uses.
What about the dog park by the encampment?	Too small.Environmental considerations.Zoned park.



Theme	Staff comment
How much is the Penticton taxpayer on the hook for this?	 HEART & HEARTH participation unlocks major provincial resources. Project costs fully funded by the province. City provides the land for a 3–5-year period.
Concerned this project won't be ready for the winter.	 The temporary winter shelter supported last year remains open to support individuals this winter through March 2026. This project will not be operational until Spring at the earliest.





Theme	Staff comment
3 years plus the potential for 3 more does not seem 'temporary'	 There is an acute need in the community for immediate, rapid response to street entrenchment. This housing is an interim step while longer term supportive and more permanent transitionary housing are developed.
Seems too rushed!	 The City has been asking the Province for HEART and HEARTH to address the encampment for the past year. This site aligns with guidelines supported by the community and aligns with many of the policies in the OCP and SHIP which were developed with public consultation.



Theme

City needs to address the encampment ASAP.

Do the right thing. Full support.

Doing nothing is not an option.

Gratitude for Council's leadership.

Great idea, if supports are in place.

This is better than an encampment.

Finally, some tangible progress!

Social serving agencies have been advocating for temporary housing for years.

Learn from other communities where this is working.

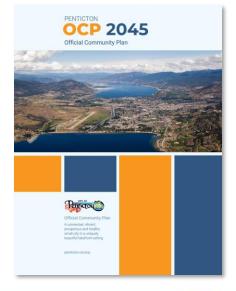
How quickly can this get up and running? This is needed now.

Temporary Use Permit Considerations

The OCP outlines the following five criteria for TUP applications:

- 1. Compatibility with land use designation:
- 2. Minimizing conflict with adjacent land uses:
- 3. Avoiding impacts on environmentally-sensitive areas:
- 4. Not creating a significant increase in the level of demand for services:
- 5. Not permanently altering the site where it is located









What if things go wrong?

- City-owned land ensures control
- Key License-to-use conditions:
 - Appropriately staffed/resourced
 - 24/7 safety and security
 - Mandatory program participation for residents
 - Good-neighbor conditions
 - BCH and operator must address neighborhood or individual issues.
 - Breach conditions
- Intention intake process / exiting process for breaching of program agreements
- Issues resolution with the Province, Operator and City







Next steps

If TUP is approved:

- Program agreements and LTU executed
- More housing to address the Fairview encampment
- RFP for operator
- Community info sessions with BCH
- Decommissioning of dog park
- Build out of the site
- Intake process to begin in the Spring









Why this Matters















Homeless & Housing Advocacy

- HEART & HEARTH alone will not solve homelessness. Multiple strategies are needed.
- Several long-term advocacy priorities underway:
 - Compassionate Mandatory Care at Okanagan Correctional Centre (OCC)
 - Complex Care : Permanent supportive housing with medical and psychiatric supports
 - 3. Long term housing @ Skaha Assembly and federal lands near OK College
 - 4. Regional distribution of social housing (RDOS advocacy)





Skaha Assembly



Alternative recommendation



- Staff report provides an alternative that delays a decision on the TUP until after additional information sessions with the public;
- Province has stated that delay of approvals could result in the reallocation of funding to another community in 2025 and potentially jeopardize future funding.





Staff Recommendation



THAT Council approve "Temporary Use Permit PL2025-10079", a permit to allow the use "emergency shelter and homelessness services" to support temporary, transitional housing units as part of the provincial HEART and HEARTH, encampment response program for 616 Okanagan Avenue East and 2088 Dartmouth Road, for a period of 3-years and expiring on November 4, 2028, with the following condition:

• Operation of temporary, transitional housing and other services is subject to a safety and security plan being in place 24 hours a day, 7 days a week;

AND THAT Council direct staff to issue "Temporary Use Permit PL2025-10079".

AND THAT Council authorize the City Manager to execute the documents required for the City's participation in the HEART and HEARTH program and license to use agreements for the use of 616 Okanagan Avenue / 2088 Dartmouth Avenue.







EXTRA SLIDES



Alternative Recommendation 1



THAT Council postpone consideration of "Temporary Use Permit PL2025-10079" until the December 2, 2025 Regular Meeting of Council;

AND THAT Council refer the proposed location of the HEART site (616 Okanagan Avenue/2088 Dartmouth Drive) to the Public Safety Advisory Committee meeting, scheduled for November 12, 2025;

AND THAT Council direct staff to hold a public information session in collaboration with BC Housing to allow the community to learn more about the HEART and HEARTH initiative prior to the December 2, Council meeting.







EXTRA SLIDES



Figure 18: Percentage of Respondents with Co-occurring Mental Health Challenges (n=134)



Figure 17: Percentage of Respondents Identifying As Having a Challenge with Their Health - By Category (n=141)

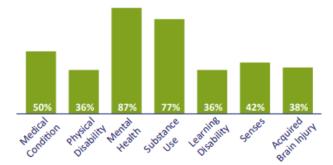




Figure 15: Age of Respondents (n=148)

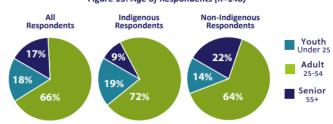


Figure 16: Youth Hom	elessness an	d Foster Care		
R	All espondents	Indigenous Respondents	Non-Indigenous Respondents	
Experienced homelessness for the first time as a youth (n=136)	40%	49%	36%	
Respondents who had been in foster care as a youth (n=141)	39%	54%	30%	



Figure 1: Total Number of Persons Experiencing Homelessness and Included in the Count

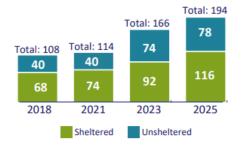


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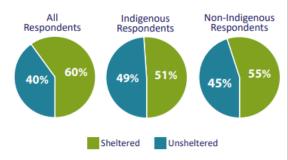


Figure 12: Gender Identity of Respondents (n=148)

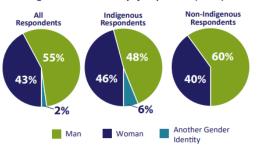




Figure 7: Top Reasons for Housing Loss All Respondents (n=142)

Not Enough	Unfit/Unsafe	Substance Use
Income	Housing	Issue
33%	25%	21%

Figure 5: Length of Time in Community All Respondents (n=134)



Figure 6: Length of Time Experiencing Homelessness (n=131)



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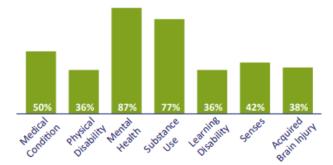




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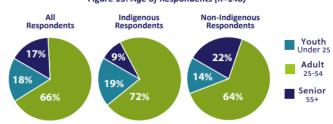


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