

Economic Prosperity and Development Services 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.*

**Friday, March 4, 2022
at 8:00 a.m.**

1. **Call Regular Committee Meeting to Order**
2. **Adoption of Agenda**
3. **Adoption of Minutes** 1-4
 - 3.1 Minutes of the February 11, 2022 Economic Prosperity and Development Services Advisory Committee
Staff Recommendation:
THAT the Economic Prosperity and Development Services Advisory Committee adopt the minutes of the February 11, 2022 meeting as presented.
4. **New Business**
 - 4.1 Civic Places and Spaces Engagement Update – JoAnne Kleb, Public Engagement Program Manager 5-10
 - 4.2 North Gateway Engagement Summary – Anthony Haddad, General Manager of Community Services and JoAnne Kleb, Public Engagement Program Manager 11-21
 - 4.3 Public Realm Project – Anthony Haddad, General Manager of Community Services Verbal
5. **Next Meeting**
6. **Public Question Period**
7. **Adjournment**

Economic Prosperity and Development Services Advisory Committee Meeting

to be held via Zoom
Friday, February 11, 2022
at 8:00 a.m.

Present:

Sean Ingraham, Chair
Sharon Fletcher, Vice Chair
Cary Berger
Chris Allen
Derek Badger
Drew Barnes
Josie Tyabji
Judy Richards
Kelly Mercer*
Larry Olson
Nathan Little
Sandra Oldfield *

Council Liaison:

John Vassilaki, Mayor

Staff:

Anthony Haddad, General Manager of Community Services
Blake Laven, Director of Development Services
Carly Lewis, Economic Development Manager
Paula McKinnon, Deputy Corporate Officer
Rebecca Van Huizen, Legislative Assistant

Regrets:

Alexandra Nuth
Brian Murphy
Diane Kereluk
Eric Corneau
Jeff McGinley
Campbell Watt, Councillor

1. **Call Regular Committee Meeting to Order**

The Economic Prosperity and Development Services Advisory Committee meeting was called to order by the Chair at 8:03 a.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee adopt the agenda for the meeting held on February 11, 2022 as presented.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

- 3.1 Minutes of the October 8, 2021 Economic Prosperity and Development Services Advisory Committee

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee adopt the minutes of the October 8, 2021 meeting as amended to include comments provided by Committee Members.

CARRIED UNANIMOUSLY

4. **New Business**

- 4.1 Monthly Building Statistics – September 2021, October 2021, November 2021, December 2021, and January 2022

This item was provided for information purposes only.

The Director of Development Services responded to questions from the Committee.

- 4.2 Monthly Planning Statistics – August 2021, September 2021, October 2021, November 2021

This item was provided for information purposes only.

- 4.3 2022: Economic Development Work Plan

The Economic Development Manager provided the Committee with a PowerPoint presentation outlining the following:

- Communication processes for the Economic Development Work Plan which included the website and airport channels and stakeholder consultation.
- Continued promotion of the Penticton Airport an option so South Okanagan residents don't need to go to the Kelowna Airport.
- Collaboration through implementation of COVID-19 Recovery Task Force recommendations
- Partnerships with the Penticton Downtown Association, Penticton Industrial Development Association and Chamber of Commerce to encourage shopping local and activate pedestrian spaces. Encourage businesses to promote their own restart programs and events.
- Retention and expansion programs for continued support of businesses. Continuation of Love Local campaign and Shop Local programs
- Working with realtors to promote the Welcome Home brochure and packages to aide in engaging existing and new Penticton residents and to provide pieces of information for coming to Penticton.
- Use of promotional campaigns and videos, work with key sectors identified in the current economic development plan, provide information on how to live and work in Penticton.
- Resident and labor attraction – resource support for new businesses, workers, and events. Seeing success in attracting of existing and new events to Penticton which has helped in successfully filling up the shoulder season of May and September/October.
- How to support housing and development especially within the North Gateway areas.

The General Manager of Community Services responded to questions from the Committee. The Economic Development Manager noted that she will add Work BC to list of partnerships.

The Chair asked about identifying specific projects at future meetings of the Economic Prosperity and Development Services Committee. The General Manager responded that a report will be brought forward at a future meeting to help draft the plan.

Committee Members asked questions regarding the Lake-to-Lake Bike Lane, and inquired about a couple slides from the PowerPoint Presentation and receiving more information about the resident and labour tax. Noted the projects are being developed and focused on areas of town on opportunity, which is great to see.

