Agenda

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Regular Council Meeting

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

Tuesday, August 1, 2023
at 1:00 p.m.

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

2. **Introduction of Late Items**

3. **Adoption of Agenda**

4. **Recess to Committee of the Whole**

5. **Reconvene the Regular Council Meeting**

6. **Adoption of Minutes:**

	6.1	Minutes of the July 18, 2023 Regular Council Meeting	1-7	Adopt
	6.2	Minutes of the July 24, 2023 Special Council Meeting	8	Adopt

7. **Consent Agenda:**

Recommendation:
THAT Council approve the Consent Agenda: 9-21

1. *Minutes of the July 18, 2023 Committee of the Whole Meeting;*
2. *Minutes of the July 18, 2023 Public Hearings;*
3. *Minutes of the July 12, 2023 Accessibility Task Force Meeting; and*
4. *Minutes of the July 12, 2023 Special Official Community Plan – Housing Task Force Meeting.*

Graham
Watt/Konanz

8. **Staff Reports:**

Kleb — 8.1 City of Penticton 2023 Citizen Survey Report — 22-96

Staff Recommendation: THAT Council receive into the record the report dated August 1, 2023 titled "City of Penticton 2023 Citizen Survey Report".

Lloyd-Smith — 8.2 BC Healthy Communities Age-Friendly Communities Grant Application 2023 — 97-114

Staff Recommendation: THAT Council direct staff to apply to the BC Healthy Communities Age-Friendly Communities Grant for the maximum amount of $15,000, from Stream 2 of funding, to support accessibility and age friendly community audit work on select City services and facilities; AND THAT Council authorize the Social Development Specialist to sign and submit the application document on behalf of the City.

Laven 8.3 Housing Needs Assessment Report – July 2023 115-161

Staff Recommendation: THAT Council, in accordance with the requirements of Section 585.31 of the Local Government Act, receive into the record the report, dated August 1, 2023, "Housing Needs Assessment Report – July 2023";
AND THAT Council, in accordance with Section 473(2.1) of the Local Government Act, direct staff to consider the Report in the Official Community Plan (OCP) housing update currently underway;
AND THAT Council, in accordance with Section 585.4 of the Local Government Act, direct staff to publish the Report on the City's website, making the report publically and freely accessible.

Laven 8.4 CMHC National Housing Strategy – Housing Accelerator Fund Application 162-199

Delegation: Gordon Easton, Easton Planning and Development

Staff Recommendation: THAT Council approve the proposed CMHC Housing Accelerator Fund (HAF) Housing Action Plan for Penticton which includes the following seven (7) initiatives, with the potential to create 407 additional housing units above our expected baseline growth, over a three-year period:

1. *Creation of an internal 'housing team'*
2. *Utilizing City land and new civic facilities*
3. *Accelerate new neighbourhood growth: North Gateway Plan implementation*
4. *Parking reduction pilot*
5. *Pre-approved 'missing middle' plans*
6. *Remove/revise density and height restrictions*
7. *Pre-zone strategic areas*

AND THAT Anthony Haddad, General Manager Community Services be assigned as the applicant and be authorized to submit the application and execute any associated grant documents on behalf of the City.

Lloyd-Smith 8.5 HelpSeeker Community Research Report Summary 200-274

Delegation: Dr. Alina Turner, CEO & Co-Founder, HelpSeeker Technologies

Staff Recommendation: THAT Council receive into the record the report dated August 1, 2023, titled "HelpSeeker Community Research Report Summary".

9. **Public Question Period**

10. **Recess to a Closed Meeting:**

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

- *(d) the security of the property of the municipality;*
- *(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- *(g) litigation or potential litigation affecting the municipality; and*
- *(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

11. **Reconvene the Regular Council Meeting following the Public Hearing at 6:00 p.m.**

12. **Bylaws and Permits:**

Collison	12.1	Zoning Amendment Bylaw No. 2023-22 Re: 594 Penticton Avenue	275-276	2nd/3rd/Adopt
Collison	12.2	Zoning Amendment Bylaw No. 2023-23 Re: 712 Penticton Avenue	277-278	2nd/3rd/Adopt

Collison	12.3	Road Closure (portion fronting 674 Martin Street) Amendment Bylaw No. 2023-24	279	Del/Sub Adopt
Collyer	12.4	Zoning Amendment Bylaw No. 2023-25	280-281	2nd/3rd/Adopt
		Development Variance Permit PL2022-9322	282-284	Deny/Approve
		Development Permit PL2022-9323	285-294	Deny/Approve
		Development Permit PL2022-9324	295-304	Deny/Approve
		Re: 401 Edmonton Avenue		

13. **Notice of Motion**

13.1 Notice of Motion Introduced by Councillor Boultbee, Councillor Graham and Councillor Watt on July 18, 2023:

THAT Council direct staff to report back with options to modify the design of the lake-to-lake bike route on Martin Street to respond to the feedback received since opening, and to better reflect the character of the downtown, while maintaining the integrity of the all ages and abilities infrastructure.

13.2 Notice of Motion Introduced by Councillor Gilbert: 305

THAT Council direct staff to setup three-hour Council Open Houses in the Fall and Spring for the reminder of the Council term to 2026;
AND THAT Council direct staff to provide activities for children and youth at the open house.

14. **Business Arising**

15. **Public Question Period**

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

16. **Council Round Table**

17. **Adjournment**

Minutes

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

Tuesday, July 18, 2023
at 1:00 p.m.

Present:	Mayor Bloomfield Councillor Boultbee Councillor Graham Councillor Miller Councillor Watt
Absent:	Deputy Mayor Konanz Councillor Gilbert
Staff:	Donny van Dyk, Chief Administrative Officer Angie Collison, Corporate Officer Angela Campbell, Director of Finance & Administration Kristen Dixon, General Manager of Infrastructure Blake Laven, Director of Development Services Anthony Policicchio, Facilities Manager Paula McKinnon, Deputy Corporate Officer

1. Call to Order

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

2. Introduction of Late Items

3. Adoption of Agenda

257/2023 **It was MOVED and SECONDED**
THAT Council adopt the agenda for the Regular Council Meeting held on July 18, 2023 as presented.

CARRIED UNANIMOUSLY

4. Recess to Committee of the Whole

258/2023 **It was MOVED and SECONDED**
THAT Council recess to a Committee of the Whole meeting at 1:01p.m.

CARRIED UNANIMOUSLY

5. Reconvene the Regular Council Meeting

Council reconvened the Regular Council Meeting at 1:31 p.m.

6. Adoption of Minutes:

6.1 Minutes of the June 20, 2023 Regular Meeting of Council

259/2023 **It was MOVED and SECONDED**
THAT Council adopt the Regular Council Meeting minutes of June 20, 2023 as presented.

CARRIED UNANIMOUSLY

7. Consent Agenda:

260/2023 **It was MOVED and SECONDED**
THAT Council approve the Consent Agenda:

1. Minutes of the June 20, 2023 Public Hearings;
2. Minutes of the June 14, 2023 Accessibility Task Force Meeting;
3. Minutes of the June 28, 2023 Accessibility Task Force Meeting;
4. Minutes of the June 29, 2023 Special Official Community Plan – Housing Task Force Meeting;
5. Minutes of the July 5, 2023 Special Accessibility Task Force Meeting; and
6. Release of Items from Closed Meeting:
    - THAT Council proceed without an Agriculture Advisory Committee.

CARRIED UNANIMOUSLY

8. Staff Reports:

8.1 Social Development Update – July 2023

261/2023 **It was MOVED and SECONDED**
THAT Council receive into the record the report, dated July 18, 2023, titled "Social Development Update – July 2023".

CARRIED UNANIMOUSLY

8.2 Section 57 Notice on Title
Re: 41 Greenwood Drive

Delegation: The owner provided Council with a history of the work that had been performed on the retaining wall and advised of his intention to apply for a new permit.

262/2023 **It was MOVED and SECONDED**
THAT Council, after hearing from the impacted owners, resolve to place a notice on title, under section 57 of the Community Charter, with respect to contraventions of the City of Penticton Building Bylaw No. 2021-21 on Lot 18, District Lot 251 Similkameen Division Yale District, Plan 27075, located at 41 Greenwood Drive (the Property), stating the following: "Failure to complete a building permit, which is a violation of the City of Penticton Building Bylaw No. 2021-21. Further information about it may be inspected at the municipal hall."

CARRIED UNANIMOUSLY

8.3 Section 57 Notice on Title
Re: 162 Wiltse Place

Delegation: Mr. McIntosh, owner, provided Council with a presentation of a timeline outlining their dealings with the City regarding the outstanding building permits. Mr. McIntosh requested that Council not apply a section 57 notice on title as life safety issues have been addressed.

263/2023 **It was MOVED and SECONDED**
THAT Council postpone consideration of a section 57 notice on title for 162 Wiltse Place to a future meeting of Council to allow the owner and staff an opportunity to submit their materials for Council's review.

CARRIED
Councillor Watt, Opposed

The Mayor recessed the meeting at 2:58 p.m. and reconvened at 3:21 p.m. without Councillor Miller in attendance.

8.4 Vacant Building Registration Permit Renewal
Re: 718 Creekside Road

264/2023 **It was MOVED and SECONDED**
THAT Council approve the renewal of the Vacant Building Registration (VBR) Permit for 12 months to July 18, 2024, for the vacant single-family dwelling on Lot 2, District Lot 249 Similkameen Division Yale District, Plan 27880, located at 718 Creekside Road (the Property).
AND THAT Council require the owners to pay all applicable fees stated within the Fees and Charges Bylaw No. 2014-07 to renew the Vacant Building Registration (VBR) Permit.

CARRIED UNANIMOUSLY

8.5 Road Closure (portion fronting 674 Martin Street) Amendment Bylaw No. 2023-24

265/2023 **It was MOVED and SECONDED**
THAT Council give first, second and third reading to Road Closure (portion fronting 674 Martin Street) Amendment Bylaw No. 2023-24, a bylaw to amend Road Closure (portion fronting 674 Martin Street) Bylaw No. 2023-12.

CARRIED UNANIMOUSLY

8.6 Zoning Amendment Bylaw No. 2023-19
Re: 951 and 963 Dynes Avenue

266/2023 **It was MOVED and SECONDED**
THAT Council adopt "Zoning Amendment Bylaw No. 2023-19, for Lot B District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan EPP112534, located at 951 Dynes Avenue and Lot A District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan EPP112534, located at 963 Dynes Avenue, a bylaw to rezone the subject properties from R2 (Small Lot Residential) to RM3 (Medium Density Multiple Housing), with the following site specific provision:

1. Apartments shall not be a permitted use.

Excess and Extended Service
AND THAT Council, in accordance with Section 507 of the Local Government Act, require the following excess and extended services:

- Upgrade of the existing 100mm water main from the development to Sydney Street.

CARRIED UNANIMOUSLY

Councillor Miller returned to the meeting at 3:28 p.m.

8.7 Development Variance Permit PL2023-9580
Re: 84 Roy Avenue

267/2023 **It was MOVED and SECONDED**
THAT Council approve "Development Variance Permit PL2023-9580" for Lot 11 District Lot 115 Similkameen Division Yale District Plan 9176, located at 84 Roy Ave, a permit to vary Section 8.2.3.3 of Zoning Bylaw 2023-08 to increase the maximum building footprint of a carriage house from 90 m^2 to 100.0 m^2;
AND THAT Council direct staff to issue "Development Variance Permit PL2023-9580".

CARRIED UNANIMOUSLY

8.8 Zoning Amendment Bylaw No. 2023-22
Development Permit PL2023-9584
Re: 594 Penticton Avenue

268/2023 **It was MOVED and SECONDED**
THAT Council give first reading to "Zoning Amendment Bylaw No. 2023-22", for Lot 1 District Lot 250 Similkameen Division Yale District Plan 5038, located at 594 Penticton Avenue, a bylaw to rezone the subject property from R2 (Small Lot Residential) to RD4 (Low Density Cluster Housing);
AND THAT Council forward "Zoning Amendment Bylaw No. 2023-22" to the August 1, 2023 Public Hearing;
AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2023-22", approve "Development Permit PL2023-9584", for Lot 1 District Lot 250 Similkameen Division Yale District Plan 5038, located at 594 Penticton Avenue, a permit to approve the form and character of two side-by-side duplexes (four dwelling units).

CARRIED UNANIMOUSLY

8.9 Zoning Amendment Bylaw No. 2023-23
Development Permit PL2023-9560
Re: 712 Penticton Avenue

269/2023 **It was MOVED and SECONDED**
THAT Council give first reading to "Zoning Amendment Bylaw No. 2023-23", for Lot 93 District Lot 250 Similkameen Division Yale District Plan 881, located at 712 Penticton Avenue, a bylaw to rezone the subject property from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane);
AND THAT Council forward "Zoning Amendment Bylaw No. 2023-23" to the August 1, 2023 Public Hearing;
AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2023-23", approve "Development Permit PL2023-9560", for Lot 93 District Lot 250 Similkameen Division Yale District Plan 881, located at 712 Penticton Avenue, a permit to approve the form and character of a side-by-side duplex;
AND THAT Council direct staff to issue "Development Permit PL2023-9560".

CARRIED UNANIMOUSLY

8.10 Zoning Amendment Bylaw No. 2023-25
Development Variance Permit PL2022-9322
Development Permit PL2022-9323
Development Permit PL2022-9324
Re: 401 Edmonton Avenue

270/2023 **It was MOVED and SECONDED**

THAT Council give first reading to "Zoning Amendment Bylaw No. 2023-25", for Lot 2 District Lot 202 Similkameen Division Yale District Plan 7727, located at 401 Edmonton Avenue, a bylaw to rezone the southern 23.7m of the property from R2 (Small Lot Residential) to RD3 (Residential Infill), with the following site-specific provision:

- A maximum of one duplex suite is permitted on proposed Lot A.

AND THAT Council forward "Zoning Amendment Bylaw No. 2023-25" to the August 1, 2023 Public Hearing;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2023-25", consider and deny the associated "Development Variance Permit PL2022-9322", a permit to vary Section 10.2.2.3 of Zoning Amendment Bylaw No. 2023-08, to increase the maximum permitted lot coverage for the retained lot with the existing home from 40% to 41.3% as the result of a proposed subdivision;

AND THAT Council, subject to consideration of "Development Variance Permit PL2022-9322", consider and deny the associated "Development Permit PL2022-9323"and "Development Permit PL2022-9324", permits to approve the form and character of a duplex with one duplex suite on Proposed Lot A and a duplex (no duplex suites) on proposed Lot B.

CARRIED UNANIMOUSLY

8.11 Official Community Plan Amendment Bylaw No. 2023-26
Zoning Amendment Bylaw No. 2023-27
Re: 1530 Reservoir Road

271/2023 **It was MOVED and SECONDED**

THAT prior to consideration of "Official Community Plan Amendment Bylaw No. 2023-26" and in accordance with Section 475 of the Local Government Act, Council consider whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67;
5. The provincial or federal government and their agencies.

AND THAT Council determine that the engagement activities as proposed in this report are sufficient;

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2023-26", a bylaw to amend Section 2.1 by adding the following site specific policy statement to Land Use Designations, Rural Residential:

- Site Specific Rural Residential Policy Statement: 1530 Reservoir Road: Allow a minimum lot size of 0.4 hectares, when connected to the municipal treated water system;

AND THAT Council give first reading to "Zoning Amendment Bylaw No. 2023-27, a bylaw to rezone Sub Lot 10 District Lot 2711 Similkameen Division Yale District Plan 1190, located at 1530 Reservoir Road, from FG (Forestry and Grazing) to:

- RC (Country Residential) with the following site specific provision:
  - Notwithstanding Section 9.3.2.5, the minimum front yard shall be 4.5m; and
- P4 (Environmental Reserve),

As shown on the map included with "Zoning Amendment Bylaw No. 2023-27";
AND THAT Council forward "Official Community Plan Amendment Bylaw No. 2023-26" and "Zoning Amendment Bylaw No. 2023-27" to the September 12, 2023 Public Hearing;
AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2023-27", amend Schedule "F" of Irrigation, Sewer and Water Bylaw No. 2005-02, to include the subject property in Area B of the city's treated water service area.

CARRIED UNANIMOUSLY

8.12 Development Permit PL2021-9153
Re: 960 Railway Street

272/2023 **It was MOVED and SECONDED**
THAT Council approve "Development Permit PL2021-9153" for Lot 1 District Lots 1 and 2 Group 7 Similkameen Division Yale (Yale-Lytton) District Plan 36021, located at 960 Railway Street, a permit to approve the form and character of a 5,487m^2 addition onto the existing Canadian Tire retail store and reconfiguration of the parking lot;
AND THAT Council, prior to issuance of "Development Permit PL2021-9153", approve the discharge of road reserve covenant "KK54366" from the subject property.

CARRIED UNANIMOUSLY

9. Public Question Period

10. Recess to a Closed Meeting:

273/2023 **It was MOVED and SECONDED**
THAT Council recess at 4:17 p.m. to a closed meeting of Council pursuant to the provisions of the *Community Charter* as follows: Section 90 (1)
(c) labour relations or other employee relations; and
(g) litigation or potential litigation affecting the municipality.

CARRIED UNANIMOUSLY

11. Reconvene the Regular Council Meeting following the Public Hearing at 6:00 p.m.

The Mayor reconvened the meeting at 6:29 p.m.

12. Bylaws and Permits

12.1 Zoning Amendment Bylaw No. 2023-20
Re: 732 Government Street

274/2023 **It was MOVED and SECONDED**
THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2023-20".

CARRIED UNANIMOUSLY

12.2 Zoning Amendment Bylaw No. 2023-21
Re: 720 Government Street

275/2023 **It was MOVED and SECONDED**
THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2023-21";
AND THAT Council adopt "Zoning Amendment Bylaw No. 2023-21".

CARRIED UNANIMOUSLY

13. Notice of Motion

13.1 Councillor Watt, Councillor Boultbee and Councillor Graham introduced the following Notice of Motion for consideration at the August 1, 2023 meeting of Council:

THAT Council direct staff to report back with options to modify the design of the lake-to-lake bike route on Martin Street to respond to the feedback received since opening, and to better reflect the character of the downtown, while maintaining the integrity of the all ages and abilities infrastructure.

14. Business Arising

14.1 Business Arising from agenda item 8.12:

276/2023 **It was MOVED and SECONDED**
THAT Council direct staff to look into the viability of geo fencing for shopping carts.

CARRIED UNANIMOUSLY

15. Public Question Period

16. Council Round Table

17. Adjournment

277/2023 **It was MOVED and SECONDED**
THAT Council adjourn the July 18, 2023 Regular meeting of Council at 6:54 p.m.

Certified correct:

_____
Angie Collison
Corporate Officer

Confirmed:

_____
Julius Bloomfield
Mayor

Minutes

penticton.ca

Special Council Meeting
held at City Hall, Room A
171 Main Street, Penticton, B.C.

Monday, July 24, 2023
at 4:00 p.m.

Present:	Mayor Bloomfield Deputy Mayor Konanz Councillor Boultbee Councillor Gilbert Councillor Graham Councillor Watt
Absent:	Councillor Miller
Staff:	Donny van Dyk, Chief Administrative Officer Angie Collison, Corporate Officer Kristen Dixon, General Manager of Infrastructure

1. Call to Order

The Mayor called the Special Council Meeting to order at 4:00 p.m.

2. Adoption of Agenda

278/2023 **It was MOVED and SECONDED**
THAT Council adopt the agenda for the Special Council Meeting held on July 24, 2023 as presented.

CARRIED UNANIMOUSLY

3. Adjournment to a Closed Meeting

279/2023 **It was MOVED and SECONDED**
THAT Council adjourn to a closed meeting of Council at 4:02 p.m. pursuant to the provisions of the *Community Charter* as follows: *Section 90(1)*

(c) labour relations or other employee relations;
(g) litigation of potential litigation affecting the municipality; and
(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED UNANIMOUSLY

Certified correct:

_____
Angie Collison
Corporate Officer

Confirmed:

_____
Julius Bloomfield
Mayor

Minutes

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Committee of the Whole
held at City Hall, Council Chambers
171 Main Street, Penticton, B.C.

Tuesday, July 18, 2023
Recessed from the Regular Council Meeting at 1:00 p.m.

Present:	Mayor Bloomfield Councillor Boultbee Councillor Graham Councillor Miller Councillor Watt
Absent:	Deputy Mayor Konanz Councillor Gilbert
Staff:	Donny van Dyk, Chief Administrative Officer Angie Collison, Corporate Officer Angela Campbell, Director of Finance & Administration Kristen Dixon, General Manager of Infrastructure Blake Laven, Director of Development Services Anthony Policicchio, Facilities Manager Paula McKinnon, Deputy Corporate Officer

1. **Call to order**

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

2. **Adoption of Agenda**

It was MOVED and SECONDED
THAT the agenda for the Committee of the Whole meeting held on July 18, 2023 be adopted as presented.

CARRIED UNANIMOUSLY

3. **Delegations:**

3.1 100 More Homes / Social Development MOU Report

Linda Sankey, South Okanagan Similkameen Brian Injury Society and Jamie Lloyd-Smith, Social Development Specialist – City of Penticton, provided Council with a presentation on the Memorandum of Understanding between 100 More Homes Penticton and the City.

3.2 Penticton Pickleball Club Update

Dave Burgoyne, President, Penticton Pickleball Club, provided Council with a presentation on the Penticton Pickleball Club and their need for more pickleball courts in Penticton to meet the current demand for court time. Mr. Burgoyne informed Council that the Penticton Pickleball Club is prepared to provide $100,000 plus increased lease payments towards the construction of new courts.

4. **Adjourn to Regular Meeting**

It was MOVED and SECONDED
THAT Council adjourn the Committee of the Whole meeting held July 18, 2023 at 1:31 p.m. and reconvene the Regular Meeting of Council.

CARRIED UNANIMOUSLY

Certified correct:

_____
Angie Collison
Corporate Officer

Confirmed:

_____
Julius Bloomfield
Mayor

Minutes

penticton.ca

Public Hearing
held electronically and at City Hall, Council Chambers
171 Main Street, Penticton, B.C.

Tuesday, July 18, 2023
at 6:00 p.m.

Present:	Mayor Bloomfield Councillor Boultbee Councillor Graham Councillor Miller Councillor Watt
Absent:	Deputy Mayor Konanz Councillor Gilbert
Staff:	Donny van Dyk, Chief Administrative Officer Angie Collison, Corporate Officer Angela Campbell, Director of Finance & Administration Kristen Dixon, General Manager of Infrastructure Blake Laven, Director of Development Services Anthony Policicchio, Facilities Manager Paula McKinnon, Deputy Corporate Officer

1. Call to order

Mayor Bloomfield called the public hearing to order at 6:00 p.m. for Zoning Amendment Bylaw No. 2023-20.

The Corporate Officer read the opening statement and introduced the purpose of the bylaw. She then explained that the public hearing was being held in-person and electronically to afford all persons who considered themselves affected by the proposed bylaw an opportunity to be heard before Council. She further indicated that the public hearing was advertised pursuant to the *Local Government Act*.

2. <u>"Zoning Amendment Bylaw No. 2023-20" (732 Government Street)</u>

The purpose of "Zoning Amendment Bylaw No. 2023-20" is to amend Zoning Bylaw No. 2023-08 as follows:

> Rezone Lot 5 District Lot 249 Similkameen Division Yale District Plan 3578 Except Plan KAP68411, located at 732 Government Street, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

The applicant is proposing to construct a four unit, three-storey townhouse on the subject property.

The Corporate Officer advised that one letter has been received since the printing of the agenda.

DELEGATIONS

Mayor Bloomfield asked the public for the first time if anyone wished to speak to the application.

- Tony Giroux (via Zoom), Applicant's agent, available to answer any questions.
- Tom McKay, Government Street, lives between subject properties for more than 10 years, at least four properties on block that have changed bylaw going from single family dwelling to fourplex, increasing vehicles by four times, on average demographic buying has 1.5 vehicles, development parking for tenants has one parking garage each, most people don't put cars in garage, use for storage, there are two visitor parking stalls on each property, if average of six vehicles on each property, going to have nearly seven to nine vehicles needing parking, neighbourhood being congested more every year, some residents walk to different streets and blocks to park already. If you develop this and developer does not have enough outside parking spots, vehicles are going to be parking along river's edge on Ontario Street, only place left to park. Asked City Planner if he visited area, said no. Please take parking into consideration, development design should be tabled until solution for overcrowding is made. Density program implemented has some positive outlook, makes a lot of revenue, needs not to just be about developers but keeping neighbourhood liveable.

Mayor Bloomfield asked the public for the second time if anyone wished to speak to the application.

- Lynn Kelsey, Oakville Street, visited property, sorry for person living at 724 Government Street. Properties also very close to Eckhardt intersection, traffic nightmare, access will be horrendous, will be accidents. Would like to see real thought put into parking and traffic. Six new residences very close to busy intersection is not well thought out, we need more housing but need smart growth, not thought through.

Mayor Bloomfield asked the public for the third and final time if anyone wished to speak to the application.

Tony Giroux (via Zoom), Applicant's agent, clarified for development at 732 actual requirement is five parking spaces, development has ten spaces, each unit has two in garage, plus guest parking. Feel it's a good development, housing is serious need in community, going to create family houses, confident will be good contribution to neighbourhood and raise value of surrounding homes.

The public hearing for "Zoning Amendment Bylaw No. 2023-20" was terminated at 6:13 p.m. and no new information can be received on this matter.

Certified correct:

_____
Angie Collison
Corporate Officer

Confirmed:

_____
Julius Bloomfield
Mayor

Minutes

penticton.ca

Public Hearing
held electronically and at City Hall, Council Chambers
171 Main Street, Penticton, B.C.

Tuesday, July 18, 2023
at 6:00 p.m.

Present:	Mayor Bloomfield Councillor Boultbee Councillor Graham Councillor Miller Councillor Watt
Absent:	Deputy Mayor Konanz Councillor Gilbert
Staff:	Donny van Dyk, Chief Administrative Officer Angie Collison, Corporate Officer Angela Campbell, Director of Finance & Administration Kristen Dixon, General Manager of Infrastructure Blake Laven, Director of Development Services Anthony Policicchio, Facilities Manager Paula McKinnon, Deputy Corporate Officer

1. Call to order

Mayor Bloomfield called the public hearing to order at 6:14 p.m. for Zoning Amendment Bylaw No. 2023-21.

The Corporate Officer read the opening statement and introduced the purpose of the bylaw. She then explained that the public hearing was being held in-person and electronically to afford all persons who considered themselves affected by the proposed bylaw an opportunity to be heard before Council. She further indicated that the public hearing was advertised pursuant to the *Local Government Act*.

2. <u>"Zoning Amendment Bylaw No. 2023-21" (720 Government Street)</u>

The purpose of "Zoning Amendment Bylaw No. 2023-21" is to amend Zoning Bylaw No. 2023-08 as follows:

> Rezone Lot A District Lot 249 Similkameen Division Yale District Plan KAP64083, located at 720 Government Street, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

The applicant is proposing to construct a four unit, three-storey townhouse on the subject property.

The Corporate Officer advised that no letters were received since the printing of the agenda.

DELEGATIONS

Mayor Bloomfield asked the public for the first time if anyone wished to speak to the application.

- Tony Giroux (via Zoom), Applicant's agent, available to answer any questions.
- Lynn Kelsey, Oakville Street, more of a concern because it's closer to Eckhardt intersection, had look while driving by, busy intersection, can only see problems with egress and access, asked if access to complex will be off Government Street, major concern.
- Blake Laven, Director of Development Services, confirmed all access from Ontario Street, no driveway on Government Street.
- Lori Goldman (via Zoom), Dauphin Avenue, hasn't reviewed thoroughly, generally concerned about amount of development being done in "support of family housing", have choice to ask and incentive developers to build differently and better for our climate future, build for people who live here, many properties are unaffordable, destined for short-term rentals or investment waiting for resale, becoming crisis. Opportunity for Council to ask developers and builders to be more considerate of our community, consider new building new building code, incentivising, tax breaks for builders to build affordable housing in order to provide housing for people who need it. Very concerned, building like crazy, no one will be able to move in except investors, will not serve our community.

Mayor Bloomfield asked the public for the second time if anyone wished to speak to the application.

- Tom McKay, Government Street, not against development, owns construction company, supports responsible development, won't encroach upon quality of living in City. Development has one parking for each unit, not everyone uses garage for their cars, on average development will produce six vehicles. Ontario is a very busy street, it is a corridor from Forestbrook Drive and walking path going up to school field where wrap around is to get to other side of river and connect to KVR, awful lot of foot traffic there, if you clog this street along river's edge is going to create problems, residents will have issues with parking, people might have to walk to Pickering Street or Government Street to park their cars, become nuisance for residents.
- Brigid Kemp (via Zoom), Warren Avenue West, importance of densification and consequences to that, heard today about traffic and traffic congestions, sees it constantly around town, asked what will City do to address these issues. Asked what incentives in place for homeowners to not have a car and use public transit, is there financial payback for not having car and using public transit.

Mayor Bloomfield asked the public for the third and final time if anyone wished to speak to the application.

- Tony Giroux (via Zoom), Applicant's agent, July 13 CMHC report stating need 3.5M residential units by 2030, 3000 in next seven years, reason for affordability to be restored, need housing available, City has put in place environmental requirements, excellent job at being of forefront, at step code 3 and will be at step code 4 soon, policies that help environment, often people that have concerns don't have solutions, need to continue with housing as we work through this. These are very good developments, exceed parking requirements, less parking than other, frontage on Ontario Street allows for

parking out-front, don't anticipate parking issues, disagree with traffic concerns at Government Street because access is on Ontario Street, two-way street, goes north or south to exit area. Confident this is good project, these are family homes, family homes being hit hardest when comes to affordability, heart is in providing affordable housing for family, good solution, fits within OCP plan for neighbourhood, hope to see projects go through and provide housing that is needed.

The public hearing for "Zoning Amendment Bylaw No. 2023-21" was terminated at 6:28 p.m. and no new information can be received on this matter.

Certified correct:

_____
Angie Collison
Corporate Officer

Confirmed:

_____
Julius Bloomfield
Mayor

Minutes

penticton.ca

Accessibility Task Force Meeting

to be held via Zoom and in-person in Room A
City Hall, 171 Main Street
Wednesday, July 12, 2023
at 9:30 a.m.

Present: Trisha Kaplan, Chair (in-person)
Kristi Bauman (in-person)
Randy Boras (in-person)
James Ludvigson (in-person)
Heather Miller (in-person)
Grant Pattingale
Leanne Williams

Council Liaison: Ryan Graham, Councillor

Staff: Blake Laven, Director of Development Services (in-person)
Jamie Lloyd-Smith, Social Development Specialist (in-person)
Sarah Desrosiers, Social Development Coordinator (in-person)
Hayley Anderson, Legislative Assistant (in-person)

Regrets: Kona Sankey, Vice Chair
Victoria Jaenig

1. **Call to Order**

The Chair called the Accessibility Task Force to order at 9:30 a.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED
THAT the Accessibility Task Force adopt the agenda of July 12, 2023 as presented.

CARRIED UNANIMOUSLY

DRAFT

3. **Adoption of Minutes**

3.1 Minutes of the June 28, 2023 Accessibility Task Force Meeting

It was MOVED and SECONDED
THAT the Accessibility Task Force adopt the minutes of the June 28, 2023 meeting as presented.

CARRIED UNANIMOUSLY

3.2 Minutes of the July 5, 2023 Special Accessibility Task Force Meeting

It was MOVED and SECONDED
THAT the Accessibility Task Force adopt the minutes of the July 5, 2023 meeting as presented.

CARRIED UNANIMOUSLY

Heather Miller joined the meeting at 9:32 am.

4. **New Business**

4.1 Confirming Guiding Principles with Preamble and Vision Statement

The Social Development Coordinator provided the Task Force with the preamble and vision statement.

In their Accessibility Plan, the Government of British Columbia considered the accessibility guiding principles of inclusion, adaptability, diversity, collaboration, self-determination and universal design.

These fundamental principles were developed to guide the Provincial Accessibility Committee as they worked to develop proposed accessibility standards at the provincial level.

As part of the Accessible British Columbia Act, the province legislated that these aforementioned principles be considered as prescribed organizations, such as the City of Penticton, developed and updated their accessibility plans.

Guiding principles are values that set a standard for how the Accessibility Taskforce and the City of Penticton will go about identifying, removing and preventing barriers to accessibility. They are important as they set a tone for the approach of an organization towards its goals and assist in decision-making. Guiding principles shape the culture and behavior of the organization and the work being done.

In addition to the guiding principles set by the Government of British Columbia, the Accessibility Taskforce devised their own set of guiding principles in order to reflect the unique needs and conditions of the City of Penticton. These guiding principles were identified as: all-season accessibility, independence and dignity, safety and security, lived experience, user-centered approach and meaningful engagement.

The intent of these principles is to guide the work of both the Accessibility Taskforce as it identifies and prioritizes barriers and actions for the Accessibility Plan, as well as

for the City of Penticton as it carries out the necessary work to create a fully inclusive and accessible community.

It was MOVED and SECONDED
THAT the Accessibility Task Force endorse the guiding principles with preamble as presented.

CARRIED UNANIMOUSLY

The Social Development Coordinator provided the Task Force with the prepared vision statement.

The City of Penticton is committed to ensuring that residents of all abilities have equal and independent access to municipal services and aims to remove barriers to continually improve the accessibility of our community, ensuring residents and visitors alike experience the same quality of life throughout all seasons.

It was MOVED and SECONDED
THAT the Accessibility Task Force endorse the Vision Statement as presented.

CARRIED UNANIMOUSLY

4.2 High-level Overview of Draft Plan

The Social Development Coordinator provided the Task Force with a high-level overview of the draft plan. The structure provided was as follows:

1. Introduction
2. Guiding principles
3. About the Committee
4. Consultation process
5. Identified barriers
6. Priority areas
7. Detailed plan
8. Feedback mechanism
9. Monitoring and evaluation

It was MOVED and SECONDED
THAT the Accessibility Task Force endorse the High-level overview of the Draft Plan as presented.

CARRIED UNANIMOUSLY

4.3 Communications and Engagement Update

The Social Development Specialist provided the Task Force with an update on the communications and engagement. The update outlined the timeline and expected outcomes for the remainder of the Task Force meetings. The update went through an overview of the Accessibility City Webpage. Task Force members discussed what the different options for the feedback mechanism.

4.4 Preliminary Results of Prioritization Exercise

The Social Development Coordinator provided the Task Force with results of the prioritization exercise. The level of importance is how each item was ranked by Task Force members and ease of implementation is how each item was ranked by City staff.

Level of Importance
- Offer live closed captioning during City meetings
- Create an accessible notification system for emergencies
- Ensure accessibility feature are piloted with people with disabilities
- Examine the City of Penticton website for accessibility and summarize findings
- Offer accessibility training for staff

Ease of Implementation
- Create an Accessibility Policy to protect and assist staff
- Offer accessibility training for staff
- Create an advisory list to consult for city process for accessibility
- Offer live closed captioning during City meetings
- Examine the City of Penticton website for accessibility and summarize findings

5. **Next Meeting**

The next Accessibility Task Force meeting is scheduled to be held on July 26, 2023 at 11:00 a.m.

6. **Adjournment**

It was MOVED and SECONDED
THAT the Accessibility Task Force adjourn the meeting held on July 26, 2023 at 10:25 a.m.

CARRIED UNANIMOUSLY

Certified Correct:

_____

Hayley Anderson
Legislative Assistant

Minutes

penticton.ca

Official Community Plan - Housing Task Force Meeting

to be held in-person in Council Chambers
City Hall, 171 Main Street
Wednesday, July 12, 2023
at 4:30 p.m.

Present:	Nicholas Hill, Vice-Chair Drew Barnes Alison Gibson Dara Parker Linda Sankey Chris Schoenne Nicolas Stulberg Richard Langfield
Council Liaison:	Campbell Watt, Councillor Helena Konanz, Councillor
Staff:	Blake Laven, Director of Development Services Steven Collyer, Senior Planner Hayley Anderson, Legislative Assistant
Regrets:	Nathan Little, Chair Ajeet Brar Rod Ferguson Brian Menzies Loretta Ghostkeeper

1. **Call to Order**

The Vice Chair called the Official Community Plan – Housing Task Force to order at 4:31 p.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED
THAT the Official Community Plan - Housing Task Force adopt the agenda of July 12, 2023 as presented.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

It was MOVED and SECONDED
THAT the Official Community Plan – Housing Task Force adopt the minutes of the June 29, 2023 special meeting as presented.

CARRIED UNANIMOUSLY

Linda Sankey joined the meeting at 4:32 pm.

DRAFT

4. **New Business**

4.1 Updated Housing Accelerator Fund (HAF) Initiatives

The Senior Planner, City of Penticton introduced consultant Gordon Easton, Easton Planning and Development to present the proposed Housing Accelerator Fund initiatives.

It was MOVED and SECONDED
THAT the Official Community Plan – Housing Task Force support the proposed HAF initiatives.

CARRIED UNANIMOUSLY

4.2 How Staff Work with the OCP

The Senior Planner provided the Task Force with a presentation on how staff work with the OCP.

4.3 OCP Amendment Application (1704 Government Street)

It was MOVED and SECONDED
THAT the Official Community Plan Housing Task Force receive this report for information.

CARRIED UNANIMOUSLY

4.4 OCP Amendment Application (791/799 Martin Street)

It was MOVED and SECONDED
THAT the Official Community Plan Housing Task Force receive this report as information.

CARRIED UNANIMOUSLY

5. **Next Meeting**

The next Official Community Plan - Housing Task Force meeting is scheduled to be held on August 23, 2023 at 4:30 p.m.

6. **Adjournment**

It was MOVED and SECONDED
THAT the Official Community Plan - Housing Task Force adjourn the meeting held on July 12, 2023 at 5:51 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

_____

Hayley Anderson
Legislative Assistant

Council Report

penticton.ca

Date: August 1, 2023 File No: 1390-01
To: Donny van Dyk, Chief Administrative Officer
From: JoAnne Kleb, Communications and Engagement Manager

Subject: **City of Penticton 2023 Citizen Survey Report**

Staff Recommendation

THAT Council receive into the record the report dated August 1, 2023 titled "City of Penticton 2023 Citizen Survey Report".

Strategic priority objective

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

Background

The City recently conducted a Citizen Survey, inviting residents to evaluate the quality of life in Penticton and the services provided by the City as well as provide input into Council priorities. The survey ran from June 12 to 30 in order to have results available in advance of the 2024-2028 financial planning process expected in November.

In addition to inviting all interested residents to participate, the City also surveyed a random sample of residents to more accurately reflect the general views of the community. A total of 1,400 surveys were completed, including 322 for the random sample, an increase of 20% over 2019.

The survey included standard questions that allow the results to be benchmarked with findings from prior years. The survey is conducted every few years and the last version was conducted in 2019. This Council Report highlights the key findings for each of the three main sections of the survey – Quality of Life, City Services and Council Priorities. The survey also included questions on special topics in support of current projects that will be reported separately. A report outlining the methodology and results is included in Attachment A and the verbatim comments are included in Attachment B.

Quality of Life

The Quality of Life section invited participants to rate eight indicators of quality of life or livability in the city on a scale of 1 to 5 where 1 is poor and 5 is excellent. These results were analyzed based on age

demographics and years lived in Penticton. Additional open-ended questions invited residents to comment on areas that have improved or worsened and the top issues face in the community. Key findings include:

- The perception of overall quality of life in Penticton has decreased by 5% from 2019 but remains positive with 61% rating it as very good or excellent.
    - Concerns about affordability, housing and safety contributed to these results
- Ratings increased since 2019 for Penticton as a place to find work (20% since 2019 and 43% since 2013), open a business (11% since 2019) and raise children (6% since 2019).
- Ratings decreased by 5% since 2019 for Penticton as a place to retire while ratings for Penticton as a safe place to live remained constant over 2019.
- A new indicator measuring inclusivity and acceptance in the community saw 53% of participants rate Penticton as very good or excellent.
- Ratings from the youngest age group (19 to 39) were noticeably lower than other age groups on most indicators including Overall Quality of Life which was 9% lower than 65+ which had the highest ratings.
- Ratings from residents who have lived in Penticton for less than 10 years were noticeably higher (~15%) than those who have lived in the city for longer than 10 years for most indicators including Penticton as a safe place to live and overall quality of life.
- The most important issues facing the community identified by participants are Safety and Crime (44%), Social Issues (36%), Housing Availability (29%) and Affordability (27%)

City Services

The City Services section invited residents to rate the importance of City services and their satisfaction with the performance of those services. There were 31 services evaluated in 2023 compared to 25 in 2019 and 16 in 2013. Key findings include:

- 28 of the 31 services evaluated landed in the top quartile for importance and performance.
- Satisfaction with most City services is high with increased ratings of between 3 and 11% for 17 of 25 services evaluated in 2019.
- The Building Permits and Business Licensing service experienced the highest increase over 2019 with satisfaction levels increasing 45%. The Electric Utility had the second highest increase in satisfaction at 11% over 2019.
- Services including Fire and Emergency Response, Recreation Programs and Moving Services Online experienced a small drop in satisfaction of about 3%.
- The largest drop was in the category of Bike Lanes and Sidewalks which decreased by 21%. (Sidewalks were historically bundled with Road maintenance. The separation of the categories and addition of bike lanes to the sidewalk category is new this year and is consistent with groupings in other communities.)
- Residents would like to see continued or more investment in community cleanliness, policing and addressing social issues.
- Residents prefer to address the rising costs of services and infrastructure by encouraging growth, increasing user fees or increasing taxes as opposed to reducing service levels.

As part of the section to gather feedback on City services, participants were invited to share their views on the City's overall performance in several areas.

- Participants' views of the City's performance overall remained the same or increased slightly over 2013 and 2019 results in all areas that were measured.

- More residents (18%) understand how the City spends their tax dollars over 2013. There was also a notable increase (6%) in participants' views that the City is doing a good job.
- A new measure was added this year to reflect overall satisfaction with City services which received the highest average rating of all of the indicators at 3.5.

Council Priorities

The survey invited participants to share their thoughts on the current state of the 2022-2026 Council Priorities to provide a benchmark to measure changes over the remainder of the term. Key findings include:

- Organizational Excellence has an average score of 3.1 with 39% giving this priority a current rating of very good or excellent.
- Vibrant and Connected had the highest average score at 3.3 with 48% giving this priority a current rating of very good or excellent.
- Livable and Accessible has an average score of 3.0 reflecting an even distribution across the ratings.
- The average score for the Safe and Resilient priority was the lowest amongst the four indicators at 2.9, consistent with earlier noted ratings of safety.

Residents were invited to explain their ratings and provide any suggestions they may have. These results are included in the verbatim comments included in Attachment B.

Analysis

Results from the survey have been published for participants and the community to review. They will also be provided to staff to inform their business plans in consideration of the compilation of the 2024-2028 Financial Plan.

With the completion of a Citizen Survey as part of the 2022-2026 Council Term, staff will be reviewing the timing, format, methodology and questions to ensure it effectively supports the City's needs in the future.

Attachments

Attachment A – 2023 Citizen Survey Report
Attachment B - 2023 Citizen Survey Report Verbatim Comments

Respectfully submitted,

JoAnne Kleb
Communications and Engagement Manager

Concurrence

Director of Finance & Administration	Chief Administrative Officer
AMC	DVD

THE CITY OF PENTICTON

2023 Citizen Survey Report

July 28, 2023

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OVERVIEW

The City invited residents to complete the 2023 edition of the Citizen Survey between June 12 and 30. This survey asks residents to evaluate City services and provide input into the City's direction. It includes standard questions to allow results to be benchmarked against prior years.

The survey is conducted every few years and the last version was conducted in 2019. The City elected to conduct the survey in June in order to have results available for Council and staff consideration in advance of the 2024-2028 financial planning process expected in November.

SURVEY HIGHLIGHTS

Key findings from the survey include:

- The overall perception of quality of life in Penticton has slipped by 5% from 2019 but remains positive with 61% rating it as very good or excellent.
- Concerns about affordability, housing and safety are contributing to lower scores.
- Ratings of Penticton as a place to find work, open a business and raise children improved over 2019.
- Ratings from younger demographics (19 to 39) were lower for most measures.
- Ratings from residents who lived in Penticton for less than 10 years were higher for most measures than those who have lived in the city for longer.
- Satisfaction with most City services is high with increases for 17 of 25 services evaluated in 2019.
- Residents would like to see more investment in community cleanliness, policing and addressing social issues.
- Residents consistently prefer to encourage growth, increase user fees or increase taxes to address rising costs of services and infrastructure as opposed to reducing service levels.

METHODOLOGY

The following are key elements of the method used to conduct the survey:

- **Random and Voluntary** – In addition to inviting all interested residents to participate, the City also surveyed a random sample of residents to more accurately reflect the general views of the community. The random sample was selected from the database of 5,702 registered and active users of the shapeyourcitypenticton.ca online engagement platform.
- **Paper and Online** – The City provides both an online and a paper version of the survey to support participation by all citizens. The online version was shared through shapeyourcitypenticton.ca and the paper version was available at the Public Library, the Community Centre and City Hall.
- **In-house versus Third-Party** – The City has the systems and capacity to support conducting a random sample email survey in-house as an alternative to a third-party service.
- **5-point versus 4-point scale** – The City opted to use a 5-point scale for most questions as in prior years to allow for results to be benchmarked. Most cities are shifting to a 4-point scale. The inclusion of the middle option on the 5-point scale results in a lower overall average rating when compared to a 4-point scale.

DEFINITIONS

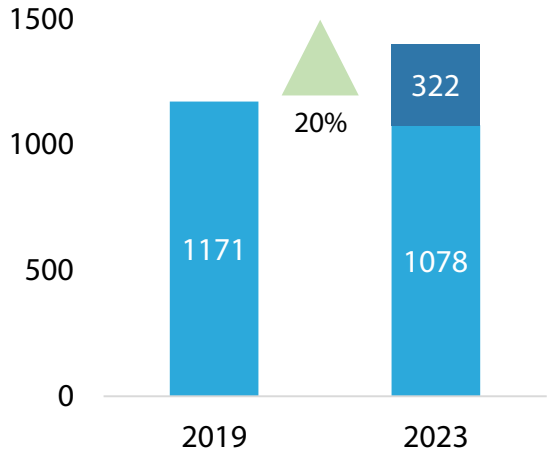
- **Simple Random Sample** refers to surveys where a small portion of the entire population is selected to represent the views of the whole, where each member has an equal probability of being chosen.
- **Voluntary Response Sample** refers to surveys where any interested member of the entire population can complete a survey. These samples include bias for or against.
- **Margin of Error** (MOE) refers to the range of values above and below the actual results from a survey. For example, a 60% 'yes' response with a MOE of 5% means that between 55% and 65% of the general population think that the answer is 'yes'.
- A 95% **Confidence Level** means that typically 95 out of 100 different samples from the same population will provide a similar result.

PARTICIPATION

- A total of 1,400 people participated in the survey. This is a 20% increase over 2019 which achieved 1,171 completions.
- The total includes 322 participants from the random sample and 1,078 voluntary participants.
- The margin of error for most questions in the random sample is approximately +/- 6% recognizing that not all participants completed all questions. The confidence level that these results reflect the attitudes of the population is 95%.
- This report highlights the random results. It is recommended that the results from the 1,078 voluntary surveys also be reviewed considering the wealth of additional feedback.
- The complete results of both the voluntary and the random surveys can be viewed at shapeyourcitypenticton.ca. The random results are highlighted in this report.

Population Size	Confidence Level	Sample Size	Margin of Error
5,702	95%	280	+/- 6%

Survey Participants

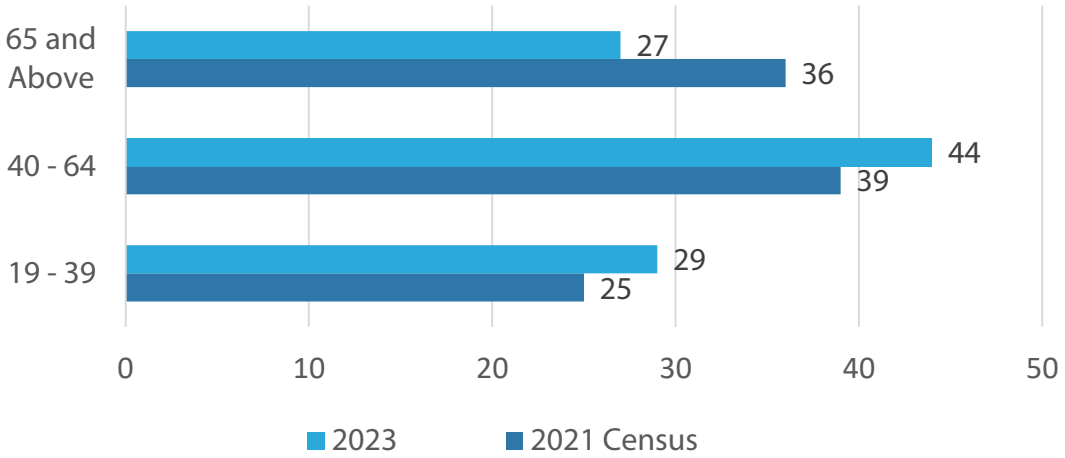


Who did we hear from?

The City collected data about the participants' age group and years lived in Penticton to allow for deeper analysis of the results.

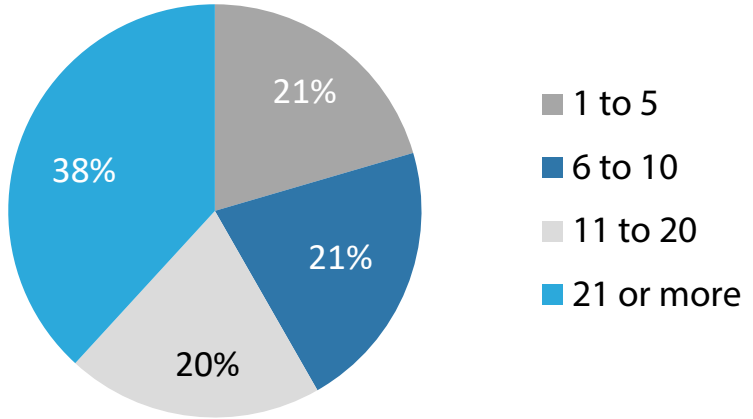
Age Groups (%)

Participants were asked which age group they belong to. The results are presented as % of total participation in the survey and compared to the % of the population in the 2021 Census. Where applicable, the survey results are weighted to reflect the distribution across the general population.



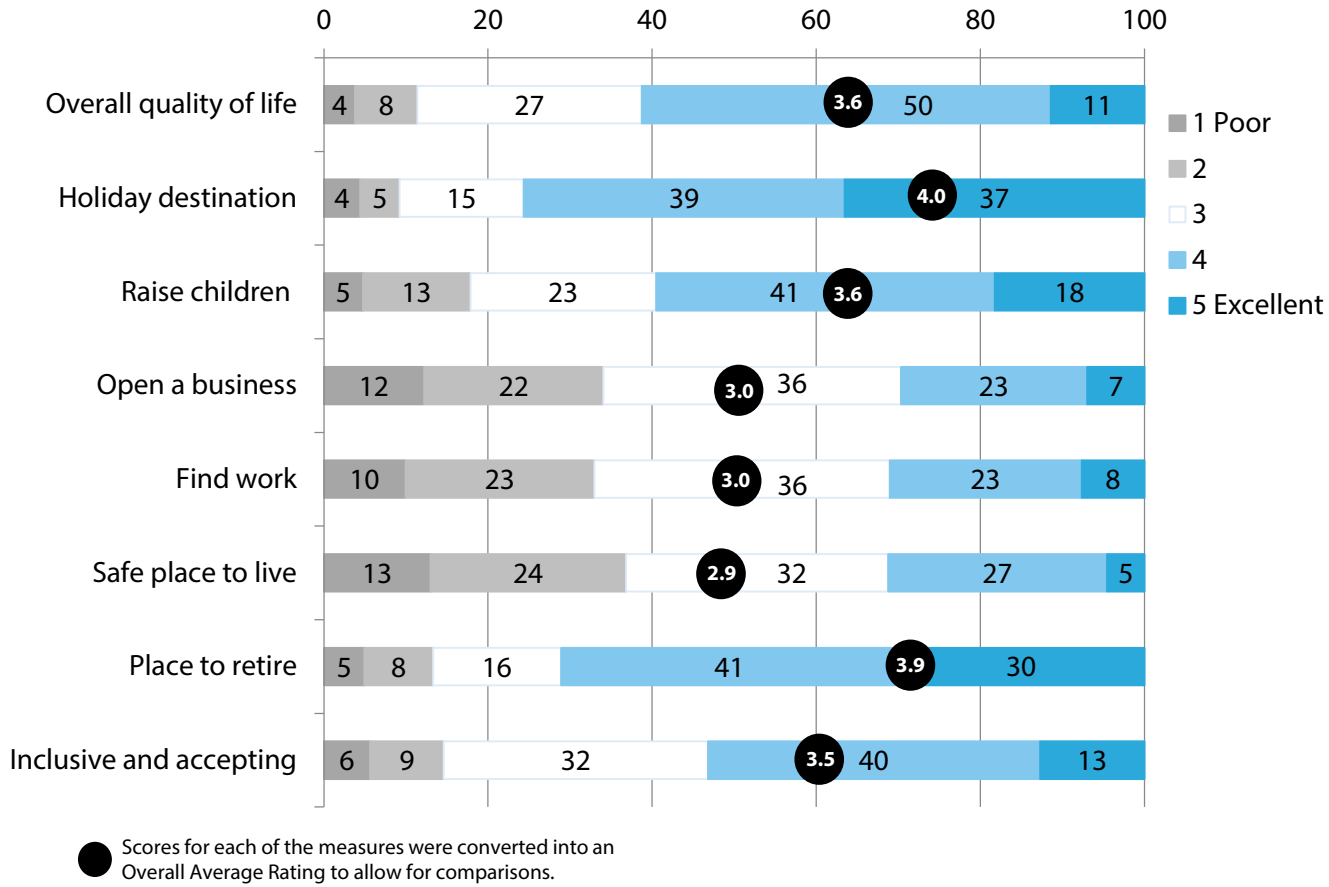
Years Lived in Penticton (%)

Participants were asked how long they have lived in Penticton. The results reflect the % of the total survey participants.



SECTION 1 - QUALITY OF LIFE

Quality of Life (%)



The first section of the survey invites participants to rate the quality of life in Penticton and other indicators of livability. These results show that among the indicators measured, Penticton's overall quality of life, and Penticton as a holiday destination, a place to raise children and a place to retire are the City's strengths with about 60% or more rating these indicators as very good or excellent.

Participants views of Penticton as a place to open a business, find work and as a safe place to live are divided with about 30% rating these indicators as very good or excellent or poor or fair.

What makes a city a good place to live?

Participants were invited to share what qualities make a city a good place to live. Themes of the most common responses include:

- Access to recreation, amenities and services
- Access to medical services
- Feelings of safety, low crime
- Events and activities
- Good governance/asset renewal
- Affordability
- Housing
- Natural environment
- Job opportunities
- Sense of community
- Size of community

Comparison with Prior Years

Holiday Destination



Place to Retire



Place to Raise Children



Safe Place to Live



Place to Find Work



Inclusive and Accepting



Place to Open a Business



Overall Quality of Life



How does 2023 compare?

The City compared the 2023 findings* with prior years to identify any trends or changes in the results. While the overall rating for Quality of Life dropped by 5% when compared to 2019, the results did show an increase in other key indicators:

- As a place to find work, Penticton's ratings increased by 20% since 2019 and 43% since 2013.
- As a place to open a business, Penticton's ratings recovered from 2019 and increased by 11%.
- As a place to raise children, Penticton's ratings increased by 6% since 2019.
- Penticton's ratings as a place to retire dropped by 5% since 2019.
- The ratings as a safe place to live and as a holiday destination remained consistent with 2019 results.
- The City included a measure of Penticton as an inclusive and accepting community for the first time in this survey.

**Results shown for 2023 were weighted to reflect the population in the 2021 Census.*

Comparison by Age Group

Holiday Destination



Place to Raise Children



Place to Find Work



Place to open a Business



Place to Retire



Safe Place to Live



Inclusive and Accepting



Overall Quality of Life



Do results differ by age groups?

The City compared the results by age group to understand if age influenced the findings and noticed the following trends:

- The 19 to 39 age group tended towards lower ratings than other age groups on most indicators including Penticton as a place to raise children, find work, open a business, being inclusive and accepting and overall quality of life.
- The 65+ age group tended towards higher ratings in most categories including overall quality of life, and Penticton as a place to raise children, find work and open a business.
- Views of Penticton as a safe place to live were consistent across the age groups at an average rating of 2.9

**Results shown for 2023 are weighted to reflect the population in the 2021 Census.*

Comparison by Years in Penticton

Holiday Destination



Place to Raise Children



Place to Find Work



Place to Open a Business



Place to Retire



Safe Place to Live



Inclusive and Accepting



Overall Quality of Life

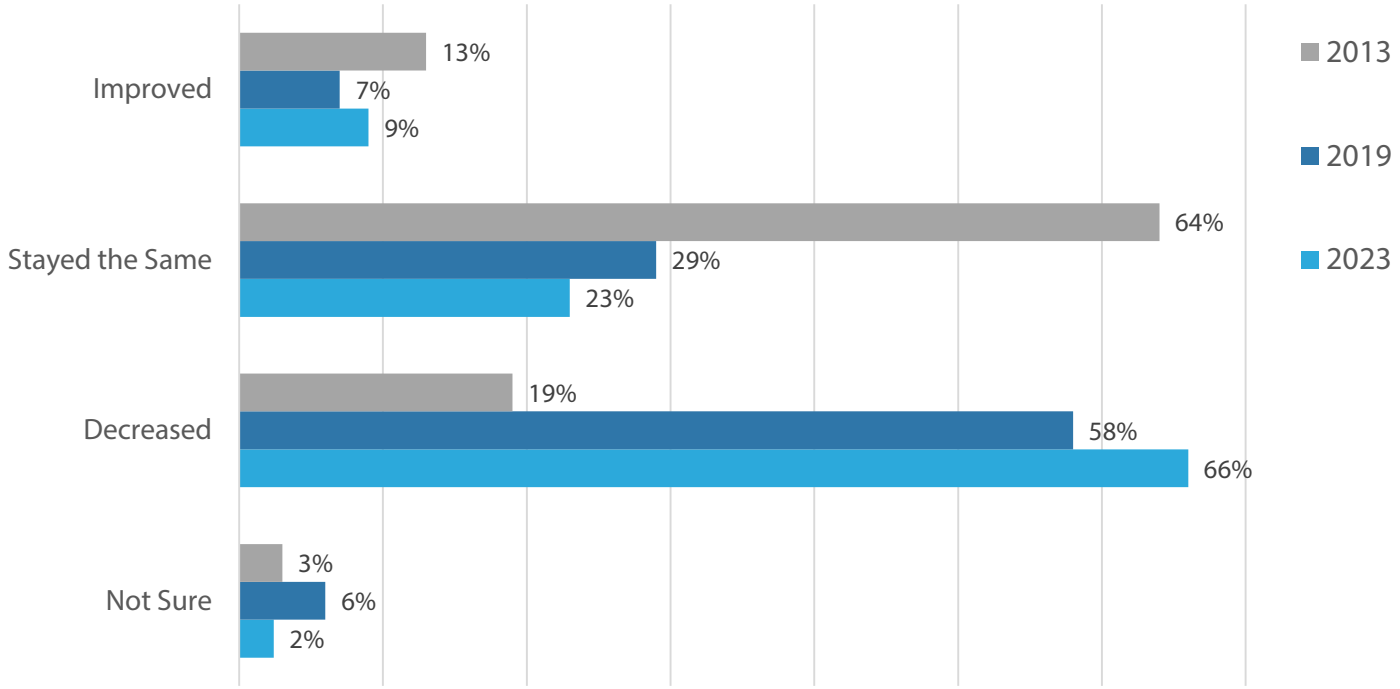


Do results differ by years lived in Penticton?

The City compared the results by years lived in Penticton to understand if these demographics influence the results and noticed the following trends:

- There was a noticeable difference in views between participants who lived here less than 10 years and those who lived here longer.
- Those who lived in Penticton for shorter periods of time generally rated the quality of life indicators higher than those participants who have been in Penticton for more than 10 years, with the exception of the ratings for Penticton as a place to find work.

Over the past 3 years do you feel the quality of life has…



Why has it changed?

About 66% of the participants feel the quality of life in Penticton has decreased in the past few years. This is an increase of 8% over the 2019 results. Participants were asked to identify why it has decreased/improved and the following themes were pulled from the responses.

Why has it decreased?

- Impacts of pandemic
- Increase in homeless population
- Increase in open drug use
- Increase in crime
- Increase in cost of living
- Decrease in housing availability, affordability

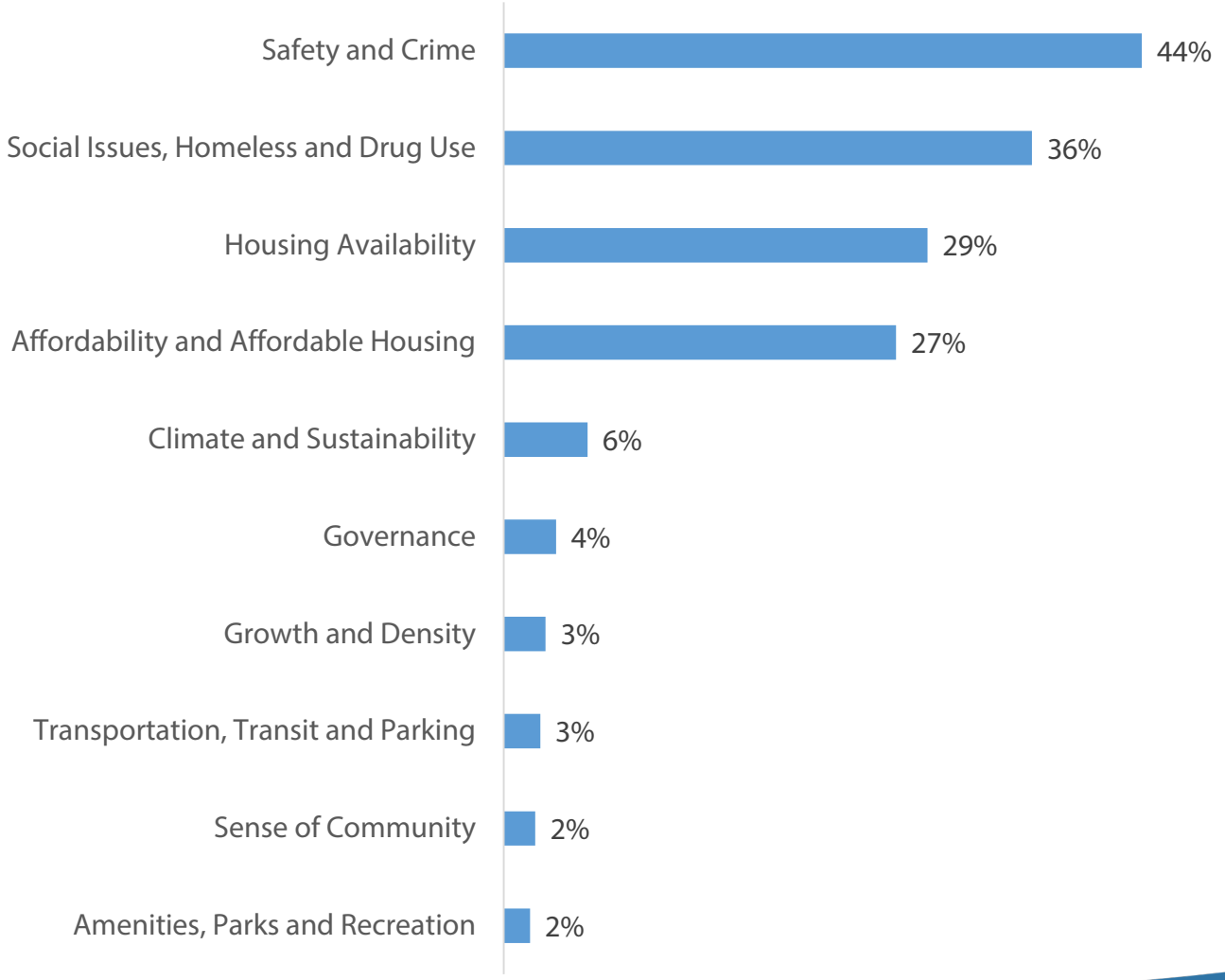
Why has it improved?

- More new businesses/open year round
- More food and beverage establishments
- More events and activities
- Improvements to active transportation options

Most important issues facing the community

Residents were asked to identify the most important issues facing the community. 277 comments were made and each comment was tagged for issues mentioned.

- The chart shows the % of participants who referred to the same issue. Top ten issues are shown.
- Additional topics mentioned but not included in the top ten are:
  - Youth
  - Job Opportunities
  - Arts, Culture and Heritage
  - Medical Services
  - Cleanliness
  - Infrastructure
  - Childcare
  - Tourism

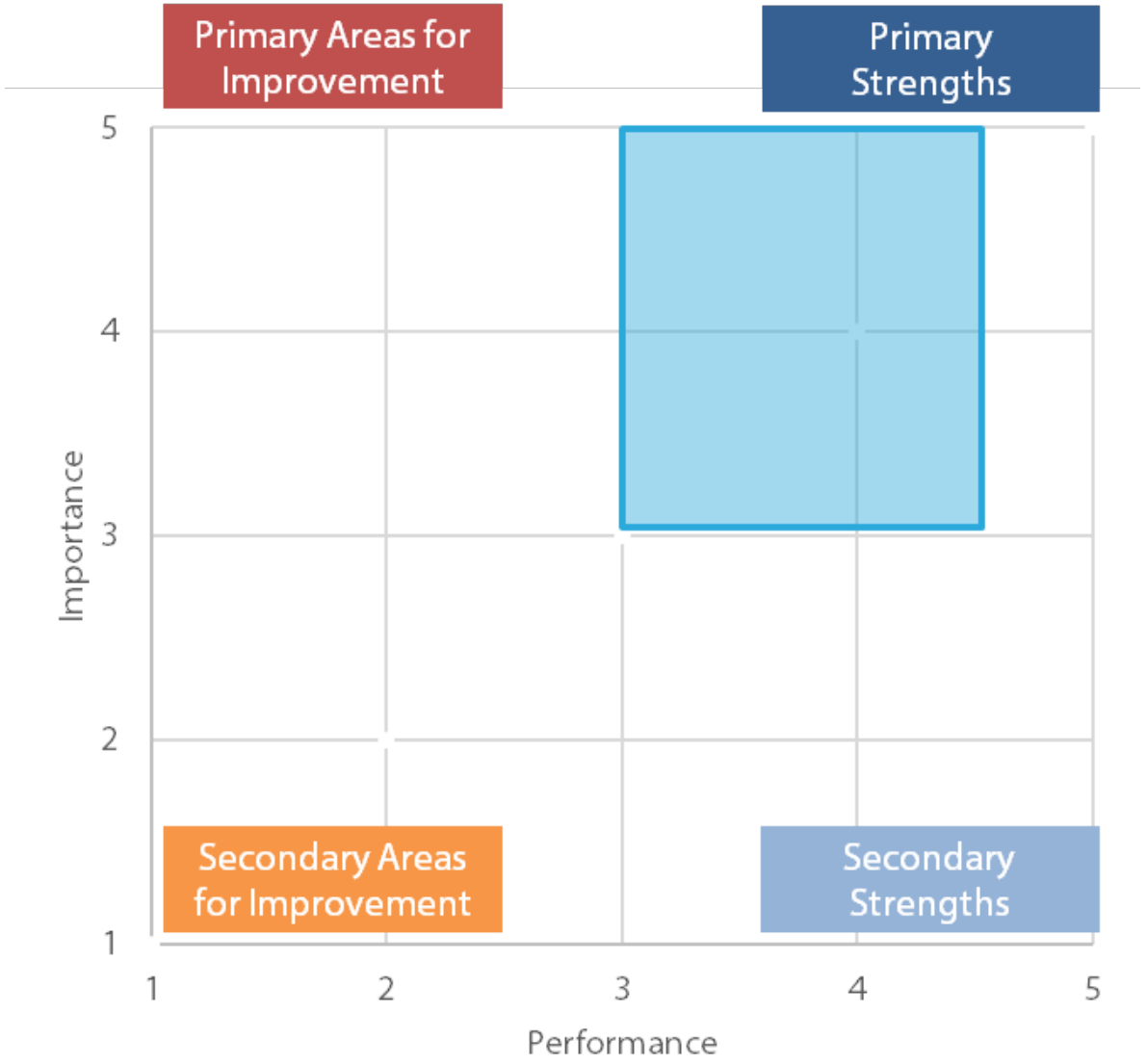


SECTION 2 – CITY SERVICES

2023 City Services Importance - Performance

Participants were invited to rate the importance of City services and their satisfaction with the performance of those services.

There were 31 services evaluated in 2023 compared to 25 in 2019 and 16 in 2013.





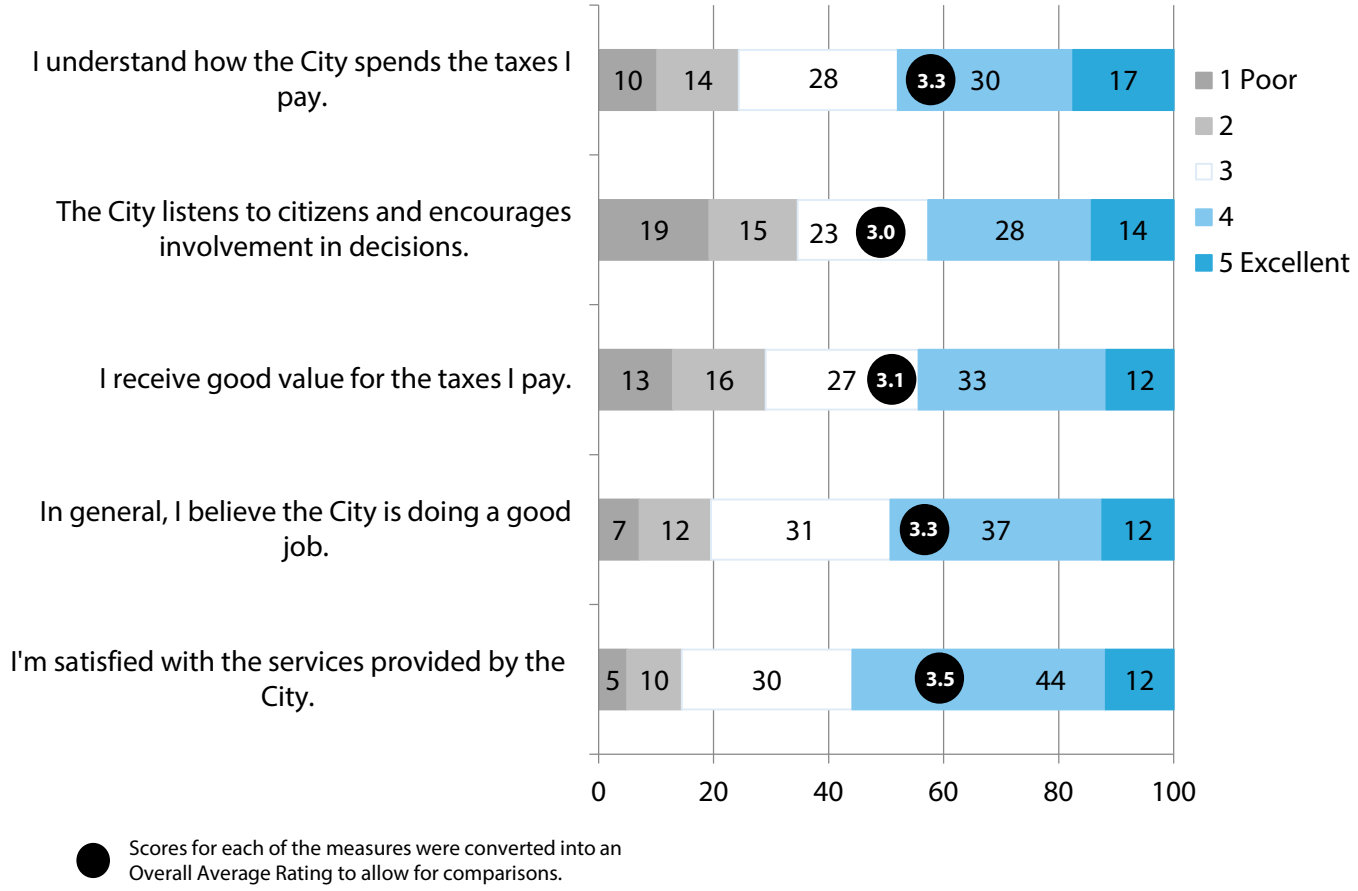
Importance-Performance of City Services

- 28 of the 31 services evaluated landed in the top quartile for importance and performance.
- 17 of the 25 evaluated in 2019 increased in performance between 3 and 11%.
- The Building Permits and Business Licensing service experienced the highest increase over 2019 with satisfaction levels increasing 45%. The Electric Utility had the second highest increase in satisfaction at 11% over 2019.
- Services including Fire and Emergency Response, Recreation Programs and Moving Services Online experienced a small drop in satisfaction. The largest drop was in the category of Bike Lanes and Sidewalks which decreased by 21%. (Sidewalks were historically bundled with Road maintenance. The separation of the categories and addition of bike lanes to the sidewalk category is new this year and reflects trends in other communities.

City Services Overall (%)

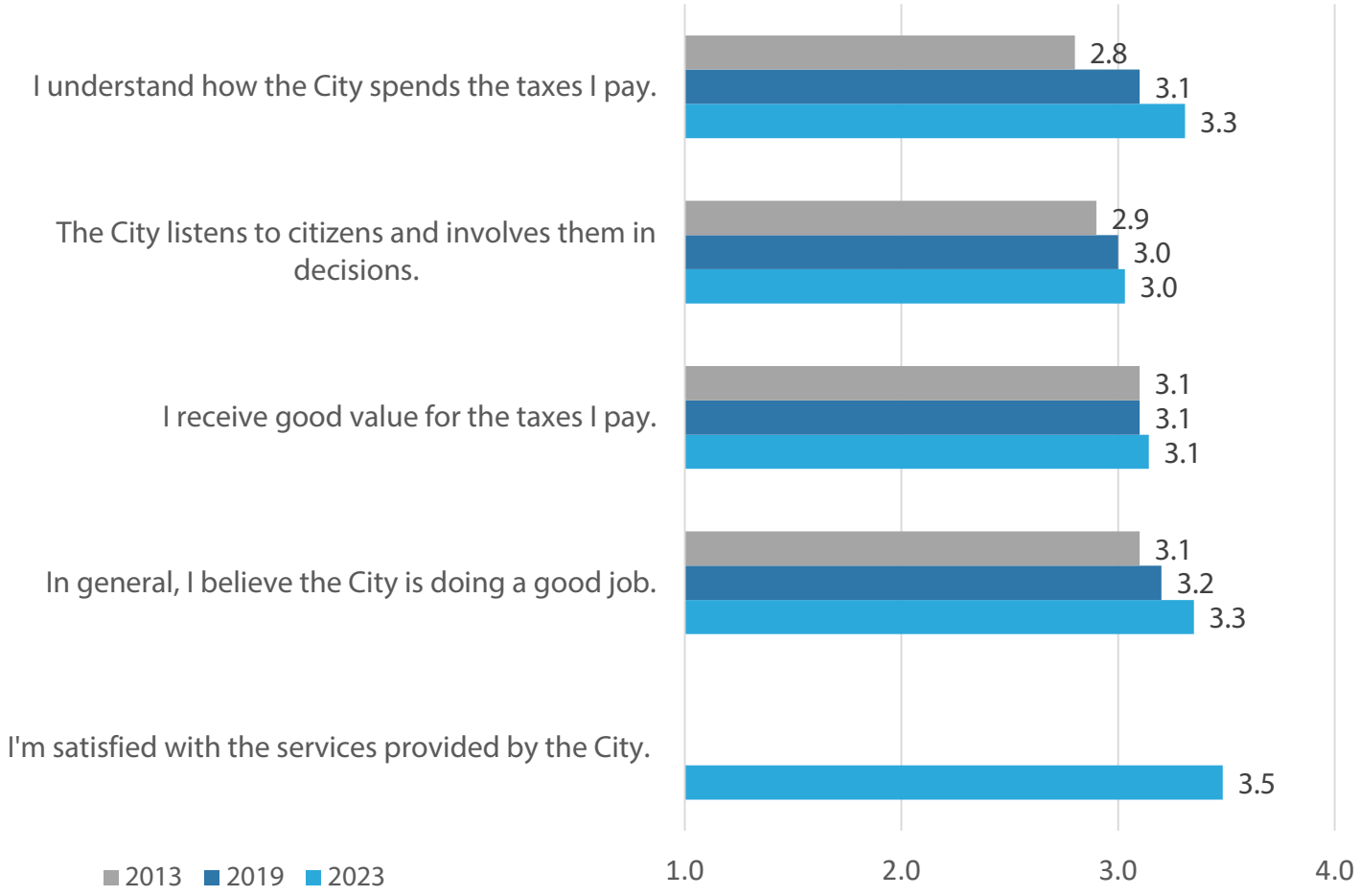
As part of the section to gather feedback on City services, participants were invited to share their views on the City's overall performance in several areas.

- All of the indicators received ratings of very good or excellent with the highest scores from 42 to 49% of participants.
- The majority of participants are satisfied with the services provided by the City with 56% rating this indicator as very good or excellent.



How does 2023 compare?

- Participants' views of the City's performance remained the same or increased slightly over 2013 and 2019 results in all areas that were measured.
- The most significant change was an 18% increase in understanding of how the City spends tax dollars over 2013. There was also a notable increase in participants' views that the City is doing a good job.
- A new measure was added this year to reflect overall satisfaction with City services which received the highest average rating of all the indicators at 3.5.

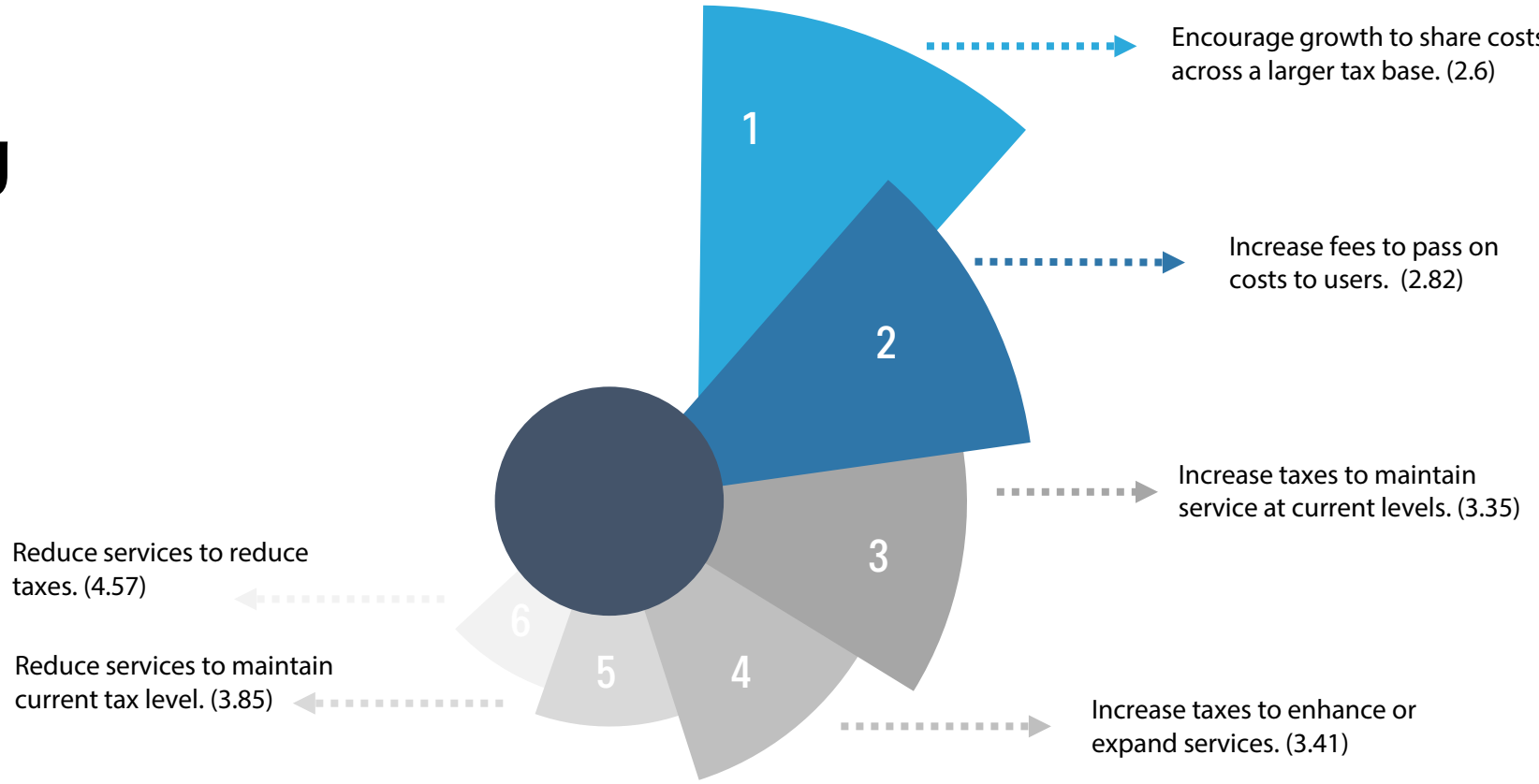


How should we address the rising costs of services?

