

Heritage & Museum Advisory Committee Meeting to be held via Zoom

**If you'd like to watch or listen to the live Committee meeting, please email Committees@Penticton.ca 24-hours prior to the commencement of the meeting for the Zoom meeting participation details. You will have an opportunity to ask questions related to the agenda at the end of the meeting.*

**Wednesday, November 3, 2021
at 1:00 p.m.**

1. **Call Regular Committee Meeting to Order**
2. **Adoption of Agenda**
3. **Adoption of Minutes**
 - 3.1 Minutes of the October 6, 2021 Heritage and Museum Advisory Committee 1-3

Staff Recommendation:
THAT the Heritage and Museum Advisory Committee adopt the minutes of the October 6, 2021 meeting as presented.
4. **New Business**
 - 4.1 Heritage Protection for Lakeshore Drive, Front Street and Windsor Avenue – Proposed Process, Blake Laven, Director of Development Services Verbal
 - 4.2 North Gateway Design Charrette Update – Anthony Haddad, General Manager Community Services 4-51
5. **Next Meeting** 52
6. **Public Question Period**
7. **Adjournment**

Heritage & Museum Advisory Committee Meeting

held via Zoom
Wednesday, October 6, 2021
at 1:00 p.m.

Present:

Brad Hillis, Chair
Karen Collins, Vice Chair
Anne Hargrave
Blake Allen
Gerald Buzzell
Jeanette Beaven
Nicole Ensing
Viv Lieskovsky

Council Liaison:

Judy Sentes, Councillor

Staff:

Anthony Haddad, General Manager, Community Services
Blake Laven, Director of Development Services
Dennis Oomen, Museum Manager
Jim Bauer, General Manager of Finance and Administration
JoAnne Kleb, Public Engagement Program Manager
Kelsey Johnson, Manager of Recreation, Arts, and Culture
Philip Cooper, Communications Manager
John Schappert, Legislative Assistant

1. **Call to Order**

The Heritage & Museum Advisory Committee was called to order by the Chair at 1:00 p.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Heritage and Museum Advisory Committee adopt the agenda for the meeting held on October 6, 2021 as presented.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

3.1 Minutes of the September 8, 2021 Heritage and Museum Advisory Committee

It was MOVED and SECONDED

THAT the Heritage and Museum Advisory Committee adopt the minutes of the September 8, 2021 meeting as presented.

CARRIED UNANIMOUSLY

4. **New Business**

4.1 "Civic Places & Spaces" Asset and Amenity Management

The Public Engagement Program Manager and General Manager of Finance and Administration provided background information on the Asset and Amenity Management project, highlighting objectives, the process and the priority assets. They then provided more detailed analysis on the status, options and financial analysis for the following facilities: Memorial Arena, Leir House Cultural Centre and the Library and Museum. They highlighted key recommendations regarding twin arenas, public safety and emergency services, city hall and arts and culture, and the recommended capital investments that would be required. They concluded with the planned next steps and associated timelines of community engagement.

The floor was opened to Committee Members for questions and comments. Councillor Sentes commented that the federal government has mandated that municipalities have an Asset and Amenity plan in place in order to be eligible for federal grant funding and encouraged engagement in the process. A Committee Member asked about capacity differences between the various projections and staff responded that this level of detail will likely come later in the process. A Committee Member commented that the cost of moving and storing archival items should be taken into account as it can be quite expensive. A Committee Member commented that parking for the library and museum will be an important factor. A Committee Member asked about potentially expanding the library and museum facility and how the current Art Gallery being on parkland impacts a potential sale. Staff responded that the consultants did look at rebuilding the library on that site and that the Art Gallery site is zoned as 'Public Assembly' not "Parks" and that any potential disposition may involve land use changes or rezoning. A Committee Member commented that they feel that there was more emphasis placed on sports facilities as compared to arts and heritage facilities and that there is heritage funding available that will help counteract the costs involved in maintenance. A Committee Member asked about potential locations downtown for any new facilities and commented that they feel they should repair the current buildings rather than replacing them.

5. **Next Meeting**

The next Heritage and Museum Advisory Committee meeting is tentatively scheduled to be held on November 8, 2021 at 1:00 p.m.

6. **Public Question Period**

7. **Adjournment**

It was MOVED and SECONDED

THAT the Heritage and Museum Advisory Committee adjourn the meeting held on October 6, 2021 at 2:27 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

John Schappert
Legislative Assistant

Council Report

Date: October 5, 2021 File No: 6520-20
To: Donny van Dyk, Chief Administrative Officer
From: Anthony Haddad, General Manager, Community Services
Subject: **North Gateway Redevelopment & Investment Strategy – Design Charrette Results**

Staff Recommendation

THAT Council receive into the record the report dated October 5, 2021 titled “North Gateway Redevelopment & Investment Strategy – Design Charrette Results”;

AND THAT Council direct staff to commence the development of the Draft North Gateway Redevelopment & Investment Strategy and community engagement process in the Fall of 2021.

Strategic Priority Objective

Community Vitality: The City of Penticton, guided by the Official Community Plan, will promote the economic wellbeing and vitality of the community.

Background

The following timeline was endorsed by Council on February 16, 2021, and staff commenced the first phase of community engagement in May. Staff have had meetings with the landowner group throughout the extent of the project and will continue working closely with them as the process moves forward.

Phase	Process	Timeline	Council Involvement
• Phase 1	Scope of Planning Process	January / February 2021	Endorse scope / process
• Phase 2	Landowner Consultation	March / April 2021	Council update on feedback received
• Phase 3	Community / Stakeholder Consultation	April / May 2021	
Phase 4	Data Gathering / Technical Analysis / Vision Development	June / July / August 2021	
Phase 5 (NOW)	Design Charrette / Community Dialogue / Draft Plan Review	September/ October 2021	
Phase 6 (Next step)	Proposed Plan / Refined Vision / Investment Strategy	November / December 2021	Proposed Plan Review & Bylaw amendments
Phase 7	Implementation	2022 & beyond	

The North Gateway – First Phase of Community Engagement & Technical Analysis

Resulting from the first round of community engagement is a community vision that seeks to create the North Gateway as a welcoming and attractive neighbourhood supportive of increased varieties of residential densities, tourist accommodation and commercial activity. The community's vision for the area is focused on inviting a diverse range of residents and visitors to a pedestrian friendly and universally accessible destination for all modes of transportation. Building upon the economic drivers and entertainment hubs in the SOEC and PTCC, the future growth and development of the North Gateway supports increasing the economic vitality of our community.

The Technical analysis undertaken so far included a Real Estate Analysis and Transportation Study, which have provided the technical background to ensure the development of the plan is grounded and implementable from a functional and economic perspective. This technical information in addition to the results of the first round of community engagement informed the commencement of the Design Charrette process.

Design Charrette

Building upon the feedback received from the community throughout the first phase of engagement that took place from April 21 – May 19, 2021 and the technical analysis noted above, the Design Charrette was held during the week of September 13 – 17, 2021.

The objectives of the Charrette included:

- Capturing the ideas and values from stakeholders early in the process and nurture these ideas into a unified direction for the North Gateway which will grow to fruition through post-Charrette community engagement.
- Ensuring an inclusive and fair process where all participants have an equal say, all viewpoints are given equal, thorough and due consideration, and dialogue is constructive, meaningful and inclusive.
- Testing and refining ideas through the lens of financial and practical feasibility, applying realistic but innovative approaches that will succeed in Penticton's economic, cultural, social, political and regulatory framework.
- Facilitating an informed process, guided equally by professional expertise, community vision, and cultural, informational, and empirical knowledge.
- Validating and visualizing the values and ideas of the community by producing concepts and direction they are willing to support.

The Design Charrette took place during the week of September 13 – 18, 2021. Approximately 40 participants made up of landowner, businesses, stakeholder organizations and residents were led by team of design professionals to create the illustrative and policy vision for the North Gateway. Building upon the direction provided by the community and stakeholder engagement and technical analysis during the earlier phases on the process, the charrette deliverables have enabled the development of the Draft Plan – for review and approval by the community during the final phase of the process in the fall.

A copy of the Wrap-up presentation is provided as Attachment A to this report, which summarizes the week's work and results of the charrette process. The ten (10) big ideas coming out of the design process included:

- 3 Districts
 - South District: Multi Use Trail & Redevelopment
 - Central District: Events Centre, Festival Boulevard & Infill
 - North District: Residential, Commercial & Mixed Use
- 3 Corridors
 - Eckhardt Avenue (Hwy 97)
 - Westminster Boulevard
 - Power Street
- 3 Gateways
 - West: Eckhardt & Westminster entrance
 - North: Power & Westminster intersection
 - Central: Alberni & SOEC entrance
- 1 Festival Boulevard
 - Conceptual celebration /victory woonerf

The design details and concepts are provided within the results of the charrette and next steps will be to formally develop policy and additional details around how these areas and concepts can come to life through implementable actions.

From an early policy perspective, the following outcomes were generated from the design process:

VISION

A connected, complete sustainable destination that captures and celebrates Penticton's small city successes with:

- Natural beauty
- Housing diversity
- Sports excellence
- Events + Festivals
- Economic vitality
- Local fare

GUIDING PRINCIPLES

1. Engaged Community – Everyone can engage in the decision-making process.
2. Welcoming Community – As the gateway to the South Okanagan and in partnership with First Nations, welcome you to our communities.
3. Pedestrian First – Prioritize a safe and accessible neighbourhood.
4. Climate Resilient – Reduce our reliance on vehicles through active transportation infrastructure and sustainable investment.
5. Vibrant Economy – Actively support business and employment growth into the future.
6. First Nations Recognition – collaborate with PIB to recognize historical and physical significance.
7. Grey to Green – Enhance and interconnect the existing parks, boulevards and landscaping.
8. Diversity and Choice of Housing – Create a rich housing mix for existing and future residents.
9. Park Once – Reduce the need for vehicle use by developing a walkable community.
10. Pride of Place – Transform the area into a safe and clean environment for all.
11. Take Immediate Action – Prioritize implementation projects to build momentum for public and private investment.