The Chair recessed the meeting at 8:30 a.m. due to technological reasons and reconvened the meeting at 8:40 a.m. with Committee Members Kelly Mercer and Sandra Oldfield not in attendance.

Staff members responded to questions from the Committee.

Committee Members asked if there is a way for City Staff to provide some type of table or summary on action items that can be provided at Committee Meetings to help better provide an overall look at what projects are going on in the City. The General Manager of Community Services and Economic Development Manager noted that they would look into drafting and providing that information to the Committee.

4.4 2022 Economic and Prosperity and Development Services Advisory Committee Meeting Schedule

The Legislative Assistant introduced the 2022 Committee meeting schedule.

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee 2022 meetings be tentatively held on January 13, February 11, March 4, April 8, May 6, June 10, July 8, August 5, September 9, October 7, November 4 and December 9 at City Hall or electronically at 8:00 a.m. unless otherwise specified.

CARRIED UNANIMOUSLY

4.5 Electronic Meeting Policy

The Legislative Assistant highlighted the Electronic Meeting Policy adopted by Council in October 2021 as it pertains to electronic meetings for Advisory Committees.

The Deputy Corporate Officer responded to questions from the Committee.

5. **Next Meeting**

The next Economic Prosperity and Development Services Advisory Committee meeting is tentatively scheduled to be held on Friday, March 4, 2022 at 8:00 a.m.

6. **Public Question Period**

7. **Adjournment**

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee adjourn the meeting held on February 11, 2022 at 8:53 a.m.

CARRIED UNANIMOUSLY

Certified Correct:

Rebecca Van Huizen
Legislative Assistant

DRAFT



Committee Memo

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Date: Mar. 4, 2022 **File No:** 1610
To: Economic Prosperity and Development Services Advisory Committee
From: JoAnne Kleb, Public Engagement Program Manager
Subject: "Civic Places and Spaces" Asset and Amenity Management engagement update and next steps

At their meeting on October 8, 2021, the Economic Prosperity and Development Services Advisory Committee received an update on the results and recommendations of the "Civic Places and Spaces" Asset and Amenity Management Project (See Appendix A). The purpose of the project was to review the City's aging assets and amenities, identify those that are reaching the end of their service life, and develop a long-term plan to manage the assets that is fiscally responsible and continues to deliver quality services. The project identified Fire Halls #1 and #2, the Library / Museum, the Art Gallery, Leir House, Memorial and McLaren Arenas, and City Hall as priorities for the project and made the following four key recommendations to plan for the future of the City's key assets over the next 20 years.

Recommendation #1 Public Safety and Protective Services Centre - Develop a new Public Safety and Emergency Services Centre downtown to replace Fire Hall #1 and house the Penticton Fire Department, Bylaw Services, Community Policing and the City's Emergency Operations Centre. Upgrade Fire Hall #2 at its current location.

Recommendation #2 Twin Arenas - Consolidate the City's ice surfaces on the SOEC site with the construction of a new twin arena and the demolition of McLaren and Memorial Arenas. Conversion of Memorial site to parking and disposition of the McLaren site for redevelopment to fund the new arenas.

Recommendation #3 Arts and Culture Centre - Create a new Arts & Culture Centre in the downtown to house the library, museum, art gallery and other arts groups. Disposition of the library / museum and art gallery sites to fund the centre. Lease Leir House at commercial rates.