Participants were asked to rank six options for addressing the rising costs of providing services, maintaining or replacing infrastructure and addressing community priorities.

Responses that received the highest ranking (i.e. 1 or 2 out of the 6 options) have the lowest average number.

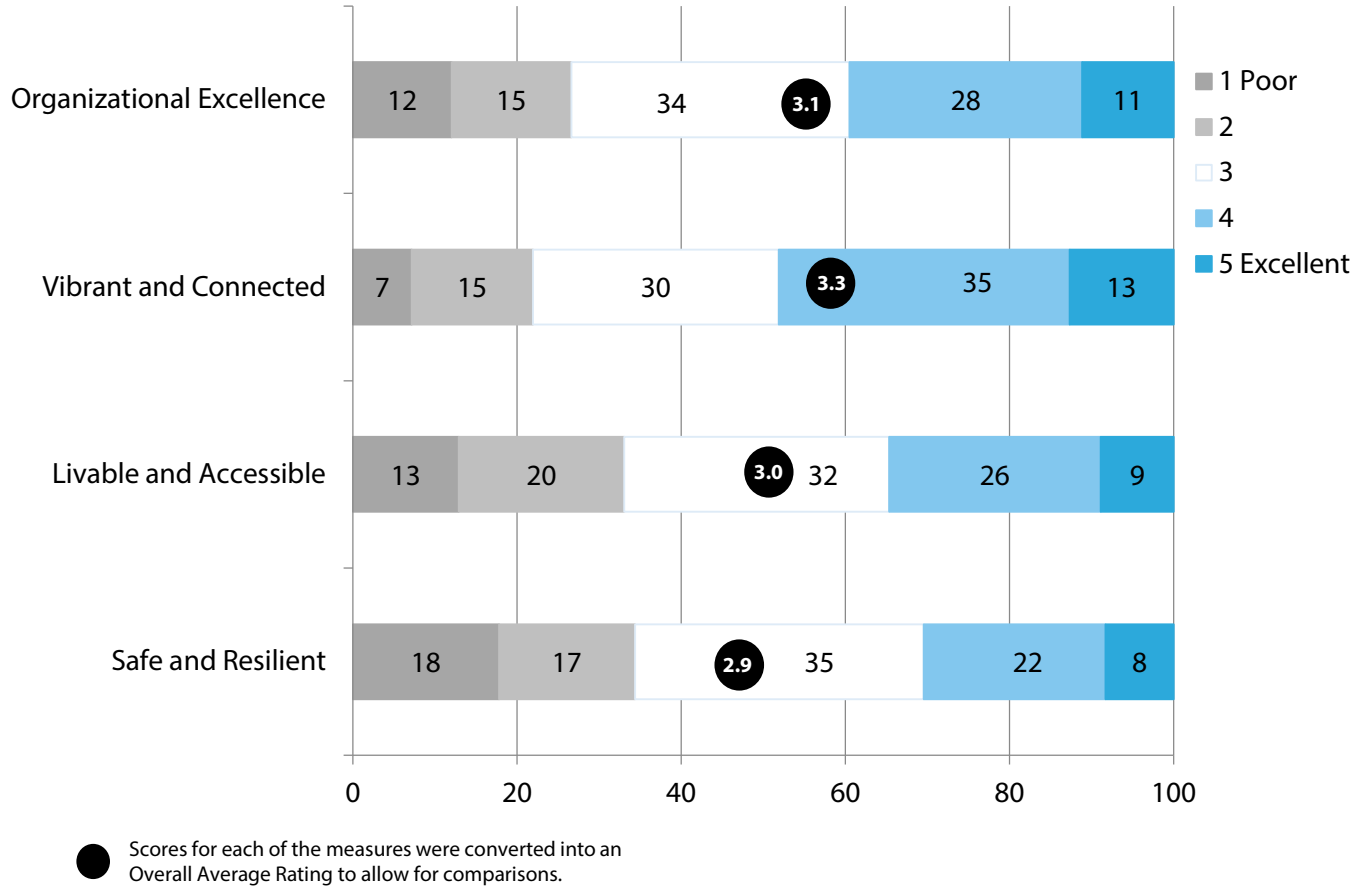
A version of this question is asked as part of the annual budget process and is a standard in the Citizen Survey. Residents consistently prefer to encourage growth, increase user fees or increase taxes to address rising costs as opposed to reducing service levels.



SECTION 3 – COUNCIL PRIORITIES

Council Priorities Overall (%)

Council has identified four priorities to focus on this term. The Citizen Survey invited participants to share their thoughts on the current state of these priorities to provide a benchmark to measure changes over the next few terms.



Scores for each of the measures were converted into an Overall Average Rating to allow for comparisons.

What are your ideas?

Participants were invited to explain their ratings and provide their ideas. A selection of this input is provided on the next two pages. Complete results are included in Appendix C.

ORGANIZATIONAL EXCELLENCE

Foster a culture of service excellence built on good governance, leadership and sound financial decisions.



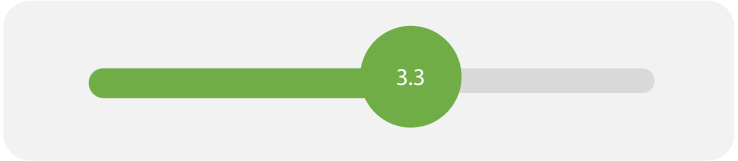
"The city is a small city with a small town mindset, however they need to start thinking like bigger cities because of the issues we have."

"Focus on necessary spending and budget for any special needs. Balanced budget and no unnecessary tax increases."

"The Mayor and Council should be more open and have to, thru newspaper and social media, explain the decisions they are making, that affect us all."

VIBRANT AND CONNECTED

Support vibrant and diverse activities creating opportunities for connection in community.



"I would like to see a joint project between PIB and the City to re-pave the channel bike/walking path. Add better bathrooms and garbage that the city could maintain. We have done joint projects for water/sewer/fire, let's work on some rec options."

"Diversify the grants the city offers to community organizations. There still seems to be a focus on sports, and events that do not benefit Penticton all year, and that do not provide to the community other than one part of the year."

LIVABLE AND ACCESSIBLE

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



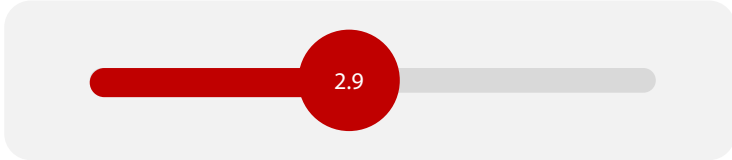
"It's not a desirable place to live if you can't find a place to live - More housing for working families, singles and couples."

"More work on housing is needed and specifically lower cost housing for families. Yet most developers are building luxury housing. The City needs to take an active role in changing this."

"Please try and get a compost collection up and running."

SAFE AND RESILIENT

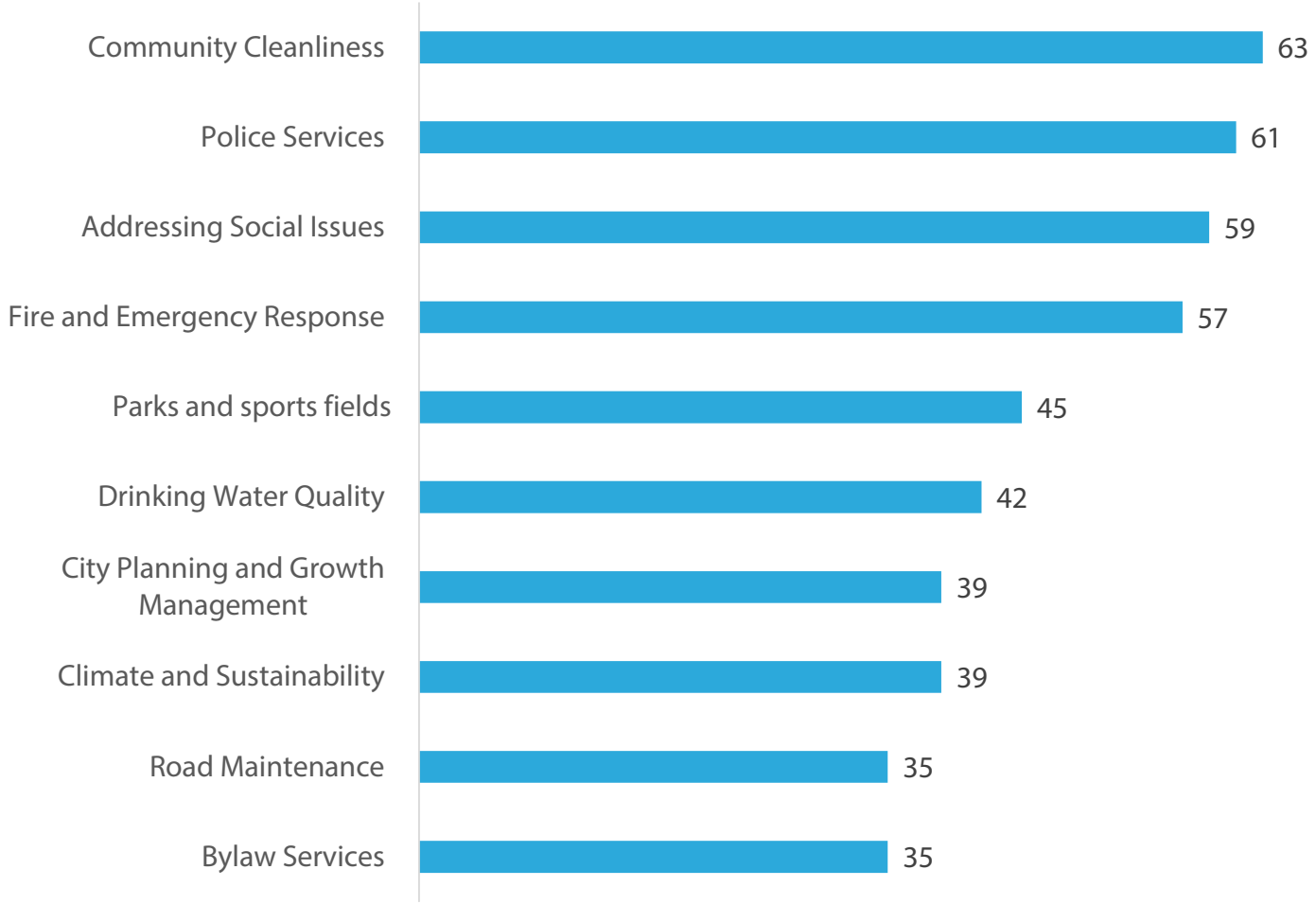
Enhance and protect the safety of all residents and visitors to Penticton.



"Preparing for emergencies and reducing crime are such different categories. I'm very happy with the fire department and am glad every time their funding is increased. Reducing crime requires long term plans that include supporting the vulnerable."

"I just don't think we are getting to the root problem of the safety issue. I think we need to put time, money and advocacy into that."

"Reducing crime starts with reducing the root causes of crime. Asking RCMP and Bylaw to move people along simply moves the problem."



Priorities for Investment (%)

Participants were invited to consider a list of areas where the City can focus its investments and identify their ten priorities. The most common areas identified are provided in this chart.

SPECIAL TOPICS

Three additional sections were included to gather input on projects that were underway at the same time as the Citizen Survey. These results will be reported separately as part of the projects:

Section 4 – Accessibility
Section 5 – Official CommuniTREE Plan
Section 6 – Utility Rate Review: Water Rates

APPENDIX A

City Comparisons

City Comparisons

Recent Citizen Surveys from Kelowna (2022) and Kamloops (2022) were reviewed to identify comparisons of note.

- Perceptions of overall quality of life for all three cities are positive but down from previous years.
- Residents of all three cities indicated that the quality of life worsened in the past three years. (Kelowna 55%, Kamloops 64% and Penticton 66%)
- All three cities share social issues and crime and safety as two of the top three issues facing their communities.

Top Issues	Penticton	Kamloops	Kelowna
Social Issues	2	1	1
Crime/Safety	1	2	3
Housing	3		
Healthcare		4	
Growth and Dev			4
Affordability	4	3	
Transportation			2

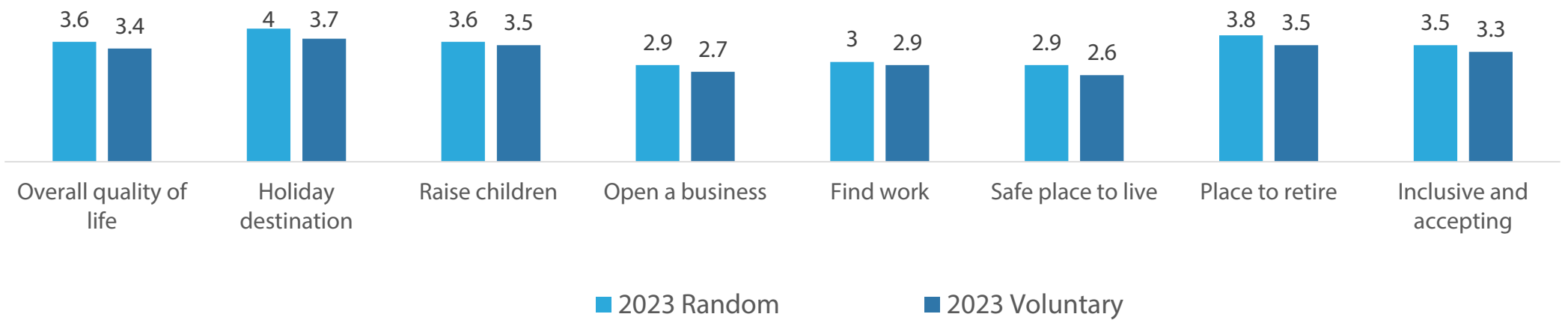
APPENDIX B

Voluntary Comparison

Voluntary Comparison

As part of the 2023 Citizen Survey, the City conducted both random and voluntary samples to more accurately reflect the views of the general community while also providing all interested residents with the opportunity to share their feedback. As the voluntary sample tends to include bias either for or against the topic of research, random sample surveys are the preferred sampling method to reflect public opinion and are highlighted in this report. Voluntary response continues to be an important source of feedback for most City initiatives.

This chart compares the voluntary and the random responses to the question about Overall Quality of Life in the 2023 Citizen Survey. The results show that on all indicators, the voluntary results are between 6 and 10% lower than the random results.



APPENDIX C

Verbatim Comments

(see separate attachment)

2023 Citizen Survey Report

Verbatim Comments

The following are the verbatim comments provided in response to the open-ended questions in the 2023 Citizen Survey organized by the three main sections of the survey.

SECTION 1 – QUALITY OF LIFE

1. **There are a number of reasons why people choose to live in one city or area over another. Assuming family and weather are not factors, what qualities or characteristics make a city a good place to live? That is, what qualities or characteristics would you use to describe your ideal city?**

- **Abundant recreational and social opportunities.**
- Small , vibrant,safe, affordable , clean,good amenities and facilities and entertainment venues and a small city..
- No pollution
- Things to do for all ages/young adults specifically,
- Having many/most amenities within walking or cycling distance. I love not having to drive everywhere.
- Good shopping, no homeless drug addicts in the streets
- access to nature, recreational activites, sense of community, schools
- Progressive, Lively with activities, Young demographic, affluent, access to amenities
- Outdoor activities and recreation eg rock climbing skiing kayaking
- Friendly, locally owned businesses, basic amenities,
- Access to recreation, ability to bike in town safely with a child, feeling safe, feeling welcome, access to good food
- Safety, security, greenery, recreation opportunities, active job market, local shopping and entertainment opportunities
- affordability. friendly people
- recreation opportunities(pickleball!), proximity to nature, health care, fun social groups, great condo for seniors, airport, services for seniors, well run city council who listens to majority.
- low crime, liveable city, bike paths, good walkways, resturatns and bars on the beach. clean
- low crime rate, few homeless crowding busy areas, good schools, recreation close by, hospital within the city
- Penticton residents are warm and welcoming. Our community is highly walkable and bike-able. The number of local and independent shops and restaurants alongside historic landmarks makes Penticton unique and beautiful.
- Activities and events that take place for entertainment. Cleanliness and a sense of safety while going out
- City planning that uses Smart Growth Principles and keeps sustainability in mind in all planning and decision making.
- Walkable
- affordable housing, health care, amenities (gym, indoor pool, movie theatre, performing arts centre, sports teams, concerts), public transportation, parks/recreation
- Weather, local festivals and activities, quality of community members
- The ease to travel around and the access to recreation facilities.
- safety, connected community, work, good schools, housing, amenities (library, pool, theatre, music)
- Vibrancy - public arts and culture
- A sense of community. A city that has focus on services and events for all groups of citizens. Strong Arts, Culture and recreation programs and events. Health, safety and police programs to maintain a safe environment.
- Small-town feel with a thriving craft- and home-brewing community.
- Born and raised here, beaches, weather, schools
- Safe, welcoming, clean, affordable, diverse, resourced

- New younger council, updated hospital, walkability every where, excellent policing, convenient airport and city is not too large like Kelowna.
- Access to basic amenities. Safety. Affordability.
- Proximity to amenities
- Safe, affordable, amenities (grocery stores, festivities, and activities)
- Affordability, employment opportunity, entertainment for children, safety
- outdoor access, walkability, thriving local businesses, trees and parks
- beautiful parks, many places to enjoy music (inside AND outside), sports to play and watch and all of the amenities needed to enjoy everyday living (good stores for groceries, clothing, etc.).
- smsmall city feeling(not as small as when I moved here in 1973), trees, hills, way of life, all very close by, appreciate the small city feel.
- Gorgeous landscape, functioning and growing amenities, beautiful public parks, proper public transit infrastructure allowing for a thriving small business economy, dense population with options to live in downtown apartments.
- Family Fun, Good job opportunities, work-life balance, safety
- Penticton offers exactly what we were looking for when I retired in 2004, small city lots of things to do both summer and winter. Wineries great restaurants. and spectacular view.... I like the changes they are doing in town to accomodate more people
- Geography, community spirit, medical facilities as you age, shops, low crime
- Penticton is a vibrate community that offers a vast array of recreational and l leisure activities. I am delighted with the numerous fsitvals and other events that draw trourists to our city and how locals turn out and support these events.
- less cutting back on services our taxes pay for, Restorative Practices for Homeless ,15 min city, it's fairly obvious that many small business will fail, only large corporate stores will manage all our needs
- An ideal city would care about natural spaces, wildlife, climate change, science, innovation, creativity, accessible services, affordable housing, excellent health/veterinary care, clean water/air, walking/biking spaces, and sustainable waste disposal
- safety, activities (hiking,biking,swim,ski), cost of living
- Community events that bring people together. Having access to a variety of outdoor exercise options, includign walkability. Feeling safe in your neighborhood is also imortant.
- Safety, low level of crime, city council and staff's rapid responsiveness to vagrants, drug use and crime, cleanliness (particularly in downtown area), number of parks and trails, many restaurants and cafes.
- Medium sized - big enough to have some amenities, but not so big as to be polluted, crowded and far from outdoor recreation.
- Small with limited urban sprawl potential. Ideally everything within Walking/biking distance, essential services walking/biking distance, job availability
- Small City with everything you need
- Safety ,shopping, employment and senior services as well as good schools
- safety, abundant public spaces, ease of access to amenities
- good healthcare, good ammenities, good roads,bike lanes, good schools, good recreation opportunities, nice people here...
- Job Infrastructure, affordability of housing. Those both need to be present for both to succeed. Vibrant life after 430pm...
- We like the size of Penticton, in that it is not too big, easy to get around and has all the amenities
- Clean, well taken care of, safe and inviting to guests
- We have lived in Vancouver for decades only to watch the city decay. We have enjoyed the slower lifestyle with less traffic but happy to enjoy the lifestyle that the wine community in Penticton affords.
- Things to do, job opportunities, affordable housing

- Recreation
- Restaurants and amenities that are open late. Affordable rental properties for one to three people.
- The city Council spends money at a rate like no other.
- Smaller city feel but with lots of great restaurants, proximity to attractions
- Chose Penticton over Summerland because of the bus routes. Nearby airport. Need more flights! Pro bike lanes, especially around and in school, college zones to make it safe for the younger generations
- Employment & amenities
- Clean, safe from crime, amenities and can make a living
- lots of free activities to promote health and fitness
- Friendly, walkable, cyclable, good schools, good local businesses (restaurants / breweries / wineries), community programming, green space
- Availability of outdoor activities; water sports, golf, cycling, walking, hiking. Beauty of nature. Uncrowded access to these things. Light traffic.
- Sense of community, safety, easy to get around, affordability, easy to find a career
- Access to services; security; amenities; recreational opportunities such as a tennis club, boat launch, curling club; beach; social life
- A quiet friendly town, one that is safe and local focused
- It's a community, being a local of Penticton gives you a sense of community
- Sense of community
- Easy to access amenities, clean and family focused
- Safe, affordable, lots of amenities
- Safe, small, having opportunities for outdoor recreation.
- Not to crowded and where densification has limited impact on single homes.
- safe, low crime, good transit, walkability throughout the city, lots of parks/green spaces
- Strong sense of community, opportunities for career growth, affordable housing, activities geared towards families, recreation opportunities
- Population health, livability, low homeless rate, low crime rate, plentiful jobs, good weather, access to arts and culture
- Safe and clean with cultural activities
- Safe, family-friendly, diverse, well-maintained, green spaces, good recycling/compost programs, safe place to lock up bikes near beaches and downtown, bike friendly
- safety, having a visible presence of police, bylaw or other angels 24/7 ... no car racing on city streets, no open use of drugs, bylaws like no smoking in parks and beaches enforced, police walking the beat instilling law and order
- Great Amenities/awesome beaches/grew up here
- Job opportunities, good schools, availability of CHILDCARE, green space/nature nearby, vibrant and diverse independent restaurant scene, local businesses/retail shops, arts and culture
- Somewhere safe and where there are activities for people of all ages.
- Everything in walking distance (groceries etc) and safe
- Proximity and access to services, housing affordability and availability
- Natural beauty: being so close to nature; being able to enjoy beautiful views. Safety: safe properties; feeling safe around town. Small town feel. A council and city staff that listen. Free parking, especially near parks and beaches. Living wages.
- Safety, family oriented, small 30,000 to 70,000, ease of access to city staff and council (which we do not have in Penticton - staff does not answer their phones!). Green space, good traffic flow (which we no longer have). A feeling of belonging.
- We chose to live in Penticton because it was smaller. Not the sprawling Kelowna nearby. Without the traffic & traffic jams at the bridge. Penticton is still a close enough drive to access Kelowna's "big box stores" such as Costco & Home Depot.
- Beaches, weather, activities are all reasons to live in Penticton.

- Safe, walkable, diverse, parks, public art/beautification, activities, wide range of businesses and restaurants, tolerance of all people and lifestyles
- outdoor recreation opportunities, reasonable cost of living, strong community
- Most things needed are a short drive away.
- My ideal city would have
- safe with good extracurricular activities for kids and adults
- Size easy to get about. Easy access to shopping and out door activities entertainment. Good local governments
- Clean, safe communities within the city. Affordable and available housing options Family friendly activities Access to after hours medical care
- Small City with benefits of hospital, airport and lakes. Close proximity to large centres like Kelowna and Vancouver. Close to US border.
- A good infrastructure providing diverse opportunities for leisure. A thriving economy with many employment opportunities.
- Attractive environment, character areas. Apparent safety. Small and compact.
- Safety, nature/parks, lack of traffic, job opportunities, good restaurants, a lake, mountains nearby, nice place for hikes, playgrounds
- Ease of access to outdoor activities, community pride in city, strong citizen safety support, community wide celebrations, wide range of entertainment opportunities.
- Safety, good infrastructure. Big box stores and chain supermarkets within easy reach. Not too far from airports.
- Friendly, welcoming, safe, easy to get around, access to nature, natural beauty
- walkability, "pocket communities", access to outdoor recreation, protecting urban interface areas from developers and rather focusing on densification where infrastructure already exists.
- Availability of services and stores, easily accessible health care, high standard of living at a reasonable cost of living, stability from change and input to influence change in my favor.
- Sports, arts, entertainment, safe downtown, education, employment opportunities.
- Affordability, safety, amenities, activities, entertainment options, availability of services - stores, health providers, etc..
- Liveable, walkable community with a clean environment
- Clean, available work, car culture, parks and green spaces. Affordability.
- Walkability, local small businesses, parks, recreation trails, range of housing options, sense of heritage, community events, safe clean streets, reliable public transit, city gardens, pride in home ownership, museums, library
- Plenty of family friendly activities, low cost options for childcare.
- walkability/cycling, variety of restaurants/coffee shops/parks and outdoor areas/access to health care/safety
- Having a hospital and urgent care was important when selecting Penticton to live in. Good size of city, opportunity to grow but will not be the size of Kelowna. Wonderful beach access and views of lakes.
- Lots of amenities, safe for families.
- Community feel, good services but still small, ability to bike across town easily.
- Safety, green space, affordable, outdoor activities, cultural activities, social events.
- I like that im in a walkable area, I can walk to coffee shops, the farmers market etc. I would love to live somewhere with a yard but can't afford it, i love the access to nature trails are only a few minutes away
- Good public transport
- Safe, clean, community, variety.
- A well planned safe city, with accommodation for all income levels. This would include plenty of rental housing and no stand alone Air BnBs!

- '- prioritizes diversity & inclusion; connectedness; environmental sustainability; affordable housing and housing-first approach; natural spaces in and around community; programs for all ages; access for everyone; art and culture; and good food!
- Walkable with sidewalks separated from traffic, minimal traffic in the core; compact distances. Varied well used parks, low ceime rate
- arts and culture provided within the city
- arts and culture within the city, diversity, care for seniors and challenged citizens, cleanliness, variety of businesses, sports activities
- Small town mixed with some city amenities.
- Affordability of outdoor recreational facilities
- Safe, caring, considerate of environment, amenties, good schools
- lots of trees, great parks open for all users, or good options (dogowners)
- Accessibility, activities, food, greenery, transport, price!
- Safe, clean, areas to walk/relax without traffic,
- I likek
- A smaller and more welcoming community, walkability and bikeability to not rely on cars, parks, beaches, hiking trails, family oriented events, music and things to do on a Friday night
- Culturally diverse & safe. Availability of healthcare needs. Events for entire family. Day care availability, jobs that can cover the cost of living
- Safety, inclusion.
- Pace, safety, fun
- Outdoor activities, good food, things to do, safe and clean
- Access to amenities and services. Low congestion and traffic. The city is well maintained and safe.
- Small town feel with some city amenities. Awesome beer and wine scene. Somewhat conservative population.
- I like the size and beauty of penticton. the ease of getting around and sporting facilities.
- Livability for it's residents.
- Accessible outdoor spaces, robust social programs and community supports. Affordable housing.
- Walkability, bikeability, safe communities, things to do
- safe for children to enjoy public spaces, access to variety ogoods and services, community activities to engage the citizens, supportive programs, different cultural activities, well maintained inferstructure, governing body that offers policies on a vari
- Safe and secure (crime reduction, no open drug use), community events, supports for families, can trust city council and rcmp, easy to navigate, affordable housing
- A community that supports an active and healthy lifestyle. Opportunities for children and adults to safely travel to work, school, shop, and go about about life through active transport such and walking,biking, scooting. Engaging cultural institutions.
- Small but with all the amenities
- Safe, good quality of life
- Ambience, public green spaces and city parks, treed streets, easy access to lakes and trails, easy local transportation options and parking, year round calendar of festivals and events, wide array of public service (recreational and health)and stores,
- Walkable, well maintained, friendly, compact downtown and similar retail clusters, services readily available without having to travel, safety (which includes walking my dog without being attacked by deer April through September)
- Smaller population, with cultural institutions and surrounded with beautiful vine gardens.
- Peaceful, Safe. A government that is responsive to its citizens needs.
- I like the size of Penticton, not too big and congested. We have an active community of volunteers, plenty of activities for all levels of mobility.

- Public Safety on our streets, in our parks, downtown day and night. Freedom from hasels of homeless drug addicts and street criminals
- Vibrant, Balanced demographic mix, well maintained/safe/multiple recreational paths, excellent recreational/community centers; arts/culture/athletic/educational events supported/encouraged, growth encouraged, unique n'hoods, upscale restaurant/food scene
- Access to amenities, decent paying jobs, events
- Safe, variety of activities (outdoor) and music/arts. Affordable. Friendly people. Clean.
- We moved to Penticton because it is a small town meaning less traffic and affordable housing. The town offers lake and lots of other outdoor opportunities for all seasons.
- Clean, affordable living, activities for families, childcare availability
- Clean safe community with access to recreation arts music athlectic interests. Hospital and emergent care good quality education abundance of affordable family housing and employment opportunities for paraprofessionals, and trades people
- walkability, restaurant options, size of city, transit, parking, low crime rates.low homeless population
- I have gained many friends over the 43 years in Penticton. When I thought of moving I changed my mind because I would miss my friends.
- Affordable housing, safety, inclusivity, community events and programs easily accessible
- I had always thought Penticton was a great little city. Lake for swimmnig, places to park, nice restaurants, beautiful views of the mountains, good shopping and generally pretty nice people.
- Small town vibe with all amenities
- The ability to get around town with relative ease and efficiency (time/distance). Additionally, the quality of the school districts at all grade levels. As well as the available activities year round (skiing, hiking, swimming, biking, climbing, etc.)
- Safe, picturesque, friendly, walkable, vibrant, good economy, outdoor adventure, lots of cultural and entertainment opportunities good place to raise a family, waterfront access, good hospital/Healthcare,
- beauty, safety, ease of traffic, easily accessible health care, variety of activities for all age groups, good variety of shopping, not too crowded, lots of trees
- Cleanliness, low crime rate,lots of recreational activities
- Safe,clean,accesible,,employment opportunities,recreation
- Safe, friendly, lots of fun things to do for different age groups. Family & pet friendly.
- The Churches, libraries, a good selection of shops, small town atmosphere, not too crowded, few if any high rises, Parks and green spaces, for families schools and also hospitals, seniors' centres, clean streets, affordable housing.
- The atmosphere/vibe of the town is one of vibrancy, cleanliness, safety, friendliness and healthy nature within and without.
- Walkable, bicycle routes, stores downtown, parks and beaches, housing and services for people of all income ranges, family doctors, lots of trees and natural spaces, safety, welcoming to all people, limited urban sprawl, rethinking of parking lots
- a place to live.
- Access to various amenities, health care, restaurants, hiking, walking, biking areas.
- Safe, clean, walkable, bike-friendly, good schools, family activities
- A safe and caring community, with affordable housing, full amenities such as activity centres, variety of grocery stores, fast foods plus restaruants, good accessibility to airport and highways.
- Clean and tidy safe recreational opportunities inside and out greenspace

- A place to earn a living for you and your family.. If you are able to choose your city. Parka, playgrounds - free for all. Friendly people.
- Access to non-urban areas, e.g.wildlife parks/sanctuaries; variety of recreation options for all age-groups; cost of recreation within budgets of families; bus service, including schedules for early & late shifts
- affordable option for housing, recreation; access to non-urban areas; balancing needs of tourists and Penticton residents
- Our idea of an ideal city is sadly what Penticton used to be. To live, work, raise a family, retire without fear of crime
- Small city charm but big city amenities. Opportunities for younger entrepreneurs. Love seeing all the new breweries, restaurants opening. Would love to see the downtown core densify, more ppl = more thriving downtown centre. A parkade downtown.
- Our ideal city is sadly what Penticton used to be. Where you could live, work, retire and raise a family without fear.
- Easy walkabilty and access to recreation. A good hospital. Options for shopping.
- '-size-
- Size, entertainment, good infrastructure, forward thinking council, diversification in ages,
- I chose to live here because it was a nice little town. But it no longer is. The way Penticton is handling things
- High quality of life including easy access to recreation, progressive community ideals, vibrant and creative culture from culinary to arts
- Personal safety. Lots of green spaces. Areas with trees.
- amenities, green space, activities for families, arts/culture, safety
- Safety, accessible quality education, employment opportunities, people that care about their community (inclusive), affordable housing.
- Transit between work and home, bike accessibility, airport accessibility, restaurants/stores, access to outdoor activities.
- It needs to have significant contact with nature, maintain access to the setting and the man made landscape. I believe in biophilic design principles at both architectural and planning scales.
- Housing costs, job prospects, recreation options, services available (ie. health care, schools), crime levels
- Parks, public spaces, restaurants and bars, shopping, ease of access by walking, bike, driving. Diversity of grocers and food; affordable real estate/housing and business-friendly council/environment
- Outdoor recreation - cycling, hiking, running in the area, local sporting events - Interesting Restaurants, Brew pubs for social gatherings with friends - 10 minutes to get across town - Lazy lifestyle
- Safe, affordable, pretty, friendly, reasonable taxes.
- Functional city which prioritizes modern urban design features and livable, walkable communities with a selection of diverse amenities.
- Safe, inclusive, clean, environmentally conscious, well laid out, business friendly
- Safe, community minded, opportunities for various hobbies and interests and supporting local businesses, non profits, and service groups. Housing and equality for all with supportive services.
- Safety for everyone
- easy and pleasant to walk/bike to shopping/recreation; lots of trees, green space; steady traffic flow, sufficient parking; traffic noise is mitigated in residential areas; easy access to nature from anywhere; attractive buildings, incl heritage
- Well maintained roads, parks, grasslands
- Well maintained roads, parks, and facilities ie library, hospitals, health care
- It has all the services, retail and transportation needs I desire.

- Safety comes first, our most vulnerable housed and cared for, small businesses thriving, maintenance of our roads, parks, schools, facilities,
- Job availability, maintenance of public areas, diversity of landscape, access to shopping, local events,
- Walkable, pedestrian friendly, inexpensive community activities, good green spaces, accessible services, affordable housing for all, health care, city council who is there to support Penticton and ALL the residents, not advance personal interests.
- Hospital
- Hospital. Small size city with easy recreational access.
- Hospital. Small size city. Recreational access easy.
- Abundance of amenities--health, cultural, retail, and gastronomic/beverage 2. Proximity to outdoor areas frequented by few people 3. Ease of access and proximity to large metropolitan area
- Mild winter weather, hot summer weather, outdoor recreation activities, good choice of restaurants, walkable downtown
- Shaded walking and biking paths, cafe's and small bakery's spread throughout the city and not in one section, large playgrounds with lots of shaded sections
- small physical size, safety, access to natural ameneties
- Large enough to have adequate services, small enough to retain small town character.
- Close to beaches and outdoor activities
- Decent paying jobs - restaurants/coffee shops - beaches/parks - decent shopping - adequate medical carel care
- Inclusive. Environmental proximity & public access. Local governments respect for land and local indigenous communities. Green space incorporated into urban environments. Large number of community focused events, thriving arts community & food security.
- Fresh air. Friendly people Fresh food, lots of green space and outdoor recreation, reasonable cost of living, safe streets
- The amenities that are in the city - shopping, medical, hospital close by, dinning out
- Quite, convience, enviro friendly.
- We have lots of amenities and beautiful surroundings.
- Walkable/bikeable, affordable, friendly, accepting, diverse, progressive
- Amenities, outdoor activities, small town feel
- SAFE number one priority, infrastructure/amenities, accessibility, welcoming, Location, weather,
- Safe, Welcoming, Frequent Community Activities/Events
- Community events, feeling of safety and lower crime
- affordability and access to service. Good jobs are crucial. My ideal city would have lots of options for housing work and all services for every age group equally regardless of financi
- I look for a city with a value for nature- lots of parks, walking trails and trees throughout the city. I do not like when a city overdevelops and crams lots of small buildings onto small lots. A sense of community and good neighbours. Easy to drive in.
- A smaller city like Penticton is generally more community minded. Most quieter, lots of green spaces and parks. Good balance between homes and apartments and less condos.
- parks, green spaces, good balance of homes and apartments as opposed to condos, good variety of shopping choices, medical centres.
- Friendly, easy to get around, safe, well managed city.
- Access to outdoor recreation and green spaces, both wild and tended. Hiking and Mtn biking trails are super important to myself and my family
- Scenically attractive. Manageable traffic. Pleasant parks. An airport. Hospital. Community centre with an indoor swimming pool. Theatre/Concert venue. Useful range of shops and supermarkets. Cinema complex.
- A sense of community, activities for all ages, opportunities to connect with others, the lakes and beaches are a destination for

friends and family, lots of amenities, but not too busy and easy to get around town
- Safe. Clean. Lots of resources and community
- Strong and diverse economy, affordability, safety, activities year round
- beautiful parks, hip downtown and restaurants, public art, sufficient schools and healthcare
- Culturally vibrant, indigenous lens, clean beaches, kid friendly events, sports and recreration opportunities
- Community, low crime, low homelessness, a mayor and council working with residents not serving personal goals. This mayor and council not ideal for Penticton, many have gone back on their pre election promises.this should mean that they should resign so m
- Easy access to outdoor pursuits, green space in the city well protected and accessible, single family homes not being pushed out by a mad rush to increase density all the time. There is no evidence bigger is better, except in the capitalists eyes.
- Lots of close amenities, good parks, good infrastructure, sustainable growth and few inhibitors of progress.
- Outdoor activities
- Sufficient policing, more referendums on certain projects rather than the opinions and decisions of just a few people in office which has shown several times to a few in offices
- A great community Center with incoming v
- Accessibility, shopping choices, less traffic, outdoor activities, entertainment for adults and kids
- Plenty of activities and amenities, available jobs and affordable places to live
- I moved to Penticton from Westbank in October 2007 and have decided this is Not the place to Stay at forever
- Safety, clean , vibrant , physical activities
- Lots of beach, clean parks, decent traffic flow, friendly residents, lots of caring about the city and its amenities, nice community centre, SOEC is a great facility featuring the Vees and quality concerts and shows.
- The city should have a good cultural core, such as theatre, art school or cultural centre that ideally could partner with the local college
- Job opportunities, cost of shelter, education/schooling options and access to healthcare and services.
- A mix of citizens from age groups, ethnicities, outlooks on what community should look like, willing to participate in the issues and activities and maintaining/improving them.
- Proximity to nature (especially trails)
- Surrounding view. affordable living, friendliness, shopping facilities, cleanliness, a modern and listening council.
- parks. no crime. no junkies. safe place
- Lifestyle, activities and festivals. Culture
- Safe and accessible for everyone, architecturally appealing, good access to parks and nature, friendly and caring people, offers an array of history, arts and cultural and sports facilities, activities and events
- Near mountain and hiking possibilities
- Safe, attractive, good healthcare, good social services, live music, a variety of restaurants, good support of the arts, good infrastructure, good learning opportunities for all ages, good fitness facilities and leaders, good transportation links, lively
- Amenities, aestetics, work opportunities, layout of infrastructure, proposed updates that align with forward looking expansions. LESS EYE SORE BIKE LANES THAT HARDLY GET USED. BE MORE LIKE KELOWNA THAT CITY IS TEN FOLD MORE BEAUTIFUL, WELL LAID OUT ETC
- Not too big and not too small.
- Clean, walk/bike/alternate transport accessible. Safety. Welcoming to all.
- Vibrant, Arts Scene, great infrastructure (sidewalk maintenance, hospital, airport access, park/beach cleanliness, etc)low, low

crime and visible addiction issues, family friendly, activities for youth, a robust college or university
- lots good well paying ft jobs, low cost housing/living, lots of things to do
- Not too big and not too smalll. Airport access. Lake access
- The location and geography. Having things to do.
- Recreation opportunities, regional amities, affordable housing, local produce, reasonable cost of living, council and staff attentive to public needs, reasonable utility rates,
- Bike friendly
- Quiet, great place to raise/start a family
- Clean, accessible, friendly, has the necessities
- SAFE!!!for
- Lakes, employment, safety, nature
- Safe, clean, parks, pathways, Festivals, reasonable tax rates
- SAFE!!! Affordable housing/accommodation for all. A city Council who listens to their citizens or if going to spend large amounts of money, i.e. the bike lan, hold referendums..
- Safe community, traffic, good schools, access to amenities, wise city council
- SAFE!!!! a city council that listens to their citizens, and also holds referendums when they are going to spend large amounts of money… l.e. the bike lane. affordable accommodation, housing for all. Good healthcare and amenities.
- I chose Penticton in 2009 because I knew that it was a city that I could easily navigate by foot, bicycle, and—in winter—still walking plus bus. Its small city character was also a huge draw. Its location between lakes and high country was also appealing.
- Weather,aminaties,safety and housing affordability.
- I want to feel safe. I want homelessness dealt with. I want my parks and beaches clean. I want extended walkway at Sudbury Beach. I want public washrooms at beaches open year round or at least for longer periods in evening. Harsh penalties for thiefs
- Hello? You called my survey complete just after filling in only this section. Repeating former content, in brief: small city character; easy transportation by foot, bicycle, and bus; location between lakes and high country; naturalists' club
- The mountains and lakes
- Jobs, housing, activities
- Safety, safety, safety Clean, Green spaces, variable commuting options (esp bike lanes) A place where my grandson can walk to school without fear
- Conveniences and sense of community
- Clean, safe, entertainment for all, reasonable property value
- A city where the people running it understand money doesn't grow on trees
- The ability to live my life without the constant worry about being harassed by the homeless and panhandlers. Also living in a city withoout the ugliness that has been created on Martin St in particular by pointless bike lanes.
- Not too dense and busy, public infrastructure is not pushed to its limit (traffic), walkability and transport that does not rely on car ownership
- nice scenery, honestly mostly ewather
- Access to outdoor activities (hiking/biking/swimming)
- Commute times. Safety and security, crime, access to recreational facilities
- Being able to access most things by foot, bicycle or public transportation.

4 a. Why do you think the quality of life has improved?

- We don't have pandemic restrictions, so it's easier to enjoy company and nice restaurants.
- More things to do
- Younger council is listening to people and trying new methods re the mental health of our disadvantaged citizens
- New bike lane has made the city a much safer place, as well as a focus on apartments and other higher density constructions focusing on moving away from strict zoning codes. Local businesses continuing to pop up and succeed.
- pleased to see many new business that have opened
- More year round business open. City festivals
- the city is growing and adding more facilities and events
- More cool businesses are opening up every day, liquor on beach is nice, more housing developments are being approved/built, but maybe crime is worse though.
- Covid is largely behind us and people are enthusiastic about going forward.
- Improvements to mobility, including separated bike lanes
- bike lanes, transparency in government, great promotion of tourism in Penticton, lots to do for locals and visitors alike
- Bike lane, more community engagement (shape your city is great), more vibrant town drawing in a younger population looking to start a family. I feel like its less of a 'retirement community', and the younger population has a voice.
- The amount of crime is going down in my neighbourhood. There is more rental housing being built and social housing is being provided.
- There seems to be a lot of focus on community and growth, development into a city always helps support the quality of life
- There is more to do and more places to go such as restaurants, cafes, the bike lanes have improved
- Quality of life has improved everywhere since the end of the pandemic. But there are more cars on the road and some high rises that I don't like, and the summer month air quality has become a problem. Compared to elsewhere Penticton is good still a good p
- Safety, theft and the homelessness problem is a major concern and is getting worse.
- Increased young people and families, increased restaurants and stores, improved bike access and local trails.
- Slow but steady increase in green spaces and urban walking.
- Focus and commitment to renewed infrastructure that prioritizes multi-modal transport.
- It seems like crime has gone down and the city seems to be trying to improve the town (bike lanes, north end, etc.)
- i think the city is taki g action on safety and homelessness, i also see a lot of great restaurants
- More great events!
- The number of food and beverage establishments that have opened is awesome!

4 b. Why do you think the quality of life has worsened?

- Safety is the biggest reason.
- Homeless and crime problem
- Homeless and drug addicts everywhere, open drug use in public areas, so bad
- cost of living, free street drugs & too much poverty driven crime
- Drug/Mental health issues continue to be on the rise. The overall divisiveness of right vs left politics is getting out of hand (not just in Penticton).
- Lack of childcare and local professional jobs have made me and my partner look for other places to live
- lack of housing. crime.
- crime, homeless situation, open drug use, trails used as camp grounds, unusable bike laines
- the number of homeless that have flocked here is substantial therefore increasing crime rate. I no longer feel safe sending my kids to play at a park down the street unattended or have them walk from middle/highschool to my office downtown
- Pretty crime, transients every where, break and enters, no punishment for those committing small crimes even if they are repeat offenders
- increase in homeless population, increase in drug addiction, increase in property crimes, decrease in affodable housing, lack of increase in wages, continued focus on developing houses for rich people from the coast or summer folk--not year round resident
- The number of homeless and beggers has increased.
- decreased feeling of safety due to needles in parks, drugs, theft, aggressive homeless, street violence, previous mayor
- Cost of living has increased and more people are ending up in situations where they can't afford to live here. There is more presence of unhoused individuals and feels like more reports of theft. Additionally, it feels as though the city is less clean.
- More crime, less affordability for housing
- Too much catering to drug addicts
- Since covid access to some services has deteriorated or become harder. Hours of businesses have decreased and the general morale of the City seems to have decreased - people don't seem as happy as they once were.
- housing affordability crisis - how can people work at businesses if they can't afford rent?; homelessness and toxic drug crisis definitely more visible - not a municipal problem though - needs to be addressed provincially and federally;
- It seems obvious that there is not enough low-cost housing. Housing for Seniors also sounding more difficult to acquire with added help, that is affordable.
- We are not helping our at risk population in the way they need most. People with mental health issues are not safe and supported and therefore crime is up and we don't feel safe.
- the town was never build to accomodate the amount of traffic we have... the more properties changed to duplexes of fourplexes is great but the traffic flow gets affected. Naramata road only one way in or out of Naramata and cyclists...
- Higher homelessness, addiction issues and petty crime. Luckily I don't live downtown so can avoid these things most of the time, however on occasion I head downtown in the evening and am shocked to see homeless people lying in shop doorways
- cutbacks, homelessness crime,
- Lack of help for people afflicted with mental health issues, bike lane destroying downtown businesses on Martin Street, crime and overdose rate climbing
- The number of vagrants in the city (which the city has done very little about), drug use seems to have intensified - visible on our streets. Level of crime - people just don't feel safe anymore particularly in the downtown area.
- Bike lanes suck, more pay parking, more bad restaurants than.good,
- Crime and homelessness

- people living on the streets, fear for safety for older people, minor thievery, reduced ease of travel due to bike lanes and construction, high property taxes due to council continually spending money on projects (little benefit seen), ambulance shortage
- The housing affordability here has gotten out of control. There is no injection of jobs or infrastructure to support this. Residents will be forced out by those from other places looking for a vacation or retirement house.
- The opioid and housing crisis. The pandemic hurt everyone.
- Improper treatment of vulnerable people whether addicts or the unhoused. They are being shunned into the wrong parts of the city and crime is increasing as a result. Rather than amenities being made properly available to them.
- Crime, cost of living
- Petty crime and homelessness
- huge increase in public drug use, property theft & crime. Increase of Drug paraphernalia in public spaces & playgrounds, beach.
- Worsened - city leaders are not listening to the people. Major crime, bike lanes causing traffic problems, lack of business and no camp grounds
- Cost of housing, rental and owned, has increased too quickly. The city needs more housing options for all income levels. Petty property crime and vagrancy continues unabated, which dispeoportionately affects certain neighbourhoods.
- Penticton has jobs but the pay gap between income and affordable housing is extreme. People are unable to find work here and live here, many have 1 partner who works out of town to afford to live here.
- Born and raised here, it's extremely unsafe for my kids to go and play like I did.
- So many more homeless people and shopping cart tents everywhere. The wet shelter on main has brought down that part of the city. The main area everyone has to drive by. People who visit us always comment on this
- Appears to be an increase in crime. Visible increase in open drug use in public places.
- All the open drug use, homeless hanging out everywhere, shopping carts lined with stolen goods everywhere. I personally am afraid to walk down the street with all the homeless around.
- Housing is out of reach of most people. People have almost no disposable income and this has created a negative feedback loop of businesses struggling and people having fewer quality job options
- Covid isolation, costs of everything seem to be increasing while wages have not.
- Worsened. More homeless and unhealthy people with addictions and mental illness. More crime and wanton destruction of property. Binding sense of community is unravelling.
- break ins, crime, theft, drugs, car racing in streets, criminals and 'zombies' everywhere, not safe to be out at night, houses need 8' fences to keep criminals and 'zombies' out
- More crime now and law enforcement do the best they can but it doesn't seem to be enough
- Many more issues with homelessness and crime. I feel much less safe in Penticton than I used to.
- Junkies, theft, junkies, theft, junkies... (etc.)
- Drug use and homelessness
- Higher cost of living and less housing, increase of crime
- Too much development that interferes with the character of neighbourhoods. Visible unauthorized homeless encampments. Drug situation and mess more visible. Rising costs of shelter and necessities. $$ spent catering to a few (lake to lake bike route)
- Unhoused people cluttering the streets and setting up camp on any street corner, crime, drugs, feeling of being unsafe, city making decisions on major spending without taxpayer approval like referendums. This bike lane has degraded our traffic flow

- The visibility of homeless/mentally challenged/drug impaired people in Penticton has worsened since we moved here mid-2015. Provincial housing in old hotels along Main St & Skaha Lake Rd means these folks are living/visible adjacent to main travel areas
- Covid 19 restrictions hurt business and society, while drugs and crime have gon up dramatically.
- Rental cost has increased astronomically.
- Crime and street people are very prevalent making it uncomfortable to walk downtown alone, even in the daytime.
- The road trip infrastructure is not keeping up with the increased demand.
- Vagrants, homeless and addicted becoming a common sight without any apparent solution
- safety, barriers to getting around
- Penticton seems to focus on attracting "premium' retirees from the lower mainland rather than focusing on retaining or attracting young educated families. Its hard for younger people to find like minded individuals. Too many baby boomers making decisions.
- Homeless population has increased and becoming increasingly aggressive.
- Crime has increased - theft impacts my quality of life - two bikes stolen in 2 years, cars damaged, costs increase as businesses must incorporate theft
- unaffordable housing, unsafe & unclean streets do to unmanaged mental illness, drug addiction & homelessness, lack of family income jobs
- Many visible homeless people, not enough supports.
- The homeless issue needs to be addressed. We feel unsafe walking in many areas of the community.
- Cost of housing and rent hikes mean many, especially young people, cannot afford to live here and leave or remain unhoused.
- Rent and housing prices have been steadily increasing, pricing many people out. This isn't a problem that is unique to penticton. Cleaning up the esplanade area without giving homeless people a place to go has made them more visable
- congestion, homelessness
- Cost of living, crime
- Prices have gone up considerably, housing is difficult to afford and find, intolerance is spreading, the homeless and drug problem has grown
- Inflation in general, lack of housing, drug problem and street population, crime
- More crime, cost of living here is expensive and multiple jobs have to be worked just to surivive
- Property crime increase, increase in homeless population, increase in addictions, terrible mental health supports. Failing medical system. Hospital full of travel nurses, 50% staffing levels in healthcare currently and not due to the pandemic anymor .
- Worsened because of petty crime. From drugs and homelessness
- Inflation and the drug crisis/unhoused population being more visible - not only a penticton issue
- More homeless camps keep popping up, drug addicts openly using
- Increase in crime and wasteful spending by council.
- I was mugged on my back steps last month and round up in the hospital.
- Too many apartments have been approved...too high density in what used to be lovely neighborhoods...the bike lane has totally messed traffic up. Too many people live here now and the roads cannot handle the traffic..then the idiocy of a bike lane
- increased crime and concerns about safe access to public spaces. closing down of smaller businesses which is what tourists are coming fo - unique experiences
- Crime and open drug use is increasingly worse. This has now been spread across the entire city. Cost of living is astronomical
- Increase in traffic, density, crime
- increased visible homelessness, increased crime rate, oversized lot filling by developers, the cutting down of healthy mature

trees to make way for oversized lot filling by developers, excess heights of building proposed blocking light and view to lakes

- City Council doesn't listen to the people. Only business and special interest groups.
- Homeless , thefts/stealing, open drug use, useless
- No access to family oriented businesses, all get shut down by council. Catering to society's downtrodden.
- Streets don't feel safe at night. Drugs and addicts everywhere. Lots of for lease and derilict buildings.
- It's become a haven for drug users and theft. There is no affordable housing and too many (!!) seasonal rentals. Crime is terrible and the homeless community makes walking alone or in the evening unsafe
- Workforce decrease affordable family housing does not meet the needs unhoused population increase feeling of unrest over apathetic and vigilant conflicted views of our residents
- lack of affordable housing, increased crime, high homeless population, little meaningful employment
- Too many people are homeless mostly due to brain conditions, and no where to go for help when they choose to do so.
- The insane cost of rent, the huge homeless problem and safety issues. My apartment has been attempted broken in too a dozen+ times in the last 5years. Also lack of anything fun to do
- Driving around the city makes me so sad, every street has been built up with what look like shipping containers. Old homes torn down grass being replaced with gravel. They are getting higher and higher and and block out any view.
- Homelessness, crime, bike lanes
- Overall, the cleanliness of Penticton has worsened. Small things like tending to the sidewalks, roads, and parks, I feel have been let go.
- More homeless/drug addiction that is visible . Petty crime up , every thing is more expensive
- Safety has continually gone downhill, particularly property crime and mental health issues. Traffic is getting worse. We are losing greenery - urban forest. It is more difficult to use downtown - parking, traffic congestion.t.
- Until penticton and bc gov does something with the catch and release of repeat offenders and drug enabling programs of our government I don't have much hope of quality of life improvement.
- Mental health and drugsare big issues. All that, should funded by all big Pharmaceutical. and not our taxs
- City council not listening - building permits wacky, expenditure on bike lanes insane, status quo on B & B regulations injuring housing availability, durations posted for improvements seem ridiculous (sweet deals for Grizzly), downtown parking fees 2 high
- Housing costs are through the roof, there is less for children and families here, wages have stagnated and so has growth, businesses are shutting down constantly
- Crime, homelessness, drug use
- It is too easy to access drugs here in Penticton especially kids. Housing is more limited and less affordable, making homelessness an issue. There are more homeless "camps" and we are finding more drug paraphenalia around residential schools and parks.
- Too many experiencing homelessness open drug use petty crime the city seems unkept and dirty
- housing costs
- City planners and council aren't doing whats right for Penticton because they are all pushing their own agenda.
- Access to afforable housing.
- Crime, homeless, cost
- Get out there and see the penticton streets. They are full of crack heads and homeless people
- While not exclusively Penticton problems I think the increasing population of street drug users has had a negative impact on my perception of safety for my family. Lack of affordable housing is no doubt a contributing factor.

- Bylaws not enforced. Unsafe places to walk due to dogs off leash. Too many people with personal agendas.
- Homelessness/ drug addiction increasing, lack of affordable housing, discrimination and lack of empathy increasingly more visible
- Daily I'm seeing open Hard Drug use on the streets, it's getting a bit much. I can't walk down the street with an open beer, but anyone can and does smoke crack in public spaces.
- Worsened due to: Housing/real estate affordability, drug abuse/mental health crises. I sometimes feel that our city imports ideas that make sense in larger centers but are premature here. Not enough focus on economy and working class
- Theft and vandalism associated with those who support their drug habits - Adding new services while infrastructure maintenance drops in priority.
- Increased homeless, drug use, rental and housing costs too high, vacany rates too low
- I am concerned with the increase in homelessness and drug use in our community. I feel let down by city hall learning homeless people are given free access to the pool and fitness areas when I am expected to pay and potentially be accosted or have my po
- Homeless and mental health issues are overwhelming which then contributes to theft and safety concerns. Housing is terrible for renters.
- Drugs, theft, homelessness
- Small Business is struggling, they are the heart of a community
- Homeless and Crime.
- Small business is struggling, essential to our vibrancy. Homelessness has increased
- The abundance of homelessness/open drug use in areas like playgrounds, lack of accessibility of washrooms in public areas year round, overall lack of feeling safe in certain areas of town, increased rate of petty crime
- Increased homelessness. Drug addiction encampments on main and industrial unsightly and feel unsafe to walk in neighborhood this year. Feels like you are putting multiple homeless accommodation in one place on main creating a ghetto feel .
- Increase in homelessness, on-going opiod crisis, and fear of being accosted in the downtown area
- Worse. What used to be shaded pathways are very open to the hot sun and not good for walking with family/strollers. Green spaces are very far apart. The shopping mall has nothing in it and Businesses avoid it
- homelessness, drug addiction, growing inequality,
- streets/storefronts etc are being taken over by the underhoused - very intimidating - grocery carts full of ? with these people
- Food and home security has worsened. Th drug using populations supports are no longer meeting the rising demands. There have been improvements made in a number of areas, but there are more individuals that need assistance & many barriers to supports
- Crime is a major problem.
- issues around drugs, mental illness and crime
- Cost of living including rent and food costs have shot up drastically
- Petty crime especially theft is out of control.
- Penticton (was) a wonderful excellent community to retire in, raise a family in, work and play in. The lack of leadership keeping our community safe and welcoming is pathetic
- Wages have remained relatively the same over the past few years, but cost of living has skyrocketed. It is difficult for younger people to afford rent & necessities and then try and save to get ahead on top of just getting by.
- The amount of open drug use and homelessness in such a small geographical area along with crime and repeat offenders.
- since the pandemic many services have decreased in quality and access but costs are excessive. People cant afford housing

increases in costs overall with most wages not keeping up. People have to budget for necessities with nothing left
- unaffordable housing. poor medical. poor city planning. too many drug situations going on in public places
- Influx of “homeless/unhoused” and no effective means to deal with them.
- Influx of “homeless/unhoused” people with no effective way to deal with them. Proliferation of duplexes and four plexes on single family lots with inadequate parking. Recent redesign of city streets, ie “traffic calming measures” that do nothing to
- I feel saddened almost every time I drive down our Main St and see the homeless and open drug use that occurs. Our beautiful town is showing many nasty and ugly sides of life.
- Crime. Homeless people. Paid parking in Main Street, which is a deterrent to shopping in the area. Excessive bike lanes that make driving more difficult and a shortage of street parking.
- Becoming too densely populated, too expensive for lower income locals, too many homeless moving here from other places, too much bike lane clutter
- Too many homes less and drug/mentail heath issues
- Vagrancy and crime has gotten worse, housing is becoming incredibly expensive
- Crime, homelessness and ineffective people on council and mayor. The mayor should reside in penticton to know our challenges.
- Crime, degenerates everywhere, lack of keeping citizens safe
- Everything is way too expensive, we have plenty of jobs but no one can afford to live here. Taxes are too high
- Homelessness has taken over the once Beautiful City it once was.
- Street people
- Concerns around safety and property crime, as well as cost of living / inflation in everything including property taxes which went up 23% yr/yr due to 9.5% from the City and the remainder from BC Assessment increase.
- I think the quality of life for most North Americans has worsened over the past 3 years for a variety of reasons (health, political, professional, financial etc.).
- Homeless invasion, increase in crimes being committed, unsafe to walk anywhere, City staff tunnel vision
- there are junkies around, and lots of theft. never was the case.
- Take one look downtown. The homeless and drug addicted are severely impacting our safety. You can’t leave a bike or a door unlocked. It was not like that 10 years ago.
- Cost of living has become unaffordable, homelessness and mental health challenges have increased, isolation during Covid hurt the social fabric of the community (but is now recovering)
- Drug use and acceptance, poor decisions on city expansions and projects, few amenities and options of such, lack of viable long term employment. bike lanes are a nightmare eye sore what an extreme waste of money and time.
- Visible addiction and homelessness is a problem
- crime up, very high cost of housing/living, lack of well paying ft jobs, nothing to do
- Transients and lack of resources (defunding of community services like Pathways)
- Lack of concern by council and staff about heritage conservation
- Petty crime & vandalism. Self centred people
- The amount of growth in the unhoused community has removed the safe "night life" factor. I used to feel comfortable walking lake to lake after a night out but now I do not walk or go out on my own after the sun has gone down.
- Bike lane. ruined my livelyhood
- Worsening because of cost of living, crime and homelessness. Access to care and supports is overrun and lack of item availability in stores and stores operating hours
- Cost of housing, limited housing options, increased drug use, increased thefts

- A growing group of people has been allowed to take over our City. Theft, drug use, violence are now normal day to day things we see everyday. No consequences.
- High crime, prolific offenders, high taxes, high cost of housing to buy or rent, city council making poor financial decisions.
- Homeless
- Criminal and drugs and the lack of the judicial system when it comes to sentencing people. Also how we offer handouts/housing to a certain community of people, but it's not afforded to all. I understand we have to help the less fortunate, need be all
- It definitely has got worse.
- Homeless lack of work and housing for middle income,bike lanes wasting of public funds on city employees over inflated wages and sending them to conferences out of town that they treat like a holiday
- Infringements on freedoms through government over reach. Not listening to an avalanche of complaints over bike lanes, yet mayor and council still push for a globalist agenda.
- Street people make it unsafe and steal constantly
- We're mirroring societal breakdown with people not finding a place to live, work, have self-esteem and sliding into being street people. Their four-wheel vehicle is often an overflowing shopping cart.
- The Bike Lanes , the open drug use have worsened our town.
- The city is turning into east hastings
- Crime, open drug use, no accountability for criminal behaviour. I'm afraid to go the Pen Hi track outside of school hours & I worry while my grandson is at Balance dance school because of the crap at the Soupteria The kids are LOCKED in to keep them safe
- No affordable housing, lack of ability to deal with crime and waste of money on over built and unused infrastructure
- Drug addled thieves and a super large and threatening homeless population added to the ridiculously expensive and invasive bike path has pretty much destroyed our city.
- Crime and drug use is rampant
- the amount of free accomadation for thieves and drug addicts
- Because of the increase in petty crimescrime resulting from the sheer number of people attracted here by free food (Soupeteria for example), etc
- Climate change causing extreme winter and summer weather events. Summer smoke has become a fact of life.
- no housing for service workers, no rentals, airbnbs are not regulated well, crime, poverty, not evnough services for unhoused people who were targeted by previous council
- Rampant petty crime, homelessness, open drug use on city streets, garbage, road safety, attutude of many residents to public safety.

5. In your view as a resident, what is the most important issue facing your community? What should receive the greatest attention from local leaders?

- Safety and then recreational opportunities for seniors.
- Homeless and crime
- bikes and scooters on sidewalks
- Homelessness and all the associated issues (housing affordability, health, crime, addiction). We need to do whatever we can to find safe housing for any homeless people who want it, then follow up with support to help them retain safe shelter.
- We need to clean up the drugs and homeless and reduce crime
- vacation rentals driving up real estate prices, pressure from developers and realtors to remove forests for housing
- Safety. We have built up so many resources for the unfortunate people that we are attracting others from afar to take advantage of the resources here. We need to balance providing services to the unfortunate while not attracting more of the like.
- Housing costs
- Childcare
- Potential issues from climate change (e.g. drought/forest fires)
- housing
- homelessness due to mental health & drug addiction issues
- homelessness, vagrancy
- homeless. I don't know how to fix the problem... I just know there is a problem!
- Affordable and attainable housing. We need to strengthen the social safety net before people are found in unstable housing situations. Working families, seniors and single people need support to live and work here.
- Public safety and cleaning up streets
- We need more affordable housing. Building higher density housing that can be occupied by people with lower incoms instead of prioritizing developments that unnecessarily consume natural spaces.
- housing. Not housing for the homeless/addicts, but housing for the working lower middle class. We need apartments for folks who make 30-50k per year
- Drug use, theft
- Assisted living for the elderly and facilities for the homeless.
- environmental issues: climate change, habitat loss, species at risk.
- Affordable housing for ALL
- Homelessness, open drug use, petty theft
- It is difficult as affordable housing can only go so far in serving people, which there is already a shortage of but then beyond that there is a lack of other resources that are needed to "clean" the city up by helping keep people off the streets
- Safety and cleanliness in general
- Affordably housing
- Public safety, reducing drug induced crime
- Safety
- Safety / mental health crisis
- housing affordability (low income, social housing, family, workers) and climate change (hotter temperatures, wildfires, water)
- Homeless people having somewhere to go with their belongings, that isn't on the streets.
- low cost housing - I know that some don't want to spend nights in doors, but a week ago , I was asked if my neighbourhood was a 'shopping cart area'. Penticton Creek walk way seems to be having trees removed by city crews -I hope they will be replanted.
- Public Transit! The expansion of the city is unnecessary, and if a developer really wants it they should have to build commercial and other amenities in the neighbourhood so it can still be walkable. Transit is a major issue as one must have a car to live
- Helping people on the street get the help they need.
- Penticton is beautiful and should remain pristine. this is why people come here and why we were on the 100$ bill. we don't

want to be Kelowna or West Kelowna with high density housing... bigger is not better and comes at a costs
- Safety and security
- housing for families,seniors and those with a lower income
- more research on 15 min or smart cities, and CBCD's doing what your told by federal govt for your social credit points only serves to distance/isolate you from constituents
- Proper access to local businesses especially in the downtown core, paid parking has to go away downtown. The malls have free parking...
- The largest issues facing everyone are climate change and apathy. Any city, including this city, might want to be leading the way. Thinking outside the box, coming up with creative ideas and solutions, is not a strong point.
- homeless, addiction and crime
- Homeless people taking over areas of the city that are meant to be safe walking paths (Ellis Creek, creek by Industrial Ave). Having open drug use/dealing/unsafe garbage being tossed about in the open is getting ridiculous.
- Vagrants and drug users. Streets are littered with garbage, shopping carts filled with stolen items litter the streets, thieves seem to be free to steal from retailers without any consequences. Local leaders just don't seem to care.
- Crime, addiction & homelessness.
- Safety & Walkability. better sidewalks, lighting and traffic calming. For example new Crosswalks on Green Ave by Wal-mart are unlit and uncontrolled. Lovely there are crosswalks, but traffic speeds right through them.
- Affordable Housing For young people and senioner
- Homelessness
- leaders should lead and stop costly projects, increase policing and enforce laws
- homelessness, drug and mental health care, improve infrastructure as population increases
- More young workforce. This city can't survive or sustain on the elderly and retired. At some point, Penticton needs to understand we can't prevent growth and must manage effectively instead. Give younger people better paying jobs
- People become so frustrated with the on going, repeating petty crime, they loose sight of the good
- If we loose too many motels there won't be space for holiday visitors
- Housing. Support for businesses to create unique experiences that are more open minded than the Lower Mainland
- Not enough decent paying jobs for younger people
- Affordle Housing for mid to low income earners and single people.
- I should feel safe walking down the street without people strung out, riding around on bikes after being displaced by police yelling or attacking me.
- Cost of housing. It affects crime, the ability to maintain or attract workers, less money at the end of a paycheck to be able to afford to go to local restaurants and businesses. I'm now forced to stay home more often due to cost.
- The homelessness and housing issues. Too many vacation rentals taking away from potential residents.
- Drugs, wet facilities, enabling and adding to property theft & vandalism, unsafe streets
- Crime! Lack of amenities
- attracting a real full size/full service grocery store to the north end to make grocery getting walkable.
- Building up the infrastructure to care for the least fortunate residents, particularly unhoused people.
- Crime, drug use and homelessness.
- Affordability
- Petty property crime and vagrancy should not be tolerated. Ignoring it only risks mire serious effects.
- Focusing on improving local life and not just vacationers or retirees.

- Negative sentiment from a certain group of residents who are opposed to change
- Homelessness and addiction, finding a place that is not in the middle of the city… provide more storage for their belongings, more showers to clean up and early intervention mental health support.
- Homelessness and illicit drug addiction. For too often our emergency services and front line health care providers are out in situations that can be avoided if this issue is addressed. Advocating to the province to provide more support is needed.
- Lots of issues the city faces are not something they have a lot of power to solve. Homelessness, drug use and crime are problems and our city leaders need to lobby other levels of government in order to ensure Penticton gets their share of funds available
- Crime and drug abuse.
- The homeless, the open drug use, the thet.
- balance of rental and home ownership
- Crime and vagrants
- Eliminating all short-term rentals until rental prices fall to a level that makes it possible for people working full time in service jobs to not be in a desperate survival mode. I can't believe "housing" isn't even in question 6 or 7.
- Opportunities for well paying jobs. There are lots of service jobs available but they barely pay a living wage.
- Homelessness due to addictions and mental illness. There is a need for addictions recovery, mental health rehabilitation, with the aim not only to prevent homelessness, but also to rehabilitate people with addictions and mental health issues.
- Homelessness, lack of treatment centres for people living with addictions
- safety and security, protection of people and property
- Crime and homelessness as well as a shortage of affordable housing
- Housing - I would love to see more of those crappy motels and centrally located car dealerships knocked down and replaced with mixed use retail/hotels/housing (supportive, low income and market).
- Homelessness and housing.
- Junkies / theft. Old dam replaced with a power generation station. Need for electric busses. B&B's taking up all of the rentals.
- Homelessness, crime, mental health and drugs
- Housing and affordability
- Maintaining the ambience of our city: pleasant neighbourhoods, clear views of the mountains and often the lakes; clean streets and parks; residents' sense of safety and wellbeing in any area of town
- Homelessness, open drug abuse which takes away our policing and our medical resources. Clean up the streets! How? I have no idea. You are the elected officials that should be finding solutions.
- Safety of residents & tourists in Penticton. No threats to personal safety or theft from businesses, homes, vehicles
- Homelessness
- To me Penticton is a haven. It needs to feel completely safe and accepting to ALL people! I think our greatest issue is fighting the rise of bigotry, racism, and prejudice that seems to be on the rise.
- Affordable housing
- Homeless on streets/open drug usage
- homelessness
- Reducing crime is the most import issue facing Penticton. I don't think local leaders can tackle this issue on their own. It needs to be a province or Okanagan wide initiative.
- Bringing young families to keep the community thriving.
- Reducing the level of homelessness, drug addiction and vagrancy, not by just providing more housing and moving the problem elsewhere since this does not address the root issue. Working with all levels of government to have a more long-term solution.

- I think addiction, mental health, and housing, which are all related and all fall under one giant sad umbrella, should get the most attention.
- Serious and considered action regarding homeless and what seems to be associated drugs and criminality
- Homelessness. Crime.
- Controlling petty crime and addressing homelessness.
- Safety
- Penticton needs to densify rather than expand into the hills. Lets focus on densifying and upgrading old infrastructure where it already exists rather than installing new infrastructure in forested places. We don't need more car focused developments.
- Identifying and drawing on sources of additional income - fed/prov money or increased local taxes
- drug addiction and related crime
- Addressing the homelessness issues. Focus on building sustainable transportation.
- Crime & Safety
- Creating a dense community that supports a carbon free lifestyle
- Homelessness and affordability
- Manage the mental illness, drug addiction & homelessness in Penticton. Prioritize balanced housing options.
- Housing, climate.
- Homelessness. Also, improving the appearance of the southern gateway entrance to the city needs attention, very poor first impression of the city from this route. The beach area across from the airport needs to get cleaned up and maintained.
- Homelessness
- Affordable housing. Sure, plenty of $1M homes are being built in subdivisions, but what about affordable options in town where people don't have to rely on a vehicle?
- Unhoused population. Solutions needed to provide support services.
- Housing shortage, climate change including increased risk of forest fire and increased droughts, food insecurity
- Homelessness
- homelessness, alcohol and drug addiction
- The planning and zoning is the most important issue.
- Cost of housing; environment; the need for harm reduction and housing-first initiatives
- Pay attention to what the community is telling you on what they want or don't want or need. Traveling one some streets has become dangerous.
- Climate chnage
- push towards a greener city overall. better use of boulevards. not just all concrete
- Housing
- Drugs and homeless. I am concerned seeing people using deufs
- Division between young voices and older voices, homelessness issue (they need a shelter and better services)
- Affordable housing
- Safety and mental health because they are greatly connected.
- Enforcement of laws drugs. Homeless encampments removal
- Cost of living
- Homeless/drug users causing problems for residents and businesses
- Inappropriate use of tax dollars on bike lanes and other infrastructure that has not delivered an increase in critical services provided. Associated rise in property taxes and city bills. Stop spending more than the city brings in.
- Safely
- High density. No more ruining neighborhoods with apartments and carriage houses.
- Homelessness, there need to be more social housing. Not just quotas of a couple subsidized units. Dire lack of housing, pet friendly housing, lack of(well funded) social supports for people struggling with substance use and mental health.
- Pretty crime is a huge issue and tough to control. Bike lanes are needed but the curbs are an ovekill. Separate bike lanes painted green work in so many communities. .

- Penticton could be more inclusive of people from diverse background, lgbtq+ people, people of colour, etc.
- safety walking around the community and enjoying public spaces including washrooms, drug use and behaviours associated with it. Housing for various socio-economic groups and infrastructure for a growing and changing city and environment (use of more elect
- Crime and drug use, homeless population, affordable housing
- Creating a more active and sustainable community. Get people out of their cars and engaging with each other and local small businesses. If there are more people out walking and living in shared public spaces downtown etc. it will begin to feel safer.
- Keeping it a safe place to live
- Protect agricultural land, reduce crime
- Stricter monitoring of by-law adherence of developers, mature tree protection, secure public green space/park areas in the city core and lakeshores, increase funding to parks dept for maintenance of healthy mature trees, succession plans and new growth
- Infrastructure, affordable housing
- Homeless folks, drugs, Crime.
- The revolving door for repeat offending criminals is my main concern. The homeless population is important also.
- Vision for this community needs to be more clearly communicated. City still feels like it is for elderly - need to expand college/educational/ well paying jobs to attract younger people. Need 2 plan for loss of tourism due to smoke/focus on 4 seasons.
- Homelessness and theft and open drug use - all go hand in hand.
- Why so many homeless and drug addicts/ mental illness people coming here? It seems more arrive every month. It is making the city unsafe and for tourists I am sure less appealing. Crime is nuts.
- Lack of doctors
- Drug abuse openly in our streets and parks.
- Family friendly affordable housing that matches the mediun wage in this city. We cant grow this city if we don't make I appealing to families. School enrolment is down...
- crime and homeless
- This Council is getting better at listening to the people by asking their opinions.
- Affordable housing!!! Rent caps and dealing with the severe homeless issue
- I think the leaders are going to need to start thinking about water availability. The hundreds of new buildings going up - 2-3 Bathrooms, the odd pool, or has someone decided that global warming will not affect us? can't even believe that 700 more home.
- Access to medical services
- My earlier survey submission cut off here so this is where I will pick back up. City funded programs need a massive boost in spending to achieve goals. Set priorities - housing/addiction/policing/educ & get more money - raise taxes/gov't funds/other
- Dealing with the ongoing housing crisis (lack of affordable housing, and dealing with unhoused individuals)
- Safety.....dealing with homelessness and addiction issues
- Safety. I will not longer go downtown at night. This seems to be a problem in all cities now.
- Homeless having run of city . When I see fire department hiring more fire fighters and their largest task is dealing with drug overdoses. When you see anywhere from 3-10 first responders attending a drug overdoses then you know we have a problem.
- Drug use, homelessness and safety
- Homelessness. I'd like the streets to be safer for my kids. Right now they don't always feel safe walking around.
- Homelessness and the drug problem
- Mental health and drugs

- Persistence of city in implementing unnecessary bike lane "improvements"?????
- Climate change resiliency
- homelessness. For all people.
- Consultation with the public as to what is a priority. Housing and employment opportunities for the younger generation.
- Affordable housing
- Homelessness
- Homelessness
- We have to stop thinking we can become a metropolis - we are stuck between two mountains.
- housing options
- Policing. Homelessness. Theft. Safety.
- pe
- Drug zombies, mental health, homelessness and rampant crime.
- They are already doing what they can about the housing and the homless..
- Crime
- The homeless. Theft
- Affordable housing is key to having a youthful vibrant population. I don't think that vacation rentals fuelled by speculative home ownership are helping this.
- Mayor & council should hold referendums on important issues like bike lanes. That turned out to be a fiasco.
- Lack of affordable housing, lack of realistic/ accessible treatment options for people with addiction. Need programs to help get people off the street and on the road to some form of better life afterwards.
- Homelessness and drug use that essentially lead to petty crime and theft.
- Improved street level design and housing options to reduce the visible homeless.
- Housing affordability and increased number of units. It's hard for a Developer to build something here and City Council just wants to shoot things down- ie. Spiller Road & Green Ave.
- Affordability
- Recognize that a growing number of the street community are not capable for caring for themselves and are a danger to themselves and the public. Too much of our Ambulance/Fire service dedicated to dealing with overdoses.
- Crime and safety
- Recreational and leisure amenities, as well as affordable housing for the most vulnerable.
- The rise in homelessness and how the homeless are treated. When I see bylaw officers taking taking their possessions and disposing of them can only lead to more theft.
- Safety which then means homelessness and supportive services and housing needs to be addressed. Social development is key!!
- The fact that we pay big bucks to live here and we feel unsafe everywhere . drugs, theft and homeless at every turn
- expanding & protecting green spaces; low income/affordable housing; the homeless; preserving heritage
- Crime, from petty to serious charges.
- Homelessness reflects the core values of a society
- Homeless/drug addicted community and increase numbers for emergency services
- Speed up building of affordable housing. Get rid of red tape. Lake safety. I’m worried about muscle invasion. Also sharing the lake between boats and paddlers. Safety around the marina. Boaters harassing paddlers. Supports for homeless, mental health.
- Cleaning up the Main Street it is looking unkempt. We are a small town promoting tourism the main thoroughfare needs work not just downtown.
- Consistent, coordinated development planning. Penticton seems to be run on the whims of the moment and, as a result, some residential areas resemble pizzas. Focus on input from residents.
- Crime, affordable housing (including rentals)

- More tree's and shade structures as well as making sure the mall is a shopping destination
- safety
- Homelessness.
- More housing
- rental housing at fair market price - enough high end condos until housing issues resolved somehow
- Sustainable food security
- Policing, reducing crime and homelessness
- A proper growth strategy that protects what we have and adds new affordable housing and mental health and drug recovery.
- homelessness, pay parking on main street - not very kind to seniors. I don't go downtone any more
- Theft
- issues around drugs, mental illness and crime
- Create stable housing and support for the homeless and at-risk.
- Get the prolific offenders moved out of the City. Use bylaws to ban wet houses/sites and clean up the City core.
- Safety!!! Enabling drug addicts is NOT a solution. Concentrate on creating affordable housing for families and not supplying drug houses.
- The homeless/transient struggle facing our community. Something needs to be done.
- Open drug use and homelessness
- Poverty, homelessness. meet housing and food needs for everyone. Back to the basics. Also improve healthcare
- Over expansion/development of the city. Doesn't seem sustainable with the way some of the roads have been built. I don't like to bike because there are not a lot of places to lock a bike, and I worry it will get stolen.
- too many apartments are being converted to condos. Too many incidents of needles, and tubes and whatever other item is used for doing drugs laying around the streets, Streets are unsafe after dark.
- We need to “clean up” our streets and make them approachable for the general public again.
- Crime. So much vandalism, property damage and graffitti.
- Slow population density or spread housing communities farther out where possible, improve traffic flow on roadways. The bike lanes are a real sore spot for me. I'm a avid biker; the painted bike lanes already in place were enough.
- The drug addicts and mental health people need to be helped. No wet houses!
- Homelessness and vagrancy
- lack of doctors
- Truth and Reconciliation
- Crime, homelessnes
- Over densification is not sustainable
- Public drug users / homelessness / petty theft, which are all tied together in general High Cost of Living with no hope for a better future.
- safety, cost of living
- Crime. The revolving door of "justice"
- Homelessness
- Crime, Homeless and Affordability
- Street people
- Lack of housing options (rentals and ownership) for lower-income workers up to middle-class workers, especially those in essential services like health care and education. Second is community safety and cleanliness. Eg: Main and Industrial
- Affordable housing for families and single seniors on fixed income.
- Cost of living, employment opportunities and public safety
- Caring for all citizens and listening to all views. Listening to the input and comments of the citizens and sharing information the city has that has informed their agenda.
- Safety
- crime and homeless people and rethink the bike lanes on soutn main

- crime and open drug use.
- Clean up downtown and the areas (such as the old super 8)
- Access to good paying jobs and affordability of everything
- Public transportation
- Homelessness, lack of affordable housing, lack of primary healthcare providers. All these issues need to be addressed.
- Beautification of the city, new parks and greenspace updates, rid the city of drug users and homeless. get oyur cit
- challenges with housing.
- Improving Arts and culture opportunities and affordability
- high cost of housing/living & lack of well paying ft jobs
- Parking
- Mental Health
- Loss of our history through City neglect. Things like the loss of the grants to Art Gallery make this a no fun city. Council and staff attitude to culture quite negative. EG: The Art Gallery was not included in Section 6!!
- AFFORDABLE HOUSING. If housing is not affordable for young people and families then it makes its difficult to keep the population and stores open.
- FIXING THE BIKELANE ON MARTIN ST. INSTEAD OF FOCASSING ON SOUTH MAIN MARKET. Its a sslap in the face of everyone elses suffering from the causes of the bike lane
- Homeless and crime
- Housing
- Safety. Penticton is not safe for the citizens. Our belongings are not safe, children not safe, there is no where left that you can without having encounters with the thieves, drugs, and never ending violence.
- Crime, high housing prices, fiscal responsibility
- Safety, affordable housing, the homelessness and criminals. And of course the crazy implementation of the bike lanes, I am not against the bike lanes. I just think the implementation of it is bizarre to say the least.
- Addiction,thieving,affordable housing for Working people.
- Middle income employment and housing
- Freedom. Municipal government overreach colllecting property tax and barring tax payers from tax funded venues enforcing unlawful mandates. You are liable. Refund taxes paid to all citizens whom you infringred on their rights against.
- Safety from street people
- The huge gap between those who have the finances for a "normal" life and those who find no way to even get on the bottom rung of upward mobility to the current definition of the good life.
- Stop the spending on the bike lanes first off then tackle the homeless with the left over money, be smart with our money.
- Approve housing developments
- Safety for the taxpayers. My grandson who grew up in Penticton fells safer walking in downtown Vancouver at night then he does in Penticton
- Low income housing
- Homeless louts and drug addicted zombies.
- Homeless and drug use
- Council and staff not listening to the majority of tax payers
- Homelessness and drug taking
- Climate change - future droughts/water shortages, flooding, fires coming precariously close to city limits, population growth exceeding available resources like water
- The average worker cannot afford food and housing with their wage even if they work 40 hours a week. This includes businesses run by current councilors (Ryan Graham). City is unaffordable except for those with wealth and have undue influence on politics
- Crime
- Lack of policing

SECTION 2 – CITY SERVICES

8. Please feel free to explain any of your ratings on the City's services.

- More pickleball courts are required. There is no other part facility that gets as much use as the Robinson Park Pickleball courts. There are lineups every day to play. We need more courts.
- Bike lanes are a fiasco. Recycling needs to be mandatory for everyone not just residents
- I hope the city decides to finish the lake to lake bike route with proper barriers. More people will cycle when it is safe to do so.
- Everything with a 1 should be addressed now
- moving services online is great if it would save taxpayers money
- In order to do more with less we need to embrace technology but Penticton is a community afraid of change (likely due to our large elderly population). We can't continue to have the few hold back progress.
- mismatch bewteen develoments that are proposed and actual building permits.
- I feel too much emphasis has been put on the bike lanes while other improvements are being forgotten. Bike lanes don't need to be as elaborate as they are... but what's there is there so leave it; just don't crowd South Main with barriers etc.
- Transit improvements should be added alongside planning - adding more doors, increase frequency on major routes to encourage people to transition from their vehicles (Bus 5 every 15 mins M-F); OCP lays out Indigenous targets - slow to action
- Scale used for question 7 doens't make sense. You asked to rate "satisfaction" but then indicated '1' as "not important at all". I rated them as 1 being "not satisfied at all"... the responses you are going to get are going to be uninterpretable.
- There's no actual long term plan. Each mayor/council has their own agenda and they just redo planning phases. There's no action that reflects a true long term strategic plan--everyone just wants to get voted in again.
- Compared to many places in the world our public transportation is minimal.
- Parks and sports fields are two very different things. we need more natural parks. Communication is not strong.. environmental issues, other than climate change, are apparently not considered as worthy of a separate category, effectiveness is unclear
- Too many events, too much focusing on dumb perceived social issues instead of real ones.
- Penticton used to be clean, now too many homeless encampments, public drug use, too many drug overdoses
- Penticton needs some major upgrades and having Amelia Boultbee on city council is miserable. She has consistently been promoting her Kelowna firm over Penticton businesses on social networking websites.
- Bogners teardown - there are so many empty buildings downtown - why rip it down to build another realtor office? Should have been a community hub (e.g. corner store, bike repair, etc.). Land use makes zero sense.
- I think that the city provides great support to all of the events that we have here, which are many. I also think that we could provide more help for the homeless by housing and professional care, such as the "Institutions" we have closed down.
- I think the bike lanes, especially downtown are ugly and dangerous. bike lanes are OK, but all the extra signage, posets, and loops are silly and must make truck ability for deliveries etc. difficult. On Duncan the bike lanes West of Main are confusing,
- Moving services online will only make it more difficult for those who need it to reach it if you get rid of the other previously existing access to the services. If it's just done to add to the services then it seems ok. Transit is still a major issue
- bike lanes are a good idea but we already need more roads Goverment street was a great road to use for locals... have you tried to use it now during rush hours or school time. and some of you wants to get more and more houses on the hills ...