Analysis

Now that the Design Charrette phase of the process has been completed, staff are now seeking Council's support to move forward with the development of the Draft North Gateway Redevelopment and Investment Strategy for review with the community over the coming weeks and into the Fall. At the end of that engagement process, staff will bring back the Final plan to Council for approval towards the end of 2021.

Attachments

Attachment A – Design Charrette Wrap Up Presentation

Respectfully submitted,

Anthony Haddad

General Manager, Community Services

Concurrence

Director of Development Services <i>BL</i>	Chief Administrative Officer DyD
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North Gateway Redevelopment & Investment Strategy

Design Charrette

Introductions

The Charrette Team

Design Team

Michael von Hausen – MVH Urban Planning + Design Inc.

Cal Srigley – Cal Srigley Design Consulting

Mark van der Zalm – VDZ + Associates

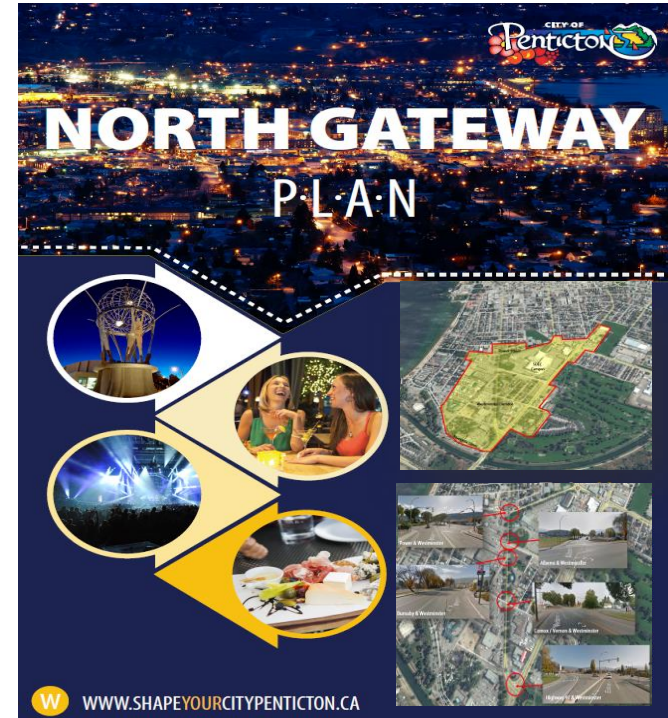
Chris Allen – Landform Architecture + Design Build

Cal Meiklejohn – MAD Studio Inc.

City Staff

Anthony Haddad – GM Community Services

Planning, Parks, Engineering staff



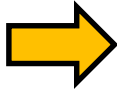
Agenda

- Introductions
- Process, Timeline, and Charrette Process
- Plan Vision and Principles
- 10 Big Moves
- Targets and Implementation



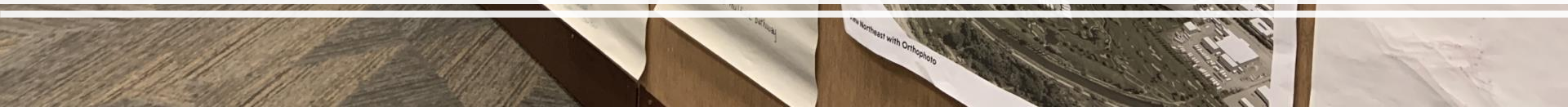
Process + Timeline ⁻¹¹⁻

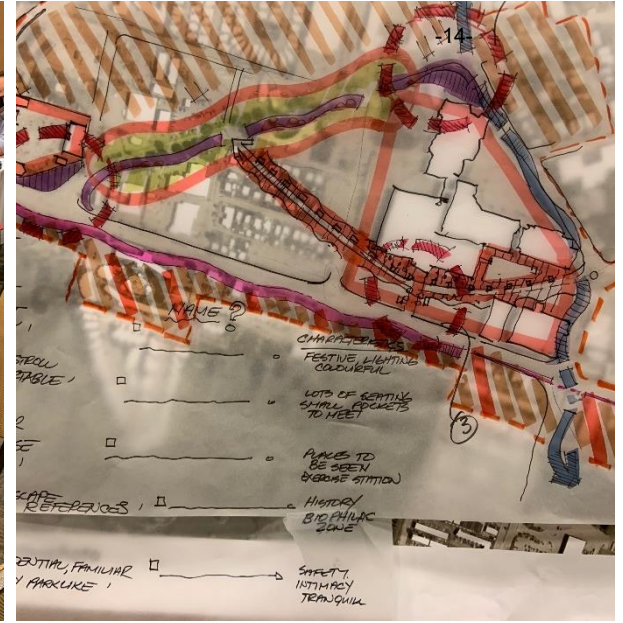
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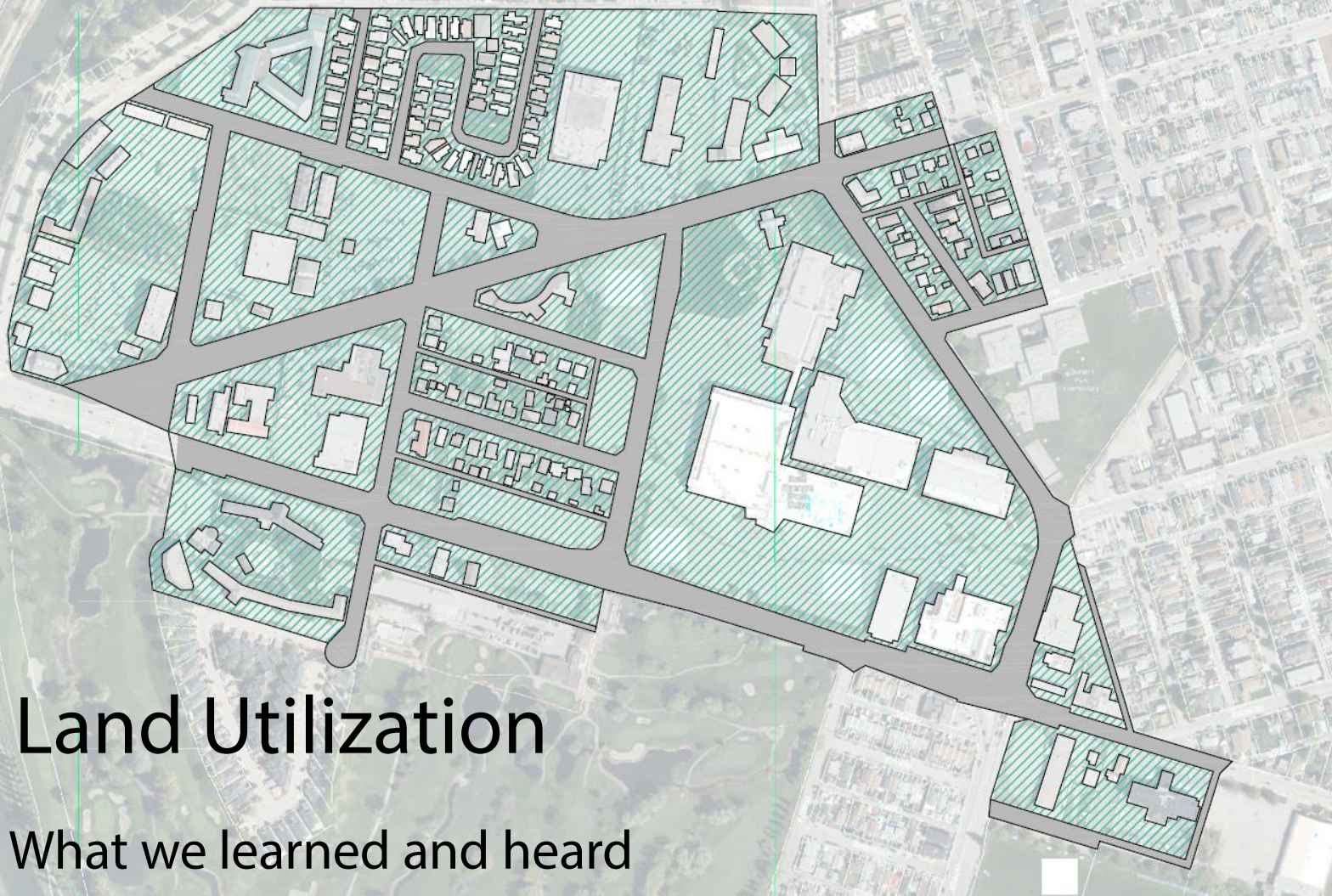


Community Process + Interaction: Telling Their Story





Active Engagement: We reviewed Land Use & Density; Experience; Mobility & Connectivity



