Agenda

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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, April 8, 2022
at 8:00 a.m.

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

2. **Adoption of Agenda**

3. **Adoption of Minutes** **1-3**

   3.1 Minutes of the March 4, 2022 Economic Prosperity and Development Services Advisory Committee

   Staff Recommendation:

   THAT the Economic Prosperity and Development Services Advisory Committee adopt the minutes of the March 4, 2022 meeting as presented.

4. **New Business**

   4.1 Committee Member Update & Roundtable Introductions **Verbal**

   4.2 Election of Committee Vice Chair – Chris Allen, Chair **Verbal**

   4.3 Monthly Building Statistics **4-12**

   (This item is included for information purposes only)

   a. February 2022 – Permits Issued, Summary of Permits Issued, Revenue Report
   b. March 2022 – Permits Issues, Summary of Permits Issued, Revenue Report

   4.4 Monthly Planning Statistics **13-15**

   (This item is included for information purposes only)

   a. February 2022 – Applications Received, Revenue

4.5 Neighborhood Heritage Values – Blake Laven, Director of Development Services **16-20**

Staff Recommendation:

THAT the Economic Prosperity and Development Services Advisory Committee receive the memo "Neighborhood heritage values for Lakeshore Drive, Front Street and Windsor Avenue Area" into the public record.

4.6 Wiltse North Block OCP and Zoning Amendments – Steven Collyer, Planner II **21-47**

Staff Recommendation:

THAT the Economic Prosperity and Development Services Advisory Committee recommends that Council support the OCP Amendment and Zoning Amendment applications for 850 Wiltse Blvd and 160 Crow Place to enable future residential development.

5. **Next Meeting**

6. **Public Question Period**

7. **Adjournment**

Minutes

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Economic Prosperity and Development Services Advisory Committee Meeting

to be held via Zoom
Friday, March 4, 2022
at 8:00 a.m.

Present:	Sean Ingraham, Chair Cary Berger Derek Badger Diane Kereluk Drew Barnes Jeff McGinley Judy Richards Kelly Mercer Larry Olson Sandra Oldfield
Council Liaison:	John Vassilaki, Mayor Campbell Watt, Councillor
Staff:	Anthony Haddad, General Manager of Community Services Blake Laven, Director of Development Services Carly Lewis, Economic Development Manager JoAnne Kleb, Public Engagement Program Manager Rebecca Van Huizen, Legislative Assistant
Regrets:	Alexandra Nuth Brian Murphy Chris Allen Eric Corneau Josie Tyabji Nathan Little

DRAFT

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

The Economic Prosperity and Development Services Advisory Committee meeting was called to order by the Chair at 8:02 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 March 4, 2022 as presented.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

3.1 Minutes of the February 11, 2022 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 February 11, 2022 meeting as presented.

CARRIED UNANIMOUSLY

4. **New Business**

4.1 Civic Places and Spaces Engagement Update

The Public Engagement Program Manager displayed a PowerPoint presentation on the results of the Civic Places and Spaces Engagement Update process and anticipated next steps.

The floor was opened to the Committee Members for questions and comments.

A Committee Member asked about the timeline to advance the proposals. Staff noted the timeline will be driven by the needs of facilities. Staff also noted that all of these proposed projects are very different in their scope and costs which will be subject to grants, annual budget, and borrowing processes. A Committee Member questioned staff if there was any feedback provided by the Okanagan Hockey School regarding the Twin Arenas. Staff replied that they have received letters of support and are very supportive of a new arena as it provides a big opportunity to bring in tournaments and increase economic development.

A Committee Member noted that they were aware of comments from those worried about losing housing in the North Gateway. Staff responded that they are engaging with members of the public and noted there is a potential for housing to be included in some of these projects.

4.2 North Gateway Engagement Summary

This Public Engagement Program Manager displayed a PowerPoint presentation providing an update on the North Gateway Engagement Summary.

The General Manager of Community Services provided additional comments on the North Gateway Engagement Summary and went over next steps.

The floor was opened to the Committee Members for questions and comments.

A Committee Member asked staff if there was any special engagement with the community with those who may be displaced through the North Gateway revitalization. Staff noted that they have begun communication with affected property owners. Staff clarified that the Official Community Plan and Zoning of properties will not change through this process. A Committee Member asked if staff have received any feedback from the public regarding concerns of losing the quaintness and small town feel of the downtown. Staff responded that the City is trying to find the balance of retaining the small town and community features but also recognizing that growth in the City is happening very quickly.

4.3 Public Realm Project

The General Manager of Community Services displayed a PowerPoint presentation on upcoming Capital Plan Projects. Noted that this update was at the request of the Committee at the previous Economic Prosperity and Development Services Committee Meeting.

5. **Next Meeting**

The next Economic Prosperity and Development Services Advisory Committee meeting is tentatively scheduled to be held on Friday, April 8, 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 March 4, 2022 at 8:46 a.m.

CARRIED UNANIMOUSLY

Certified Correct:

_____
Rebecca Van Huizen
Legislative Assistant

DRAFT

Mar 2, 2022 10:37:38 AM

Building Permits Issued Comparison for Year/Month - Summary

Category: BUILDING PERMITS **Year: 2022** **Month: 02**

Folder Type	2022 / 02 Permits Issued	2022 / 02 Res. Units Created	2022 / 02 Building Value	2021 / 02 Permits Issued	2021 / 02 Res. Units Created	2021 / 02 Building Value	2022 to 02 Permits Issued	2022 to 02 Res. Units Created	2022 to 02 Building Value	2021 to 02 Permits Issued	2021 to 02 Res. Units Created	2021 to 02 Building Value
ACCESSORY BUILDING	2	0	200,000	4	0	209,000	2	0	200,000	7	0	808,000
AGRICULTURE	0	0	0	1	0	24,000	0	0	0	1	0	24,000
BLASTING	1	0	21,000	0	0	0	1	0	21,000	0	0	0
BUILDING LOCATE	0	0	0	1	1	170,000	0	0	0	2	1	171,000
CARRIAGE HOUSE	0	0	0	2	2	236,104	1	1	130,000	4	4	686,104
COMMERCIAL	6	0	177,400	6	0	880,000	15	0	891,400	10	0	1,435,000
CRANE	0	0	0	0	0	0	0	0	0	0	0	0
DEMOLITION	3	0	422,000	6	0	48,500	7	0	538,000	7	0	73,500
DRIVEWAY	0	0	0	0	0	0	0	0	0	0	0	0
DUPLEX	0	0	0	2	2	485,154	1	2	808,000	2	2	485,154
EARTHWORKS	2	0	205,000	4	0	3,502,000	3	0	455,000	4	0	3,502,000
FIRE ALARM/SPRINKLER	1	0	4,000	2	0	4,000	4	0	226,000	2	0	4,000
FOUNDATION PERMIT	0	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL	1	0	1,000	0	0	0	2	0	51,000	2	0	240,000
INSTITUTIONAL	0	0	0	1	0	4,000	0	0	0	1	0	4,000
LEGACY PERMIT	0	0	0	0	0	0	0	0	0	0	0	0
MECHANICAL	0	0	0	1	0	75,000	1	0	10,000	1	0	75,000
MULTIFAMILY	3	0	32,708,500	8	5	1,641,600	9	15	38,351,400	13	5	1,681,200
PLUMBING PERMIT	7	0	348,200	15	0	152,000	23	0	519,175	29	0	358,308
REROOF	0	0	0	0	0	0	0	0	0	0	0	0
RESIDENTIAL SFD	13	5	3,383,148	19	6	3,624,986	24	8	6,331,635	40	13	7,810,753
SECONDARY SUITE	5	4	100,000	3	1	27,000	9	8	191,800	6	4	52,000
SOLAR PANEL SYSTEM	1	0	15,900	7	0	176,500	4	0	78,650	7	0	176,500
SOLID FUEL APPLIANCE	0	0	0	0	0	0	0	0	0	0	0	0
SWIMMING POOL	2	0	100,000	8	0	352,500	4	0	200,000	8	0	352,500
TENANT IMPROVEMENT	0	0	0	3	0	400,000	2	0	65,000	7	0	424,000
VACANT BUILDING REGISTRATIO	0	0	0	0	0	0	0	0	0	1	0	5,000
Report Totals	**47**	**9**	**37,686,148**	**93**	**17**	**12,012,344**	**112**	**34**	**49,068,060**	**154**	**29**	**18,368,019**

Category: BUILDING PERMITS **Type: ALL** **Report Code: ALL**

From Date: Feb 1, 2022 To Date: Feb 28, 2022

Folder Type	Report Code	Permits	New Units	Building Area	Value
ACCESSORY BUILDING					
	NEW	2	0	0.00	200,000.00
	Folder Type Totals	**2**	**0**	**0.00**	**200,000.00**
BLASTING					
	STANDARD	1	0	0.00	21,000.00
	Folder Type Totals	**1**	**0**	**0.00**	**21,000.00**
COMMERCIAL					
	ADDITION	1	0	0.00	65,000.00
	INTERIOR	4	0	0.00	84,400.00
	LEGALIZE	1	0	0.00	28,000.00
	Folder Type Totals	**6**	**0**	**0.00**	**177,400.00**
DEMOLITION					
	ACCESSORY	2	0	0.00	22,000.00
	COMMERCIAL	1	0	0.00	400,000.00
	Folder Type Totals	**3**	**0**	**0.00**	**422,000.00**
EARTHWORKS					
	STANDARD	2	0	0.00	205,000.00
	Folder Type Totals	**2**	**0**	**0.00**	**205,000.00**
FIRE ALARM/SPRINKLER					
	EXISTING	1	0	0.00	4,000.00
	Folder Type Totals	**1**	**0**	**0.00**	**4,000.00**
INDUSTRIAL					
	INTERIOR	1	0	0.00	1,000.00
	Folder Type Totals	**1**	**0**	**0.00**	**1,000.00**
MULTIFAMILY					
	INTERIOR	2	0	0.00	8,500.00
	NEW	1	0	0.00	32,700,000.00
	Folder Type Totals	**3**	**0**	**0.00**	**32,708,500.00**
PLUMBING PERMIT					

Category: BUILDING PERMITS **Type: ALL** **Report Code: ALL**

From Date: Feb 1, 2022 To Date: Feb 28, 2022

Folder Type	Report Code	Permits	New Units	Building Area	Value
	COM-NEW	1	0	0.00	306,000.00
	COM-RENO	3	0	0.00	30,200.00
	RES-RENO	3	0	0.00	12,000.00
	Folder Type Totals	**7**	**0**	**0.00**	**348,200.00**
RESIDENTIAL SFD					
	ADDITION	2	0	0.00	183,000.00
	EXTERIOR	2	0	0.00	10,425.00
	INTERIOR	3	0	0.00	114,000.00
	LEGALIZE	1	0	0.00	2,000.00
	NEW	5	5	0.00	3,073,723.00
	Folder Type Totals	**13**	**5**	**0.00**	**3,383,148.00**
SECONDARY SUITE					
	LEGALIZE	2	2	0.00	45,000.00
	NEW	3	2	0.00	55,000.00
	Folder Type Totals	**5**	**4**	**0.00**	**100,000.00**
SOLAR PANEL SYSTEM					
	ATTACHED	1	0	0.00	15,900.00
	Folder Type Totals	**1**	**0**	**0.00**	**15,900.00**
SWIMMING POOL					
	PRIVATE	2	0	0.00	100,000.00
	Folder Type Totals	**2**	**0**	**0.00**	**100,000.00**
	Report Totals	**47**	**9**	**0.00**	**37,686,148.00**

Building Revenue - February 2022

Revenue Budget	Building Permits	Plumbing/ Mechancial Permits
2022 Budget	$ 1,300,000.00	$ 70,000.00
Budgeted Forecast YTD	$ 216,666.67	$ 11,666.67
Current Revenue	**$ 356,745.00**	**$ 5,283.00**

Building Revenue	Building Permits	Plumbing/Mechanical Permits
Month Revenue	$ 356,745.00	$ 5,283.00
2022 YTD	**$ 463,659.00**	**$ 7,689.00**
2021 YTD	$ 144,928.00	$ 9,705.00
Change in Revenue from 2021	220%	-21%

Construction Values		Permit File Closures
Current Month Values	**$ 37,686,148.00**	**2022 YTD 167**
2022 YTD	**$ 49,068,060.00**	2021 YTD 138
2021 YTD	$ 18,368,019.00	2020 YTD 133
Difference 2022 to 2021 ($)	$ 30,700,041.00	
Difference 2022 to 2021 (%)	63%	
2020 YTD	$ 13,799,206.00	

Total Number of Applications	Applications
February 2022	**71**
February 2021	95
2022 YTD Applications	**121**
2021 YTD Applications	208
2020 YTD Applications	131

Total Permits Issued	
2022 YTD	**47**
2021 YTD	93
2020 YTD	100

Number of Inspections - Building, Enforcement	YTD
2022 YTD	**684**
2021 YTD	697
2020 YTD	562

Revenue	YTD
Building	$ 475,790.83
Operating Expenses	**YTD**
Internal Allocation to Fleet ($2,383.33/month)	$ 2,383.33
Internal Allocation to PFD ($4,167.00/month)	$ 8,334.00
City Admin (18%)	$ 85,642.35
General Building Expenses	$ 127,046.11
Total Expenses	$ 223,405.79
Total Remaining Revenue	$ 252,385.04