- The City could improve sustainable development, treatment of historic sites, caring about arts and culture, treatment of the natural environment, the ancient water system, increasing recycling options, etc.
- It would be nice to have better options for active recreation in the City, there are not a lot of tracks/paths for people of all abilities.
- We don't need any more costly bike lanes - painted lines is sufficient. City does not seem to address the on-going littering of vagrants coming to the city or the use of drugs on the streets.
- Glass recycling pickup would be nice a few times per year. Glass is quite heavy and cumbersome to take to recycling depots. I also see many businesses thow away glass as recycling is a hassle
- Bike lanes should not be included with sidewalks and more attention should be paid to preserving historywd
- tough to attract tourists when motels cost $250 a night, no apparent success in making streets safe and clean
- Does bylaw actually do anything other than babysit those experiencing homelessness? There is so much garbage in the creeks, people with shit piled 8' high in their yards, stupid noise violations, dogs and cats off leash at dog parks. Not enough wordspace
- Bylaw needs to stay alert to dogs on the public beach.
- Cannot comment on the museum as I haven’t been there yet
- We have very poor water on the West Bench and I think Penticton should be more proactive creating a lucrative film business
- Our parks always look wonderful. The street cleaning isn't great. We've had rock debris on our street since last fall and no street cleaning. Our Benches downtown need to be power washed more often.
- All self explanatory.
- So many sidewalks and particularly crosswalks (including recent builds) are not accessible especially for those using power mobility. Many crossing buttons are unreachable, access are difficult/unsafe. Bike lanes should never take away street parking
- We need compost pick up. No options for garbarator, Putting compost outside, just attracts rats. Support the art gallery!
- Cycle infrastructure is moving in the right direction but could be much more joined up
- The city needs to pay more attention to climate action and less attention to the bike lanes. I loved the latest art installations, it's a shame they were vandalized
- The preservation/maintenance of the city treasured parks and beaches appears to be good . The lake to lake bike route good. Is a great asset to the city. I look forward to its completion. It is visionary. More routes are warranted.
- Attracting tourists will boost the funds to penticton, however, when that is the only focus, locals suffer. Keeping penticton clean and helping the people that live here will improve the quality of living. Penticton is growing too fast to keep up with.
- Social issues of drug abuse are poorly managed. Stop encouraging drug use and start teaching our youth the detrimental effects of drug abuse. Bring back the idea that “drugs are bad” and help save our youth and future adult population.
- There is no concrete community plan to deal with the increasing homeless people moving to Penticton. There seems to be a lack of any plan to rehabilitate people with addictions and prevent the problem from getting more widespread.
- Recreation services: more needs to be done to increase availability of swimming lessons for children. We live on two lakes and staffing for the aquatic centre should be a priority.
- The city does not focus enough on bringing events to town that are good for all ages. There is also not a lot of activities for small children. There has been no effort made to upgrade important things such as public beach bathrooms in busy tourist areas.

- Seems the only thing this city is interested is bike lanes which are sort of a waste as it isn't safe to take a bike out of your home without it being stolen.
- Need more budget for policing and bylaw
- I would like to be able to pay the City online (eg dog license) without fees.
- Fix the sidewalks and roads. Potholes and road surfaces are terrible. Get rid o& the bike lanes. These have created such a bottleneck and hazard. Just look at Duncan Ave between Main St and Fairview. Very poor design. Designers were not thinking!
- Don't combine bike lanes with sidewalks! They're 2 totally different topics! Bike lanes SHOULDN'T have gone through downtown! When community engagement says don't do something & the City goes ahead & does it anyway, why would people engage again?
- Communications could be more prompt - I often find out about events AFTER the event.
- Need more kids programs, lessons, sports on different days/times. More fun family activities. Need better snow removal in winter.
- Water, sewer and garbage services provided by the City are exceptional. Many of the others do not impact me. Sometimes there is too many requests for public engagement that people get worn out and complacent.
- Too much money being spent on By Law Enforcement and policing should be one not both. Petty offenders taking up too much resources without tangible results. Root causes need to be addressed not all the City responsibility. Too much emphasis on consultants
- I think the City gets a bad reputation for things that are outside of their control, for instance the messes left by the people living with addictions. I think they do the best they can addressing the currents social issues.
- The city staff do a great job. Need strong political support for our homeless and related drug and criminal incidents. Bylaws must be adhered to including dogs off leash in parks and homeless encampments.
- On-line services are not very accessible for screen reading software used by blind users.
- The reason I stated that I'm not happy about bike lanes and sidewalks is because of connectivity issues. More connectivity will mean that it's more accessible to use.
- There is a need to connect the KVR trail at the south end of Penticton past the airport. Currently dangerous bike travel along the highway to get from channel bike path to Skaha lake potion of KVR trail. Poor use of public funds to build the 2nd phase bik
- Crime impacts many areas - facilities are damaged, parks are not safe, emergency services are focused on drug usage while other issues do not get as much attention. The city does a good job although the root cause of the problems is not addressed.
- City is currently too car dependent, changing this should be the main infrastructure focus
- Prioritize mental health & homelessness. It is a disgrace. Allowing Bogners to be torn down was a significant irreversible loss to Penticton. Not reverting it back to residental/maintaining areas character in the new developement disappointed resident
- Way too much money and attention on bike lanes, arbitrary rubber stamping of arts grants, delay in communicating arts grants hugely impacted organization's ability to plan, issue with the Art Gallery grant was a very bad look
- Flip flop on budget and spending is frustrating. Clear planning needs to be addressed in the future.
- We need more dedicated parks and off-leash dog areas. Need more focus on affordable housing. Happy to see Ironman back. We need more economy diversity than tourism, i'd love to see more consulting (engineering, design, etc) offices here.
- I strongly support safe bike routes in the city. The currently completed design is overly complex, dangerous and expensive. In addition, please work with RDOS to fill potholes on eastside road that have remained for years.

- Need to balance arts and culture with sports budget
- Running stop signs in the industrial park. Not safe lock bikes up downtown. People speeding excessively. Enormously loud vehicles. Homeless and drug issue. What does bylaw and police actually do? Dog parks suck. Crazy tax
- I think you put too much time/money into tourists and forget about the safety of the people that pay the taxes and keep the community alive the other 9 months. Focus on crime, safety, homelessness. My kids can't even walk to school safely.
- I would like by-law 24/7. City not clean looking garbage / camps/ graffiti.
- City is fighting a losing battle with the unhoused/drug situation. I don't feel safe walking around this city at night, and emergency services budgets (especially FD) have become majorly inflated trying to combat it.
- The city has a proclivity to waist money on infrastructure that is useless to the majority of city residents. The city also has started to waist money on socially woke nonsense that has no business in municipal politics.
- City is being overrun with a crimanal element and no longer safe.
- This town has become a town for tourists only. The livability for residents is terrible.
- The focus on policing and bylaw enforcement is a very archaic approach to complex social issues people are facing in the community. The obsession with "crime"creates a wider rift in the community, and only addresses a symptom of a broader social issue.
- Why is it necessary for two by-laws officers to drive around the community? Safety? I don't think so.
- We need more sidewalks in already established neighbourhoods where traffic is increasing. The current sidewalk plan needs to consider updating as new developments are permitted. You cannot stick with a 25 year plan and not update as housing changes before
- I think more funding should go into our cultural institutions to provided more programming and opportunities to engage the community. Also, continue to build cycling and active transport network throuhout the city.
- Please continue to support the Peachfest to keep it free to all, Please increase support to the performing and visual arts events in our city. particularly Ignite the Arts
- I'm not happy about the city forcing bike lanes in places where the existing roadways work very well for both cars and bikes. Note: I am a cyclist.
- The city has taken away all fun for small children and families. The water parks here are in dire need of repair
- A lot of focus on making life nice for tourists but not much put into services for year round residents. We don't need a bike lane. We need drug and mental health services, childcare, rentals, etc.
- Sidewalk and bike lanes are 2different topics the bike lanes are here period. The sidewalks need widening, leveling and ramp upgrades snow/ice removal has been historically AWFUL. Child stroller and wheel chair use is virtually impossible on city sidewalk
- Need to preserve more historic places and old houses
- I like the recent increase in communication and resident input. Be careful with that because people are mostly looking out for themselves, not the community. Garbage program and dump are very good as is yard waste. Recycling is weak.
- The amount spent on bike lanes was outrageous. It would have been sufficient to paint the lane, use rumble strips and use bumpers at the corners. There are too many signs and extra nonsense that clutter the streets and confuse drivers.
- City planning and growth management: It seems as if the city is getting too crowded. According to Global News, we have the lowest water/per person ratio in Canada, is that being taken into consideration where growth is concerned?

- I'm afraid I can only make a generalized statement which is to say I believe the Mayor and council do not represent the desires of the majority of residents.
- I do not know how well the city is doing in all of these area
- n/a
- Need much more public transit, especially earlier & later for shift workers!!!
- Our streets are pretty dirty for June. Did the street cleaner break down?
- Horrible job. Wasting money on bike lanes. Theft is unreal. Council don't care. Mayor don't care. All you care about is your pay cheque and your benefits. You guys are the most selfish people
- Too many variances allowed to developers. No long term plans. Too many developers allowed to build instead of saying no.
- The city attracts plenty of people in the summer months. Infrastructure and budgeting should be around the people who live here.
- Penticton's Parks and Sports fields are seriously lacking compared to Kelowna or Vernon. We're the only City without a Turf field. I don't know why the Irrigation was redone in Kings Park- put the money towards Turf, less maintenance and water longterm
- I am an avid cyclist. The south main bike lane is fine as it is. Reallocate those funds to a place where they're needed. The $10 million South Main project was delivered days after budget presentation. Poor communications
- I feel the bike lanes were very expensive for what they are. I think we should have residential composting pickup available. There needs to be better balance for dealing with social issues and impacting taxpayers
- The city is small which makes having more bus routes or more stops, but it really shouldn't take an hour to go from the hospital to Skaha. Historic sites also seem to have no value , especially allowing Bogners to be demolished for Remax.
- more could be done to protect heritage buildings & expand green spaces; improve traffic flow downtown or create pedestrian zone
- Historic places-we don't have that many. Snow removal- we need to be better with sidewalks, go after non compliers.
- Need an increase in emergency services given the amount of calls they receive for medicals especially surrounding the homeless population
- They're all important, we have to pay taxes to support these services, some aren't glamorous, they can always be improved but they are pretty good. We are fortunate to live here.
- New to area
- More work needs to be done to prevent crime and homeless. The city also needs to fight for more flights into the penticton airport.
- I support expanding bike lanes throughout the city
- Clean up the drug use and theft. Add more police. The bike lanes are the most divisive issue I can remember and perhaps should have been scuttled long ago or moved off commercial streets.
- The leasdership has dropped the ball on so many services over the last decade. The bike lanes, which I fully support, could have been designed and routed much much better
- I'm not sure of the whole story with the building that housed Granny Bogners, but more of an effort should be made to preserve historic buildings in the city, if at all possible.
- We have family that used to come for two weeks every summer. They say there is a loss of camping, less here now for the kids and they no longer feel safe. They did not feel safe walking from the Lakeside Resort to the Cannery at night. They prefer Osoyoos
- better road maintenance and cleaning in city needed. make sure city infrastructure keeps up with growth. roads, schoolshospital and other services are limited. careful planning is crucial without big tax increases
- There are people that want to deal directly with a person, not an online robot or a machine offering selections of departments.

There is too much emphasis on doing everything online. You still require a place of business where there is walk in traffic.

- Bike lanes are too wide and make driving dangerous in Atkinson Street particularly difficult. Busses in Penticton seem too large and run virtually empty much of the time. Surely smaller more economical busses would be adequate.
- city could do better at ensuring development fits in neighbkurhood what about more parks?
- Would like to see more opportunities for residents to participate in indigenous learning
- Public transit needs to massively improve; it takes almost as much time to go from my home to work by bus that it does to walk, and I live in town. Thankfully I can bike in the non-snowy months.
- I would like to see the river channel walk/ bike route and a walkway improved and extending to Writes campsite along airport beach
- Overall, city services are above average. Unfortunately, issues (and funding) that should be taken care of by the province are being downloaded onto municipalities.
- The city dismissed the Museum /heritage advisory committee and has ignored the several neigbourhood community charm projects. Bylaw is not doing its' job . For instance I go to the beach four to five times a week and will always see dogs in the water...nd
- I wonder if there is an employee looking through the catelogues citys can order from and decides some things would be nice, can have ballustrades, bike lane protetors, hanging lights, without testing the waters.
- some of the road changes and certainly the bike lane dividers need to be reconsidered
- crime and vagrancy aside, a good place.
- Composting seems not important for the city, this is a black mark for Penticton
- there needs to be an increase in keeping the streets clean, more sporting events (slow pitch tournaments). the more money spent during the tourist season the better our community is.
- fix the bikelane
- My taxes keep going up yet the services are going down. The bike lane is a complete waste of money, hiring more police and fire, bylaw and more city management is not solving the issues.
- Bike lanes I think goes back to my answer above EXTREMELY poor implementation a council that isn't listening to the citizens. That is also why I roommate rated communications and engagement. Lol.
- The addicts and the mess they make is out of control and tax paying citizen's don't feel safe.
- Stop forcing diversity issues from your municipality level. These groups are grooming children with sexualization too young.
- Overall my ratings would be better but I really would like all effort to be making our city safe so getting rid of street people is top priority
- [sections 6 and 7 above are redundant.....annoying to be asked the questions a second time]
- Stop wasting money on bike lanes and start green lighting housing developments
- The balance is about right but it does seem that a vocal MINORITY seem to have influenced the council in some of their decisions
- Bylaw look like paramilitary with fake flak jackets, I dont think this is said often but demilitarize our bylaw (also they push false policing theories like broken windows policies etc. to pad their budget they raise fear)
- Finish the lake to lake bike lane please.
- Bike lanes need to be sepated. Painted lanes are dangerous

11. What other suggestions do you have to fund the City needs?

- We should look at revenue streams which capitalize the influx of tourists during the summer months (ie. higher airBnB fees, higher hotel tax, paid parking during summer months only, destination tax, etc).
- More accesible childcare and affordable coworking
- Put a hold on bike lake expansion along South Main
- STOP Building "wet" houses. Provide services to the people wanting to get clean instead. Maybe that would reduce the open drug use on our streets. Provide services that reduce drug use; not promote it. 2. Don't put expensive barriers on bike lanes
- Review City contracts and contributions to sports events - these have economic benefit but not for the benefit of all residents.
- I think the city needs to encourage the building of higher density housing, particularly in the downtown core, to create more affodable housing options and to revitalize the downtown area, add more vibracy to the downtown to help support local businesses.
- Bring in industry...need to create jobs that actually pay a living wage...not working at WalMart or cleaning rooms in a hotel. Year round, living wages combined with housing options for those making under 50k year
- user pay, deal with repeat offenders effectively, use volunteers effectively, create partnerships
- Tourist home tax + retirement tax. If it's hard to do, Increase tax for everyone, and give tax break for those who work full time in Penticton. Support those who support the city, not the leeches.
- Mayor & council should listen to tax payers & learn to respect them as much as they respect the drug addicts & dealers
- Cut city salaries
- if developers are building, there should be incentives to build for the missing middle and also for people to work here. Read an article about City of Vernon working w/ developer to build housing for health professionals
- ? a bigger cut from concerts etc at SOEC, stop spending on unnecessary bike lanes that detract from beauty of area and complicate driving.
- Create multi use zoning (residential and commercial) to allow for business (your most profitable taxpayers) to have built in markets to sell their products to as people will only have to walk outside to get something they want instead of driving.
- I believe this is good as it is...getting bigger wont solve the funds as their will be more costs to be added for the infrastructure , repairs and maintenance... more tourist will come this way if parks, beaches, BMX trails and maybe another golf course
- there are many great minds out there researching "outside the box ideas" would be a good start, your always charging taxpayers more without looking for alternative ways example, in Africa they built a children's roundabout which pumped water
- Stop stupid spending on useless bike lanes
- Utilize empty spaces within current growth area for supporting citizens' services and needs. Building more financially inaccessible market housing outside the current area does not provide incentive for businesses or workers to increase the tax base.
- More provincial/federal funding to help deal with out municipal tax dollars going towards the homeless.
- registration or tolls for bike lane users
- have council spend less on poor value projects
- Maybe a third party audit of city employees, particularly city yards and city planning. Too many people seem to be "vital" to perform the same task.
- I understand we have a significant surplus. What is the short term and long term strategy to best utilize the cash surplus
- Don’t waste the money you have
- Encourage filming. Look for more Corporate involvement
- none
- Work on increasing tourism in the off seasons by creating more amenities for the harsh long okanagan winters.

- Treat bylaw as an income source, write more tickets and spend less time being social workers.
- Increase taxes on businesses - if possible taxing non-local large businesses at a higher rate to local or small enterprises.
- Properly address the air bnb issue and tax.them the same way hotels are taxed.
- Close tax loopholes for businesses. Tax undeveloped land in the city more heavily. This discourages sprawl and speculation.
- Locals should have to register to have certain perks to living here during tourism season, the increase rates for tourists however possible
- Increase pay parking costs
- Big Sports complex with rinks indoor track, indoor basketball courts elect across from the hospital.
- Spend funds in a wiser manner and not waste them on frivolous projects.
- Encourage ways for more revenue to be generate by residents that has minimal taxes but increases tax base
- Heavily tax big box stores and grocery stores that are raking in huge profits. Collect energy from the water flowing through the channel to increase your margins on electricity.
- Use free enterprise and corporates investment in manufacturing, such as solar and wind. Better economic development to encourage more businesses, expand the tax base, develop a plan for more private economic investment, improved economic diversification.
- Quit funding hike lanes that impede traffic
- Start taxing vacation rentals more heavily. Apply for project specific grants.
- perhaps have a police force that is not RCMP ? do we get value from the money spent on RCMP or could be get better policing with our own City Police?
- Penticton library should join okanagan public libabry?
- Stop spending on unnecessary things.
- Bulldoze that condemned brick building beside the Okanagan Lake tennis courts and implement the same type of restaurant agreement deal as we did with the new restaurant at the Skaha Lake marina. It's a waste of our infrastructure as it currently sits...
- Quit wasting money on useless bike lanes
- Reallocate budgets to more important services. For example bike lane costs to hire more police
- Impose higher fees to outside companies coming in to build large structures of high end housing.
- Reduce some city staff wages. Increase fees to pass on to users - there was no choice “6” . Fix your survey
- Encourage business growth, advertise outside of BC to bring new businesses to Penticton, support downtown businesses & bring in more by reducing taxes, rent incentives (work with owners). Don't add low rental housing which encourages social problems!
- Expand programs to encourage winter tourism! Fire & Ice Festival w/ beach bonfires in winter, ice sculpting, hot chocolate, music, etc., winter snow hiking/skiing events, "Hygge Festival" this will all help tourist-based businesses survive winter
- Implement user pay. Residents of RDOS reap the benefit of amenities paid for by Penticton tax payers. They should pay their share.
- Apply common sense, stop, hiring consultants, realize we are a small city, not a metropolitan area, cut our coat, according to our Kloss rather them putting grandiose under required plans in place
- Densification rather than expanding into new areas. This will help maintain/ upgrade existing infrastructure and won't add maintenance burden from the installation of new infrastructure in new developments. SAY NO TO SPILLER RD DEVELOPMENT
- Corporate sponsorship, Public education to reduce costs - such as the recycling program - what else can citizens do to help. Focus on increasing costs - to a degree - for non-residents - Air BnB owners, tourists, there are so many rental property owners

- Reduce bylaw enforcement department
- Public and Private partnership
- Better enforcement of vacation rentals = more business licenses. Make developers bringing in $1M+ homes pay more than affordable housing. More affordable housing = more working families that are paying taxes and contributing to the community.
- It's extremely odd to me that of the six suggested actions, not one of them includes better matching a service to the demand. Improve quality to decrease cost seems to be a foreign idea. Why?
- project-specific grants, appropriate private-public partnerships, redistribution of funds between expenses
- Increase taxes a bit per year
- Cut city jobs, halve bylaw, get rid of "community safety officers"
- Move to online services and close city hall. Or open two days a week. Any other places like that. People could work from home the other days. Cuts costs and fees.
- Events
- Cut staff. Fire as many people/middle management as possible at city hall and public works outside of core services. Fire, Police, ByLaw, Roads, Electrical and Plumbing trades people are exempt. We need less management, bureaucracy and committees
- Paid parking on beachs
- Cut rcmp budget and bylaw, you will save a lot of money employing SOCIAL WORKERS to deal with SOCIAL ISSUES . You might even qualify for grants if you embrace well researched progressive approaches like Housing First.
- Actively seek out businesses from other communities to relocate here. More businesses a larger population creates a larger tax income.
- encouraging more business development, maybe easier access to permits?
- Charge non primary residence (air bnb) more tax. Crack down on unregulated air bnbs.
- Increase efficiency
- Lessen the number of paid positions in the city staff administration departments
- Densification of downtown core, paid secure parkades for people working downtown (if Vancouver can do it, you can too), reduce or eliminate vanity projects, address maintenance and infrastructure needs first, more efficient use of staff and vehicles
- Stop spending money on special interest wish lists, ie. the bike lanes.
- Make sure developers are paying their fair share.
- some of the options for answers in Q10 were grayed out? also you switched the scale from start of survey in q 10? this will skew results.
- Listen to the community and cut back frivolous spending in other areas that don't matter to the community
- Clamp down on Airbnb. SO many unregistered airbnbs in this town. MANY are operating without paying taxes for seasonal rentals. It’s destroying residential neighborhoods and rental availability.
- Fundraisers
- Section 10 here is not working properly
- Look for alternative sources. There are a variety of home lottery charities out there. This is one potential source however I find it shameful that critical functions (hospitals/fire/rescue/etc) need this type of funding instead of adequate base funding.
- Core services review, seek new partnerships to build new facilities and/or share in operational costs. Educate citizens on tax receipt on donations towards community projects
- Growth costs more money than it brings in. You will need to upgrade services, roadways, sanitation systems, etc. Boom time growth is not a good thing for the quality of life in a small city.
- Look at all your departments and make sure you are getting bang for your buck . This needs to be done with independent audit.

- Obtain more money from the Provincial and Federal Governments, we pay enough in Taxes. There is a lot of Government waste. Cut non essentials.
- Quit wasting money on bike lanes.
- the city needs to be able to suppor the population currently so that people can actually afford to live here and pay taxes
- Tax empty homes VRBO type properties
- Encourage on-line business; organic farming; more outdoor-oriented vacation options
- Density in the downtown core.
- Have all cyclists pay for bike licence as dog owners have to. This would help offset the costs of maintaining the bike lanes.
- The city gets enough funds as it is. You just need to learn how not to waste it
- Have local police to enforce traffic laws. Less high paid R.C.M.P. There is no evidence they are effective.
- Make better use of the money the city has. The bike lane has to be one of the worst financial decisions this city has made in quite a few years. I understand the need to promote healthy living but infrastructure make driving more challenging
- Create a city owned but arm's length development authority to assemble land for redevelopment, and joint venture with private investors to develop it with high standards of urban design and architecture.
- Taxes increased by 10% last year, plus assessments went up 20-30%. The City should have a huge surplus, no?
- Can any of these services be privatized? Can fundraising or municipal bonds be used? Focus more on highest priorities and delay pet-projects or "nice-to-haves"
- The City needs to take care of existing services before trying to add more. When adding more services there has to be a discussion of what will be deleted.
- More grant writing. Partner with service groups for community upgrades. I am with Kiwanis and we never received any communication to ask us to help fund the Kiwanis pier improvements!
- increase ratio of taxes paid by the most expensive homes
- Sell some of it's real estate- Library and museum plus some fo the 15+ homes they own.
- Yearly raffle similar to The Hero's Lottery, for funding towards affordable housing options, and housing for those at risk
- Tax home owners who don't live here and refuse to rent their property. It's a no brainer.
- Increase housing density in the city core for more rental units to maintain current tax revenue without pricing all low incomes out of the valley with high taxes.
- I think our provincial PST should increase by .5 to 1% and that amount go to municipalities
- More housing development
- Build density in the Core where infrastructure and services exist.
- Increase taxes on luxury homes/vacation homes
- Sell property and encourage development
- Remove the exorbitant retirement packages and high paying executive positions that drain out taxpayers unnecessarily
- Use more common sense with how our tax dollars are spent
- more money for big building permits. not residential but commercial increase. Provincial government needs to give more money to municipalities.
- The City over the the course of time has made many a bad choice at the taxpayers expense. Skaha Lake for example. It seems to fall on the taxpayer when the City makes bad choices, but I hate to mention that the City members continue to get their raises
- Surrounding areas should help pay for services at a higher user rate than city tax payers
- Sell naming rights to the SOEC. Try to attract events and businesses that don't focus on wine, beer, or cycling/races
- impressed by citys success at getting grants
- more paid parking

- Search for and apply for grants for projects already being done rather than starting new projects just to obtain an available grant.
- Stop the bikelane nonsense.
- Stop overpaying city employees so much and you'd have more funds
- Save money and Not change the bike lanes on south main street
- SILGA and UBCM need to push Province for more funding as many of our issues, like housing and mental health care fall under their purview.
- I could not fill in several of the above as the red circle with the red stripe through it would not let me select any number 1 thru 6 which is why I hate electronic questions etc
- Charge higher fees to those operating vacation rentals and ensure that all those operating vacation rentals are registered.
- sstop spending on stupid projects that only effect a few
- don't waste it on bike lanes! I can ride, but can't leave the bike anywhere (safe), so i need to drive.
- Look at keeping core programs and quit trying to do more. We have a limited tax base and we cannot do everything for everyone
- Are there any ways that the City could sustain or even enhance services through greater efficiencies?
- Reduce waste and inefficiency in city administration and services
- Tourism taxes - increase airb&b fees to city, hotel taxes, wine tour tax, etc
- stop wasting what money we already give (ie bike lanes)
- Less expenses for politicians
- Better acknowledgement of the Indigneous Community
- Federal and provincial grants
- Focus on the needs not the wants. When things are tight focus on what is necessary. Do not worry about extras. If I have $100 for food I buy the basics. I don't throw in a Sirloin Steak. That's a treat for when finances are better.
- Reduce overhead at city hall
- Stop crime and people will be willing to support a good city
- Attract more events/concerts
- Increase taxes on the wealthiest of homeowners. If they can afford mega homes with huge price tags, they can afford to part with additional money in taxes.
- Pay cuts across the board ,stop spending on the Bike lane
- Stop spending on the bike lane
- Consolidate departments, ensure municipal funding & efforts stay within their realm. Send a bill to the province for the ambulance services being downloaded to the Fire deparment
- Don't waste money like you did on the bike lanes
- Stop wasting money on vanity projects like the bike lines. In a town of 35,000 people, we have a bike lane which is used by say 200 people a day (probably a generous assessment, even less during the winter). How is that a good way to spend our taxes?
- Tax air bnbs and short term rentals. Implement a vacancy tax.
- Reduce bylaw services budget
- Monetary efficiency improvements. Better bang for our buck. How would costs the city incurs compare to a private organisation getting the same service?
- Look at what progressive cities are doing

SECTION 3 – COUNCIL PRIORITIES

12. Please feel free to explain your ratings and offer any ideas or examples of how the City can improve in these four areas?

- Quit raising taxes for each council legacy. Dumb ideas.
- This city is no longer safe. Make it
- We seem to skew towards catering towards the retirees. This makes Penticton less appealing to younger people and families. This in turn will potentially cause issues (ie. workforce issues, declining economy, etc).
- The city needs to be densified rather than sprawling
- Offer more affordable housing and enurse people who ACTUALLY live in Pen have prioirty to buy houses
- Again... bikes lanes... they restrict access for emergency vehicles.
- Persistent inflation, increasing interest rates, supply and wage costs are challenging. The focus for City spending should be maintaining the status quo and focused on must-haves not nice-to-haves, e.g. skate park lights, decorative lights, etc.
- Enough with the fear mongering "public safety" that got several of the current council members elected. Stop banking on fear to get into office and start doing some real work to improve things.
- I haven't seen any of the above, but I also can't say it doesn't exist.
- It doesn't seem like much progress has been made in these areas.
- Any development with multiple units should be almost automatically approved. Housing is such a crisis and the fact that condo building are being denied is disgraceful.
- No comment
- Stop promoting themselves personally online (Amelia) and start encouraging growth and business to stay in the community
- needles in parks; people feel helpless when they see so many unhoused struggling; city can seem dirty. Why are we building luxury developments (e.g. by Campbell Mtn) when so many people need help. previous council very antagonistic
- The community is very safe counter to what most people seem to think. The largest problems seem to come from how disconnected some of the groups in the city seem because you have to drive everywhere. Make it so people can live where they want to be.
- I just don't believe we are getting to the root problem of the safety issue. I think we need to put time/money/advocacy into that.
- carry on with the new buildings going on around town not on the hills keep them pristine as much as you can... the KVR, 3 blind mice, and so many more trails in the area that brings more tourists... one more golf course with some housing around
- We need additional focus on safety & security and less focus on supporting certain minority interest groups just to demonstrate 'wokeness'.
- Reducing crime starts with reducing the root causes of crime. Asking the RCMP and Bylaw people to 'move people along' simply moves the problem. Affordable housing increases the livability for everyone.
- i am not aware or informed of priorities and progess/sucess
- It would be nice to see if these plans have follow through and create change. They all sound like great ideas though.
- Perhaps they are making inroads but their achievements are not adequately communicated to the public. They need to communicate more either through the newspaper or through monthly town halls.
- Rent controlled housing/townhouses and subsidised housing for working locals. Not only spend money on Social Housing. Subsidies to support higher education for residents at Okanagan College, keep educated locals living and working locally.
- seems to be a consistent thread herein to spend, spend, spend...time for controlling spending and vanity projects
- Vibrancy and connectedness could probably take a back seat while we enter what looks like a recession.

- Going over budget on things like a roundabout and forcing a bike lane when people clearly don't want/ need it seems foolish
- Lots of wasted spending on crosswalks that aren't accessible or unsafe for seniors (Duncan/Atkinson), removing parking for residents for a bike lane affects traffic flow, livability for people in townhouses in particular
- Nc
- Planning appears to take place however diverging from those plans appears to be too easy.
- Ban short term rentals and make it easier to convert empty non-residential space into residential space.
- Use more private corporate investment and community input to improve design and excellence
- Safe, reduce crime- get people off the streets overnight. Provide barrier free options, and stages of supportive housing depending on needs.
- Include the public in major decisions that affect everyone
- Stop paying top dollar every single time to Ecora for, "yet another $50000 study"! Negotiate with outside entities for these over-priced studies! Ecora needs some real competition.
- This city needs to go back to being family friendly and more affordable instead of focusing on financially stable seniors. There is very little interest in families and young people, rents are too high for income and nothing for low income to afford.
- Listen to the people - we need more policing and affordable housing. Focus on the people who LIVE and WORK in Penticton, instead of tourists or visitors.
- This weekend I found drugs and drug paraphernalia in a school ground. A couple of times we drove past individuals who were doing drugs or under the influence of drugs. Non of this is OK!
- I don't see plans for growth in my day to day life. I don't see communications from the City on that topic. I don't know how the City is prepared for emergencies. The public doesn't know what's going on unless we volunteer to help in emergencies
- just put politics and differences aside and focus on human beings as human beings in need
- I'm not in favour of the Naramata housing development. Streets need to become safer.
- The City is spending too much money on cosmetic things like lighting for Lakeshore Drive and Skaha. Projects need to be prioritized to plan for the future. Not everyone can handle a 10% tax increase and this will cause residents to relocate to affordabl
- Not sure how anyone can give answers from any knowledge base to the above questions. They are not areas that they common residence of Penticton would have information about, unless they were very connected to what is happening politically, which is not a
- Feel the current council is rather new to Guage effectiveness at this time. There have been some questionable actions (supporting a single older citizen without much research into background research and thought on others in similar situation).
- Some of these appear to be provincial responsibilities - housing is coming along and safety is still an ongoing issue for many problems
- Pay parking downtown has devastated Main Street businesses
- Be more transparent before decisions are made
- I used to run early in the mornings and no longer feel comfortable doing that due to the number of homeless people.
- Please continue to expand on the bike/accessibility lanes! It takes time for people to develop habits where we will see high use, and I see it being valuable for safety, accessibility, sustainability, and quality of life in the long term. .
- I think it is important that the city doesn't forget that the unhoused are it's citizens too, often a lot of the "safer cities" work is centred around trying to deal with the unhoused. Those wrap around services are a much better plan.
- Organizational Excellence does not appear to be understood. Consider referring to "The Whitehall Effect: How Whitehall

became the enemy of great public services and what we can do about it - John Seddon"
- Vibrant and Connected: I see the same community activities this year as other years. Not sure how this is being done.
- Have focus groups that understand what the city wishes to do and a Council that knows how to listen
- Why is it laggy to type on this website and no where else?
- You need more time
- Lots of these issues can't be fixed at the municipal level, but repeat offenders need to be better handled, property crime and theft is becoming demoralizing, and the drug crisis needs to come to an end somehow
- The city needs to be safe and on a sound financial footing. Social programs and subsidized living MUST the put aside until rise crime is checked and the city is able to fund programs without incurring debt. Rising inflation and borrowing costs must stop
- City council NEVER listens to the majority. Hardly anyone wanted bike lanes! We already had bike lanes that were sufficient.,
- Enough with the "Crime" fetish. Do some research and find best practices on how to address ROOT social issues and thereby save millions of dollars and LIVES
- Penticton is doing a good job but there's always room for improvement.
- Cancel the remaining bike lane project.
- I dont see the prove - where is the communication showing what you are doing in these 4 areas? comms needs to be visible, consistent & persistant.
- Co-oerative housing projects are typically more affordable for families and young people. The family MHP in penticton are disgraceful and uninviting. 55+ MHP have standards - lets create MHP for ALL ages
- So happy to hear the South Main Market is pleased with the new design on bike lanes, sidewalks,etc.
- We need to lower existing rent
- No need to put up million$ homes for the very wealthy. Hardly accessable housing. The mess created on Riverside Dr. is so obviously intended for vac. rental. Soon the views of lake & mtns. will be for whoever can afford to be on top floor or on Lakeshor
- The existence of a concerned citizens vigilante group indicates a poor performance in the city's handling of Safe and Resilient initiatives. There is a clear problem with petty crime tied to the homelessness and addition issues that never seems to improve
- Bike lanes and going green seems to be city's main priority and crime ,drugs and homelessness is what is going to make or break our city like what is happening out in Vancouver. We need this addressed first before anything else.
- Completely opposed to large development being approved for Naramata Bench.
- The city doesn't consult the population enough, and when people disagree there is no represntation for that.
- How the funds were spent on the bike lane. The dressing up "waves" along the route was totally unnecessary, the parking pillars and repaving of Martin and Main and Westminister were also a waste of moeny.
- Until the addiction treatment needs of street-based people are addressed, Penticton will not be a good place for residents or tourists.
- Listen to the people of Penticton!
- Not worth my time
- Tooo much talk re: affordable housing. Affordable housing is 30% of income. Too many greedy landlords.
- These goals align with what I said in survey. Goals are great but the implementation/ execution of them is what matters.
- City would benefit from using expertise from outside the bureaucry. For example a design review panel of local architects. Or an arts council.
- Livable- Penticton would be a very hard place to move to currently- although not unique to the Okanagan.

- The City should limit it's involvement in housing to zoning. Our relationships with partners needs to move past being apologetic to one of building a better future for everyone.
- Action has started for the first 2 examples, it just needs to have time to grow. There is still much work to be done to have an inclusive community. Council doesnt seem to agree on big issues.
- Make it even more obvious with the "see something , report it " program- More CCTV.
- Our small businesses are suffering and are essential to our residents, our tourists, our young people. There has got to be a way to facilitate and support their well-being. A forum with those that are thriving and that are hurting might reveal options
- Water safety for residents and visitors and could definitely be improved. Improved safety for non motorized and restrictions on motor boats (Skaha). Pedestrian safety. Walking in parking lots like cherry lane and Walmart is treacherous.
- New to town
- There are very few accessibility measures respected or enforced to the degree that would greatly benefit or assist the neurodiverse and physically adapted population. This lack o causes a feeling of othering to a potentially vulnerable population
- A lot of people in the community believe the city is using the buzz words of affordable and attainable growth to sprawl out rather than building density in the core .Does the city accept they sprawl costs taxpayers and negatively the climate action plan.
- Set bylaws and get prolific offenders removed from town and drug use off the streets.
- Then DO what you have prioritized! Reduce the crime and drug addicts that have scared this once magnificent city. Make our city SAFE VIBRANT DESIRABLE EXCELLENT CONNECTED
- A lower rating for the first two priorities because I have not personally seen or heard of any advancements or changes in these areas.
- I've been here over 20 years and honestly I don't see anything that the City has done that I can say, wow that was a great improvement. Most initiatives dont seem to consider the working person, young families. New housing projects are not affordable,
- Read the letters to the editor of our local newspaper and listen to what writers say
- Relax rules about "illegal" secondary suites.
- We need to cap growth
- Penticton is a well-run city and has taken a lot of initiative on preventing quality of life from deteriorating. That said, annual tax increases must be closer to 5% and that may involve some hard decisions to make.
- reinstating citizen committees to provide input and discussion with staff and council. Getting information is difficult. I have asked three different stff and councillors as well as requesting information thru FOI and have had no response...there is ab
- I honestly haven't noticed any major changes in any of these priority items.
- Havent noticed any difference
- deal with crime. the rest is pretty good.
- no affordable housing
- No point focusing on growth when what you currently have is in such an awful state. Focus on fixing it first before worrying about growth.
- Could put more thought into is good for the whole Penticton population not what works for a few or have referendums and let the people have a say.
- Nearly nobody wants a bike lane. StOp pushing socialist ideals on a consrrvative population
- I don't feel safe. I don't feel my personal property is safe even with security cameras

- Encouraging huge growth in this fragile ecosystem with serious water availability is heading us to disaster. Old institutional ways of responding to critical issues of climate change and social breakdown spell disaster. Sorry, have no positive words.
- I think you may have already understood where my focus lies from my response to previous questions!
- Council is just well-off white people who only look to advance their own priorities, change will only come through a working class revolution - good luck!

Council Report

penticton.ca

Date: August 1, 2023 File No: 5080-01
To: Donny van Dyk, Chief Administrative Officer
From: Jamie Lloyd-Smith, Social Development Specialist

Subject: **BC Healthy Communities Age-Friendly Communities Grant Application 2023**

Staff Recommendation

THAT Council direct staff to apply to the BC Healthy Communities Age-Friendly Communities Grant for the maximum amount of $15,000, from Stream 2 of funding, to support accessibility and age friendly community audit work on select City services and facilities;

AND THAT Council authorize the Social Development Specialist to sign and submit the application document on behalf of the City.

Strategic priority objective

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

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

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

Background

In May 2021, Council endorsed the Penticton Age-Friendly Action Plan ("the Plan") and directed staff to collaboratively work with community partners on implementing and continually updating the Plan. Age-friendly communities allow for healthy, safe, and equitable aging, allowing older adults to age-in-place. These communities recognize the wide range of capacities and resources of older persons and respond to their needs while removing physical and social barriers to inclusion.

Section 1 of the Plan highlights the planning required to enhance the physical environment to be age-friendly. This includes outdoor environments, transport and mobility, and housing. These three focus areas have a critical role in reducing physical and structural barriers for lowering the disability threshold and enabling full participation of older people, regardless of their physical or mental abilities and functional status. To support the physical environment from an age-friendly perspective, an action emerging from the

Plan is conducting a "community audit activity (e.g., participatory mapping) to get public support for identifying and improving problems associated with street crossings, lights, sidewalks, accessible buildings, and density of bus stops" (p. 11). A community audit would not just examine the physical infrastructure of city services, but also understand the lived experience of individuals who interact with the environment, including ease of access, use and comfort for residents of all ages. In addition, some of the work emerging from the Accessibility Task Force, is in the same line – auditing city facilities and services to identify barriers and making recommendations for their removal.

Staff have identified a grant that can assist in this audit work and are requesting Council's support to apply for a $15,000 grant. The funds would go towards the audit of potentially three (3) City facilities (budget dependent), identified through the accessibility work currently being done by the Accessibility Task Force as well as the existing Aging Well Working Group. Remaining grant funds will go towards setting up a system where seniors, persons with disability or other persons with mobility challenges can contribute to the larger community audit.

BC Healthy Communities Age-Friendly Grant

The Age-Friendly Communities Grants are delivered by BC Healthy Communities (BCHC) in partnership with the BC Ministry of Health. They are exclusive to local governments to support initiatives for communities to be age-friendly. The Stream 2 of funding for this grant is intended to carry out one or some of the actions identified in a community's Age-Friendly Action Plan. Given that Penticton already has a Plan, and continuity with the work of Aging Well and the Accessibility Taskforce, the eligibility of this grant can support a community audit exercise.

Alignment with Aging Well Group and Accessibility Taskforce

Aging Well Penticton is a local leadership group of not-for-profit organizations, public entities, and community groups that coordinate and steer initiatives to address seniors. Aging Well's primary focus is on connecting seniors (social participation) and supporting their sense of belonging (social inclusion). The City of Penticton has remained an active partner at that table, supporting initiatives like Seniors Week, age-friendly emergency preparedness and senior's connector programs.

In addition to the existing work of this table, Social Development is also supporting the City's Accessibility Taskforce, with many preliminary engagements highlighting the need for additional information, including audits, to understand the barriers faced by residents. The completion of a community audit not only fulfills a key recommendation from the Age-Friendly Plan, but also strategically aligns with the work of Aging Well and future accessibility initiatives.

Social Developments envisions these two working groups collaborating on this initiative, should the grant be successful.

Financial implication

The grant funding can contribute 100% of the cost of eligible activities to $15k. Minimal staff time is required for grant management.

Climate Impact

The effects of climate change go beyond environmental impact and can add stressors to Penticton's vulnerable senior population. Accessible and age-friendly physical environments will support aging-in-place for residents to build resilience to the effects of climate change.

Analysis

Since the endorsement of Penticton's Age-Friendly Action Plan, the City has been working on a variety of age friendly initiatives in alignment with the Plan. To continue work in these areas, staff are seeking grant funding to fulfill Recommendation 1.1 of the Plan, given its current and strategic alignment with Aging Well and the City's forthcoming Accessibility Plan.

To support Penticton's continued leadership in implementing the actions in the Plan, staff are recommending that Council approve the City's application of $15k to support community audit work of select City services and facilities.

Attachments

Attachment A – Age-Friendly Grant Application Guidelines

Respectfully submitted,

Jamie Lloyd-Smith
Social Development Specialist

Concurrence

Director of Development Services	Acting Director of Finance and Administration	General Manager of Community Services	General Manager of Infrastructure	Chief Administrative Officer
BL	EH		KD	DvD

Age-friendly Communities



AFC Grants

APPLICATION GUIDE
2023



This is a step-by-step guide for completing your grant application for an Age-friendly Communities Grant. There are two grant streams:
1. Planning; and 2. Projects.

Please note: This is not the application form. The following information is a guide only, containing background information, grant criteria and application details.

Please find a link to the online application at:
https://bchealthycommunities.ca/afc/grants

1

Overview

1.1 Program Goal

The Age-friendly Communities (AFC) Program is funded by the Ministry of Health (MoH) and delivered by BC Healthy Communities (BCHC) in partnership with the Ministry of Health.

In an age-friendly community, older adults are supported to age-in-place, living active, socially engaged, independent lives. The province of BC has advanced the age-friendly agenda since 2007, through the Age-friendly BC Strategy, in collaboration with key stakeholders, to engage, strengthen and support communities to prepare for an aging population that can age actively in place.

To help local and Indigenous governments achieve the vision of building age-friendly communities, the AFC Program is comprised of three components:

1. Grants consisting of a) cash funding; and b) facilitated and customized capacity building supports for grantee communities embarking on age-friendly plans and projects;

2. Tools and resources developed and curated for age-friendly planning; and

3. A community recognition process whereby communities can apply to be formally recognized for their age-friendly accomplishments. The MoH administers the Age-friendly Communities Recognition component of the AFC Program.

The AFC grants offered include two funding streams: Stream 1: Planning and Stream 2: Projects.

Local and Indigenous governments are invited to apply for Stream 1: Planning (maximum $25,000) or Stream 2: Projects (maximum $15,000) funding.

1.2 Applicant Eligibility

The following government organizations are eligible to apply:

- First Nations Bands
- First Nations Tribal Councils
- Métis Chartered Communities
- Municipalities
- Regional Districts
- Self-Governing First Nations

Applications must be complete and include a proposed budget indicating how the proposed expenditures align with the plan or project, high-level workplan, and letter of support from local/Indigenous government Council/ Board resolution or equivalent.

A letter of support from your regional health authority or the First Nations Health Authority (FNHA) is recommended but not required. Please be advised that projects demonstrating multi-sectoral collaboration are more likely to be funded. Written letters of support are suggested as a demonstration of existing partnerships. Please contact grants@bchealthycommunities.ca with any questions or to set up a call.

Prior to completing an application, please ensure that you represent an Indigenous or local government, that you have read this application guide, and that your proposed activities are eligible for support.

1.3 Grant Streams Summary

	STREAM 1 PLANNING	STREAM 2 PROJECTS
OBJECTIVE	To complete an age-friendly assessment and develop an age-friendly action plan.	To implement age-friendly action(s)/projects identified in the age-friendly community assessment and action plan.
MAXIMUM AMOUNT PER GRANT	Up to $25,000	Up to $15,000
APPLICATION DUE DATE	July 28, 2023	
ADJUDICATION PERIOD	All applicants will be notified in late September 2023.	
PLANS/PROJECTS START	October 15, 2023	
FINAL REPORTS DUE	November 2024	
LATEST PROJECT END	November 2024	



2

Background & Context

What is an Age-friendly Community?

Age-friendly communities allow for healthy, safe, and equitable aging, allowing older adults to age-in-place. These communities recognize the wide range of capacities and resources of older persons and respond to their needs while removing physical and social barriers to inclusion. Age-friendly communities also benefit all demographics and groups, as safer, more inclusive planning and infrastructure benefits everyone.

Establishing age-friendly communities in BC builds on the global findings from the World Health Organization's Age-friendly cities and the Canadian Age-friendly Rural and Remote Communities projects in 2007.

2.1 Age-friendly Community Health & Well-being

In general, British Columbians are among the healthiest people in the world, but not everyone is able to enjoy equitable access to health. We know it's not enough to encourage people to choose healthy behaviours if the social, economic, and physical environments around them are not also designed to support health and well-being.

Evidence shows that between 60 and 75 per cent of factors influencing our health are outside the healthcare system.[1] These influences—including transportation, available recreation options, supportive social networks, community design, and access to healthy food—exist in the communities where we live, work, learn and play.

Application Tip

Connect with us to talk about your project

We strongly encourage you to contact us with any questions about the application process or your proposed project before the July 28, 2023 deadline.

Reach us at grants@bchealthycommunities.ca to chat via email or schedule a call with us.

[1] Canadian Medical Association. Health Equity and the Social Determinants of Health: A Role for the Medical Profession. 2013.

2.2 How Can Local and Indigenous Governments Create Age-friendly Communities?

The benefits of creating age-friendly communities extend beyond individuals and older adults to affect the greater community. These benefits can include increased physical activity, improved mental health, healthier diets, enhanced social cohesion and more.

Local and Indigenous governments can act through:

Planning
Adopting strategic and land use planning practices that focus on promoting health through the design of age-friendlier places, community engagements, and decision-making processes.

Policy
Using an age-friendly lens in the objectives, goal setting, and strategies of Official Community Plans, Comprehensive Community Plan, Regional Health and Wellness plans, regional growth strategies, municipal plans and zoning by-laws.

Programs
Supporting and encouraging neighbourhood-level programs linked to a broader strategy for creating age-friendly communities.

Partnerships
Building partnerships with health authorities, school districts, academic institutions, and community organizations to develop collaborative strategies to improve the age-friendliness of the community.

Application Tip

Demonstrate multi-sectoral partnerships.

Applicants are strongly encouraged to demonstrate collaboration with a range of diverse community stakeholders and health authorities through letters of support or written partnership agreements.

3

Program Streams

3.1 Stream 1: Planning (Up to: $25,000)

The Planning grant stream provides Indigenous and local governments with an opportunity to demonstrate an age-friendly focus on all aspects of the planning process, setting a foundation for the success of future Stream 2: Projects grants. Eligible plans include:

1. The development of a local age-friendly assessment and action plan; and/or
2. Adding an age-friendly and equity lens to existing plans or policies, such as:
    - Comprehensive Community Plans, Official Community Plans, or community or neighbourhood plans;
    - Reconciliation plans, frameworks, or agreements;
    - Zoning and other bylaws (subdivision, snow removal, parking, etc…);
    - Development permit requirements; Community health and wellness plans;
    - Emergency response, evacuation, an/or emergency social services plans; and/or
    - Design guidelines, Active transportation planning; Food security/food systems planning;
    - Community planning processes related to social determinants of health (e.g., affordable housing, homelessness, etc…).
    - Click here to see some examples of past age-friendly assessments and action plans.

3.2 Stream 2: Projects (Up to: $15,000)

The projects stream is for providing funding to carry out one or some of the actions (projects) identified in the Planning phase. So, typically, to be eligible for Stream 2. Projects grant funding, applicants are required to have completed an age-friendly assessment and action plan with the last 10 years through the Stream 1. Planning grant. However, applicants can apply directly for Stream 2. Projects funding if they provide an existing and current age-friendly assessment and action plan. Some examples of Age-friendly projects can be found here.

Application Tip

Connect with us to talk about your project

Equity is the fair distribution of opportunities, power and resources to meet the needs of all people, regardless of age, ability, gender or background.[1] Age-friendly communities intentionally plan to reduce inequities faced by older adults. The older adult population is a diverse group, and intersecting identities contribute to unique experiences and needs. Policies, programs, and services must be developed in partnership with—and respond to the needs of—population groups most impacted by systemic inequities.[2] Applying an equity lens means asking who will benefit from a policy, program, or service, but also who may be excluded from the benefits and why.[3]

1 City for All Women, 'Advancing Equity and Inclusion: A Guide for Municipalities.'

2 BCHC, 'Applying an Equity Lens in Age-friendly Communities Planning.'

3 PlanH, 'Supporting Equity in Planning and Policy Action Guide.'

4

Application Details

Application Deadline	Funding Decision Notification	Project Start/End Timelines
Applications will be accepted until 11:59pm Pacific Time on July 28, 2023. **July 28, 2023**	All applicants will receive notification by September 2023. **Late September 2023**	Projects will start and finish between October 15, 2023 - November 2024. **October 15, 2023 - November 2024**

4.1 How to Apply

Please note: this is not the application form.
The online application and workplan/budget template can be found at: **https://bchealthycommunities.ca/afc/grants**

4.2 Application Review

Proposals will be assessed on the eligibility of applicant and proposed expenses, and connection between project activities and objectives stated in this application guide.

As you will see within the application section where you will describe your plan/project, you will be asked about important principles for consideration in AFC planning and projects that are related to:

- Being community driven (i.e., based on previous work in your community/based on what is important to people within your community);
- Being sustainable (to be able to act and continue beyond the funding period/make changes over time);
- Demonstrating multi-sectoral partnerships *(see Page 5 of this guide);*
- The use of an equity lens *(see Page 6 of this guide);*
- Participation of older adults throughout all phases of planning/projects (a component of equity);
- Reflect Provincial Health Promotion Priorities for older adults *(See pages 9 - 10 of this guide)*.
- How you will know if your plan/project is successful and how you will track progress. For example:
  - You could describe how you will collect the feedback of the community members who attend an event; or
  - You might have an evaluation plan for the initiative that you can share with us.
  - Note that it is important to apply an equity lens to your evaluation plan.

To ensure a distribution of grant funding across the province, the Health Authority region of each proposal will be considered as part of the review process, with priority given to communities with no prior AFC funding and small/rural communities, along with the principles outlined above.

Communities are encouraged to reach out to grants@bchdealthycommunities.ca to learn about the grant-making process and decision criteria or to set up an application consultation call.

4.3 Project Learning & Reflection Process

Onboarding
We will schedule an onboarding call with Stream 1 - Planning grant recipients to introduce ourselves and determine how we can best support your team. This call is not required for Stream 2 - Projects grant recipients, but they may request an onboarding or strategy call at any time.

Final Reports
All grant recipients are required to complete a final report at the end of the project. The questions in the final report are similar to the application form and will be available in the Spring of 2024.

Our team is committed to incorporating culturally safe practices into our evaluation approaches. We will strive to co-create relevant learning and reflection tools in partnership with communities whenever possible.

4.4 Application Requirements

- All Stream 1 and Stream 2 applications must demonstrate a focus on one or more of the eight domains of an age-friendly community. The age-friendly physical and social environment domains, align with the World Health Organizations (WHO) Age-friendly Cities and the Canadian Age-friendly Rural & Remote Communities projects. Please note that the BC language below has been updated to be more inclusive.
  - Outdoor spaces and buildings
  - Transportation, including traffic safety
  - Housing
  - Social well-being and participation
  - Respect, social inclusion, and cultural safety
  - Community engagement and employment
  - Communications and information
  - Community support and health and wellness services
- The application must include a budget outlining how indicating how the proposed expenditures aligns with the initiative.
  (See section 4.5 Budget and Workplan for more details and section 5.0 for samples).
- The application must include a work plan detailing key milestones and project leads.
  (See section 4.5 Budget and Workplan for more details and section 5.0 for samples).
- The application must include a local government Council/Board resolution, or Band Council Resolution, supporting the initiative.
- The application must be submitted using BC Healthy Communities' online platform here. If you have any challenges related to submitting online, please contact us at: grants@bchealthycommunities.ca. Incomplete packages are likely to score lower than complete applications and are less likely to be successful. Applications will be scored by an Adjudication Committee based on a weighted point system. Applications must achieve a minimum score to be approved.
- All questions must be answered unless clearly indicated that they are optional.
- Stream 2 applications will be asked to indicate any Health Promotion Initiatives for older adults that are reflected in their projects. These are described on page 9 - 10 of this guide.
  (See list starting below for descriptions of the Health Promotion Initiatives for older adults and age-friendly community examples).

Health Promotion Priorities:

Examples of provincial health promotion priorities for 2023/34 that align with age-friendly communities.

Seniors: Home, community and mental health supports for older adults, long-term health promotion and injury prevention initiatives and digital solutions.

AGING WELL

(https://www.healthlinkbc.ca/more/aging-well)

Aging Well is an online resource on HealthLink BC, the Province's reliable, non-emergency health information and advice topics to encourage British Columbians to make healthier choices. Aging Well has information, tools, and videos on topics including health and wellness (includes healthy eating and physical activity), finance, transportation, housing, and social connection - areas of life that are important and interconnected when it comes to healthy aging.

Example of an age-friendly planning project for a healthy and independent future.

Columbia-Shuswap Regional District has engaged the Communities of the South Shuswap in the development of a resource centre to support age-friendly community planning. Services offered through the centre include financial planning, computer literacy training, transportation, and healthy eating programs.

BETTER AT HOME

(www.betterathome.ca)

Better at Home, an innovative non-medical home support program funded by the Province and managed by United Way of the Lower Mainland, helps seniors with day-to-day tasks so that they can continue to live independently in their own homes and remain connected to their communities.

Example of an age-friendly project incorporating the Better at Home program.

District of Invermere created an age-friendly business directory, companion program, monthly luncheons, and a mentorship program. The companion program matched seniors with volunteers who will assist with everyday living activities such as shoveling the sidewalk, driving to and from the grocery store, or appointments. Business owners and employees offered training on how their operations can be more age-friendly.

Example of an AFC project that provides access to information and healthcare professionals.

The Village of Valemount is hosting a Seniors Fair and Wellness Outreach Program to ensure social inclusion and increase the overall health and well-being of older adults in their rural community. They are providing access to information from a variety of healthcare professionals and increasing knowledge of programs within the community. In addition, Valemount is hosting sessions/workshops/a community fair with resources on wellness and health topics such as: a tech café, introduction and signing up for 'rural personal health records', vision and audiology clinics, housing support for older adults, and diabetes awareness.

TRUTH & RECONCILIATION, EQUITY, INCLUSION AND ANTI-RACISM

Example of AFC planning that promotes universal access and inclusion.

The Nisga'a Village of Gitwinksilhkw is creating a Universal Access and Inclusion Strategy through hosting community engagements and meetings to determine community needs and ultimately develop an age-friendly actionable implementation work plan to help everyone safety participate, barrier free in all parts of the community. An age-friendly mentor will be contracted to train a local champion to ensure implementation of the plan.

Example of AFC planning that promotes accessibility and inclusion.

The District of Mackenzie is assessing current services available for older adults as well as all residents with disabilities, across all eight domains of age-friendly communities. This assessment will be used to create a three-year workplan, showcasing specific objectives and action items to be completed within that time frame.

RECOVERING FROM COVID-19

Example of an AFC project that brings older adults together, gets them moving and supports local businesses.

The City of White Rock is hosting "Poetry in Motion", an inclusive and accessible community engagement walk that provides community members an opportunity to engage in culturally diverse poetry while participating in a social physical activity to improve mental well-being. Participants will be given community maps, local business drink vouchers and the opportunity join in group walking tours where they will be able to share in unique poetry on permanent podiums throughout the community.

HOUSING AND SAFER COMMUNITIES

Example of an AFC project exploring home-sharing options

The City of Williams Lake, through research and engagement with community members is exploring the viability of a program where older adults share their residence with another, potentially much lower income older adult, in exchange for some rental income, companionship, and perhaps assistance with household chores. The plan is to also provide a pathway for matchmaking. Safety considerations will be a priority and incorporated into this plan.

CLIMATE CHANGE AND EMERGENCY PREPAREDNESS

Example of AFC planning that supports vulnerable populations in extreme weather events.

The City of Burnaby is creating an Age-friendly Strategic Plan for Multi-Sectoral Extreme Weather to prepare and support isolated older adults prior to and during emergency situations. The target population includes older adults who live alone in the community, those with chronic health conditions, addictive substance use, financial insecurity, those who may not be proficient in English, and who are precariously housed. These sub-populations are among the most vulnerable to the negative health effects of extreme weather events.

Example of an AFC project that is building emergency and climate resilience in older adults.

The District of West Vancouver is building seniors' resilience in the face of emergencies and disasters on the North Shore by providing information, education, and outreach through: flyers/posters in multiple languages; integrating short presentations on emergency preparedness into existing programs; and including emergency preparedness in outreach calls and friendly visiting programs.

4.5 Budget & Workplan

A budget and workplan template is available with the application. Please save the file as "**COMMUNITY NAME_AFC_WorkplanBudget_2023**". See Section 5 for examples of how to complete these documents.

The project workplan is a high-level overview of proposed project milestones and responsibilities, and anticipated BCHC supports (see Section 4.6 for a list of potential BCHC Staff Supports). We recognize processes may not be linear; however, this helps our team to better understand your project proposal.

The following costs are eligible:

- Project staff (e.g., coordination, facilitation, partnership development and student- led research);
- Communications (e.g., promotional materials, printing and design);
- Indigenous government and local government and community partner expenses (e.g. venue, travel mileage, food, accommodation and child care) related to attending multi-sectoral partnership meetings and events;
- Data collection (e.g., asset mapping and environmental audits);
- Honoraria to reduce barriers to volunteer participations; and
- (For Stream 2 only). Capital expenditures that are clearly linked to initiatives and programming for older adults may be included and may be approved; provided they do not exceed 40% of the total requested Stream 2 grant (i.e., 40% of a $15,000.00 grant request could allow for a maximum of $6,000.00 allocated for capital costs).

The following costs are NOT eligible:

- Expenses for activities that have already taken place;
- Existing community programs, unless you are working to scale or expand proven impacts;
- Entertainment or personal expenses;
- Development of feasibility studies, business cases, architectural, engineering or other design drawings for the construction or renovation of facilities providing services to older adults, including housing and care facilities;
- Fundraising;
- Sidewalk, path, or trail construction or improvements, or other infrastructure projects;
- One-time events that are not part of a larger healthy community strategy (e.g., community dinners, festivals or community gardens); and,
- Costs associated with equipment and other capital expenses over 40% of the project budget.

In addition, past age-friendly communities grant recipients must have completed and fulfilled all past reporting requirements for all types of grant funds previously received.

4.6 BCHC Staff Supports

The Age-friendly Communities Program includes a cash grant as well as in-kind support from BCHC staff. Support could range from consultation by phone/email/video conference to face-to-face or possibly in-community collaboration. BCHC's role in building community capacity may include (but is not limited to):

- Providing input on goal development and policy recommendations;
- Offering guidance on reflective planning practice;
- Supporting monitoring and evaluation strategies including the development of indicators, data collection methods and evaluation frameworks;
- Researching a variety of topics areas ranging from processes (e.g., partnership development, data collection strategies) to content (e.g. housing, food systems, transportation planning, and revisions to Official Community Plans or Regional Health and Wellness plans);
- Developing in-person and online community engagement processes, including support with planning and design;
- Connecting local and Indigenous governments to community-based organizations, other local and Indigenous governments and regional health authorities (e.g. introductions, convening meetings, bridge-building);
- Reviewing documents and advising on best practices;
- Participating on advisory committees;
- Sharing resources developed by BC Healthy Communities and others; and
- Designing and delivering online trainings and webinars specific to your needs.

4.7 Grant Management and Applicant Responsibilities

- Upon notice of funding awarded, successful grant communities will receive a Memorandum of Understanding (MOU) and Electronic Funds Transfer (EFT) form (to allow transfer of funds) for authorized signatures. Upon receipt of these signed forms, the first 80% of the funding amount will be transferred to the successful communities. The remaining 20% of the funding amount will be transferred upon submission of a complete final report in November 2024.
- The final report forms will be sent to communities in the Spring of 2024.
- Any changes to plans/projects and any extensions will be considered on a case-by-case basis and we do aim to be as flexible as we are able. We want you to be successful!



5

Sample Workplan & Budget

A sample workplan and budget are displayed in the following pages. If you have any questions about how to develop a budget or workplan for your application, please get in touch with us at grants@bchealthycommunities.ca to learn more or to set up a call.

Sample Workplan for Age-friendly Assessment and Action Plan (Stream 1)

PROJECT MILESTONE	BRIEF DESCRIPTION	DATE OF COMPLETION	WHO IS RESPONSIBLE	BCHC SUPPORT ANTICIPATED
PROJECT INITIATION AND RELATIONSHIP BUILDING	Reach out to and coordinate with project partners to confirm project plan and outline how we will work together	November	Kai Cabot	Connecting with Regional Health Authority
ENGAGEMENT AND COMMUNICATIONS PLANNING	Develop engagement objectives, strategies and communications tactics	January	Amina Merjem	Review of engagement plan and communications materials
COMMUNITY ENGAGEMENT	Host four virtual and two in-person engagement sessions with partners and stakeholders	May	Angela Lee	Facilitation design / technical support
SHARE-BACK AND BEST PRACTICE RESEARCH	Summarize and report back on engagement session info. Research best/wise options.	July	Esma Davud	None
ACTION PLANNING	Co-develop proposed Action Plan with key partners, prepare final report and action plan.	September	Ahmed Adin	Participate as member of review committee

Sample Budget for Age-friendly Assessment and Action Plan (Stream 1)

ITEM	DESCRIPTION	AMOUNT	AGE-FRIENDLY COMMUNITIES CONTRIBUTION	OTHER SOURCES (CASH, IN-KIND)
PLAN or PROJECT COORDINATION (PART-TIME)	Part-time role, reporting to steering committee	$17,500	$17,500	$0
MULTI-SECTORAL STEERING COMMITTEE MEETINGS	Quarterly meeting (venue, refreshments)	$1,000	$0	$1000
HONORARIA FOR PARTICIPANTS	To support travel, internet, or other costs ($50 x 60 participants)	$3,000	$3,000	$0
COMMUNICATIONS & OUTREACH	Online and radio ads, etc.	$1,000	$1,000	$0
DATA COLLECTION	Design, printing, distribution, analysis (two surveys)	$3,500	$3,500	$0
TOTAL		$26,000	$25,000	$1000

EXPECTED SUPPORT FROM OTHER SOURCES	CASH OR IN-KIND?	PROJECTED AMOUNT
NEIGHBOURHOOD HOUSE	In-kind	$1000

Sample Workplan for Project (Stream 2)

PROJECT MILESTONE	BRIEF DESCRIPTION	DATE OF COMPLETION	WHO IS RESPONSIBLE	BCHC SUPPORT ANTICIPATED
PROJECT INITIATION AND RELATIONSHIP BUILDING	Reach out to and coordinate with project partners to confirm project plan and outline how we will work together	September	Kai Cabot	Connecting with other BC communities that have completed similar projects
ENGAGEMENT AND COMMUNICATIONS PLANNING	Develop engagement objectives to meet with impacted group(s), strategies and communications tactics	October	Amina Merjem	Review of engagement plan and communications materials
COMMUNITY ENGAGEMENT	Host two virtual and two in-person engagement sessions with impacted community members to determine routes/locations for bench installation during the Summer and winter snow removal	First two weeks of November	Angela Lee	Facilitation design / technical support
SHARE-BACK	Summarize and report back on engagement session info.	Last two weeks of November	Ahmed Adin	None
IMPLEMENTATION PART 1 (SNOW REMOVAL)	Determine snow removal companies/ volunteers. Snow removal implementation (Schedule for locations and snow clearers).	December – March	Esma Davud	None
PART 2 (BENCH PURCHASE AND INSTALLATION)	Research bench installation companies (March). Source (April), purchase (May), receive benches (June) and install (July – August).	March – August	Jo Martin	None
REPORTING	Create report	September	Stephen Wong	None

Sample Budget for Project (Stream 2)

ITEM	DESCRIPTION	PROJECTED COST	AFC CONTRIBUTION	OTHER SOURCES (CASH, IN-KIND)
GENERAL COSTS				
Project Coordinator	Part time role reporting to steering committee	$10,000	$10,000	$0
Multi-sectoral steering committee meetings	Venue and refreshments for quarterly meetings	$1,000	$0	$1,000
Participant honoraria	Support travel, internet and other costs. $50 x 40 participants	$2,000	$2,000	$0
Data collection	Design, printing, distribution and analysis (two surveys)	$2,500	$2,000	$500
Snow clearing	Snow clearing company fees	$3,000	$0	$3,000
General Costs Subtotal		**$18,500**	**$14,000**	**$4,500**
CAPITAL COSTS				
Benches and installation	Purchase and install benches	$10,000	$1,000	$9,000
Capital Costs Subtotal		**$10,000**	**$1,000**	**$9,000**
Total Expenses		**$28,500**	**$15,000**	**$13,500**

EXPECTED SUPPORT FROM OTHER SOURCES	CASH OR IN-KIND?	PROJECTED AMOUNT
REGIONAL DISTRICT	In-kind	$12,500
NEIGHBOURHOOD HOUSE	In-kind	$1000



Our team is available to support you during the application process through answering any questions you may have about the grant application process, the decision criteria, or anything else about the process.

Questions? Please feel free to contact our team and/or to set up a consultation regarding the application process: **grants@bchealthycommunities.ca**.

BC Healthy Communities

Age-friendly Communities

Council Report

penticton.ca

Date: August 1, 2023 **File No:** RMS 6480-20
To: Donny van Dyk, Chief Administrative Officer
From: Blake Laven, Director of Development Services

Subject: **Housing Needs Assessment Report – July 2023**

Staff Recommendation

THAT Council, in accordance with the requirements of Section 585.31 of the *Local Government Act,* receive into the record the report, dated August 1, 2023, "Housing Needs Assessment Report – July 2023";

AND THAT Council, in accordance with Section 473(2.1) of the *Local Government Act*, direct staff to consider the Report in the Official Community Plan (OCP) housing update currently underway;

AND THAT Council, in accordance with Section 585.4 of the *Local Government Act*, direct staff to publish the Report on the City's website, making the report publically and freely accessible.

Strategic priority objective

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

Background

Since 2019, all local governments in BC are required by the *Local Government Act* to collect information related to the demand and supply of housing within their jurisdiction and include the information in a report. The report must include current and projected population, statistical information about household income, significant economic sectors, information about currently available housing units and units anticipated to be available. The information must be included in a format prescribed by the *Housing Needs Report Regulations*, including the number of housing units required to meet current housing needs for each different type of housing and the anticipated needs of each type of housing for a minimum of a five (5) year period. The report, which is required to be completed a minimum of every five years, must be considered in the development of, or for any amendments to, an Official Community Plan (OCP).

The last housing needs report completed by Penticton was in 2017, as part of the preparation of the 2019 OCP. The RDOS, however, did complete a housing needs assessment regionally that included the City of Penticton in 2021 – which met our obligation for completing a report within a 5-year period. That report

though, did not include data from the 2021 census and did not include the housing disruption and trends created by the pandemic.

As part of the 2023 Budget, Council supported an update of the housing sections of the city's Official Community Plan. Furthermore, Council has given staff direction to make an application to CMHC's Housing Accelerator Fund (HAF), which requires a recent housing needs report to be completed. Both of these actions benefit by having up-to-date housing needs information.

In April, the planning consulting firm EcoPlan was selected to prepare the report. Ecoplan had previously completed the regional Housing Needs Assessment (RDOS HNA 2021), which included Penticton. Ecoplan had also recently completed the *Short Term Rental Benefits and Impacts Study* for the city. Having the Penticton-specific data allowed Ecoplan to prepare the report in the time line required to meet the HAF funding window (which closes in mid-August) and to work with the OCP update timeline. The final report was received in mid-July and is attached herein as Attachment A.

Official Community Plan (OCP) - Housing Task Force review and comments

The OCP Housing Task Force was presented a draft of the Housing Needs Assessment report and provided valuable feedback which has been incorporated into the final report. The final report will be shared with the task force for consideration and will be utilized during the remainder of the OCP update work.

High level report findings

The report (Attachment A), highlights the current shortfall of housing numbers in Penticton and shows the significant need for additional housing all across the housing spectrum (from shelter, subsidized-non-market to rental and ownership market housing), over the next 5 and 10 years. The report establishes low (1.1%), medium (1.5%) and high (1.8%) annual growth rate scenarios and provides housing needs forecasts for each scenario. Penticton's population in the 2021 census was 36,885. The report envisions a Penticton with a population that may be as high as 43,825 by the year 2031 and over 56,000 by 2046, an increase of approximately 20,000 additional residents and 9,200 additional households in that 20-year period, under the high growth scenario.

To address housing demand for basic population growth, the report recommends that a minimum of 240 – 380 net new housing units be constructed per year. The range represents the low, medium, or high population growth rate. The report also alludes to the relatively unbalanced population profile in Penticton with a much higher percentage of the population as over 65 compared to the provincial average. This uneven population has significant economic impacts, including a smaller workforce to support local industries, less service works, and less students for our schools.

Partially to address this uneven population profile, the report recommends prioritizing housing for working aged people and families to support the economic wellbeing of the community. That is apartments with 2-3-4 bedrooms and with family amenities, duplexes, towhouses and single detached forms of housing.

The following table shows the housing needs by housing type for our current period, a 5 year period starting in 2026 and over a ten year period starting in 2031:

	2021 – 2026 (Current need)		2026 – 2031 (5-year need)		2031 – 2036 (10-year need)	
	Low	High	Low	High	Low	High
Single-detached house	155	390	200	460	200	480
Apartment in a building that has five or more storeys	265	315	275	340	300	390
Semi-detached or double house	40	60	40	65	40	75
Row house	100	160	105	175	110	190
Apartment/flat in a duplex	220	255	255	310	280	355
Apartment in a building that has fewer than five storeys	280	455	295	495	310	540
Other single-attached house	5	10	5	10	5	10
Movable dwelling	35	55	35	60	40	65
TOTAL	**1095**	**1705**	**1210**	**1920**	**1285**	**2115**

10 Basic housing demand is the number of dwellings required to house the anticipated household growth. It does not account for other changes such as current households requiring other local housing (e.g., larger, more affordable, or better condition) or seasonal population influxes.

The report also includes qualitative interviews with businesses, major employers, and interest groups on the topic of housing availability and affordability. The interviews reveal aspects of the challenges businesses are facing with staff recruitment and retention because of the limited housing options in Penticton and the low employment participation (ie large over 65 population compared to worker population). The results of this qualitative data provide additional context around the current data and future projections and the need prioritize worker and family housing.

Technical Review

The information contained in the Housing Needs Assessment report will impact the way the City grows over the next 5, 10 and 20 years. These impacts will be incorporated in the Official Community Plan housing update currently underway. Following the OCP update, a review of City services and the ability of our current water, sewer, electrical, and road systems to service that additional housing will be undertaken. Adjustments will likely need to be made to the City's Infrastructure Master Plans, and the City's Development Cost Charge (DCC) program, a program that ensures development pays for itself in the collection of fees on new development directed to infrastructure upsizing. This review has not yet occurred, but staff do not have any concerns relating to the ability of the City to support the anticipated growth in the short to medium term.

Financial implication

The report had a budget of $19,000 to complete. The funds to support this work came from the previously approved OCP housing update budget.

Analysis

All municipalities are required to update their housing needs assessment reports a minimum of every 5 years. Penticton is undertaking a comprehensive review of our Official Community Plan housing policies, and the *Local Government Act* requires municipalities developing new or otherwise updating their OCPs to

consider their housing needs report in this process. In addition, Penticton is making an application to the CMHC Housing Accelerator Fund, which requires the preparation of a housing needs report. Given these activities, the attached report is timely.

The report shows a community expected to grow at a fast, but healthy rate over the next 5 and 10 years and shows the dire need for new housing in Penticton to keep up with that growth. The report also shows the current unbalanced nature of the city's population profile, with a larger portion of the population currently in the over 65 age demographic a trend that is expected to continue if our housing doesn't support worker and family households.