	Building Area	22%
	Open Area	57%
	Road Area	21%

Land Utilization

What we learned and heard

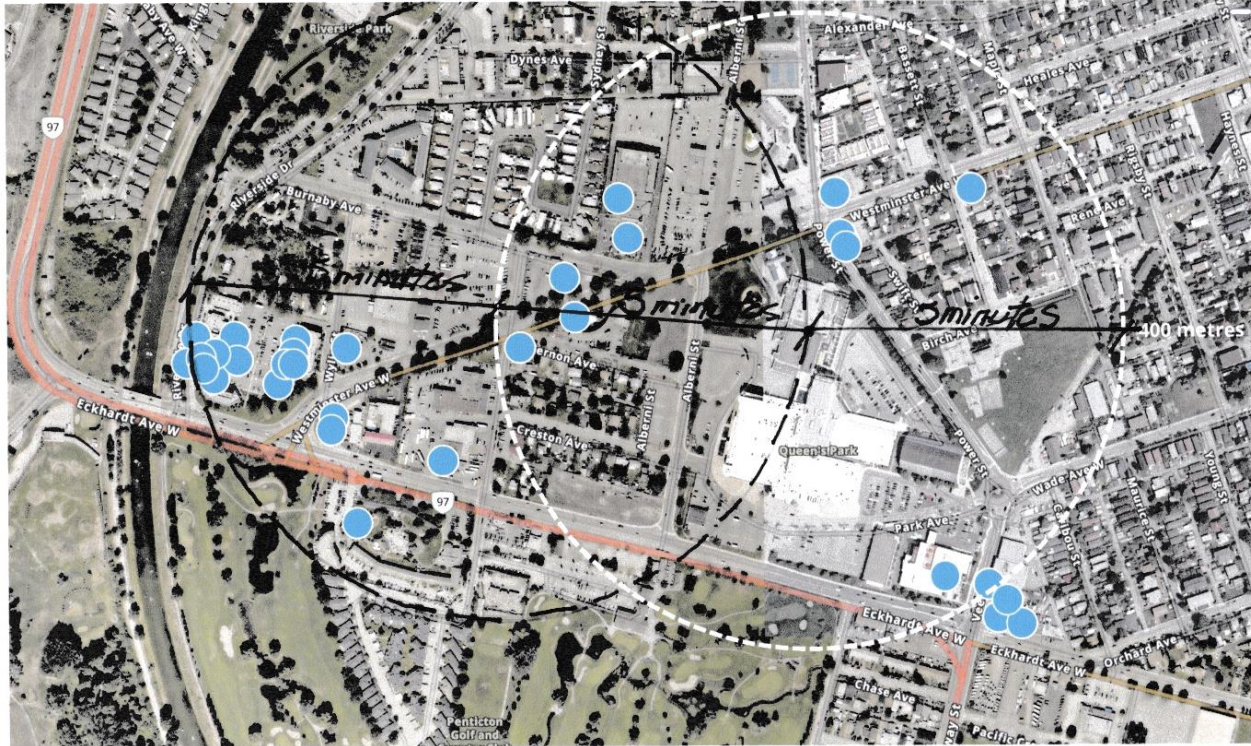
North Gateway

Sept. 14, 2021
Scale NTS

WALKABILITY (5 MINUTE WALKS IN 'GREYSCAPES')

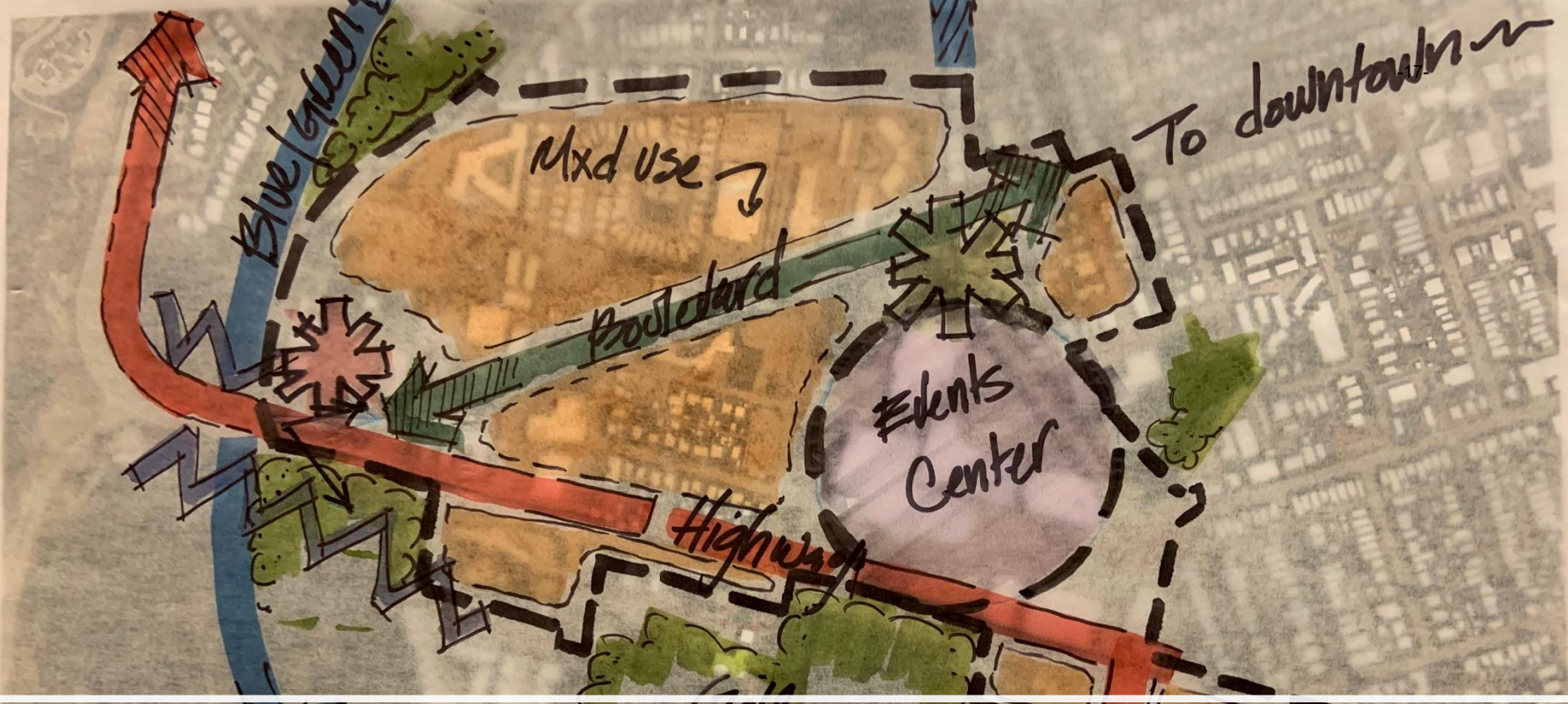
Existing Retail Supply within the North Gateway

There are approximately 10 retail tenants in the 400-metre radius surrounding the Penticton Trade and Convention Centre. Although this includes a few restaurants, PTCC delegates may find themselves relatively underserved when it comes to their immediate retail needs.



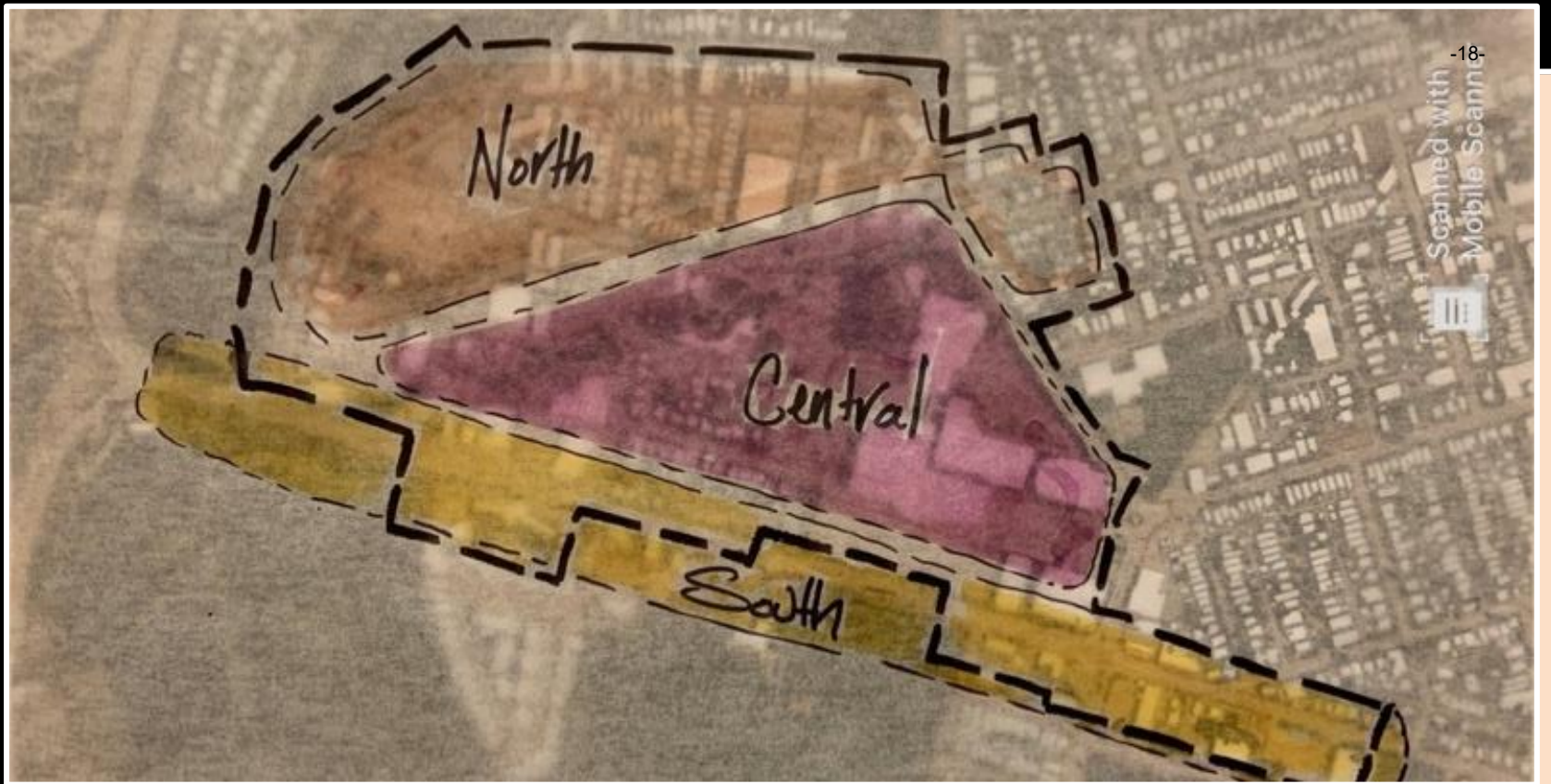
Walkability: -16-

- 10-15 minute walk
- 5-7 minutes to centre
- Enhancement of food and beverage retail offerings
- Improve pedestrian safety and experience
- Create a made in Penticton experience
- Result is a Complete Community – live, work, play locally