Building Permits Issued Comparison for Year/Month - Summary

Category: BUILDING PERMITS **Year: 2022** **Month: 03**

Folder Type	2022 / 03 Permits Issued	2022 / 03 Res. Units Created	2022 / 03 Building Value	2021 / 03 Permits Issued	2021 / 03 Res. Units Created	2021 / 03 Building Value	2022 to 03 Permits Issued	2022 to 03 Res. Units Created	2022 to 03 Building Value	2021 to 03 Permits Issued	2021 to 03 Res. Units Created	2021 to 03 Building Value
ACCESSORY BUILDING	3	0	87,900	6	0	161,000	5	0	287,900	13	0	969,000
AGRICULTURE	0	0	0	0	0	0	0	0	0	1	0	24,000
BLASTING	0	0	0	0	0	0	1	0	21,000	0	0	0
BUILDING LOCATE	1	0	1,500,000	0	0	0	1	0	1,500,000	2	1	171,000
CARRIAGE HOUSE	2	2	750,000	0	0	0	3	3	880,000	4	4	686,104
COMMERCIAL	6	0	411,800	3	0	99,000	22	0	1,383,200	13	0	1,534,000
CRANE	1	0	500,000	0	0	0	1	0	500,000	0	0	0
DEMOLITION	0	0	0	6	0	206,000	7	0	538,000	13	0	279,500
DRIVEWAY	0	0	0	1	0	10,000	0	0	0	1	0	10,000
DUPLEX	2	4	1,400,000	5	6	1,841,000	3	6	2,208,000	7	8	2,326,154
EARTHWORKS	0	0	0	1	0	15,000	3	0	455,000	5	0	3,517,000
FIRE ALARM/SPRINKLER	3	0	288,600	0	0	0	7	0	514,600	2	0	4,000
FOUNDATION PERMIT	0	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL	0	0	0	0	0	0	2	0	51,000	2	0	240,000
INSTITUTIONAL	0	0	0	0	0	0	0	0	0	1	0	4,000
LEGACY PERMIT	0	0	0	0	0	0	0	0	0	0	0	0
MECHANICAL	1	0	40,000	6	0	225,000	2	0	50,000	7	0	300,000
MULTIFAMILY	7	39	11,084,680	18	88	20,171,000	16	142	49,436,080	31	93	21,852,200
PLUMBING PERMIT	11	0	1,199,400	24	0	2,766,700	34	0	1,718,575	53	0	3,125,008
REROOF	0	0	0	0	0	0	0	0	0	0	0	0
RESIDENTIAL SFD	21	4	4,507,144	25	7	5,768,405	45	12	10,838,779	65	20	13,579,158
SECONDARY SUITE	5	5	165,000	11	8	238,650	14	14	356,800	17	12	290,650
SOLAR PANEL SYSTEM	2	0	41,500	0	0	0	6	0	120,150	7	0	176,500
SOLID FUEL APPLIANCE	1	0	8,500	0	0	0	1	0	8,500	0	0	0
SWIMMING POOL	7	0	422,000	4	0	250,000	11	0	622,000	12	0	602,500
TENANT IMPROVEMENT	1	0	6,000	13	0	591,900	3	0	71,000	20	0	1,015,900
VACANT BUILDING REGISTRATIO	1	0	0	0	0	0	1	0	0	1	0	5,000
Report Totals	**75**	**54**	**22,412,524**	**123**	**109**	**32,343,655**	**188**	**177**	**71,560,584**	**277**	**138**	**50,711,674**

Category: BUILDING PERMITS **Type: ALL** **Report Code: ALL**

From Date: Mar 1, 2022 To Date: Mar 31, 2022

Folder Type	Report Code	Permits	New Units	Building Area	Value
ACCESSORY BUILDING					
	ALTERATION	1	0	0.00	10,000.00
	NEW	2	0	0.00	77,900.00
	Folder Type Totals	**3**	**0**	**0.00**	**87,900.00**
BUILDING LOCATE					
	LOCATE	1	0	0.00	1,500,000.00
	Folder Type Totals	**1**	**0**	**0.00**	**1,500,000.00**
CARRIAGE HOUSE					
	NEW	2	2	0.00	750,000.00
	Folder Type Totals	**2**	**2**	**0.00**	**750,000.00**
COMMERCIAL					
	ADDITION	1	0	0.00	10,000.00
	INTERIOR	4	0	0.00	377,800.00
	LEGALIZE	1	0	0.00	24,000.00
	Folder Type Totals	**6**	**0**	**0.00**	**411,800.00**
CRANE					
	MOBILE	1	0	0.00	500,000.00
	Folder Type Totals	**1**	**0**	**0.00**	**500,000.00**
DUPLEX					
	NEW	2	4	0.00	1,400,000.00
	Folder Type Totals	**2**	**4**	**0.00**	**1,400,000.00**
FIRE ALARM/SPRINKLER					
	NEW	2	0	0.00	229,000.00
	RESIDENTIA	1	0	0.00	59,600.00
	Folder Type Totals	**3**	**0**	**0.00**	**288,600.00**
MECHANICAL					
	NEW CONS-R	1	0	0.00	40,000.00
	Folder Type Totals	**1**	**0**	**0.00**	**40,000.00**
MULTIFAMILY					

Category: BUILDING PERMITS **Type: ALL** **Report Code: ALL**

From Date: Mar 1, 2022 To Date: Mar 31, 2022

Folder Type	Report Code	Permits	New Units	Building Area	Value
	INTERIOR	5	0	0.00	121,000.00
	NEW	2	39	0.00	10,963,680.00
	Folder Type Totals	**7**	**39**	**0.00**	**11,084,680.00**
PLUMBING PERMIT					
	COM-NEW	1	0	0.00	1,050,000.00
	COM-RENO	2	0	0.00	5,200.00
	COM-UNKNWN	1	0	0.00	10,000.00
	RES-NEW	4	0	0.00	125,000.00
	RES-RENO	3	0	0.00	9,200.00
	Folder Type Totals	**11**	**0**	**0.00**	**1,199,400.00**
RESIDENTIAL SFD					
	ADDITION	5	0	0.00	401,500.00
	EXTERIOR	3	0	0.00	137,000.00
	INTERIOR	7	0	0.00	274,441.00
	LEGALIZE	1	0	0.00	10,000.00
	NEW	5	4	0.00	3,684,203.00
	Folder Type Totals	**21**	**4**	**0.00**	**4,507,144.00**
SECONDARY SUITE					
	NEW	5	5	0.00	165,000.00
	Folder Type Totals	**5**	**5**	**0.00**	**165,000.00**
SOLAR PANEL SYSTEM					
	ATTACHED	2	0	0.00	41,500.00
	Folder Type Totals	**2**	**0**	**0.00**	**41,500.00**
SOLID FUEL APPLIANCE					
	FREE STAND	1	0	0.00	8,500.00
	Folder Type Totals	**1**	**0**	**0.00**	**8,500.00**
SWIMMING POOL					
	PRIVATE	7	0	0.00	422,000.00
	Folder Type Totals	**7**	**0**	**0.00**	**422,000.00**
TENANT IMPROVEMENT					

Category: BUILDING PERMITS **Type: ALL** **Report Code: ALL**

From Date: Mar 1, 2022 To Date: Mar 31, 2022

Folder Type	Report Code	Permits	New Units	Building Area	Value
	COMMERCIAL	1	0	0.00	6,000.00
	Folder Type Totals	**1**	**0**	**0.00**	**6,000.00**
VACANT BUILDING REGISTRATION					
	1&2 DWELL	1	0	0.00	0.00
	Folder Type Totals	**1**	**0**	**0.00**	**0.00**
	Report Totals	**75**	**54**	**0.00**	**22,412,524.00**

Building Revenue - March 2022

Revenue Budget	Building Permits	Plumbing/ Mechancial Permits
2022 Budget	$ 1,300,000.00	$ 70,000.00
Budgeted Forecast YTD	325,000.00	$ 17,500.00
Current Revenue	**$ 558,342.00**	**$ 24,644.00**
Building Revenue	**Building Permits**	**Plumbing/Mechanical Permits**
Month Revenue	$ 94,683.00	$ 16,955.00
2022 YTD	**$ 558,342.00**	**$ 24,644.00**
2021 YTD	$ 436,185.00	$ 18,116.00
Change in Revenue from 2021	28%	36%

Construction Values		Permit File Closures
Current Month Values	**$ 22,412,524.00**	**2022 YTD 235**
2022 YTD	**$ 71,537,391.00**	2021 YTD 228
2021 YTD	$ 50,374,274.00	2020 YTD 214
Difference 2022 to 2021 ($)	$ 21,163,117.00	
Difference 2022 to 2021 (%)	30%	
2020 YTD	$ 13,799,206.00	

Total Number of Applications	Applications
February 2022	**116**
February 2021	119
2022 YTD Applications	**236**
2021 YTD Applications	328
2020 YTD Applications	201

Total Permits Issued	
2022 YTD	**189**
2021 YTD	273
2020 YTD	156

Number of Inspections - Building, Enforcement	YTD
2022 YTD	**1,183**
2021 YTD	1181
2020 YTD	982

Revenue	YTD
Building	$ 588,689.65
Operating Expenses	**YTD**
Internal Allocation to Fleet ($2,383.33/month)	$ 7,149.99
Internal Allocation to PFD ($4,167.00/month)	$ 12,501.00
City Admin (18%)	$ 105,964.14
General Building Expenses	$ 210,346.82
Total Expenses	$ 335,961.95
Total Remaining Revenue	$ 252,727.70

2022 Planning Statistics Applications Received

penticton.ca

February 1, 2022 to February 28, 2022

Folder Number	Street	ApplicationType	Subject	New Lots/New Units Proposed
PL009266	DOUGLAS AVE 237	DEVELOPMENT PERMIT	DP - Carriage House	1 Unit
PL009268	LAKESIDE RD 3917	DEVELOPMENT PERMIT	DP - Carriage House	1 Unit
PL009272	GOVERNMENT ST 909	DEVELOPMENT PERMIT	DP - Two Duplexes	4 Units
PL009274	ABBOTT ST 151	DEVELOPMENT PERMIT	DP - Duplex with Secondary Suite	3 Units
PL009275	GREEN AVE W 435	DEVELOPMENT PERMIT	DP - Townhouse Development	84 Units
PL009278	PINEVIEW RD 575	DEVELOPMENT PERMIT	DP - Carriage House	1 Unit
PL009280	JERMYN AVE 561	DEVELOPMENT PERMIT	DP - 4 Unit Townhouse Complex	4 Units
PL009281	WESTMINSTER AVE W 713	DEVELOPMENT PERMIT	DP - Residential Townhomes and Commercial Retail Unit	22 Res Units
PL009282	MAIN ST 626	DEVELOPMENT PERMIT	DP - Addition of Residential Units	8 Units
PL009283	HANSEN ST 476	DEVELOPMENT PERMIT	DP - Carriage House	1 Unit
PL009284	HAYNES ST 375	DEVELOPMENT PERMIT	DP - Garage/Carriage House	1 Unit
PL009285	JUNIPER DR 3115	DEVELOPMENT PERMIT	DP - Environmental	
PL009286	MAPLE ST 169	DEVELOPMENT PERMIT	DP - Front-to-Back Duplex	
PL009262	HAWTHORN DR 2703	DEVELOPMENT VARIANCE PERMIT	DVP - Retaining Wall Height and Location	
PL009269	LAKESIDE RD 3917	DEVELOPMENT VARIANCE PERMIT	DVP - Two Storey Carriage House	
PL009273	GOVERNMENT ST 909	DEVELOPMENT VARIANCE PERMIT	DVP - Rear Yard and Parcel Coverage	
PL009263	UPPER BENCH RD S 250	LIQUOR REVIEWS	WINERY - Lounge Endorsement w Outdoor Patio (Four Shadows)	
PL009277	UPPER BENCH RD S 250	LIQUOR REVIEWS	WINERY - Picnic Area Endorsement (Four Shadows)	
PL009279	JERMYN AVE 561	REZONING	RZ - From R2 to RM2	
PL009264	DARTMOUTH DR 2203 105	SIGN PERMIT	Sign Permit - New - Fascia - "Bobs Door Service"	
PL009267	JOHNSON RD 1320	SIGN PERMIT	Sign Permit - New - Free Standing - "Navaka House"	
PL009270	ROSETOWN AVE 101	SIGN PERMIT	Sign Permit - New - Fress Standing & Fascia Signs "Value Village"	
PL009271	SKAHA LAKE RD 3502	SIGN PERMIT	Sign Permit - New - Fascia for "Skaha Lake Liquor Store" and Projecting "Convenience Store"	

Folder Number	Street	ApplicationType	Subject	New Lots/New Units Proposed
PL009287	NANAIMO AVE E 100	SIGN PERMIT	Sign Permit - New - Fascia - "Starlite Yoga"	
PL009288	SKAHA LAKE RD 3072	SIGN PERMIT	Sign Permit - Replace Existing Fascia - "Skaha Eride"	
PL009276	FORESTBROOK DR 533	STRATA CONVERSION	STC - House and Duplex Strata Conversion	

Summary:

Application Type	February 2022	February 2021	YTD 2022	YTD 2021
ALR	0	1	0	1
Development Permit	13	7	18	14
Rezone	1	2	2	3
OCP Amendment	0	1	0	1
Strata Conv	1	0	1	0
Subdivision	2	1	2	2
Variance Permit	3	3	4	6
Board of Variance	0	0	0	0
Temp. Use Permit	0	1	0	1
Sign Permits	6	2	8	6
Cannabis Retail Stores	0	0	0	0
Liquor Reviews	2	0	5	0
Total	**28**	**18**	**40**	**34**

Proposed Units/Lots Summary:

Month	New Residential Units Proposed	New Lot Proposed
January	14	0
February	130	0
Total	**144**	**0**

Audrey Tanguay, Planning Manager

2022 Planning Statistics Revenue

January 1, 2022 to February 28, 2022

Category	2022 Revenue Budget	Revenue Generated
Applications/Legal Docs*	$175,000.00	57,834.00
Various Revenue**	$15,000.00	2,420.00
Total	**$190,000.00**	**60,254.00**

Audrey Tanguay, Planning Manager

***** Revenue collected from DP, DVP, Rezone, S/D, Strata and Liquor applications as well as legal document fees.
****** Revenue collected from map purchases, photocopying, board of variance fees etc.