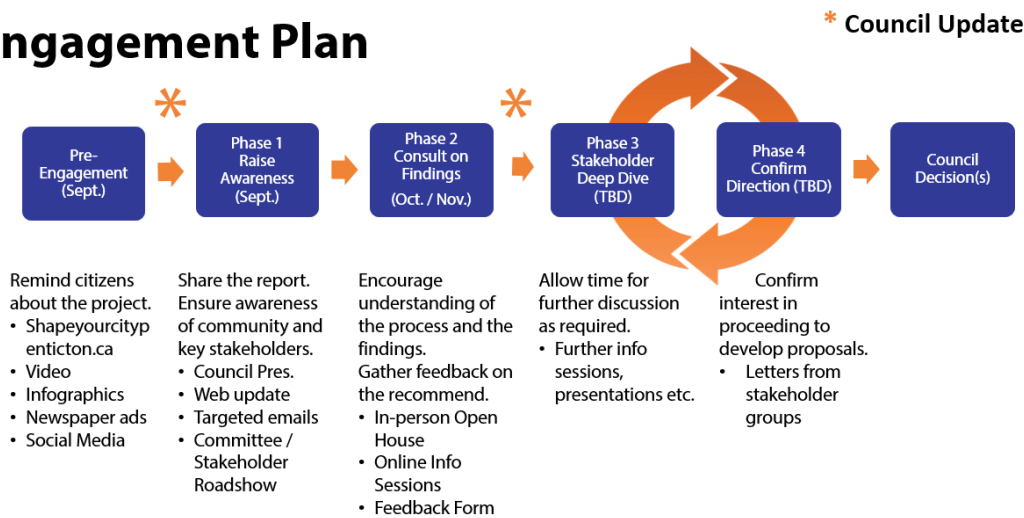
Recommendation #4 City Hall - Retain City Hall as a downtown civic and employment hub, modernize as planned and upgrade as required.

Since this meeting, staff have conducted a community engagement process to review the results with and gather feedback from interested stakeholders, community groups and members of the public. Council received an update on the results of the community engagement process at their meeting on Dec. 7, 2021 (See Appendix B). Staff are now sharing these results and confirming the findings with affected City committees in preparation for returning to Council with suggestions on next steps for the recommendations.

Engagement Process

The following chart describes the plan for engagement and the key activities undertaken.

Engagement Plan



Who we consulted

The following is the list of committees, stakeholders and interest groups who were invited to participate in the engagement process along with the community-at-large.

Recommendation #1: Public Safety and Protective Services Centre

- Development Services
- Penticton Fire Department
- Safety and Security Advisory Committee

Recommendation #2: Twin Arenas

- Spectra SOEC Advisory Group
- Glengarry Figure Skating Club
- South Okanagan Women's Hockey
- Penticton Minor Hockey Association
- Saturday Night Old Timers Hockey / Men's Hockey
- Upper Deck Vees
- Okanagan Hockey Group
- Parks and Recreation Advisory Committee

Recommendation #3: Arts and Culture Centre

- Penticton Art Gallery Board
- Penticton Public Library Board
- Penticton & District Community Arts Council
- Leir House (Potters Guild, Artists in Residence, and PAMDA)
- Heritage and Museum Advisory Committee
- Arts, Creative and Cultural Innovations Advisory Committee
- Parks and Recreation Advisory Committee

Recommendation #4: City Hall Upgrades

- City Staff
- Regional District of Okanagan Similkameen

General Interest

- Downtown Penticton Association
- Community Sustainability Advisory Committee
- Travel Penticton
- Rotary
- Economic Prosperity and Development Services Advisory Committee

What we heard

Over the several weeks of the engagement program, staff hosted or attended 24 events to bring user groups, City committees, community groups and interested citizens up to date on this work, answer their questions and gather their feedback. Through these activities, staff shared information and had conversations with close to 400 citizens and received feedback from about 400 participants. Key findings from these activities are provided below for each of the four recommendations.

Recommendation #1: Public Safety and Protective Services Centre

The recommendation for the combined Public Safety and Protective Services Centre received the most support. Participants want to ensure the City has functional facilities in strategic locations to support public safety. They had very few concerns about this recommendation although site selection is an important consideration. City departments that will occupy the building including the Penticton Fire Department and Bylaw Services were also supportive of the concept of the combined centre. Council's Safety and Security Advisory Committee received a presentation on the plan and endorsed the City proceeding to develop a proposal for further consultation prior to a decision by Council.

Recommendation #1: Public Safety and Protective Services



■ No, not under any circumstances. ■ Maybe, I need more time. ■ Yes, with conditions. ■ Yes, would like to see a proposal.