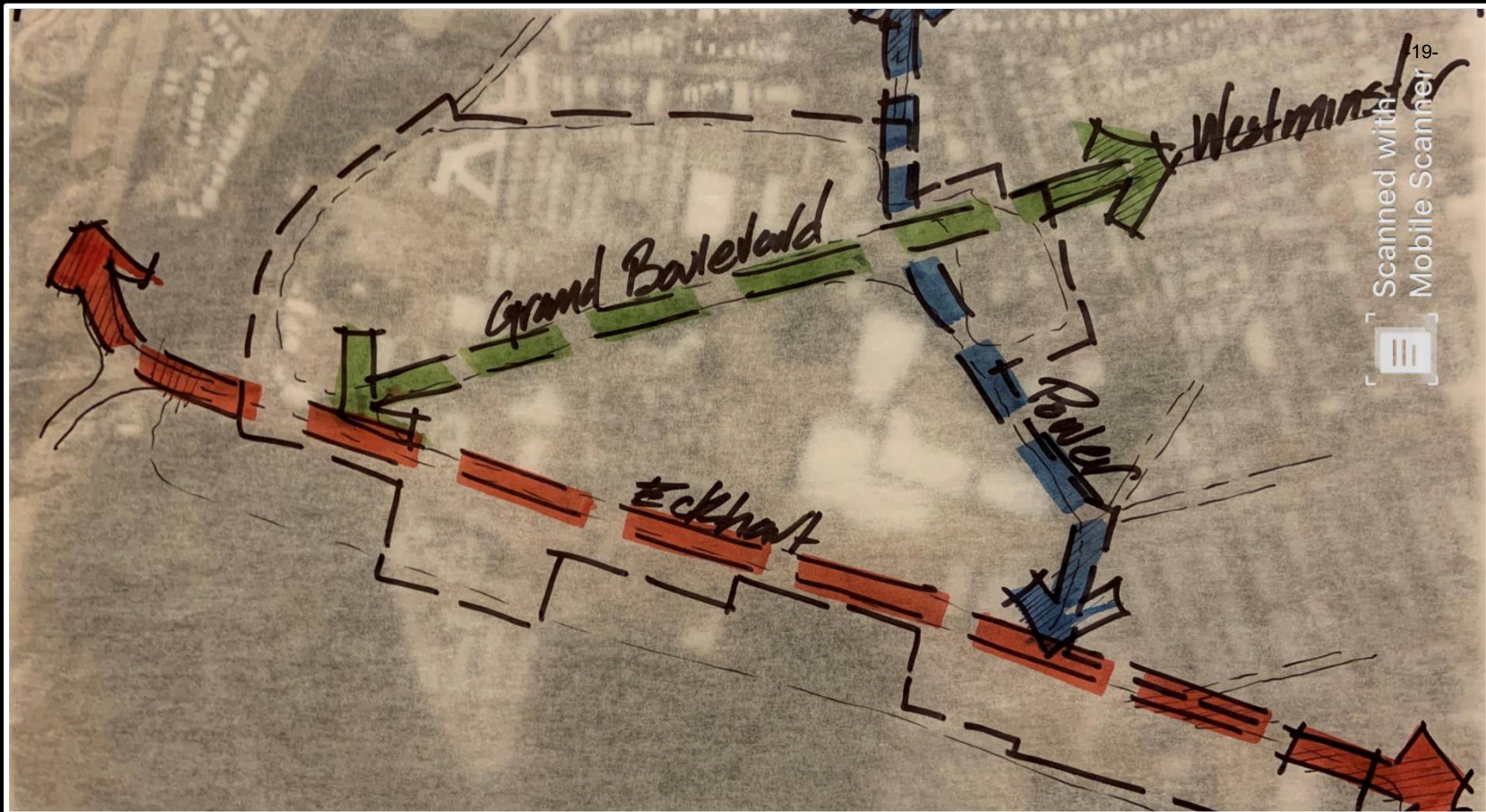


Site Analysis Summary

16 SITE ANALYSIS 9)



3 Districts



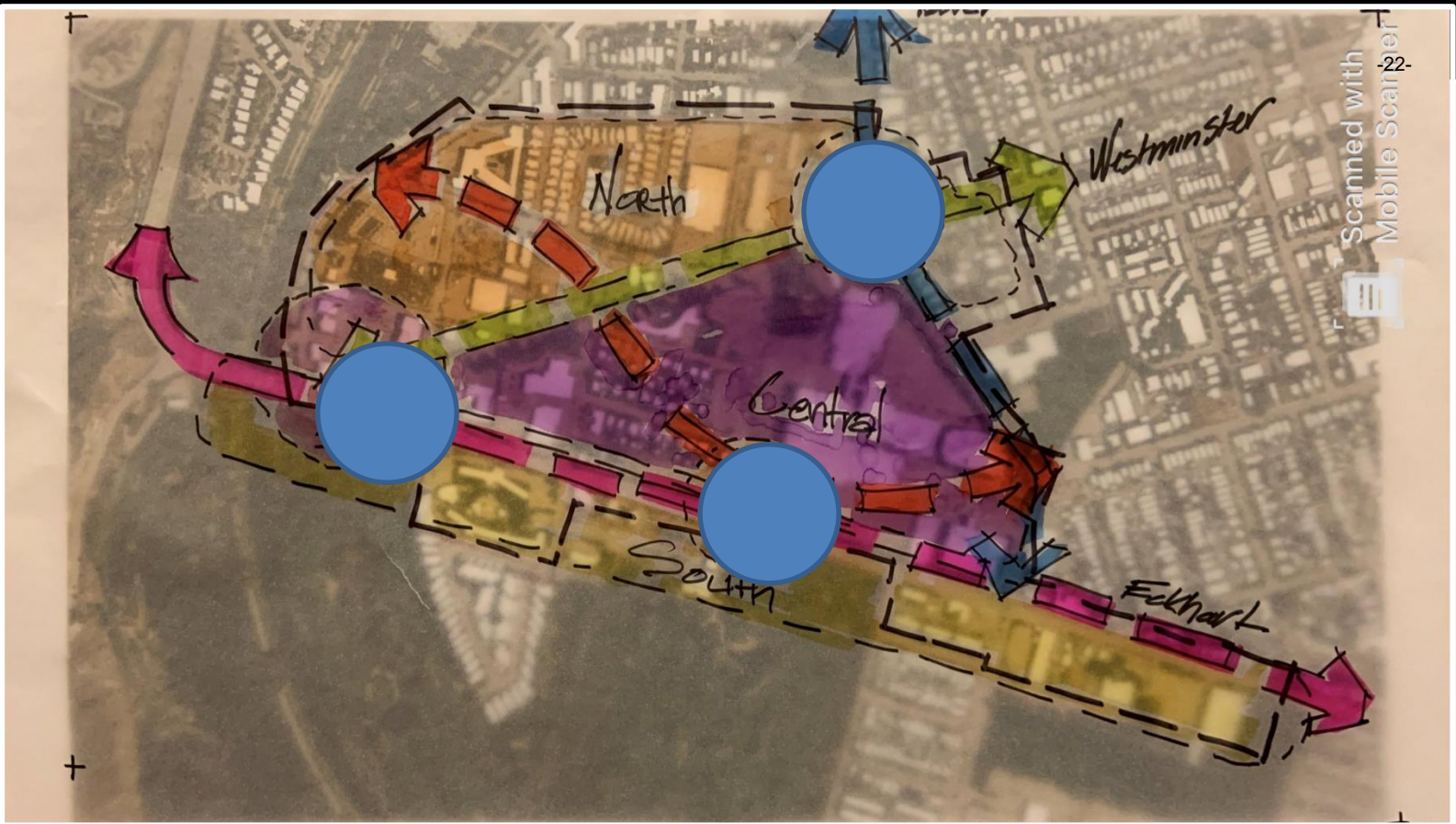
3 Corridors



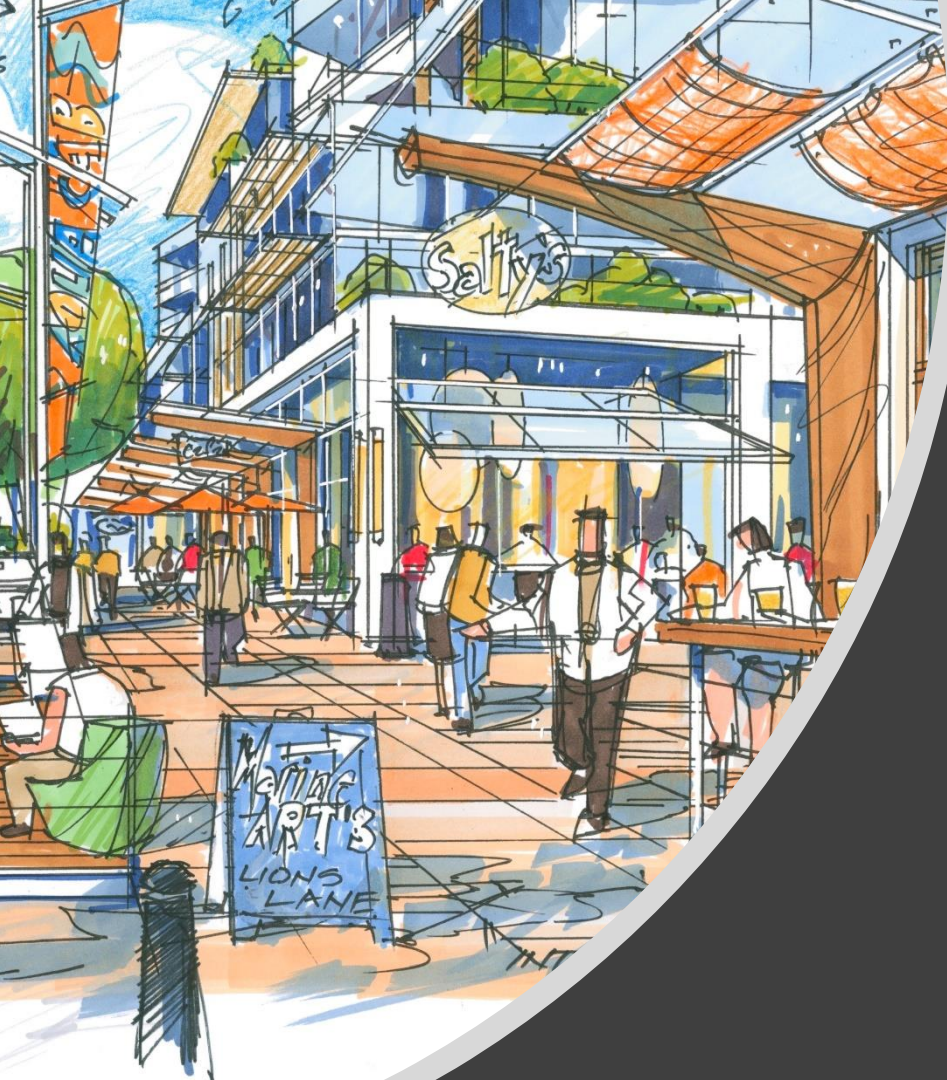
3 Gateways



1 Festival Boulevard



3 Districts/ 3 Corridors/ 3 Gateways/ 1 Festival Boulevard = 10 Big Ideas



VISION

A connected, complete sustainable destination that captures and celebrates Penticton's small city successes with:

- Natural beauty
- Housing diversity
- Sports excellence
- Events + Festivals
- Economic vitality
- Local fare

Guiding Principles

1. **Engaged Community** – Everyone can engage in the decision-making process.