Committee Memo

penticton.ca

Date: April 8, 2022 **File No:** RMS 0540-20
To: Economic Prosperity and Development Services Advisory Committee (EPDSAC)
From: Blake Laven, Director of Development Services

Subject: Neighbourhood heritage values for Lakeshore Drive, Front Street and Windsor Avenue Area

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Staff Recommendation

THAT the Committee receive the memo "Neighbourhood heritage values for Lakeshore Drive, Front Street and Windsor Avenue Area" into the public record.

Background

Council at the September 7, 2021 Regular Meeting gave direction to staff to examine heritage conservation values for Lakeshore Drive, Front Street and the Windsor Avenue area and to work with the Heritage and Museum Advisory Committee on the initiative.

Following that direction, staff researched the three areas in some detail, investigated the various tools available for municipalities to guide development in ways that respect an area's historic built form and character and worked closely with the Heritage Committee as well as a number of neighbourhood representatives to develop some recommendations to Council

At the April 5th, Council meeting, Council supported two approaches on this initiative:

1. Zoning bylaw amendments for Lakeshore Drive and the Windsor Avenue Area (Cherryland), ensuring new construction proceeds in a way that is respectful of existing neighbourhood form (street setbacks, heights, lot widths etc.). And also that houses from those two areas are added to the Penticton Heritage Registry.
2. Creation of a Heritage Conservation Area (HCA) for Front Street and the 100-300 Blocks of Main Street.

Heritage Conservation Area

A heritage conservation area is a designation that a municipality can place on an area that has special heritage value and character. The conservation area designation adds additional design controls for new development and renovations and works towards preserving the unique character of the designated area. Penticton does not currently have any HCAs, but many other municipalities do, including Kelowna, Victoria and many lower mainland municipalities.

The idea for creating a heritage conservation area in the downtown is not a new idea. It was included in the Heritage Strategy for the City adopted in 2005 and was included in both the 2002 and 2019 Official Community Plans.

The impacts of this HCA designation on the downtown area will be determined as the HCA guidelines are developed. The HCA designation requires an amendment to the City's Official Community Plan and will outline:

1. *A list of heritage features of characteristics that justify the designation:* In the case of Front Street and the 100-300 Blocks of Main Street, there are many buildings listed on the City's Heritage Registry in this area and the importance of this commercial area to the history of the community is well established.
2. *A list of objectives will be created:* Ideally this would involve ensuring new construction is designed in a sympathetic manner, but also that renovations of older buildings are done in a way that restore buildings to their former historic look and character. There will also be public realm objectives to direct public expenditure on this area in support of the HCA objectives.
3. *Ways the objectives will be achieved:* The Local Government Act empowers local governments to use a variety of approaches in this regard from Heritage Revitalization Agreements, Heritage Alteration Permits, zoning approaches and utilizing the development permit area powers. Property owners in the downtown, already have an expectation for heightened design control. This process would give stronger direction for desired architectural design

Engagement Plan

Property owner buy-in within all three areas will be key to successful implementation. As such staff are recommending engaging property owners early and throughout the process.

The zoning changes proposed for Lakeshore Drive and Cherryland, are less impactful than the creation of the HCA proposed for Front Street and Main Street. For the zoning changes, staff are recommending that a bylaw with the proposed changes be brought before Council for first reading and then an open house with each neighbourhood be hosted by staff with the Engagement and Planning departments, followed by a Public Hearing on the matter prior to adoption of the changes.

With regard to the identification of houses for Heritage Registry acknowledgment, direct participation and approval from property owners will be sought prior to any properties added to the Registry.

In the case of the HCA creation for the downtown, the level and type of engagement will be explored in more detail and budgeted now that Council has supported going to the next steps of the project. Ideally staff time would be supplemented by the hiring of a consultant with experience in heritage architecture and planning to participate in some of the engagement exercises and development of the new guidelines. An earlier meeting with interested downtown owners will be organized in the near future now that Council has supported this initiative.

Analysis

The three neighbourhood areas that Council has identified for additional heritage value protection are all unique from each other. Each of these three areas all have very different heritage values and warrant unique approaches to achieve the goals of encouraging and requiring sympathetic new development and protection of existing heritage stock.

Staff consider the zoning changes in the Cherryland and Lakeshore Drive neighbourhoods, which would include amendments to the City's current zoning bylaw, increasing front yard setbacks to the predominate

building line, increasing minimum lot widths and looking at lowering existing maximum heights and other zoning changes, as being relatively expedient to execute within existing work plans and staffing.

Council also supported the further exploration of a creating a Heritage Conservation Area (HCA) in the downtown. A work plan and budget for that work will be presented back to Council at an upcoming meeting.

At this time, staff are not recommending any direction from the committee. The intent of today's report is to broaden the awareness of the initiative as the engagement of the two phases is beginning.

Attachments

Attachment A – Description of neighbourhoods

Respectfully submitted,

Blake Laven, RPP, MCIP
Director of Development Services

Appendix A: Neighbourhood Descriptions

The three areas that Council asked staff to research, each have a unique and distinct development history and face different threats to their individual character and identity.

At a high level, the following is a description of each area:

Lakeshore Drive:



Lakeshore Drive, is a prominent and iconic street that features a mix of tourist commercial uses (restaurants and motels); stately homes; multi-family residential - including high rise (Lakeshore Towers); and park and recreational uses. The area of the street that is of particular concern from a development perspective is the residential area between Power Street and Winnipeg Street. This section of the street has three properties listed on the City's Heritage registry and several other sites constructed in a design aesthetic sympathetic to the heritage structures. The predominate design feature of this residential area is the expansive front yard landscaping featuring large building setbacks and mature vegetation, including large mature trees. There is significant development pressure on the street with some newer development sites being proposed in more modern and contemporary designs and construction that is built much closer to the street than the prevailing building line.

Windsor Avenue area (Cherryland Neighbourhood):

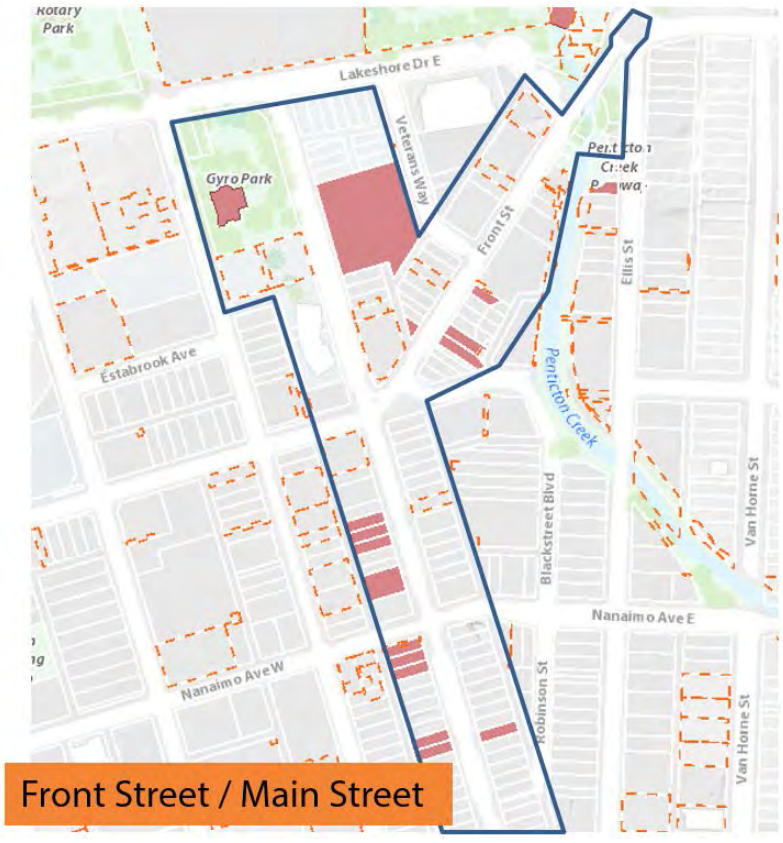
The Windsor Avenue area, called 'Cherryland' by many of its residents, based on the original marketing of a portion of the neighbourhood in the 1940s, loosely borders Winnipeg and Fairview Streets on the east, Moosejaw and Timmins Streets on the west, Eckhardt Avenue on the north and Douglas Avenue and Hastings Avenue on the south. Cherryland is a residential neighbourhood constructed largely in the 1940s and 1950s (post war era) and features single family lots on relatively large lots with rear lane access. The main feature of the neighbourhood is Windsor Park, part



of the original Ellis Ranch / homestead. Housing generally is of a 1 ½ storey height with generous yards and mature front yard landscaping. There is development pressure on many of these streets for infill development (up to 4 units per lot), subdivision of the larger lots into skinny lots, new construction often at 2 storeys in height and development occurring closer to the street than the prevailing building line.

Front Street: Front Street represents the first commercial area of the original Penticton town site, with some of the oldest commercial buildings in the City built there, dating to the early 1910s. Four commercial buildings on Front Street are currently listed on the City's Heritage Registry. Newer development has been constructed in a sympathetic manner, reflecting the scale of the existing heritage buildings and utilizing specific heritage features. There are a few prominent development sites on the street with proposals of a more modern aesthetic. The threats to this area are particularly related to height and unsympathetic architectural design.

100 – 300 Block Main Street: While not originally considered in the Council direction, through the background research done by staff and discussion with the Heritage Committee, it was determined that Front Street should not be considered its own Heritage neighbourhood in isolation of the 100-300 Blocks of Main Street, which includes several important commercial and institutional buildings dating back to a similar period as Front Street and features 7 properties on the heritage registry and several other strong candidates for inclusion. Similarly to Front Street this area faces development pressure for additional height and unsympathetic architecture.



Committee Memo

penticton.ca

Date: April 8, 2022 File No: RMS/850 Wiltse Blvd
To: Economic Prosperity and Development Services Advisory Committee
From: Steven Collyer, Planner II
Address: 850 Wiltse Boulevard and 160 Crow Place

Subject: **OCP and Zoning Bylaw Amendment Applications for 850 Wiltse Blvd & 160 Crow Pl**

Staff Recommendation

THAT the Economic Prosperity and Development Services Advisory Committee recommends that Council support the OCP Amendment and Zoning Amendment applications for 850 Wiltse Blvd and 160 Crow Place to enable future residential development.

Background

The City has received an application package for residential development at 850 Wiltse Blvd and 160 Crow Pl (the "North Wiltse Block" lands). The applicants are applying for zoning that will change the current A (Agricultural) zoning to a mix of residential zones of varying densities. They also submitted an associated Official Community Plan amendment that adjusts the mapping of the current 'future land use' designations to support the zoning proposal.

The proposal will enable future development of approximately 686 homes, split between 183 single detached homes, 28 duplex units, and 475 multifamily units. The units are split between the following proposed zones:

Zone	Number of Units / Area
R1 (Large Lot Residential)	120
R2 (Small Lot Residential)	48
RD2 (Duplex Housing: Lane)	28
RM1 (Bareland Strata Housing)	15 (strata)
RM2 (Low Density Multiple Housing)	211
RM3 (Medium Density Multiple Housing)	264
P2 (Parks and Recreation)	**Active** - 11.7 ha (29 ac) **Active & Useable** - 3.75 ha (9.2 ac) is considered flat and useable for playgrounds, sports courts, recreation areas etc. **Natural** - 28.1 ha (69 ac)

A total of 39.8 hectares (98 acres) of land is proposed to be dedicated to the City as parkland. 11.7 hectares (29 acres) of that dedicated land is proposed for active uses. Three new active parks are proposed with an area of 4.55 hectares (11.2 acres), with 3.75 hectares (9.2 acres) of that considered flat and useable for playgrounds, sports courts, recreation areas etc. The remaining dedicated land will either be kept in a natural state or developed with trails to provide pedestrian connections through the site. For example, a linear trail is proposed along the Fortis transmission line right-of-way, which passes north-south through the development. Some land up above the Fortis line will retain its existing Agriculture (A) zoning and remain privately owned.

On April 5, 2022, Council Meeting supported staff's recommendation to begin the engagement process for this development proposal. The purpose of this memo is to update the Economic Prosperity and Development Services Advisory Committee, which has been identified as an important group to engage as part of the process, and to seek a recommendation on this proposal from the Committee for Council to consider as part of their future decision.

Background

The North Wiltse Block has been designated for residential development since the first Penticton Official Community Plan was put in place in 1982. A timeline has been included as 'Attachment 'B'. Subsequent OCP's in 1988, 1993 and 2002 designated these lands as 'LR (Low Density Residential)'. Beginning around the 1990s, the Wiltse and Upper Pineview neighbourhoods below this development site have been developed in phases, and those existing neighbourhoods are now fully built-out.