To deliver on the housing outlined as needed in the report, the City's Official Community Plan will need to establish policies and guidance to allow for this growth, but also ensure that the growth happens in a manageable way, integrating new housing in areas where additional density is warranted and appropriate. Without the policies in place to accommodate the expected housing demand, housing affordability and availability will continue to worsen, homelessness will continue to increase and the business community will not be able to sustain its workforce in Penticton.

Staff are recommending that the report be received into the record and considered in the OCP housing review work currently underway. Staff are also recommending that the report be posted on the City's website and made freely available to the public as required by the provincial legislation.

Attachments

Attachment A – Housing Needs Assessment Report – July 2023

Respectfully submitted,

Blake Laven
Director of Development Services

Concurrence

General Manager of Community Services	General Manager Infrastructure *KD*	Acting Director of Finance and Administration EH	Chief Administrative Officer DvD

CITY OF PENTICTON

Housing Needs Assessment 2023

July 2023





Cover photo CCby Jeff Turner; photo opposite page CCby-sa W&J



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DATA SOURCES AND LIMITATIONS

This housing needs assessment provides a snapshot of the current housing situation Penticton. It examines past trends and makes estimates about future housing changes to inform future planning efforts. It is important to acknowledge limitations due to data constraints and uncertainties related to population and household dynamics. Therefore, it is recommended to supplement this assessment with targeted assessments and primary data collection methods like surveys, interviews, or focus groups. This will help gather more localized and specific information to support future planning endeavors.

The data presented in this report relies significantly on census data and municipal records. These data sources may differ due to various factors such as terminology discrepancies, data collection frequency, and focus. These variations can arise from differences in timing, updates, collection methods, interpretation, and data quality. This report utilizes census data and data products as the primary source for projections, leveraging their extensive collection period and ability to capture long-term trends. Municipal records are then employed to provide additional context and emphasize short-term changes in the data.

However, it is important to note that certain data points (e.g., household income by tenure) that were accessible in the 2016 census for previous Housing Needs Reports were not available at the time of preparing this report. The census Team consistently releases data products and enhancements, which might offer further insights relevant to this report in the future. Furthermore, it is important to acknowledge that the census utilizes a random rounding technique, rounding figures to either 0 or 5. Consequently, there may be instances where the totals do not align accurately, and some percentages may not precisely reach 100.0%.

In 2011, the long-form census known as the National Household Survey (NHS) was voluntary, which lead to low response rates and resulted in poor data quality. For example, in Penticton, the non-response rate was 30.3%. Though 2011 NHS data are used throughout this report, it is important to note that there may be data quality issues. In some cases, data such as population or household counts varies significantly between the NHS and the census Community Profiles.

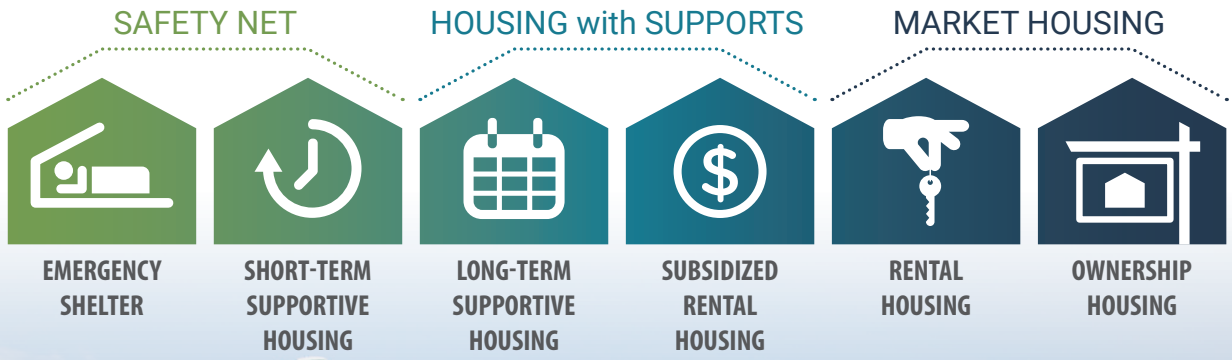
The onset of the COVID-19 pandemic significantly disrupted demographic and housing trends in cities. Starting in early 2020, the pandemic's impact on migration patterns, employment dynamics, and economic stability has created a level of uncertainty around projected housing needs and demographic shifts. The current census was collected in 2021, when factors like remote work have introduced unprecedented complexities in anticipating housing needs and the pandemic's prolonged effects, including lockdowns, travel restrictions, and economic downturns may have affected the data used for forecasting housing trends and demographic changes. As an example, throughout Canada, a significant and unexpected migration away from major cities to smaller communities was experienced during this period. These effects are dynamic and still being observed.

To provide deeper insights into the data, this report incorporated informational interviews with business representatives from key business sectors including tourism, hospitality, industry, construction, education, and health. The insights gained are not possible to separate by topic. As such, informational interview findings are summarized in the 'areas of local need' section of this report.

Penticton Housing Needs Assessment

SUMMARY AT A GLANCE – KEY FINDINGS

The City of Penticton Housing Needs Assessment is to inform the City in planning for future growth and housing development to 2046. This report identifies the total number of housing units that will be required, by dwelling size and type, to meet current and anticipated housing needs across the entire housing spectrum, including family housing, rental housing, affordable housing, supportive housing, accessible housing, seniors housing, shelters and housing for people at risk of homelessness.



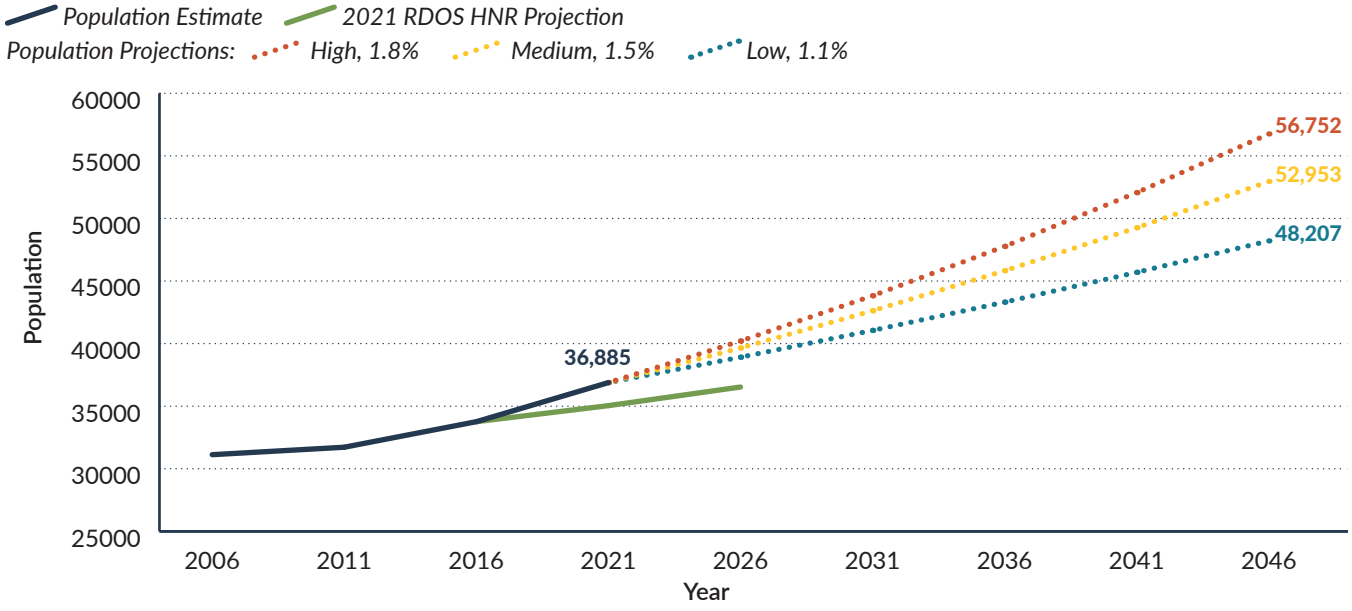


POPULATION AND HOUSEHOLDS

This report forecasts population, demographic and housing trends for Penticton, under high (1.8% annual increase), medium (1.5% annual increase), and low (1.1% annual increase) growth scenarios

Between 2016 to 2021, Penticton's annual growth rate was high at 1.9%. If this trend continues, the City may have around 20,000 additional residents and 9,200 additional households by 2046.

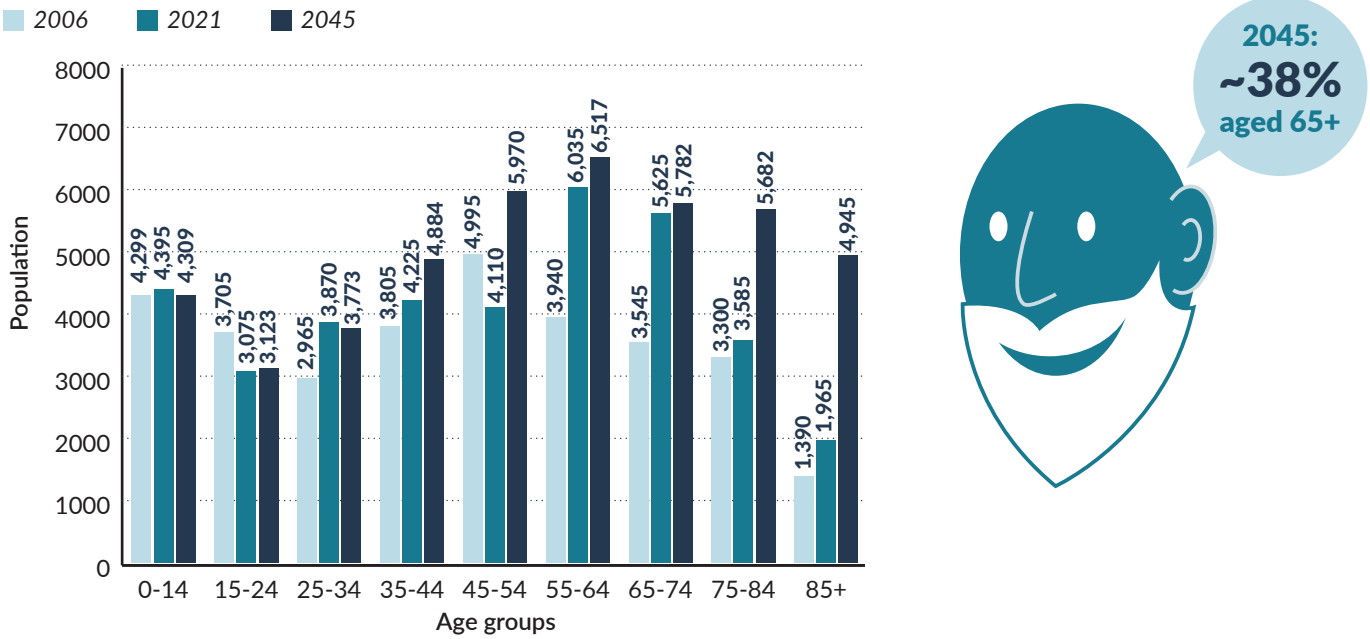
POPULATION ESTIMATE AND PROJECTION, 2006-2046



Estimated and anticipated population in the City of Penticton under high, medium, and low growth scenarios (Canada Census, 2021).

Penticton's residents are older than the rest of the Province. By 2045, an estimated 38% will be aged 65 or older. This will have an impact on housing needs, workers, service providers and demands for schools, among other impacts.

AGE DISTRIBUTION COMPARISON, 2006, 2021, and 2045



Comparison of the number of residents, by age group, in 2006, 2021, and 2045 Penticton (Census Canada, 2021).
Note: projected data were not available to the 2046 Census period.

There is declining trend in Penticton's labour force aged population. Workforce age residents 20-65 need adequate housing to support a healthy economy. Labour force demands in retail/ hospitality, health care, construction and manufacturing are growing in Penticton.

Data source/ spreadsheet: https://townfolio.co/bc/penticton/labour-force

LABOUR FORCE BY INDUSTRY, 2022

"It is difficult to find qualified staff and skillsets in all sectors in Penticton. Economic development strategy to improve business climate with balanced workforce requires affordable housing, jobs and schools."

- Penticton Industrial Development Association

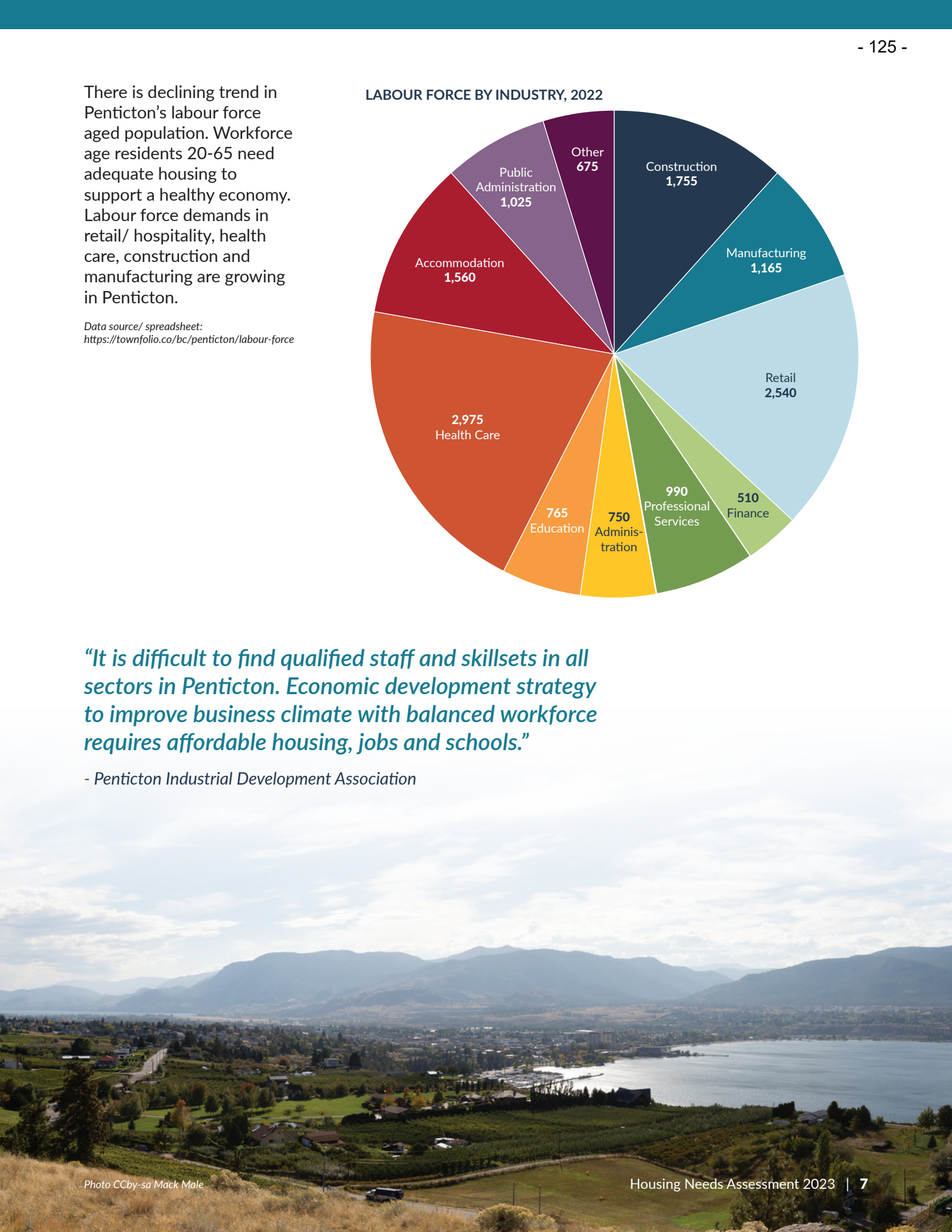


Photo CCby-sa Mack Male

CURRENT HOUSING

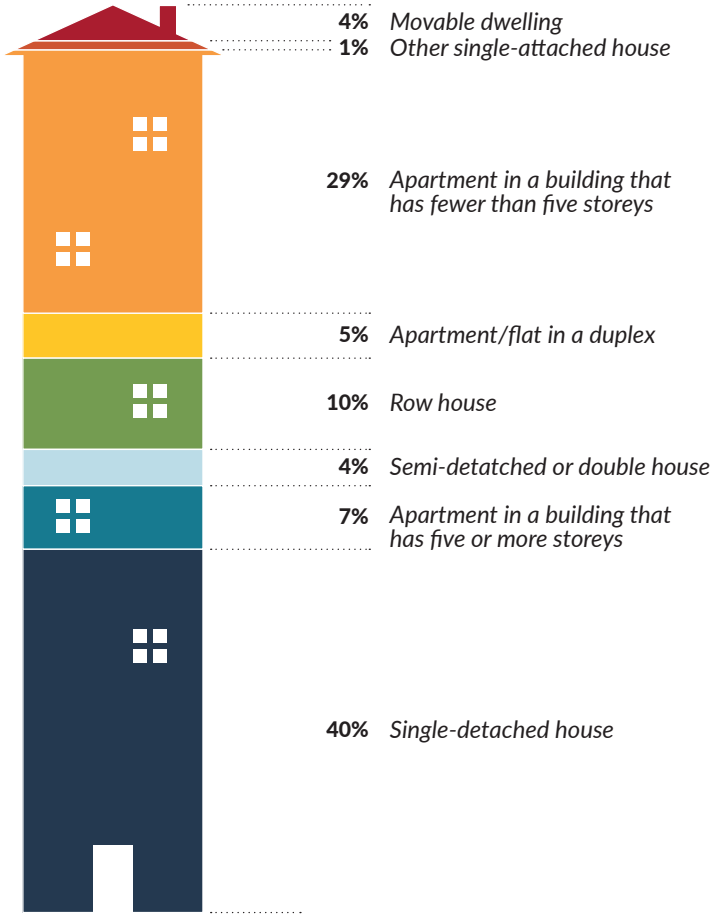
Since 2017, Penticton has added approximately 3,430 new dwelling units, mostly in multi-family buildings. This includes 860 purpose-built rental units.

In 2021, the greatest proportion of dwellings were single family dwellings (at 40% or 6,990) but this has been slowly decreasing by around 3% each Census period since 2006 (roughly 0.6% annually). The proportion of dwellings in apartments and duplexes experienced the most growth during this time.

43% are 40 years or older, which may offer more affordable options, but also may require renovations, renewal, or redevelopment.

Since 2016, housing rapidly got more expensive, especially for renters of apartments with 3+ bedrooms. The average dwelling market values in Penticton increased by abound 44% (nearly $175,000) during this time.

DWELLING UNITS BY STRUCTURE TYPE, 2021



"[There is a] common story of employees who want to work in Penticton but cannot find anywhere to live – workforce issues are exacerbated by the housing issue."

- Kim Lawton DogLeg Marketing & Business Solutions



Photo CCby-nc-nd Province of BC

NEW HOUSING

Currently, there is a backlog of 162 individuals seeking non-market housing, and an estimated 172 to 286 additional subsidized housing units may be required by 2031.



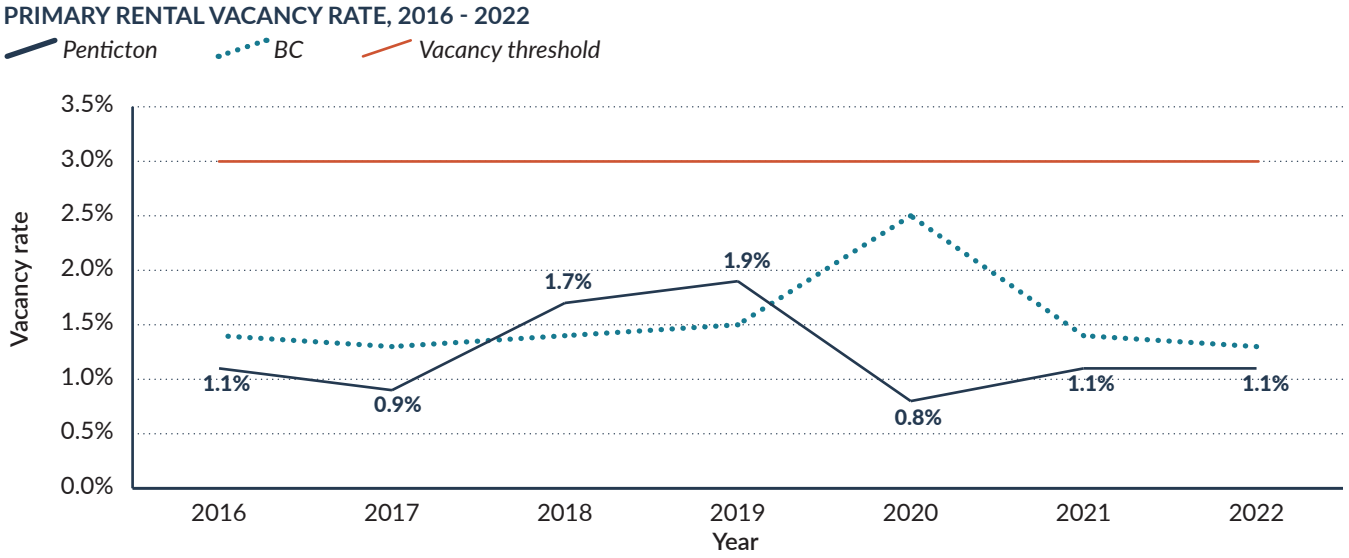
To address housing demand for basic population growth, Penticton needs to construct a minimum of 240 to 380 new market housing units each year, including 70 to 120 rental units. However, recent municipal records show a significant increase in registered new units, suggesting the need for even more additional units.

The focus for new housing should prioritize two- to three-bedroom units in apartments, duplexes, and single-family dwellings.

There is a need for workforce housing for households working in essential services earning moderate to middle incomes.

VACANCY

Rental vacancy rates are critically low in Penticton. A vacancy rate of 3-5% is considered an ideal target by CMHC.



Primary rental vacancy rates. Note: CMHC only includes primary rental market statistics.

"There is a lack of labour force aged people. Wages that employees need is high because the cost of housing is exorbitant in Penticton. Staff can't find places to live that match salaries. Every housing option is in short supply and is costly."

- Juliana Buitenhuis, Manager of Campus Life and Administration

HOUSING NEED

A household is considered to be in "core housing need" if it is unaffordable, unsuitable, and/or inadequate and cannot access suitable housing in their local housing market at the median rent for alternative local housing that is adequate, and appropriate for the household size.

According to the 2021 census, 23% of households lived in unaffordable housing, 6% lived in dwellings requiring major repairs, and 3% lived in overcrowded buildings. Overall, 12% (2,130) of households were in core housing need, which is lower than in 2016. Renter, lone-parent, and one-person households are at higher risk being in a state of core housing need.



OTHER AREAS OF LOCAL NEED

Around 110 to 140 residents experienced homelessness at given times throughout 2023. From 2020 to 2021, more than 135 youth (aged 12 to 24) were living in precarious housing situations.

Penticton is the main provider of shelter beds for individuals experiencing homelessness or at risk of homelessness across the Okanagan Similkameen Regional District.

Throughout the year, ~3% of the City's total rental housing is used for short-term (vacation) rentals, reducing potential long-term rental housing.

Limited available and affordable housing is a barrier to academic student enrollment, casual, seasonal, and temporary workers, and other workers in essential community services (i.e., physicians, care aids, hospitality workers, construction workers, skilled tradespeople, and college faculty and staff).

Alongside expanding housing services and support to meet the needs of the growing urban Indigenous population, it is crucial to facilitate access to affordable, suitable, and adequate housing options in Penticton.

"Interior Health services and the Regional Hospital are experiencing significant staffing shortages. Inadequate housing supply and cost in Penticton has become a significant issue for staff recruitment. Even physicians are withdrawing accepted offers when they see costs of housing."

- Sara Evans, RN, MScN, Director, Clinical Operations

Increasing the supply of housing for workers, staff accommodation for all businesses is one of the largest impediments to tourism growth in this region.

- Travel Penticton Society, Letter to City of Penticton Council, December 2022

GLOSSARY OF KEY TERMS

Adequacy: Whether a dwelling is in need of major repairs or replacement.

Affordability: Whether a household's is spending 30% of more of the household income on shelter costs.

Basic housing demand: the number of dwellings required to house the anticipated household growth.

Core housing need (and extreme core housing need): A household is considered to be in "core housing need" if it is unaffordable, unsuitable, and/or inadequate *and* cannot access suitable housing in their local housing market at the median rent for alternative local housing that is adequate, and appropriate for the household size. Extreme core housing need has the same meaning as core housing need, except that the household has shelter costs that are more than 50% of their total before-tax household income.

Independent social housing: A housing development that the government or a non-profit housing partner owns and operates for low to moderate income households (with a minimum of two people including at least one dependent child) and/or seniors (65 years of age and older) where minimal or no additional services are provided.

Non-market housing units: According to BC Housing, non-market housing includes housing that is subsidized by government as well as non-profit housing that is below market, ranging from supportive housing for those experiencing homelessness to affordable rental housing and affordable home ownership.

Primary rental: Purpose-built rentals expressly for the purpose of long-term rental housing.

Secondary rental: Rental dwellings that were not originally purpose-built for the rental market.

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

Suitability: Whether the dwelling has enough bedrooms for the size and composition of the household (according to the National Occupancy Standard).

Transition house: A type of temporary housing for women and children fleeing violence. A safe, anonymous place to stay with food, staff and services.

Transitional housing: A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.

Population and demographics

Population and demographic trends can have a significant impact on housing need. For example, an increase in population due to migration or natural population growth can lead to increased demand for housing. If demand exceeds supply, market pressure can lead to rising housing costs and a shortage of affordable housing options. The age and mobility of residents may affect the need for supportive housing. The design of housing options that have accessible adaptive mobility support features, like ramps or grab bars, will allow people to age in place.

This section looks at current and projected population under high (1.8% annual increase), medium (1.5% annual increase), and low (1.1% annual increase) growth scenarios. It considers how the age structure of Penticton may change over the next 20 years. It also considers the impact of migration on the population and housing need in the City of Penticton.

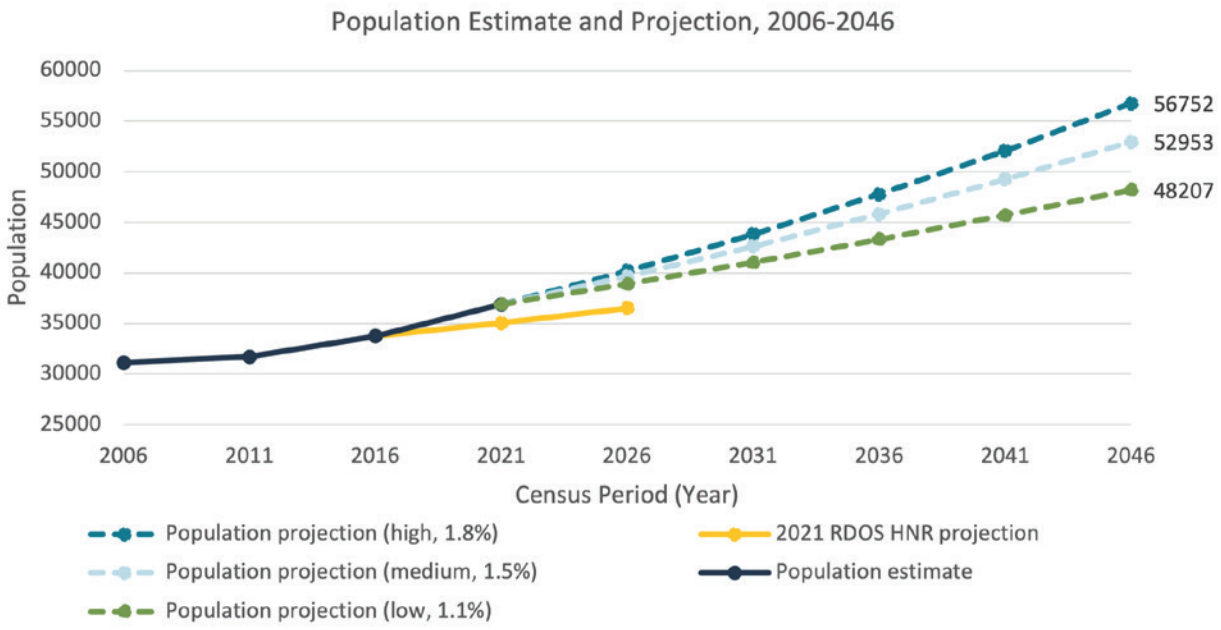
KEY FINDINGS:

- *Population growth has exceeded recent projections and could reach as high as 43,825 in 2031 and 56,750 in 2046.*
- *The proportion aged 65 and above is expected to experience the most growth over coming years, composing around 35% of the population by 2031 (roughly 3,100 more residents aged 65 and above than in 2021).*
- *While an aging population may lead to a greater demand for affordable housing that is appropriate for older individuals, there is also a need for more housing that attracts working age people and families to the City to support economic wellbeing.*
- *Around one third of the 2021 population moved to Penticton from a different community less than five years preceding the 2021 census. Penticton experienced a significant influx of new residents between 2016 to 2021 census.*

POPULATION

Recent census periods show that the population in Penticton has been increasing more and more each year, from an annual growth rate of around 0.4% from 2006 to 2011, 1.3% from 2011 to 2016, to an annual growth rate of around 1.9% from 2016 to 2021. The *2020 Regional District of Okanagan-Similkameen Housing Needs Assessment* projected that Penticton's' 2021 population would be around 35,000 residents, but this has been exceeded; the 2021 census showed Penticton's population was 36,885. If the population continues to grow at a rate of 1.8% each year, there may be around 7,000 new residents by 2031 and a further 12,900 new residents by 2046. If growth slows, there may be around 4,100 to 5,700 new residents by 2031 and a further 7,100 to 10,300 additional residents by 2046.

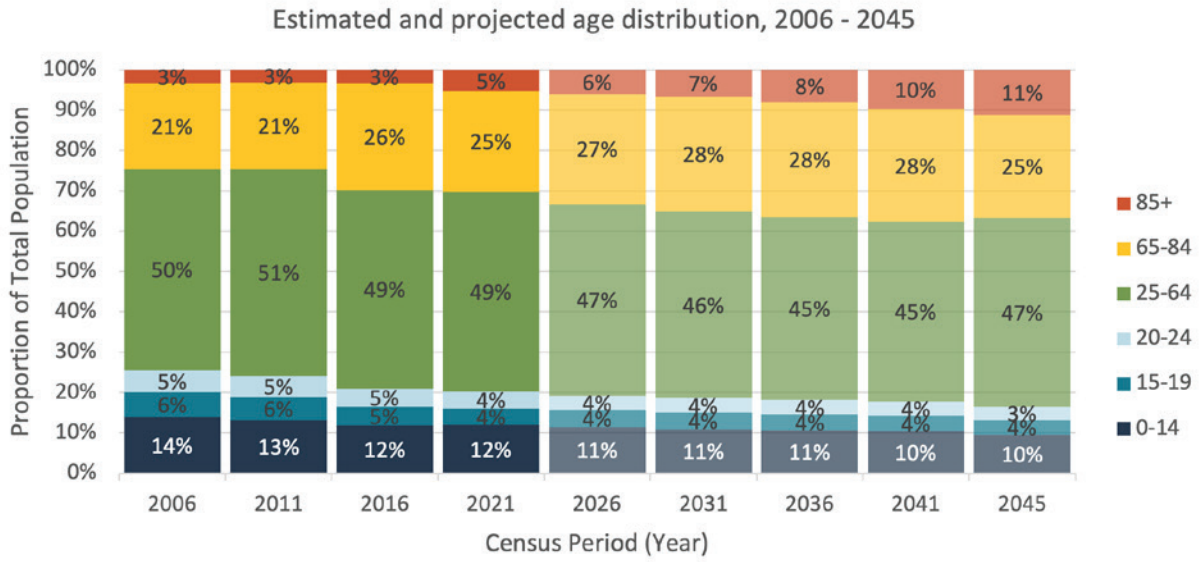
FIGURE 1. *Estimated and anticipated population in the City of Penticton under high, medium, and low growth scenarios (Canada census, 2021).*



AGE

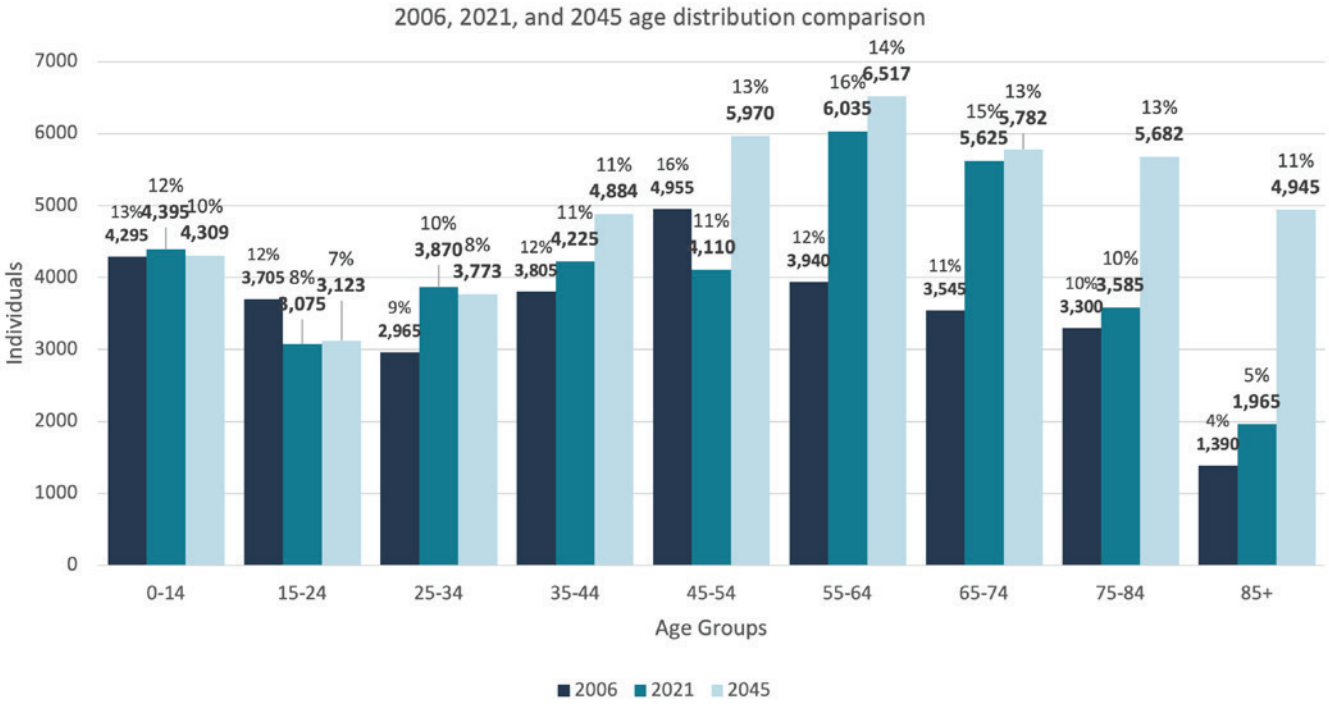
In 2021, the average age in the City of Penticton was 48.9 and the median age was 52, which is relatively older than the rest of the Province, where the average age is 43.1 and the median was 42.8. Just under half of Penticton residents were between ages 25 to 64, while one third were aged 65 and above. Since 2006, the population in Penticton aged 65 and above has experienced the most growth. The gap in the population aged 15-24 suggests that many of young people, who are recent school graduates, leave the community.

FIGURE 2. *Historic and projected age distribution in the City of Penticton (census Canada, 2021; BC Stats, 2023). Note: projected data were not available to the 2046 census period.*



Over the coming years, the proportion of the population aged 0 to 14 and 25 to 64 are anticipated to decrease (from 13% to 10% and 49% to 47%, respectively), while the proportion of the population aged 65 and above are anticipated to increase, composing 35% of the population by 2031 and 38% of the population by 2041. By 2045 there may be roughly 5,400 more residents aged 65 and above, than in 2021, as illustrated below. Over this same time period, there may be around 150 fewer residents under 24.

FIGURE 3. *Comparison of the number of residents, by age group, in 2006, 2021, and 2045 Penticton. Percentages show the proportion of the total population (census Canada, 2021; BC Stats, 2023). Note: projected data were not available to the 2046 census period.*



Implications of an aging population

The relative decline in school aged children (15-24) and labour force aged population (20 to 64), and relative increase in senior (65+) aged population are reported to be challenges in Penticton and can have significant impacts on a community and the local economy, such as school closures and increasing challenges in finding workers to provide services.

According to the *School District No. 67 Okanagan Skaha Long Range Facility Plan Enrolment & Capacity Analysis Update*, birth projections for School District No. 67 (Okanagan Skaha) are declining[1]. Between 2001 – 2021, there was a decline of roughly 1,764 students[2]. In Penticton, no schools were over capacity, but at least five schools were operating at under 70% capacity in 2021. Schools operating below capacity, with low enrolments, holds a high risk of school closures.

An aging population is likely to need more accessibility features (e.g., single-level layouts, wider doorways and hallways, grab bars, and bathroom modifications) and home and community-based care options in order to age in place. Older adults may also choose to downsize their housing as their children leave home or as they seek to reduce maintenance responsibilities. This can lead to increased demand for smaller homes, condos, or retirement communities. The demand for affordable housing options that meet the needs of older adults who may face financial challenges in retirement is also likely to increase as the population ages.

The relative size of the labor force may decline if older workers retire and are not replaced by an equivalent number of younger workers entering the workforce. There can be a loss of valuable expertise within the workforce as older workers – who have built extensive experience, skills, and knowledge accumulated over their careers – retire. This increases the risk of labour shortages, particularly in sectors that require specialized skills or expertise. A shrinking labor force can pose challenges for economic growth and productivity. In addition, while the workforce is projected to increase by about 2,800 people between 2021 and 2041, the senior population is expected to surge by a much larger number—5,400 individuals, emphasizing a potential future demand for expanded services that cater specifically to the needs of older residents.

Research for the *City of Penticton Short-Term Rental Benefits and Impacts Study* (April 2023) and this report (June 2023) included interviews with key business sectors. A summary of interviews with hospitality, construction and industrial manufacturing representatives are included in this report - see “Areas of Local Need” on page 40. A recurring theme is that employers are attributing staff shortages to lack of affordable housing supply – workforce issues are exacerbated by the housing shortage. Staff accommodation for all businesses is one of the largest impediments in this region. Limited available and affordable housing may deter workers from moving to Penticton, contributing to wider economic damage[3].

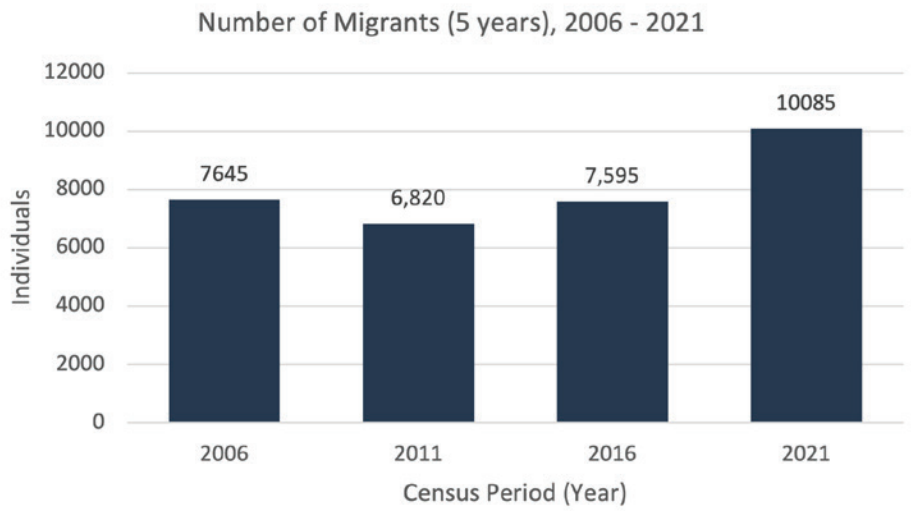
While an aging population may lead to a greater demand for affordable senior housing and other types of housing that are appropriate for older individuals, there is a need for more housing that attracts working age people and families to the City to support economic wellbeing.

1 School District No. 67 Okanagan Skaha. (October 27, 2021). Long Range Facility Plan Enrolment & Capacity Analysis Update Board of Education In Service
2 Ministry of Education Headcount Verification (2017-2021) and SD67 Records (2001 2016).
3 CMHC. (June 2022). Canada’s Housing Supply Shortages: Estimating what is needed to solve Canada’s housing affordability crisis by 2030.

MOBILITY AND MIGRATION

Census data showed an increase in the proportion of the population who recently migrated to Penticton. "Migrants (5 years)" refers to individuals who have lived in their current residence for less than five years prior to the census. In 2021, 27% of the population (10,085) had moved to the City of Penticton from a different community (in or outside of the province or Canada) within the five years prior to the census. Around 7% (705) moved to Penticton from abroad. Across Canada, recent immigrants have a younger age structure than the general population making immigration more critical to the labour market than ever before. Federally, from 2016 to 2021, immigrants accounted for four-fifths of labour force growth[4].

FIGURE 4. *Number of residents who moved to the City of Penticton in the 5 years preceding the census (Canada census, 2021).*



The number of migrants (5 years) has increased since 2011. In 2021, the number of residents who moved to Penticton less than 5 years prior to the census was 33% greater than the previous census period. The number of new families with school-aged children does not appear to be significant[5].

4 Statistics Canada. (2022). Immigrants make up the largest share of the population in over 150 years and continue to shape who we are as Canadians.
5 School District No. 67 Okanagan Skaha. (October 27, 2021). Long Range Facility Plan Enrolment & Capacity Analysis Update Board of Education In Service

Households

An analysis of household characteristics can provide valuable insights into the housing requirements for residents of the City of Penticton. For instance, the size of a household is a significant determinant of the number of bedrooms necessary in a dwelling. Moreover, homeowners and renters have distinct needs such as maintenance and repair requirements, financing for renovations, aging in place considerations, and the need for affordable and spacious rental accommodations for renters. Additionally, the annual household income is a crucial factor in determining the housing options that are attainable for households. For example, lone-parent households tend to be at highest risk of being in core housing need (see “Core Housing Need” on page 34).



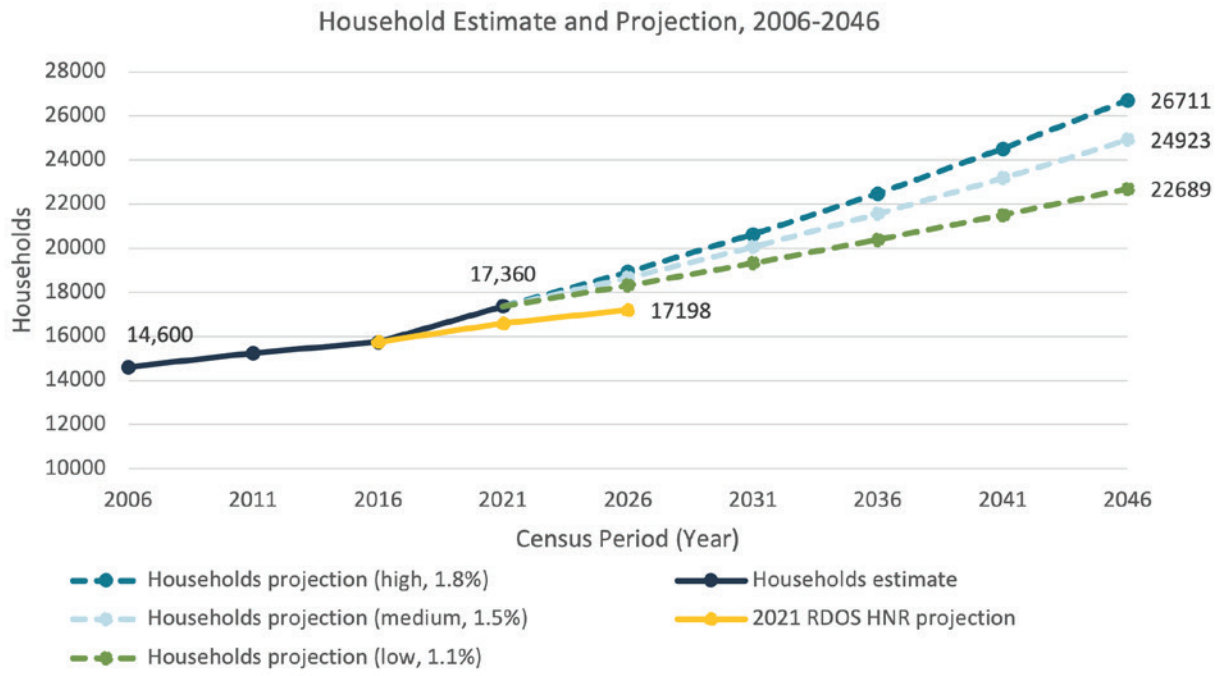
KEY FINDINGS:

- *Household growth has exceeded recent projections and the number of dwelling units could reach as high as 20,625 in 2031 and 24,500 in 2041. The City will need to consider strategic measures to accommodate the growing number of residents within its existing land base.*
- *In 2021, 63% of households owned their dwelling, while 37% rented their home. This ownership and rental ratio has remained consistent since 2016 census.*
- *Annual household incomes are low relative to the provincial average and the median has not grown as much as the provincial average, since 2006. A small proportion of households in the City of Penticton have a much higher income than the rest of the population.*

GROWTH

The net number of households in the City of Penticton has increased more rapidly in recent census periods. From 2016 to 2021, the number of households increased by around 2.1% annually, resulting in 17,360 households overall. This is higher than the projections in the *2020 Regional District of Okanagan-Similkameen Housing Needs Assessment* that anticipated there would be an estimated 16,600 (775 fewer) households in 2021. If growth continues at a high rate of 1.8% annually, there may be approximately 3,200 additional households in 2031 and a further 6,000 by 2046. Under slower growth scenarios, there may be 2,000 to 2,700 additional households by 2031, and a further 3,400 to 4,900 additional households by 2045.

FIGURE 5. *Estimated and anticipated population in the City of Penticton under high, medium, and low growth scenarios (Canada census, 2021).*



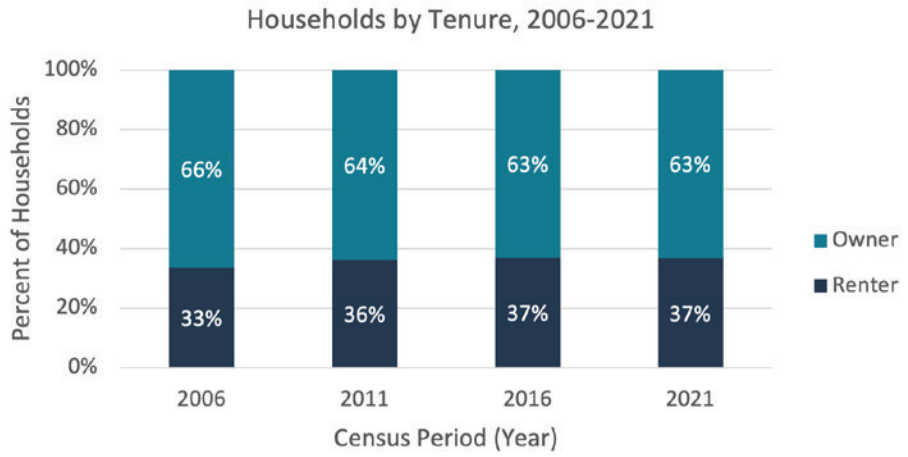
Since 2006, the average household size was 2.1 members. The average household size is anticipated to remain relatively stable over the coming years, but could decrease slightly to 1.9 by 2041 according to Local Health Area projections[6].

6 Population Estimates & Projections for British Columbia, https://bcstats.shinyapps.io/popApp/

RENTER AND OWNER HOUSEHOLDS

In 2021, 63% of households owned their dwelling, while the other 37% rented their home. Though greater than 2006 and 2011, the proportion of renters remained stable since 2016.

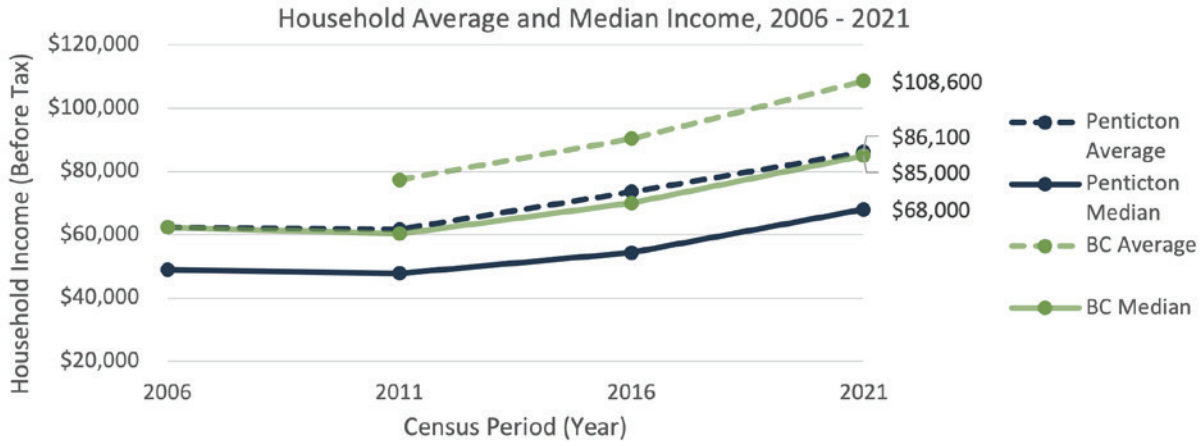
FIGURE 6. *Percent of households that own and rent their dwellings over time (Canada census, 2021).*



HOUSEHOLD INCOME

In 2021, the average household income before tax was $86,100 and the median was $68,000. The average household income exceeding the median household income suggests there are a few households that have a much higher income than the rest. The median household income has increased slightly since 2006 by around $19,100, similar to the Province where the median income increased by around $22,000 since 2006.

FIGURE 7. *The average and median before tax annual household income for all households in Penticton and across the BC (Canada census, 2021).*



In general, households in the City of Penticton have low annual household incomes compared to the rest of the Province, where the average household income before tax was $108,600 and the median was $85,000 in 2021.

Households who own their home tend to have higher annual incomes than those who rent their dwelling. The *2020 Regional District of Okanagan-Similkameen Housing Needs Assessment* found that the gap between owner and renter household median incomes widened by around $2,000 since 2006.

FIGURE 8. *Median income of renter and owner households. Data are from the 2020 Regional District of Okanagan-Similkameen Housing Needs Assessment. Census median household income data by tenure for the City were not available for 2021 at the time this report was written.*

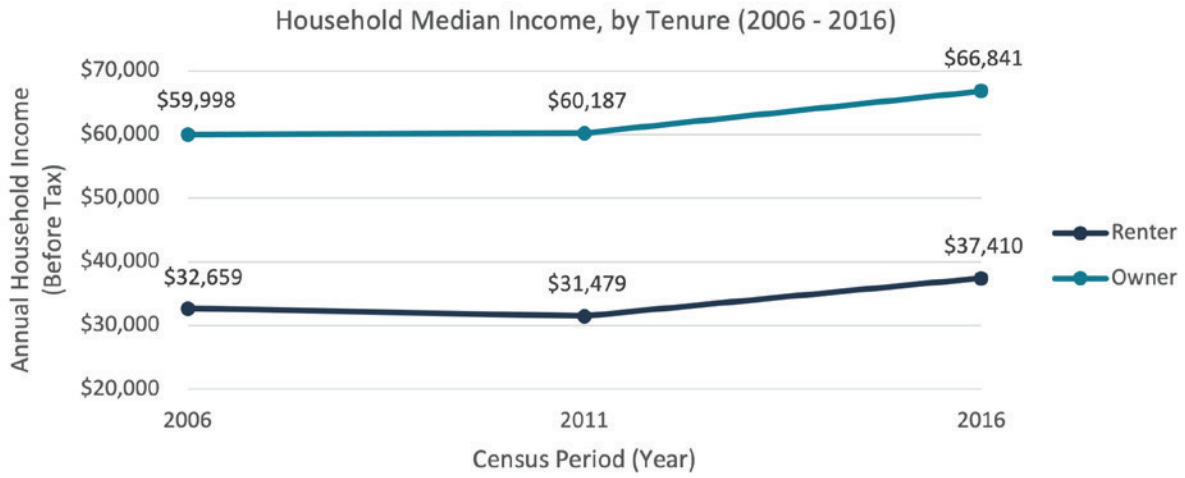




Photo CCby kcxd

Housing Units

This section overviews the housing stock in the City of Penticton, examining factors such as the number of units, age, structure type, and number of bedrooms available to residents. Furthermore, it examines the availability of affordable and non-market housing units. Anticipating and projecting the number of new units needed to meet population growth over the next 5 to 10 years is crucial for assessing housing need and ensuring that sufficient housing supply options are available to meet the needs of the growing population.

Moreover, this section compares household incomes with monthly shelter costs and the values of homes to gain a better understanding of what types of housing are affordable and accessible for residents in the City of Penticton. Examining these factors can identify gaps in the existing housing market and determine where additional investment or support may be required to ensure that all residents have access to safe, suitable, and affordable housing.



KEY FINDINGS:

- *There were 18,457 total private dwellings in 2021, 94% of which were occupied by usual residents.*
- *43% are 40 years or older, which may offer more affordable options, but also may require renovations or renewal, or they present potential redevelopment opportunities.*
- *In 2022, roughly 8.8% of units were subsidized. In addition to a current backlog of 162 individuals, 84 to 138 additional subsidized housing units may be needed by 2026, and a further 88 to 148 additional subsidized housing units may be needed by 2031.*
- *Overall, the City of Penticton needs to build a minimum of 240 to 380 new housing units annually simply to meet basic housing demand (population growth). Municipal records show a recent rapid increase in the number registered new units, suggesting the number of additional units needed may be even higher.*
- *Building until 2031 should focus on units in apartments, duplexes, and single-family dwellings with two- to three-bedrooms.*
- *Since 2016, the median monthly shelter cost for rented dwellings increased by nearly twice as much as the median monthly shelter cost for owned dwellings.*
- *Larger primary apartments with three or more bedrooms experienced the greatest increase in average monthly rental cost since 2016.*
- *The average dwelling market values in Penticton increased rapidly from 2016 to 2021 by 44%, nearly $175,000.*

NUMBER OF UNITS

According to the census, there were 18,457 total private dwellings in 2021, 94% of which were occupied by usual residents (occupied by someone who considers it their primary residence, rather than a secondary or vacation home). Two thirds of the dwelling units were built in 1990 or earlier, with the greatest proportion having been built between 1961 and 1980. Approximately 7,905 housing units in Penticton are 40 years or older and may require renovations or renewal, or they present potential redevelopment opportunities to better address local housing needs, given favorable market and regulatory conditions. However, it is important to recognize that older housing stock often offers more affordable options. Replacing these units typically entails significantly higher costs, whether it involves rental or ownership housing.

FIGURE 9. *2021 housing divided by date of construction (Canada census, 2021).*

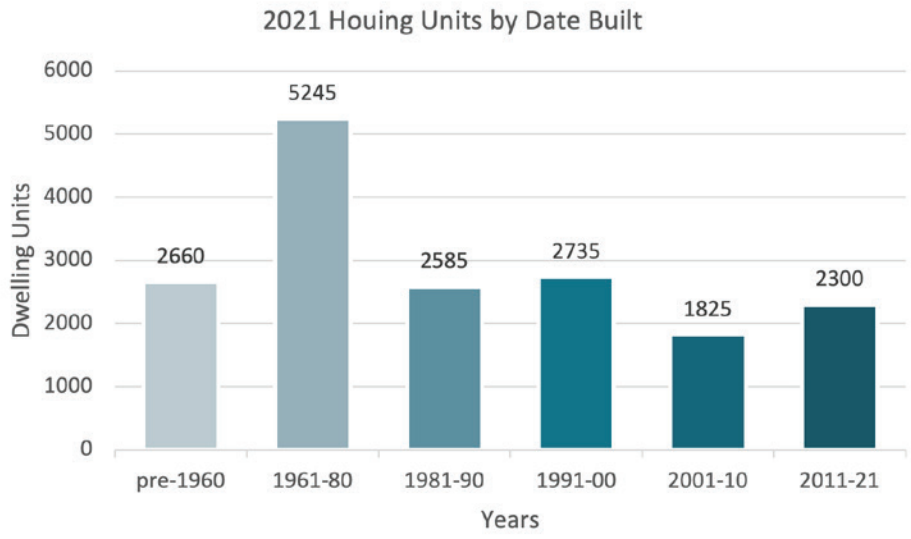




Photo CCby Jeff Turner

Non-market units

According to BC Housing, of the roughly 17,360 primary dwelling units in 2022, around 1,525 (8.8%) were subsidized units (~905 units) or housing residences receiving rent supplements (~620 residences). Of these, approximately one-third were dedicated to transitional and supportive living, one-quarter were independent social housing units, and the remaining half were rental assistance in the private market. Seventy-one percent of the non-market units in 2022 were specifically for seniors. While the number of non-market units suitable for people with special needs increased slightly over the past two years, the overall amount of rent assistance in the private market has decreased since 2020.

TABLE 1. *Non-market housing units March 2020 – 2022 are shown in white rows. Additional non-market housing units needed from 2021 to 2026 and from 2026 to 2031 under high (1.8%/year) and low (1.1%/year) population growth scenarios are shown in grey rows. (BC Housing, 2022).*

	Transitional Supported and Assisted Living			Independent Social Housing		Rent Assistance in Private Market		
	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Low Income Families	Independent Seniors	Rent Assist Families	Rent Assist Seniors	Canada Housing Benefit
2020	398	74	55	183	185	99	572	0
2022	399	86	52	183	185	58	506	56
2026	22-36	5-8	3-5	10-16	10-17	3-5	28-46	3-5
2031	23-39	5-8	3-5	11-18	11-18	3-6	29-50	3-5

Assuming these proportions remain the same to meet basic need, Penticton may need an additional 30-49 transitional and supportive living units, 20-33 independent social housing units, and 34-56 rental assistance in the private market by 2026, and a further 31-51 transitional and supportive living, 22-36 independent social housing units, 35-61 rental assistance in the private market under low to high population growth scenarios.

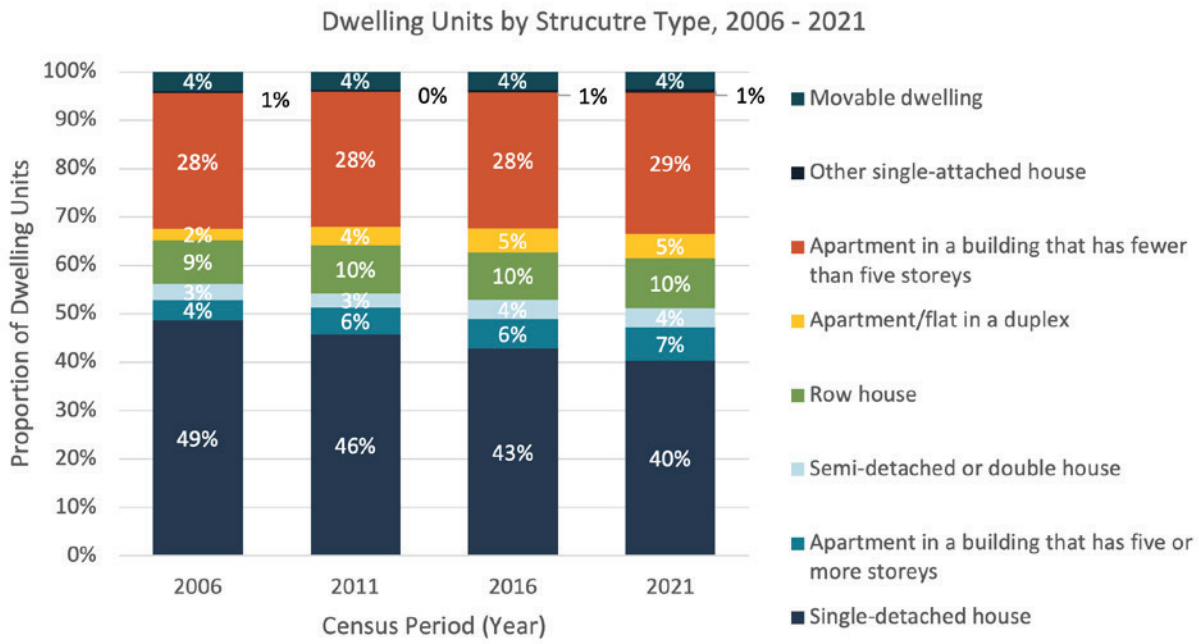
In 2023, 100 More Homes' *Penticton Non-Market Housing (and Supports)* report estimated there were 162 individuals awaiting supporting housing. Key non-market housing needs identified during consultation include transitional housing (corrections, mental health/ substance use, youth aging out of care), complex care housing (with supports that extend beyond the physical infrastructure of the house), access for new immigrants, and affordable housing. In addition to the pressing need for new housing units associated with the ongoing household growth, the City must prioritize addressing this backlog and providing adequate support to meet these current needs.

STRUCTURE TYPE

The greatest proportion of dwellings are currently single-family dwellings (at 40%, or 6,990) but this has been slowly decreasing by around 3% each census period since 2006 (roughly -0.6% annually). The proportion of dwellings in apartments with five or more stories and duplexes experienced the most growth (around 3% each) during this time.

It is important to note that the decline in single-family dwellings may not be solely attributed to a lack of demand from potential buyers. Geographically, Penticton also has a limited land based for additional single-family dwellings. In addition, the significant rise in housing prices and associated costs has made single-family dwellings increasingly unaffordable for many individuals and families (see "Assessed/ sale value" on page 29). This stresses the importance of taking proactive measures to maintain the accessibility and affordability of single-family dwellings in Penticton where the land base allows.

FIGURE 10. *Proportion of housing units by structure type from 2006 to 2021 (Canada census, 2021).*



Municipal records show an increased number of dwelling units built in recent years, including single-family dwellings, suggesting the decline in the proportion of single-family dwellings may slow over the coming years. Assuming trends slow, Table 2 summarizes additional housing units by structure type needed to meet basic housing demand[7] by 2026, 2031, and 2036 under low and high population growth scenarios.

TABLE 2. *Current additional units needed and anticipated demand over the next 5 and 10 years by structure type under low and high population growth scenarios. Numbers are rounded to the nearest 5. (Calculations are based on Canada census 2021 proportions. First, the estimated number of housing units needed for each structure type over the next 5 and 10 years was calculated. Then, the proportions were adjusted based on the anticipated changes of single-family dwellings (1% less each census period), apartments, and duplexes (1% more each census period)).*

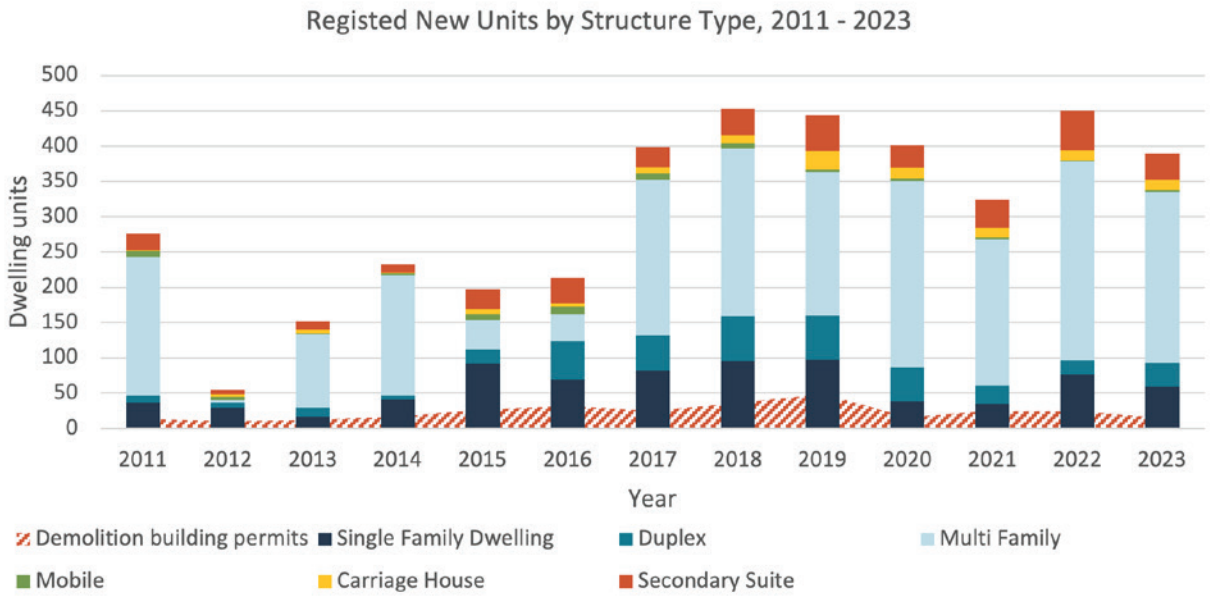
	2021 – 2026 *(Current need)*		2026 – 2031 *(5-year need)*		2031 – 2036 *(10-year need)*	
	Low	High	Low	High	Low	High
Single-detached house	155	390	200	460	200	480
Apartment in a building that has five or more storeys	265	315	275	340	300	390
Semi-detached or double house	40	60	40	65	40	75
Row house	100	160	105	175	110	190
Apartment/flat in a duplex	220	255	255	310	280	355
Apartment in a building that has fewer than five storeys	280	455	295	495	310	540
Other single-attached house	5	10	5	10	5	10
Movable dwelling	35	55	35	60	40	65
TOTAL	**1095**	**1705**	**1210**	**1920**	**1285**	**2115**

7 Basic housing demand is the number of dwellings required to house the anticipated household growth. It does not account for other changes such as current households requiring other local housing (e.g., larger, more affordable, or better condition) or seasonal population influxes.

Overall, to meet basic demand according to census trends, the City of Penticton needs to build a minimum of around 240 to 380 new housing units annually until 2036. Table 2 emphasizes the need to focus efforts on building units in apartments and duplexes. Single detached dwellings become more prominent over the long-term under high growth scenarios.

However, municipal records show a much greater number of new residences in recent years. Since 2017, Penticton has approved roughly 520 new units per year and demolished an average of 27 units annually resulting in a net increase of 3430 units. Most new units are multi-family dwellings (~50%), secondary suites (~17%), and single-family dwellings (~13%). Building new homes slowed slightly following a peak in 2019; yet the population growth rate continues to increase.

FIGURE 11. *Number of registered new units by structure type from 2011 to 2023 (Municipal records, 2023).*



There is a disparity between the number of new dwelling units registered by the City and the number of new households recorded in the census – 3,222 new units and 1,620 new households from 2016 to 2021. It is important to note that the census data mainly captures information on occupied living units, while the number of new dwelling units registered by the City could include both occupied and unoccupied units. One reason for the higher number of new registered dwelling units could be the presence of second homes, vacation properties, or investment properties that are not occupied year-round, which may not be classified as new households in the census data. This could indicate a growing number of non-resident property owners, referred to colloquially as the "shadow population" who occupy housing units seasonally, which can put pressure on housing availability and affordability for locals. It is also possible that some registered dwelling units are vacant due to various reasons such as temporary vacancies or units awaiting occupancy by new residents. Overall, this discrepancy highlights the importance of the city considering the higher rates of population and household growth.

Short-term rentals

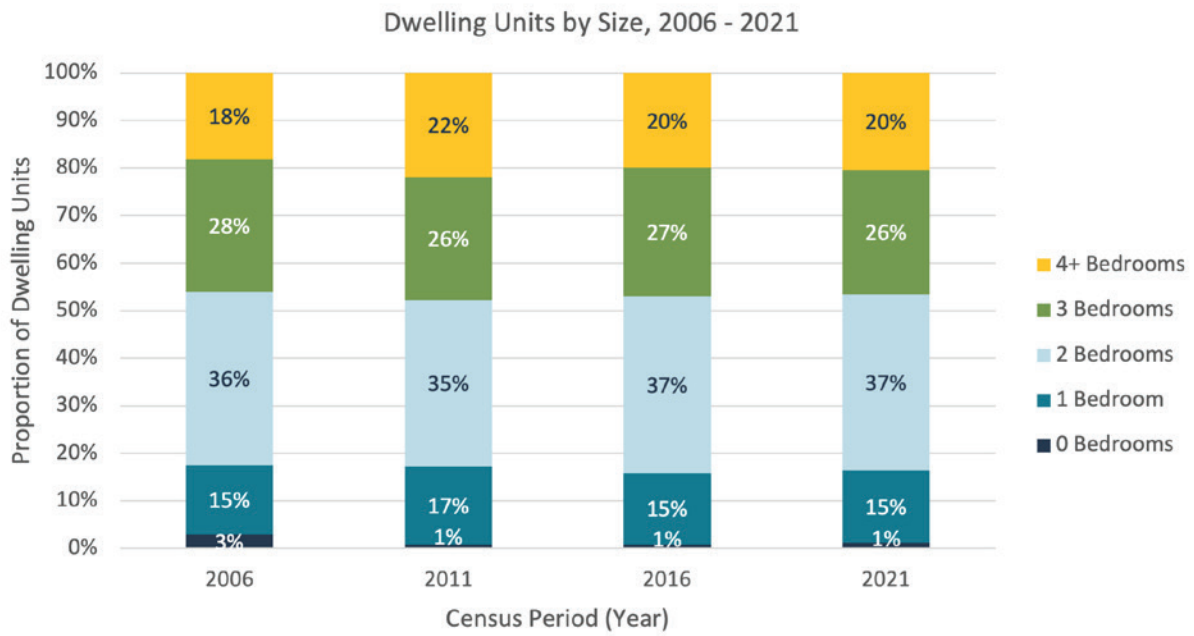
Interviews with City planning and permitting staff report that many of the secondary suites, carriage houses or garden suites, are being built purposely for short-term (or vacation) rental due to high revenues compared to long-term rental. The current short-term rental regulatory context is 'short-term rental friendly' and can be considered strongly permissive in the City of Penticton. The City of Penticton's *2023 Short-Term Rental Benefits & Impacts Study* (April 2023) found that it is currently two to three times

more profitable to operate a local dwelling unit as a year-round short-term rental versus a long-term rental. This economic incentive, along with the flexibility inherent to STR use, is leading an estimated ~250 Penticton residents to operate STRs in a "mortgage helper" capacity, with the monthly income benefits for these residents. This STR activity is simultaneously negatively decreasing housing availability and affordability market wide (specifically for renters and first-time homebuyers).

SIZE

The proportion of dwelling units by size has remained relatively consistent since 2006. Two- and 3-bedroom units continue to compose around 63% of all housing units. This is relatively consistent with the average household size of 2.1 members per household, which is not anticipated to change significantly over the next ten years.

FIGURE 12. *Proportion of housing units by size from 2006 to 2021 (Canada census, 2021).*



Assuming proportions remain the same, Table 3 summarizes additional housing units currently needed by 2026, 2031 and by 2036 by number of bedrooms under low and high population growth scenarios.

TABLE 3. *Projected additional housing units needed to house additional households under high, medium, and low growth scenarios. Numbers are rounded to the nearest 5. (Calculations are based on Canada census 2021 proportions).*

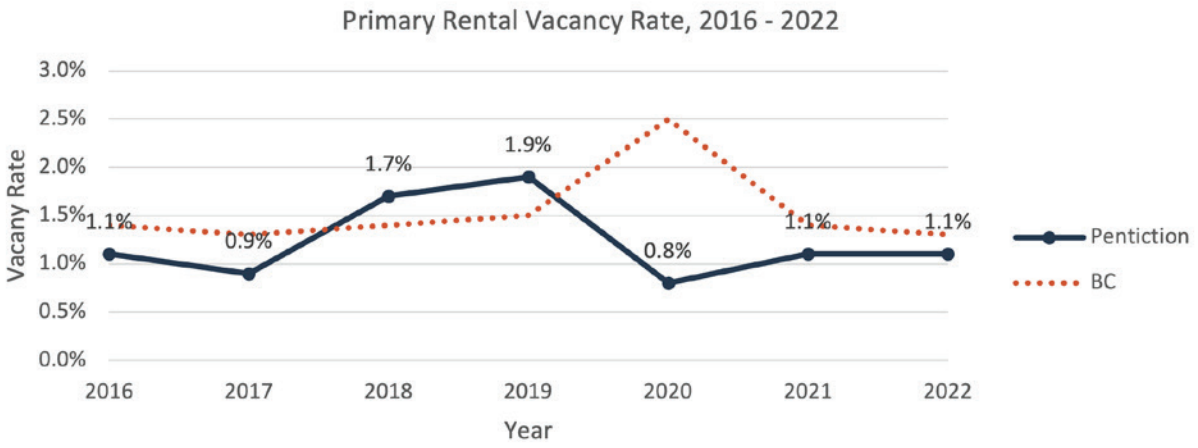
	2021 – 2026 *(Current need)*		2026 – 2031 *(5-year need)*		2031 – 2036 *(10-year need)*	
	Low	High	Low	High	Low	High
0 Bedroom	10	20	10	20	10	20
1 Bedroom	145	240	155	260	160	285
2 Bedrooms	355	580	375	630	395	690
3 Bedrooms	250	405	265	445	275	485
4+ Bedrooms	195	320	205	350	215	380

However, as the population continues to age (over 65 will be a higher proportion of the population), there is typically an increased demand for smaller units for one- and two-person households, with living on one level and other accessibility design elements. It is important to consider affordability for one-person households (especially senior females living alone), who are at high risk of being in a state of core housing need (see "Core housing need" on page 37). In addition, Penticton is experiencing staff shortages in all key economic sectors which are exacerbated by the housing shortage. There is a need for more housing that attracts working age people and families (3+ bedrooms) to support economic well-being (see "Economy" on page 30).

RENTAL VACANCY

The primary rental vacancy rate in Penticton has generally been lower than the provincial rental vacancy rate since 2016. When primary rental vacancy rates peaked provincially in 2020, Penticton experienced a steep decline. Vacancy rates have remained low ever since and are considered critically low.

FIGURE 13. *Primary rental vacancy rates (CMHC, 2023). Note: CMHC only includes primary rental market statistics.*



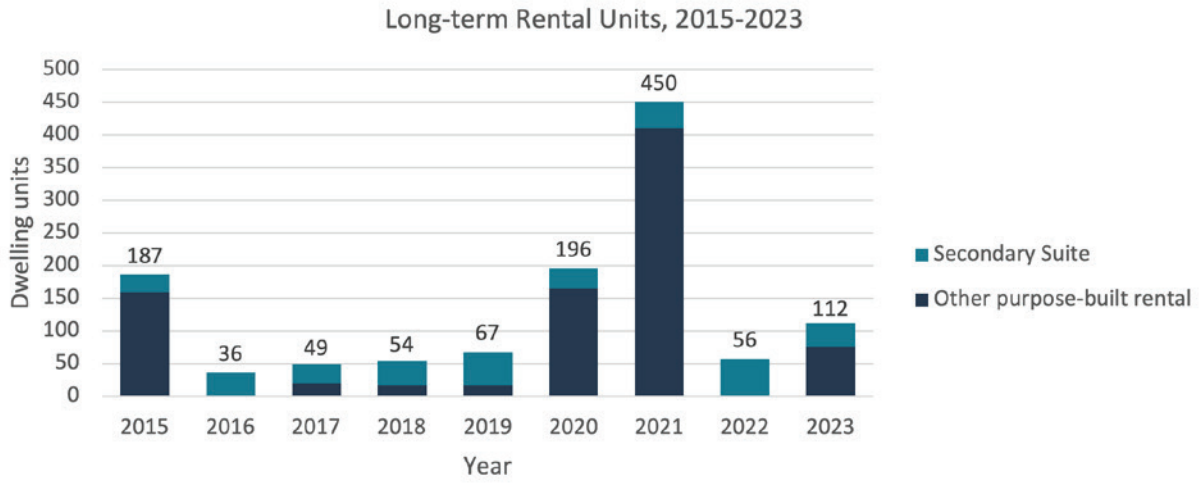
A vacancy rate of 3-5% is considered an ideal target by CMHC. **In order to increase the percentage from 1.1% to 3%, the City must address the existing housing supply shortage.** A significant amount more households rent their dwelling (6,375) than there are primary rental units in Penticton, emphasizing the importance of the secondary rental. While it can be difficult to estimate the exact number of rental units in a community due to rental market dynamics, Penticton had roughly 6,450 rental units[8] in 2021. To reach a vacancy rate of 3%, Penticton would need around 700 to 1200 new rental units across all rental types by 2031 and a further 800 to 1400 more rental units by 2041. Incentivizing more housing density, allowing increased housing units on developed properties and expediting housing development applications are some strategies for increasing supply.

Purpose-built long-term rentals

Purpose-built rental units are residential properties that are purposefully constructed and operated as rental housing, providing long-term rental options for locals. Since 2015, Penticton has completed construction of 860 purpose-built rental units. During this time, the City also registered 347 new secondary suites, some of which may also provide long-term rental housing.

8 This estimation assumes the total number of rental units in Penticton is around 1.1% greater than the total number of renter households.

FIGURE 14. *Number of purpose-built rental and secondary suites registered from 2015 to 2023. Labels are the sum of newly registered long-term rental units. Data in 2023 were gathered in April and do not represent the whole year (Municipal records, 2023).*

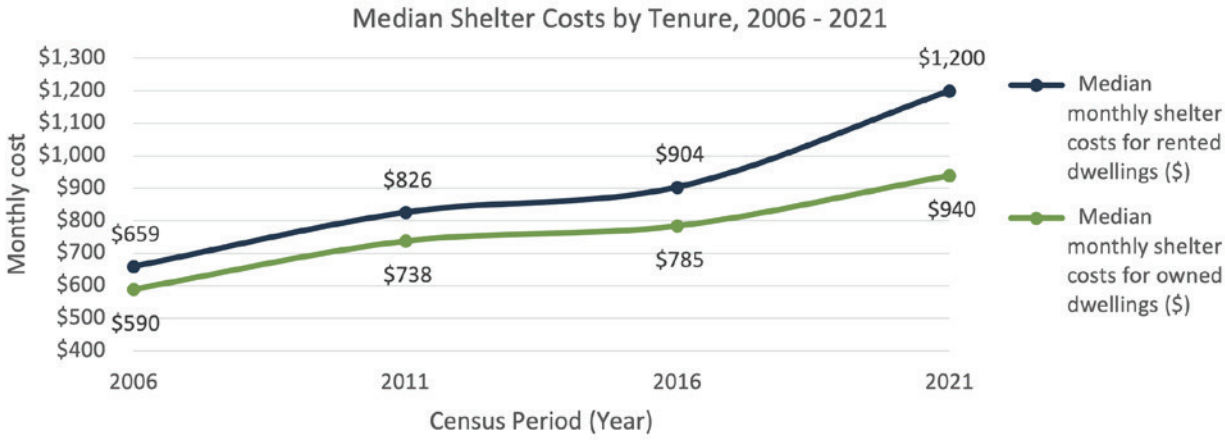


SHELTER COSTS

Affordable housing pertains to the availability of housing units at affordable prices, while housing affordability refers to the financial capacity of individuals or households to afford housing without facing excessive financial hardship.