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10. **Pride of Place** – Transform the area into a safe and clean environment for all.
11. **Take Immediate Action** – Prioritize implementation projects to build momentum for public and private investment.

Vibrant, Pedestrian, Safe, Mixed, Compact, Complete, Diverse, and Connected 125



North Gateway Development Plan Concept



Park land / Green space 



From GREY to GREEN



- CONSTRUCTION
- DESIGN
- SIDEWALK

BURNABY

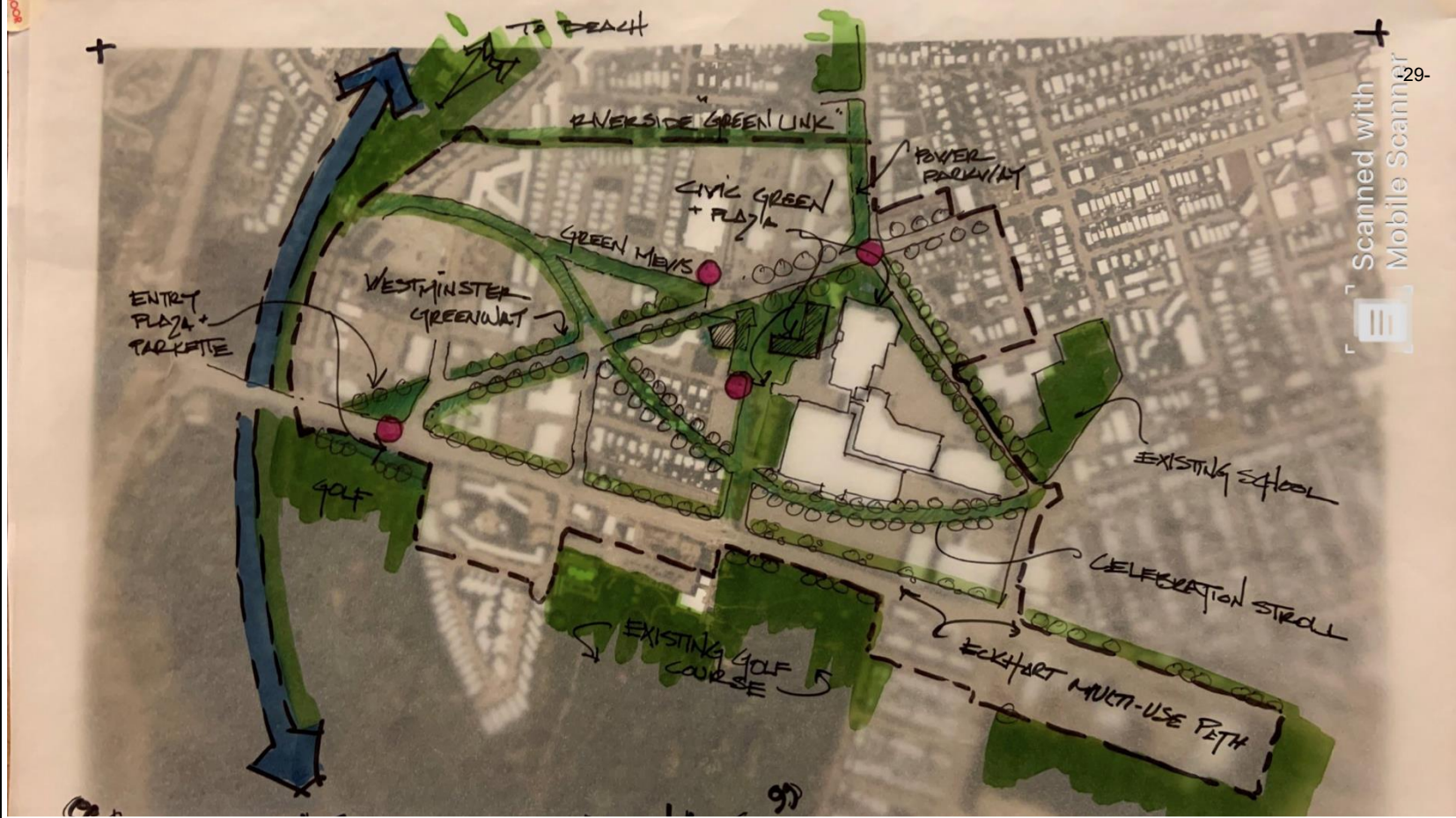
POWER

WADE

Mobility and Connections: EXISTING



Mobility and Connections PROPOSED



GREEN FRAMEWORK



Downtown

Power St.

Riverside.

Channel Parkway

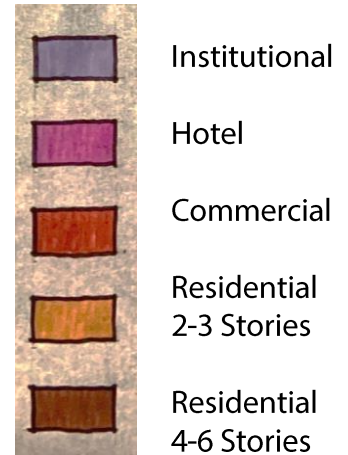
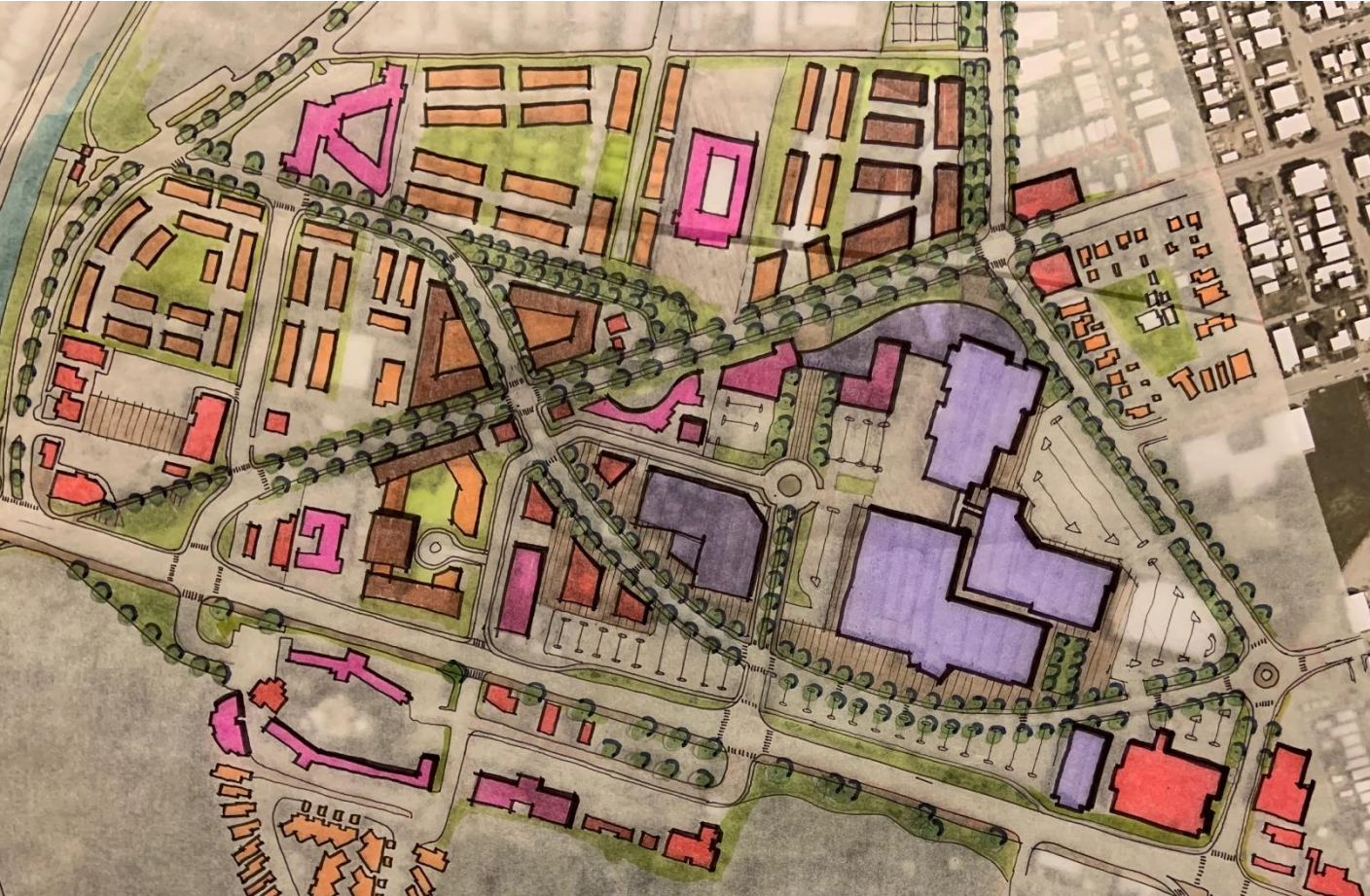
Westminster Avenue