Figure 1 - North Wiltse Block Lands location map

In 2014, the Wiltse Area Structure Plan was approved by City Council to determine more specific land use needs and appropriate development layouts in the North Wiltse Block (subject lands) and the South Wiltse Block (the location of the 'The Bluffs at Skaha' development at 3200 Evergreen Drive). The Wiltse Area Structure Plan was a more specific land use plan for this area which introduced many multifamily areas within the future development. This plan envisioned approximately 670 homes on the North Wiltse Block (subject properties), with a commercial node as well. The basic layout of the Wiltse Area Structure Plan, with some minor changes, was incorporated into the 2019 OCP and influenced the land use designations that exist on the subject lands today.

The subject lands are a total 128 hectares (317 acres) in size (Figure 1). The development site is located almost entirely on the west side of the high-voltage Fortis transmission line right-of-way with a total area of approximately 44 hectares (109 acres). The development site is located upslope of the Wiltse residential subdivision (Wiltse Blvd, Westview Dr, Wiltse Dr area). To the south is the Quail Ridge subdivision and the Bluffs at Skaha. Ellis Creek is located to the north, downslope of the development site. Presently, the development site is vacant of any structures. Despite being privately owned, the development site is a popular hiking and mountain biking location.

The OCP future land use designations that exist on the subject properties include 'Rural Residential', 'Detached Residential', 'Ground Oriented Residential', 'Parks', and 'Natural and Conservation'. These land use designations are proposed to remain, however their mapping is proposed to be updated based on the more recent subdivision concept (Attachment 'C'). No new OCP land use designations are proposed to be added onto the property. The development site is currently zoned Agriculture (A) in the Zoning Bylaw and the proposed rezoning plan is shown in Attachment 'D'. Additional plans are included which show the proposed parks and trails for review (Attachments 'E' and 'F').

Technical Review

This application package was reviewed by the City's Technical Planning Committee (TPC), a group of internal staff from various departments who review planning applications. Further technical review will be required as subsequent (i.e. subdivision) applications are received.

At this stage in the development, the TPC required the applicant to submit a Traffic Impact Assessment report, Environmental Assessment Report, and Geotechnical Hazard report to better understand the impacts of this proposed development. These reports helped to inform the proposed subdivision layout. For example, the reports identify areas of the properties that will remain natural and undeveloped due to environmental features or geotechnical constraints.

Should the land use change ultimately be supported, numerous technical items will be addressed through the subdivision stage. These include, but are not limited to, site servicing, grading, registration of any covenants, and detailed geotechnical, environmental, and wildfire reviews for each phase of the development. Development Cost Charges will be reviewed should the land use be put in place, to ensure appropriate financial contributions towards necessary water infrastructure (i.e. new lines, reservoir) when future subdivision occurs.

Engagement Plan

Staff will be following 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 from April 11 until May 8.

The following list summarizes the main methods that will be used to raise awareness about the application and the opportunities for residents to provide feedback through the community 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 properties,
3. Notice signs posted on the subject properties,
4. Consult with targeted agencies and stakeholder groups (i.e. RDOS, Local First Nations, School District #67, etc.),
5. Media release issued,
6. Newspaper advertisements, and
7. Information sessions (one online, two in-person) that allow for sharing of information and discussion on the proposed development.

Staff will be proceeding with community engagement prior to presenting the complete development application package to Council for consideration. The complete development application package will consider the Official Community Plan amendment, Zoning Amendment Bylaw, and Hillside Development Permit.

Analysis

No decision has been made on this proposal yet. Council did support moving to the engagement process.

Once the engagement period is completed, staff will prepare a summary of the results that will be shared with the applicant, Council and the public. The engagement results will be included in a future staff report on this file which outlines the proposal in detail, for Council to consider first reading of the OCP and Zoning Bylaw amendments. As part of this process, a statutory Public Hearing would be held after 1st Reading, where residents would be able to provide 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 and Zoning Amendment Bylaws, the staff report will include a complete analysis of the application package and a summary of the community engagement results for this proposed land use change, after the community engagement period has ended.

Staff are seeking a recommendation from the Economic Prosperity and Development Services Advisory Committee that Council support this development proposal for the North Wiltse Block. Alternatively, the committee may choose to recommend Council support the proposal with specific considerations considered appropriate by the committee.

Attachments

Attachment A – Letter of Intent (applicant)
Attachment B – North Wiltse Block timeline
Attachment C – Proposed Official Community Plan Map
Attachment D - Proposed Zoning Map
Attachment E – Green Spaces Plan
Attachment F – Conceptual Landscape Drawings

Respectfully submitted,

Steven Collyer, RPP, MCIP
Planner II

Attachment A - Letter of Intent (applicant)

February 8, 2022 Ecora File No.: 180225

City of Penticton
171 Main Street
Penticton, BC V2A 5J9

Attention: **Planning Department**

Reference: **Community Plan Amendments and Rezoning of 850 Wiltse Boulevard and 160 Crow Place**

Ecora Engineering and Resource Group Ltd. (Ecora) was requested to submit an application for Community Plan amendments and rezoning of the North Block Wiltse lands for a new residential community.

The subject properties include 2 large parcels:

- 850 Wiltse Blvd at 61.3 ha (151.5 acres) with road access from the eastern end of Wiltse Blvd; and
- 160 Crow Place at 67 ha (165.5 acres), with road access from Partridge Drive and Crow Place.

These lands have been designated for urban development in City of Penticton Community Plans since the 1970's and were previously called 'Upper Wiltse". The Owner's prepared the Wiltse Area Structure Plan over a 5 year period and the Plan was adopted in 2014. This Area Plan was for the North Block lands, subject of this application and the South Block lands, for the Bluffs at Skaha project with 40 lots currently in the development stage. The Area Plan provided for 850 dwelling units on both the North and South Blocks with 670 units for the North Block. The North Block represents the last large urban growth area in the City and will provide for a significant number of new residential dwelling units over the next 10 or years.

With the adoption of the City's new Community Plan in 2019, the Wiltse Area Structure Plan was rescinded. The Community Plan established a revised development concept with somewhat more single family lots (277) and with somewhat less multiple family units (391), and no commercial area - but a similar total unit count at 668 units. The new Community Plan also established Hillside and Environmentally Sensitive Development Permit Areas over the North Block lands.

The Owners have refined the development concept to comply with the Hillside DPA and are now making application for a mixed use residential area with 183 single family, 28 duplex and 475 multiple family units for a total of 686 units in a 50 ha area. The goal of the owners is to meet City development

standards while maximizing the number of dwelling units in a comprehensively planned new community with extensive parkland and natural areas.

The Site

The North Block is a forested hillside property that features rugged terrain with bedrock outcrops, knolls, undulating ridges, benches and bluffs. Extensive land disturbances have occurred over past years and includes gravel extraction on the northern area, logging, forest fire, fire guard, and dirt access roads and trails. The Fortis power line passes through the site from the southern west end of 160 Crow Place to the north eastern area of 850 Wiltse Boulevard.

Proposed Development

The Development Plan, shown on the *Conceptual Zoning Plan*, consists of a main collector road between Wiltse Boulevard and Partridge Drive, with three crescent roads and several cul-de-sacs to serve the residential subdivisions. Two rear lanes are proposed for the single family lot areas in the northern area, due to hillside slopes and road access challenges. Neighbourhood parks, a park corridor and numerous wildlife trails and walkways are provided throughout the new development. Except for one multiple family site in the northeast corner and a proposed recreational park, all the development is located west of the Fortis right-of-way. The remaining land to the east of the Fortis is designated for Conservation and Rural Residential.

Proposed Community Plan Amendments

The overall scope and character of the proposed North Block development remains very similar to that outlined on the Land Use Designations on the “Future Land Use Map” in the Community Plan. Most of the proposed changes are related to increasing or relocating areas for Parkland and changes to reduce single family development areas, designated as “Detached Residential”, and to increase multiple family units, designated as “Ground-Oriented Housing”. Key changes are noted below:

- Relocating the Neighbourhood Park at the Wiltse Boulevard entrance to the opposite side of the main Collector Road that was initially designated for multiple family housing and replacing with single family units (except for 1 lot);
- Replacing singe family units with multiple family units located along the upper side of the Collector Road and Road G;
- Replacing multiple family housing with single family housing along Road D in the upper edge of the development and along Road E in the southern area;
- Redesignating a MF site along Road D to Bare Land Strata Housing;
- Removing the proposed Bare Strata Subdivision on the east side of the Fortis Right-of-Way and replacing with a large Park;
- A number of minor amendments to add previously designated Park areas to the adjacent multiple family development site, but the proposed corridor remains.

See attached *OCP Changes Plan.*

Proposed Residential Zoning

The North Block development features a diversity of housing types, from large lot single family, small lot single family, duplexes and low and medium density multiple family units, as shown on *the Conceptual Zoning Plan.*

- R1, Large Lot Residential. Most of the single family is zoned R1 and totals 120 lots.
- R2, Small Lot Residential – There are 48 small lots in 2 development areas
- RD2, Duplex Housing – Lane – There are 14 duplex lots with 28 units
- RM1, Bare Land Strata Housing – 15 lots
- RM2, Low Density Multiple Housing – There are 5 Townhouse development sites with 211 units. These units are located along the main Collector Road and Road G. Units are a maximum of 3 storeys.
- RM3, Medium Density Multiple Housing – Five sites, including 1 east of the power line with RM3 zoning, and a total of about 264 units. These sites are generally located in the upper, eastern area of the development, but with one development adjacent to Hawthorne Drive. Units may be a maximum height of 6 storeys.

Site Specific RM1 Zone: The RM1 area is proposed to be a Site Specific Zone to limit development to single family dwellings with a maximum height of 10.5m (the same as the R1 and R2 zones).

Site Specific RM3 Zone: One Site Specific RM3 zone is proposed on Road E above Hawthorne Drive. Due to site slopes, this site well is suited to a 4 storey, stacked townhouse design. It is proposed that this Site Specific zone limit the use to “townhouses” and height to 4 storeys, due proximity to an newly developing single family area.

Proposed Parks Zoning

- P2, Parks and Recreation. The entire Fortis right-of-way, plus a few adjacent areas, is to be zoned P2 for a linear corridor of 7.3 ha. While much of the Fortis corridor is of rugged topography, there is a useable area of 1.0 ha. There are also 4 park areas to be zoned P2 for neighbourhood parks – a park at the Wiltse Boulevard entrance area of 0.85 ha with .38ha of useable land, a second park of 0.8 ha (0.42 useable) to the east, a park corridor of 1500 m^2 that provides a link with sidewalks between these 2 parks, and a large active park of 2.9 ha (usable 1.8 ha) east of the Fortis right-of-way – this park would be suitable for a playing field (s), sports courts, dog park and other passive activities.
- Natural and Conservation Areas. A large block of conservation area with high environmental values land is located east of the Fortis right-of-way to be left in a natural condition and totals 26.7 ha. This area is proposed to be zoned P2. The Owners are proposing to donate this Natural Area to the City. A significant natural area comprised of rock faces and forest will be retained in area along the western edge of the Wiltse development, with a total of 1.5 ha and zoned P2 and provides a buffer adjacent to existing homes along Evergreen Drive.

- Trail and Wildlife Corridors. There are numerous trail corridors throughout the North Block to provide pedestrian and cycling linkages between streets and to connect to parks. A trail is located along the northern property line at the base of a slope and originating in the public park is to be zoned P2. A park corridor, in the northern area of the property, with a width of 10m will connect the 2 neighbourhood parks in and is to be zoned P2. There is also a wildlife corridor proposed in the southern area of the site, to connect an established wildlife corridor from the Hawthorne Drive area, to the Fortis right-of-way lands. All of these corridors will be zoned residential, which is a typical approach in the City for many local connection routes.

  Even though this is private property, there is a well-established Mountain Bike Trail network throughout the North Block as well as along the Fortis powerline. The Development Plan provides linkages from the neighbourhood trail corridors to the Fortis and mountain bike trails in the upper sloped lands, which are designated for Conservation and beyond that will remain private property.

  The Park and Trail Network is illustrated on the attached *Green and Natural Areas Plan*. In addition, the attached *Conceptual Landscape Plans* illustrate now the parks, park corridor and wildlife corridors will function and provide an attractive feature in the new neighbourhood, including developed trails and site restoration with native and ornamental plantings.

- Open Space Summary: There is a total area of 77.4 ha covered by the OCP and Rezoning application. Excluding the Conservation Area, the residential development area is 50.3 ha in size Parkland includes:

  - 3 Neighbourhood Parks 4.2 ha 2.6 ha useable
  - Park Corridor 0.15 ha 0.15 ha useable
  - Fortis Right-of-Way 7.3 ha 1.0 ha useable
  - Total Parks 11.7 ha 3.75 ha useable
  - On an overall basis, 23% of the development site is dedicated for parks, of which 7.5% is useable parkland, considerably beyond the 5% subdivision requirement
  - Conservation area 26.7 ha
  - West slope natural area 1.4 ha
  - Total CA/Natural Areas 28.1 ha
  - When the total application area of 77.4 ha is considered, the above Parkland plus the Conservation/Natural Area totals:
  - **Total Open Space 39.8 ha – 51.4% of the land area**

- Natural Features: The *Green and Natural Areas Plan* illustrates graded slopes throughout the North Block required to create usable development sites. These slopes will be revegetated at the subdivision stage, either with full revegetation with trees (for 2 to 1 slopes) or without trees (for 1.5

to 1 slopes) and will add a considerable amount of greenspace and recreate a hillside appearance These slopes will be addressed in more detail in the Hillside Development Permit.