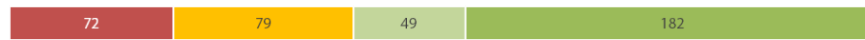
Likes	Concerns
<ul style="list-style-type: none"> Combining services is a great idea Keeping location the same Forward thinking Use of City land Long overdue and needed Support modern equipment 	<ul style="list-style-type: none"> Costs and tax increase Why not build combined centre at Fire Hall #2 location where we have land? Build a 3rd on Naramata Rd. Build it to last Could we expand to retrofit RCMP building? Fear will be over budget

Recommendation #2: Twin Arenas

The recommendation for the Twin Arenas was also well supported although it did receive the most opposition of the four recommendations. First introduced as part of the Arena Task Force initiative in 2016, the proposal to demolish Memorial and now McLaren continues to be polarizing for some members of the community although consultation efforts showed there is more acceptance that this may be a necessity than in prior years. Discussion about the future of Penticton's arenas also continues to surface questions about whether or not the City needs four arenas, if the City is subsidizing businesses with the provision of arenas, and if the arenas can be accommodated at the SOEC. The process underway for the North Gateway Redevelopment and Investment Strategy will also need to align with the Twin Arena recommendation.

As part of the consultation activities, staff met with user groups to confirm interest in this recommendation and received letters from several of the user groups including the Penticton Minor Hockey Association, Glengarry Figure Skating Club, Okanagan Hockey Group and the Knight Drop-in Men's Hockey. Most groups expressed interest in collaborating on a proposal to formally explore the concept. Some also identified the need to retain the 'community' element of any larger facilities, which would involve specific space allocations for user groups that they can call 'home' for their operational needs.

Recommendation #2: Twin Arenas



■ No, not under any circumstances. ■ Maybe, I need more time. ■ Yes, with conditions. ■ Yes, would like to see a proposal.

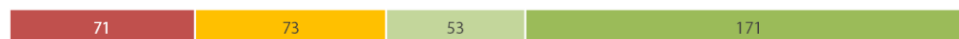
Likes	Concerns
<ul style="list-style-type: none"> Expensive to keep the old ones running Gains in operational efficiencies Not wasting money on old arenas Need new and regulation size arenas Adding parking Sad but understand When can you start? Sooner the better Build before demolish Do what is best for City finances 	<ul style="list-style-type: none"> Too many arenas Don't sell public land What about dry floor uses? Not enough parking Need to protect community group use Preserve Memorial somehow Mixed development (parkade and residences) Need funding analysis Impact to taxes and jobs Too congested

Recommendation #3: Arts & Culture Centre

The recommendation for the combined Arts & Culture Centre was also supported by most participants but received the second most opposition of the four recommendations. While participants who are familiar with the facilities involved recognize the need for new, modern space, they had many questions and concerns about the recommendation such as the feasibility of consolidating these uses in a central location, the adequacy of a potential site to accommodate the range of uses, the ability to properly serve the needs of each group and a desire to retain ownership of the existing lands.

Through the consultation activities, staff also met with the user groups to confirm interest in this recommendation. Discussions with the affected groups indicated enthusiasm or at least a willingness to explore the opportunity more formally. Staff received letters from the Art Gallery Board, Penticton Public Library Board and the Penticton and District Art's Council. Tenants of the Leir House (Potter's Guild, Artists-in-Residence, and Penticton Academy for Music and the Dramatic Arts) expressed interest in having more time to consider their support. Council's Heritage and Museum Advisory Committee and Arts, Creative and Cultural Innovations Committee also received presentations on the recommendation.

Recommendation #3: Arts & Culture Centre



■ No, not under any circumstances. ■ Maybe, I need more time. ■ Yes, with conditions. ■ Yes, would like to see a proposal.

Likes	Concerns
<ul style="list-style-type: none"> Leir House preserved Replaces desperately aging facilities Centralization, expansion and modernization Conceptually makes sense Consolidating will increase exposure High time we had modern facilities 	<ul style="list-style-type: none"> Prefer to see them distributed across the City Artists can't afford commercial rates Would like to see Leir House use stay Library location is perfect Retain art gallery land and library / museum What about Japanese Gardens? Do we have an adequate location Artists need grounds Need adequate parking

Recommendation #4: City Hall Upgrade

Similar to the other recommendations, the City Hall Upgrade was largely supported. Participants liked the idea of keeping the facility downtown, understand the need for the upgrade and are pleased there is not a proposal to build a new building. Some asked about the ability to expand, costs, the opportunity to share space with the RDOS and seeing a concept before confirming their support.