Eckhardt Ave. W.

Penticton Golf Club

3 Big Moves

Land Use + Density



1. SOUTH DISTRICT: Multi-Use Trail + Redevelopment





CREATE A NATURAL PEDESTRIAN BUFFER
WITH NATIVE LANDSCAPE FEATURES - CLAY BLUFFS,
GRASSES, & INDIGENOUS TREES!

MOVE GOLF COURSE FENCE IN

MOVE SIDEWALK AWAY FROM HIGHWAY

'GATEWAY' FROM WEST

EVENT CENTRE

'RAMMED EARTH' EDGE WAY

'NATURALIZED' HIGHWAY EDGE

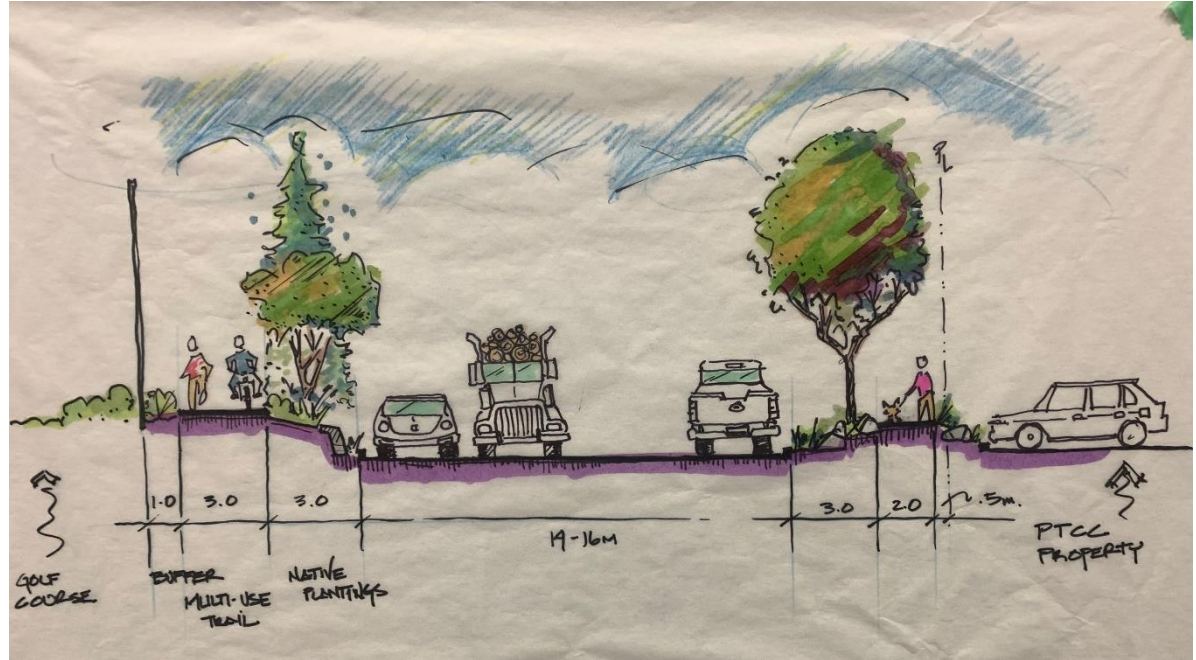
UNDULATING NATURE PATH MOVED AWAY FROM TRAFFIC WITH NATURAL 'BUFFER' ZONE BETWEEN

LOOKING WEST ON ECKHARDT ROAD.

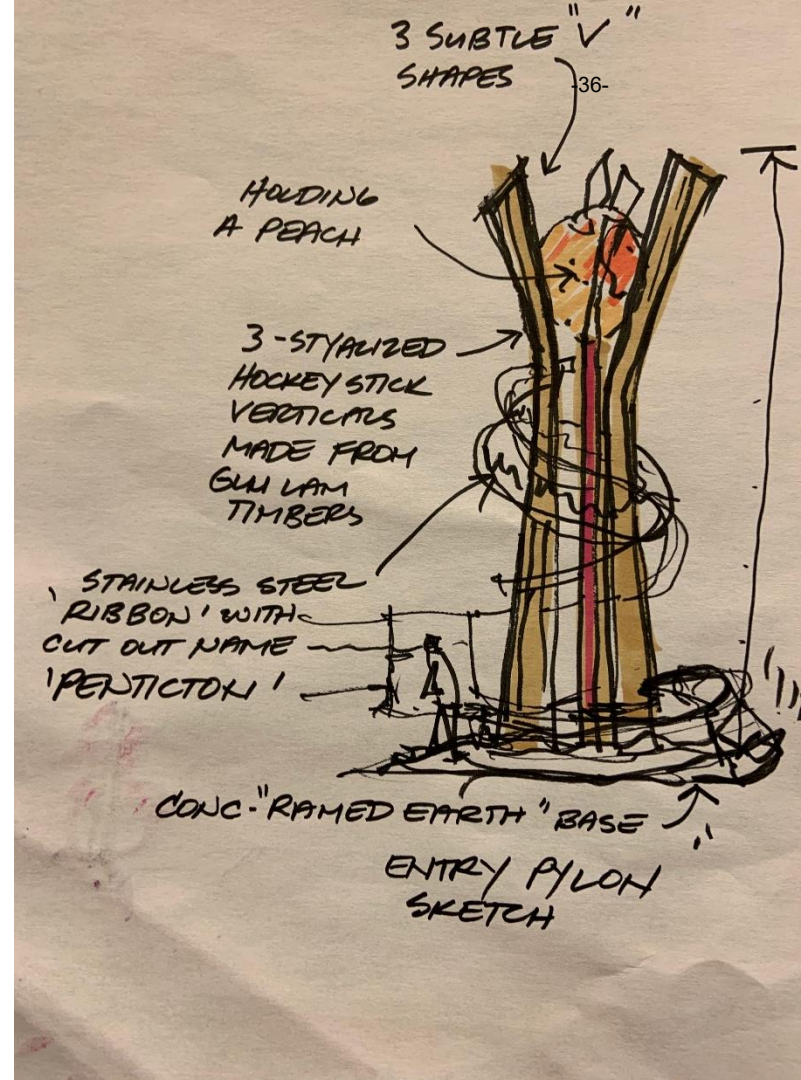


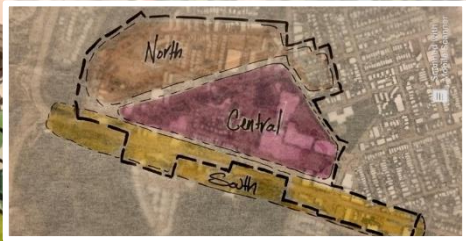
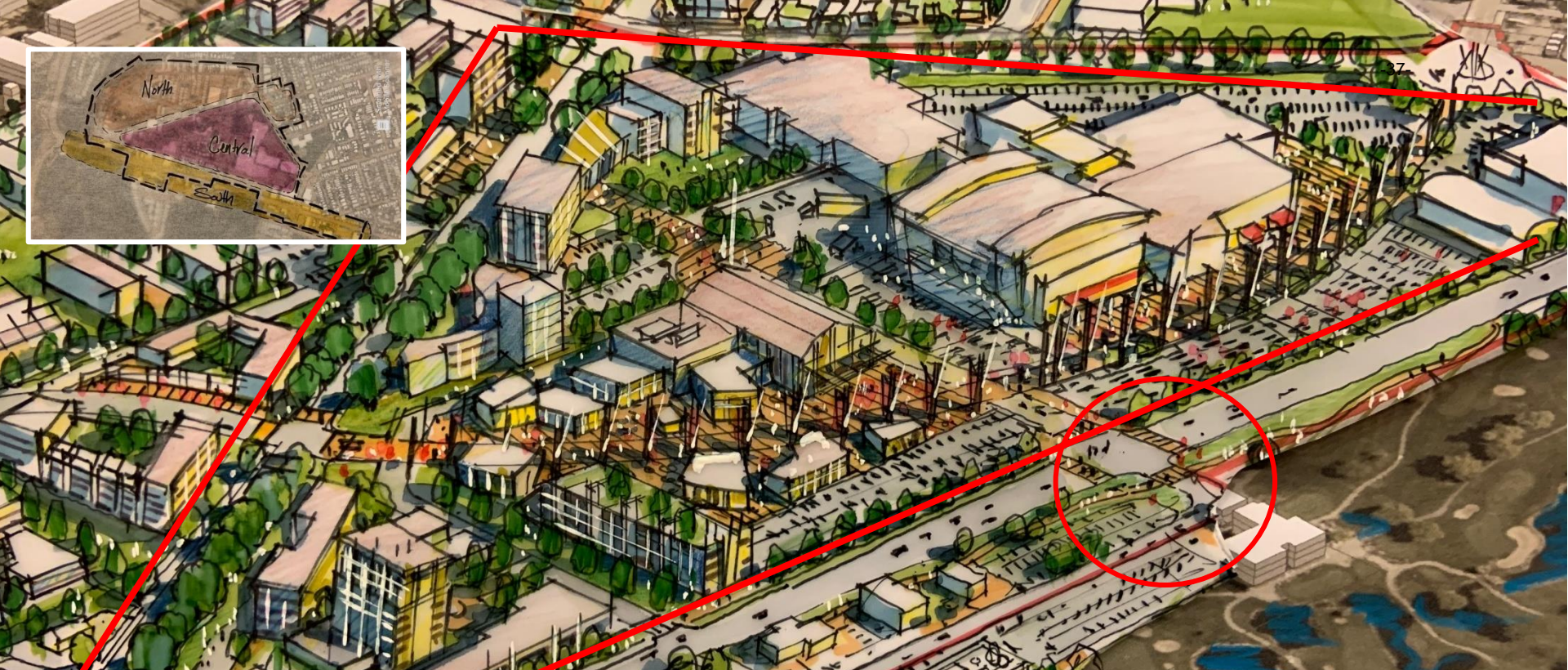