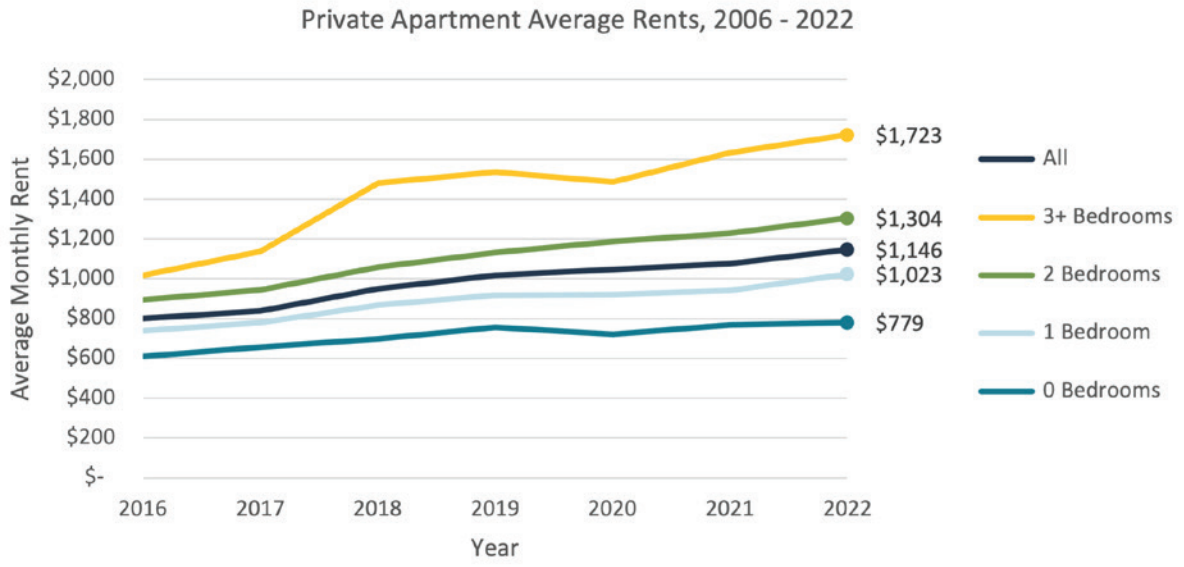
As the median household income was $68,000 in 2021, at least half of all households in Penticton need to spend $2,000 or less on monthly shelter costs for it to be considered affordable (costs 30% or less of a household's before-tax income). The median monthly shelter cost for rented dwellings ($1,200) was greater than the median monthly shelter costs for owned dwellings ($940). From 2006 to 2016, median shelter costs increased at a similar rate by around one to five percent annually; however, since 2016, the median monthly shelter cost for rented dwellings increased at a faster rate of 7% per year. While the median shelter cost for owned dwellings increased by $155 since 2016, the median for rented houses increased by around $300, nearly twice as much.

FIGURE 15. *Median shelter costs for all owned and rented dwellings (Canada census, 2021).*



The average monthly rent for private apartments in Penticton increased steadily for all sizes since 2016. Apartments with three or more bedrooms experienced the greatest increase (69%) since 2016, while apartments with zero bedrooms experienced the smallest increase (28%). Reasons for this price increase may be a combination of factors including reduced supply and that purpose-built rental built in recent years is more expensive.

FIGURE 16. *The average monthly rent for private apartments by number of bedrooms (CMHC, 2023). Note: CMHC only includes primary rental market statistics.*

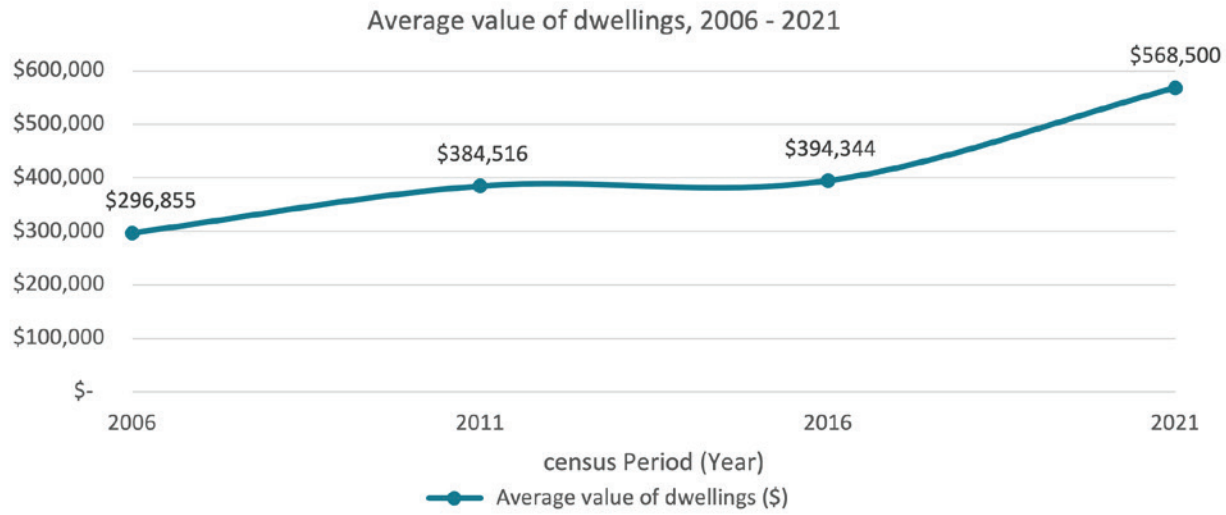


Canadian Mortgage and Housing Corporation rental market pricing (as shown in Figure 16) is typically lower than current rental market conditions, due to a 6+ month time lag in data collection. A secondary rental market scan of 63 listings was conducted on May 9, 2023, and found average monthly rents were higher. The average monthly rent for a 1-bedroom was $1,346, a 2-bedroom was $1,755, and a 3+-bedroom was $2,396. The average monthly rent for a bedroom in a shared house was $800.

ASSESSED/SALE VALUE

The average value of dwellings in Penticton has increased since 2006. From 2006 to 2021, the average dwelling value increased rapidly by 44% – nearly $175,000.

FIGURE 17. *The average value of all dwellings. (Canada census, 2021).*



According to the South Okanagan Real Estate board, the average cost of a single-family home in 2022 ($740,000) is 14% higher than in 2021, and 85% higher than in 2011. Median assessed values of all housing in Penticton have increased steadily over the past 16 years, and sharply (33%) between 2019 and 2022.

Economy

Economic considerations, such as the number of workers and the industries they work in, are important for a housing needs assessment because they can help to identify changes in housing demand that may arise due to shifts in the local economy. For example, increased job opportunities may increase housing demand, industry changes could affect the demand for certain types of housing, and income levels and job availability can impact the ability of households to afford housing. Understanding economic considerations that influence housing demand and affordability is important for understanding current and future housing needs.



KEY FINDINGS:

- *The workforce participation rate was 56% in 2021, which is low relative to the province.*
- *An increasing number of new workers have moved to the City of Penticton since 2016.*
- *The proportion of workers who commute has decreased, suggesting a need for homes with working spaces.*
- *In 2021, health care and social assistance, retail trade, and construction remained the industries with the greatest number of workers.*
- *From 2016 to 2021, company/enterprise management, professional/scientific/technical services, and healthcare and social assistance experienced the most growth.*
- *With an aging population, Penticton is at risk of labour and skill shortage.*
- *Lack of affordable and available housing for workers inhibits attracting new workers. There is a need for more workforce housing for middle-income households in Penticton.*

WORKERS

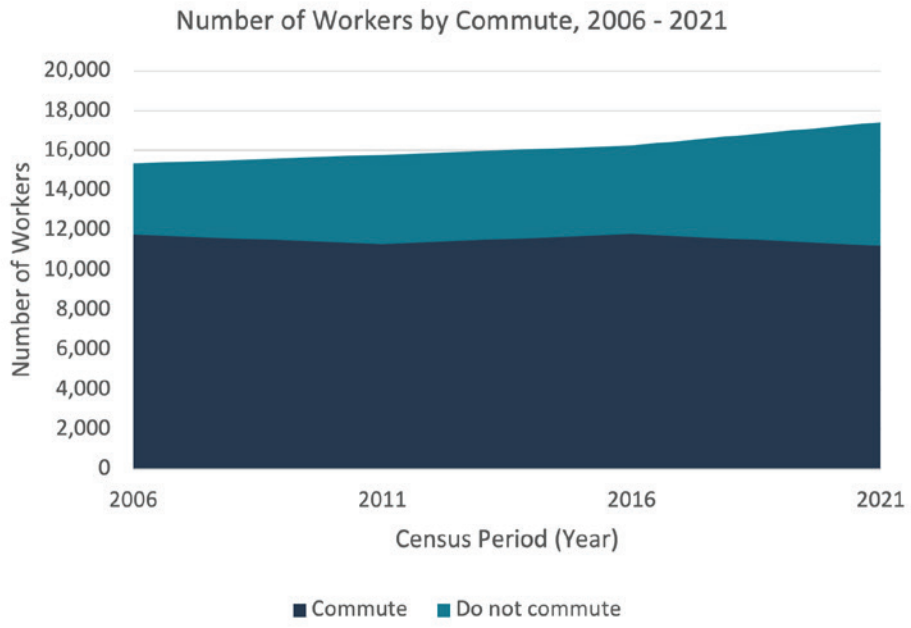
Participation in the workforce refers to the proportion of the working-age population (i.e., individuals aged 15 to 65) who are either employed or actively looking for work. While the number of workers in Penticton has increased steadily since 2006 (around 0.6% or 90 new workers per year), the growth increased more rapidly to 1.4% annually (234 workers) since 2016. Penticton's unemployment rate was similar to the provincial rate at 8% in 2021.

Nonetheless, Penticton's workforce is low relative to the Province (which had a participation rate of 63.3% in 2021). Since 2006, the workforce participation rate in the City of Penticton was around 57% and it decreased further to 56% in 2021. This lower participation rate may be related to Penticton's aging population.

COMMUTING

The proportion of workers who commute to a usual place of work has declined from 73% in 2016 to 64% in 2021. This suggests more residents may be working from home and seek dwellings with dedicated working spaces. As the workforce ages, there is a growing inclination among older workers for more flexible and adaptable working lives[9]. The COVID-19 pandemic also served as a catalyst for more remote work and hybrid work models.

FIGURE 18. *The number of workers in Penticton by whether they do or do not commute to work (census Canada, 2021).*



A slightly greater proportion (4%) are commuting outside of the City of Penticton for work in 2021 compared to previous census periods. 85% of all commuters commuted less than 30 minutes to work.

INDUSTRIES

Since 2006, the main industries in the City of Penticton have been retail trade, healthcare and social assistance, accommodation and food services, construction, and manufacturing. In 2018, the Penticton Economic Development and Prosperity Task Force developed a *City of Penticton 2018 Industry Clusters Report* which identified "industry clusters"[10] that encourage and help grow regional competitiveness by

9 OECD (2020). Promoting an Age-Inclusive Workforce. https://www.oecd-ilibrary.org/sites/237dd702-en/index.html?itemId=/content/component/237dd702-en

10 According to the *City of Penticton 2018 Industry Clusters Report*, "industry clusters," are groups of interconnected firms, suppliers, related industries, and institutions that arise in particular locations.

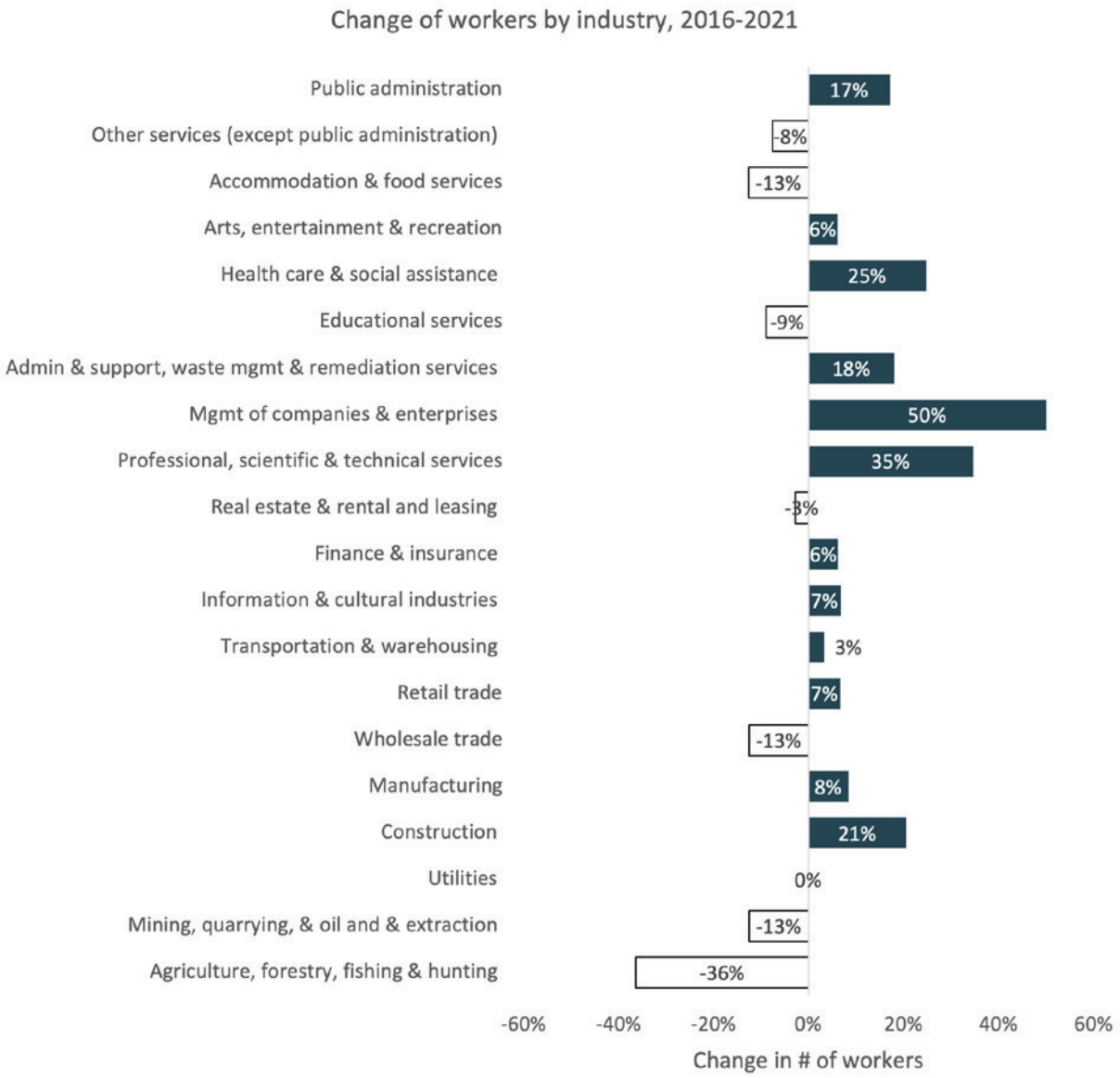
increasing business productivity, boosting their innovation capacity, and stimulating the formation of new businesses. Priority clusters in Penticton include:

- Manufacturing
- Technology
- Tourism, Events, SOEC, Arts & Culture
- Wine, Beer, Spirits
- Agricultural Technology
- Agricultural Production

While Penticton's economy has a long history in agriculture, according to the 2021 census, the City experienced the greatest decrease in the number of workers working in agriculture, forestry, fishing, and hunting since 2016. There was the greatest increase in the workforce employed in:

- Management of companies and enterprises
- Professional, scientific and technical services
- Health care and social assistance

FIGURE 19. *Change in the proportion of workers in industries from 2016 to 2021 (Canada census, 2021).*



According to the *City of Penticton 2018 Industry Clusters Report*, lack of availability and difficulty in attraction of skilled staff was a key economic development issue in the City of Penticton. Lack of affordable and available housing for workers contributed to this issue. This suggests a need for more workforce housing to meet the needs of households who work in essential industries or occupations, such as healthcare, education, public safety, and service sectors, but may not earn high incomes or have access to subsidized housing programs. While there is currently no local definition of workforce housing, it may include housing targeting households who earn moderate to middle incomes, such as rental apartments, townhomes and duplexes, accessory dwelling units or carriage homes, and mixed-use developments.

BUSINESS SECTOR INTERVIEWS

To provide deeper insight into the housing needs data, this research included informational interviews with business representatives from key sectors in Penticton including tourism, hospitality, industry, construction, education, and health[11]. Key insights gained are presented in this section.

A recurring theme is that employers are attributing staff shortages to lack of affordable housing supply. Lack of housing has become a barrier to hiring workers in all of the City's principal business sectors.

Tourism, Hospitality, Service Industry[12] – Employees struggle to secure suitable accommodations, particularly with industries that offer lower wages and non-traditional working hours. The housing issue was amplified by the pandemic, and by short-term rentals absorbing long-term rental housing stock and driving up housing prices. This exacerbates workforce challenges.

Travel Penticton[13] – Increasing the supply of housing for workers, staff accommodation for all businesses is "one of the largest impediments to tourism growth in this region."

Construction Contractor[14] – Hiring construction workers, skilled tradespeople, and professionals is challenging due to the difficulty employees have in finding affordable housing – every housing option is in short supply and is costly. workforce housing solutions are needed for both single individuals and families. Additionally, the City must address the increasing demand for housing driven by immigration. Streamlining regulations, reducing permit delays, and offering incentives for all housing types (i.e., basement suites) can help alleviate these challenges and boost housing supply.

Penticton Regional Hospital & South Okanagan General Hospital[15] – Interior Health services and the Regional Hospital face staff shortages, with some portfolios experiencing up to a 60% shortfall. The inadequate housing supply and high costs in Penticton pose significant challenges for staff recruitment, even leading to physicians withdrawing accepted offers due to housing expenses. This issue is particularly pronounced for care aids, who already face lower salaries. The shortage and high costs of housing negatively impact staff recruitment and retention in the healthcare sector.

Penticton Industrial Development Association[16] – It is difficult to find qualified staff and skillsets as there is a lack of labour force aged people. Employees cannot find places to live that match salaries, as housing is in short supply and costs are exorbitant. Although more rental units are being built, they are not low-cost, and high land costs further drive-up housing expenses.

Okanagan College[17] – Around 1,000 students, with approximately half coming from outside the area, require rental accommodations in Penticton. With no on-campus residences available due to limited college property, students rely on happipad.com for affordable shared accommodation in private homes, which is not regulated by the Residential Tenancy Act. The Manager of Campus Life has received feedback that some trades students are opting not to enroll at Okanagan College due to the housing shortage. The lack of housing also impacts the retention and recruitment of faculty and staff members.

11 Source: Penticton Business Toolkit https://pentictonbiztoolkit.com/#li-modal
12 Informational Interview, Kim Lawton DogLeg Marketing & Business Solutions, June 6, 2023
13 Informational Interview, Jo Charnock, Office and Special Projects Manager, Travel Penticton, November 29, 2022. Letter to Mayor and Council from Jessica Dolan, Chair of Board, 2022 (not dated)
14 Informational interview, Matt Kenyon, President, Greyback Construction Ltd, May 31, 2023.
15 Informational Interview. Sara Evans, RN, MScN, Director, Clinical Operations. December 13, 2022.
16 Informational Interview, Frank Conci, President, Penticton Industrial Development Association June 6, 2023
17 Informational Interview, Juliana Buitenhuis, Manager of Campus Life and Administration. December 15, 2022.

Core Housing Need

The census defines "core housing need" as a measure of whether a household is living in suitable housing that is affordable and has enough bedrooms for its size.

More specifically, a household is considered to be in "core housing need" if it falls into one or more of the following categories:

1. Affordability: The household spends 30% or more of its before-tax income on housing.
2. Suitability: The dwelling is not large enough to accommodate the size and composition of the household, according to the National Occupancy Standard.
3. Adequacy: The dwelling is in need of major repairs or replacement.

A household is considered to be in "core housing need" if it falls into one or more of these categories and cannot access suitable housing in their local housing market at the median rent for alternative local housing that is adequate, and appropriate for the household size.

"Extreme core housing need" has the same meaning as "core housing need" except that the household has shelter costs for housing that are more than 50% of total before-tax household income.

Households in core housing need may be living in precarious housing situations and are more likely to be at risk of experiencing homelessness.

KEY FINDINGS:

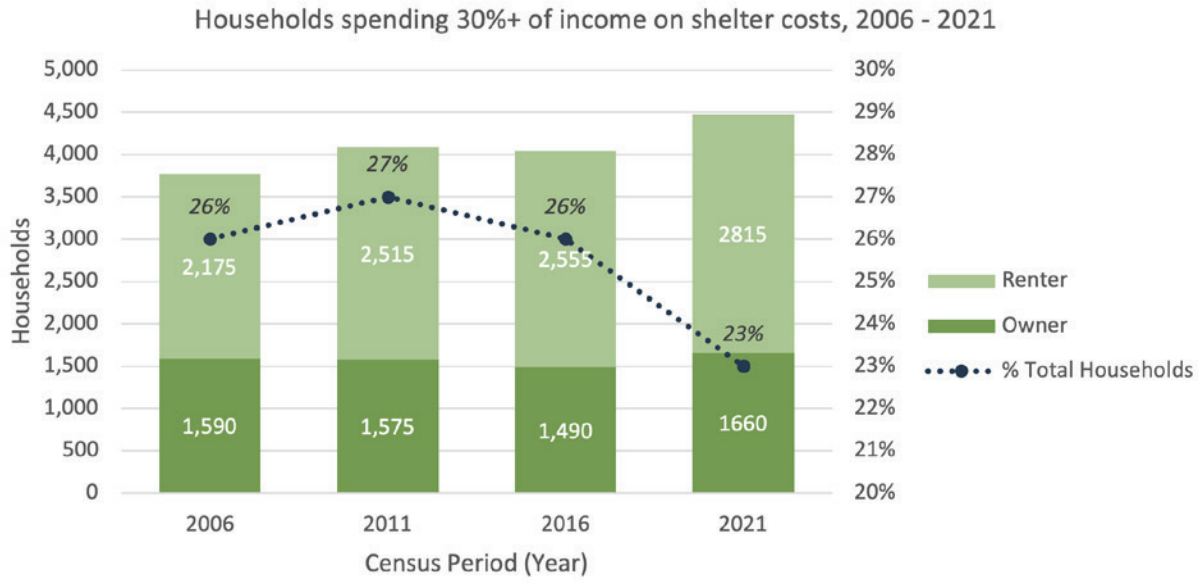
- *In 2021:*
  - *23% of households spent 30% or more of their before-tax annual income on shelter costs (estimated 4,070 households). Some households may opt to allocate more than 30% of their annual household income towards shelter costs, while others are compelled to do so due to the lack of accessible affordable housing alternatives.*
  - *6% of households lived in dwellings requiring major repairs (estimated 995 households*
  - *3% of households lived in overcrowded buildings (estimated 455 households),*
  - *Overall, 12% of households were considered to be in core housing need (estimated 2,130 households)*
- *Renter, lone-parent, and one-person households are at higher risk of falling below the affordability, adequacy, and core housing need thresholds and being in a state of core housing need.*
- *A greater proportion of renter households were spending 30% or more of their income than in larger BC population centres including Vancouver and Victoria.*
- *There were significantly fewer renter households in core housing need in 2021 than 2016. If this trend continues, there could be 360 fewer household in core housing need by 2026. If current proportions remain the same under low and high growth scenarios, there could be 116 to 190 more households in a state of core housing need by 2026.*
- *Both the proportion of households in total and extreme core housing need were higher in 2011 and 2016 than in 2021, largely due to a reduction of the number of renter households in total and extreme core housing need.*

AFFORDABILITY

In 2021, around 4,070 households in Penticton (23%) spent 30% or more of their annual income on shelter costs. While this number has increased from 3,770 in 2006, the rate of increase is less in recent years (around 0.1% annually since 2016, compared to 1.7% annually between 2006 to 2011) relative to the overall population growth. As a result, the overall percent of households spending 30% or more of their annual income on shelter costs decreased by 3% since 2016. Some households may opt to allocate more than 30% of their annual household income towards shelter costs, while others are compelled to do so due to the lack of accessible affordable housing alternatives.

There is a far greater proportion of renter households (44%) spending 30% or more of their annual income on shelter costs than owner households (15%). These proportions have remained consistent over past census periods. In 2021, 14% of renter households spent 50% or more of their annual income on shelter costs.

FIGURE 20. *The number of households by tenure spending 30%+ of their before-tax annual household income on shelter costs. Percentages show the percentage of total households in Penticton (Canada census, 2021).*

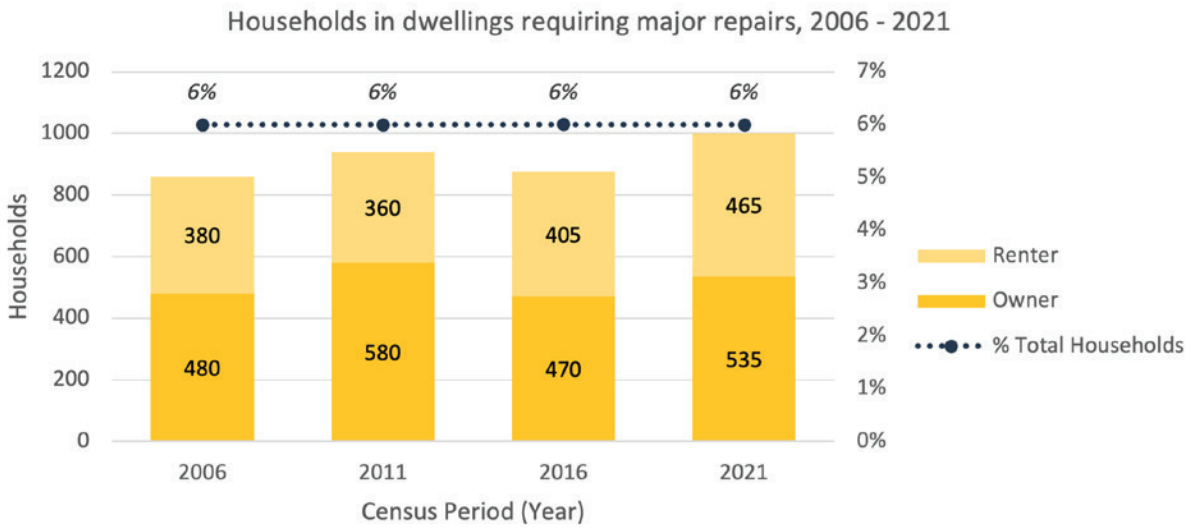


Rental housing affordability is an increasing issue in Canada, and southern British Columbia is at the epicentre of this crisis. Regional figures from latest Canadian Rental Housing Index show housing unaffordability are spreading into areas that were once considered more affordable, like the South Okanagan. In 2021, a greater proportion of renter households in Penticton were spending 30% or more of their household income on shelter costs than in larger BC population centres, including Vancouver (39%) and Victoria (42%).

ADEQUACY

Around 995 households (6%) lived in dwellings requiring major repairs in 2021. A slightly greater proportion of renter households (7%) than owner households (5%) lived in inadequate dwellings. This has remained relatively consistent since 2006.

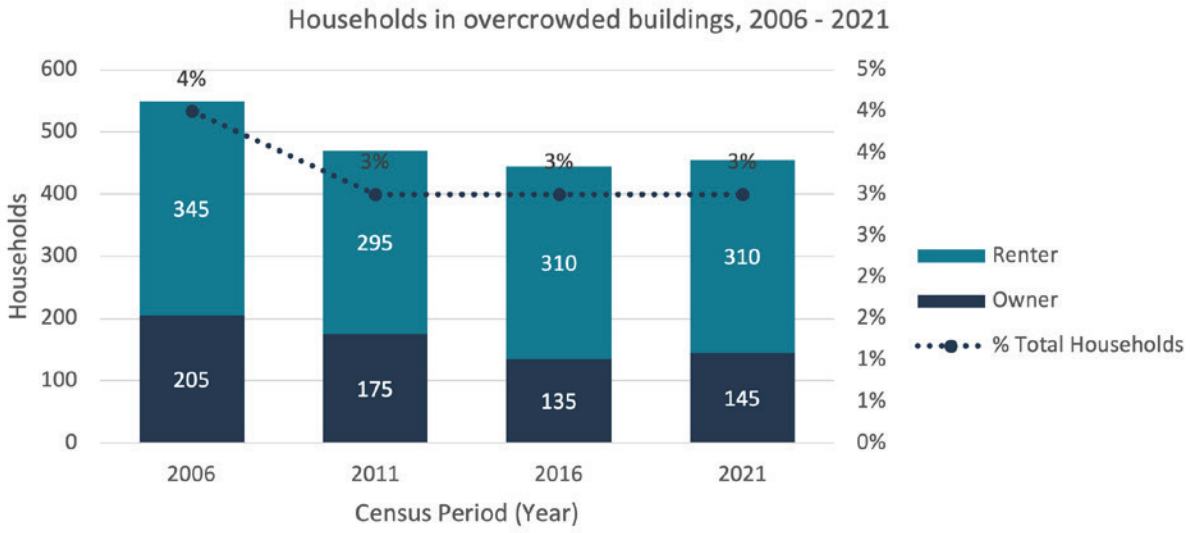
FIGURE 21. *The number of households by tenure that live in dwellings requiring major repairs. Percentages show the percentage of total households in Penticton (Canada census, 2021).*



SUITABILITY

In 2021, 3% of all households lived in overcrowded buildings. This has remained consistent since 2006. A greater proportion of renter households (5%) lived in overcrowded buildings than owner households (1%).

FIGURE 22. *The number of households by tenure that live in overcrowded buildings. Percentages show the percentage of total households in Penticton (Canada census, 2021).*

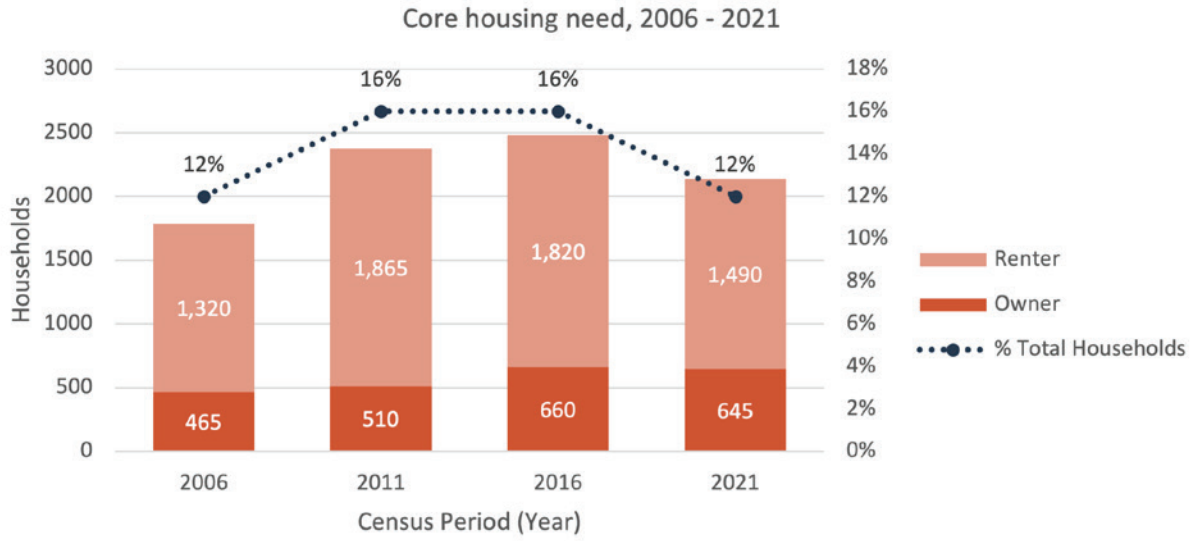


CORE HOUSING NEED

In 2021, 12% of all households were in core housing need, meaning the households fall into one or more of the affordability, suitability, and adequacy thresholds and cannot access appropriate alternative housing in their local housing market at the median rent. The period between 2016 and 2021 was the first time since 2006 that the number of households in core housing need decreased.

Lone-parent households and one-person households (especially senior females living alone) are at the greatest of being in a state of core housing need[18]. Households facing housing challenges are at higher risk of experiencing homelessness in the future. High housing costs, inadequate housing conditions, and overcrowding can create significant financial burdens, contribute to increased stress levels, and make it difficult to maintain stable housing. These factors, combined with other personal and systemic challenges, can increase the risk of experiencing homelessness.

FIGURE 23. *The number of households by tenure considered to be in a state of core housing need. Percentages show the percentage of total households in Penticton (Canada census, 2021).*



Since 2006, a greater proportion of renter households were in core housing need than owner households; however, the decrease since 2016 was largely due to a reduction in the number of renter households in core housing need (-330, -18%). This reduction may be due to an influx of BC housing funding to create more supportive housing. BC Housing and community partners (Kiwanis, Penticton and District Society for Community Living (PDSCL), ASK Wellness and OneSky Community Resources) operate close to 809 subsidized supportive housing units in the City of Penticton. BC Housing recently purchased a motel (formerly Super 8), to convert for those in need of long-term affordable housing (the Compass Court with 56 units). Grenada Inn, a 19-room motel is now exclusively available for monthly rentals.

18 CMHC. (2023). Housing Market Information Portal: Penticton Profile. https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/7550/3/Penticton

TABLE 4. *The number and proportion of households by tenure considered to be in a state of core housing need (Canada census, 2021).*

	2006	2011	2016	2021
Total Households *(n = 17,360)*	1,785	2,380	2,485	2130
	12%	16%	16%	12%
Owner Households *(n = 6, 375)*	465	510	660	645
	5%	5%	7%	6%
Renter Households *(n = 10,985)*	1,320	1,865	1,820	1,490
	27%	34%	31%	23%

Table 5 shows the projected additional households in core housing need in 2026 and 2031. If the decline in the number of renter and owner households observed between 2016 and 2021 persists, it is projected that there will be around 328 fewer renter households and 28 fewer owner households in core housing need by 2026. By 2031, if the decline continues, there would be an estimated additional 269 fewer renter households and 39 fewer owner households in core housing need.

However, if the current proportions of renter and owner households in core housing need remain the same under low and high population growth scenarios, it is projected that there may be between 68 and 120 more renter households and between 47 and 70 more owner households in core housing need by 2026. By 2031, the number of households in core housing need may increase further, with an estimated 86 to 145 more renter households and 38 to 64 more owner households experiencing core housing need.

TABLE 5. *Projected core housing need under three scenarios: continued decline (-2.6%), low growth (1.1%), and high growth (1.8%).*

	2026			2031		
	Decline *(-2.6%)*	Low *(1.1%)*	High *(1.8%)*	Decline *(-2.6%)*	Low *(1.1%)*	High *(1.8%)*
Total Households	**-355**	**116**	**190**	**-308**	**124**	**209**
Owner Households	-28	47	70	-39	38	64
Renter Households	-328	68	120	-269	86	145

Extreme core housing need

Extreme core housing need has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income.

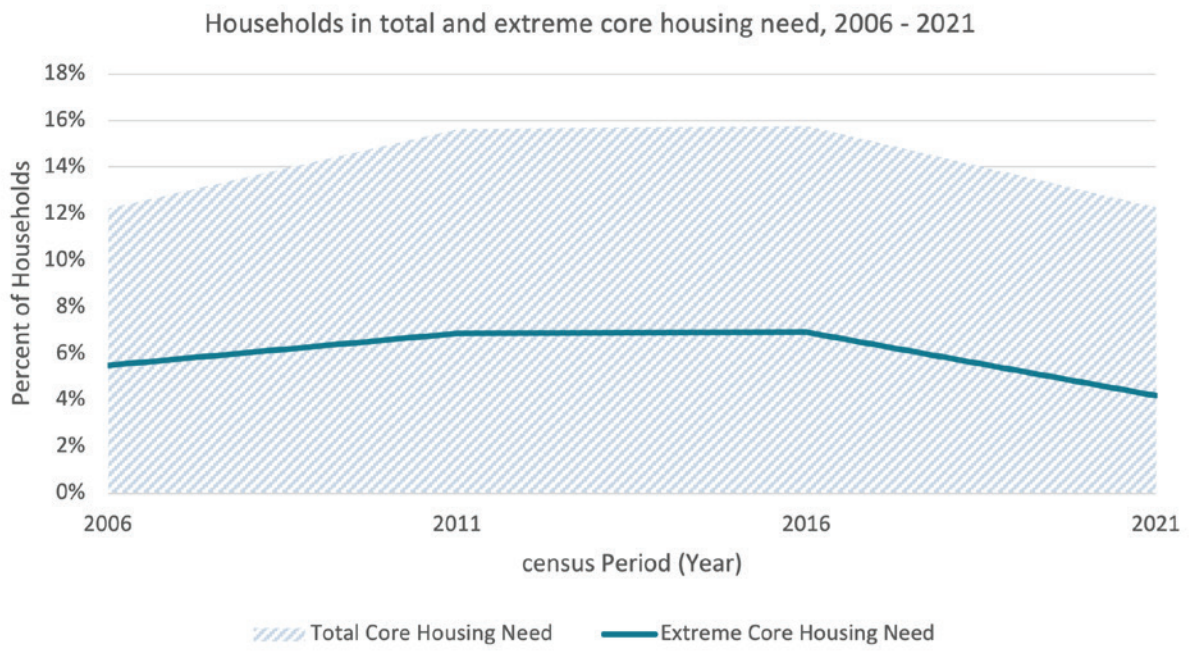
As with total core housing needs, the proportion of renter households was greater than the proportion of owner households in extreme core housing needs. The decrease since 2016 was largely due to a reduction in the number of renter households in core housing need (-295, -37%).

TABLE 6. *The number and proportion of households by tenure considered to be in a state of extreme core housing need (Canada census, 2021).*

	2006	2011	2016	2021
Total Households *(n = 17,360)*	800	1,045	1,090	725
	5%	7%	7%	4%
Owner Households *(n = 6, 375)*	210	275	290	225
	2%	3%	3%	2%
Renter Households *(n = 10,985)*	595	765	795	500
	12%	14%	14%	8%

Both the proportion of households in total and extreme core housing need were higher in 2011 and 2016 than in 2021.

FIGURE 24. *Proportion of all City of Penticton households in total and extreme core housing need from 2006 to 2021 (Canada census, 2021).*



Areas of Local Need

KEY FINDINGS:

- *Around 110 to 140 residents experienced homelessness at given times throughout 2023. Thirty-five to 50% may have been unsheltered (i.e., living outside, in a vehicle, or couch surfing).*
- *From 2020 to 2021, more than 135 youth (aged 12 to 24) were living in precarious housing situations (e.g., couch surfing, living in a shelter, and being homeless).*
- *Penticton is the main provider of shelter beds for individuals experiencing homelessness or at risk of homelessness across the Okanagan Similkameen Regional District.*
- *The number of active short-term rentals can vary greatly throughout the year, ranging from 322 to 566 in 2022. The estimate of ~200 STRs in non-principal residences equates to ~1.1% of the City's total housing stock or ~3% of its total rental housing stock, which can be thought of as lost potential long-term rental housing.*
- *Limited affordable rental housing has been identified as a barrier to academic student enrollment.*
- *Penticton's seasonal economy and workforce dynamics necessitate housing solutions to accommodate the high percentages of casual, seasonal, and temporary workers.*
- *Penticton requires more family-oriented housing options to support its growth and attract residents to address declining school enrollment.*
- *There is a need for more housing options and supports for Penticton's growing number of Indigenous residents.*

RESIDENTS AT RISK OF OR EXPERIENCING HOMELESSNESS

Estimating the number of people who are unhoused in a population can be difficult. People who are experiencing homelessness may not always be visible and may be living in hidden or informal locations making it difficult to accurately count them. Additionally, people experiencing homelessness may move frequently or temporarily stay with friends or family, making it challenging to track their housing status. Finally, some individuals may be hesitant to participate in official counts due to fear or distrust of authorities, further complicating efforts to estimate the number of people who are unhoused. As such, there are a range of homelessness estimations in the City of Penticton.

Point in Time [19] counts have been conducted in the City of Penticton in April of 2018 and 2021. In 2021, the count identified 114 people experiencing homelessness, an increase of 5.6% (6) since 2018. Of these community members, thirty-five percent (around 40) were unsheltered, living outside (63%), in a vehicle (15%), or couch surfing (10%). Fifty-six percent were unhoused for one year or more. In February 2023, 100 More Homes Penticton estimated there may be more than 140 residents who are unhoused, half of whom may be unsheltered, based on rough estimates from the Community Safety Officers' number of files and shelter capacity.

Focusing only on youth suggests this number could be even higher. The *No Where to Go* survey of 264 youth aged 12 to 24 from the fall of 2020 and to the spring of 2021 estimated around one in 20 of Penticton youth may have been living in precarious housing situations (e.g., couch surfing, living in a shelter, and being homeless) during this time, totaling around 135 to 140 youth. Most were male, trans-male, and Indigenous. This emphasizes the need for more youth housing and support options.

The City of Penticton is the main community in the Regional District of Okanagan-Similkameen with housing units for people experiencing homelessness. In 2023, 100 More Homes Penticton found Penticton's local shelter had 73 beds. The study highlighted a need for more shelter options, especially for minors and male-identifying residents. The study also found that a lack of housing further up the housing spectrum may force residents to stay in the shelter and supportive housing longer than necessary.

For more information on residents at-risk of experiencing homelessness, see the section on Core Housing Need.

SHORT TERM RENTALS

The tourism sector plays a significant role in Penticton's economy, and drives the popularity of short-term rentals (STRs) or vacation rentals. The City of Penticton's 2023 *Short-Term Rental Benefits & Impacts Study* (April 2023) revealed that STRs exhibit a strong seasonal pattern, with their numbers doubling during the summer months. In 2022, the City of Penticton documented a minimum of 322 and a maximum of 566 active STR listings throughout the year. Over the years, there has been a notable surge in the number of STRs, indicating a trend of growth. The study also estimated that around 200 STRs are located in non-principal residences, amounting to approximately 1.1% of the city's total housing stock or roughly 3% of its rental housing stock not available for long-term use, which may exacerbate reduced housing availability and affordability in Penticton.

STUDENT HOUSING

As of May 2023, there were no residences specifically for students in Penticton. Penticton's 2023 *Short Term Rental Short-Term Rental Benefits & Impacts Study* found that of the approximately 1000 academic students attending Okanagan College, about half are from elsewhere and affordable rental accommodations in the community are increasingly becoming a barrier to student enrollment.

19 The Province of British Columbia regularly provides funding to conduct Point in Time (PiT) homeless counts. These counts provide a snapshot of people who are experiencing homelessness in a 24-hour period and are understood to be the minimum number of people who are experiencing homelessness on a given day.

TEMPORARY LODGING FOR SHORT-TERM AND SEASONAL WORKERS

With Penticton's economy heavily reliant on industries such as tourism and agriculture, the City experiences significant seasonality. As per the 2021 census data, approximately 10% of Penticton's population is engaged in casual or seasonal employment, with an additional 13% on temporary contracts. In comparison, across British Columbia, the figures stand at 9% for casual or seasonal employment and only 4% for temporary contracts. These statistics highlight the need for appropriate housing solutions to accommodate the unique workforce dynamics of seasonal, temporary, and hospitality workers.

FAMILY HOUSING

The City of Penticton has been facing the challenge of declining numbers of primary and elementary school students since 2001, which has raised concerns about potential school closures. Furthermore, the lack of available and affordable housing has become a barrier to attracting individuals and families to move to Penticton for employment opportunities. These demographic trends pose significant implications for the community. To address these pressing issues and support the City's growth, there is a clear need for the development of more family-oriented housing options that can accommodate the needs of both existing and prospective residents in Penticton.

URBAN INDIGENOUS HOUSING

The proportion of Indigenous residents living in Penticton increased from around 6.5% in 2011 and 2016 to nearly ten percent (3,585) in 2021. The 2020 Regional District of Okanagan-Similkameen Housing Needs Assessment found that urban Indigenous populations often have less secure housing tenures, live in inadequate and unsuitable dwellings, and spend significant percentage of their income on shelter. This emphasizes a need for housing supports and services specifically for urban Indigenous residents.

Ooknakane Friendship Centre is an Indigenous not-for-profit society based in Penticton that is committed to providing holistic, culturally driven programs and services designed to support, educate and strengthen people of all nations. They provide a Vulnerable Sector/Homeless and Housing Program that serves hot breakfasts to those in need. They partnered with ASK Wellness Society to provide 54 new recovery-focused homes with an Indigenous cultural lens with residents expected to move in throughout summer 2023.

For emergency support, Okanagan Nation Transition Emergency House provides shelter, meals, transportation, and other support and advocacy for women fleeing domestic violence. Their website provides information about other emergency resources.

Alongside expanding housing services and support to meet the needs of the growing urban Indigenous population, it is crucial to facilitate access to affordable, suitable, and adequate housing options in Penticton.



Document prepared with the asssistance of:
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Council Report

penticton.ca

Date: August 1, 2023 File No: RMS\6480-20
To: Donny van Dyk, Chief Administrative Officer
From: Blake Laven, Director Development Services and Steven Collyer, Senior Planner
Subject: **CMHC National Housing Strategy – Housing Accelerator Fund Application**

Staff Recommendation

THAT Council approve the proposed CMHC Housing Accelerator Fund (HAF) Housing Action Plan for Penticton which includes the following seven (7) initiatives, with have the potential to create 407 additional housing units above our expected baseline growth, over a three-year period:

1. Creation of an internal 'housing team'
2. Utilizing City land and new civic facilities
3. Accelerate new neighbourhood growth
4. Parking reduction pilot
5. Pre-approved 'missing middle' plans
6. Remove/revise density and height restrictions
7. Pre-zone strategic areas

AND THAT Anthony Haddad, General Manager Community Services be assigned as the applicant and be authorized to submit the application and execute any associated grant documents on behalf of the City.

Strategic priority objective

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

Background

In its 2022 Budget, the Federal Government announced the $4 billion Housing Accelerator Fund (HAF) to provide incentive funding to local governments to increase the supply of new housing. The Fund, administered by the Canadian Housing and Mortgage Corporation (CMHC), runs until 2026/2027 and is expected to result in building permits being issued for 100,000 new housing units across Canada. The grant funds are intended to support initiatives that remove barriers to housing supply, accelerate the growth of supply and support the development of complete, low-carbon and climate-resilient communities which are affordable, inclusive, equitable and diverse.

On May 2nd 2023, staff presented the opportunity to apply for the CMHC funding, and after hearing from staff, Council passed the following resolution:

185/2023 **It was MOVED and SECONDED**

THAT Council support the use of up to $40,000 from the Online Accommodator Platform Reserve for the purpose of preparing an application and associated community action plan for the CMHC National Housing Strategy's Housing Accelerator Fund;

AND THAT staff be directed to review any application with the Official Community Plan - Housing Task Force and Council prior to submission.

CARRIED UNANIMOUSLY

Since that time, staff have been working with Gordon Easton, of Easton Planning and Development, in the development of the Action Plan and the application. That work has included consultations with the local development community, internal staff and the City's Official Community Plan - Housing Task Force.

A bold and progressive plan has been developed that will create an environment for significant housing construction above the City's natural expected growth. Staff estimate that the plan has the potential to create an additional 407 units of housing above our baseline, over the three-year program timeline, which would make the City eligible for over $10 m in grant funding.

Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund details

The Housing Accelerator Fund application window opened on July 4, 2023 and closes on August 18, 2023 (45 -ay window). Eligibility for the fund is based on the following:

- Local governments in Canada with delegated authority over land use planning and development approvals, including First Nations, Métis and Inuit governments
- Regional districts, provinces or territories are eligible to apply if there isn't a municipal-level authority

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

- Supporting the development of complete communities that are walkable, consisting of appropriate residential density and a diverse mix of land uses, providing access to a wide variety of amenities and services through public and active transportation
- Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum
- Supporting the development of low-carbon and climate-resilient communities

Staff consider that the plan put together by Gordon Easton, supports the priorities of the program.

The Application

The application for funding must include the following:

- A list of at least seven new initiatives that would be enabled by HAF funding:
    - The seven initiatives proposed through Penticton's Action Plan are listed below. Collectively, these initiatives will be assessed on how many housing units each of them are estimated to produce over the three-year funding cycle.
- A commitment to enable a housing unit growth rate of at least 1.1% per year or 10% per year above the current rate over the next three years.
    - Penticton's current housing unit growth rate is 1.8% per year. According to the City's new housing needs assessment, the City is expected to grow at a rate of 1.1% at our low rate and 1.8% at our high rate. While the past few years have seen close to record residential construction in Penticton, the recent economic environment has significantly slowed housing starts over the past 8-12 months, with building construction value and number of permits issued in 2023 down significantly from a year ago.
    - Staff estimate that with the HAF initiatives, the City has the potential to reverse this trend and show grow at close to 2%.
    - Penticton's current housing unit count is 17,361. Our baseline growth rate is estimated to be 240 units per year. To be eligible for the program we would need to add a minimum of 24 additional units per year. As noted below staff anticipate the program will add 407 over the three years (~135 a year).

Funding

As outlined in the attached HAF Pre-application guide (pages 9 and 10), funding is based on the following formula based on the number of units constructed as a direct result of the HAF initiatives:

- Base funding: $20,000 per unit
- Top Up funding:
    - $15,000 per unit for multi-unit near rapid transit
    - $12,000 per unit for missing middle housing (i.e. duplex, multiplexes, and townhomes)
    - $7,000 per unit for other types of multi-unit housing (i.e. apartments)
- Affordable housing bonus: $19,000 per unit

As outlined below, staff estimate being eligible for a minimum of $10,712,000 based on the initiatives proposed.

Implementation and Reporting

HAF is unique to many other types of funding as there is not a requirement that the funding to be spent directly on the specific project initiatives, however, there are four categories that spending can fit into:

- HAF project initiatives
- Affordable housing
- Housing-related Infrastructure
- Community-related Infrastructure

Housing needs assessment and the baseline

As part of the application process, municipalities must confirm they have completed a new housing needs report within a three-year period of the funding request. The requirement for this report is presumably to establish the baseline to which the HAF funding would work from. The funding is intended to increase the expected housing by a minimum of 10%.

To meet this requirement, the City hired EcoPlan to complete a new needs assessment based on the 2021 census and more recent building data and trends. Details of that report are included under Council agenda item 8.3. For the purposes of this application however, the baseline for housing units that will be utilized is based on the low growth scenario of a growth rate of 1.1%. While this is slightly below the recent growth rate of the past 5 years, it is more aligned with the historic growth rate of Penticton.

Using that growth rate, the baseline housing units per year that we are building from is: **240 units per year** (number of units that would likely be built regardless of the grant money being spent).

As will be seen below, the grant funding will significantly increase that number. The estimated total number of units proposed to be built above the baseline is 407 units over the 3-year period or ~ 135 units a year. On a yearly basis this adds approximately 787 new residents to the community (504 baseline and 283 with the additional units provided by the grant for a total of 2,361 new Penticton residents over the 3-year program period (~ 2% population growth per year).

Proposed HAF Action Plan Initiatives

With input from the development community, internal staff and the OCP Housing Task Force, seven initiatives that align with the requirements of the program and maximize Penticton's funding opportunity have been created. Proposals must estimate the number of housing units each initiative will enable over the three-year funding cycle. Not all initiatives are required to directly link to housing construction, but must support the implementation of new housing units in some way.

The initiatives included in the City's plan include the following:

1. *Creation of a residential team:* A three (3) person internal team, consisting of a senior planner, junior planner and building inspector will be hired, supplementing existing Development Services staff, to implement many of the changes proposed below as well as support the efficient processing of residential applications. The team will implement policy changes, fast track engagements, do the proposed land and servicing analysis, stream-line the pre-zoning work, and importantly, will continue the improvements to Cloud Permit, the City's new on-line application processing software, adding Planning applications to the platform.

2. *Utilizing City land and new civic facilities:* City land will be made available for housing projects based on the needs identified in the City's Housing Needs Assessment report. The City will continue with the ongoing Strategic Lands review to offer consolidated development sites to the marketplace for currently vacant/underutilized properties. In addition to the utilization of civic lands, the incorporation of housing into any new civic buildings will be considered. For example, the City will be looking to build a new Firehall and Emergency Operations Centre (EOS) in the downtown and can

utilize this funding program to add housing to that project. This represents an opportunity for the City to add Affordable Housing above these uses so as to avoid single purpose buildings.

3. *Accelerate new neighbourhood growth:* Since adoption of the North Gateway Plan in 2022, there has been significant development interest but little residential construction. Off-site costs and infrastructure upgrades as well as lengthy rezoning and OCP amendment processes are seen as barriers to the construction of residential developments in these areas. Utilizing the grant funds, the City will incentivize construction by completing some of the servicing upgrades, frontage upgrades and beautification works that would normally be attributed to a developer. Similarly, Council has approved housing in the area around Okanagan College and are working through approvals around the Penticton Regional Hospital for a new neighbourhood development there. Development must occur within the prescribed time period to be eligible for the City's contributions. From a policy perspective, the City will pre-zone lots, in alignment with the development vision of the Council approved plans. Affordable Housing projects within these areas will be eligible for additional density and parking reductions. The implementation of these policies will significantly accelerate new development in these neighbourhoods, which are anticipated to be a multi-decade build outs.

4. *Parking requirement reduction pilot:* As a pilot, parking requirements will be significantly reduced in strategic areas of the community, such as the downtown, college precinct and along major corridors. Early discussion on this could see the elimination of required parking for downtown mixed use projects (housing with commercial), the elimination of the cash-in-lieu provisions on a time sensitive period, waiving parking requirements for any accessory dwelling units (suites / carriage houses etc.) and supporting a 10-25% reduction for certain types of multi-family housing meeting certain conditions. Removing parking requirements will not necessarily mean no parking is provided, but it will be provided based on the market needs as determined by the developer. These reductions would be only eligible for a three-year period, creating urgency to have building permits in place within the grant program period. Reductions in on site parking will require the City to re-focus on off site parking management (management of parking on city lands – on-street and City owned parking lots).

5. *Pre-approved 'missing middle' plans:* Stock plans for carriage house, duplex, triplex and four plex housing, will be created through an expression of interest (EOI) or other competitive process engaging the local design industry. The stock plans will be made available to property owners to use in the re-development of their properties. Redevelopment projects utilizing the plans will forgo typical design review requirements. These plans along with support from the 'housing team' would assist small land owners who may otherwise be intimidated by the development process. This process may also likely reduce risk from lenders – making it easier for homeowners to finance these types of projects.

6. *Remove/revise density and height restrictions:* The City will undertake to review of density & building heights in some neighbourhoods in order to enable higher density developments on select corridors, close to transit & amenities. Sites could be pre-zoned to allow additional density/height. In instances where a developer wishes to exceed the density threshold, a housing agreement would be utilized to secure the additional units as "below market" units. Areas where this could be considered

include the downtown, Westminster corridor, Government Street corridor, Skaha Lake Road, the college precinct and other appropriate areas.

7. *Pre-zone strategic areas:* Strategic analysis of the City's utility servicing capacity will be done to identify areas that may be pre-zoned for development, significantly shortening the time and costs of the development process for these areas. There are areas in the City that are identified by the City's OCP for infill and ground oriented development that are zoned for single family uses only. Certain single family neighbourhoods may be 'pre-zoned' for 3 units (suites plus carriage house). Under this initiative, an analysis of these areas would occur and the lands would be rezoned to unlock the higher uses without requiring the property owners to go through a lengthy zoning processes on an individual lot basis.

Staff note that details of the initiatives may change as they are refined and further research is completed. Several of the initiatives will require additional Council approvals and public processes, such as amendments to bylaws, changes to land use and development regulations. The plan above includes the broad changes proposed.

The grant application guide also stresses a focus on housing with a strong resiliency and sustainability component and housing that supports inclusive, diverse and complete communities. Although not listed as specific initiatives, all of the housing constructed through the program would be required to meet basic energy step code requirements, which mean the resultant housing will be much more energy efficient than standard housing. In addition, the program focusses housing in areas in strategic parts of the community that are walkable and located in close proximity to basic services, creating the complete, diverse and inclusive communities envisioned by the program. These points will be expanded upon in the application.

	HAF Draft Initiatives	**Total estimated Housing Impact (over 3 years)**	**Potential affordable housing units (top up numbers)**	**Potential missing middle housing units (top up numbers)**
1	Creation of an internal housing team	25	3	15
2	Utilizing City land and new civic facilities	72	50	0
3	Accelerate new neighbourhood growth	150	10	0
4	Parking requirement reduction pilot	50	10	0
5	Pre-approved 'missing middle' plans	25	0	25
6	Remove/ revise density & height restrictions	25	15	10
7	Pre-zone strategic areas	60	0	25
		407 units total	88 (eligible for $19k top up)	75 (eligible for $12k)
		$8.14 m	$1.672m	$900k

Based on the list of refined HAF action plan initiatives presented above, staff estimate that the number of units achievable over a three-year period in Penticton could be as high as approximately 407, above the baseline established by the recently completed Housing Needs Assessment. This number of units would make Penticton eligible for up to $10,712,000 in Housing Accelerator funding.

OCP Housing Task Force

On June 29, 2023, the OCP Housing Task Force was presented the draft HAF action plan. The Task Force discussed the proposed initiatives and provided some suggestions, noted below:

- Have a community development lens with the residential team to make it more robust
- Increase accessibility for newcomers to relocate with more ease may be an approach to set our community apart from others of similar demographic
- Highlight working together with other surrounding communities to strengthen application
- Possibility to do pre-approved plans for duplex, triplex and fourplex along the expected Provincial rezoning changes allowing up to 4 units per lot
- Tie Housing Accelerator Fund (HAF) initiatives to climate action and resiliency

On July 12, 2023, the OCP Housing Task Force was presented the updated HAF initiatives based on their feedback from the previous task force meeting. Following some discussion, the task force passed a motion to support the seven HAF initiatives, as presented:

Updated Housing Accelerator Fund (HAF) Initiatives

The Senior Planner, City of Penticton introduced consultant Gordon Easton, Easton Planning and Development to present the proposed Housing Accelerator Fund initiatives.

It was MOVED and SECONDED
THAT the Official Community Plan – Housing Task Force support the proposed HAF initiatives.
CARRIED UNANIMOUSLY

Letters of Support

In addition to the support from the OCP Housing Taskforce, the City received letters of support for their application from the Canadian Home Builders Association – South Okanagan (Attachment B) as well as Interior Health (Attachment C). The CHBOSO shared about their involvement in the creation of the initiatives and the impacts that the lack of housing locally has on their industry. Interior Health, similarly shared the importance of housing as a basic need and a strong determinate of health.

Timing / Next Steps

As stated above, the grant application is required to be submitted by August 18, 2023. Staff anticipate high interest in the program from municipalities across the country. Initial discussions with the grant funding program administrators has suggested that the City will know whether we have been successful or not by the Fall.

If Council supports these initiatives in principle, they will be built into the 2024 budget, subject to the grant funding approval. Should the grant not be successful decisions will need to be made at budget time as to which initiatives are appropriate to move forward with through other funding mechanisms.

F**inancial Implications**

Council supported a budget amendment to engage a consultant to assist in the preparation of the application and to complete the required housing needs assessment. $40,000 was approved for this process.

If all the initiatives are supported by Council, they will be built into the 2024 budget. Staff are still preparing cost estimates on each initiative. Under initial estimates, the grant could potentially be worth over $10m, which is intended to fully cover all costs of the program, with any remaining funds being transferred to the City's Affordable Housing Reserve.

Disbursement of funds are provided in four, annual, 25% increments. (See pages 13 and 14 of the HAF Pre-application guide for more details.)

- The first 25% is disbursed upon signing of a funding agreement.
- On the one-year anniversary of signing the funding agreement, the City would be required to report on the progress made on the project initiatives, becoming eligible for the second 25% disbursement.
- Step 2 would be repeated on the second anniversary of signing the agreement.
- The fourth 25% disbursement is subject to the City reporting on actual number of building permits issued for new housing units during the previous three-year period. This disbursement is made after the third anniversary of the funding agreement.

These disbursements can be spent within each of the following fiscal years, but there is no requirement for this. The funds can be reserved year-over-year and spent at a time that is at the discretion of the City.

Analysis

The Housing Accelerator Fund provides the city a substantial grant opportunity to support the development of housing in the community, which aligns with Council's Livable and Accessible strategic priority. Furthermore, the grant offers an opportunity to support transformational development over a short period of time – provided much needed housing but also housing in strategically important areas adding vibrancy to the downtown and launching the North Gateway area, among other economic development objectives. Should the City be successful with this application and successful in the implementation of the initiatives, there is the potential for Penticton to enter a period of significant growth and change, welcoming significant governmental and private investment towards the increased vibrancy of the community.

Staff consider the seven action plan initiatives present a progressive and achievable plan, meeting the parameters and objectives of the Housing Accelerator Fund and Council's strategic priority on creating a livable and accessible city.

In the case the City is not successful with the HAF funding, these action plan initiatives may still be pursued in some capacity to support Council's goal of planning for deliberate growth, creating more housing and generally making strides towards a more livable and accessible community.

Staff are recommending that Council support the action plan and seven associated initiatives, which will potentially lead to the building of 407 housing units above our baseline. Staff are also recommending that

Anthony Haddad, General Manager of Community Services be designated by the City as the HAF applicant and be authorized to execute any documents on behalf of the City in the furtherance of the application and subsequent reporting.

Attachments

- Attachment A – Housing Accelerator Fund – Pre-Application Reference Material
- Attachment B – Letter of Support from Canadian Home Builders Association of South Okanagan
- Attachment C – Letter of Support from Interior Health

Respectfully submitted,

Blake Laven
Director of Development Services

Steven Collyer
Senior Planner

Acting Director of Finance and Administration	General Manager of Infrastructure	Acting General Manager Community Services	Chief Administrative Officer
EH	*KD*	KJ	DvD

Attachment A

Housing Accelerator Fund – Pre-Application Reference Material

Housing Accelerator Fund

Pre-application Reference Material



National Housing Strategy

Canada

CMHC SCHL

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1. PURPOSE OF THIS GUIDE

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

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

As part of the application process, applicants must outline the actions that they will take to increase housing supply and reflect these initiatives in an action plan. Given the time that it may take to prepare the application, including the mandatory action plan and to obtain the necessary local approvals, CMHC is providing this document well in advance of the application intake portal opening.

For greater certainty, the formal application form for the HAF will be made available later in 2023 in support of the launch of the initiative when CMHC is ready to accept applications. It is possible that certain information will be requested within the application form that is not referenced in or that differs from this document.

2. PROGRAM BUDGET

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

3. OBJECTIVES

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

- Supporting the development of complete communities that are walkable, consisting of appropriate residential density and a diverse mix of land uses, providing access to a wide variety of amenities and services through public and active transportation.
- Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
- Supporting the development of low-carbon and climate-resilient communities.

As a result of investments towards these objectives and priorities, the HAF is expected to result in permits being issued for 100,000 more housing units than would have occurred without the HAF.

4. ELIGIBLE APPLICANTS

Local governments within Canada, including First Nations, Métis and Inuit governments who have delegated authority over land use planning and development approvals are eligible to apply to the HAF.

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

5. APPLICATION STREAMS

There are two application streams, as follows:

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

*Population based on 2021 census data.

6. MINIMUM REQUIREMENTS

To be eligible for incentive funding, the applicant must:

- Develop an action plan as part of their HAF application, including satisfying the prescribed minimum number of initiatives as outlined in section seven (7). The purpose of the action plan is to outline a housing supply growth target and the specific initiatives that the applicant will undertake to grow housing supply and speed up housing approvals.
- Commit to a housing supply growth target within their action plan that increases their average annual rate of growth by at least 10%. The growth rate must also exceed 1.1%*. Formulas for these calculations are available in Appendix A of this guide – refer to row 9 and row 8.
- Complete or update a housing needs assessment report** and include a reoccurring scheduled review date within the report to ensure that the needs assessment is kept current.
    - The requirement to complete or update a housing needs assessment report may be waived if the applicant recently completed or updated their housing needs assessment. Applicants that have completed or updated their housing needs assessment within two years of the 2022 federal budget announcement (April 7, 2022) can request that this requirement be waived. If there is no reoccurring scheduled review date on this existing housing needs assessment report, there remains a requirement to add a reoccurring scheduled review date.
- Submit periodic reports to CMHC in the form and timelines prescribed. See section 12 for additional details. This includes:
    - Progress reporting on the initiatives and commitments within the action plan.
    - Micro-level permit data for residential buildings for all permitted units.
    - Details that support that HAF funding was used for a permitted purpose.

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

**For those that need to complete or update their housing needs assessment, resources are available on CMHC's website. The report is not required to be completed at the time of application submission, but it must be completed within the prescribed timeframe (i.e., the third reporting period). See section 13 for details on the reporting schedule.

7. ACTION PLANS

Applicants must provide an action plan as part of their application, which will assist CMHC in selecting applicants. If selected by CMHC, the action plan will form part of the contribution agreement. Refer to Appendix A for details on the type of information required as part of the application, including the action plan.

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

Housing supply growth target

Within the action plan submitted as part of the application for HAF, the applicant will be required to provide two projections to CMHC as outlined below. The applicant must calculate their own projections based on reasonable assumptions and data sources, including Statistics Canada and/or its own administrative data. There is no prescribed formula; however, projections should be based on a three-year period ending September 1, 2026.

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

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

- The annual projected growth rate without HAF: the total number of permitted housing units projected without HAF/3 years/current total number of dwellings *100%.
- The annual projected growth rate with HAF: the total number of permitted housing units projected with HAF/3 years/current total number of dwellings *100%.

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

Additional targets

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

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

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

Action plan initiatives

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

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

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

All initiatives included within the action plan should be new initiatives that have not yet started. In exceptional circumstances, CMHC may be willing to consider initiatives that started after the 2022 federal budget (April 7, 2022), which announced the Housing Accelerator Fund, in cases where an applicant may be challenged to meet the prescribed minimum number of initiatives.

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

The applicant must identify and explain how each proposed initiative supports at least one of the objectives of the program (see section three (3)).

The following list of initiatives are aligned with the objectives of the HAF program and reflect common practices in urban planning, contributing to more housing supply. Applicants are encouraged to select from this list where it makes sense to do so given the local context. There is flexibility for CMHC to consider alternative initiatives proposed by applicants. Actions that do not support the objectives of the program will not be considered.

- Promoting high-density development without the need for rezoning (as-of-right zoning), e.g., for housing developments up to 10 stories that are in proximity (within 1.5km) of rapid transit stations and reducing car dependency
- Allowing increased housing density (increased number of units and number of storeys) on a single lot including promoting "missing middle" housing forms typically buildings less than 4 stories
- Encouraging Accessory Dwelling Units—a second smaller unit on the same property as a primary unit
- Enable mixed-use redevelopment of city-owned properties, while where appropriate maintaining the current government use, e.g., building housing on top of a library or office space
- Promoting infill developments (adding new units to existing communities) with increased housing density and a variety of unit types (e.g., duplexes or secondary suites)
- Implementing rental only zoning
- Implementing land use changes mandating a minimum number of family units (units with more than two bedrooms) or allowing for office conversions to residential with minimum family unit requirements
- Implementing revised parking requirements such as reduced or eliminated parking spaces for new developments
- Implementing disincentives, costing or fee structures to discourage such things as unit vacancy, underdeveloped/idle land, and low-density forms of housing
- Ensuring that development and amenity charges – fees that cover necessary infrastructure to support new housing and amenities such as libraries and recreation centres in and adjacent to the communities where development is occurring – are clear, transparent and pre-determined (not subject to negotiation)

- Aligning development charges with the costs of infrastructure and servicing
- Implementing incentives, costing or fee structures, for example density bonusing, to encourage such things as affordable housing and conversions from non-residential to residential
- Waiving public hearings on all affordable housing projects that conform to the official community plan
- Implementing measures to address or prevent flood plain or climate change risk for example making flood plains park land and/or creating relocation programs to move housing units out of at-risk areas
- Incorporating a climate adaptability plan into Official Community Plan
- Promoting and allowing more housing types that serve vulnerable populations
- Promoting regulated multi-tenanted housing forms (e.g., boarding houses or single room occupancy)
- Implementing inclusionary zoning (the requirement that a developer builds a certain percentage of their units at affordable (below market) prices or rents) in ways that foster development
- Encouraging alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing
- Create a process for the disposal of city-owned land assets for the development of affordable housing as-of-right (not requiring rezoning)
- Implementing new/enhanced processes or systems such as case management, e-permitting, land and building modelling
- Implementing changes to decision making such as delegating development approval authority to municipal staff based on established thresholds or parameters
- Partnering with non-profit housing providers to preserve and increase the stock of affordable housing
- Updating infrastructure planning to align with official community plans, growth targets, and housing needs assessment
- Reducing and streamlining urban design and character guidelines, i.e., elimination of height restrictions, visual character requirements, view cones, setbacks, etc.

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

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

8. INCENTIVE FUNDING AND PERMITTED USES

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

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

Permitted uses of HAF funding:

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

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

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

9. EVALUATION CRITERIA

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

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

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

Table 1: Evaluation criteria

Criteria	Assessment and Prioritization
The commitment to increase housing supply **Total available points: 10**	Strong proposals will demonstrate a commitment to increase the supply of housing above the minimum requirements of the program. • Annual growth rate: – over 2.5% - 5 points – 1.5% to 2.5% - 3 points – 1.1% to 1.4% - 1 point. • Annual growth rate percentage change: – over 20% - 5 points – 15% to 20% - 3 points – 10% to 14% - 1 point.
The relevance of the initiative outcome(s) to one or more of the objectives of the HAF **Total available points: NA (pass/fail)**	Proposed initiatives within the action plan will be assessed to confirm if they support one or more of the following objectives, including priority areas: • Creating more supply of housing at an accelerated pace and/or enhancing certainty in the approvals and building process. • Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation. • Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum. • Supporting the development of low-carbon and climate-resilient communities.
The effectiveness of the initiative on increasing the supply of housing **Total available points: 20**	Proposed initiatives within the action plan will be assessed based on: • **Implementation:** The time it will take to complete the initiative. – within 1 year - 5 points – within 2 years - 3 points – over 2 years - 1 point. • **Timeliness:** The time it will take to start to achieve additional permitted units as a result of the initiative. – within 1 year - 5 points – within 2 years - 3 points – over 2 years - 1 point. • **Supply Impact:** The extent to which the initiative will improve housing and community outcomes. – high degree of improvement - 5 points – medium degree of improvement - 3 points – low degree of improvement - 1 point. • **System Impact:** The extent to which the initiative increases stability and predictability in the housing system. – high degree of stability and predictability - 5 points – medium degree of stability and predictability - 3 points – low degree of stability and predictability - 1 point.
The need for increased housing supply **Total available points: 5**	While not a mandatory requirement at the time of application submission, strong proposals will demonstrate housing needs as evidenced by a current housing needs assessment report. • Yes, a current report is available - 5 points • No, a current report is not available - 0 points.

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

10. FUNDING METHODOLOGY

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

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

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

Components of the funding framework:

1. **Base funding** is designed to incent all types of supply across the housing spectrum. Base funding is estimated at $20K* per HAF incented unit ($40K* per HAF incented unit for applications pertaining to the territories or an Indigenous community). The per unit amount will be multiplied by the number of HAF incented units. HAF incented units refers to the difference between two projections: (1) the number of permitted units that are anticipated **without** the support afforded by the HAF program and (2) the number of permitted units that are anticipated **with** the support afforded by the HAF program. The latter would establish the housing supply growth target, which would be included in the action plan and reflected in the contribution agreement.
2. **Top up funding** is designed to incent certain types of housing supply. Top up funding will depend on the type of housing and the associated projected increase in the number of permitted units. There is no top up funding available for single detached homes. The value ascribed to each category will be multiplied by the associated projected increase in the number of permitted units. The targets established for each unit type would be included in the action plan and reflected in the contribution agreement.
3. **Affordable housing** bonus is designed to reward an applicant that can increase its share of affordable housing units relative to the total projected permitted units with the support afforded by the HAF. The percentage growth will be multiplied by the ascribed value and then by the total projected permitted units with the support afforded by the HAF. The target would be included in the action plan and reflected in the contribution agreement.

*All per unit amounts for the base funding, top up funding and affordable housing bonus are estimated amounts that may assist potential applicants for budgeting purposes. CMHC may adjust these amounts and this flexibility is to help ensure that CMHC can support higher than anticipated housing supply growth targets and outcomes across Canada within the overall program funding.

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

Table 2: Base Funding

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

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

*All per unit amounts for the base funding, top up funding and affordable housing bonus are estimated amounts that may assist potential applicants for budgeting purposes.CMHC may adjust these amounts and this flexibility is to help ensure that CMHC can support higher than anticipated housing supply growth targets and outcomes across Canada within the overall program funding.

Table 3: Top-up Funding

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

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

*All per unit amounts for the base funding, top up funding and affordable housing bonus are estimated amounts that may assist potential applicants for budgeting purposes.CMHC may adjust these amounts and this flexibility is to help ensure that CMHC can support higher than anticipated housing supply growth targets and outcomes across Canada within the overall program funding.

Table 4: Affordable Housing Bonus

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

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

*All per unit amounts for the base funding, top up funding and affordable housing bonus are estimated amounts that may assist potential applicants for budgeting purposes.CMHC may adjust these amounts and this flexibility is to help ensure that CMHC can support higher than anticipated housing supply growth targets and outcomes across Canada within the overall program funding.

Total Incentive Funding: $16,160,000

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

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

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

Definitions

- Single-detached homes refers to a building containing 1 dwelling unit, which is completely separated on all sides from any other dwelling or structure. This includes link homes, where 2 units may share a common basement wall but are separated above grade. It also includes cluster-single developments.
- Multi-unit housing in close proximity to rapid transit refers to any form of multi-unit housing in close proximity (1500m) to rapid transit, which operates frequent service with high capacity and priority over other modes of transportation typically achieved through an exclusive right-of-way.
- Multi-unit housing characterized as missing middle refers to ground-oriented housing types. This includes garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing, low-rise apartments (4 storeys or less).
- Other multi-unit housing refers to all multi-unit housing excluding missing middle and multi-unit housing in close proximity to rapid transit.
- Affordable housing refers to housing units that are intended for households whose needs are not met by the marketplace. The local definition will be used for the purposes of HAF or in the absence thereof the provincial/territorial definition.

11. MINIMUM DOCUMENTATION REQUIREMENTS

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

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

The action plan template will provide applicants with an opportunity to outline stated goals, objectives, and expected results. The applicant should be able to provide analysis or statistics to support the initiatives put forward in the action plan. This supporting information could be referenced directly in the application or be submitted as supporting documentation, for example, the applicant may wish to refer to a recent housing needs assessment, or other report outlining needs or opportunities for increased housing supply growth.

12. REPORTING REQUIREMENTS

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

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

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

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

There may be additional data points required as part of the reporting requirements listed above. Explanations for the data points will be made available for each reporting requirement in support of the HAF application intake opening later in 2023.

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

13. ADVANCING AND REPORTING SCHEDULES

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

The reporting obligations for proponents will be outlined in the contribution agreement. Reporting will be required at the following intervals: (i) a report on a prescribed form due no later than 6 months following the date the agreement is signed; and (ii) for each subsequent advance, reports on a prescribed form due within 60 days of the anniversary of the agreement. A final report on the use of the HAF funds will be due within 90 days of the fourth anniversary of the agreement.

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

Advance	Conditions
Year 1 **First advance: 25% of total approved funding***	An upfront advance will be provided to the proponent. The upfront advance is intended to enable the proponent to start the initiatives outlined in their action plan and to pursue other investments in housing provided the funds are used for a permitted use(s). **First reporting period (first 6 months of agreement):** No later than 6 months following the agreement date the proponent must submit to CMHC a letter (in a prescribed form) attesting that it is on track to undertake items outlined in its action plan and otherwise fulfil its reporting obligations under HAF. No supporting details are required to be submitted unless expressly requested by CMHC at that time.
Year 2 **Second advance: 25% of total approved funding**	**Second reporting period (first year of agreement):** Within 60 days of the first anniversary of the agreement the proponent must submit to CMHC the following: • A progress report on the action plan initiatives and commitments. This report will be on a prescribed form. • A report that includes micro-level permit data for residential buildings for all permitted units issued during the annual reporting period. This report will be on a prescribed form. • A report that outlines how HAF funds were spent by the proponent during the annual reporting period. This report will be on a prescribed form. • A letter attesting that the proponent is on track to completing the items outlined in their action plan and has fulfilled its annual reporting obligations. This letter will be on a prescribed form.
Year 3 **Third advance: 25% of total approved funding**	**Third reporting period (second year of agreement):** Within 60 days of the second anniversary of the agreement the proponent must submit to CMHC the following: • A progress report on the action plan initiatives and commitments. This report will be on a prescribed form. All initiatives are required to be completed in support of the request for the third annual advance, including the housing needs assessment, as applicable. • A report that includes micro-level permit data for residential buildings for all permitted units issued during the annual reporting period. This report will be on a prescribed form. • A report that outlines how HAF funds were spent by the proponent during the annual reporting period. This report will be on a prescribed form. • A letter attesting that the proponent has completed the initiatives outlined in their action plan, is on track to achieving growth targets and has fulfilled its annual reporting obligations. This letter will be on a prescribed form.

*CMHC may on a case-by-case basis consider a higher first advance.

(Continued)

Advance	Conditions
Year 4 **Fourth advance: 25% of total approved funding**	**Fourth reporting period (third year of agreement):** Within 60 days of the third anniversary of the agreement the proponent must submit to CMHC the following: • A report confirming achievement of the housing supply growth target and any other targets established in the action plan. This report will be on a prescribed form. • A report that includes micro-level permit data for residential buildings for all permitted units issued during the annual reporting period. This report will be on a prescribed form. • A report that outlines how HAF funds were spent by the proponent during the annual reporting period. This report will be on a prescribed form. • A letter attesting that the proponent has achieved the housing supply growth target and any other targets outlined in the action plan and has fulfilled its annual reporting obligations. This letter will be on a prescribed form.
NA	**Fifth reporting period (fourth year of agreement):** Within 90 days of the fourth anniversary of the agreement the proponent must submit to CMHC the following: • A report that outlines how HAF funds were spent by the proponent during the annual reporting period. It is expected that all funds be spent before this final report is submitted and fully accounted for in the report. This report will be on a prescribed form.

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

14. CONTRIBUTION AGREEMENT

To participate in the program, approved applicants will be required to enter into a contribution agreement with CMHC in which it agrees to the commitments and to undertake the initiatives set out in the action plan. The form of contribution agreement will be made available closer to when the portal will be opening later in 2023.

15. APPLICATION PROCESS

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

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

16. IMPORTANT DATES

The following provides an overview of planned activities. Some modifications may be required as CMHC prepares for implementation. CMHC will provide further details as they become available.

- Detailed program parameters published by CMHC March 2023
- Potential applicants consider the program and develop their action plans if interested in applying
- Launch and opening of the application intake portal Summer 2023
- All HAF participants selected Summer/Fall 2023
- First advances processed Summer/Fall 2023
- First reporting period is 6 months following the date the agreement is signed
- Second reporting period is the first anniversary of the agreement, reports due within 60 days
- Second advances processed Summer/Fall 2024
- Third reporting period is the second anniversary of the agreement, reports due within 60 days
- Third advances processed Summer/Fall 2025
- Fourth reporting period is the third anniversary of the agreement, reports due within 60 days
- Fourth advances processed Summer/Fall 2026
- Fifth reporting period is the fourth anniversary of the agreement, final use of funds report due within 90 days.

APPENDIX A: APPLICATION DETAILS

CMHC anticipates that the following information will be required in the HAF application form, but applicants should be aware that additional information may be requested in CMHC's sole discretion.

1. GENERAL

Section A: Applicant Information

1.1. Organization Name (English)					
1.2. Organization Name (French)					
1.3. Organization Legal Name					
1.4. Organization Office Address	Street Number	Street Name	Street Type	Street Direction	Unit
	City	Province/Territory	Postal Code		
1.5. Applicant Contact Name (First and Last Name)					
1.6. Contact Email					
1.7. Contact Business Phone					
1.8. Contact Office Address	Street Number	Street Name	Street Type	Street Direction	Unit
	City	Province/Territory	Postal Code		
1.9. Primary Contact Preferred Language	☐ English ☐ French				
1.10. Applicant Stream	☐ Large/Urban ☐ Small/Rural/North/Indigenous				
1.11. Applicant Type	☐ Local government ☐ Indigenous government ☐ Regional district ☐ Provincial or territory				
1.12. Council Approval	Indicate if Council approval (or equivalent) of the application has been obtained at the time of application submission. ☐ Yes ☐ No				

2. ACTION PLAN

Section B: Targets and Other Estimates

Projections should be based on a three-year period ending no later than September 1, 2026.