- P1, Public Assembly: The existing Evergreen reservoir site is currently zoned P1. With this application, the remainder of the reservoir parcel will be zoned P1. The lands to the east will be zoned P2 as part of a natural slope area (that includes a walkway and reservoir access). A new dedicated lane is proposed at the rear of 4 lots fronting on Evergreen Drive, where there is currently an informal laneway.

Agricultural

The existing A, Agricultural zoning is proposed to be retained for the upper hillside lands that are designated as **Rural Residential** in the Community Plan. Any development of these upper lands will require a future rezoning application with a review of environmental, hillside, land use and servicing components.

Community Plan Policies

The proposed residential zoning reflects the Community Plan designations of **Detached Residential** and **Ground Oriented Residential.** The **Parks** and **Natural and Conservation Areas** also reflect the Community Plan designations.

The OCP identified a need for 929 new single family units over the next 30 years with an average of 31 new units per year. While the focus of the Community Plan is on accommodating much of the new development through intensification of Penticton's existing urban areas, the Plan provides for "A number of new hillside neighbourhoods … to be developed to meet the demand for detached houses.". This includes "Upper Wiltse" that is adjacent to an established neighbourhood and is logical extension to existing City infrastructure.

Planning for a new hillside development area, such as the Wiltse North Block, is to be guided by protection of environmental values as well as consideration of natural hazards such as steep slopes and wildfire, that will be addressed through Environmental and Hillside Development Permit Areas and through the subdivision process at the development stage. New neighbourhoods are to be designed to support active transportation (walking, cycling), and include new parks, trails, and linkages and to provide a range of housing options to address different demographic and economic requirements. In this regard, the proposed rezoning of the North Block land is consistent with the Community Plan.

Development Servicing

The following is a high-level design summary to service the Wiltse North subdivision located at 160 Crow Place and 850 Wiltse Boulevard. The proposed servicing plan includes:

Water

Hydrant spacing and water main construction will be in accordance with Subdivision and Development Bylaw 2004-81 design standards and the requirements of the Fire Underwriters Survey. With construction of a new reservoir and booster pump station, here is adequate water supply from the existing system to service the first 244 units. For additional development, the general works will include

the installation of a watermain from the Carmi Reservoir through the Ellis Creek canyon to the reservoir. A return supply main will provide domestic water to individual properties.

Sanitary System

Sanitary mains and service construction will be in accordance with Subdivision and Development Bylaw No. 2004-81. A gravity sanitary main will be installed on all roads and tie-into the existing sanitary mains on Wiltse Boulevard, Partridge Drive, and Hawthorne Drive.

Storm System

Storm mains and service construction will be in accordance with Subdivision and Development Bylaw No. 2004-81. The subdivision will include conventional catch basins and a storm main along the new roads. A storm service will be provided for each individual property. A combination of stormwater detention facilities and overflow to existing Penticton stormwater infrastructure is planned.

Transportation

The new roads will follow either a collector road or local road design standard with sidewalk on one side. Cul de sac's will be provided at turnarounds and lanes with be provided in the rear of some of the properties. The collector road will go from Wiltse Boulevard to Partridge Drive.

Shallow Utilities

All utility services (CoP Electrical, Shaw, Telus, Fortis BC Gas) will be coordinated and will be designed to conform to the City of Penticton Standard Detail Drawings.

A separate, Pre-Design Report is submitted with this application and provides details on the water, sanitary and storms systems, road alignment and geometry, and site grading.

Public Consultation

Public Open Houses were conducted in December 2017 and January 2018. About 50 attended the first meeting and 7 questionnaires were completed. At the second meeting about 30 were in attendance and 8 questionnaires completed. There were a variety of comments and concerns including extension of Redwood Drive, multiple family east of Evergreen Drive homes, need for more trail networks, green space and wildlife corridors.

A number of changes were made to the Development Plan to respond to these comments that include Redwood Drive not to be open to traffic, removal of townhouses and replacement with houses east of Evergreen Drive plus provision of buffer area, expansion of green spaces, conservation areas, wildlife corridors and trails.

Public Consultation report is attached.

Through the established Community Plan Amendment process, a comprehensive public engagement process will be carried out by City staff.

Hillside Development Permit (HDP)

An HDP application is being submitted concurrently with this Community Plan and Zoning Bylaw amendment application. The purpose of the HDP will be to address the objectives of the Community Plan for development on hillside locations, and as follows:

- Minimize and mitigate hazards such as steep slopes, wildfire and floods
- Fit with the natural landscape and climate
- Protect and enhance views toward the valley and lakes from above
- Avoid necessary scarring of the hillside to protect views back to the hillside
- Create a sense of built form fitting with the land
- Create movement connections for both people and wildlife

We trust this application meets your present requirements. If you have any questions or comments, please contact the undersigned.

Sincerely

Ecora Engineering & Resource Group Ltd.



Donna Butler, MCIP, RPP
Senior Planner
Phone: 250 492 2227 x 1070
Email: donna.butler@ecora.ca

NORTH BLOCK – WILTSE LANDS

BACKGROUND TECHNICAL REPORTS

A number of Technical Studies and Reports have been prepared in support of the proposed Wiltse North Block new residential development as follows.

Wiltse Estates Residential Development Traffic Impact Assessment, by CTS Traffic Engineering Specialists, November 2021.

This Traffic Study was carried out for the proposed development, expected to occur over a 15 year period in 4 phases. Traffic will enter the existing community at Wiltse Boulevard and from the Partridge Drive area. Phase 1 will be accessed from the latter area. The impact of the traffic was assessed over the Study Area consisting of 10 intersections in the existing Wiltse / Pineview, Industrial and Commercial area west to Skaha Lake Road and Main Street. Transit, bike network and pedestrian routes were also assessed.

The Study analysed traffic volumes from the development, plus a 40 new lot subdivision at the south end of Dartmouth Drive and a 0.5% increase in background volumes - for weekday morning, mid-day and afternoon peak hours. Each intersection was analysed over the horizon years of 2021 (base year) and 2025, 2030, 2035 and 2045 - the expected build out.

Intersection capacity analysis showed that all signalized intersections except one, are forecast to operate at Level of Service A (Excellent), B (Good) or C (Fair). At Government and Warren the east bound left turn lane will need lengthening in 2025. Analysis of the capacity of non-signalized intersections demonstrated that the majority are forecast to operate at Levels A, B or C. Dartmouth and Wiltse and Dartmouth and Pineview will require the addition of a turn lane in 2035 and 2045 respectively.

The Study also assessed a number of existing intersections in Wiltse / Pineview neighbourhood and made recommendations for minor improvements.

Environmental Addendum Report for the North Wiltse Property, Penticton BC by Ecora. April 2021

This Environmental Addendum Report is for the rezoning of the North Block Wiltse lands based on the land use designations in the Penticton Community Plan. The Report addresses mapped Critical Habitat as well as current Community Plan and Terms of Reference for Environmental Assessment Reports that have been updated since Ecora submitted the previous Environmental Mapping and Assessment Report in 2017. Minor amendments to the Report were also carried out in February 2022 to reflect the revised Development Plan.

The proposed development avoids impacts to sensitive environmental features including high value Environmentally Sensitive Areas (ESA), aquatic features and associated setbacks and important wildlife habitats associated with species of management concern. The development layout results in the protection of a substantial portion of the land east of the Fortis right-of-way – to be partially

protected by a conservation covenant. This conservation area will be continuous with lands to the east, including the Provincially designated Wildlife Management Area, Skaha Bluffs Provincial Park and lands to the south in the Skaha Bluffs development

The proposed development plan will avoid all areas designated as ESA1. A small area (6.5ha) overlaps a mapped ESA2. The remaining 67.5 ha of ESA2 will remain undeveloped. The majority of the lands to be developed at 31 ha overlaps low value ESA3.

The Report outlines an environmental management and mitigation strategy for the construction of the development.

Archaeological Inventory and Impact Assessment of North Wiltse Property in Penticton, BC by 4 Seasons Heritage Consulting, 2019

This Study was administered by the Penticton Indian Band. In 2017 a Preliminary Field Reconnaissance was carried out and an Archaeological Impact Assessment, under the *Heritage Conservation Act*, was deemed necessary. This Assessment was based on field work conducted in 2018 that comprehensively surveyed the site for archaeological potential. One hundred tests were excavated and all were negative for archaeological materials or features. Despite this, the study area is has known use and occupancy by indigenous peoples. No further work was recommended but ongoing communication with the PIB throughout the development process was recommended as well as establishing an Archaeological Chance Finds Procedure for during construction

Geohazard Assessment for Proposed North Wiltse Development, Penticton, BC by Ecora Engineering Ltd., 2019

The purpose of this assessment was to identify the presence and extent of geotechnical hazards with respect to soil, rockfall, drainage or topographic conditions that may pose risk to proposed development of the property located at 850 Wiltse Blvd and 160 Crow Place. The topography varies across the site, ranging from moderate to very steep slopes with the east and southeast sections increasing in slope.

The majority of the planned development is in very low to moderate terrain hazard areas. The Study identified Hi, H2 and H3 geohazard zones including rockfall and flood hazard where the storm drainage channel is steep and constricted. Most of the high hazard areas are east of the Fortis power line. The Study recommends development avoidance of some areas and mitigation measures for other areas, as well as ongoing geotechnical field work, site grading and storm management and hydrological assessment.

Attachment B - North Wiltse Block Timeline

Year	Event
1982	The first Official Community Plan (OCP) is adopted by City Council, designating the subject properties for future development.
2005	Comprehensive Development Plan (CDP) prepared to measure 20 year development potential of the City. The CDP identified infrastructure requirements and financing strategies to accommodate future growth in the City. The Upper Wiltse area was projected to have a potential build out of approximately 800 units.
2008	City Council endorses the Terms of Reference to prepare an area plan for the Upper Wiltse lands. The Terms of Reference outlined requirements of an area plan: to identify future land uses, residential densities, road patterns and required community services and parks in the Upper Wiltse area. The Terms of Reference originally considered a 9-hole golf resort as part of the development, but that was later removed.
2014	Wiltse Area Structure Plan adopted by City Council. The 2002 OCP was amended to refer to the area structure plan. North Wiltse Block (850 Wiltse Blvd & 160 Crow Pl) was envisioned to have 230 single detached homes, 290 townhouse units, 160 apartment units, 70 mixed use/seniors units (total: 670 units)
2019	Current OCP adopted by City Council. Future land use designations on the North Wiltse Block were updated, based on the Wiltse Area Structure Plan. Future land use designations: 'Rural Residential', 'Detached Residential', 'Ground Oriented Residential', 'Parks', and 'Natural and Conservation'.
2022	OCP Amendment, Rezoning, and Hillside Development Permit application package to be considered by Council. Proposal for 183 single detached homes, 28 duplex units, 475 townhouse units (total: 686 units).

Attachment C - Proposed Official Community Plan Map

N

CHANGED FROM DETACHED RESIDENTIAL TO GROUND ORIENTED RESIDENTIAL

CHANGE FROM DETACHED RESIDENTIAL TO GROUND ORIENTED RESIDENTIAL

CHANGED FROM DETACHED RESIDENTIAL TO PARKS

CHANGED FROM GROUND ORIENTATED RESIDENTIAL TO DETACHED RESIDENTIAL

CHANGED FROM PARKS TO DETACHED RESIDENTIAL

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CHANGED FROM GROUND ORIENTATED RESIDENTIAL TO DETACHED RESIDENTIAL

CHANGED FROM PARKS TO GROUND ORIENTED RESIDENTIAL

CHANGED FROM DETACHED RESIDENTIAL TO PARKS

Westview Cres

Rogers Dr

Ansonia Dr

Parkridge Dr

Eveleigh Dr

Perry Pl

NO.	DATE (YY/MM/DD)	DRN	REVISION	CH'KD
B	22/02/25	RT	FOR REVIEW	MDY
A	21/11/09	RT	PRELIMINARY DESIGN – FOR REVIEW	SB

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APPROVED FOR CONSTRUCTION		DATE
PUBLIC WORKS Mgr.		
ELECTRICAL DIV. Eng.		
PARKS DIVISION Super.		
CITY ENGINEER		
AS–BUILT APPROVAL		