Recommendation #4: City Hall Upgrades



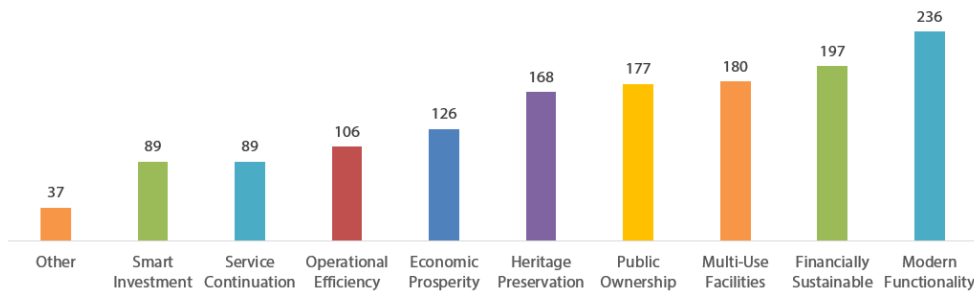
■ No, not under any circumstances. ■ Maybe, I need more time. ■ Yes, with conditions. ■ Yes, would like to see a proposal.

Likes	Concerns
<ul style="list-style-type: none"> Dated and needs facelift / renovation Indifferent / no concerns Upgrading a better option to build new Retain location City Hall built when pop. was 15,000 Energy efficiency 	<ul style="list-style-type: none"> Can you add space? Need more info Work from home Tax impacts Costs will increase over time Combine RDOS and CoP? Need-to-have versus nice-to-have

Modern Functionality and Financial Sustainability most important criteria

In addition to seeking feedback about the specific recommendations, staff also invited citizens to identify what is most important to them when making decisions about the future of these facilities recognizing that implementing the recommendations from the review may require difficult decisions by Council. Citizens were asked to choose 4 from 9 proposed criteria or suggest their own criteria for making the decisions. Through this activity, staff learned that Modern Functionality and Financially Sustainable decisions are the two most important criteria for participants. This was followed by ensuring decisions about facilities support multiple uses, retain public ownership and preserve heritage. Those that selected “Other” offered location as a criteria, wanting to see sufficient parking and floor space for the services, as well as support for youth and capacity for expansion. It was also identified that a criteria for environmental sustainability was not offered as an option online and was proposed by several participants.

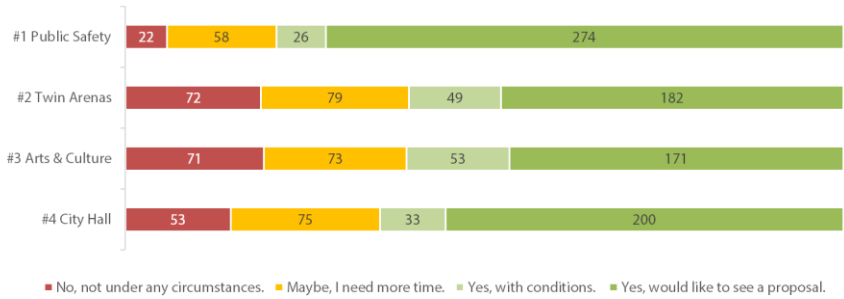
Most important when making decisions about the future of these and other City facilities (choose four)



Conclusions and Next Steps

Through the engagement process, staff learned that the findings of the Asset and Amenity Management Project regarding the condition of the buildings was not really a question for participants and that there is optimism about the recommendations that were put forward. Staff also learned that before people can determine their support for the recommendations, there are many questions that can only be answered through further analysis and there is strong support from participants to see more detailed proposals for each of the recommendations. As a result, staff anticipate recommending that the City proceed to collaborate with affected user groups to prepare proposals for each of the recommendations for further consultation with the community prior to a decision by Council. The proposals would include a needs analysis, space programming plan, recommended location(s), site planning, architectural drawings, high level cost estimates and funding options. The proposals would allow for meaningful engagement of the community and provide Council with the information needed for a decision.

Summary



Given the effort and resources required to complete the analysis and proposals, staff also anticipate recommending that the proposals be prepared in order of priority beginning with *Recommendation #1 Public Safety and Protective Services Centre (3 to 4 years)*, followed by *Recommendation #2 Twin Arenas (6 to 7 years)*, *Recommendation #3 Arts and Culture Centre (7 to 9 years)* and *Recommendation #4 City Hall*.

Penticton Indian Band

Involvement of the Penticton Indian Band was identified as a priority at the start of the engagement process. The City has introduced the recommendations in the Civic Places & Spaces project to the Penticton Indian Band and more discussions are planned. The City will continue to seek opportunities to meaningfully involve the Band in this work as it evolves.