1.	Total number of housing units projected to be permitted **without** any support afforded by HAF. If this projection does not align with historical trends, use the comment box below to explain and provide supporting details or analysis.	[insert number]
	Provide a breakdown by type of housing:	
	1.1 Single detached homes	[insert number]
	1.2 Multi-unit housing (in close proximity to rapid transit)	[insert number]
	1.3 Multi-unit housing (missing middle)	[insert number]
	1.4 Multi-unit housing (other)	[insert number]
	Total:	[calculated field: row 1.1 + row 1.2 + row 1.3 + row 1.4 must equal row 1]
2.	Total number of housing units projected to be permitted **with** the support afforded by the HAF. This is referred to as the "HAF housing supply growth target."	[insert number]
	Provide a breakdown by type of housing:	
	2.1 Single detached homes	[insert number]
	2.2 Multi-unit housing (in close proximity to rapid transit)	[insert number]
	2.3 Multi-unit housing (missing middle)	[insert number]
	2.4 Multi-unit housing (other)	[insert number]
	Total:	[calculated field: row 2.1 + row 2.2 + row 2.3 + row 2.4 must equal row 2]
	Provide a breakdown by year of the HAF program:	
	2.5 For the year ending September 1, 2024	[insert number]
	2.6 For the year ending September 1, 2025	[insert number]
	2.7 For the year ending September 1, 2026	[insert number]
	Total:	[calculated field: row 2.5 + row 2.6 + row 2.7 must equal row 2]
3.	Total number of "HAF incented units" (units projected with HAF minus units projected without HAF).	[calculated field: row 2 minus row 1]
4.	Percentage of affordable units projected to be permitted **without** any support afforded by HAF.	[insert percentage] %
5.	Percentage of affordable units projected to be permitted **with** the support afforded by HAF.	[insert percentage] %
6.	Total number of dwellings (i.e., current housing stock)	[insert number]
7.	Projected average annual housing supply growth rate **without** HAF	[calculated field: row 1 / 3 years / row 6 * 100] %
8.	Projected average annual housing supply growth rate **with** HAF (must exceed 1.1%)	[calculated field: row 2 / 3 years / row 6 * 100] %
9.	Projected increase in the housing supply growth rate (increase of at least 10%)	[calculated field: (row 8 minus row 7)/ row 7]

Comments

Section C: Initiatives	
Initiative 1	[name the initiative]
Initiative Type	[select initiative from drop down – select the best one that applies]
Description	[provide a brief description of the initiative, including its goals and objectives]
Start Date	[start date or estimated start date yyyy/mm/dd]
Completion Date	[estimated completion date yyyy/mm/dd]
Estimated Costs	[estimated costs for implementing the initiative $0.00]
Expected Results	[estimated number of permitted units the initiative will incent] [estimated number of permitted units the initiative will incent within the 3-year projection period] [other expected results]
Evaluation Criteria	**The following evaluation criteria will be used to assess the application.** – The committed housing supply growth rate will be used as part of the assessment criteria. **This initiative supports the following objectives (select all that apply):** ☐ Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process. [explain how the initiative supports the area selected] ☐ Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation. [explain how the initiative supports the area selected] ☐ Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum. [explain how the initiative supports the area selected] ☐ Supporting the development of low-carbon and climate-resilient communities. [explain how the initiative supports the area selected] **Answer the following questions in relation to the proposed initiative:** – Duration: How long will it take to complete/implement the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain] – Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain] – Supply Impact: The extent to which the initiative will improve housing and community outcomes. [options include: high degree of improvement, medium degree of improvement, low degree of improvement] [explain] – System Impact: The extent to which the initiative increases stability and predictability in the housing system. [options include: high degree of stability and predictability, medium degree of stability and predictability, low degree of stability and predictability] [explain] – While not a mandatory requirement at the time of application submission, the presence of a current housing needs assessment will be considered as part of the assessment criteria.
Milestone 1	[name of milestone]
Description	[provide a brief description of the milestone]
Start Date	[estimated start date yyyy/mm/dd]
Completion Date	[estimated completion date yyyy/mm/dd]
+ADD Milestone	
+ADD Initiative	

Section D: Housing Needs Assessment

The applicant is expected to complete or update a housing needs assessment report to support its efforts to accelerate the supply of housing. This report is required in support of the request for the third annual advance. Applicants that have recently, within two years of the 2022 federal budget announcement (April 7, 2022), completed or updated their housing needs assessment can request that this requirement be waived. If there is no reoccurring scheduled review date on this existing housing needs assessment report, there remains a requirement to add a reoccurring scheduled review date in support of the request for the third annual advance.

Select the appropriate option below:

- ☐ The applicant has recently, within two years of the 2022 federal budget announcement (April 7, 2022), completed a housing needs assessment report and there is a reoccurring scheduled review date already included in the report. The applicant is requesting that the housing needs assessment requirement be waived. If this option is selected, please submit the most recent housing needs assessment report with the application.
- ☐ The applicant has recently, within two years of the 2022 federal budget announcement (April 7, 2022), completed a housing needs assessment report, but it will need to be updated to include a reoccurring scheduled review date. The applicant will add a reoccurring scheduled review date in support of the request for the third annual advance.
- ☐ The applicant does not have a housing needs assessment report. The applicant will complete one and include a reoccurring scheduled review date in the report. This will be completed in support of the request for the third annual advance.

3. OTHER INFORMATION

Section E: Historical Building Permit Issuances

Summarize the number of net new units permitted for residential buildings over the prescribed reporting period and associated number of permits issued (i.e., the new construction permit/first permit issued only).

	Number of Units Permitted	Associated Number of Permits Issued
For the year ending December 31, 2022		
For the year ending December 31, 2021		
For the year ending December 31, 2020		
For the year ending December 31, 2019		
For the year ending December 31, 2018		

Section F: Permitted Use of Funds

For information purposes only. Using the illustrative examples provided by CMHC in its published program material, the applicant estimates that they may be eligible for a total of $_____ under HAF. Based on this assumption, it is estimated that HAF funding will be used for the following purposes:

Permitted Uses	Applicant's Estimate %	Applicant's Estimate $
Investments in HAF action plan items (include estimates by year of program)	YR1 _____% YR2 _____% YR3 _____% Total _____%	YR1 $_____ YR2 $_____ YR3 $_____ Total $_____
Investments in affordable housing	_____%	$_____
Investments in housing-related infrastructure	_____%	$_____
Investments in community-related infrastructure that supports housing	_____%	$_____

Supplementary information if available. Describe all known capital projects that HAF funding could help facilitate.

Comments

Section G: Infrastructure Needs

For information purposes only. To ensure better alignment and integrated planning of housing and infrastructure investments, CMHC is collecting the following information. The applicant consents to CMHC sharing this information and other information pertaining to its application under the Housing Accelerator Fund with Infrastructure Canada, other federal departments and agencies and provincial and territorial governments to support coordination.

Describe how the local authority will ensure that new housing supply adequately aligns with local or regional infrastructure plans, if applicable.

Describe how the local authority will ensure that new housing supply will be timely supported by infrastructure, such as public transit, drinking water and wastewater connections, as well as parks and green spaces and other vital community amenities.

Comments

4. APPLICATION TERMS AND CONDITIONS

By creating, or attempting to create an application to Canada Mortgage and Housing Corporation ("CMHC") for funding, transfer of real property or any other Initiative or a Program under the ***National Housing Strategy*** (the "NHS") or the ***National Housing Act*** (Canada) (the "NHA"), (each individually, an "Initiative" or a "Program", and collectively, the "Initiatives" or the "Programs"), the Applicant hereby acknowledges and agrees to the following terms and conditions:

1. **Collection of Corporate Information and Personal Information (collectively, the "Information")**. CMHC (and parties working on its behalf or collaborating with CMHC to administer the Initiatives and the Programs, where applicable) may collect information about the Applicant, including information about the organization/corporation ("Corporate Information") and Personal Information (meaning any information about an identifiable individual that is recorded in any form), from or through: (i) discussions with the Applicant; (ii) the online application form and its attachments (whether upon the saving of inputted Information into the form prior to submission of the application, or upon submission of the application) and supplementary Information provided by or on behalf of the Applicant; or (iii) other sources such as references, credit reporting agencies, provinces, territories, municipalities or Indigenous groups as will be specified in the Initiative. In addition, CMHC may collect Corporate Information that is presently in CMHC's possession arising out of, or in connection with, the Applicant's prior or existing relationship(s) with CMHC, such as from CMHC Initiatives, Programs or products. Completion of the application for funding, transfer of real property or any other purposes of an Initiative or a Program under the Initiatives or the Programs and the delivery to CMHC of signed consents referred to in Section 9 is voluntary; however, failure of the Applicant to provide such signed consents and any required Information in connection with its application (including within stated deadlines that may be specified in writing by or on behalf of CMHC) may result in the elimination of the application from consideration. If any of the collected Information changes or becomes inaccurate, the Applicant must promptly notify CMHC in writing of the change.
2. **Use and Disclosure of Information.**
   a) The Applicant agrees that the Information collected in connection with an application may be used or disclosed for the following purposes:
      (i) to assess the Applicant's eligibility under the applicable Initiative(s) and/or Program(s);
      (ii) to assess the application, including for prioritization of applications received;
      (iii) to communicate to the Applicant possible opportunities under other Initiative(s) and /or Program(s);
      (iv) to communicate to the Applicant possible collaboration opportunities with external parties;
      (v) for Information verification and due diligence purposes, including to detect and protect CMHC from errors and fraud;
      (vi) for any purpose related to the provision of mortgage loan insurance generally, where applicable;
      (vii) for analytics, policy analysis, data analysis, auditing and research by CMHC;
      (viii) for evaluation and efficient administration of the Initiatives and/or Programs; and
      (ix) for use by CMHC and the Government of Canada for any purpose related to the ***National Housing Act*** (Canada) and/or the ***National Housing Strategy***.

b) Prior to submission of the application, any Information collected through the online application process may only be used by CMHC for internal administration and planning purposes in respect of initiatives and/or programs under the National Housing Strategy and/or the ***National Housing Act*** (Canada), unless the Applicant's prior written consent to the disclosure of such Information to parties external to CMHC, for the purposes outlined in subsection 2(a) above, has been obtained.

c) Upon submission of the application, CMHC and parties working on its behalf or collaborating with CMHC to administer the Initiatives and/or Programs, where applicable, are authorized to process and store the Information and disclose it, on a need to know basis, for the purposes outlined in subsection 2(a) above, to:

(i) the office of the Minister responsible for CMHC;

(ii) Employment and Social Development Canada ("ESDC"), the office of the Minister responsible for ESDC, Public Services and Procurement Canada ("PSPC"), the office of the Minister responsible for PSPC, Canada Lands Company CLC Limited ("CLC"), the office of the Minister responsible for CLC and the municipality in which the project is located, Indigenous Services Canada ("ISC"), the office of the Minister responsible for ISC, Crown-Indigenous Relations and Northern Affairs Canada ("CIRNAC"), the office of the Minister responsible for CIRNAC, the municipality or reserve in which the project is located, Infrastructure Canada ("IC"), the office of the Minister responsible for IC, and to any other successor organization of the organizations listed herein.

(iii) the Government of Canada; and

(iv) provinces, territories, municipalities or Indigenous groups that may invest in or provide support for the Applicant's project or otherwise collaborate with CMHC as will be specified in the Initiative.

3. **Agreements**. If the Applicant is selected by CMHC to receive funding and/or a transfer of real property, then the Applicant will enter into (and will cause related parties including guarantors, if any, to enter into) agreements that set out the terms and conditions of such funding and/or transfer of real property. Where CMHC is providing funding, the agreements may specify, among other things, the amount to be advanced to the Applicant as well as any terms and conditions of repayment, where applicable. The granting of loan or contribution funding or any part thereof or approval for mortgage loan insurance by CMHC is not to be construed or relied on by the Applicant or any other party as representing a confirmation of the value or condition of the underlying property, whether or not appraisals or inspections are carried out by or for CMHC; nor is it to be construed or relied on by the Applicant or any other party as representing a confirmation of the ability of the borrower(s) and any guarantor(s) to repay the loan, where applicable.

4. **Intellectual Property Rights**. The Applicant owns and holds all rights, title and interests in, or has a valid right to use, all intellectual property in and to all information and materials produced in connection with the Applicant's project and the application (including, without limitation, all patents, industrial designs, trademarks, trade names, service marks, copyrights, trade secrets, inventions, know-how, domestic or foreign, and any registrations and applications for registration for any of the foregoing) to the extent it is neither published nor otherwise in the public domain. Subject to the terms and conditions of this application, the Applicant hereby grants to CMHC a non-exclusive, perpetual, irrevocable, assignable, royalty-free sub-licensable license to use, make, have made, sell, offer for sale, and import the intellectual property worldwide, with the right to make such modifications as may be desirable for any purpose related to the current or future operation of CMHC. Where an Applicant's intellectual property, in connection with its project under the Affordable Housing Innovation Fund, is modified by or on behalf of CMHC, CMHC shall own and hold all right, title and interests in and to the intellectual property as modified by or on behalf of CMHC. This provision, including the license so granted, shall survive the application.

5. **Proprietary and/or Confidential Information**. All Information regarding the terms and conditions and financial and/or technical aspects of the Applicant's proposal that are proprietary or confidential in nature have been and will be marked "PROPRIETARY" or "CONFIDENTIAL" when submitted to CMHC. Proprietary and confidential markings shall be included beside each item or at the top of each page containing Information that the Applicant wishes to protect from disclosure. CMHC will make all reasonable efforts to protect the Applicant's documents and Information so marked from disclosure. Notwithstanding the foregoing, (i) CMHC shall have no liability of any kind to the Applicant, or any other party, based on inadvertent or unintentional disclosure of proprietary or confidential Information; and (ii) CMHC is authorized to disclose proprietary or confidential Information, on a need to know basis, to the parties listed in subsection 2(c). The Applicant has been advised that as a Crown corporation, CMHC is subject to federal legislation including the ***Access to Information Act*** and the ***Privacy Act***. In certain specific circumstances, Information submitted to CMHC by the Applicant may be required to be disclosed pursuant to federal legislation. In such cases, to the extent reasonably possible and permitted under the law, CMHC will make efforts to advise the Applicant of the required disclosure prior to releasing the Information.

6. **Publicity**. If the Applicant is selected by CMHC to receive funding and/or a transfer of real property, CMHC, the Government of Canada and any other province, territory, municipality or Indigenous group that invests in or provides support for the Applicant's project shall have the right to publicize details of the project, the funding assistance and the name of the successful Applicant. By submitting its application, the Applicant confirms its consent to the disclosure of this information. The Applicant is not permitted to make any announcement regarding any of the Initiatives and/or Programs, including without limitation, any funding or transfer of real property without the express written consent of CMHC.

7. **Contact**. CMHC and parties working on its behalf are each authorized to contact any person listed in this application (including any agent of the Applicant) to consider the Applicant's eligibility for the funding or transfer of real property requested or in connection with the administration of the Initiatives and /or Programs and may send such person(s) program information by email or other means of communication.
8. **Verification and Credit Inquiries**. Where applicable to determine creditworthiness for funding in the form of a loan, the Applicant authorizes CMHC and parties working on its behalf to: (i) obtain business credit reports or individual credit reports or both, where applicable (for example, on sole proprietors, surety/guarantors, for-profit corporate entities, not-for-profit organizations) to perform a credit check and verify information provided by or on behalf of an Applicant and to assess the Applicant's application; and (ii) make any other inquiries required, including without limitation, obtaining corporate and business information, to assess the Applicant's application.
9. **Integrity Checks**. The Applicant authorizes CMHC (and parties working on its behalf or collaborating with CMHC to administer the Initiatives and/or Programs, where applicable) to conduct general integrity and criminal record checks and other similar screening ("Integrity Screening") of the Applicant to assess the Applicant's eligibility for receipt of funding or transfer of real property under an Initiative and/or Program. CMHC may additionally require Integrity Screening to be performed on any parties affiliated with the Applicant, including without limitation, its directors, shareholders and beneficial owners, and the Applicant shall cause to be delivered to CMHC, consents to such Integrity Screening being performed duly signed by such affiliated parties.
10. **Acknowledgement**. The Applicant acknowledges that: (i) any acknowledgement of receipt of the submitted application shall not constitute an approval of the application or a guarantee that the Applicant will receive any funding and/or transfer of real property; (ii) the application and any other submitted materials will not be returned to the Applicant; and (iii) the Applicant is not entitled to any compensation for any work related to, or materials supplied in connection with, the application.
11. **Release and Indemnity**. By creating or attempting to create an application to CMHC under any of the Initiatives and/or Programs, and upon submission of an application, each Applicant and purported Applicant agrees to indemnify, release and forever hold harmless CMHC, its officers, directors, employees, agents and any other parties working for or engaged by or collaborating with CMHC or otherwise involved in connection with the administration of the Initiatives and /or Programs (including without limitation, provinces, territories, municipalities, and Indigenous groups) from any and all claims, actions, demands, causes of action, suits, debts, damages (including without limitation, direct, indirect, special, incidental, punitive, third party or consequential damages) or any other losses, expenses or liabilities of whatever nature or kind sustained by the Applicant or any other person arising out of, or in connection with, the Applicant's application or attempted application made to any of the Initiatives and/or Programs, including the assessment, evaluation and any selection process and any use of this website. CMHC is not responsible for applications that are lost, late, misdirected or delayed for any reason, including for any failure of the website or technical malfunctions related thereto.
12. **Access to Information and Privacy Statement**.

    CMHC is committed to protecting the privacy, confidentiality and security of the personal information that it holds by adhering to the requirements of the ***Privacy Act*** with respect to the management of personal information. By providing CMHC with your personal information for the purposes of one of the Programs, you are consenting to CMHC's collection, use and disclosure of your personal information in strict accordance with the ***Privacy Act***. Personal Information collected by CMHC for the purposes of one of the Programs, can be found in their Info Source Publication on their website under the following Personal Information Bank:

    - **CMHC PPU 220, National Housing Strategy Program and**
    - **CMHC PPU 180, Shared Equity Mortgage Providers Fund**

    The ***Privacy Act*** provides individuals with a right to access their personal information that is under the control of CMHC, to request corrections of their personal information and to file a complaint to the Privacy Commissioner of Canada regarding CMHC's handling of personal information. Any questions, comments, concerns, requests for personal information or complaints may be directed to CMHC's Access to Information and Privacy Office at ATIP-AIPRP@cmhc-schl.gc.ca or you may also visit their website.
13. **Headings for Convenience Only**. The headings used in these terms and conditions are intended for convenience or reference only and do not affect the interpretation of the provisions of these terms and conditions.
14. **Paramountcy**. To the extent of any conflict, ambiguity or inconsistency between the provisions of these terms and conditions and any other documents provided to the Applicant, the provisions of these terms and conditions shall prevail and replace any existing terms and conditions in place with the Applicant, with regard to the subject-matters set forth herein.

If you have any questions or concerns regarding these Terms and Conditions, please email CMHC.

5. ACKNOWLEDGMENT AND SIGNATURE

By signing below, I certify that I am authorized to agree to the Terms and Conditions described above and to complete and submit this application for and on behalf of the Applicant. I certify that the information provided is, to the best of my knowledge and ability, complete, accurate and correct and that if any of the information changes or becomes inaccurate, I shall promptly notify CMHC. I have read and understood the Terms and Conditions described above and acknowledge that they shall continue to apply upon my submission of this application. I confirm the Applicant has voluntarily consented to the collection, use and disclosure of information as set forth in these terms and conditions.

This application may be executed by electronic signature and such electronic signature shall be deemed to be an original signature for the purpose of this application with the same legal effect as a manual signature.

Full legal name of Applicant	Date Signed
Signature of Applicant authorized signatory	
Name of Applicant Authorized signatory	Title of Applicant Authorized Signatory

70130 20230210-004A

Attachment B
Letter of Support from Canadian Home Builders Association of South Okanagan

CANADIAN
HOME BUILDERS' ASSOCIATION
SOUTH OKANAGAN

#113-437 Martin Street, Penticton, BC V2A 5L1
250 493 0001
www.chbaso.org
info@chbaso.org

July 19, 2023

Canada Mortgage and Housing Corporation

Re: City of Penticton Housing Accelerator Fund Application

This letter is intended as support for the City of Penticton's application to the Housing Accelerator Fund program.

The Canadian Home Builders Association South Okanagan works to support our members and address the important issue of housing supply and affordability in our region. Based in Penticton, we offer education and advocacy services to over 500 home builders, renovators, design professionals and suppliers in the South Okanagan, Boundary and West Kootenay regions. The CHBASO endeavors to foster positive relations with all our municipal partners so that we can better address housing demand in our region.

CHBASO has been involved in the development of the Penticton HAF action plan and wholeheartedly supports the plan that has been created and the City's application.

The lack of available, adequate, and affordable housing in Penticton impacts every aspect of the economy and the social well-being of the community. Should Penticton be successful in its application, we look forward to working closely with the City in implementing the various initiatives to be funded. Our members will work hard to assist in achieving the goals outlined in the City of Penticton HAF application.

Sincerely,

Wally James
Buccaneer Contracting
President, CHBA South Okanagan

Sarah Taylor
Executive Officer
CHBA South Okanagan

Attachment C
Letter of Support from Interior Health

Interior Health

July 19, 2023

Steven Collyer, Senior Planner
City of Penticton
171 Main Street
Penticton, BC
V2A 5A9

Sent via email: steven.collyer@penticton.ca

Dear Steven,

RE: Support for the City of Penticton's Funding Application to the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund (Large/Urban Stream)

Interior Health is pleased to support the City of Penticton's funding application to the CMHC Housing Accelerator Fund.

Housing is both a basic need and a human right. It is one of the most significant determinants of our health, influencing both our physical and mental health, as well as our social well-being. It also indirectly influences other factors that affect our health, including income, educational opportunities, and early childhood development. Healthy housing is high quality, accessible, affordable, safe and stable.

A grant through CMHC's Housing Accelerator Fund would enable the City of Penticton to implement seven key initiatives that support the City's efforts to create healthy housing and develop complete, climate-resilient communities that are affordable, inclusive, equitable and diverse. These initiatives are: Building housing on city lands; maximizing existing servicing; pre-servicing strategic high-density areas; fast-tracking approvals; pre-approving missing middle plans; removing parking density and height restrictions; and investing in civic facilities and housing.

The initiatives identified by the City of Penticton are consistent with its Official Community Plan, which accommodates development "through intensification of Penticton's existing urban areas, maximizing use of existing assets and infrastructure, creating complete and accessible communities, intensifying underused and vacant land, and minimizing negative impacts on natural areas."

INTERIOR HEALTH POPULATION HEALTH | 505 DOYLE AVE, KELOWNA, BC V1Y 0C5
PHONE 250.469.7070 (EXT 12287) CELL 778.214.0674 EMAIL Tanya.Osborne@interiorhealth.ca

As a regional health authority, Interior Health aims to improve health and wellness by working with local governments, including the City of Penticton, and community partners to create policies and environments that support good health.

It is our experience that the City of Penticton is committed to working collaboratively with Interior Health and other community stakeholders to improve the health of its residents. As such, we strongly support the City of Penticton's funding application to the CMHC Housing Accelerator Fund.

Sincerely,

Tanya Osborne
Community Health Facilitator

Bobbi Klettke
Community Health Facilitator

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dãkelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tŝilhqot'in Nations where we live, learn, collaborate and work together.

INTERIOR HEALTH POPULATION HEALTH | 505 DOYLE AVE, KELOWNA, BC V1Y 0C5
PHONE 250.469.7070 (EXT 12287) CELL 778.214.0674 EMAIL Tanya.Osborne@interiorhealth.ca

Council Report

penticton.ca

Date: August 1, 2023 File No: 5080-01
To: Donny van Dyk, Chief Administrative Officer
From: Jamie Lloyd-Smith, Social Development Specialist

Subject: HelpSeeker Community Research Report Summary

Staff Recommendation

THAT Council receive into the record the report dated August 1, 2023, titled "HelpSeeker Community Research Report Summary".

Strategic priority objective

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

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

Safe & Resilient: The City of Penticton will enhance and protect the safety of all residents and visitors to Penticton.

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

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

Background

In 2021, Council supported an application to the Union of BC Municipalities (UBCM) Strengthening Communities grant program (Council Resolution 84/2021). The grant application outlined that funds would partially go towards a 'system mapping' exercise - identifying what social services are available in the community, where gaps exists, and to help individuals navigate through the various programs available in Penticton.

HelpSeeker Technologies, a social enterprise organization that is considered a leader in this field, were engaged to assist in this work to conduct an extensive analysis of the organizations, programs, and services that contribute to Penticton's social safety net. The objective was to gain a comprehensive understanding of

Penticton's current infrastructure and identify opportunities for improvement and growth and help people navigate the systems more effectively.

The summary report of their work has been submitted and staff are recommending that the report be received by Council. The report will be used by the Social Development Department, the 100 More Homes partnership, other governmental organizations and local not-for-profit agencies to improve the delivery of social services in Penticton.

Furthermore, Helpseeker, through this work, has created an online directory to assist in the navigation of the City's various social services for individuals looking for services.

2023-2026 Council Priorities

2023-2026 Council Priorities identified the enhancement of collaboration and partnerships with the social services sector, including the creation of a Social Development Framework through its 'Safe & Resilient' and 'Vibrant & Connected' priorities. In order to fully understand the scope of Penticton's social services sector, and where there may be gaps and redundancies in services, the HelpSeeker 'system mapping' project provides a comprehensive view of Penticton's social safety net, data on organizations, programs, services, populations, and real-life experiences to enhance Social Development's planning function and impact in the community.

Report overview and highlights

The following section provides an overview of the various system mapping exercises, research components and other work contained in the summary report and key highlights of each:

- *Social Infrastructure Supply Map of Organizations and Programs*

The report offers an in-depth analysis of Penticton's social safety net and includes a review of the various organizations' programs and services that comprise the social infrastructure of the city. The methodology included collecting and analyzing data about these entities, focusing on populations served, types of services offered, and other relevant factors. The results show 291 organizations operating within Penticton's social safety net, offering 1,270 unique programs.

These organizations and programs were classified based on populations served and services provided across various wellbeing categories.

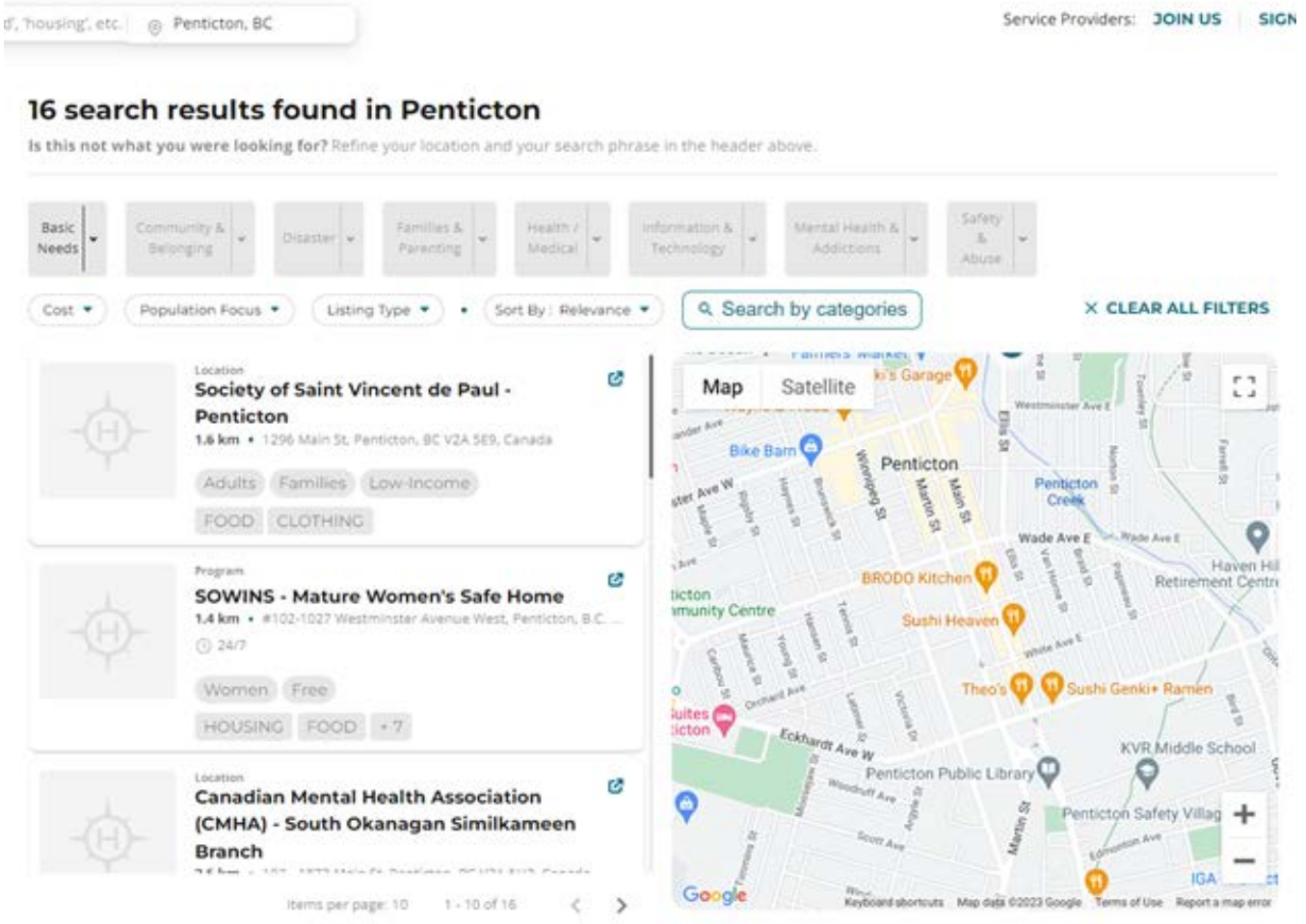
- *Service Directory and Navigation*

HelpSeeker inputted the findings from the 'systems mapping' project into an online service inventory. This inventory allows organizations and individuals to privately browse community, provincial and federal health and social services, programs, resources, helplines and benefits for mental health, counselling, parenting, education and training, addictions, domestic violence, affordable housing, shelters, food support services, recreation, and more.

In prior years, the Penticton & Area Access Centre has published the "Little Red Book of Resources" for individuals to help navigate and contact the services they may need. While many partners find the Red Book

helpful, the rapidly changing nature of information and services means it can quickly be outdated after its publication.

HelpSeeker has worked with the 100 More Homes partners and the Access Centre to digitize the information



contained in the Red Book. The Access Centre will work collaboratively with partners to maintain the online directory moving forward so information is live and accurate.

Figure 1: Screen shot of the new Helpseeker online portal (digital Redbook)

The directory can be used by the general public when looking for resources or for service organizations assisting individuals and is a significant resource that did not exist before this project.

- *Network Analysis*

The report also summarizes the network mapping work done by Helpseeker. This tool helped identify key organizations and influencers within the network, revealing opportunities to enhance collaboration and service delivery. It also illuminated possible network gaps or areas where increased connectivity could result in improved outcomes. Network mapping measures the relative strength of connections between

organizations within Penticton's social infrastructure network. This process uncovered central organizations, such as BC Housing, Ministry of Social Development and Poverty Reduction, Salvation Army, PDSCL Compass Shelter, Interior Health, and Okanagan Similkameen Brain Injury Society, which play significant roles in community's wellbeing.

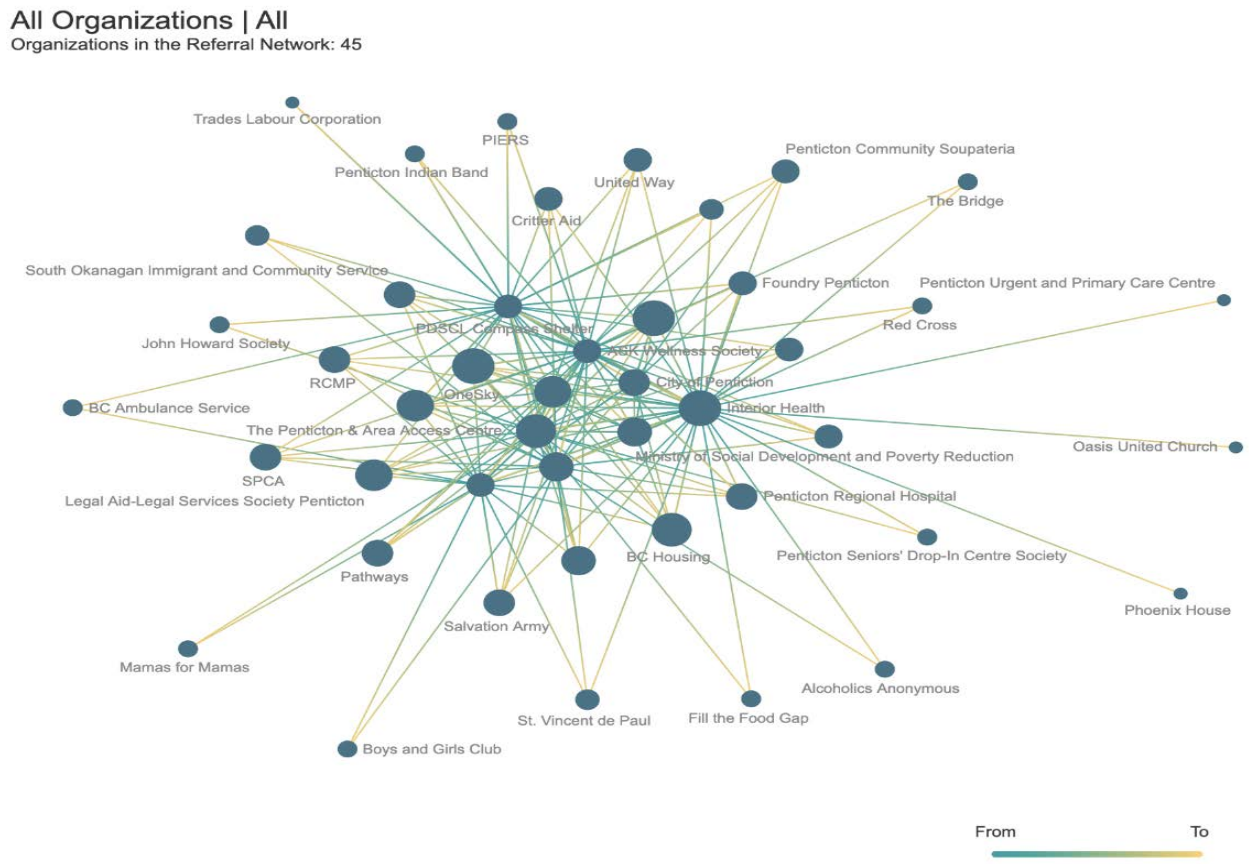


Figure 2: Example of a network analysis contained in the report

- *Journey Mapping*

Another way of looking at the use of social services that the report highlights is journey mapping. The journey mapping process was used to understand the pathways individuals take when interacting with the social infrastructure in Penticton. This analysis offered insights into how people navigate through services, the challenges they face, and the gaps they encounter.

Based on the survey responses from those experiencing homelessness unveiled a broad spectrum of experiences and challenges, ranging from uncertainty about where to access resources to confidence in the available support. These responses highlight the need for improved communication and awareness about available resources, as well as the need for support in accessing supportive housing, medical and substance use supports, employment and financial resources.

The new Helpseeker directory will assist those in need to navigate the system more directly and effectively, which is hugely beneficial in linking the service to the individual.

- *Intersectional Population Analysis*

Finally, the intersectional analysis aimed to provide a more nuanced understanding of Penticton's population to support enhanced understanding of social infrastructure needs moving forward. HelpSeeker layered demographic and risk factor indicators using the Census 2021 data at the Dissemination Area level to highlight areas in the community with intersecting vulnerabilities. By overlaying income data with demographic information, Penticton communities experiencing multiple challenges were identified that may require more targeted interventions.

Report's implications for long-term social planning

The report outlines that Penticton is in a stage of our development that is shifting from an 'emerging stage' to a 'progressive stage'. In the 'progressive stage' of development, Penticton is proactively addressing interconnected social issues through current Council Priorities and the mandate of the Social Development Department, which will be defined with a forthcoming Social Framework.

This stage is marked by the development of comprehensive strategies, fostering of cross-sector collaborations, and enhanced community engagement, reflecting Penticton's commitment to a robust social infrastructure.

Financial implication

This report was fully grant funded. As such there are no immediate financial implication pertaining to the recommendation to receive the report.

Climate

Climate change is deeply intertwined with social development, as social crises disproportionately challenge vulnerable populations as it relates to extreme heat and winter events, health outcomes, food security, poverty, community livelihood, housing and access to services. Understanding the different organizations and services available in Penticton will help the social sector build resiliency to the effects of climate change impacts.

Analysis

This report provides a summary of the work that Helpseeker has completed for the City and its 100 More Homes partners as part of the UBCM strengthening communities grant. The report provides valuable insights into the social network of the City and has developed an on-line directory that will provide individuals with information needed to access social services more effectively.

According to the summary report provided by Helpseeker, Penticton is in a transitionary phase and requires careful social planning to maximize benefits and minimize potential negative impacts. The HelpSeeker 'systems mapping' project has provided an overview of Penticton's social safety net, supporting the partners of 100 More Homes in future planning, and by providing foundational information to support the creation of a Social Development Framework.

This report is being presented to Council for information. Staff are recommending that Council receive this report into the public record.

Attachments

Attachment A – HelpSeeker Community Research Report Summary

Respectfully submitted,

Jamie Lloyd-Smith
Social Development Specialist

Concurrence

General Manager/ Director	Acting Director of Finance and Administration	Chief Administrative Officer
BL	EH	DvD

HELPSEEKER
TECHNOLOGIES

City of Penticton

Community Research Report Summary

Drafted By:
HelpSeeker Technologies

August 2023

About the Report

This report, completed by HelpSeeker in partnership for the City of Penticton and 100 More Homes, builds on the significant progress made locally in mapping existing system relationships and the programs and services available to support community wellbeing and safety.

In response to the community's call for a comprehensive understanding of the social infrastructure, particularly housing and homelessness, the Social Development Department led this systems audit. This initiative, which aligns with the department's priorities, underscores a commitment to identity and address urgent systems gaps within Pentiction's social infrastructure.

Penticton's journey presents a unique blend of strengths and challenges. The city's system planning sophistication is impressive, especially considering its population size. However, it also grapples with areas of risk or urgent need, particularly in housing, substance use, mental health, and other community concerns.

This analysis, complemented by the data tools developed during this project, aims to spotlight the strengths within the existing system. Simultaneously, it provides insights into Penticton's social trend profile, equipping decision-makers with valuable information for effective planning and action.

Research Components

Social Trend Analysis: An analysis of key social trends in Penticton was conducted using the recently released 2021 Census Data, and selected indicators have been highlighted in this report. The analysis also included a spatial analysis comparing dissemination areas based on a cross-analysis of common census indicators.

HelpSeeker Supply Mapping: HelpSeeker collected information about organizations and programs that exist in the community using publicly available information such as websites and local directories. This information was sorted into categories, including organizational and program description, eligibility criteria, address, and more.

Needs and Navigation Mapping: A survey was conducted among a small group of individuals experiencing homelessness to better understand their needs, referral pathways, perspectives on local supports, and perception of program availability. Although the sample size was small, the survey provided rich insights into the experiences of individuals interacting with the social infrastructure.

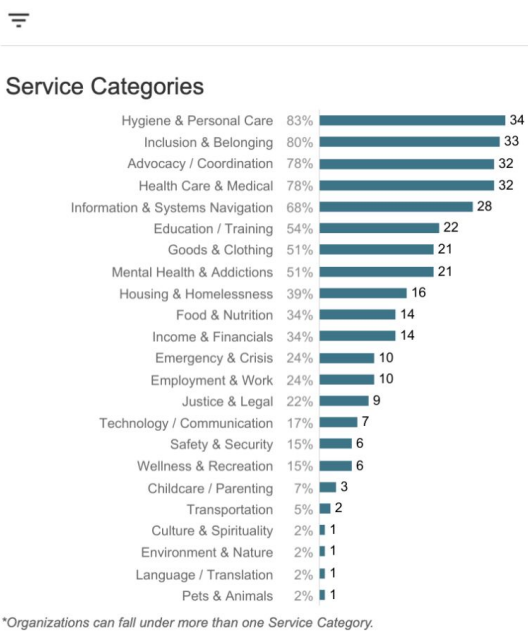
Network Mapping: A pilot network mapping tool was developed and administered to organizations operating in Penticton's social infrastructure. The tool measured the relative strength of connections to organizations within the network and provided illustrative examples of how this data can be used to inform and strengthen collaboration.

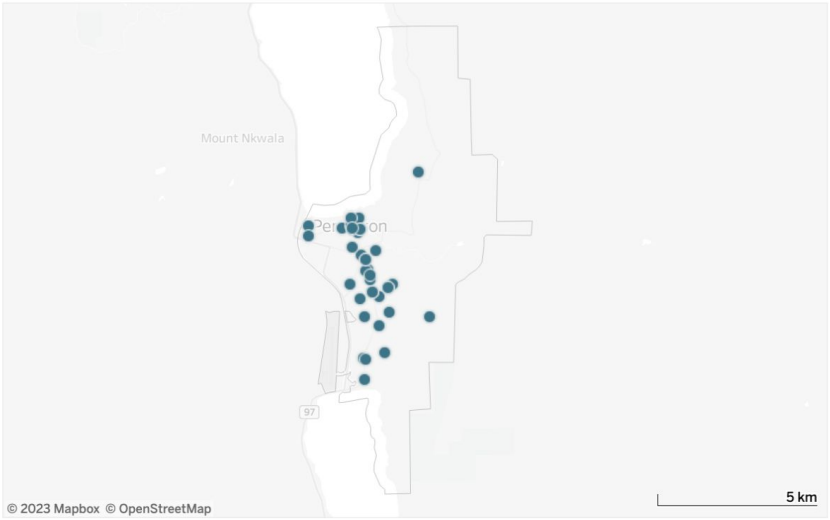
While this analysis serves to bring forward some of the most interest findings, the City of Penticton has gained access to tools for ongoing evidence-led social infrastructure planning.

Social Infrastructure Organizations & Programs

To support a more comprehensive understanding of the local infrastructure, HelpSeeker undertook a supply mapping process. This involved gathering and analyzing data on organizations, programs, services, and populations. The supply mapping synthesized information from various sources, including directories, websites, Canada Revenue Agency listings, and HelpSeeker's base supply map, to offer a holistic perspective of the social infrastructure in the area.

Service Supply Overview





This approach uses a broad definition of social infrastructure. It includes more than just charities and non-profit organizations; it covers various entities that enhance well-being and safety, like schools, system partners, and health agencies. Although no attempt at mapping resources can promise total completeness, this effort provides a strong foundation for future interactions and data collection with partners.

These organizations and program were classified by population served and services provided across the following wellbeing categories:

- All
- Advocacy / Service & Care Coordination
- Childcare / Parenting
- Culture & Spirituality
- Education / Training
- Emergency & Crisis
- Employment & Work
- Environment & Nature
- Food & Nutrition
- Goods & Clothing
- Health Care & Medical
- Housing & Homelessness
- Hygiene & Personal Care
- Inclusion & Belonging
- Income & Financials
- Information & Referrals / Systems Navigation
- Justice & Legal
- Language / Translation
- Mental Health & Addictions
- Mobility / Accessibility
- Pets & Animals
- Safety & Security
- Technology / Communication
- Transportation
- Wellness & Recreation

Penticton's Supply Map

291
Organizations

1270
Programs

Increasing Municipal Mandates for Social Issues

As cities grow, municipal governments find themselves addressing more intricate social challenges, necessitating an expansion of their social responsibilities. This expansion signals a move from relying mainly on physical infrastructure to including social infrastructure, thus fostering community wellness and safety. The suggested six-stage typology traces this transformation, providing a guide for municipalities as they transition from acknowledging social issues to creatively addressing upcoming obstacles.

Cities in the **Initial Stage** are starting to identify social problems within their communities, such as rising crime, visible homelessness, complex substance use, community unity gaps, and diversity issues. Their responses to these challenges remain limited.

Emergent Stage cities have begun taking specific actions to counter widespread social issues, but lack a unified, systematic strategy. Isolated projects or programs might target individual problems, but these issues haven't been woven into a larger social context.

By the **Progressive Stage**, cities acknowledge the intertwined nature of social issues and start developing comprehensive plans to address them. Cross-sector partnerships and community involvement begin to improve safety and wellness, with the social element gaining prominence in policy and decision-making.

Integrated Stage cities have a clear social purpose guiding their policies and actions. They adopt proactive measures to tackle social issues and boost community wellness and safety. Prevention and social infrastructure investment are prioritized to prevent further aggravation of social problems.

In the **Advanced Stage**, cities stand as leaders in incorporating social responsibilities into all operation facets. Their comprehensive and effective strategies to address social issues are driven by substantial community involvement and cross-department collaboration. Their policies and initiatives actively promote social unity, reduce crime, manage substance use, provide support for homeless individuals, and boost community wellness.

Innovative Stage cities are effectively addressing current social issues while employing predictive analytics and inventive methods to foresee and ready themselves for future challenges. Their strong social infrastructure, reduced inequalities, inclusive community engagement, and safe, unified community form their defining traits. Their social mission becomes a central guiding principle, directing their efforts towards a secure and thriving community.

In HelpSeeker's assessment, Penticton, currently in the Progressive Stage, is proactively addressing interconnected social issues. Under the leadership of the Social Development Department, the city is formulating comprehensive strategies, promoting cross-sector collaborations, and intensifying community engagement.

This demonstrates Penticton's dedication to incorporating a social mandate into its policy and decision-making processes. The city's next phase might involve furthering cross-departmental collaboration and advancing the integration of social infrastructure improvements.

Section 1:
Community Profile

Community Profile

Nestled in the heart of British Columbia, Penticton is a vibrant community that is as diverse as it is dynamic. This report provides a profile of Penticton, weaving together various demographic, socio-economic, and housing characteristics to paint a picture of a city that is not just growing, but evolving. At the heart of this evolution are two interconnected themes: community wellbeing and safety.

Penticton's population has seen a significant increase over recent years, a testament to its appeal as a desirable place to live. However, this growth is not without its challenges. A densely populated city, Penticton is home to a fluid population, with a high rate of resident mobility. This dynamism, while a sign of a thriving community, also underscores the need for robust public safety measures and community support systems to ensure the wellbeing of all residents.

The city's age demographics present a unique profile: a relatively lower proportion of young children and a higher percentage of older adults. This demographic mix necessitates a focus on services and amenities that cater to older residents, while also ensuring the safety and wellbeing of the younger generation.

Penticton's cultural fabric is rich and diverse, with a significant number of residents identifying as racialized or Indigenous, and a notable proportion of immigrants. This diversity, while a strength, also brings to the fore the importance of inclusive policies and practices that promote the wellbeing of all community members, regardless of their cultural or ethnic backgrounds.

The city's housing landscape is as varied as its population. With a high rate of renters and a significant number of residents living in different types of apartment buildings, housing affordability and quality emerge as key issues. These housing challenges, coupled with the fact that a considerable number of households spend more than 30% of their income on shelter costs, underscore the need for initiatives that ensure safe and affordable housing for all residents.

Economic factors also play a significant role in shaping the wellbeing and safety of the Penticton community. With a certain percentage of households falling under the low-income measure after tax and a significant portion of residents without an employment income, economic stability is a key area of focus. Addressing these economic challenges is necessarily for reducing crime, enhancing public safety, and promoting overall community wellbeing.

In conclusion, Penticton is a city of contrasts — a vibrant and dynamic community that is also grappling with complex challenges. Understanding these challenges and how they intersect is important for social infrastructure planning and decision-making. By focusing on community wellbeing and safety, Penticton can continue to thrive and evolve, ensuring a high quality of life for all its residents.

The Value of Census Spatial Data in Social Infrastructure Planning

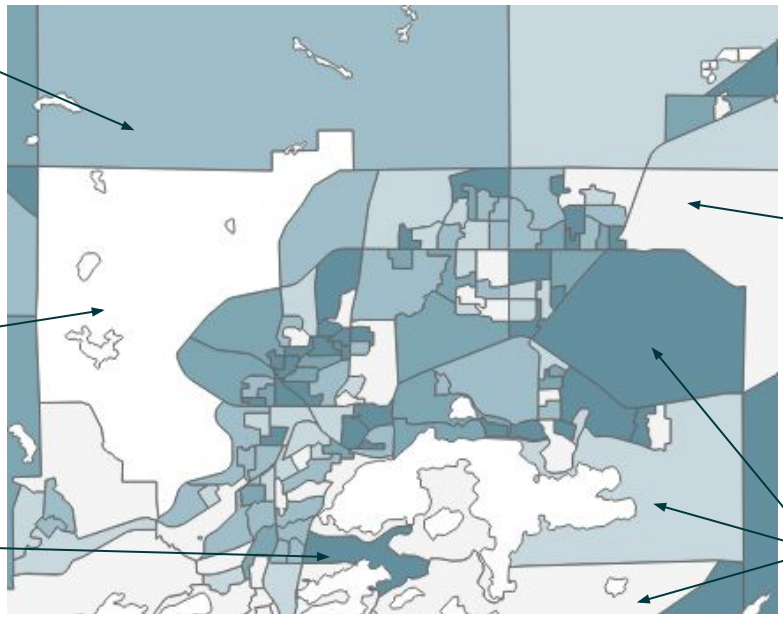
In this subsequent section, a series of maps are showcased that provide insights into Penticton's social trends in comparison to other communities in B.C., as well as neighborhood-level social trends within Penticton itself.

This spatial data provides invaluable insights for social infrastructure planning, especially in rapidly evolving communities like Penticton. By comparing different communities or examining specific areas within Penticton, we can understand the unique needs and challenges of various neighborhoods. This granular understanding supports personalized, neighborhood-level planning and proactive wellbeing and safety measures.

Spatial data can highlight areas with high rates of population growth, mobility, or specific demographic groups, guiding resource allocation and the development of targeted interventions. It can also reveal disparities between different communities or neighborhoods, promoting equity in social infrastructure planning. For instance, a neighborhood with many older adults may require different programs and services than a neighborhood with many young families.

In a rapidly changing community like Penticton, this precision responsiveness is helpful. As the city grows and evolves, new challenges and opportunities will emerge. Census spatial data can help anticipate these changes and respond proactively, ensuring all residents have access to the services and support they need, regardless of where they live.

How to read HelpSeeker demand maps



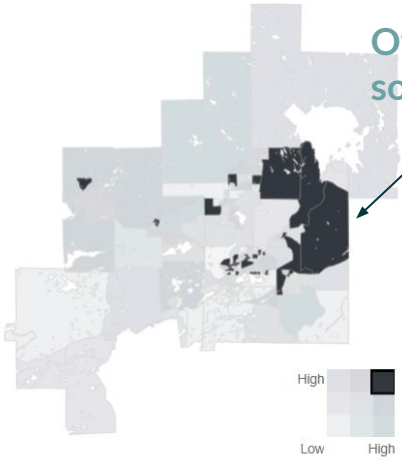
HelpSeeker used demand map data from the 2021 census. The maps are broken down into **dissemination areas,** which are the boundaries by which the census is reported.

Each dissemination area is **colour-coded,** based on its own value* relative to the other dissemination areas on the map.



Top fifth, relative to other dissemination areas

Bottom fifth, relative to other dissemination areas



In some demand maps, dual indicators are shown. This helps us understand the **overlap between social trends.**

In these cases, we highlight the dissemination areas that have certain relative values across both indicators.

**Census dissemination areas vary in population size. We should therefore be cautious when comparing them to each other, as different population sizes affect the values of each indicator.*

A Note on Representation

Geospatial mapping and social trend analysis are powerful tools that can provide valuable insights into communities and guide policy decisions. However, we must exercise caution, consideration, and intentionality when using these tools. We should not use them to stigmatize neighborhoods, for instance, or make broad generalizations about community members that do not reflect their lived experience.

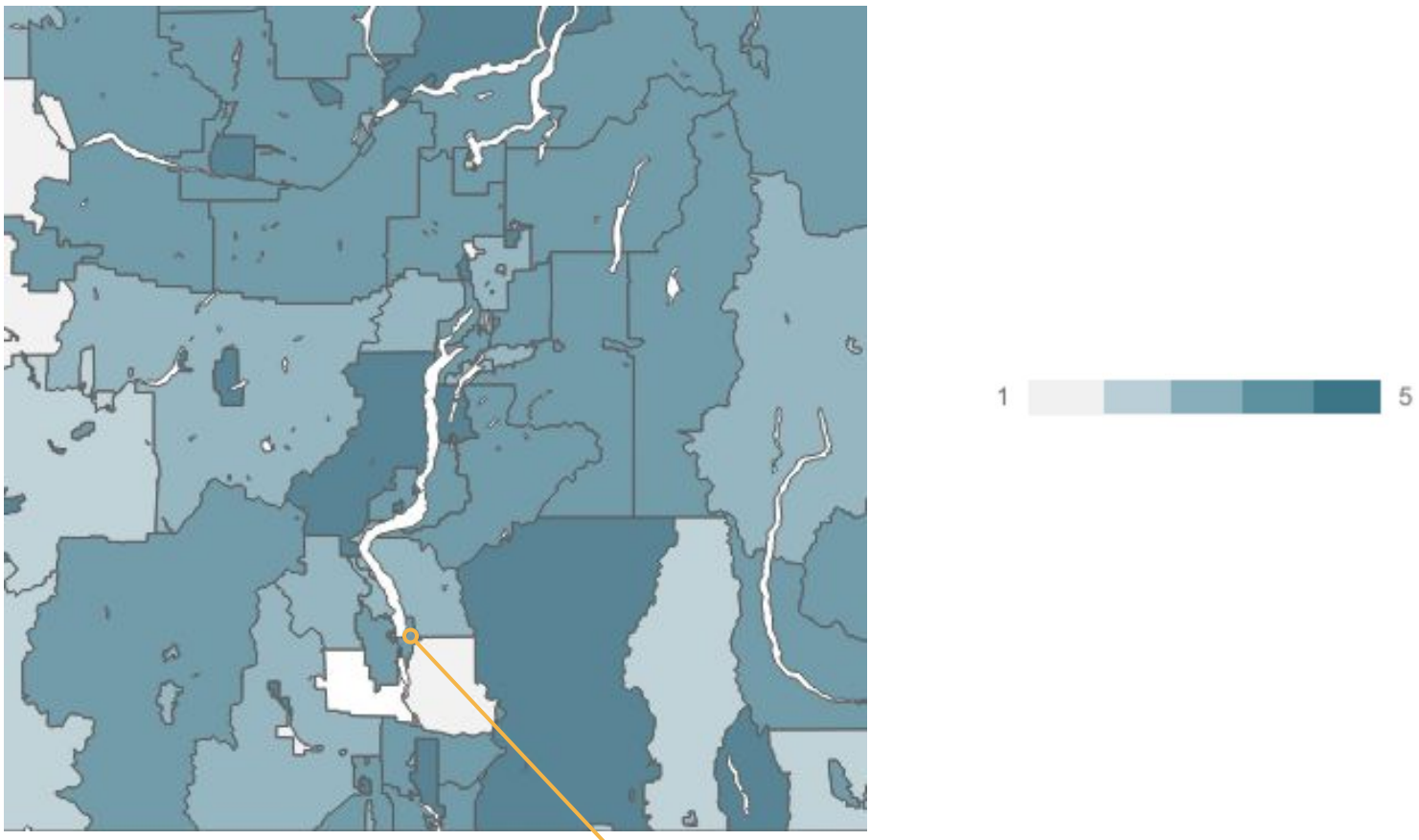
Macro-social trends are driven by a complex interplay of factors, that cannot always be explained by the correlation of two trends. In fact, our analysis shows that while some neighbourhood effects are statistically related, others are not.

Instead, we recommend using these tools to identify signals where there may be misalignment between community needs and supports and identify where further, meaningful engagement should occur in safe and productive way. We also acknowledge that all communities have informal or hidden supports — such as neighbourhood groups, family systems, or outdoor locations where people convalesce — that are essential to the fabric of wellbeing.

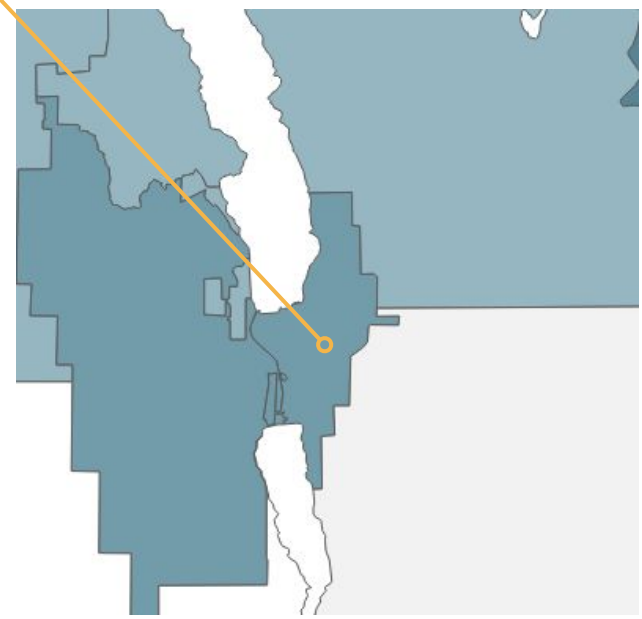
This analysis is intended to foster understanding and collaboration within the community, rather than to create tension over future facility locations, for example. The ultimate goal is to build a safe and healthy community where all members have access to the supports they need, exactly where they need them.

Population Change

Map 1.1 Population change [Okanagan Region]



Map 1.2 Population change [Penticton]

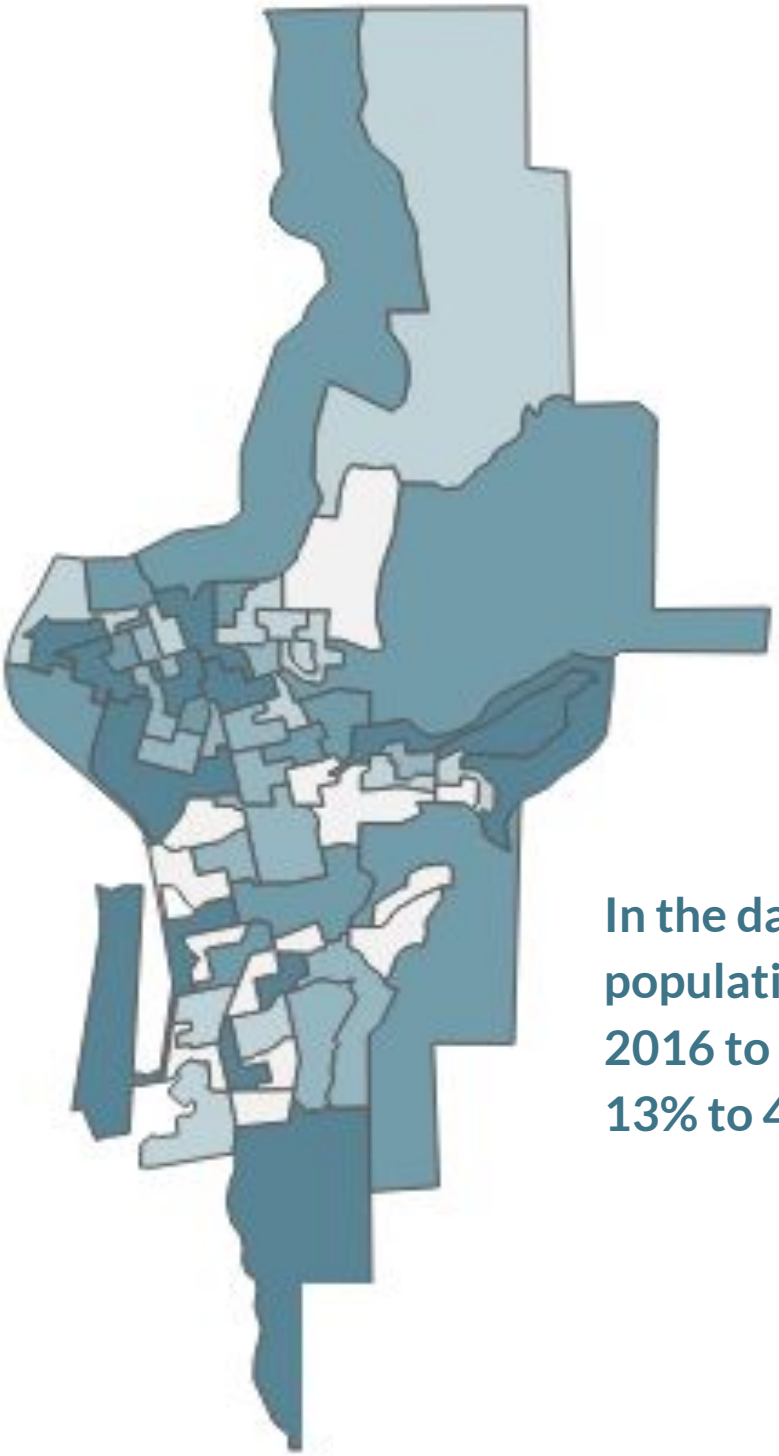


The darker the tone, the higher rate of population change within the census subdivision.

Of communities in B.C., Penticton is in the 4th quintile with a population change of 9.3%.

Population Growth

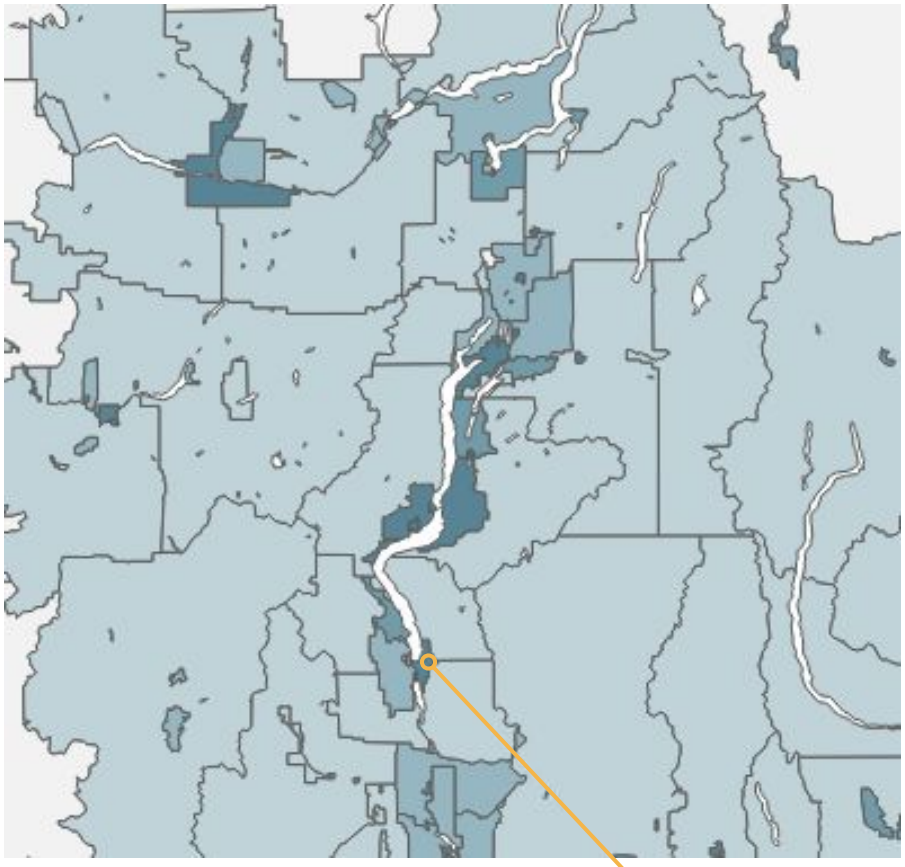
Map 2 Population growth [Penticton]



In the darkest areas population growth from 2016 to 2021 is between 13% to 48%.

Population Density

Map 3.1 Population density [Okanagan Region]

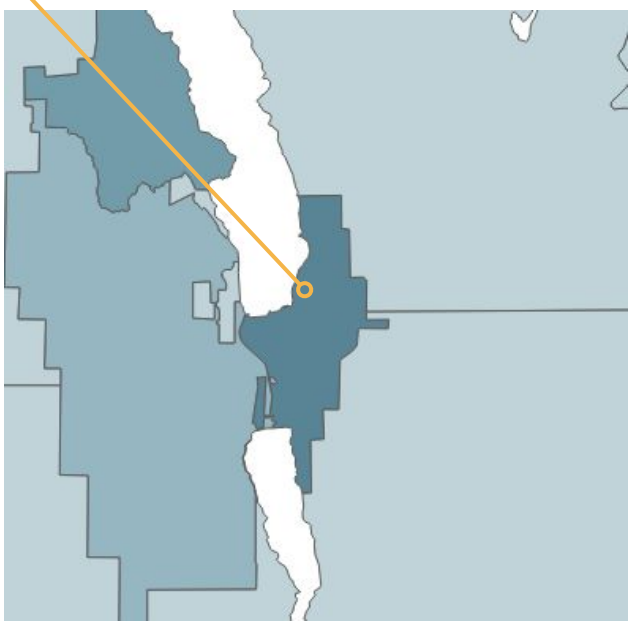




The darker the tone, the higher rate of population density within the census subdivision.

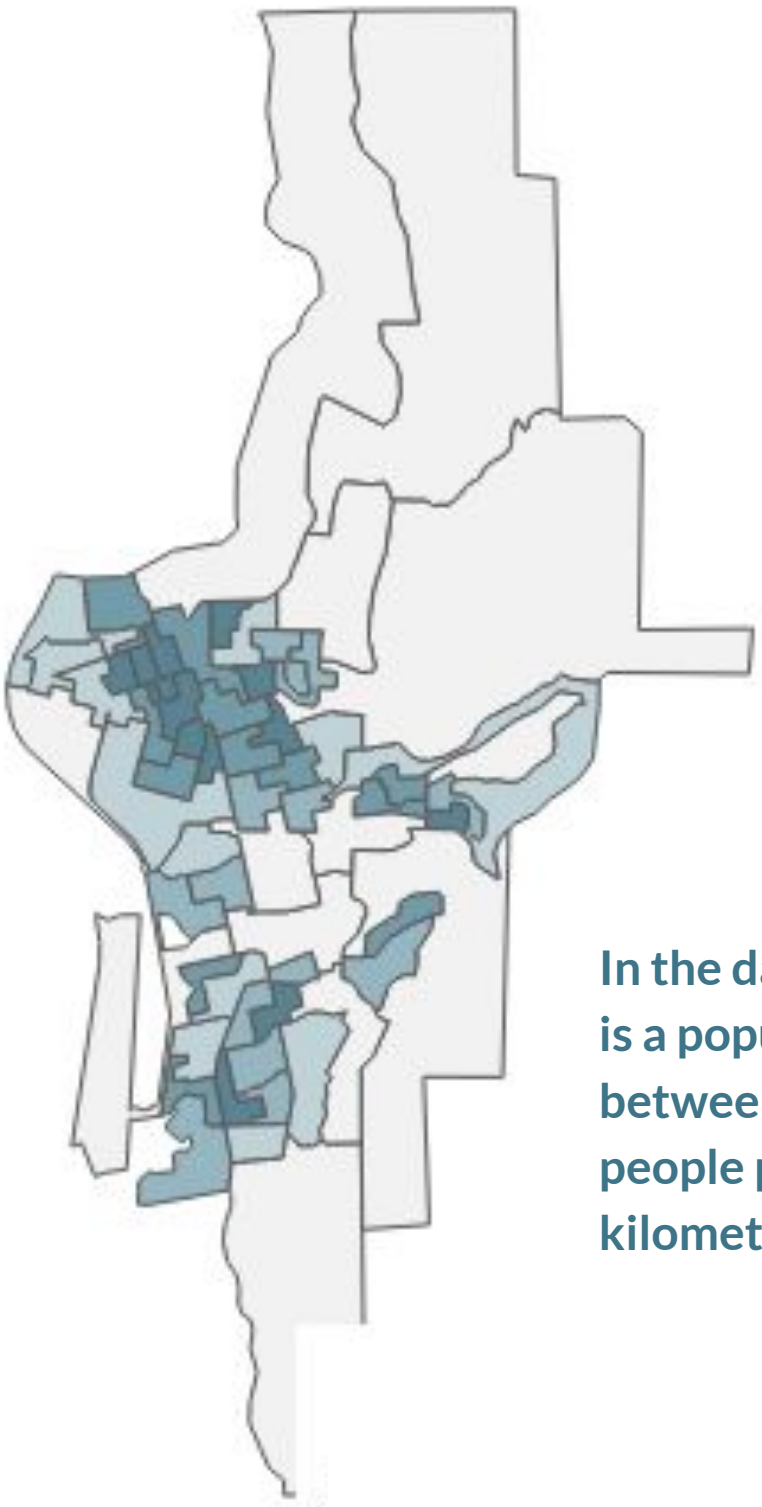
Of communities in B.C., Penticton is in the 5th quintile with a population density of 857 people per square kilometer.

Map 3.2 Population density [Penticton]



Population Density

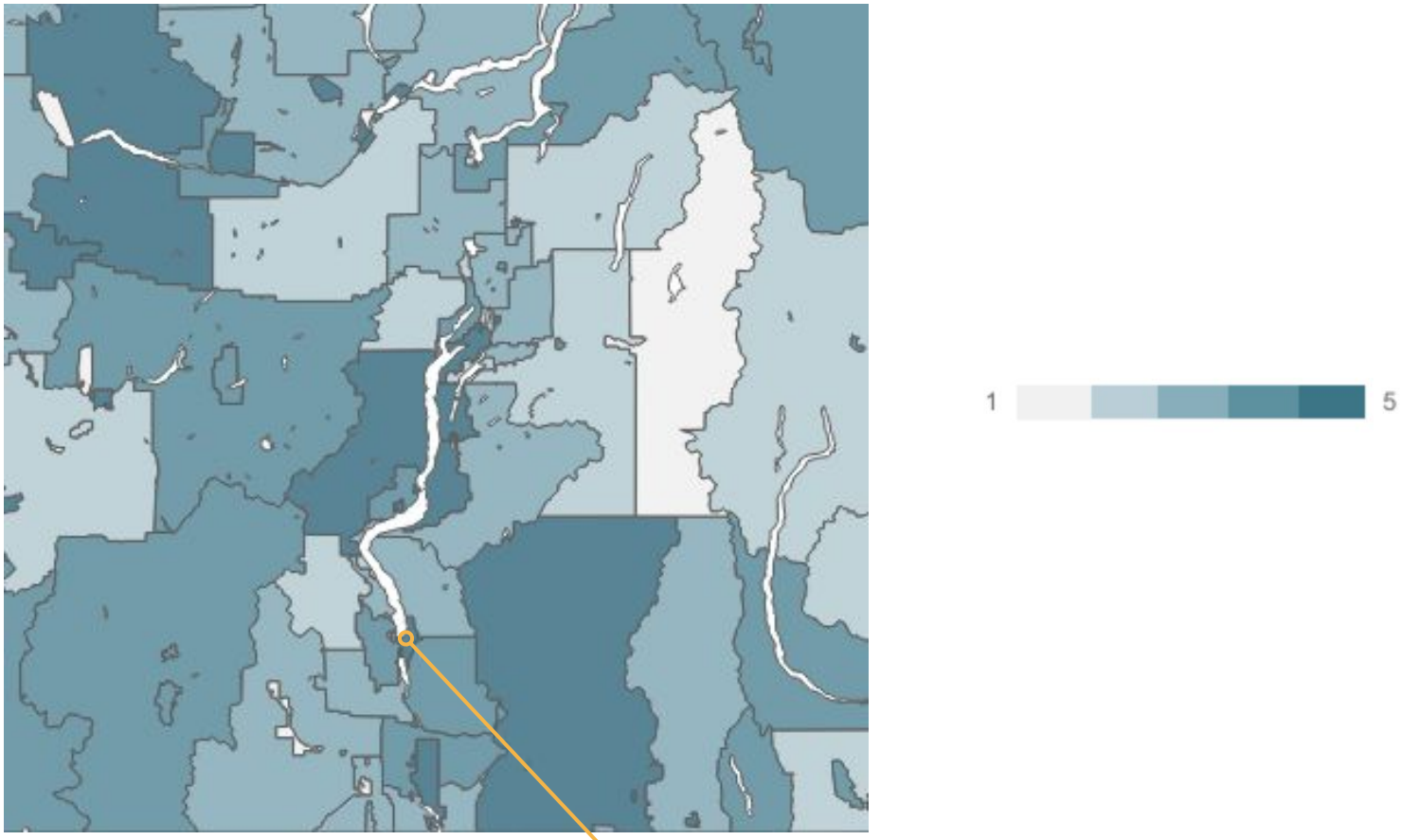
Map 4 Population density [Penticton]



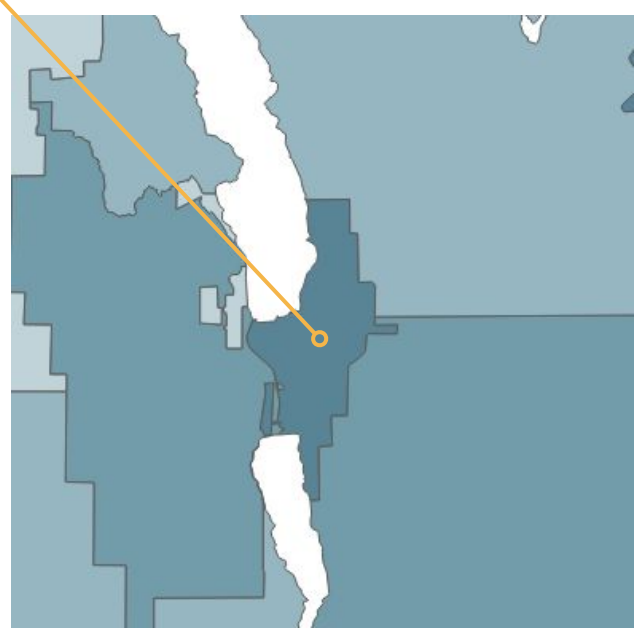
In the darkest areas, there is a population density between 371 and 6673 people per square kilometer.

In Migration

Map 5.1 Movers - 5 Year % [Okanagan Region]



Map 5.2 Movers - 5 Year % [Penticton]

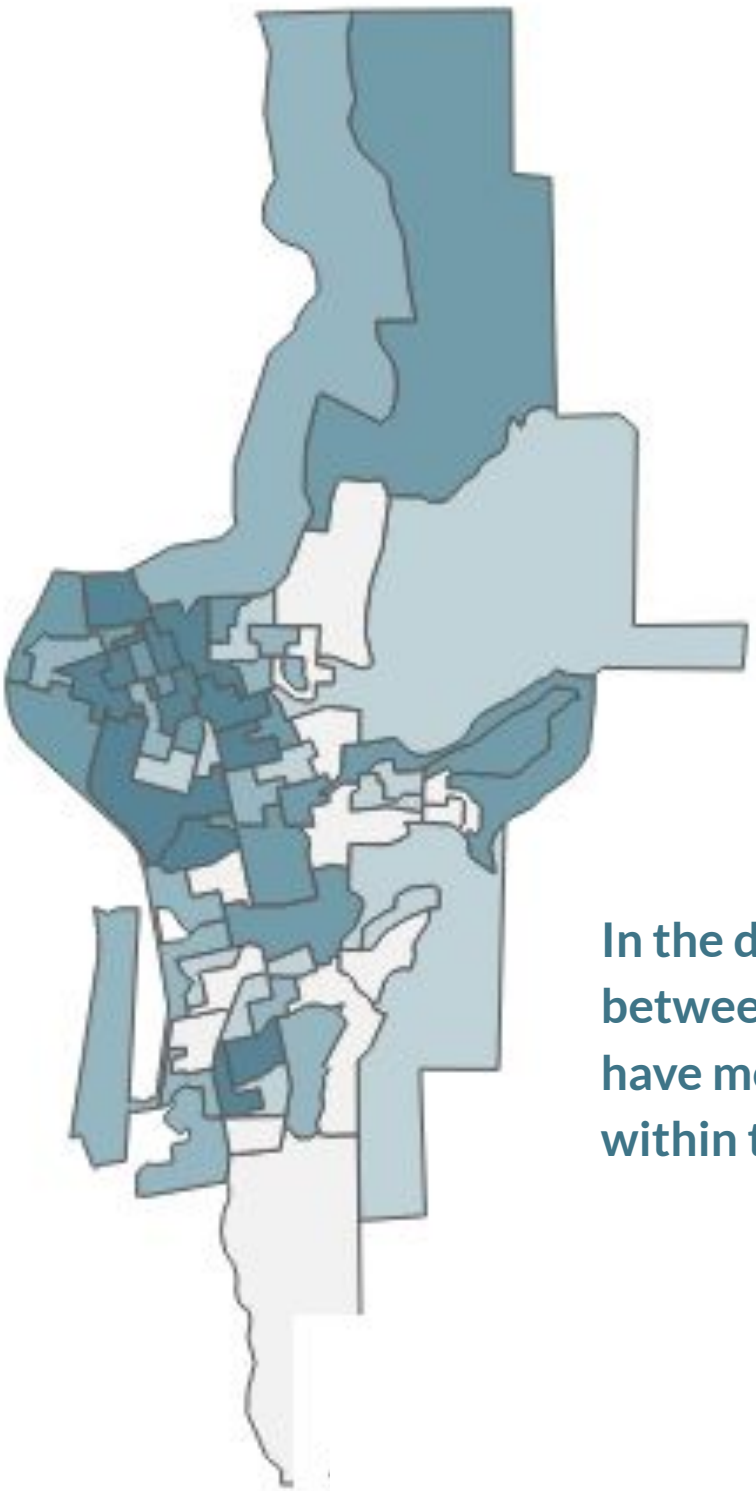


The darker the tone, the higher rate of movers within the last five years within the census subdivision. Movers are defined as anyone that has moved residences within the last five years, from within the community or outside.

Of communities in B.C., Penticton is in the 5th quintile with 49.8% of residents reporting a move within the last 5 years.

Migration

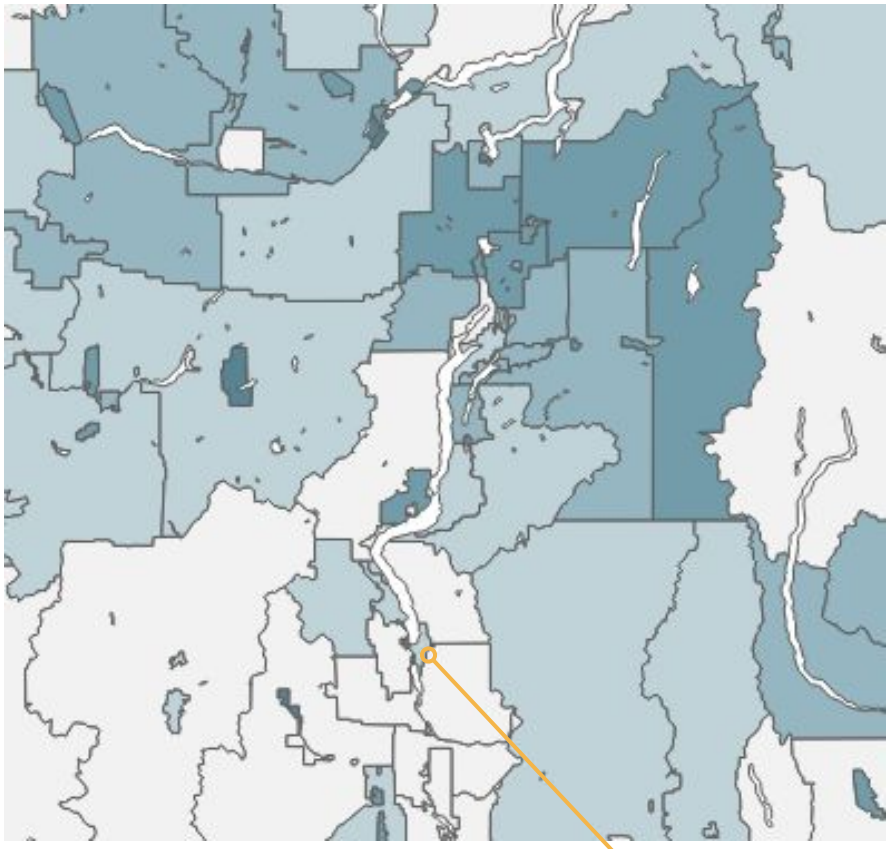
Map 6 Movers - 5 year % [Penticton]



In the darkest areas, between 58% and 74% have moved residences within the last 5 years.