SEAL

DESIGN:	TJR
DRAWN:	RT
CHECKED:	-
DATE:	2021/11/08
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CITY OF PENTICTON

850 WILTSE BOULEVARD
WILTSE HOLDINGS LTD.
CHANGES TO OCP PLAN

THE CITY OF Penticton

Drawing No. 18-225-C112.1

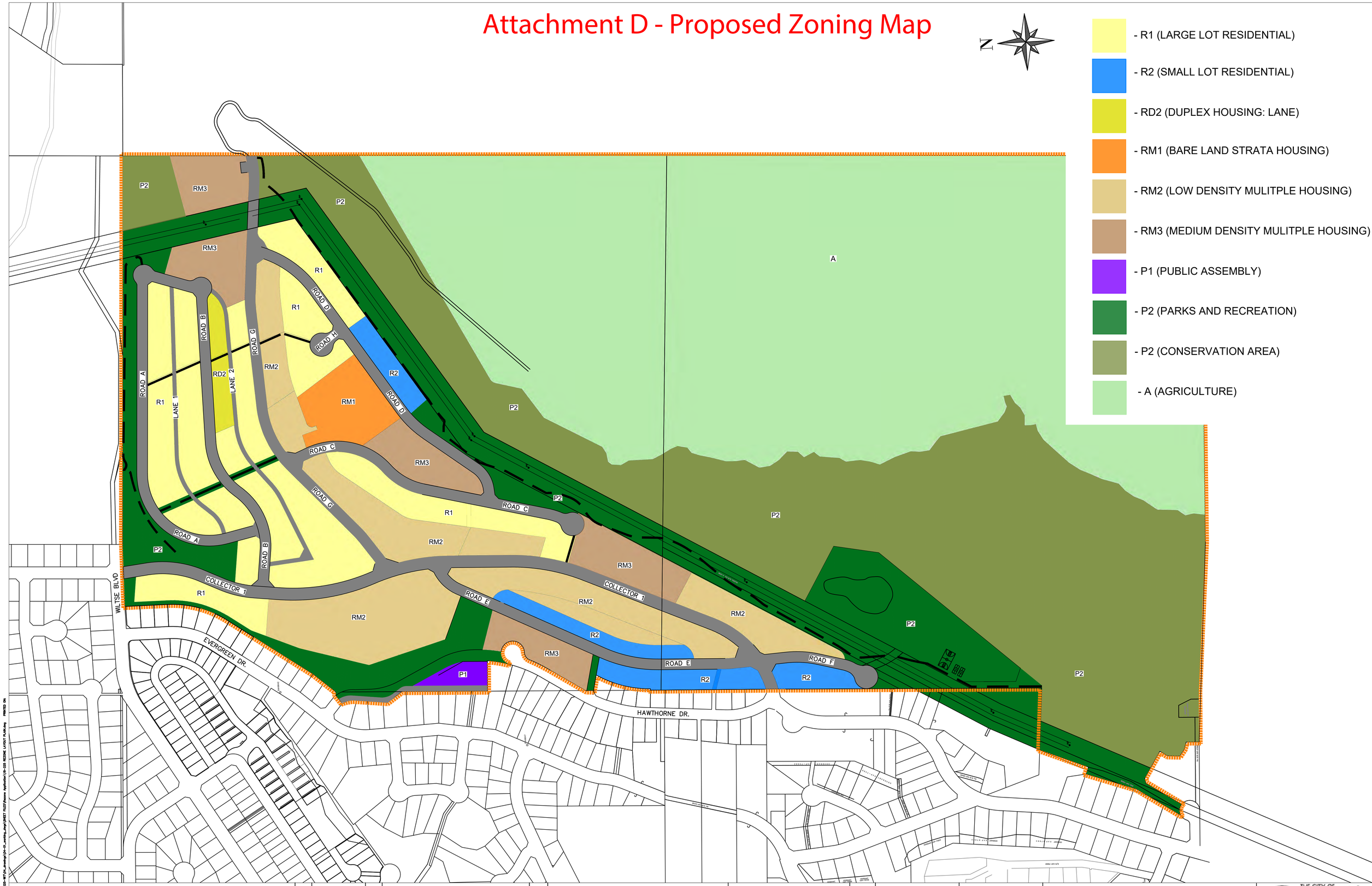
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PRINTED ON: 3/10/2025

Attachment D - Proposed Zoning Map

N

- R1 (LARGE LOT RESIDENTIAL)
- R2 (SMALL LOT RESIDENTIAL)
- RD2 (DUPLEX HOUSING: LANE)
- RM1 (BARE LAND STRATA HOUSING)
- RM2 (LOW DENSITY MULITPLE HOUSING)
- RM3 (MEDIUM DENSITY MULITPLE HOUSING)
- P1 (PUBLIC ASSEMBLY)
- P2 (PARKS AND RECREATION)
- P2 (CONSERVATION AREA)
- A (AGRICULTURE)



NO.	DATE (YY/MM/DD)	DRN	REVISION	CH'KD
B	22/02/25	RT	FOR REVIEW	MDY
A	21/11/09	RT	PRELIMINARY DESIGN – FOR REVIEW	SB

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PARKS DIVISION Super.		
CITY ENGINEER		
AS–BUILT APPROVAL		

SEAL

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CHECKED: -
DATE: 2021/11/08
SCALE: 1:2500

CITY OF PENTICTON
850 WILTSE BOULEVARD
WILTSE HOLDINGS LTD.
ZONING PLAN

Drawing No. 18-225-C101.1
Rev.No B

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Attachment E - Green Spaces Plan

NATURAL/UNDISTURBED AREA

CONSERVATION AREA

PUBLIC USEABLE GREEN AREA

PRIVATE SLOPE AREA

WILDLIFE CORRIDOR

PROPOSED TRAIL

EXISTING MOUNTAIN BIKE TRAIL

ROAD A
ROAD B
LANE 1
LANE 2
ROAD G
ROAD D
ROAD H
ROAD C
ROAD E
ROAD F
COLLECTOR 1
WILTSE BLVD
EVERGREEN DR.
HAWTHORNE
HAWTHORNE DR.

NO.	DATE (YY/MM/DD)	DRN	REVISION	CHKD
C	22/03/14	RT	FOR REVIEW	KM
B	22/02/25	RT	FOR REVIEW	MDY
A	21/11/09	RT	PRELIMINARY DESIGN – FOR REVIEW	SB

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CITY ENGINEER		
AS–BUILT APPROVAL		

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CITY OF PENTICTON

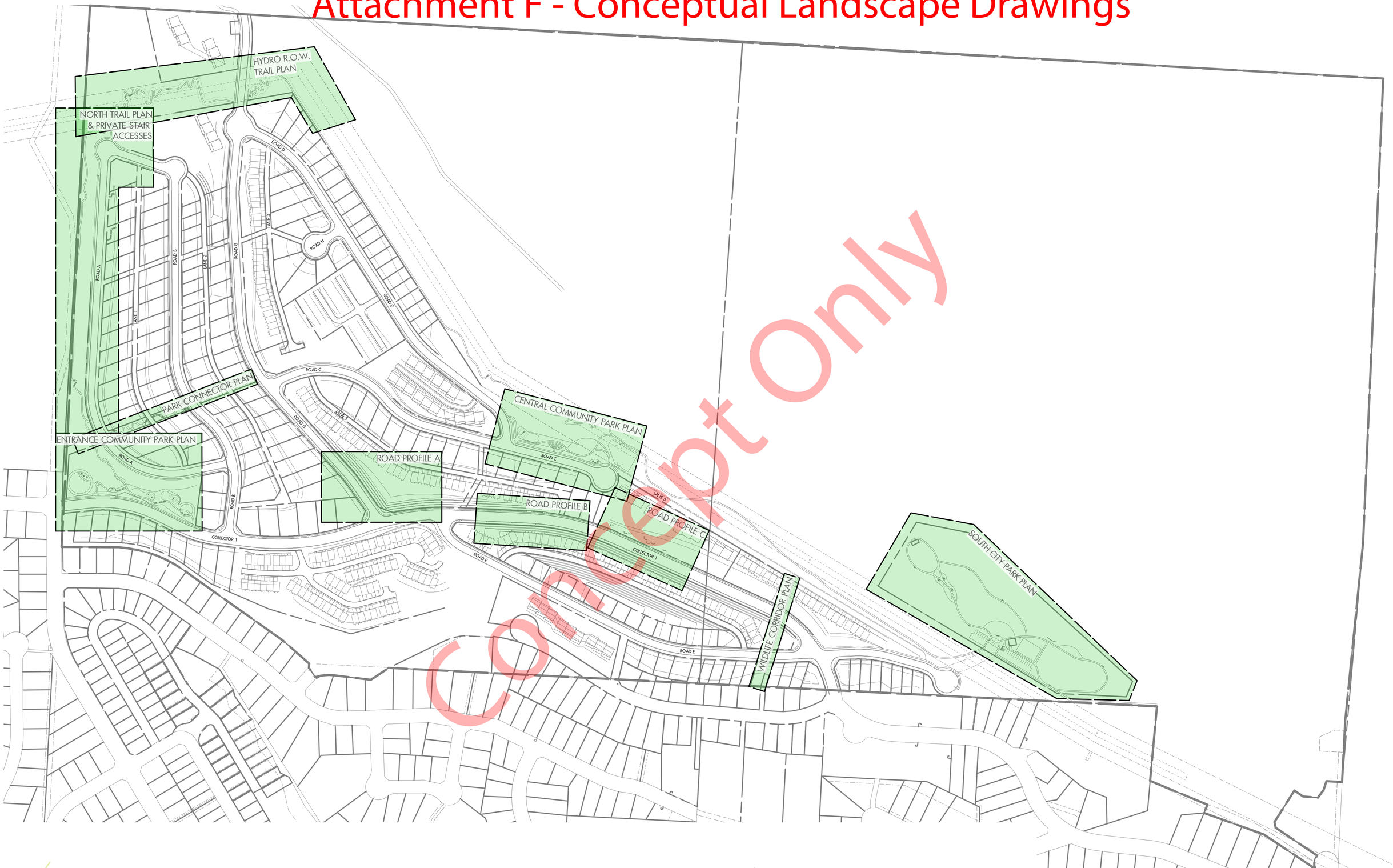
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WILTSE HOLDINGS LTD.
GREEN AND NATURAL AREAS PLAN

Drawing No. 18-225-C109.0

Rev.No C

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Attachment F - Conceptual Landscape Drawings



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Conceptual Landscape Plan - Key Map
March 25, 2022

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850 Wiltse Boulevard - Penticton, BC

SEE TRAIL CONTINUATION ON NORTH TRAIL & PARK CONNECTOR PLANS



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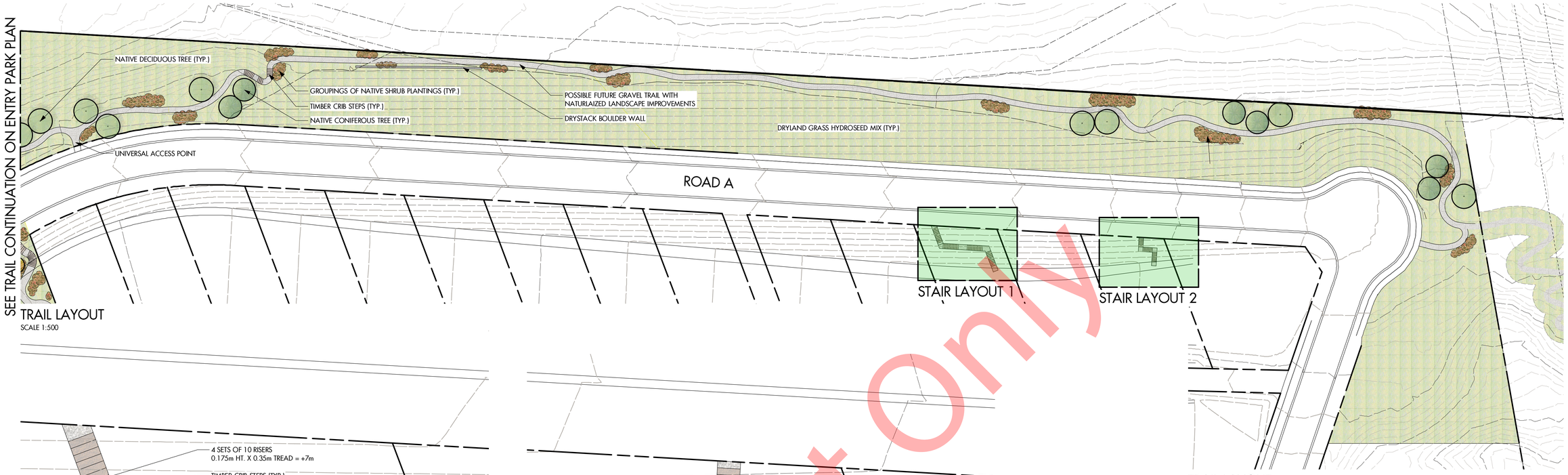
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Conceptual Landscape Plan -
Entrance Community Park
February 25, 2022

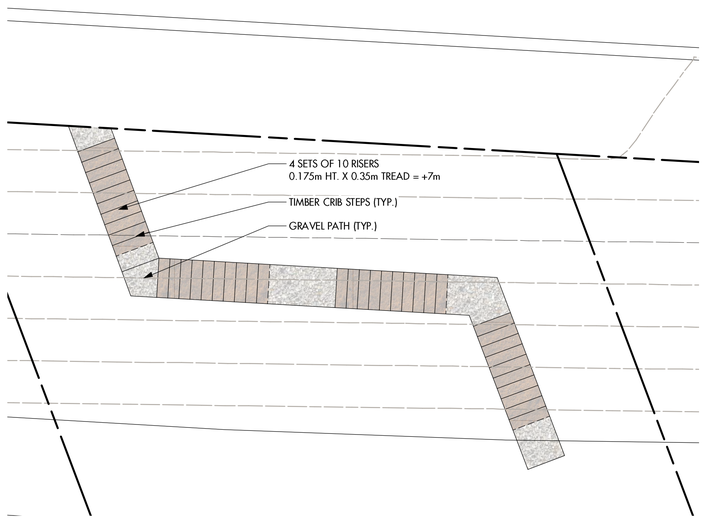
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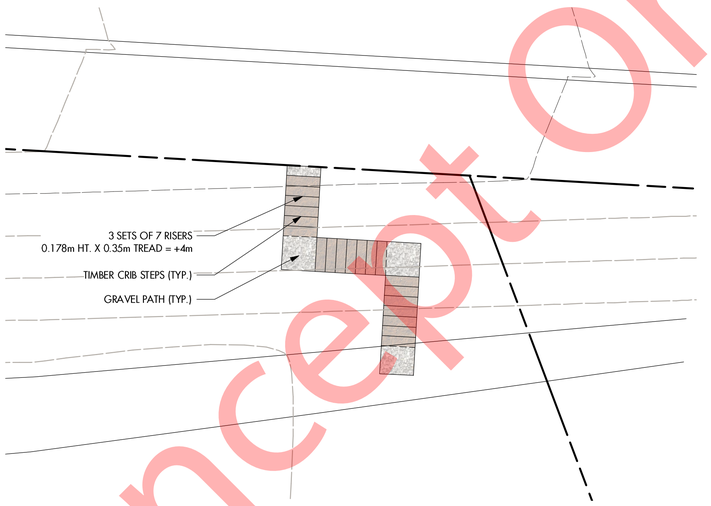
850 Wiltse Boulevard - Penticton, BC