1. ECKHARDT AVE. Corridor

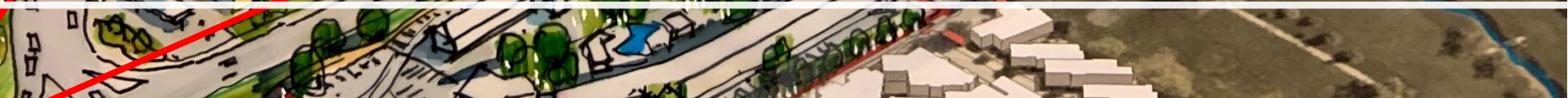


West Gateway





2. CENTRAL DISTRICT: Events Centre, Festival Boulevard+ Infill



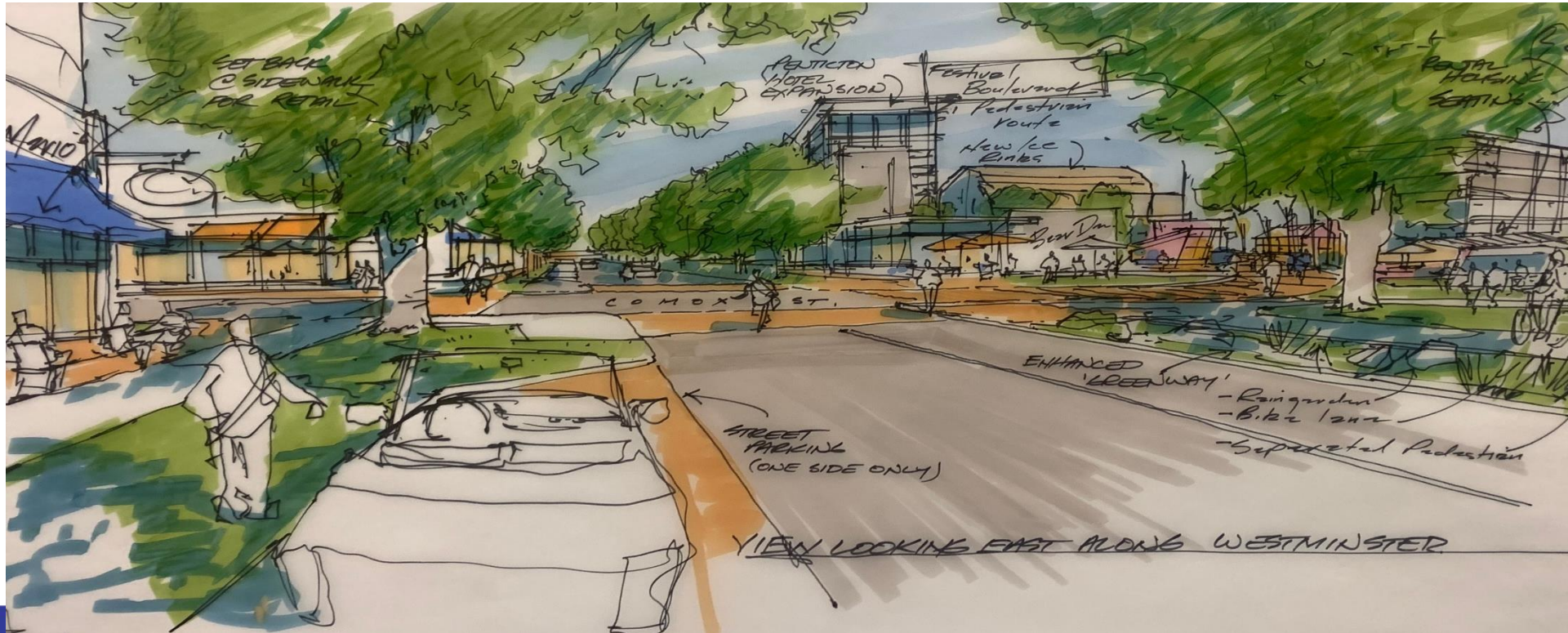


Festival Boulevard Experience
pedestrian, vibrant, festive, celebratory

Westminster Avenue

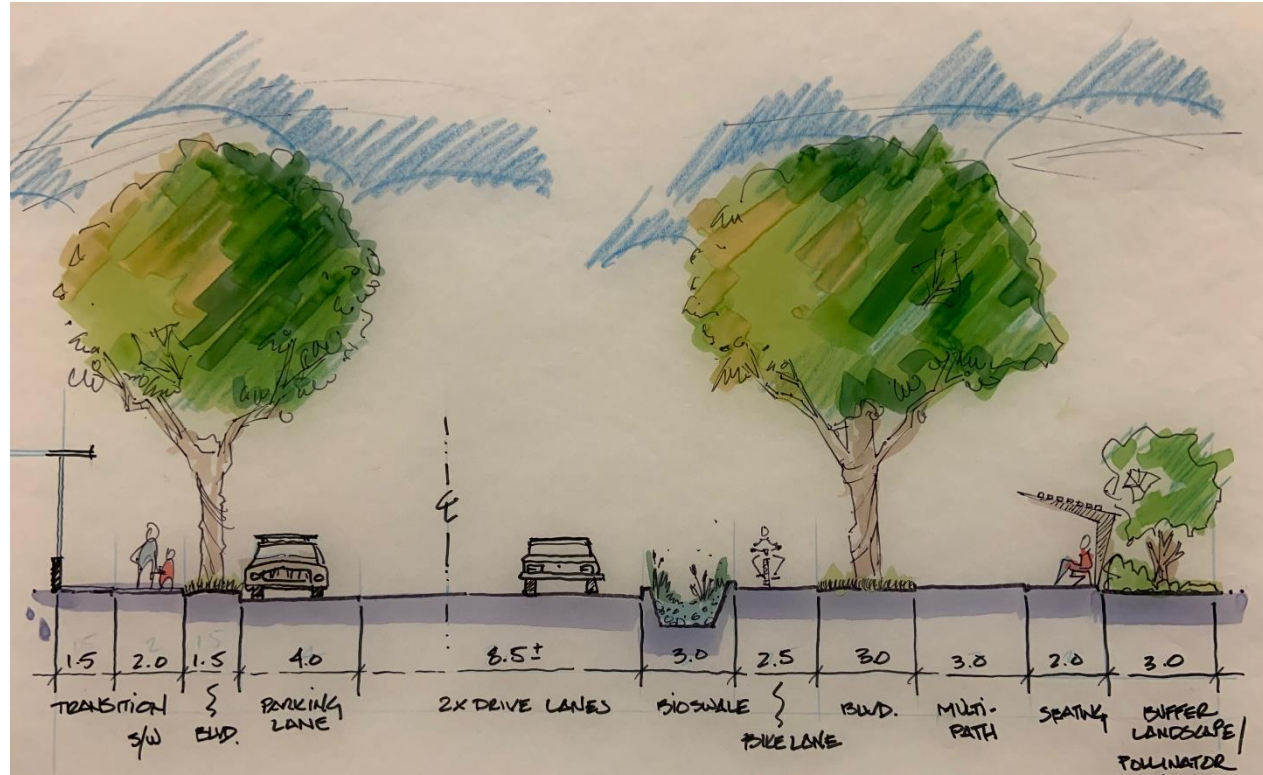


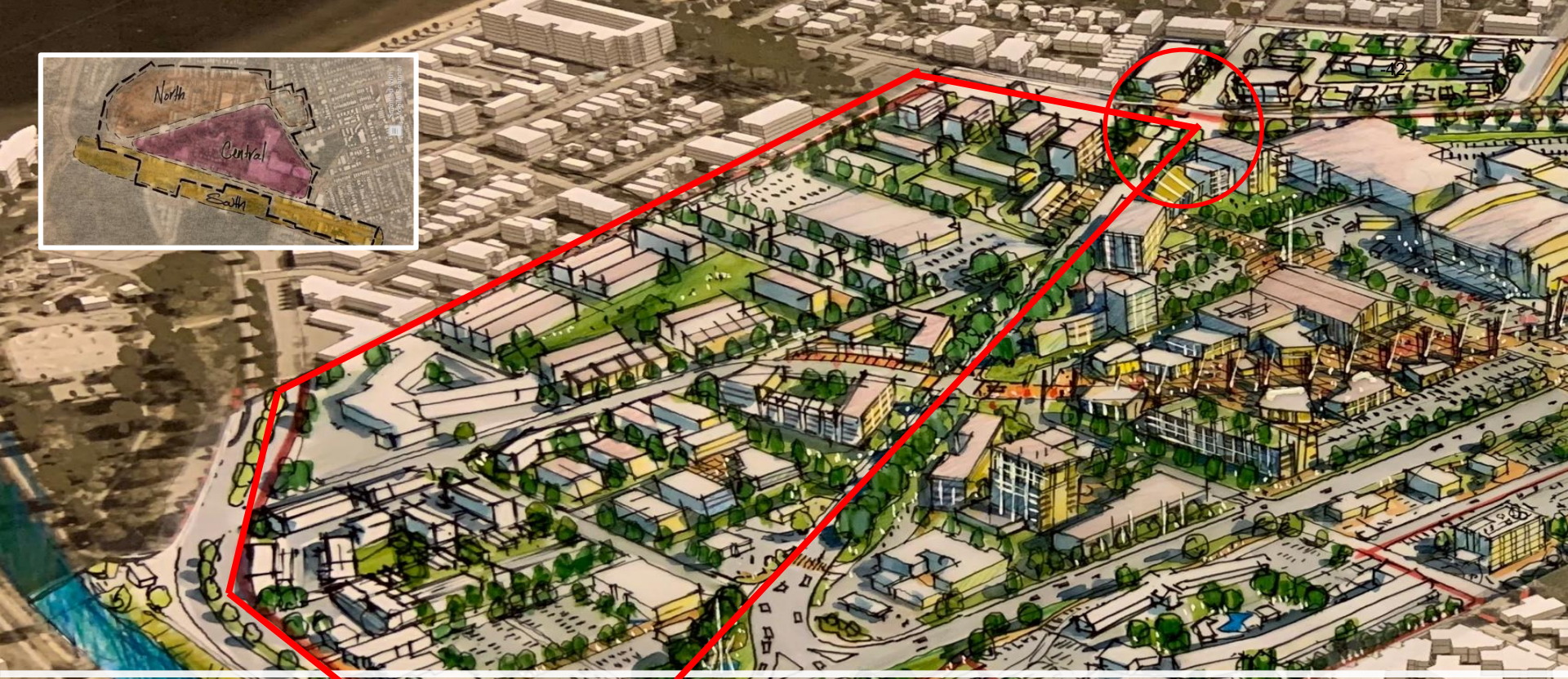
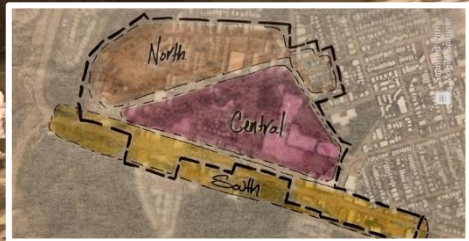
Westminster Avenue





2. WESTMINSTER AVENUE Corridor





3. NORTH DISTRICT: Residential, Commercial + Mixed Use

Westminster Avenue North Side Mixed Use Compact Residential





...ER ST

WESTMINSTER AVE W



New Mixed Use Development

Street oriented Residential

PARKS LAKE

Vila Ross.

Retail Ground Floor

POWER

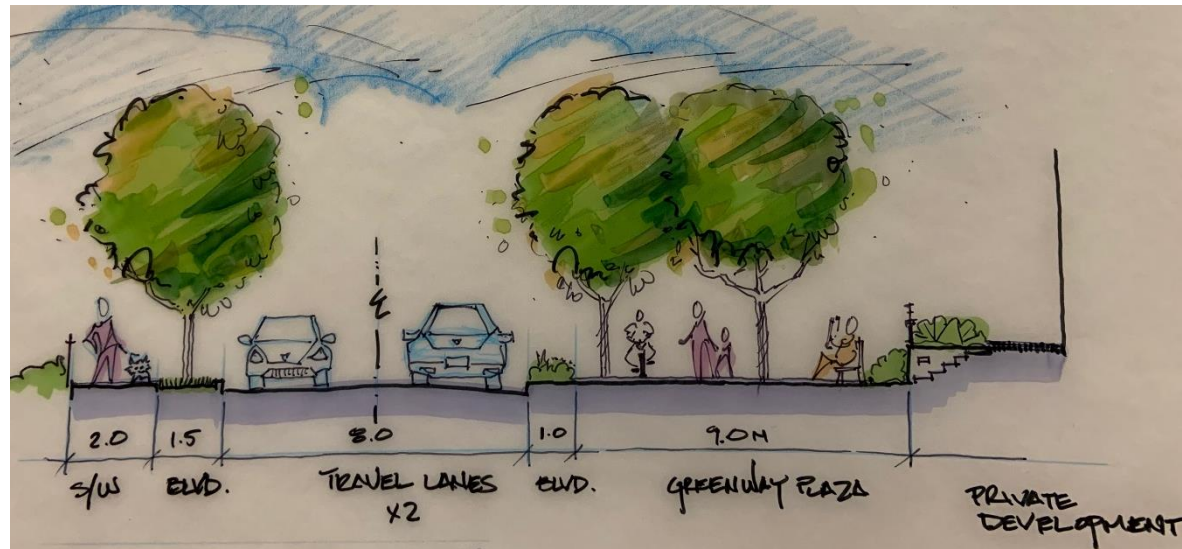
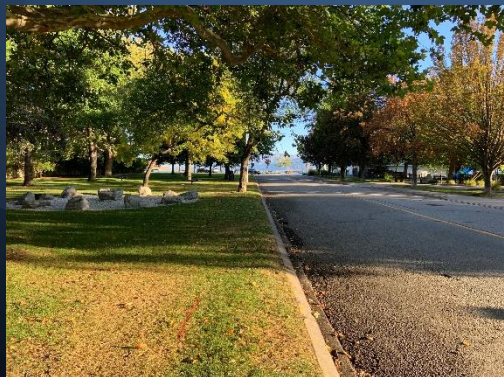
Bike Lanes

WESTMINSTER

VIEW ALONG POWER
LOOKING TOWARD LAKE.



3. POWER STREET Corridor



Emerging Land Use Targets

Policy Area	What We have Now	The Target	Percentage Increase – Private funding opportunities
Housing	Existing form	Future form	
• Single Detached	105	100% Multi-family housing mix made up of: <ul style="list-style-type: none"> - Non-market housing (employee) - Rental apartments (employee) - Townhomes - Condos (350 units in works for next 3-5 yrs.)	From 375 to 2500
• Apartment	115		6 times increase in next 3-5 years
• Moveable dwellings	70		Up to 700% increase in housing supply in the North Gateway to reach full development potential
• Townhomes	60		
• Duplex / Semi detached	25		
Commercial - Retail	72,000 sq ft (not including car dealerships)	20,000 – 30,000 sq ft	
Commercial - Hotel	436 hotel rooms	120+ new rooms in addition to upcoming supply (105+35+75 = 215)	50% increase in next 3-5 yrs. >76% increase over next 10 years

Emerging Infrastructure Targets

Policy Area	What We have Now	The Target
Parking – Shared concept	Housing	0.75 – 1 space per unit
	Commercial – Hotel	1 space per room
	Commercial – Retail	1:30 sq/ft
	Civic / Entertainment	Shared use program
Tree Canopy	80-100 public trees	500 new trees (400-500% increase in trees)
Greenspace	No net loss of greenspace	Enhance park space and green mobility corridors

Implementation Priorities 1

Priority	Timeline	Details	Priority Lead	Funding