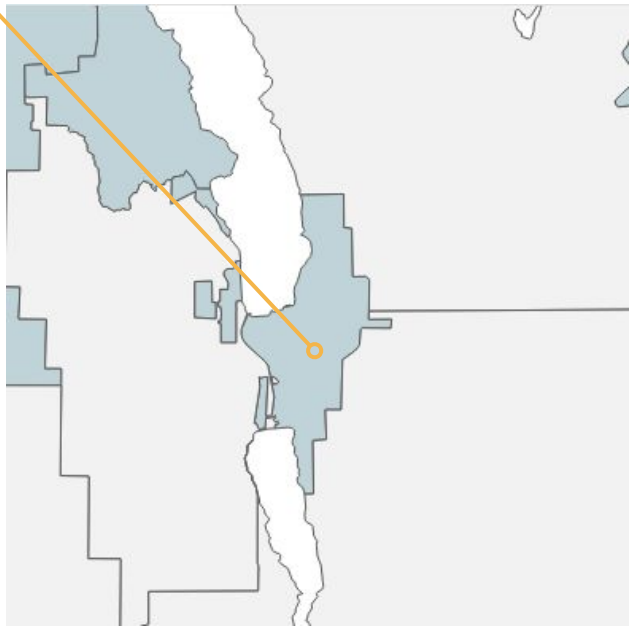
Age Distribution

Map 7.1 Distribution of children aged 0 — 14 years of age [Okanagan Region]





Map 7.2 Distribution of children aged 0 — 14 years of age [Penticton]

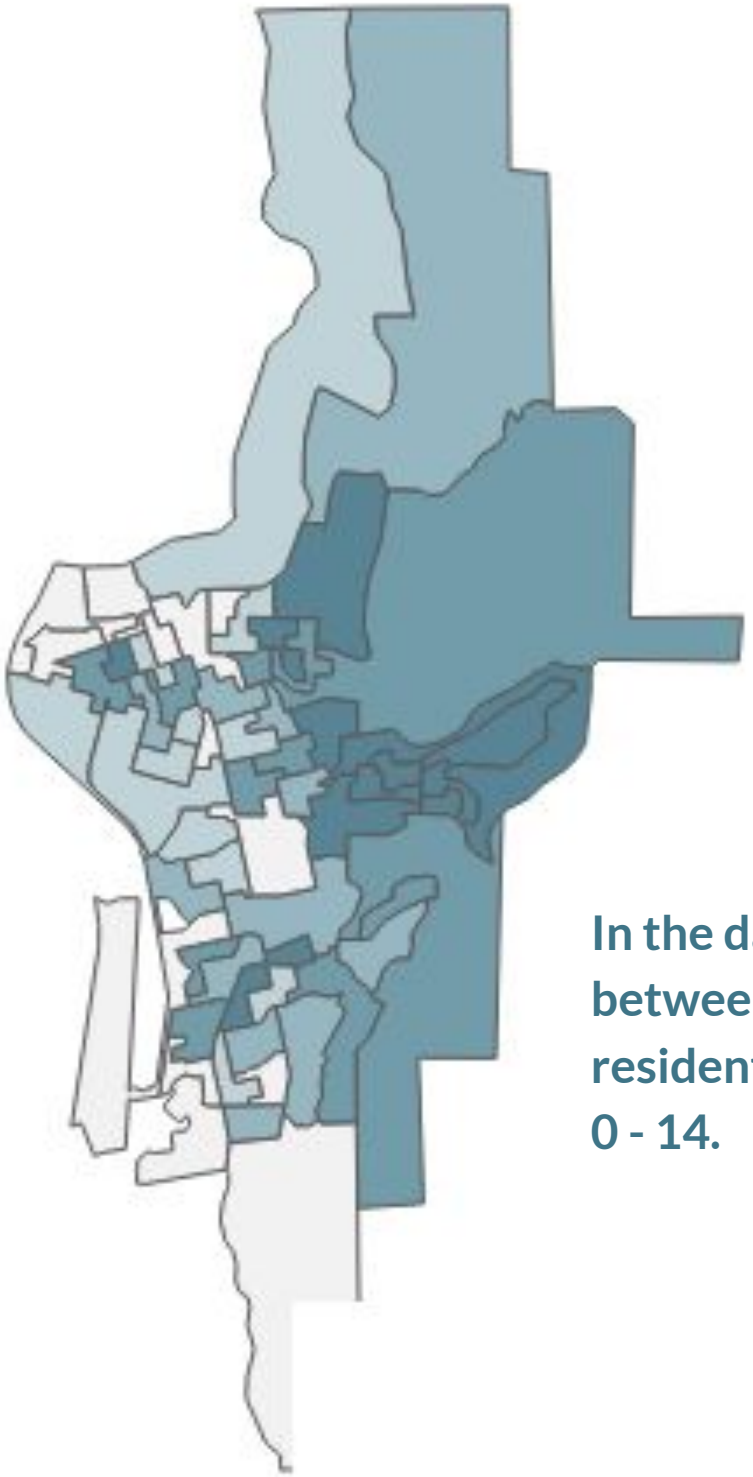


The darker the tone, the higher proportion of children aged 0 - 14 within the census subdivision.

Of communities in B.C., Penticton is in the 2nd quintile with 11.9% of the population between 0 - 14 years of age.

Age Distribution

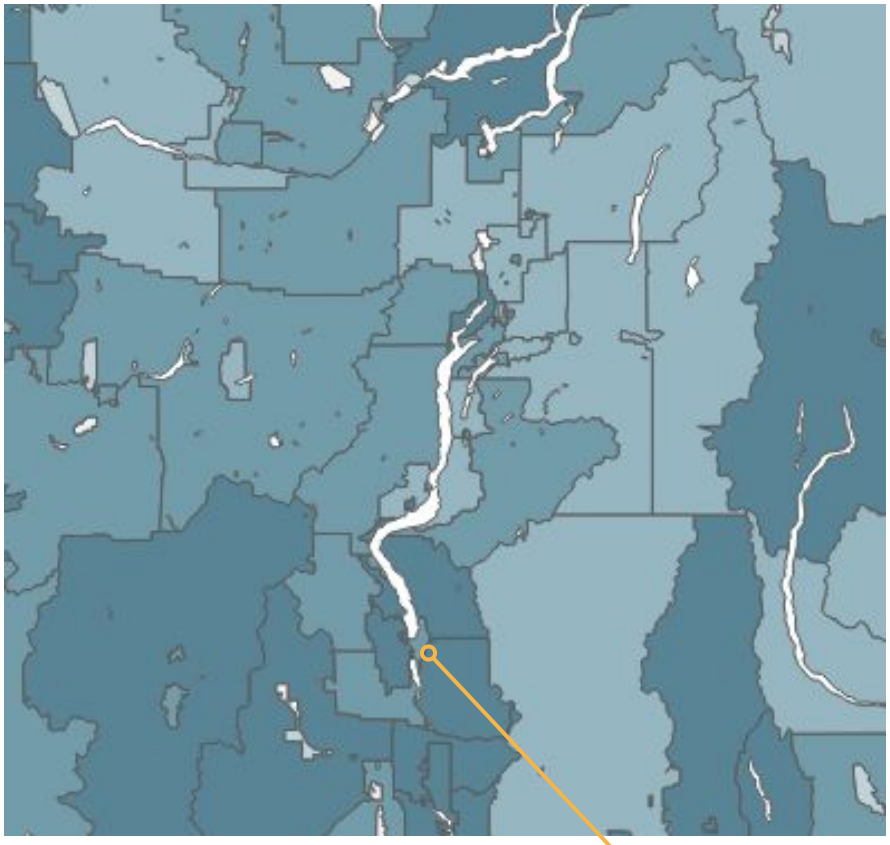
Map 8 Children aged 0 - 14 % [Penticton]



In the darkest areas, between 16% and 22% of residents are children aged 0 - 14.

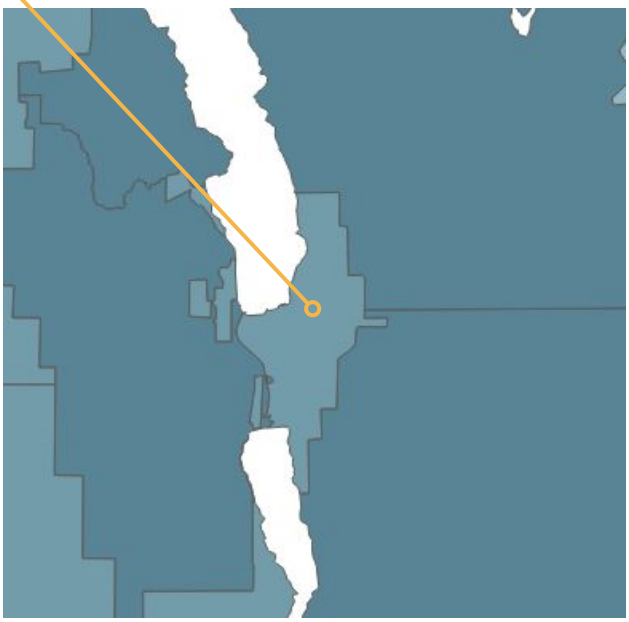
Age Distribution

Map 9.1 Distribution of 65 years and over % [Okanagan Region]





Map 9.2 Distribution of 65 years and over % [Penticton]



The darker the tone, the higher proportion of people aged 65 years and older within the census subdivision.

Of communities in B.C., Penticton is in the 4th quintile with 30.4% of the population aged 65 years and older.

Age Distribution

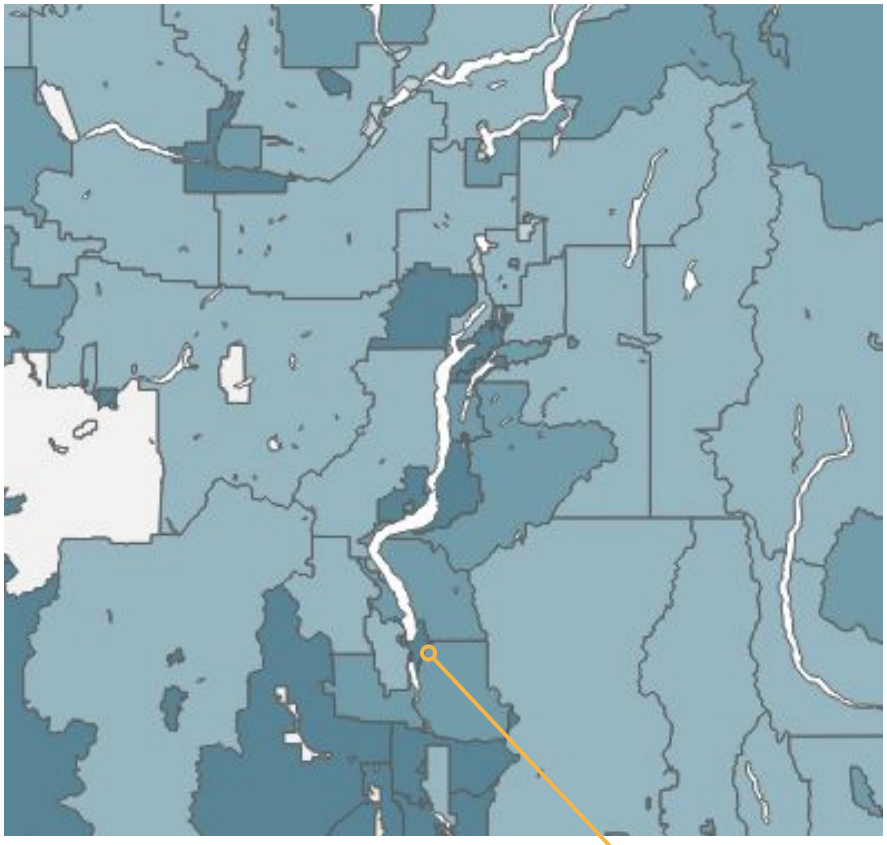
Map 10 65 years and older % [Penticton]



In the darkest areas, between 35% and 95% of people aged 65 years and older.

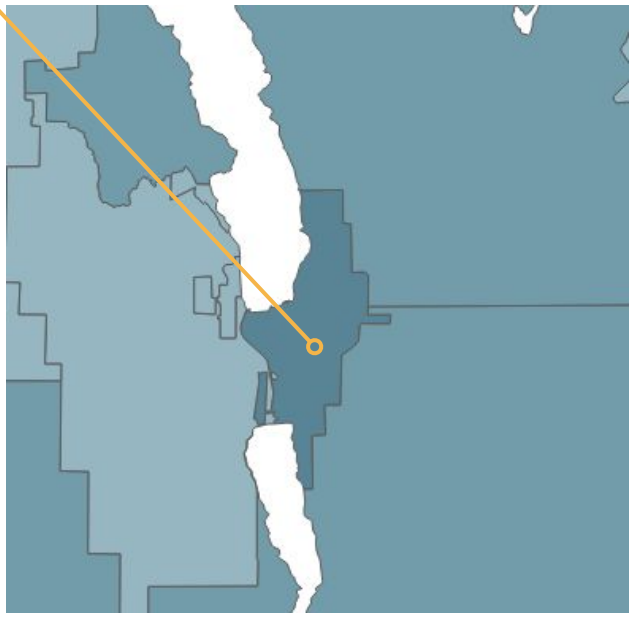
Racialized Communities

Map 11.1 Distribution of racialized communities % [Okanagan Region]





Map 11.1 Distribution of racialized communities % [Penticton]



The darker the tone, the higher proportion of racialized people within the census subdivision.

Of communities in B.C., Penticton is in the 4th quintile with 8.9% of the population belonging to a racialized community.

Racialized Communities

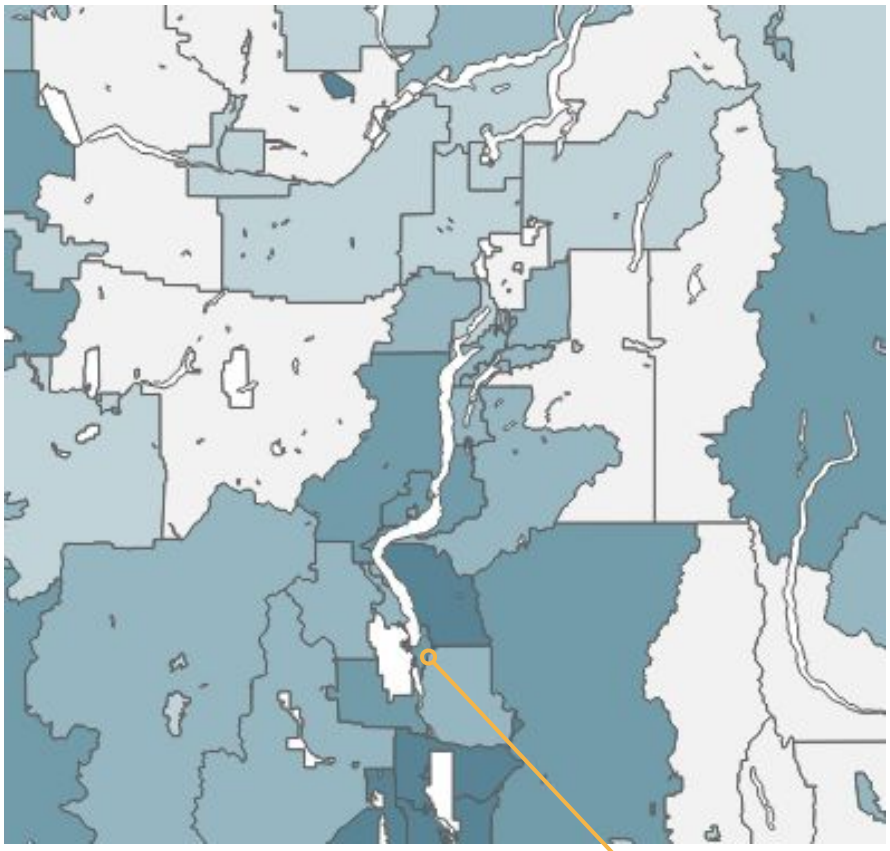
Map 12 Racialized communities % [Penticton]



In the darkest areas, between 13% and 26% of people identify as racialized on the census.

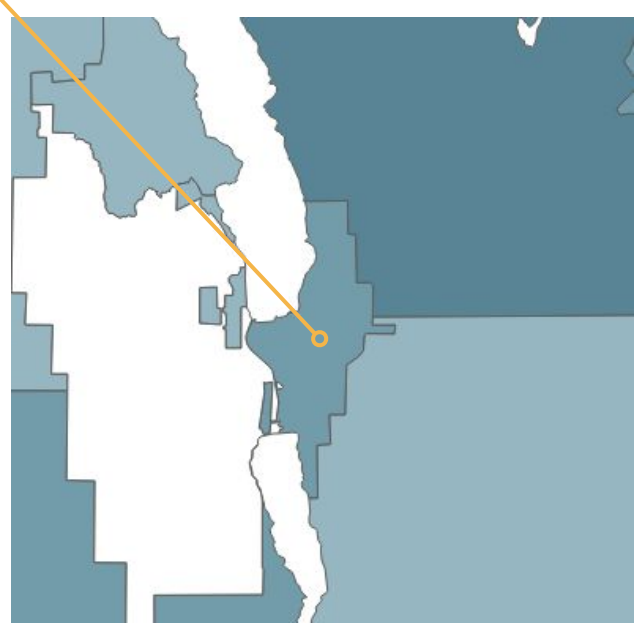
Immigration

Map 13.1 Distribution of immigrants % [Okanagan Region]





Map 13.2 Distribution of immigrants % [Penticton]

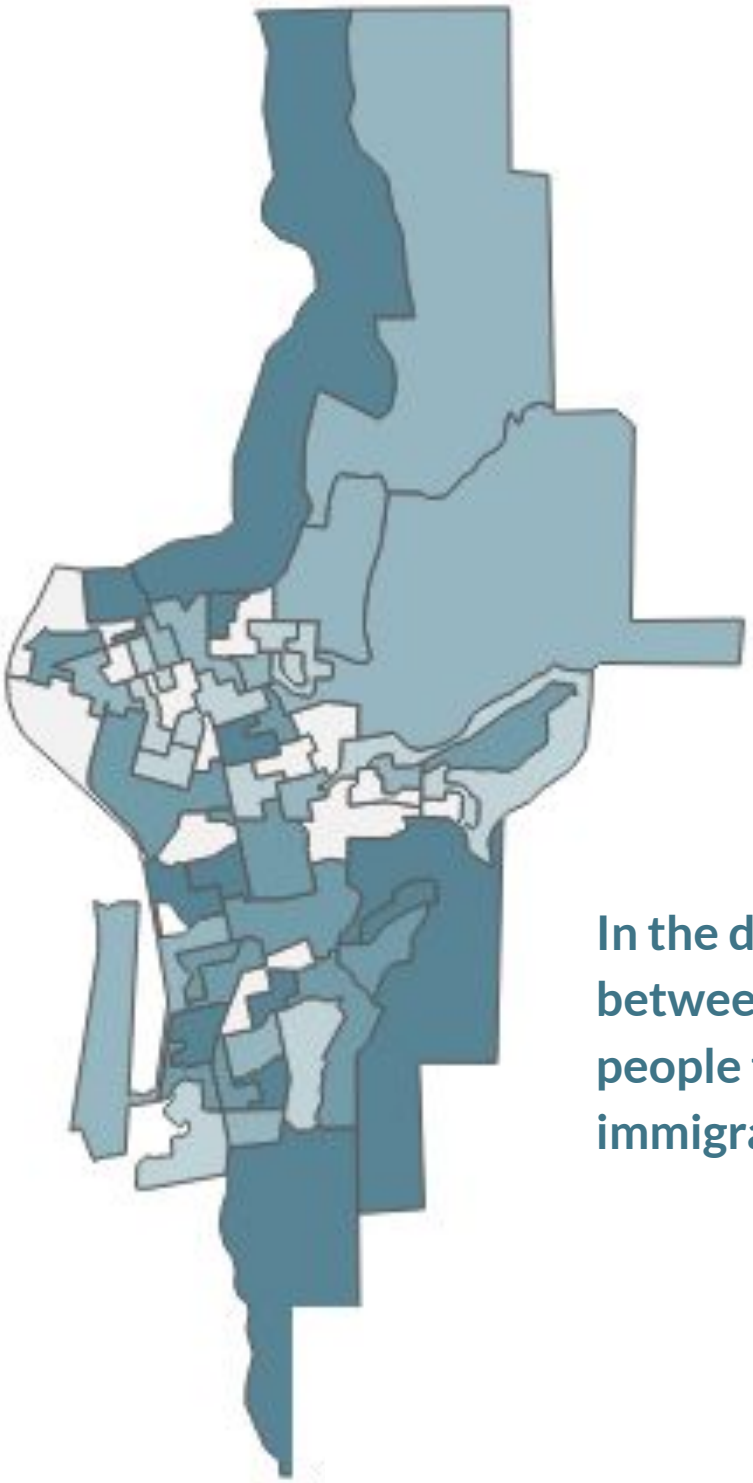


The darker the tone, the higher the proportion of people within the census subdivision who have immigrated from outside the country.

Of communities in B.C., Penticton is in the 4th quintile with 13.4% of the population having immigrated.

Immigration

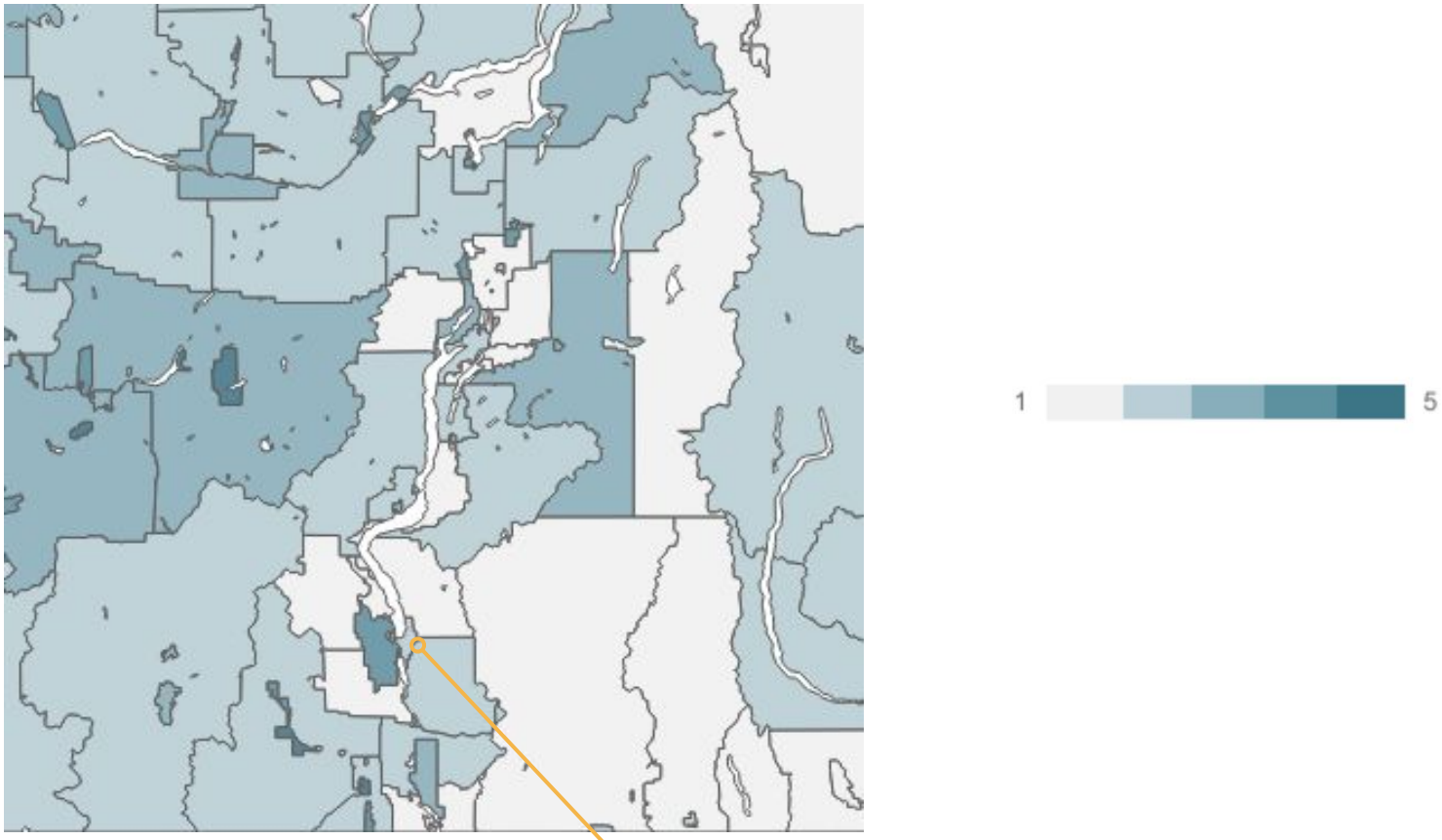
Map 14 Immigrants % [Penticton]



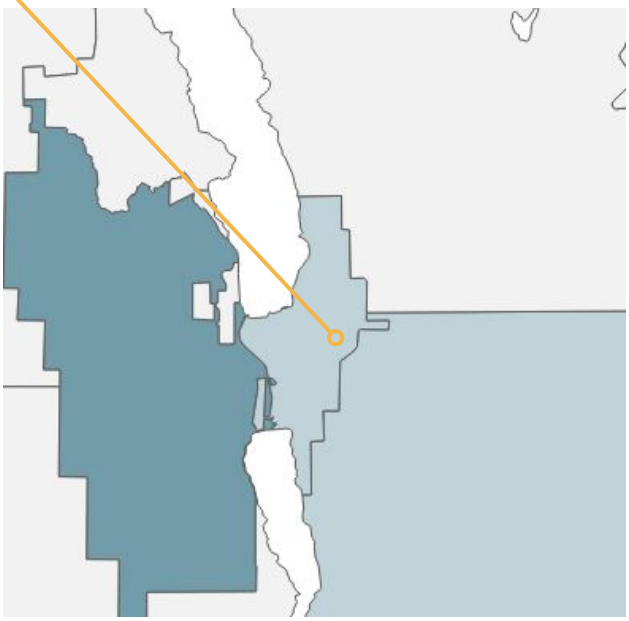
In the darkest areas, between 16% and 31% of people that have immigrated.

Indigeneity

Map 15.1 Distribution of Indigenous % [Okanagan Region]



Map 15.2 Distribution of Indigenous % [Penticton]

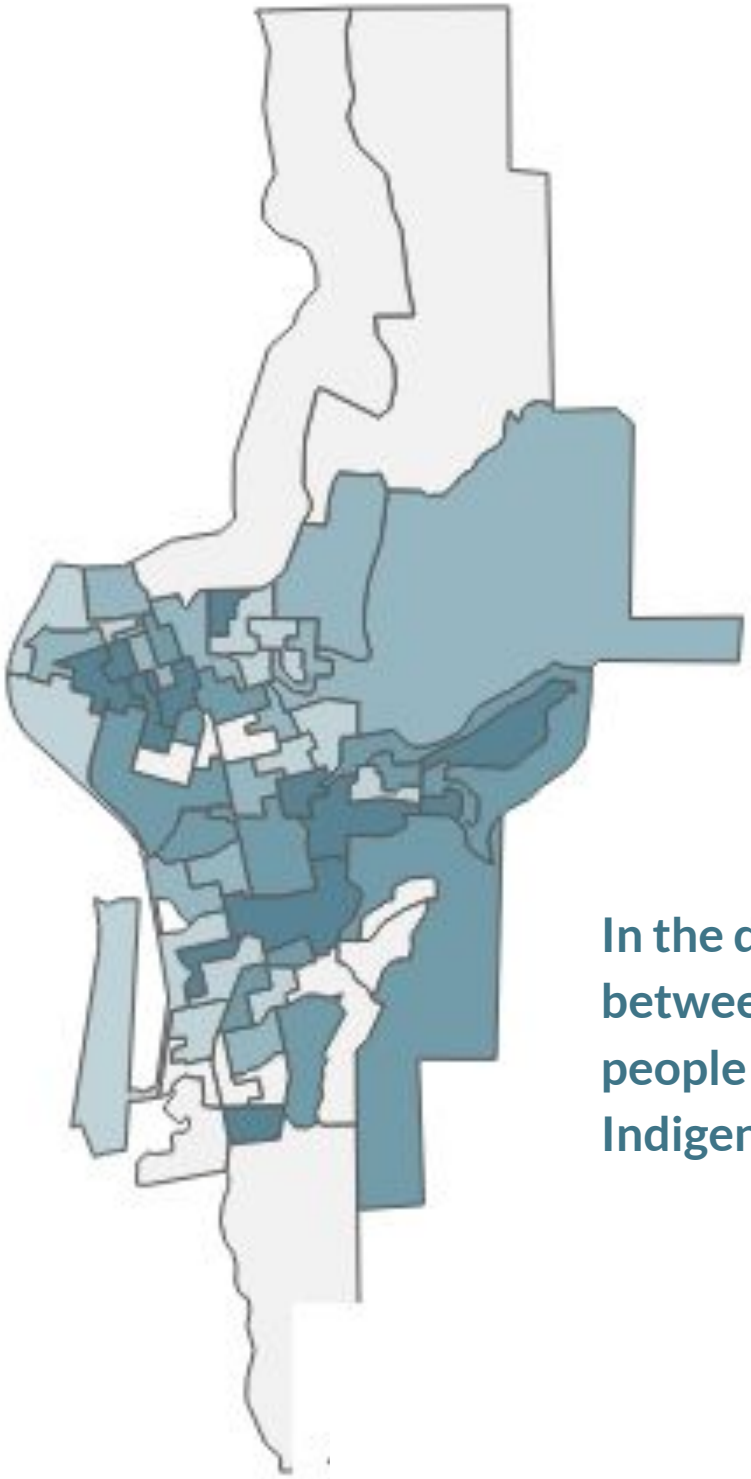


The darker the tone, the higher proportion of people who identify as Indigenous on the census.

Of communities in B.C., Penticton is in the 2nd quintile with 6.8% identifying as Indigenous.

Indigeneity

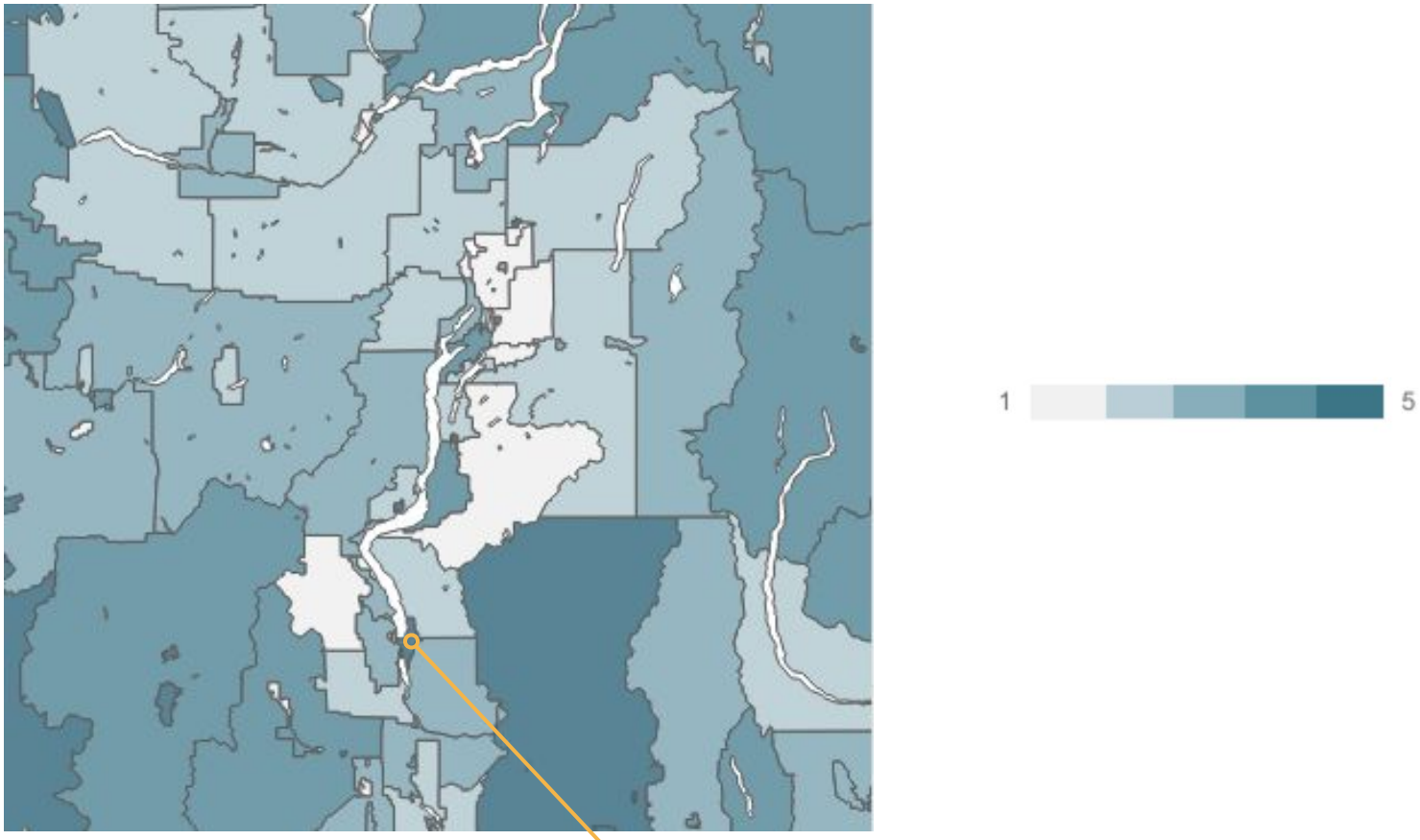
Map 16 Indigenous % [Penticton]



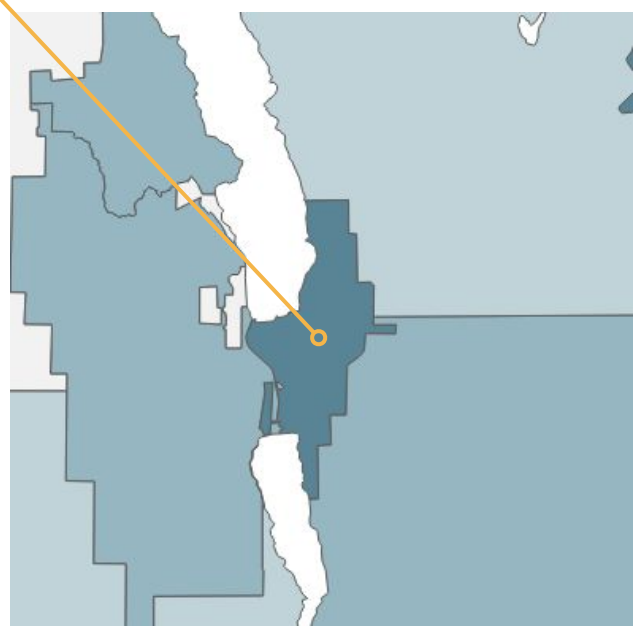
In the darkest areas, between 11% and 23% of people identify as Indigenous on the census.

Household Composition

Map 17.1 Living alone % [Okanagan Region]



Map 17.2 Living alone % [Penticton]

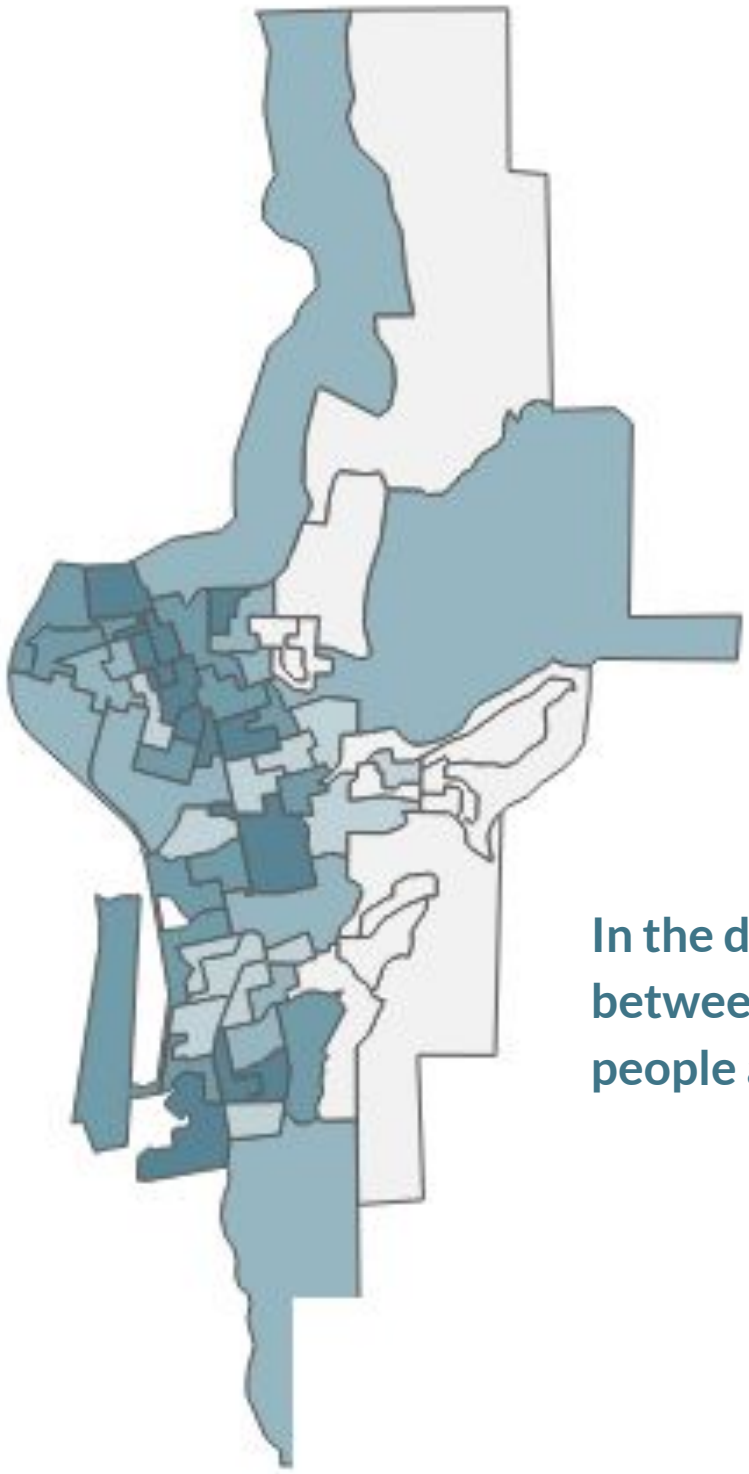


The darker the tone, the higher proportion of people living alone within the census subdivision.

Of communities in B.C., Penticton is in the 5th quintile with 18.2% of people living alone.

Household Composition

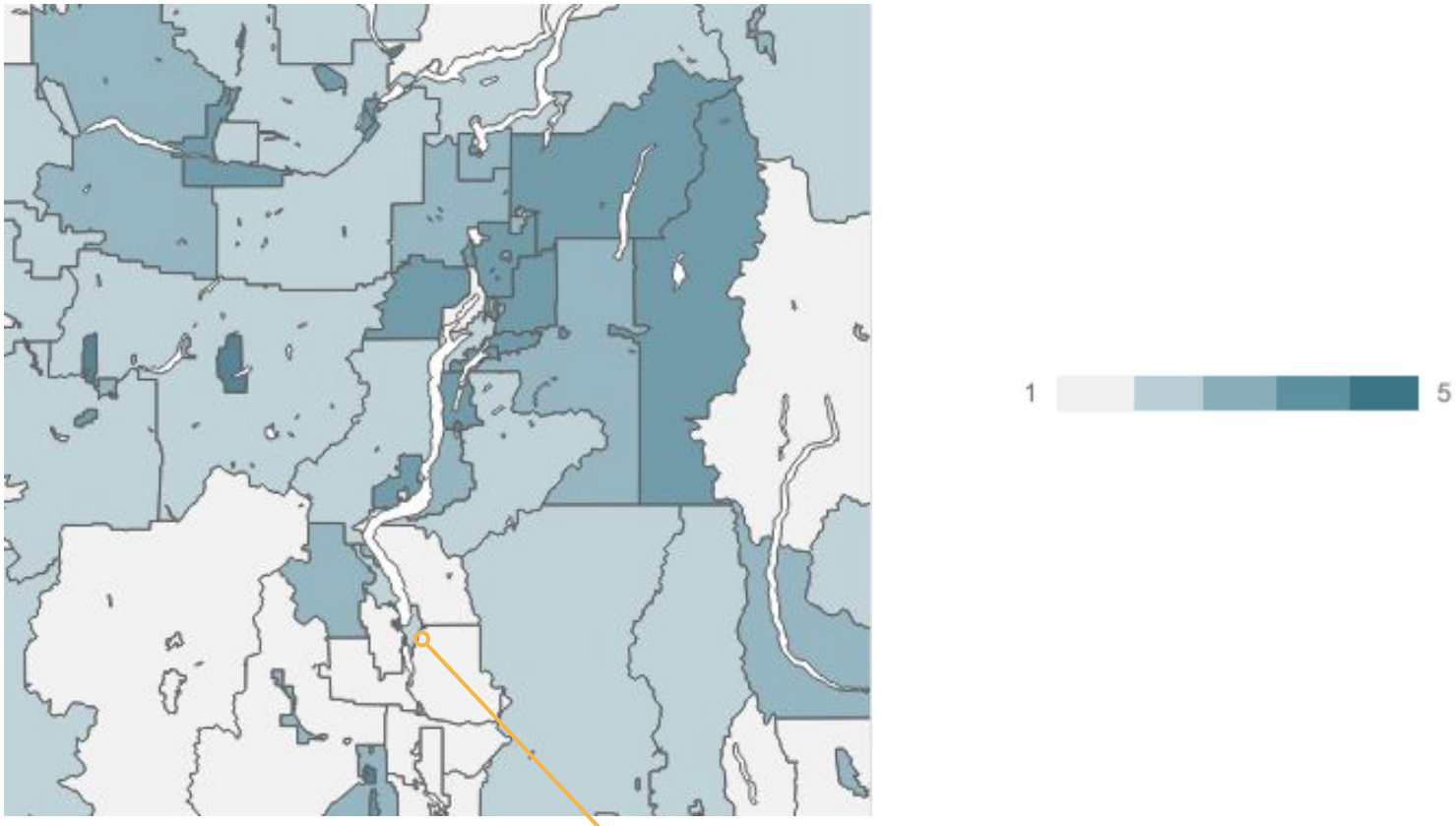
Map 18 Living alone % [Penticton]



In the darkest areas, between 27% and 52% of people are living alone.

Family Composition

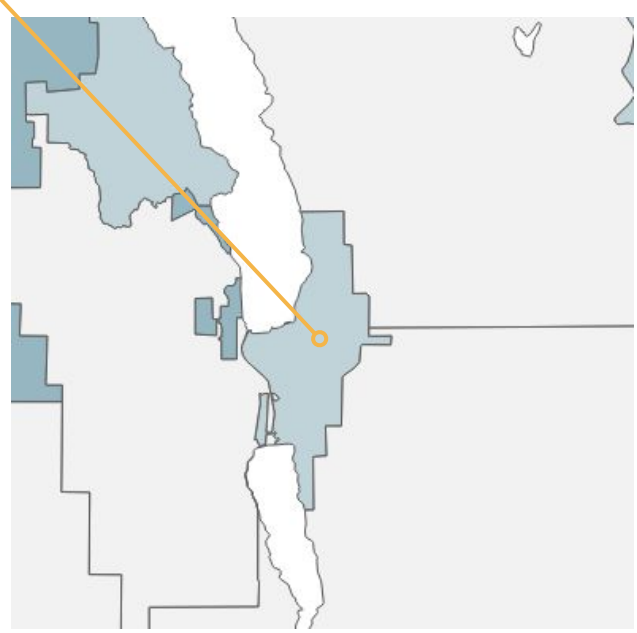
Map 19.1 Average family size [Okanagan Region]



The darker the tone, the larger the average family size within the census subdivision.

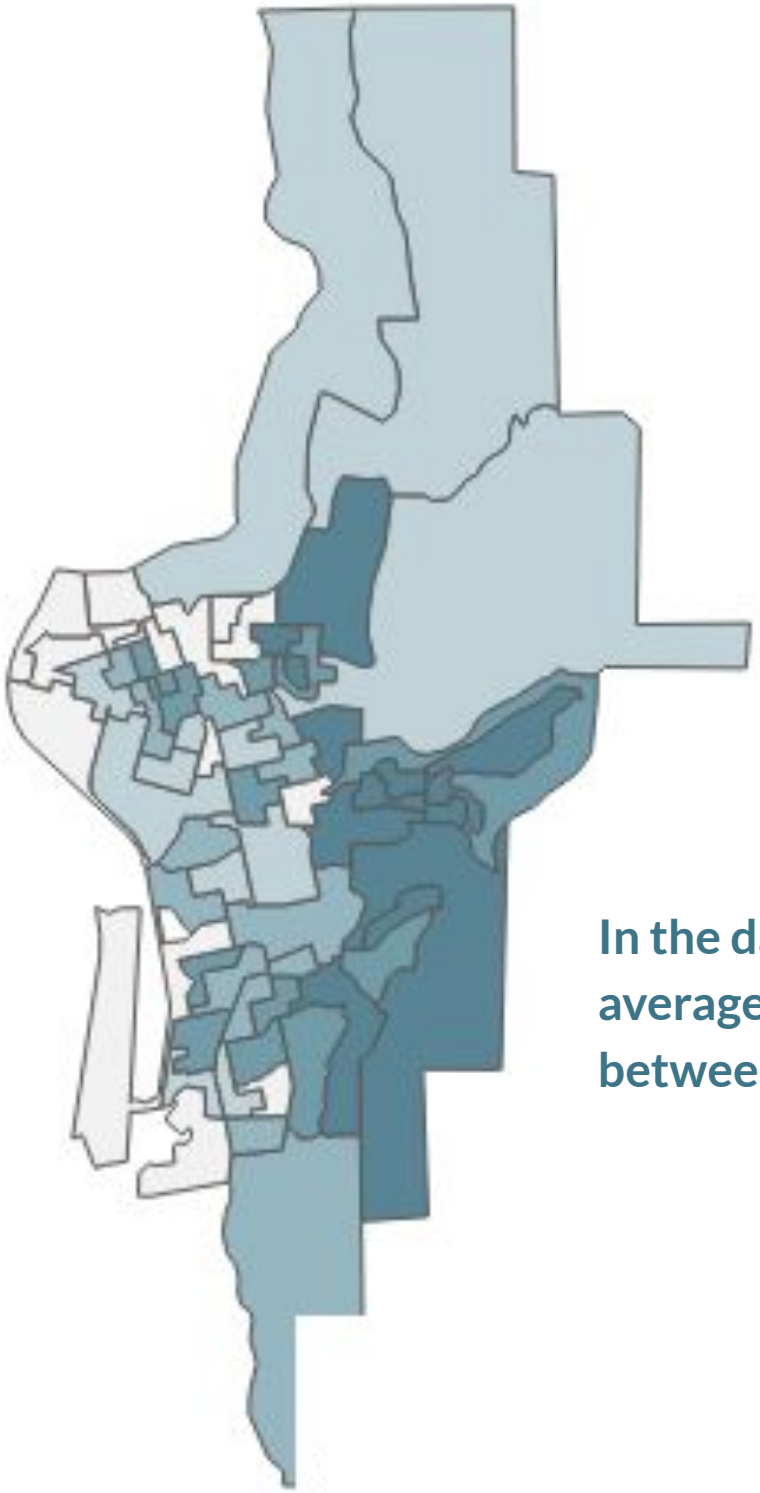
Of communities in B.C., Penticton is in the 2nd quintile with an average family size of 2.6.

Map 19.2 Average family size [Penticton]



Household Composition

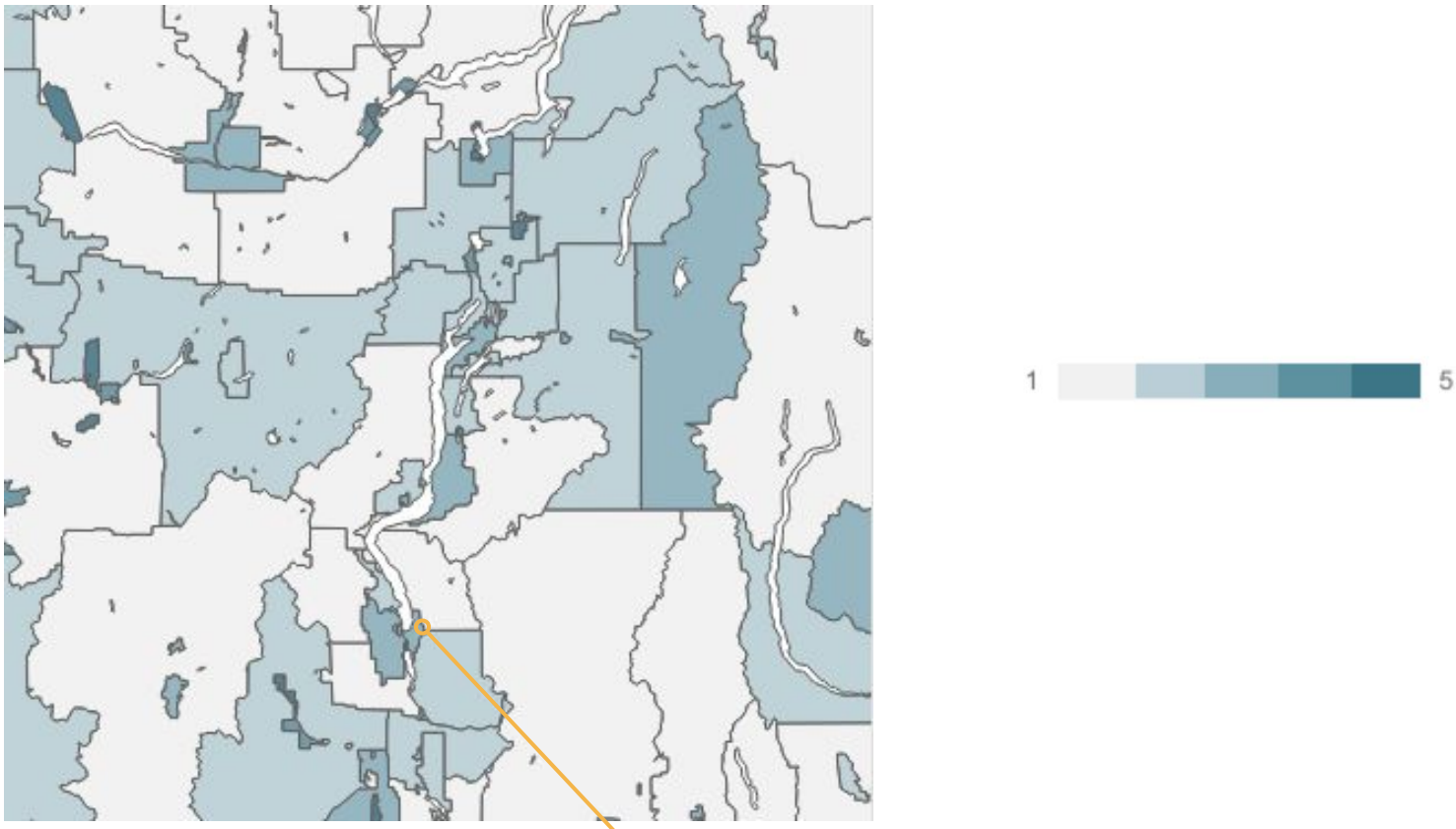
Map 20 Average family size % [Penticton]



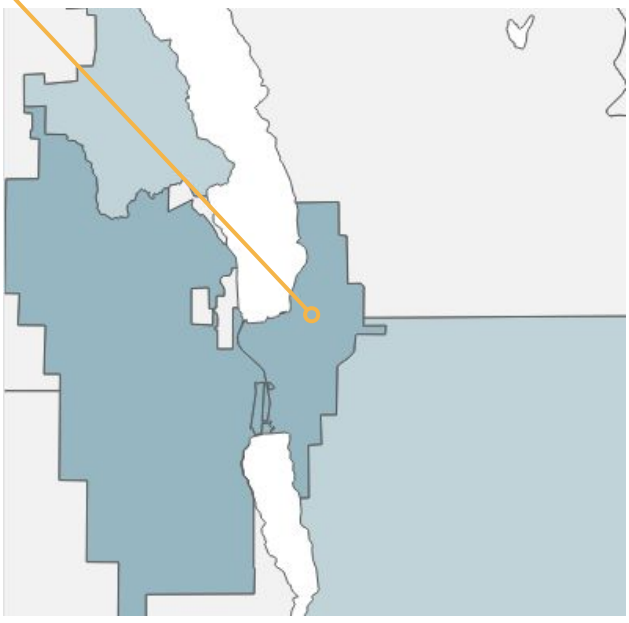
In the darkest areas, the average family size is between 2.7 - 3.1 people.

Family Composition

Map 21.1 Distribution of one-parent families [Okanagan Region]



Map 21.2 Distribution of one-parent families [Penticton]

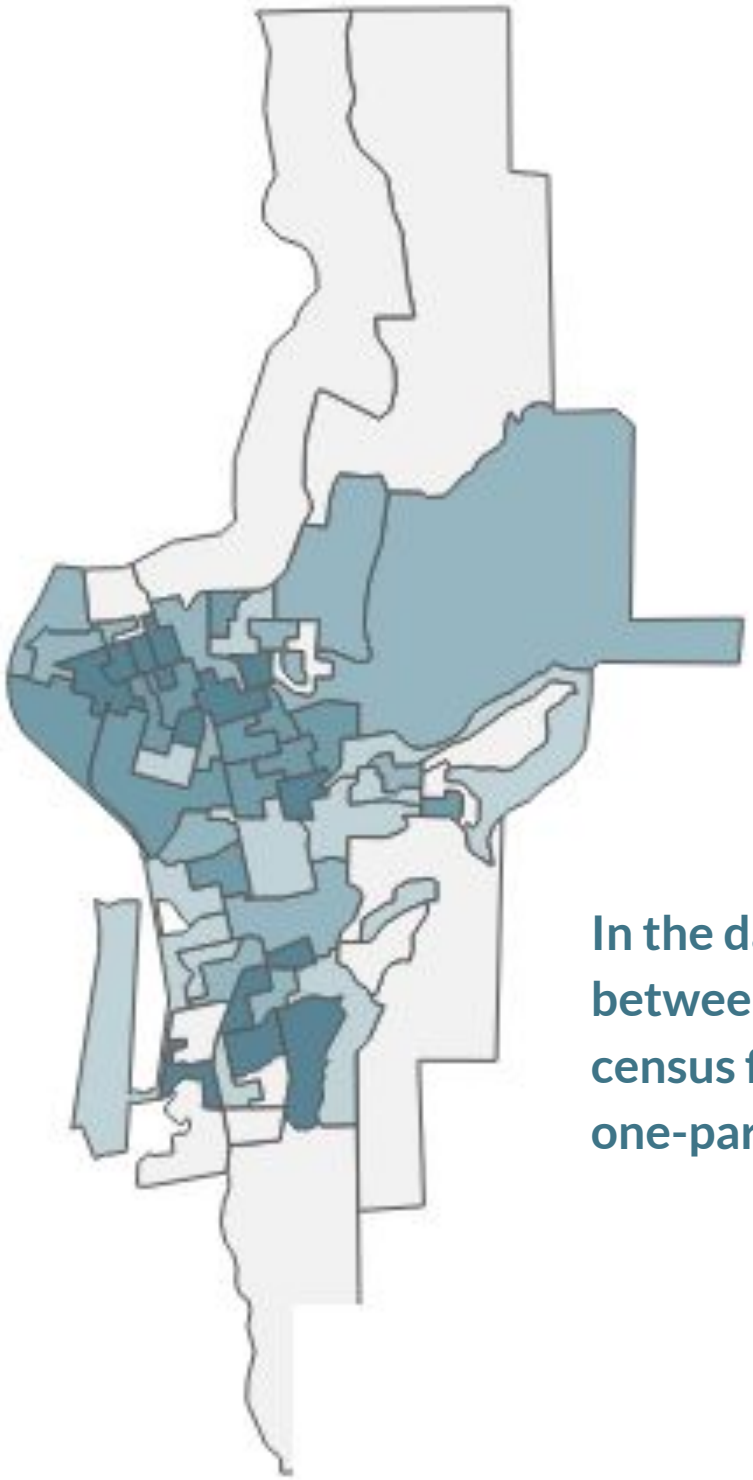


The darker the tone, the higher proportion of one-parent families within the census subdivision.

Of communities in B.C., Penticton is in the 3rd quintile with 16.9% of families one-parent families.

Family Composition

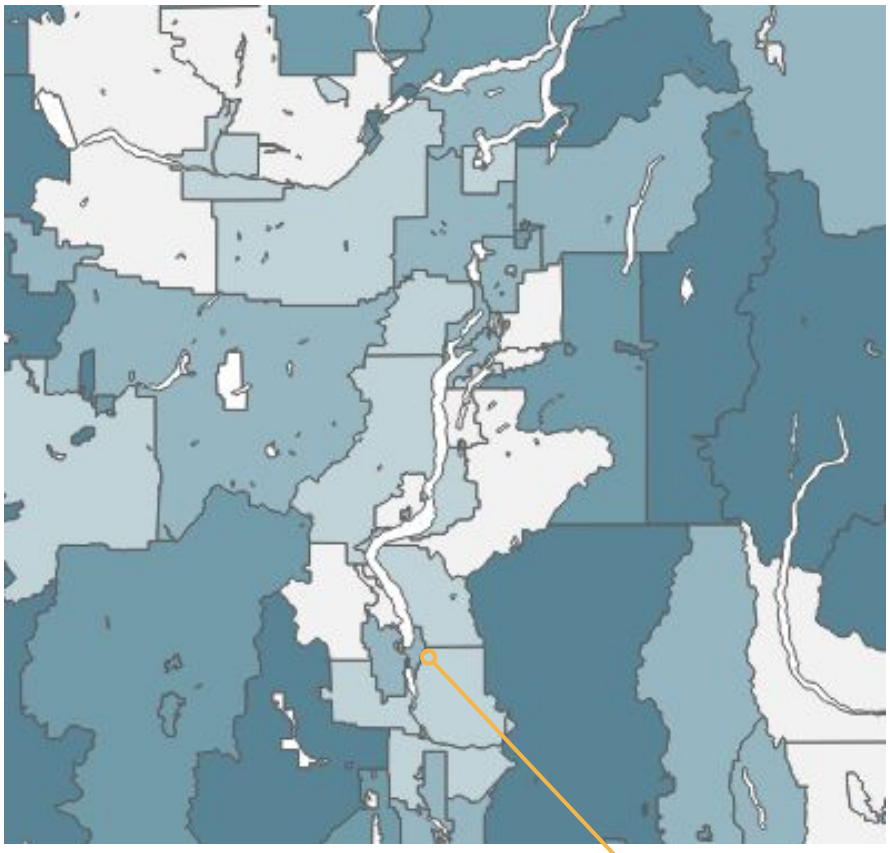
Map 22 One-parent families % [Penticton]



In the darkest areas, between 23% and 50% of census families are one-parent families.

Income

Map 23.1 Low-income measure after tax % [Okanagan Region]

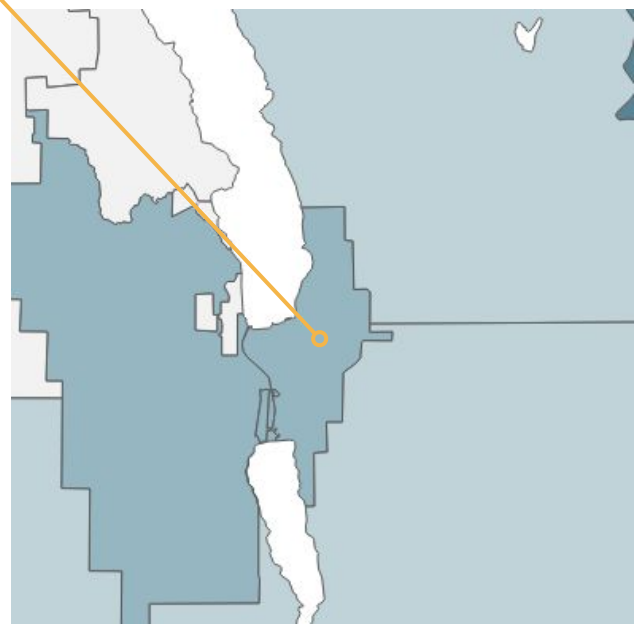




The darker the tone, the higher proportion of households are low-income, according to the low-income measure after tax (LIM-AT).

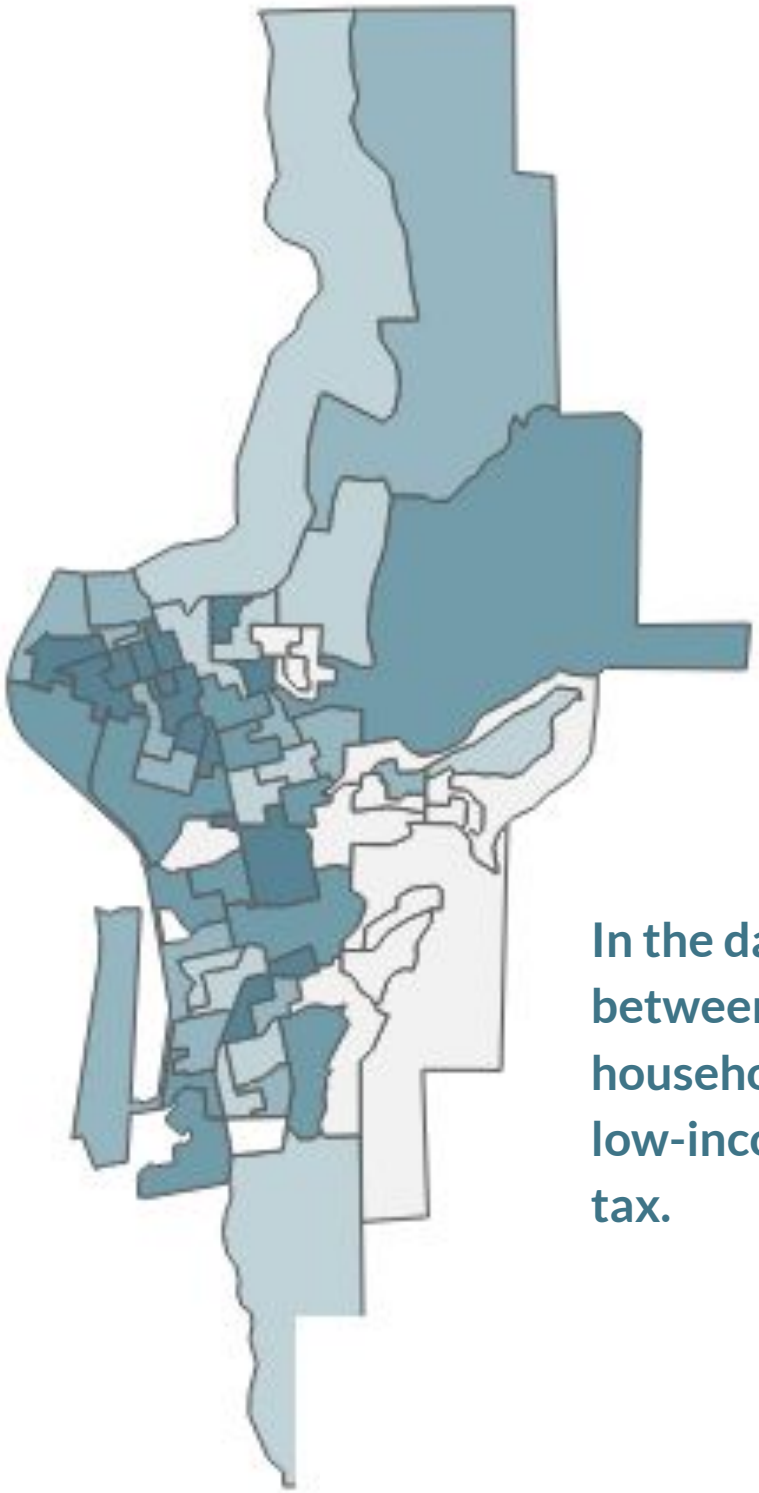
Of communities in B.C., Penticton is in the 3rd quintile with 11.8% of households below the LIM-AT.

Map 23.2 Low-income measure after tax % [Penticton]



Income

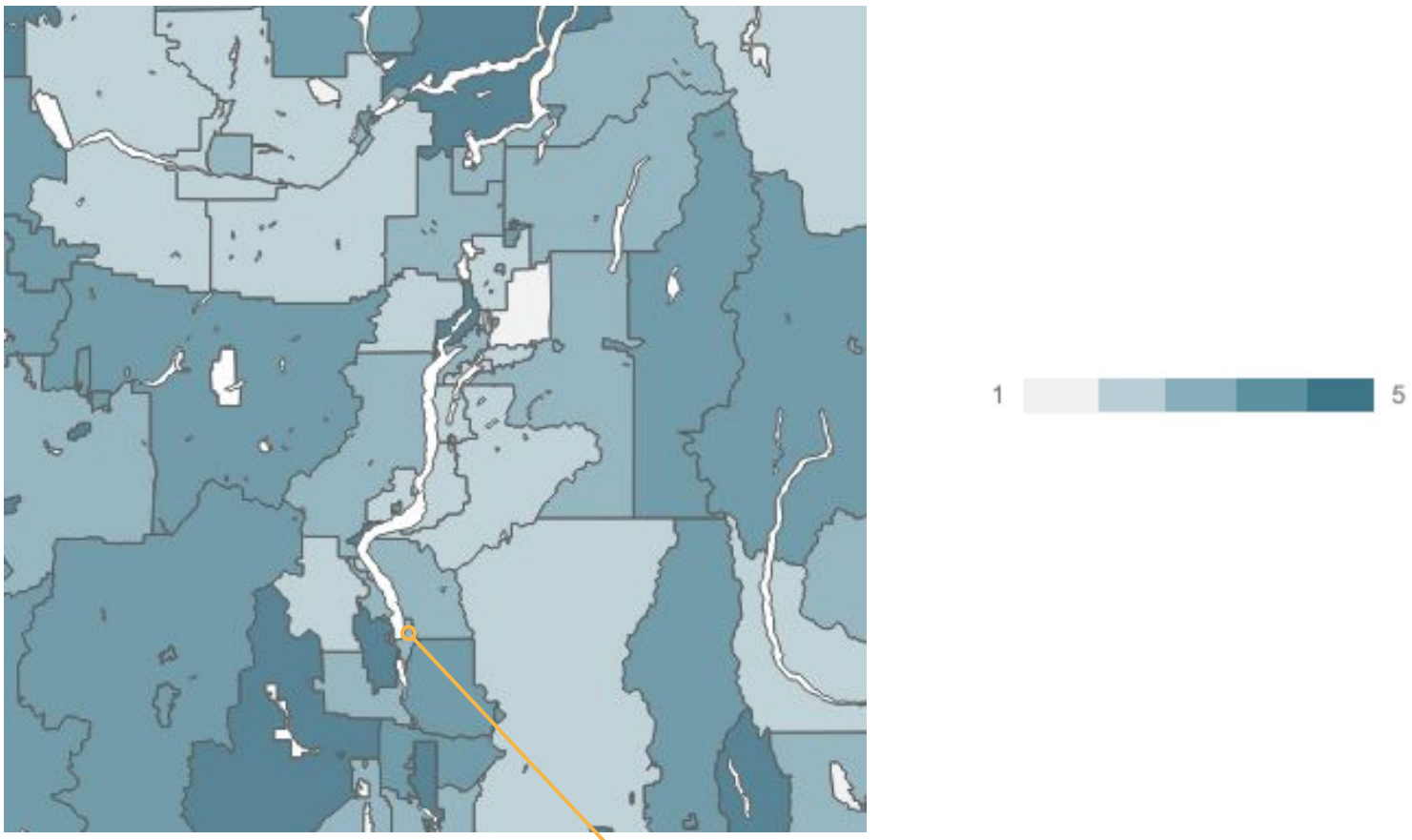
Map 24 Low-income measure after tax % [Penticton]



In the darkest areas, between 15% and 36% of households are below the low-income measure after tax.

Employment

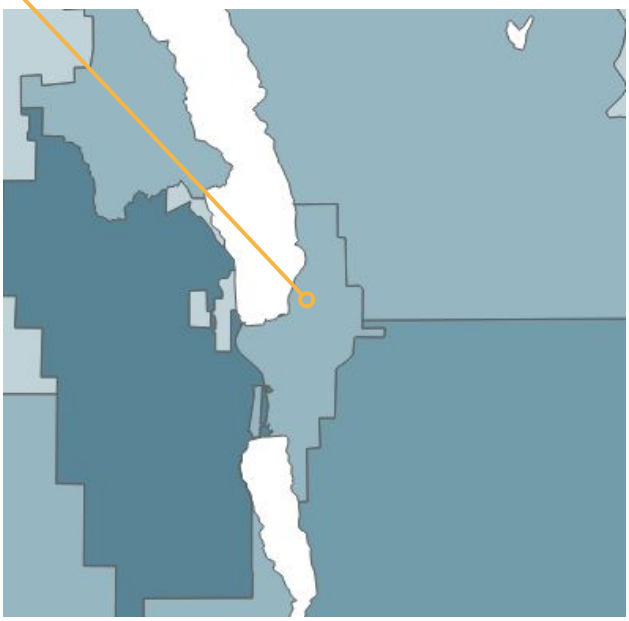
Map 25.1 Without employment income % [Okanagan Region]



The darker the tone, the higher proportion of people without an employment income within the census subdivision.

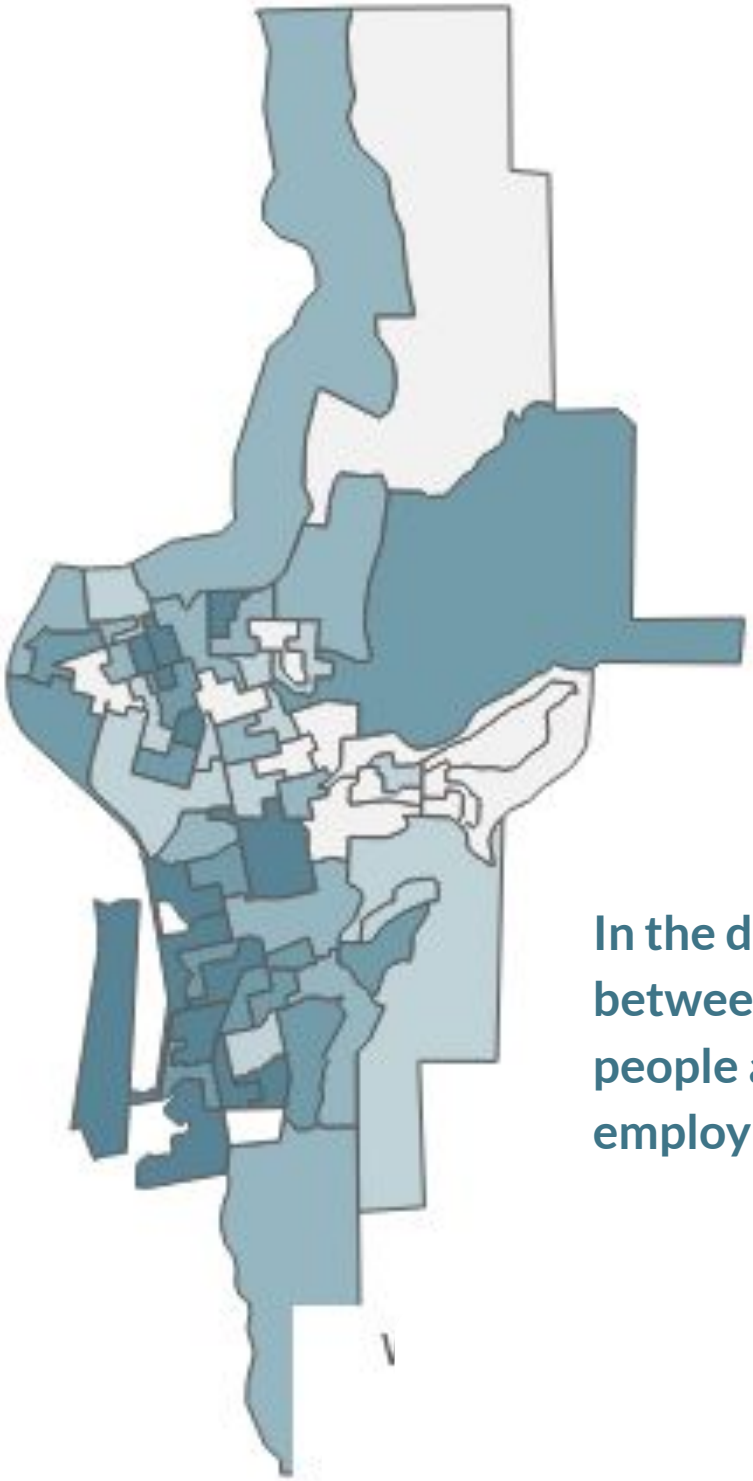
Of communities in B.C., Penticton is in the 3rd quintile with 36.8% of people without an employment income.

Map 25.2 Without employment income % [Penticton]



Employment

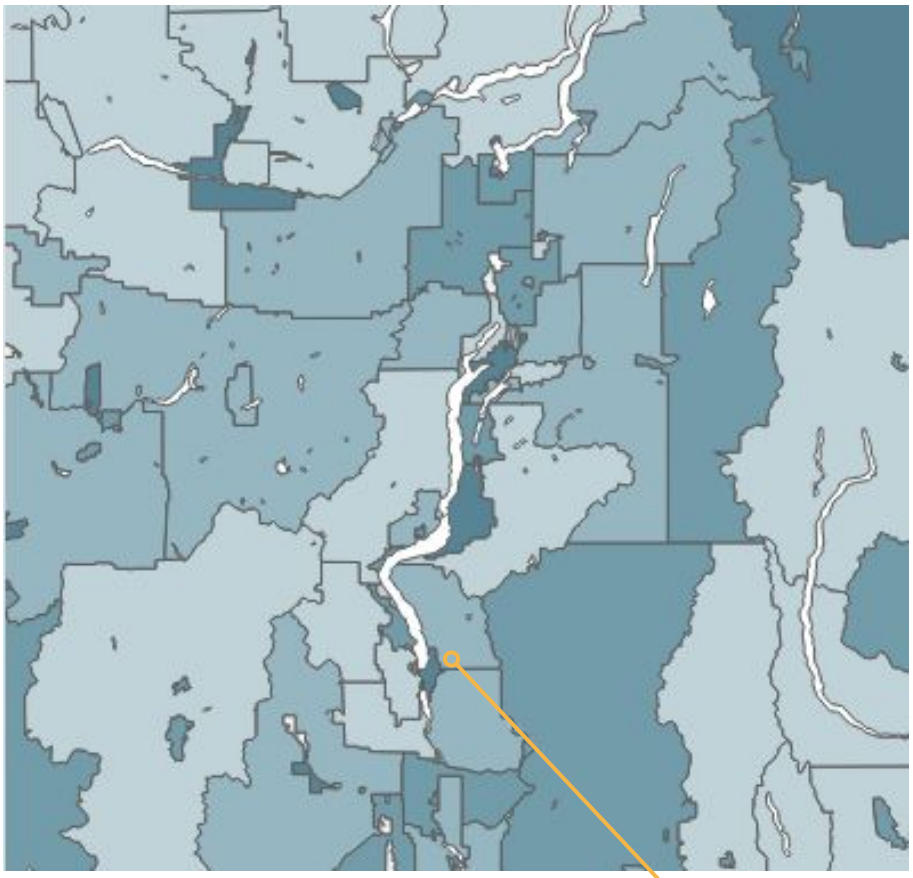
Map 26 Without employment income % [Penticton]



In the darkest areas, between 43% and 79% of people are without employment income.

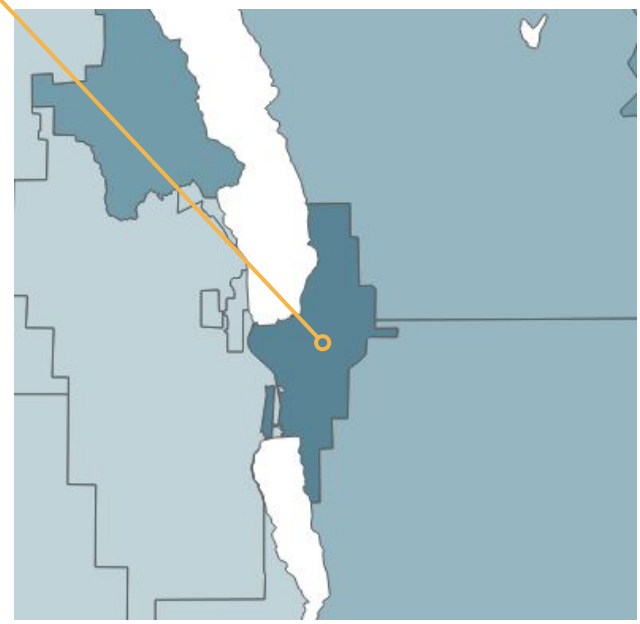
Housing

Map 27.1 Renters % [Okanagan Region]





Map 27.2 Renters % [Penticton]

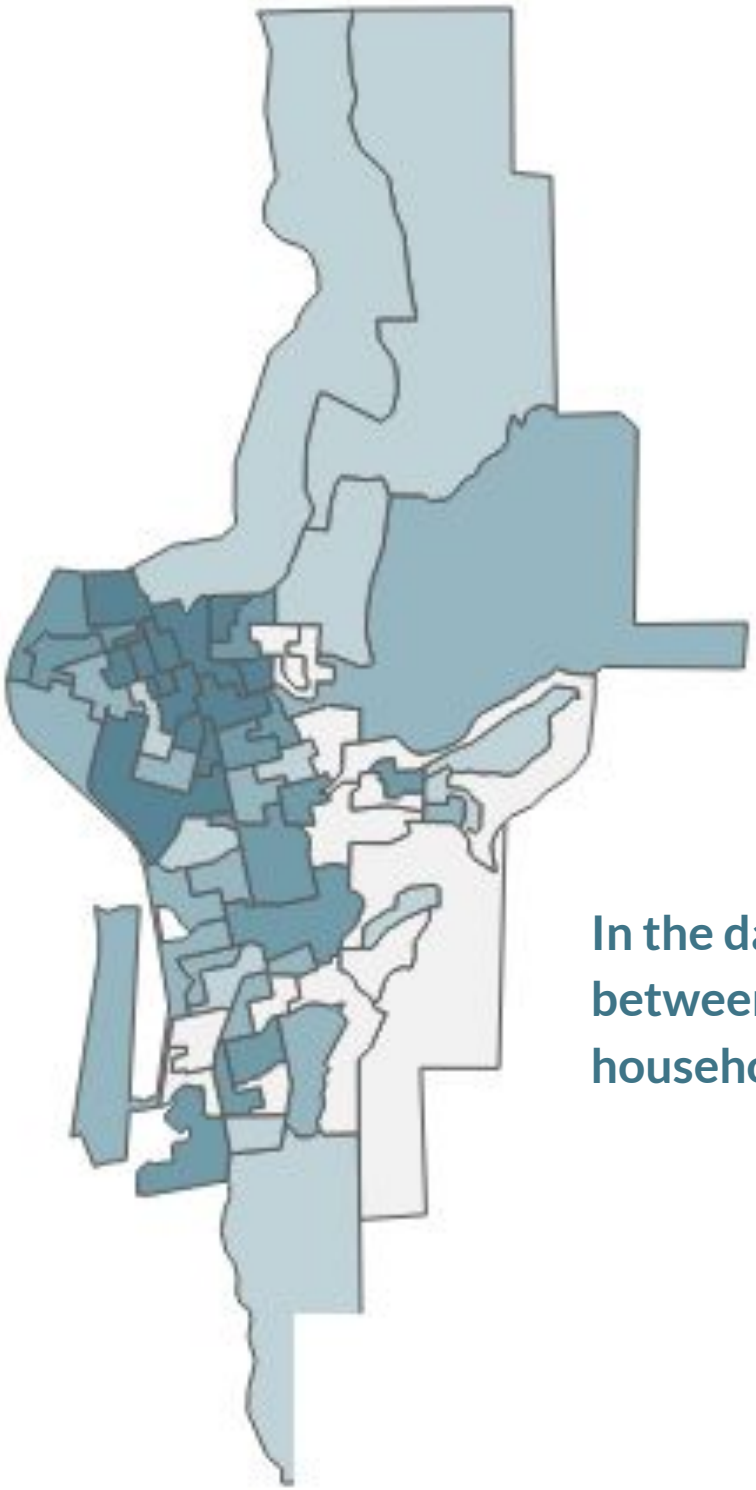


The darker the tone, the higher proportion of renters within the census subdivision.