TRAIL LAYOUT
SCALE 1:500



STAIR LAYOUT 1
SCALE 1:100

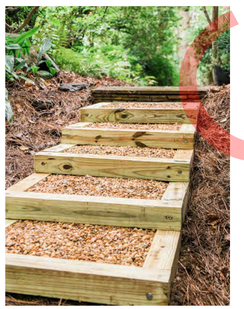


STAIR LAYOUT 2
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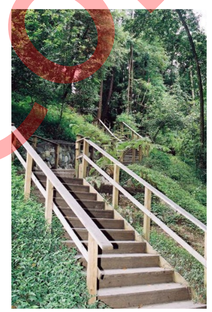
TRAIL LAYOUT
SCALE 1:500



PRECEDENT IMAGERY - TIMBER CRIB STEPS



PRECEDENT IMAGERY
TIMBER CRIB STEPS



PRECEDENT IMAGERY
PRIVATE STAIR ACCESS



PRECEDENT IMAGERY - TRAIL



PRECEDENT IMAGERY - TRAIL

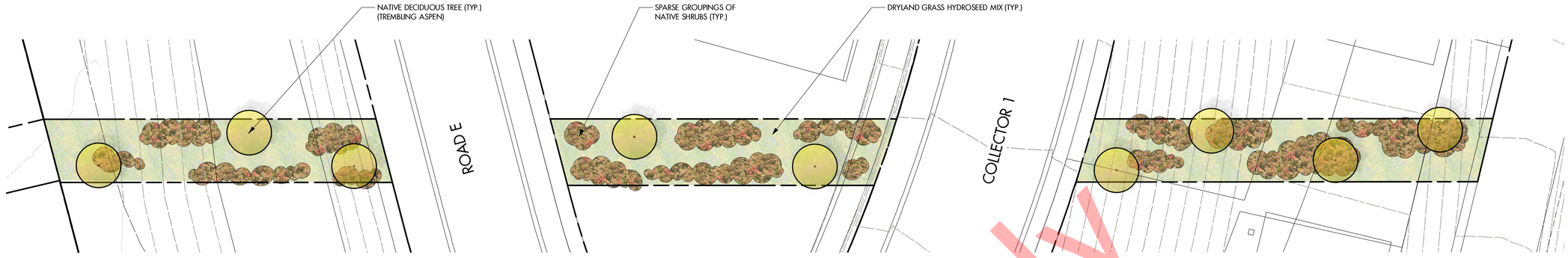
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Conceptual Landscape Plan - North Trail
February 25, 2022

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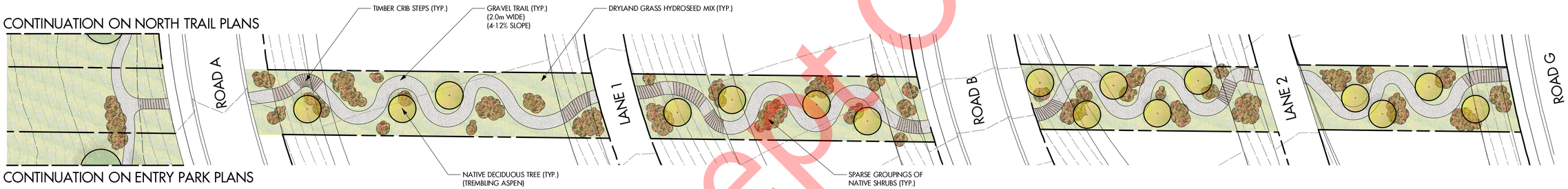
850 Wiltse Boulevard - Penticton, BC



WILDLIFE CORRIDOR PLAN
SCALE 1:200

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SEE TRAIL CONTINUATION ON NORTH TRAIL PLANS



SEE TRAIL CONTINUATION ON ENTRY PARK PLANS

PARK CONNECTOR PLAN
SCALE 1:300

N



PRECEDENT IMAGE - TRAIL



PRECEDENT IMAGE - TRAIL SWITCHBACK



PRECEDENT IMAGE - TRAIL



PRECEDENT IMAGE - TRAIL



PRECEDENT IMAGE - NATIVE DECIDUOUS TREE

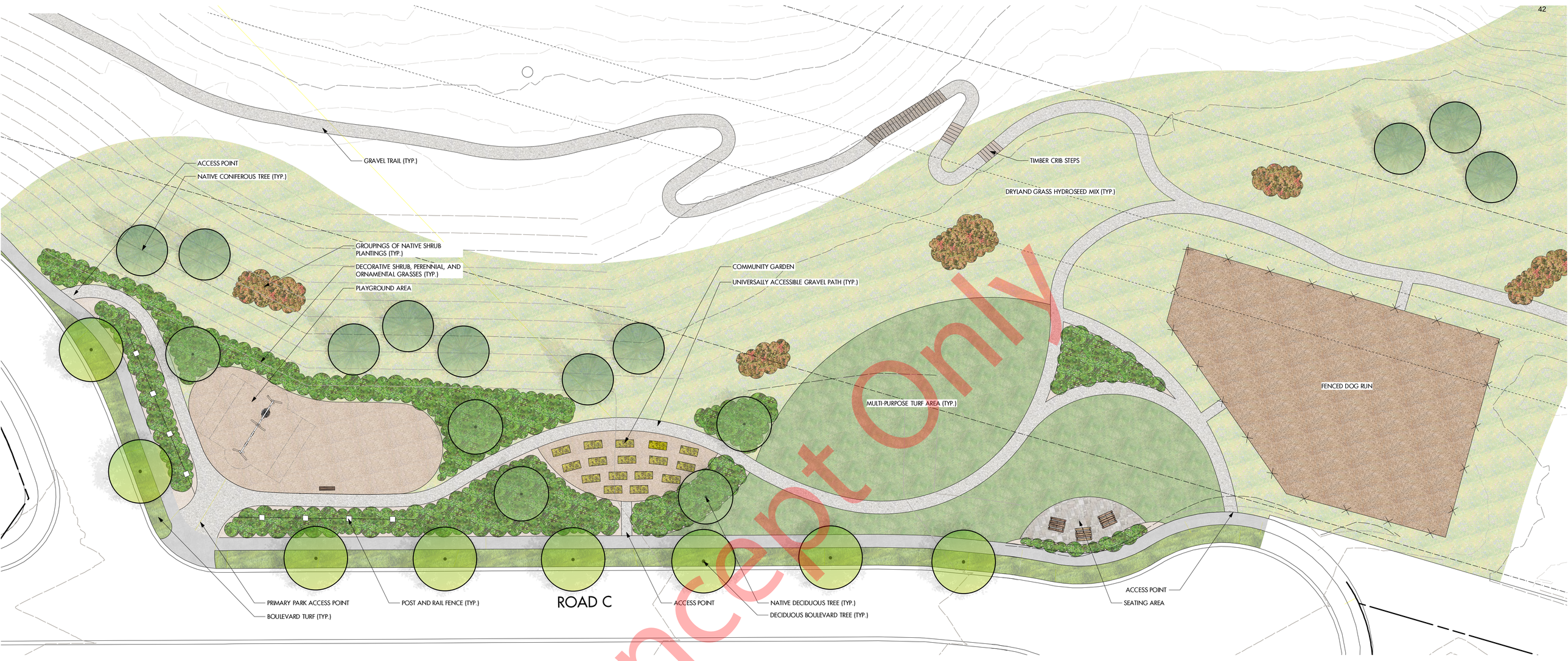
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Conceptual Landscape Plan - Wildlife Corridor & Park Connector
February 25, 2022

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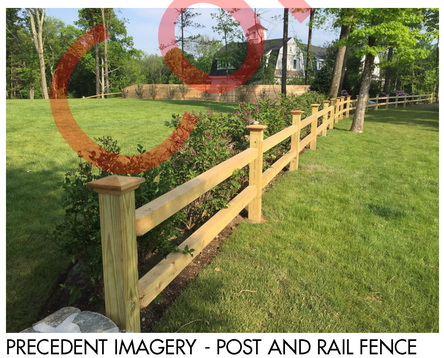
850 Wiltse Boulevard - Penticton, BC



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PRECEDENT IMAGERY - COMMUNITY GARDEN



PRECEDENT IMAGERY - POST AND RAIL FENCE



PRECEDENT IMAGERY - DOG RUN



PRECEDENT IMAGERY - PLAYGROUND

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Conceptual Landscape Plan - Central Community Park

February 25, 2022

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850 Wiltse Boulevard - Penticton, BC



PLAN A - A'
SCALE 1:250



SECTION A - A'
SCALE 1:150



PRECEDENT IMAGE - RETAINING WALL



PRECEDENT IMAGE - RETAINING WALL



PRECEDENT IMAGE - RETAINING WALL

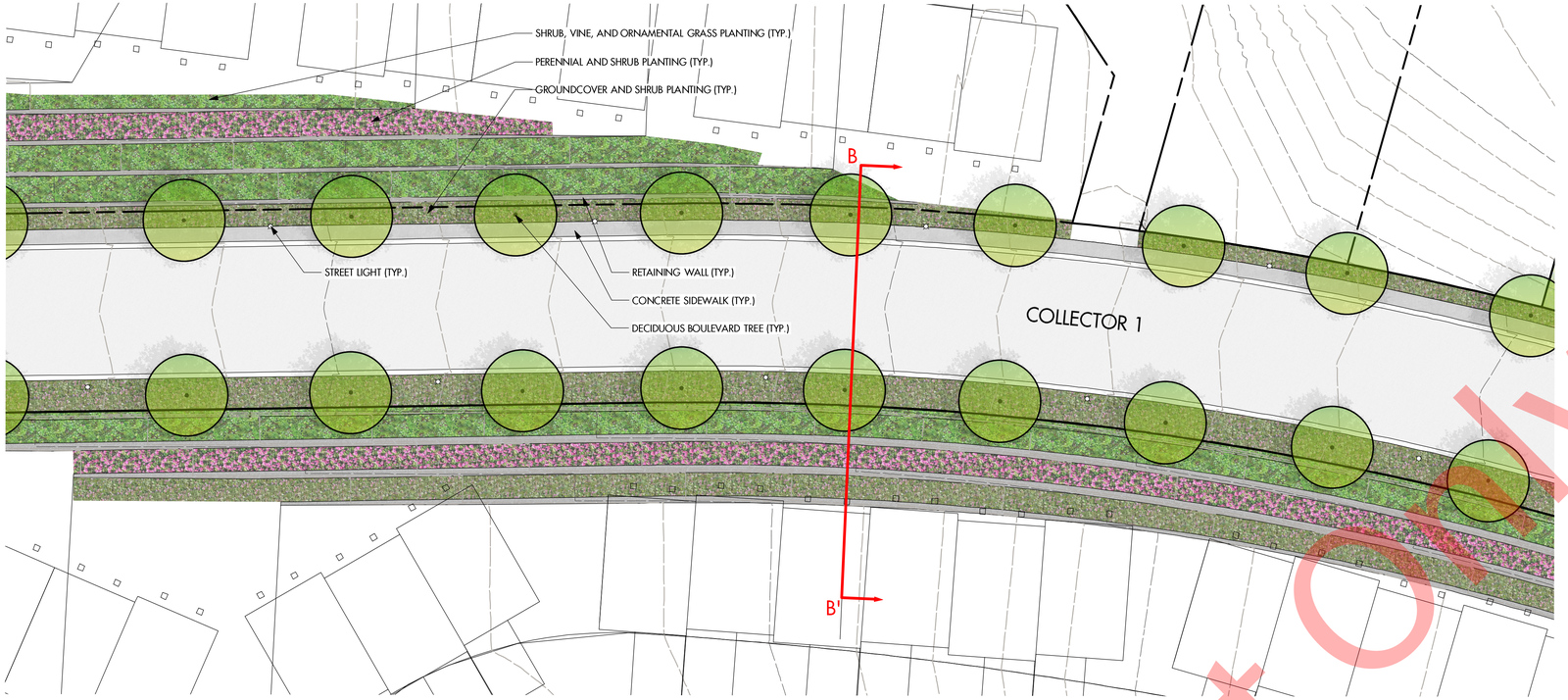
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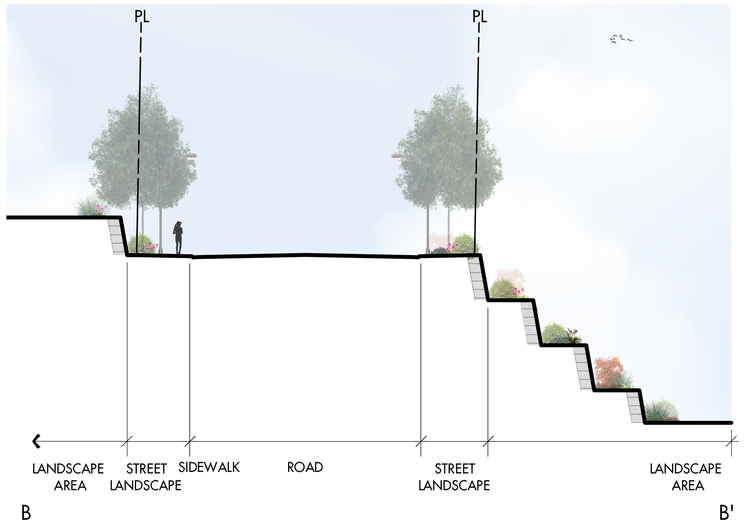
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February 25, 2022