Land Assembly Strategy	Immediate	Assemble land holdings through landowner and industry partnership to set up area for future development and infrastructure needs	City of Penticton Landowners Development Industry	Partnership
Rezoning, Financing & Investment Strategy	Immediate	Rezone parcels within the North Gateway to prepare for development and ensure financial contribution from landowners toward infrastructure upgrades	City of Penticton	City of Penticton
Infrastructure Design Details	Immediate	Detailed design of public infrastructure to ensure readiness for implementation	City of Penticton	City of Penticton
Westminster Avenue	Short Term	Redesign and Construction of Westminster Avenue West and intersections to support boulevard vision	City of Penticton	CoP Developer contributions
High 97 South	Short Term	Design and construct the multi-use path and public realm improvements along the south side of Highway 97	City of Penticton	CoP MOTI Penticton Golf Club Developer contributions

Implementation Priorities 2

-50-

Priority	Timeline	Details	Priority Lead	Funding
Western Gateway	Short Term	Work with Penticton Indian Band & MOTI on the design and construction of entrance improvements.	City of Penticton	CoP PIB MOTI
Bambino Field / Civic	Short Term	Community engagement and park land replacement plan for transition to civic / convention hotel	City of Penticton Development partnership	CoP Private Investment
Power Street Corridor	Short Term	Public infrastructure upgrade design for pedestrian connection from Burnaby Avenue to Okanagan Lake		CoP Developer contributions
Riverside Drive Corridor	Short Term	Public infrastructure upgrade design for pedestrian connection from Burnaby Avenue to Okanagan Lake	City of Penticton	CoP Developer contributions
Civic Plaza Development	Medium Term	Redesign, funding and construction of Twin Rink project and associated infrastructure. Memorial Arena site analysis and future use identification	City of Penticton	CoP Grant funding

Thank you for taking part!

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North Gateway Development Plan Concept





2021 Heritage and Museum Advisory Committee Meeting Dates

Meeting commences at 1:00 p.m.

Council Chamber, City Hall, 171 Main Street (Second Level) or via Zoom

Month	Date
January	13
February	3
March	3
April	7
May	5
June	2
July	7
August	4
September	8
October	6
November	3
December	1