Other Guiding Documents

A number of documents exist that provide guidance that will affect the Civic Places & Spaces recommendations. The guidance provided by the Official Community Plan, the Parks and Recreation Master Plan, and the Community Climate Action Plan, for example, will be identified and considered in the analysis and proposals to be developed in the next phase of work if there is support to proceed.

Attachments

Attachment A - [Economic Prosperity and Development Services Advisory Committee](#) (Oct. 8, 2021)

Attachment B - [“Civic Places and Spaces” Engagement Update](#) (Dec. 7, 2021)

North Gateway Engagement Update

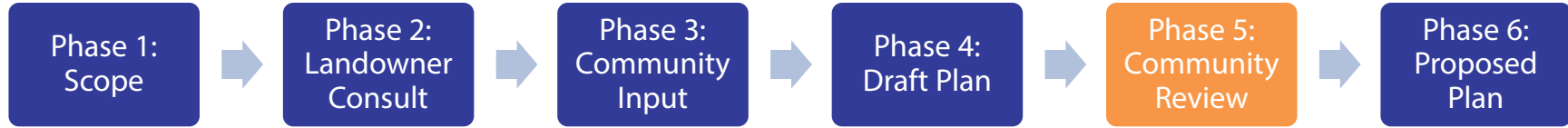
March 4, 2022



Background

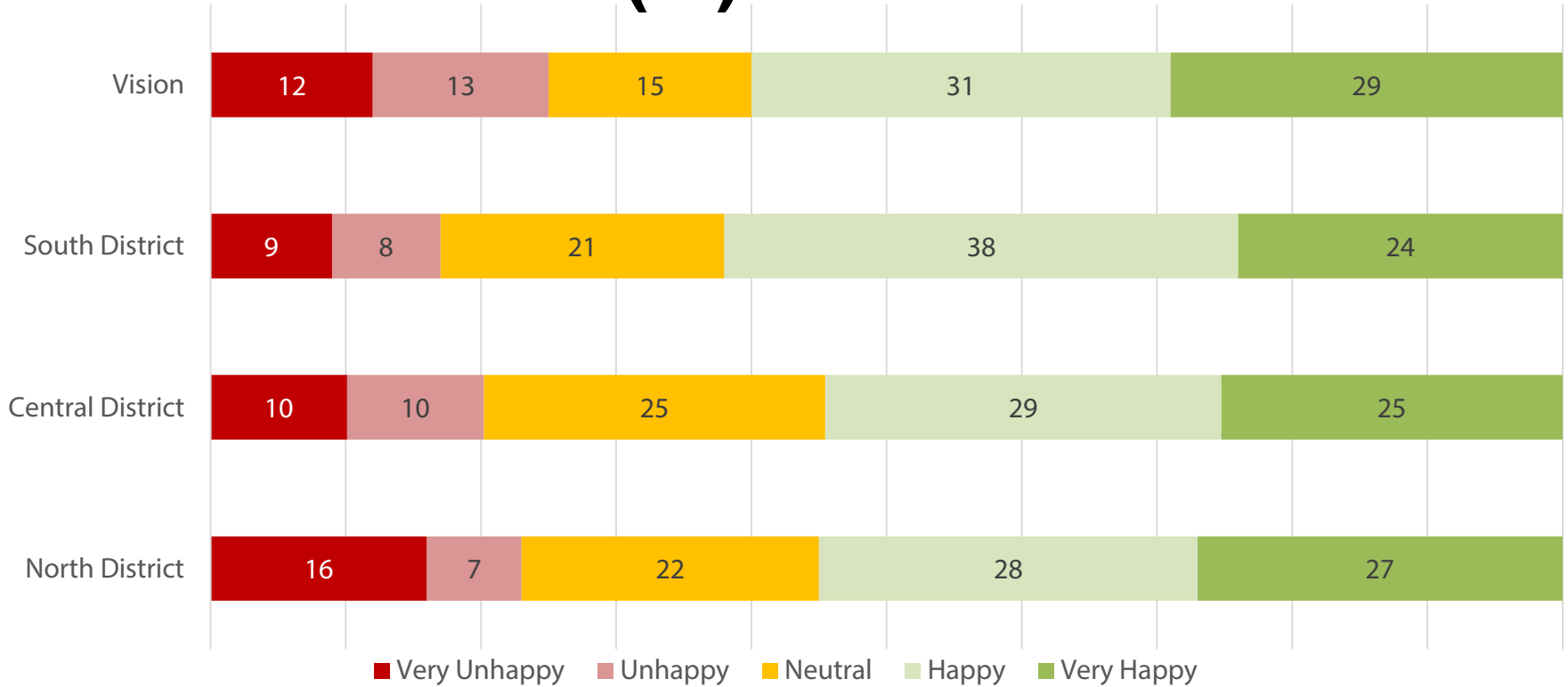
- Community engagement process conducted to gather feedback on North Gateway direction and concepts
- Process conducted between Jan. 19 and Feb. 17