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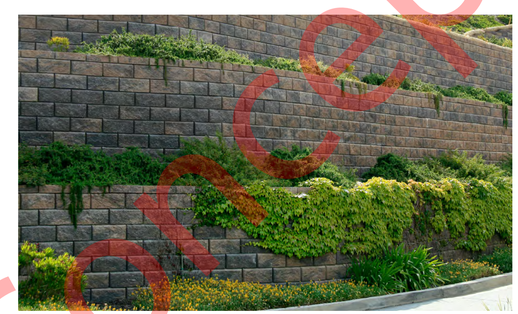
850 Wiltse Boulevard - Penticton, BC



PLAN B - B'
SCALE 1:250



SECTION B - B'
SCALE 1:150


PRECEDENT IMAGE - RETAINING WALL


PRECEDENT IMAGE - RETAINING WALL


PRECEDENT IMAGE - RETAINING WALL

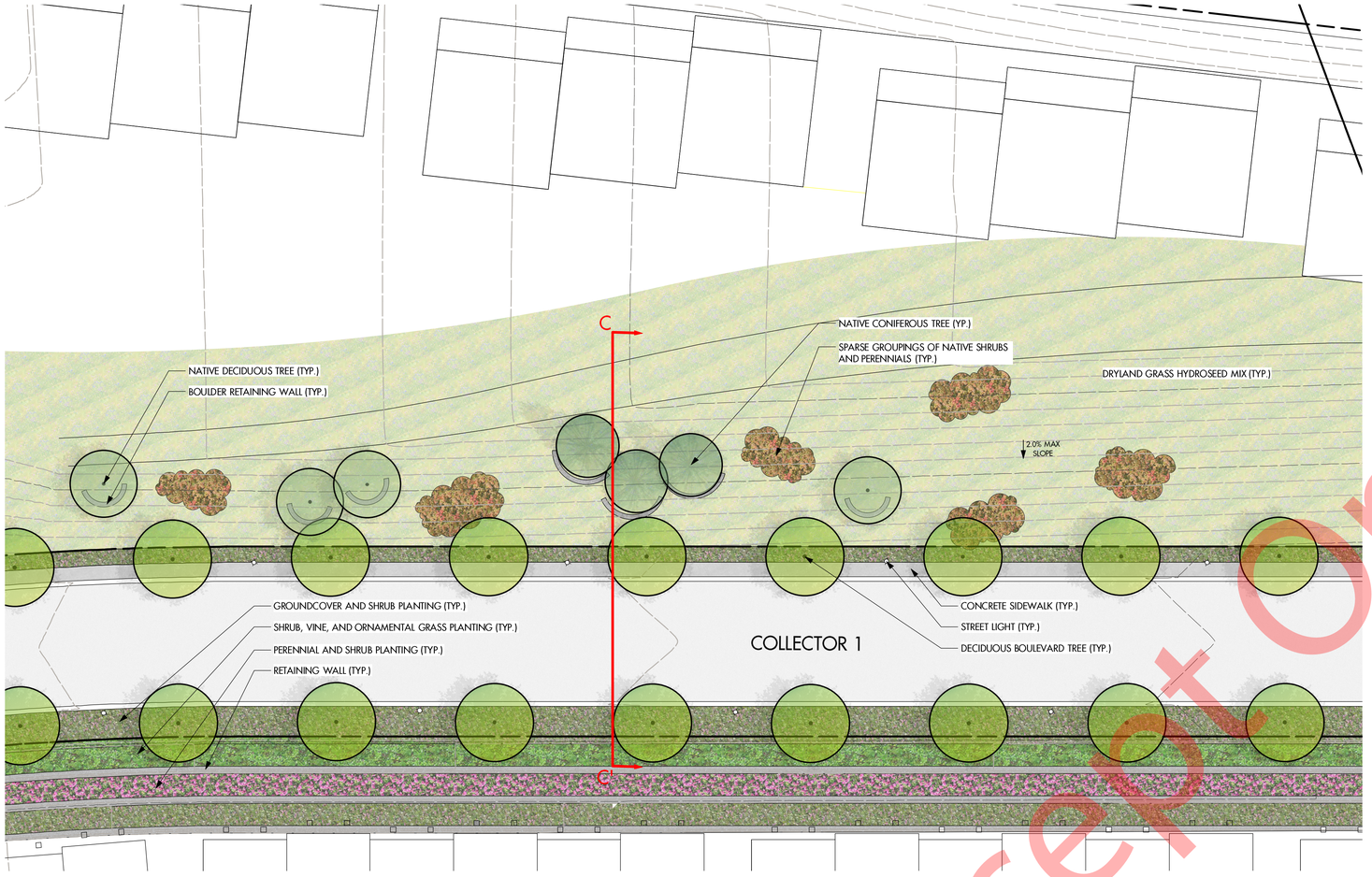
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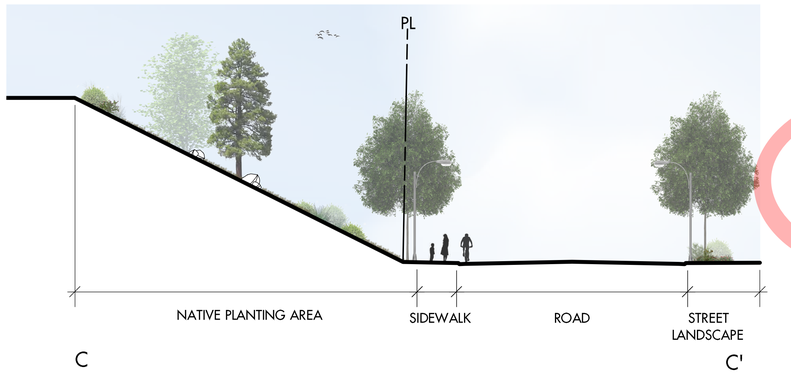
Conceptual Landscape Plan - Road Profile B
February 25, 2022

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850 Wiltse Boulevard - Penticton, BC



PLAN C - C'
SCALE 1:250



SECTION C - C'
SCALE 1:150



PRECEDENT IMAGE - NATURALIZED SLOPE WITH BOULDER RETAINING WALL



PRECEDENT IMAGE
NATURALIZED SLOPE



PRECEDENT IMAGE
NATURALIZED SLOPE



PRECEDENT IMAGE - RETAINING WALL

Concept Only

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Conceptual Landscape Plan - Road Profile C
February 25, 2022

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850 Wiltse Boulevard - Penticton, BC



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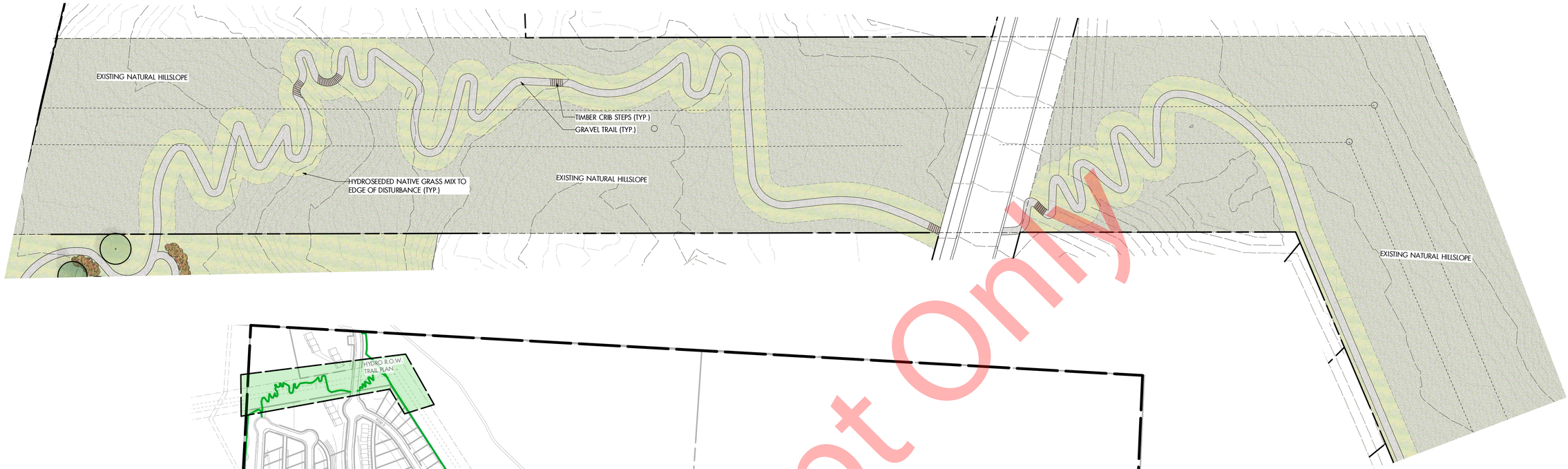
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Conceptual Landscape Plan - South City Park
March 25, 2022

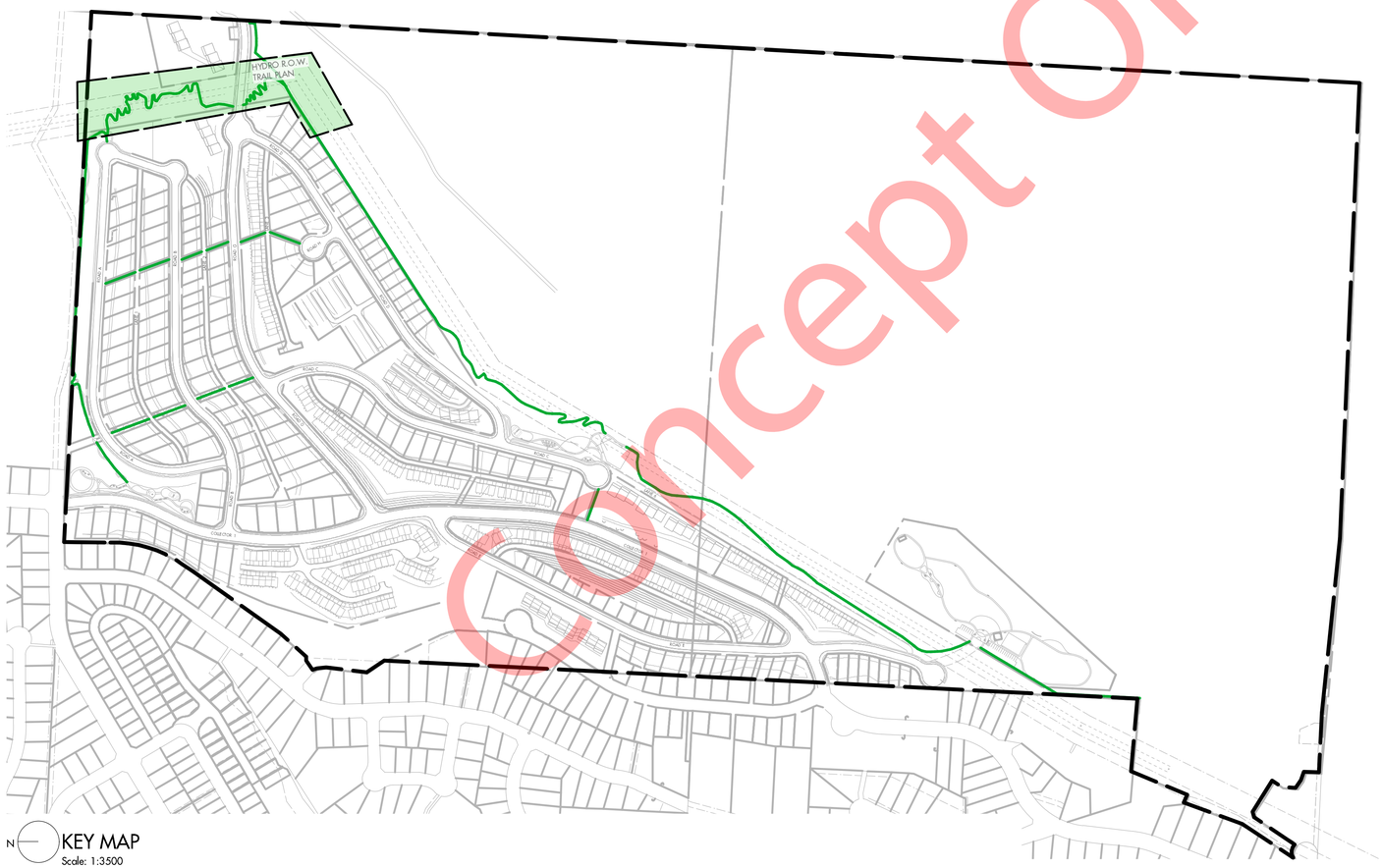
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850 Wiltse Boulevard - Penticton, BC



PARTIAL TRAIL LAYOUT
Scale: 1:400



N KEY MAP
Scale: 1:3500

Concept Only

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Conceptual Landscape Plan - Hydro ROW Trail
March 25, 2022

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Page Size: 24x36"

850 Wiltse Boulevard - Penticton, BC