Engagement Plan



- 239 comments and ideas submitted through online mapping tool
- Week-long design charrette involving 50(?) community members representing a wide range of interests
- Included at Hot Topics Open House attended by 50
- Residential mailout to 1,700 addresses
- 5 newspaper ads
- 8 street signs
- 2 online info sessions attended by 48 and 26
- 41 views of video
- 1 feedback form completed by 80
- 68 comments on online Land Use Map
- Self-directed tour at Community Centre

Feedback Form (%)



What we heard...

The next section summarizes the comments through the feedback form and other channels.



Vision

Very Unhappy Unhappy Neutral Happy Very Happy



+

- Great ideas, area needs beautification
- Vision too long term
- Too bad it doesn't include Lakeshore
- Love pedestrian friendly, cycling and transit
- First Nation recognition should not be lip service
- Could be a model for other areas
- Density does not go far enough
- Happy to see mixed housing

-

- Worry existing residents losing homes
- Stop spending money, tourists are coming
- Parking
- More recreation, no loss of public spaces
- Affordable Housing
- Concerned about buildings taller than 6 storeys
- Net zero design? Stronger on environment
- City should have other priorities
- Does not need to grow

South District



+

- First Nations recognition is good
- Wider multi-use path
- Added greenery is fantastic and nice buffer
- Opportunities to use golf course more
- Improved KVR / channel connections
- Empty lots are an eyesore

-

- Hard to see
- Needs more commercial
- Improve pedestrian crossings
- Consider overpasses
- More info on land exchanges
- Keep Hwy 97 as transportation corridor
- No support for hockey peach sculpture
- Premature

Central District

Very Unhappy Unhappy Neutral Happy Very Happy



+	-
<ul style="list-style-type: none"> • Great to have area nicely developed • Need more residential • Pedestrian oriented frontages • Love the festival blvd • Like centralized entertainment neighborhood • Glad to see dealerships and large asphalt go • Provide housing for youth • Could be more dense 	<ul style="list-style-type: none"> • Taking away housing for festival blvd? (1960s idea?) • Encourage pop up green/public spaces to encourage citizens to leave vehicles behind • Parking on SOEC complex • Include arts centre? • Too heavy on amenities in the north • Consider downtown connections



North District

Very Unhappy Unhappy Neutral Happy Very Happy



+	-
<ul style="list-style-type: none"> Hotels and restaurants needed Promote unique shops (not franchise) Could be more dense Ideal transformation from single family to multi Like incorporation of greenspace and art 	<ul style="list-style-type: none"> Residents of Burnaby fearful (73 families) Don't need higher than 4 to 6 Concerned about traffic flow with wider pedestrian connections More trees and native species Plans should disclose heights (i.e. 15 storeys at Ogotogo Motel) Flood impact with high water table?



Land Use Map

In addition to District comments

- Is commercial space sufficient?
- Locate taller buildings where not intrusive (i.e. nearer to highway)
- Where are things for families?
Daycares? Parks? Playgrounds?
Dog parks?
- 15 storeys too high
- Need more specifics and stronger commitments on affordability



Penticton Indian Band

- Penticton used to be a PIB village and lands are unceded
- Alignment with PIB vision for cultural centre adjacent to Sicamous
- Indigenous tourism opportunities
- Servicing considerations through the North Gateway to the west
- Sustainability for future development and infrastructure
- Opportunity for signage / artwork and entryway enhancements
- Need for affordable housing for Band members

Feedback

- Attended two PIB Major Projects Committee meetings
- Identified the following themes that apply to other areas as well
- More consultation needed to clarify policies
- Ongoing consultation to advance opportunities