Of communities in B.C., Penticton is in the 5th quintile with 36.7% of people renting.

Housing

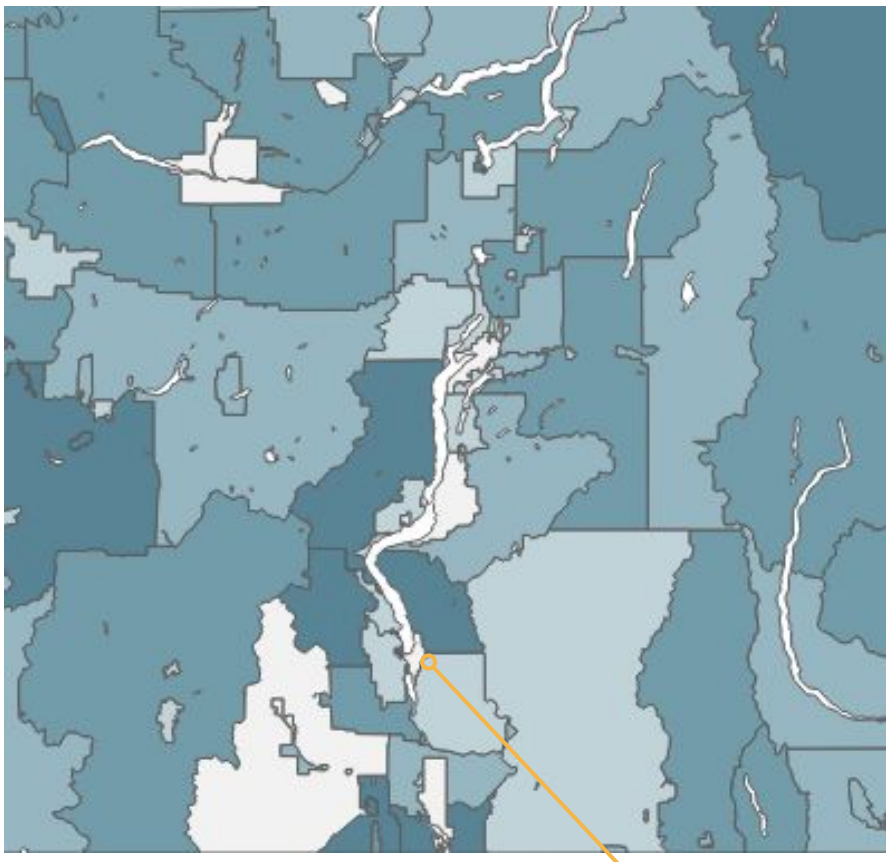
Map 28 Renters % [Penticton]



In the darkest areas, between 52% and 83% of households are renters.

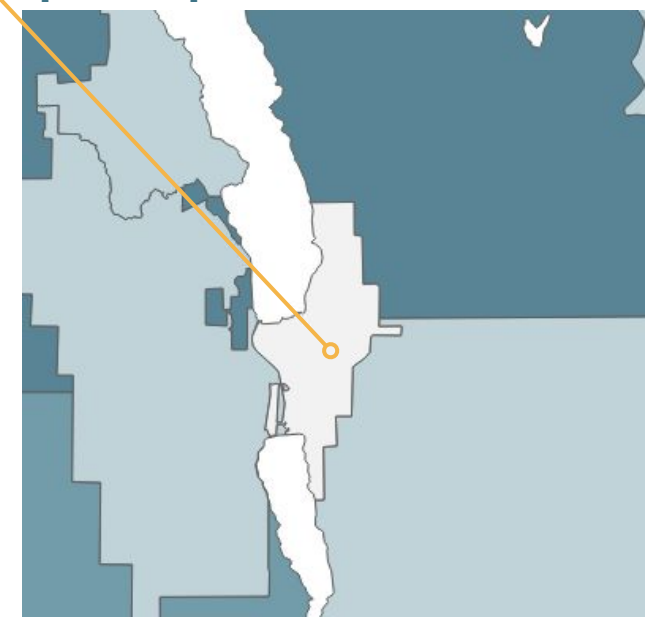
Housing

Map 29.1 Single-detached house % [Okanagan Region]





Map 29.2 Single-detached house % [Penticton]

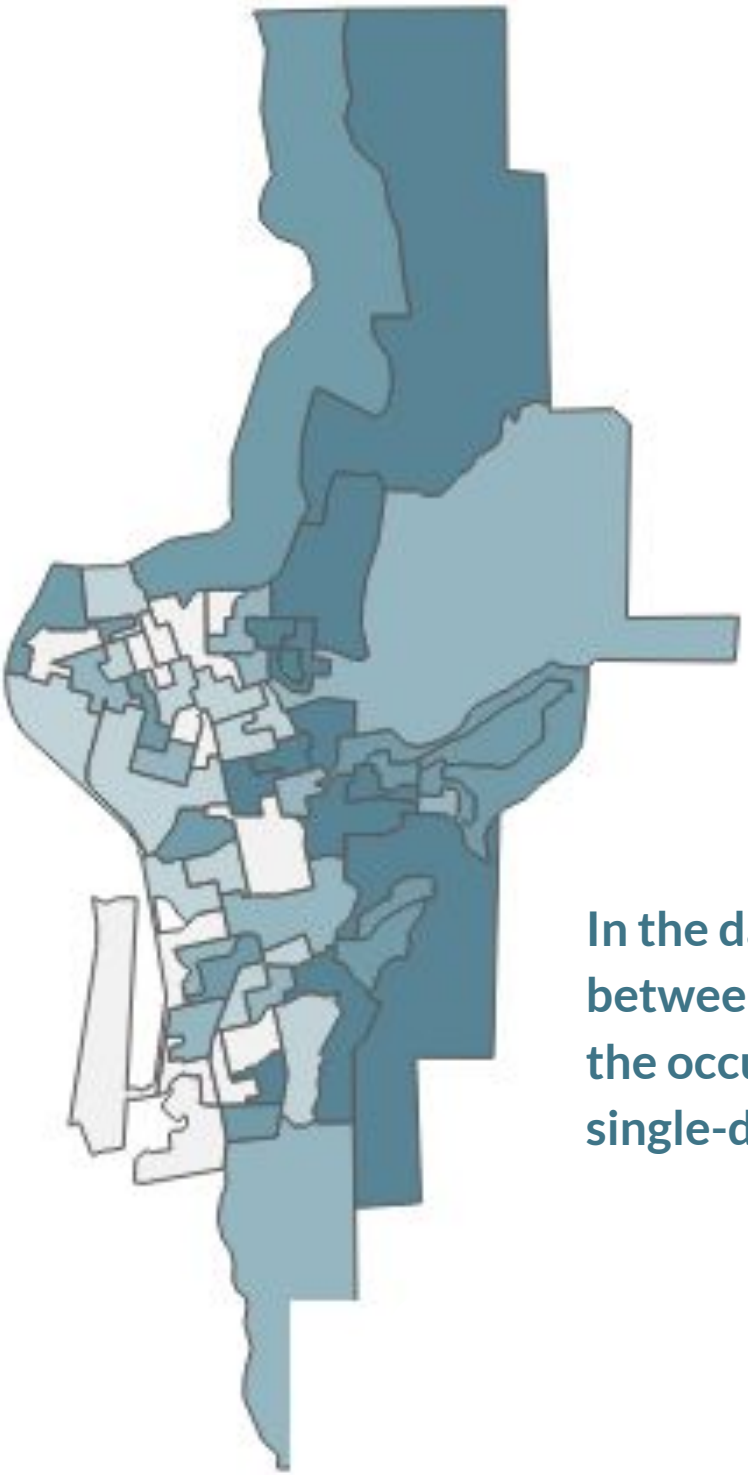


The darker the tone, the higher proportion of single-detached houses within the census subdivision.

Of communities in B.C., Penticton is in the 1st quintile with 40.3% of occupied dwellings categorized as single-detached houses.

Housing

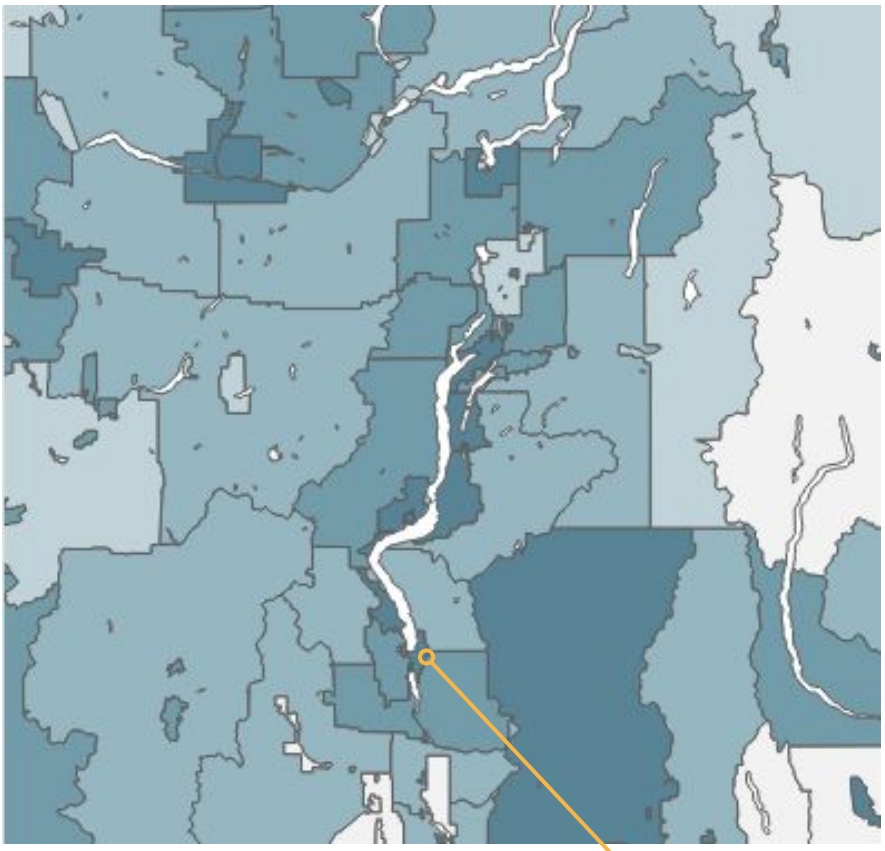
Map 30 Single-detached house % [Penticton]



In the darkest areas, between 77% and 100% of the occupied dwellings are single-detached houses.

Housing

Map 31.1 Apartment in a building of fewer than 5 stories % [Okanagan Region]

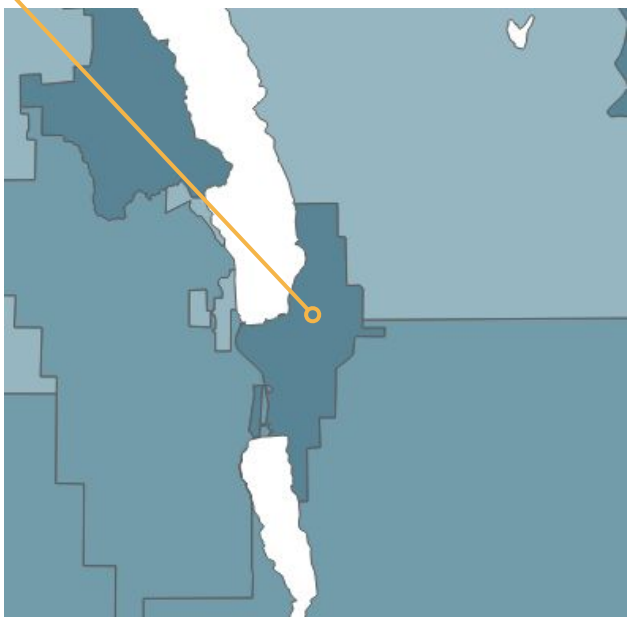




The darker the tone, the higher proportion of apartment building with fewer than 5 stories within the census subdivision.

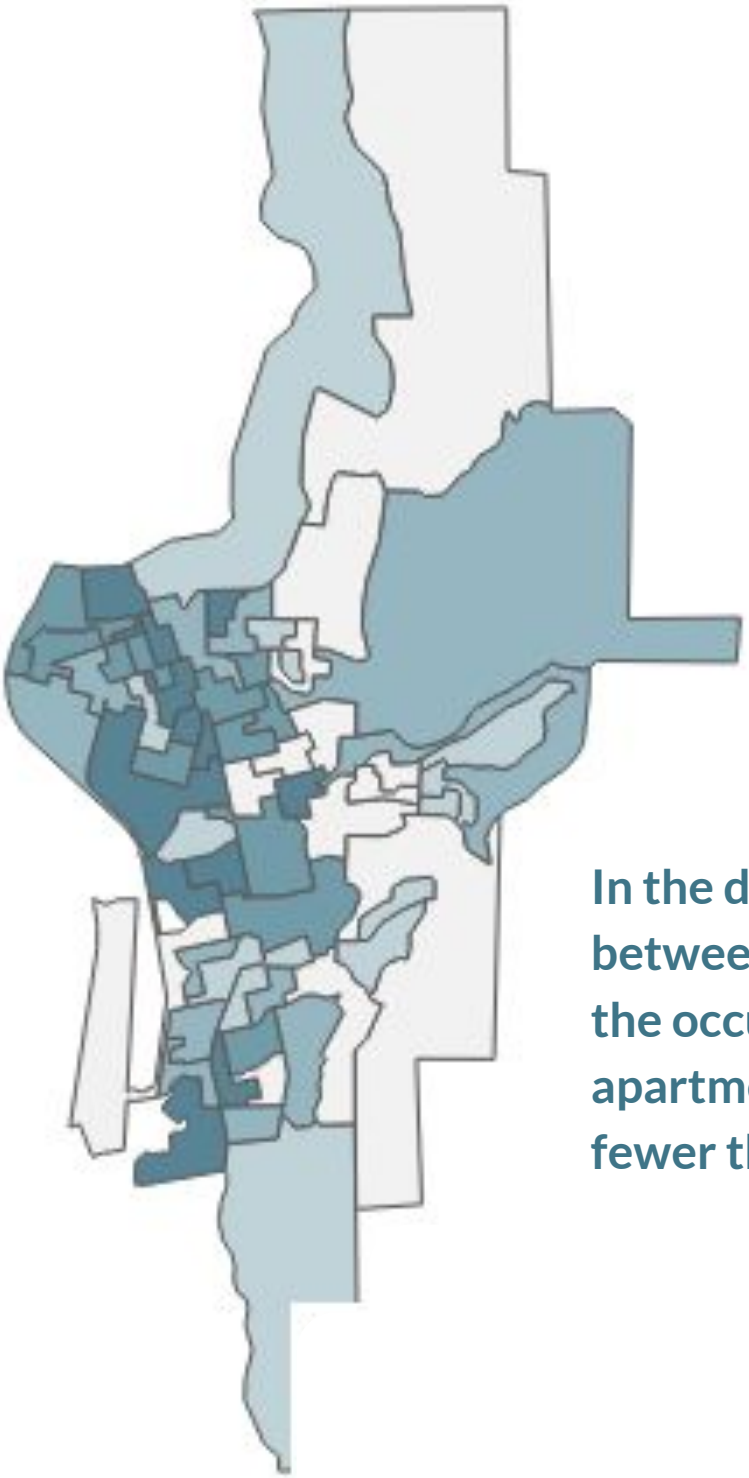
Of communities in B.C., Penticton is in the 5th quintile with 29.2% of occupied dwellings categorized as apartments in buildings of fewer than 5 stories.

Map 31.2 Apartment in a building of fewer than 5 stories % [Penticton]



Housing

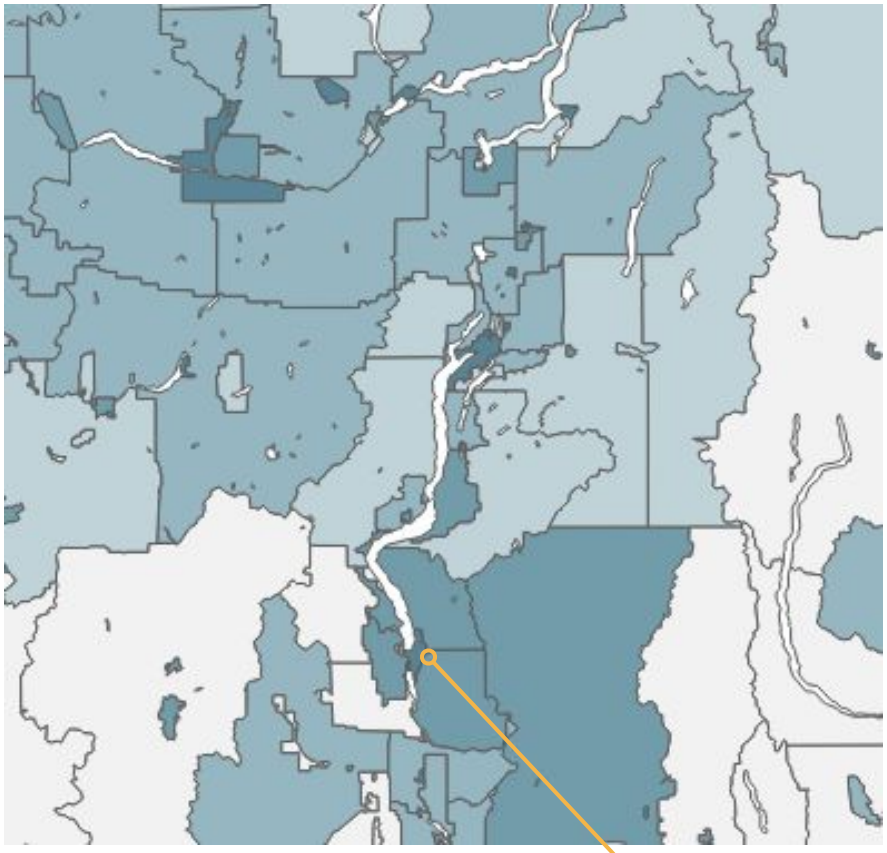
Map 32 Apartment in a building of fewer than 5 stories % [Penticton]



In the darkest areas, between 45% and 85% of the occupied dwellings are apartment building of fewer than 5 stories.

Housing

Map 33.1 Row house % [Okanagan Region]

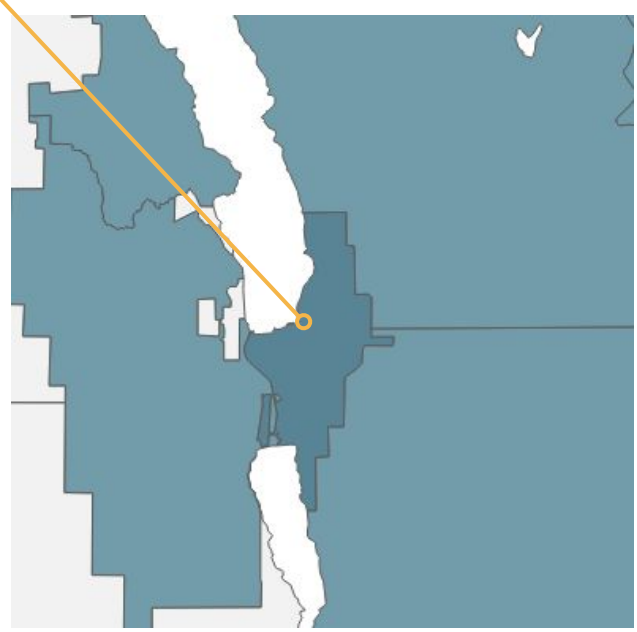




The darker the tone, the higher proportion of row houses within the census subdivision.

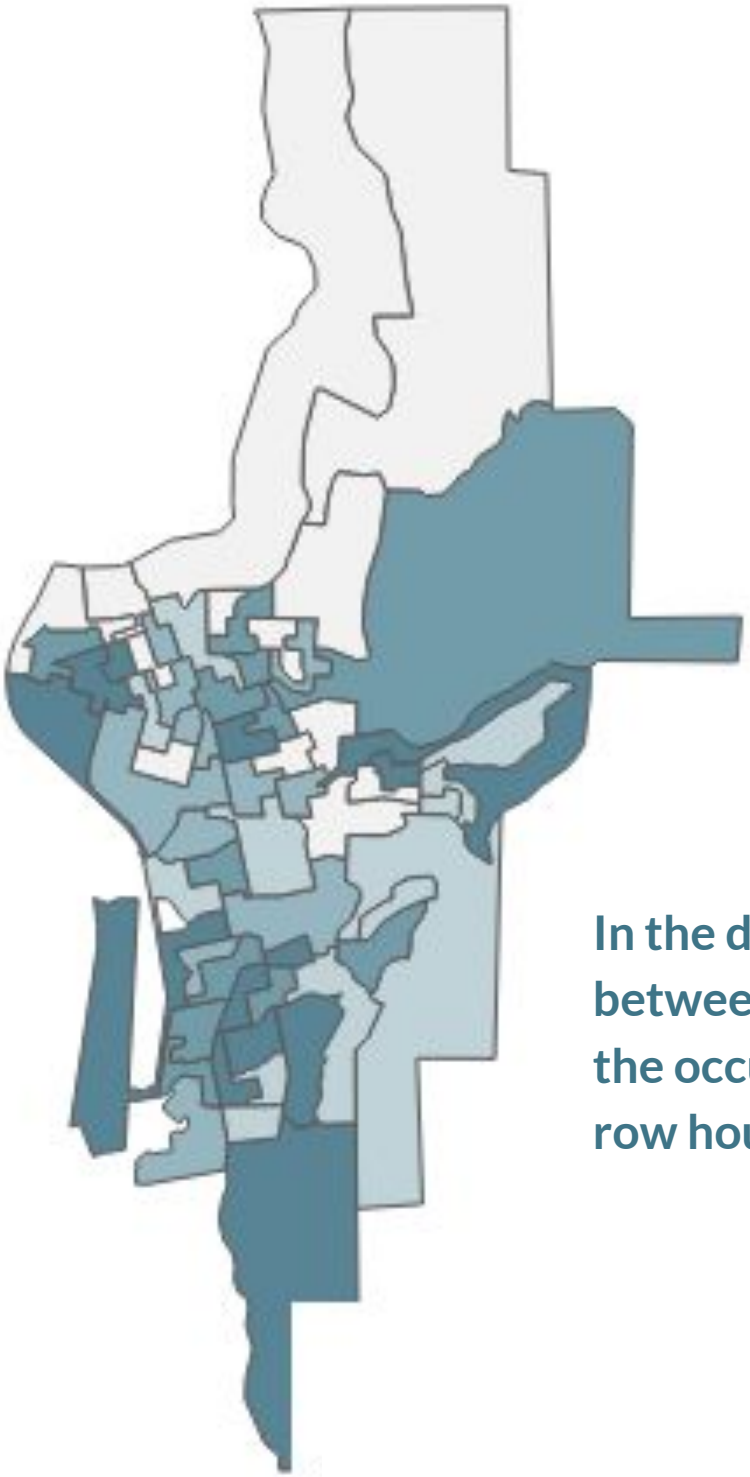
Of communities in B.C., Penticton is in the 5th quintile with 10.5% of occupied dwellings categorized as row houses.

Map 33.2 Row house % [Penticton]



Housing

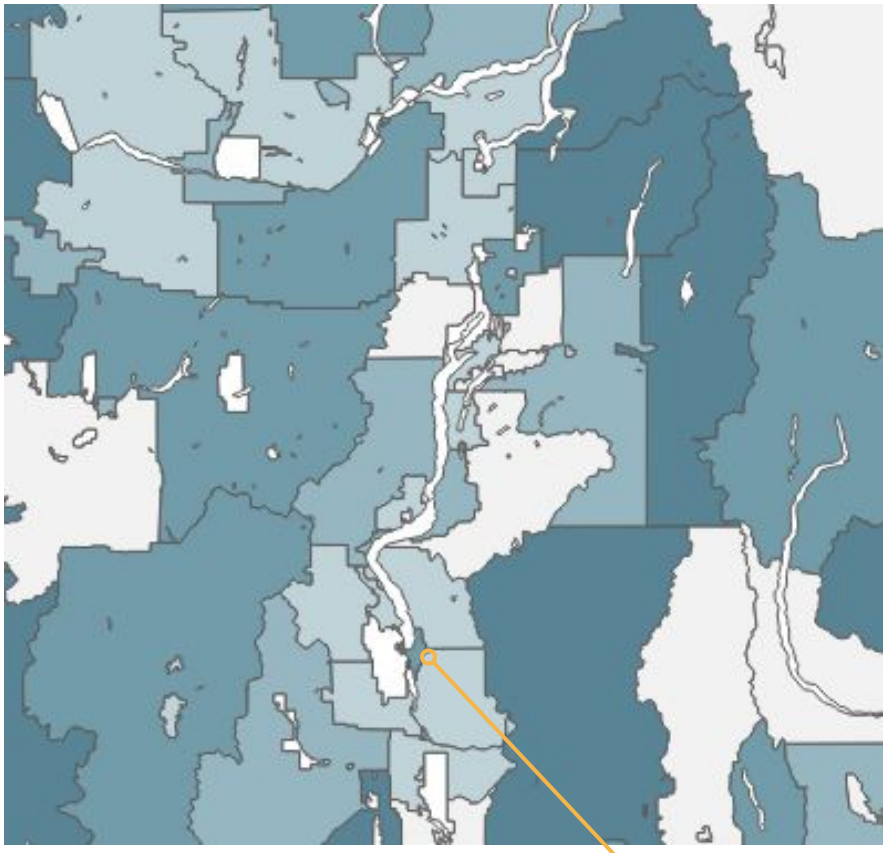
Map 34 Row house % [Penticton]



In the darkest areas, between 16% and 53% of the occupied dwellings are row houses.

Housing

Map 35.1 Shelter costs 30%+ % [Okanagan Region]

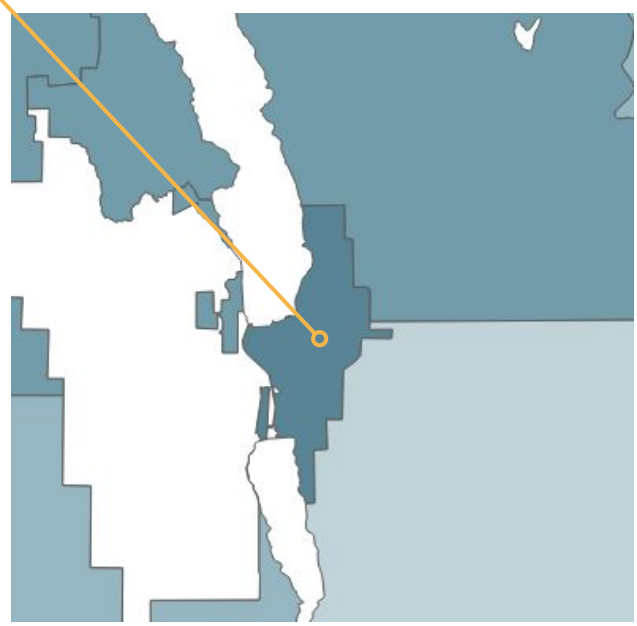




The darker the tone, the higher proportion of households paying 30% of more of their income on shelter costs within the census subdivision.

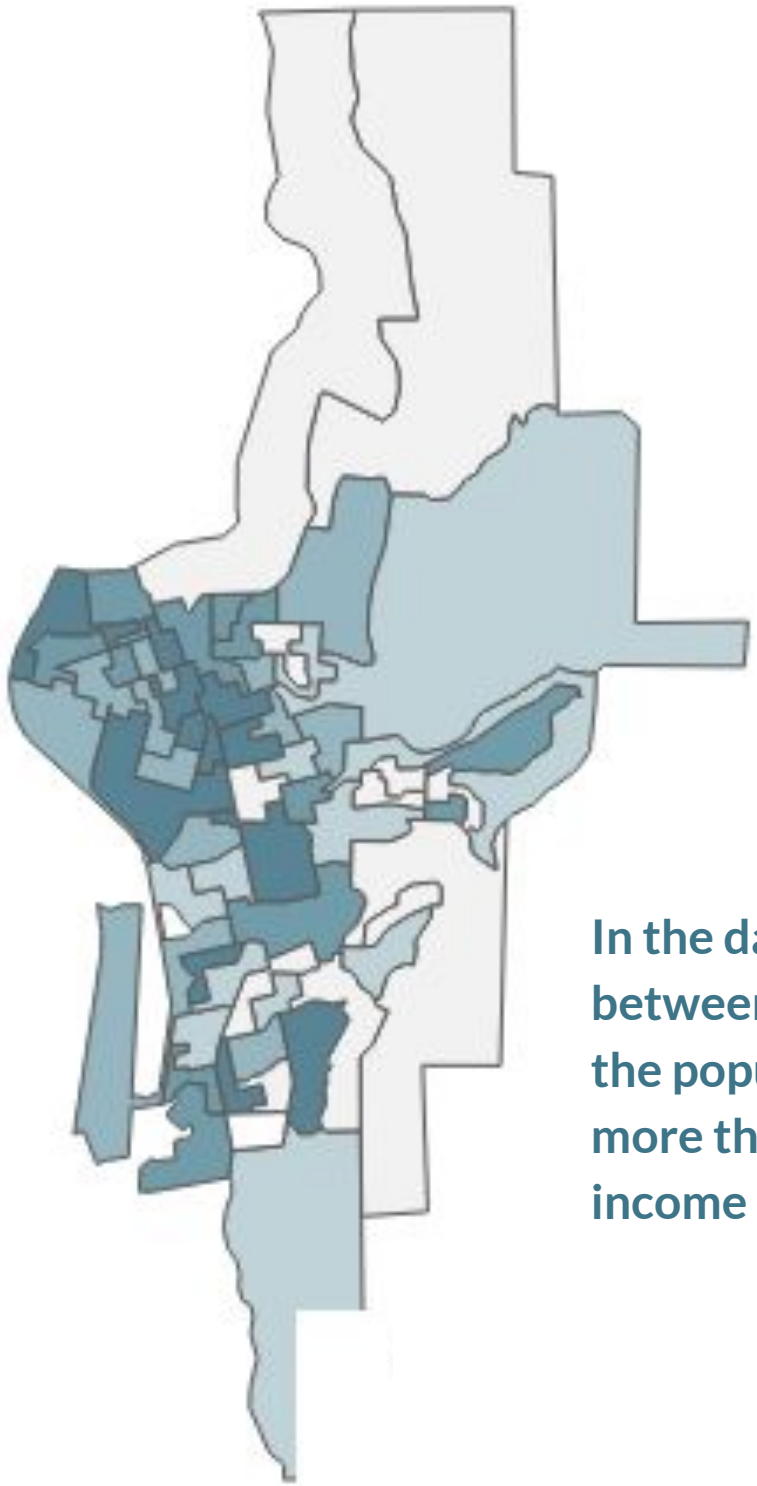
Of communities in B.C., Penticton is in the 5th quintile with 25.9% of households paying more than 30% of their income on shelter costs.

Map 35.2 Shelter costs 30%+ % [Penticton]



Housing

Map 36 Shelter costs 30%+ % [Penticton]



In the darkest areas, between 32% and 43% of the population is paying more than 30% of their income on shelter costs.

Layering Data for Intersectional Analysis

Spatial data analysis is valuable, not just for studying individual factors, but for examining how multiple elements together shape a community. In Penticton's context, integrating demographic data and risk factor indicators gives a deeper understanding of community needs, allowing for more precise social infrastructure planning.

When we integrate these indicators, we see more than a single aspect of the community. We get a multifaceted view that captures the complexities of residents' lives. For example, combining income data with demographics can expose how economic differences intersect with age, race, or family structure. This more nuanced perspective helps pinpoint areas facing multiple challenges that may need specialized attention.

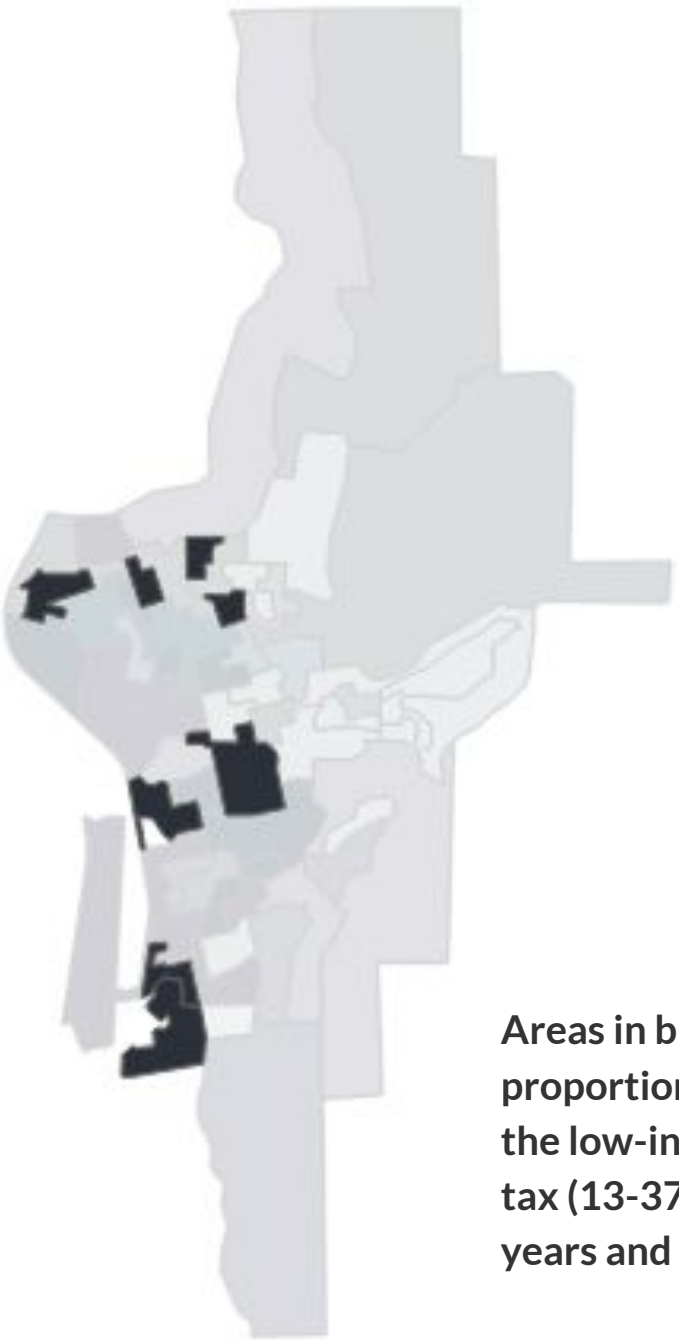
Furthermore, combining both risk and demographic indicators can highlight various aspects of the community. Take for instance, a neighborhood with many low-income households and a high rate of resident movement - such areas could potentially face challenges like loneliness and isolation. Recognizing these areas helps ensure resources are effectively directed to prevent these issues from escalating.

In a fast-evolving community like Penticton, the capacity to integrate multiple indicators and examine compound characteristics is beneficial. As the city changes, its challenges and opportunities change too. By understanding the complex interplay of various factors, we can ensure social infrastructure planning effectively meets the diverse and changing needs of the community.

Seniors and Low-Income

This map highlights areas within Penticton that have the highest proportions of both older adults and households falling under the low-income measure after tax. Each factor, aging and financial constraints, can lead to challenges. These include social isolation, difficulty meeting basic needs, and a higher risk of homelessness. Neighborhoods with a high presence of both factors might indicate increased vulnerability, pointing to a potential need for more focused, preventative measures.

Map 37 65 years and over % and Low income measure after tax % [Penticton]

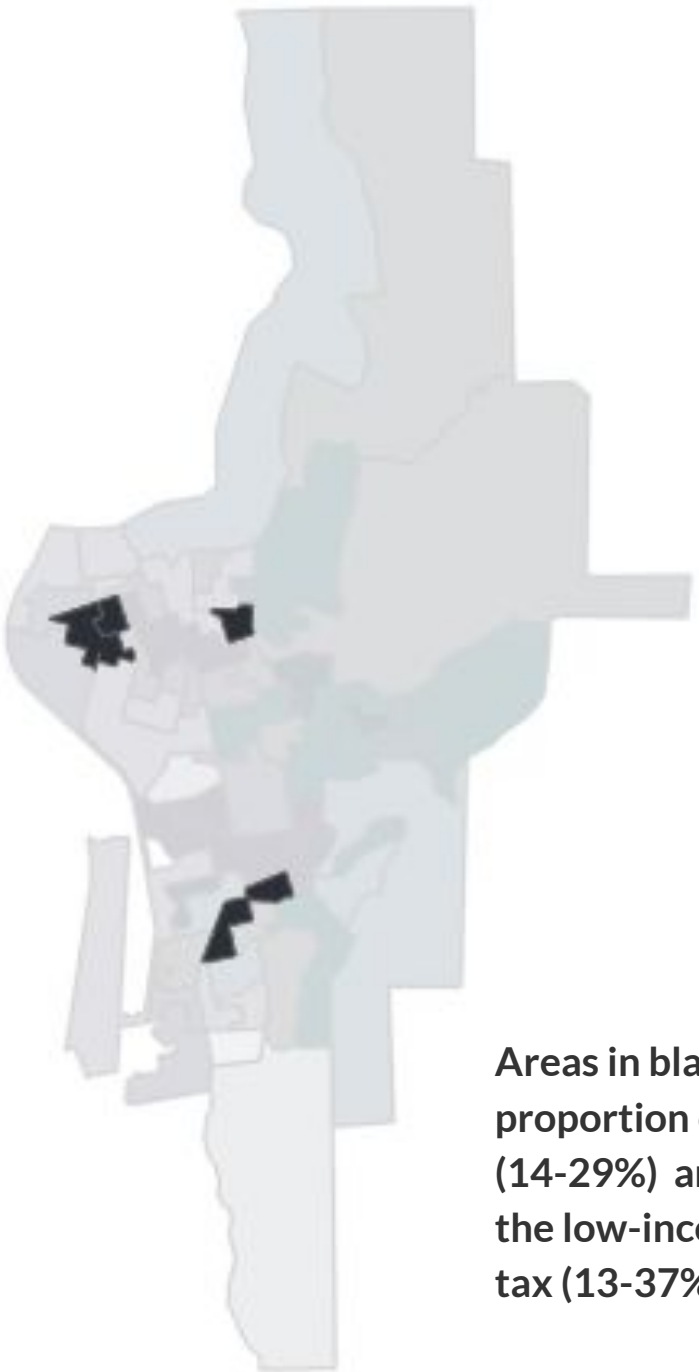


Areas in black have the highest proportion of households under the low-income measure after tax (13-37%) and people aged 65 years and older (32-90%).

Children and Low-Income Measure After Tax

This map points out areas in Penticton with the highest proportions of children aged 0-14 and households falling under the low-income measure after tax. Affording basic needs and housing, which are vital for child wellbeing, may pose a substantial challenge for these households. Areas with a high presence of both factors might indicate a combined vulnerability, suggesting a possible need for more focused, preventative measures.

Map 38 Children aged 0 - 14 % and Low income measure after tax % [Penticton]

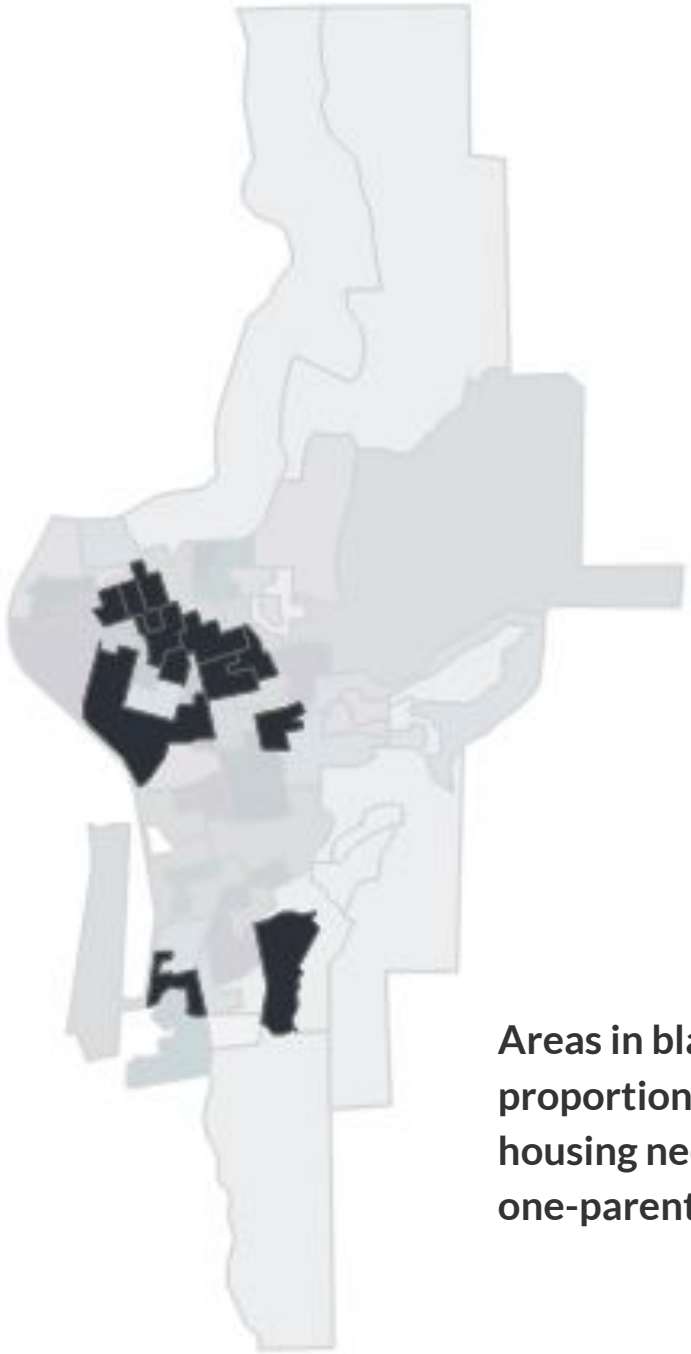


Areas in black have the highest proportion of children aged 0-14 (14-29%) and households under the low-income measure after tax (13-37%).

One-Parent Families and Core Housing Need

This map points out areas in Penticton with the highest proportion of both one-parent families and households experiencing core housing need. Single-parent families commonly face unique hurdles, such as financial strain, trouble finding affordable childcare, and restricted access to reasonably priced recreation. Concurrently, households in core housing need frequently shoulder housing costs that are excessively high compared to their income, leading to financial stress and potential instability.

Map 39 One-parent families % and Core housing need % [Penticton]

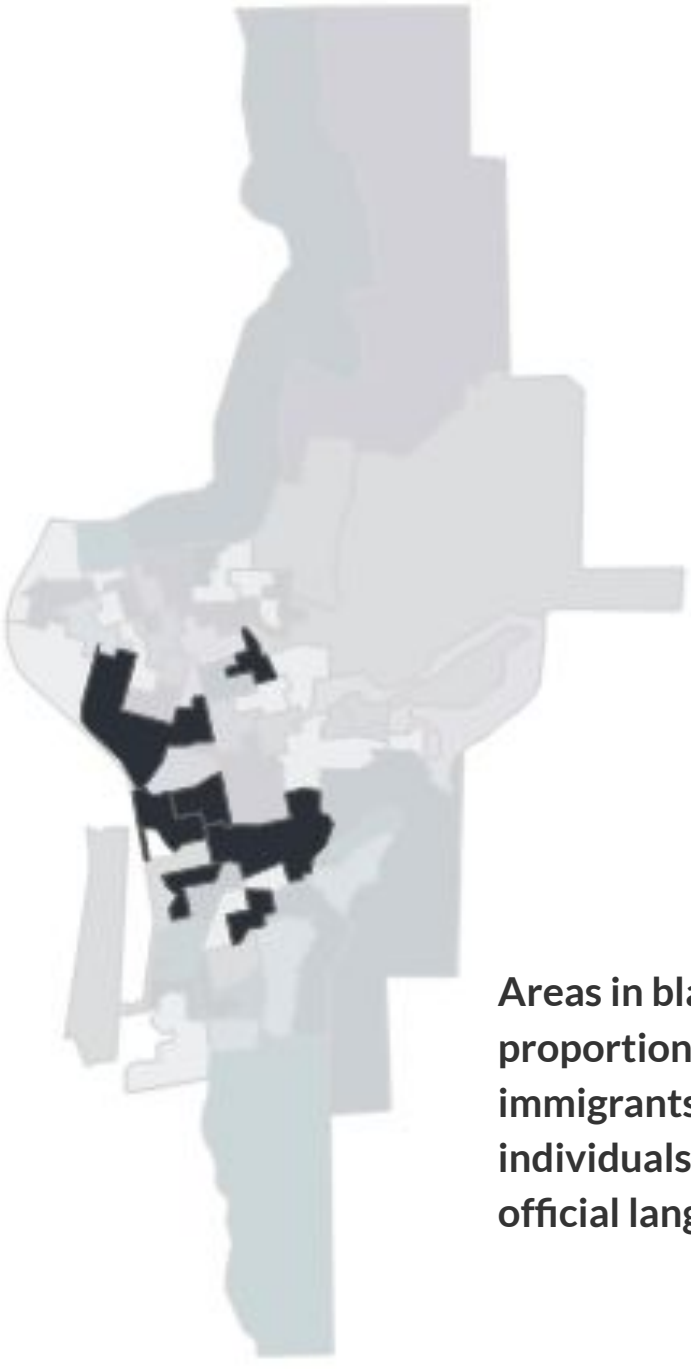


Areas in black have the highest proportion of households in core housing need (13-29%) and one-parent families (20-50%).

Immigrants and No Knowledge of Official Languages

This map highlights areas within Penticton that have the highest proportion of both immigrants and individuals with no knowledge of official languages. These groups might find it particularly challenging to navigate social infrastructure, which could impact their ability to access essential services and supports for wellbeing and safety. Areas with the highest proportions of both factors might signal an increased vulnerability, indicating a potential need for targeted, preventive measures, such as language support services and culturally-specific supports.

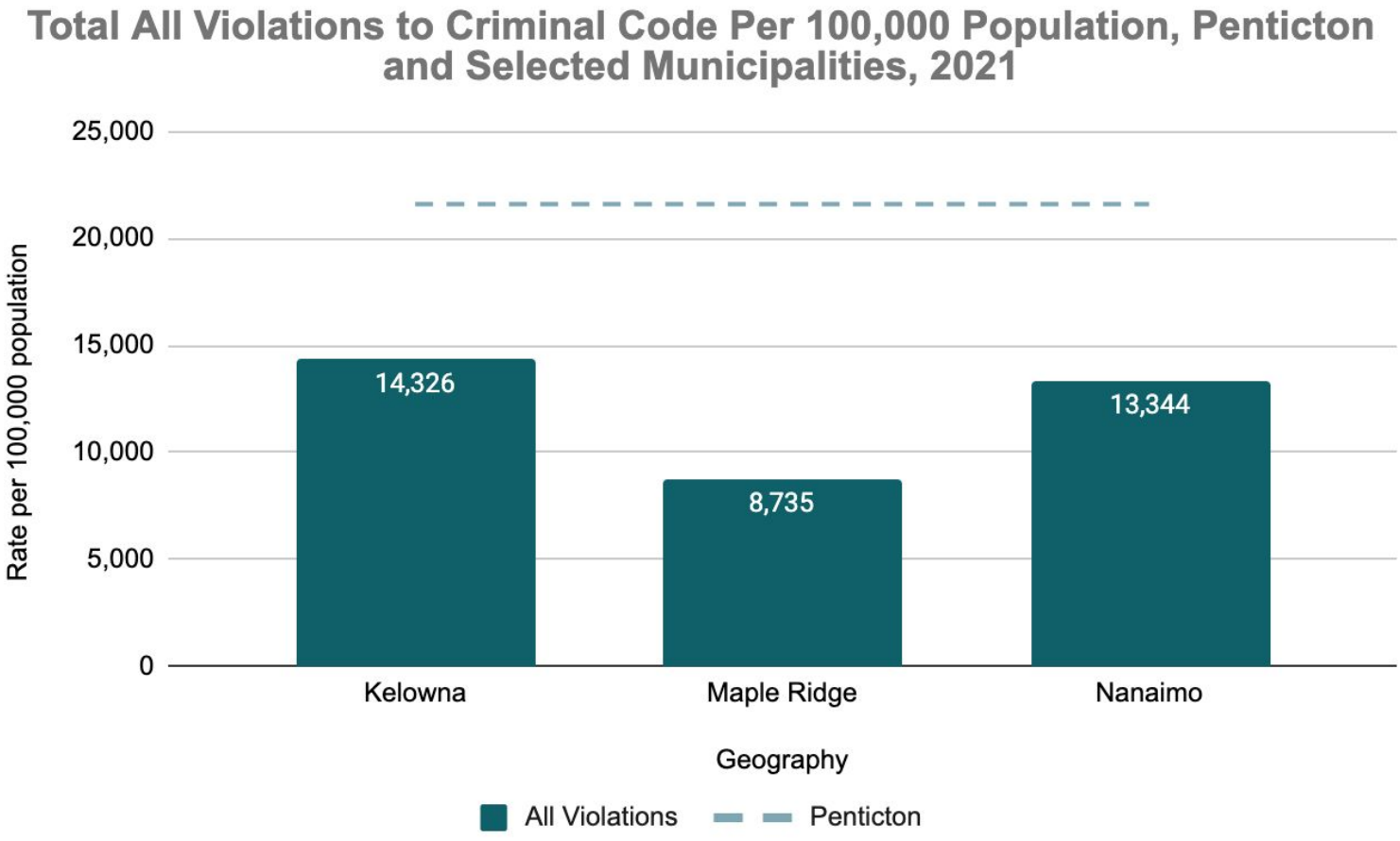
Map 40 Immigrants % and No knowledge of official languages % [Penticton]



Areas in black have the highest proportion of people who are immigrants (14-30%) and individuals with no knowledge of official languages (1-30%).

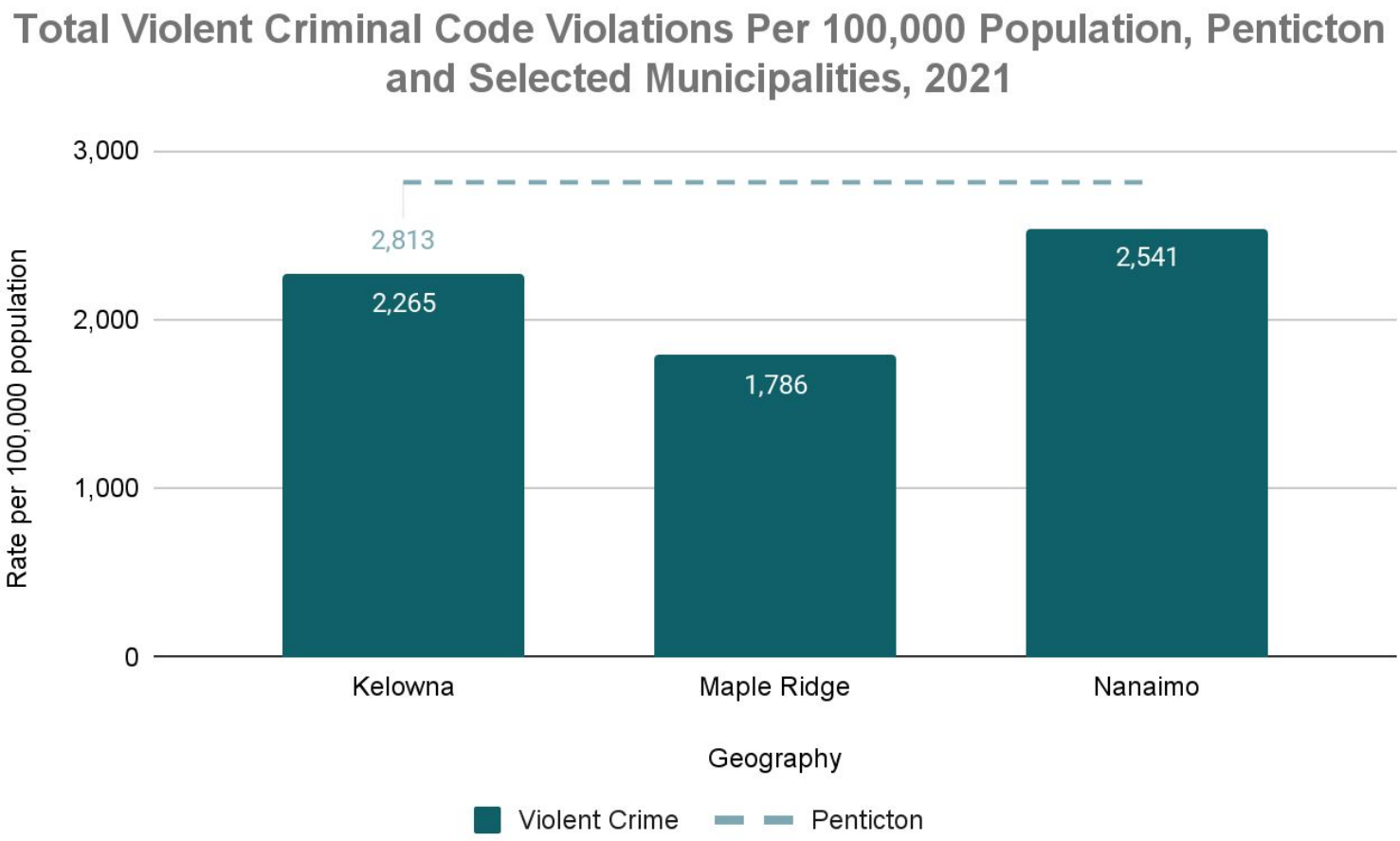
Crime Data

In our exploration of social trends impacting Penticton, we also consider broader social trends, including crime data. This data provides additional insights into Penticton's social infrastructure, reflecting upstream issues such as mental health support, substance use prevention, and affordable housing, that also impact housing stability. While this isn't a deep dive into crime statistics, it offers a different view of the community's social landscape.



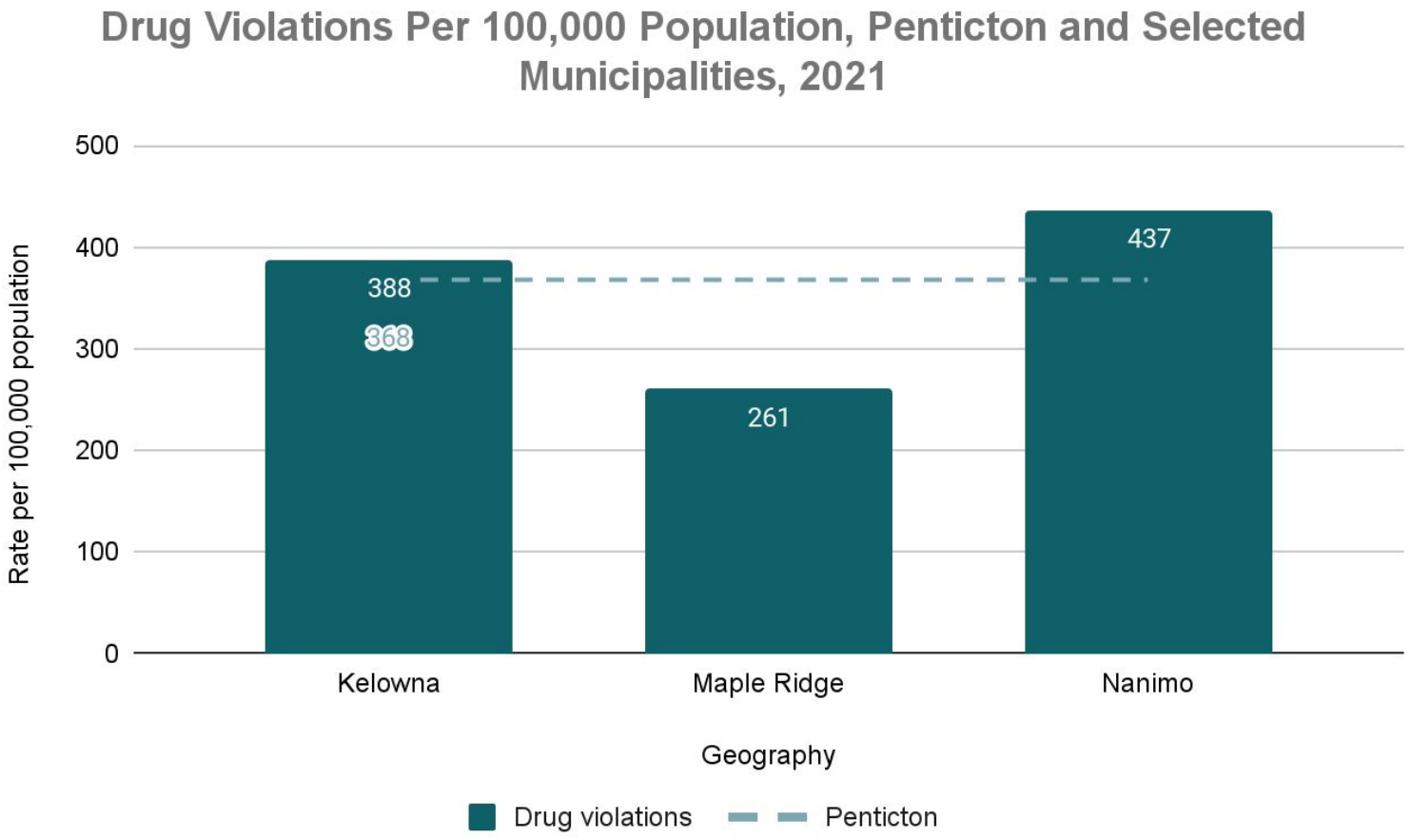
The rate of criminal code violations per 100,000 in Penticton is notably higher compared to cities like Kelowna, Maple Ridge, and Nanaimo. This data might hint that Penticton's social support systems could be less effective or harder to access. However, these numbers could also be shaped by different levels of law enforcement activity in these areas. These differences could point to possible gaps in areas like mental health services, substance abuse prevention and treatment programs, affordable housing, or initiatives to engage youth.

Crime Data



Penticton's higher rate of violent crime per capita, when compared to Kelowna, Maple Ridge, and Nanaimo, highlights the need for strengthening its social infrastructure. This points to the need for more effective community safety measures, programs to prevent violence, and services to support victims. These insights go hand in hand with Penticton's social mandate, underscoring the value of a thorough approach that addresses root causes. This will inform Penticton's continued work to shape strategies that foster community safety and wellbeing.

Crime Data



In the context of drug violation rates, Penticton's rate exceeds those of Kelowna and Maple Ridge, while marginally falling below Nanaimo's. It's critical to acknowledge that these rates are often a reflection of enforcement strategies. More pressing is the fact that Penticton has seen a considerable increase in overdose calls, with an approximately 321% rise from 2016 to 2022. This indicates Penticton's struggle with escalating substance use issues. These observations emphasize the need to bolster Penticton's social infrastructure, particularly in areas like substance use prevention, harm reduction, and treatment services.

Section 2:

Needs and Navigation Mapping

Community-based research is helpful to understand the current patterns of need and desire for supports among people with specific characteristics, supplementing social trend data. To better understand homelessness and housing needs, a survey was conducted with a small sample of individuals experiencing homelessness at a shelter. While this survey is not representative of all individuals experiencing homelessness, it provides insights into the experiences of men in emergency sheltered locations.

The data collected from this survey serves as a useful starting point to develop personas and optimize the social infrastructure system, as discussed in the following section.

Survey Results

The survey included 13 respondents who reported experiencing homelessness. The majority of respondents were male and Caucasian, with an average age of 43 years old. To protect anonymity given the small sample size, age ranges will not be disclosed.

The 2021 Penticton Homelessness Count found a significant overrepresentation of Indigenous individuals (31%) experiencing homelessness. However, due to the small sample size and demographics of the respondents in this survey, there is be a lack of congruity with those findings. This could be attributed to limited availability of Indigenous participants during the survey administration or potential trust and safety concerns due to historical instances of research being used as a tool of colonization and harm.

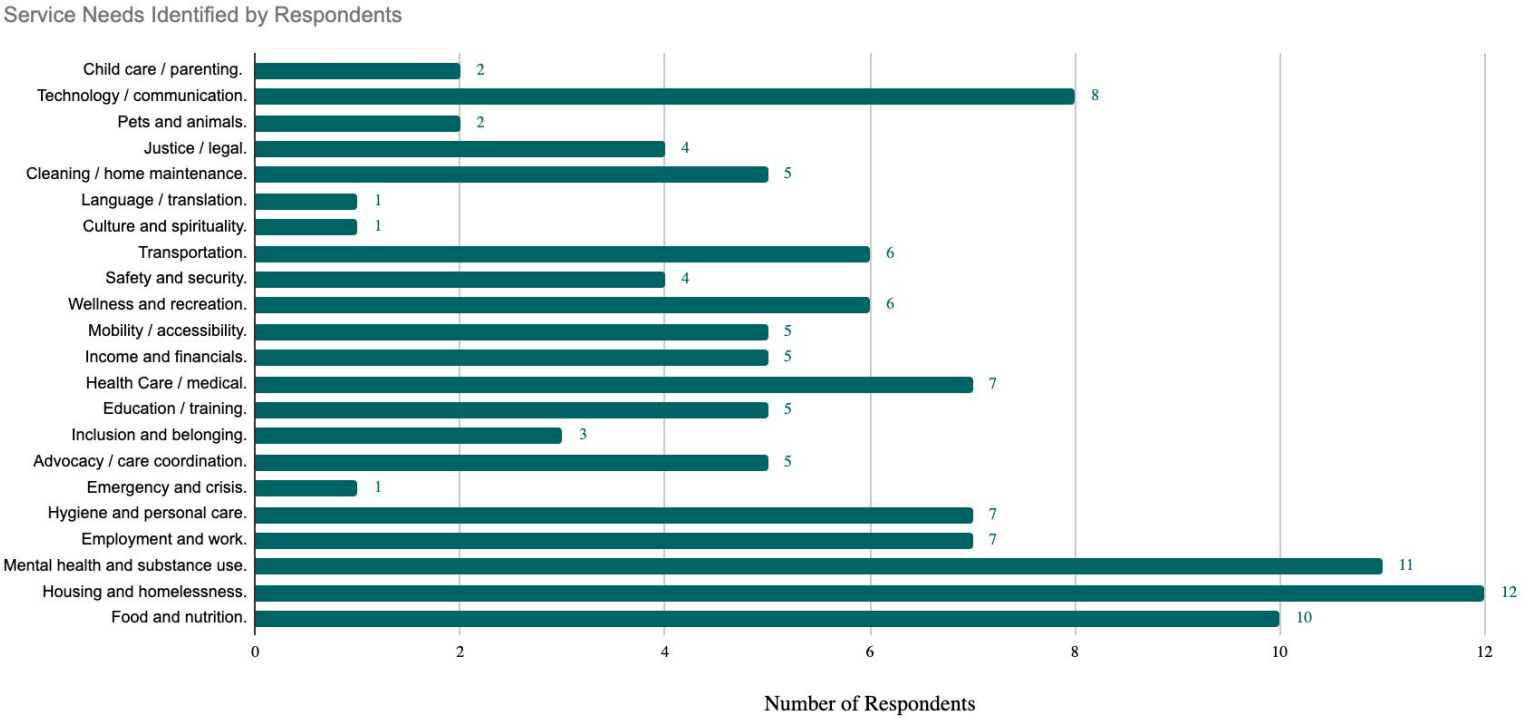
As a result, this findings of this research effort cannot be generalized to encapsulate the experiences of Indigenous-or racialized individuals experiencing homelessness, but to inform just one or two personas, from which there are many more.

Service Needs

The most commonly identified service needs by respondents were housing and homelessness, food and nutrition, and mental health and substance use. Employment and work, hygiene and personal care, and advocacy/care coordination were also commonly identified needs. Other identified needs included education/training, health care/medical, income and financials, transportation, and technology/communication.

When comparing age with top needs, it was found that younger respondents were more likely to identify education and training as a top need, while older respondents were more likely to identify health care/medical as a top need.

It is worth noting that the top needs reported by respondents in each age group are fairly consistent with the overall top needs reported in the survey. Housing and homelessness and mental health and substance use were commonly reported across all age groups.



Wellbeing Concerns

When asked about their 3 - 5 top concerns in regards to wellbeing participants responses included lack of housing and resources for the homeless, high cost of rent compared to disability income, lack of low-income housing, and limited knowledge on how to access resources.

One respondents also expressed feeling forgotten or unimportant in the system. Other concerns include lack of transportation, accessing larger financial support, getting I.D., and finding affordable and safe housing for themselves and children. Weather conditions, being around substance use, hunger, and employment opportunities were also mentioned as concerns.

Organizations Accessed

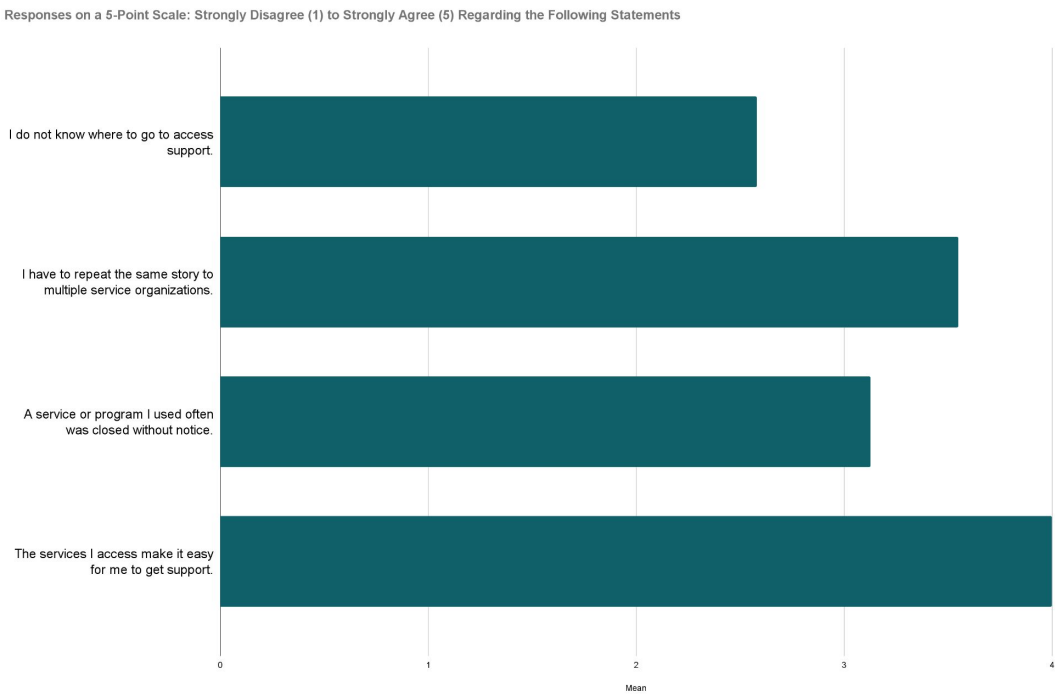
The most frequently mentioned organizations across the responses are BC Housing, Ministry of Social Development and Poverty Reduction, Salvation Army, PDSCL Compass Shelter, Interior Health, and Okanagan Similkameen Brain Injury Society.

This suggests that these organizations are well-known and by people of this demographic experiencing homelessness in Penticton.

Other organizations mentioned include Legal Aid Services Society Penticton, Penticton Community Soupateria, Penticton Urgent and Primary Care Centre, Trades Labour Corporation, Canadian Mental Health Association (CMHA), and John Howard Society.

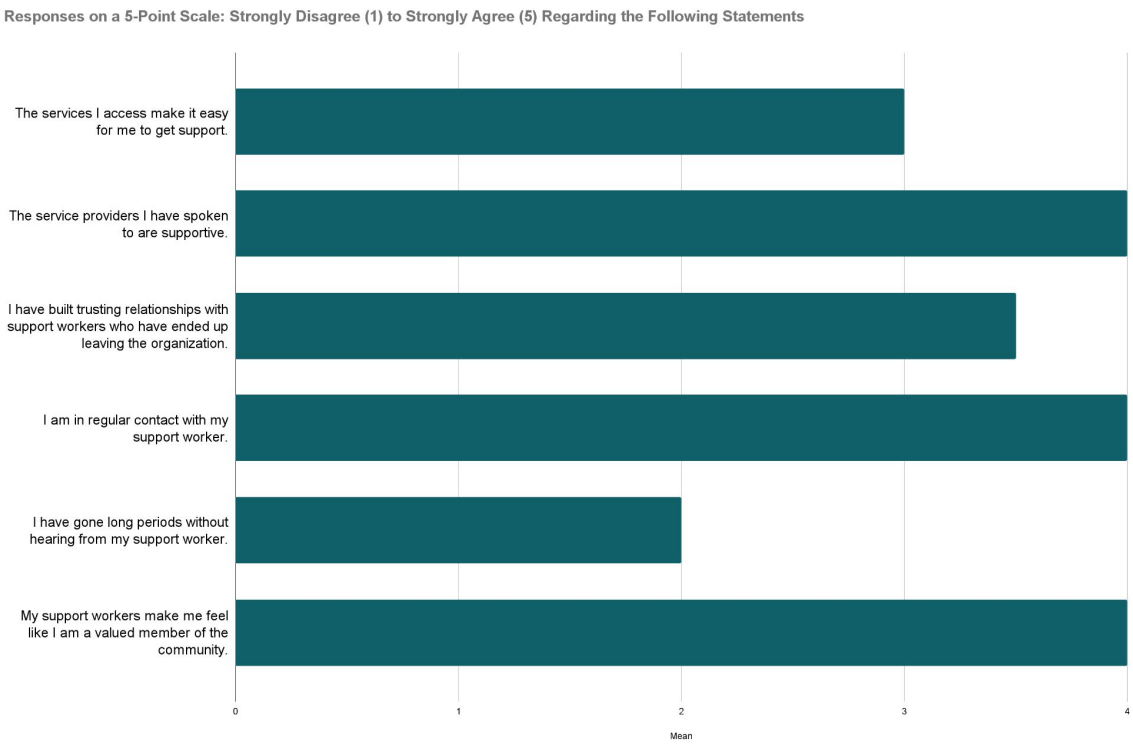
Systems Interactions

A 5-point scale was used to ask participants to rate their level of agreement or disagreement with a set of statements, where 1 represents "strongly disagree" and 5 represents "strongly agree". The chart below shows the average of all the responses.



Supports Available

Similarly, respondents were asked about their experiences with support staff. Given the small sample size, caution should be used when interpreting these results. Despite overall positive results, there were several individuals that indicated they had not built trusting relationships with support workers, and have gone long periods without hearing from anyone.



C

Individuals were asked several open-ended questions about what could be done to support them. Due to the small sample size, and considering Penticton's population, individual responses are not shared. However, the responses indicated a broad range of needs and opinions about the existing system's performance.

Some respondents had expressed uncertainty about where to go or how to access information regarding low-income housing or other resources. Others had voiced a need for help reentering the workforce or financial support to meet current rental costs and food prices.

While some respondents had shown confidence in the support staff and services they use, others had suggested improvements such as more resources for employment opportunities. Some respondents also proposed policy changes, like holding landlords accountable for poor living conditions.

The responses, overall, revealed a mix of frustration, uncertainty, and hope for support and solutions to address issues related to homelessness and wellbeing.

Despite the small sample size, there was evidence to suggest that the current infrastructure has both strengths and areas for improvement. While some respondents had expressed confidence that organizations cared about their overall wellbeing, concerns were raised about the high waitlists of key resources, like mental health and substance use support and housing.

Section 3:

Persona Mapping

Personas are an effective tool for understanding the needs and experiences within communities. By using real-life data to form representative profiles, we can gain insights into the challenges faced by various segments of the population. This knowledge then informs the planning and implementation of social infrastructure services.

In the following sections, we will explore how persona mapping can be used to analyze social infrastructure and guide enhancements in program delivery.

Meet **John***



Age: 40 **Income:** No regular income

Household type: Single, experiencing homelessness

Occupation: Unemployed

Health status: Has potential undiagnosed schizophrenia or other mental health challenges,, a history of substance abuse, and untreated diabetes

Needs and challenges

John is an individual who demonstrates incredible resilience in the face of significant adversity. He has an extended experience with unstable living circumstances, which has given him an enduring strength. His unique communication style, which may be influenced by mental health conditions yet to be diagnosed, sometimes complicates his ability to express his needs effectively. Despite this, he has displayed a remarkable capacity to establish trust and build relationships, as evidenced by his connection with the local soup kitchen staff.

He would benefit from assistance in securing a stable living environment, accommodating his unique mental health considerations, which have occasionally led to disruptions in his living situation in the past. Access to mental health services could offer essential support for the feelings of paranoia he sometimes experiences. As someone who has struggled with substance use in the past, access to supportive recovery programs could be beneficial. Additionally, he could benefit from medical interventions to manage his diabetes.

Currently, John's situation presents a hurdle to traditional employment, suggesting that he would benefit from alternative economic support mechanisms to ensure a consistent income. His ability to locate and connect with the necessary resources independently is somewhat limited, highlighting the need for a dedicated support person to advocate for his needs and guide him to the appropriate services. Programs focusing on safety and harm reduction could be of particular importance given his past experiences. A coordinated care approach, tailored to meet John's diverse needs, would provide an optimal framework to foster stability and promote his journey towards more independent living.

***The persona 'John' is a composite character created from community experiences. Any resemblance to actual individuals is purely coincidental and unintentional.**

John’s Spectrum of Support

A spectrum of support is a comprehensive, multi-faceted approach to care that considers all aspects of an individual's needs - from physical and mental health to social, economic, and community support. Below includes examples of the types of support John, or something else in similar circumstances, may find helpful.

Advocacy and Case Management: Due to John's difficulty in finding and accessing relevant services, he needs a dedicated case manager or social worker to advocate for his rights, navigate social services, and ensure that he's connected with all necessary supports.

Housing Support: John's chronic homelessness indicates the need for long-term, stable housing solutions. Possible supports might include shelters or transitional housing programs initially, moving towards a Housing First approach which prioritizes stable housing as the primary intervention.

Mental Health Services: John's undiagnosed schizophrenia, paranoia, and other mental health issues necessitate comprehensive psychiatric and psychological support. This could include regular counseling, psychiatric assessment and follow-up for medication management, as well as community-based mental health support programs that can help with life skills and social integration.

Substance Abuse Treatment: John's history of substance abuse calls for treatment and support services. This may include detoxification services, outpatient or inpatient rehabilitation programs, group therapy, and long-term support groups like Alcoholics Anonymous or Narcotics Anonymous.

Health Care Services: Given his untreated diabetes, John needs regular medical check-ups and access to proper medication. A primary care provider who can coordinate his healthcare needs and connect him with specialists is crucial.

Financial Support: John's inability to work means he may need to access social assistance programs, disability benefits, or other forms of financial support to ensure he can meet his basic needs.

Social and Community Support: Encouraging John's trust-building abilities and fostering social connections would be crucial for his recovery. Support from community centers, involvement in group activities, or connections to peer support networks could be beneficial.

These components, integrated into a coordinated care approach, would provide John with a holistic spectrum of support to meet his complex needs. By working in tandem, these supports could help John regain stability, manage his health conditions, and potentially move towards greater independence in the long run.

John's journey

Advocacy and Case Management

A comprehensive support system that assists individuals with high needs in navigating social services, ensuring their rights are protected, and coordinating resources to improve their well-being and access to necessary services.

An analysis of the supply mapping data reveals, 150+ programs offer some form of advocacy or case management. Many are not relevant to John, but the following might be able to assist him:

- **Intensive Coordinated-Care Opioid Navigator:** This program aims to provide coordinated care for individuals struggling with opioid dependence. The program offers a client-centered recovery service, daily support from a navigator, assistance for client families, and guidance in health, housing, finance, employment, and legal aid.
- **Mental Health Advocacy:** CMHA-SOS provides individual advocacy services for people with mental health disorders. The mental health advocate can assist with housing, finances, ministry communication, medical and mental health information, career, employment & education, legal information, and general support.
- **Intensive Case Management for Mental Health & Substance Use:** This offers community-based assistance for severe mental health and substance use concerns. Services include help with housing, primary care, outreach, treatment, support and recovery services.
- **South Okanagan Similkameen Brain Injury Society (SOSBIS) - Homeless Outreach:** Offers direct services to individuals, couples, families, and seniors who are homeless or at risk of becoming homeless. They address immediate physical and safety needs, assist with housing searches and securing income support, and provide connections to other support services..
- **SOSBIS - Mental Health Housing Program:** Provides support for individuals with chronic mental health conditions who are often homeless or precariously housed. Services include advocacy, community resources, mental health and addictions treatment referrals, illness management, relocation support, financial subsidies.
- **Substance Use Connections Teams:** Assisting individuals who use drugs in hospital and community settings. They offer services such as short-term follow-up for community-based addictions care, referrals to Opioid Agonist Treatment, liaison with Addiction Medicine Consultation Services, assessment and treatment support, and safe discharge planning from hospitals. These services are provided to those who are at risk of overdose.

If John is able to get assistance from one of these programs, they can begin to coordinate care for him. **This will require someone to refer John directly to a service and help him to begin the process.** Programs may not have available openings, and he may not be eligible for all of them - for example, the Intensive Coordinated-Care Opioid Navigator program requires participants to be safely housed, and John is unhoused at present, meaning he cannot access their services.

A local soup kitchen staff member sees that John is in need, and connects him with a case worker, who is able to advocate on John's behalf. That case worker can now look into other supports that John will need.

John is hopeful that he can find a place to live and services that can help him.

John's journey

Housing Support

120+ programs offer some type of housing support. Many are not relevant to John, but his case worker is able to find a list of 11 programs that John may be eligible for:

- Transition Housing Program - Johnson Road
- Transition Housing Program - Nanaimo Ave
- Compass Court
- Penticton District Society for Community Living - Shelter for the Homeless
- South Okanagan Similkameen Brain Injury Society - Subsidized Housing
- Skaha Sunrise Apartments
- Onesky Community Resources Housing (The Rise)
- Burdock House
- Eckert Mens Home
- Fairhaven
- South Okanagan Similkameen Brain Injury Society - Common Grounds

There are several considerations. First, many housing programs will be filled and have long waitlists. Second, several options (e.g. Transition Housing Program - Johnson Road and Nanaimo Ave) are dry shelters, which will not accommodate John if he is using substances. However, wet shelters (e.g. Compass Court, Burdock House, Eckert Mens Home, Fairhaven) could house other individuals currently using substances, which could be detrimental to John's treatment plan.

John is able to be placed into PDSCL Shelter for the Homeless until a spot opens in a transitional housing program. This lends some stability to his life, but there is no firm timeline for moving into supportive housing.

John has experienced violence at emergency shelters in the past, and is anxious about living here.

A spot opens at The Bridge Youth and Family Services Transition Housing Program at Johnson Road. It is a drug free environment, and John has started using substances again to cope with the trauma of several violent victimizations over the past several years.

John is no longer able to access this program, and is upset and discouraged.

At last, a place becomes available at Fairhaven. In this space, John can feel safer in his environment and experience greater stability in his life.

John wishes to stop using substances, and he knows that even if he struggles, he won't risk losing his home and will have the supports he needs.

Persona-Based Design

A persona-based approach in social infrastructure planning shifts the focus from solitary issues like homelessness to the diverse needs of individuals. This places the person at the center of service design and simplifies system coordination. This approach calls for effective collaboration and deep engagement across all organizations involved in optimizing a specific service journey.

Should Social Development and other community partners choose to consider a persona-based approach to system design, here are examples of questions that can be discussed collaboratively. While those who interact with clients address these questions daily, it is the responsibility of the entire system to create these formal pathways on a larger scale. When this process is applied to multiple personas with various needs, the overall strength of the infrastructure will improve.

Collaboration Questions

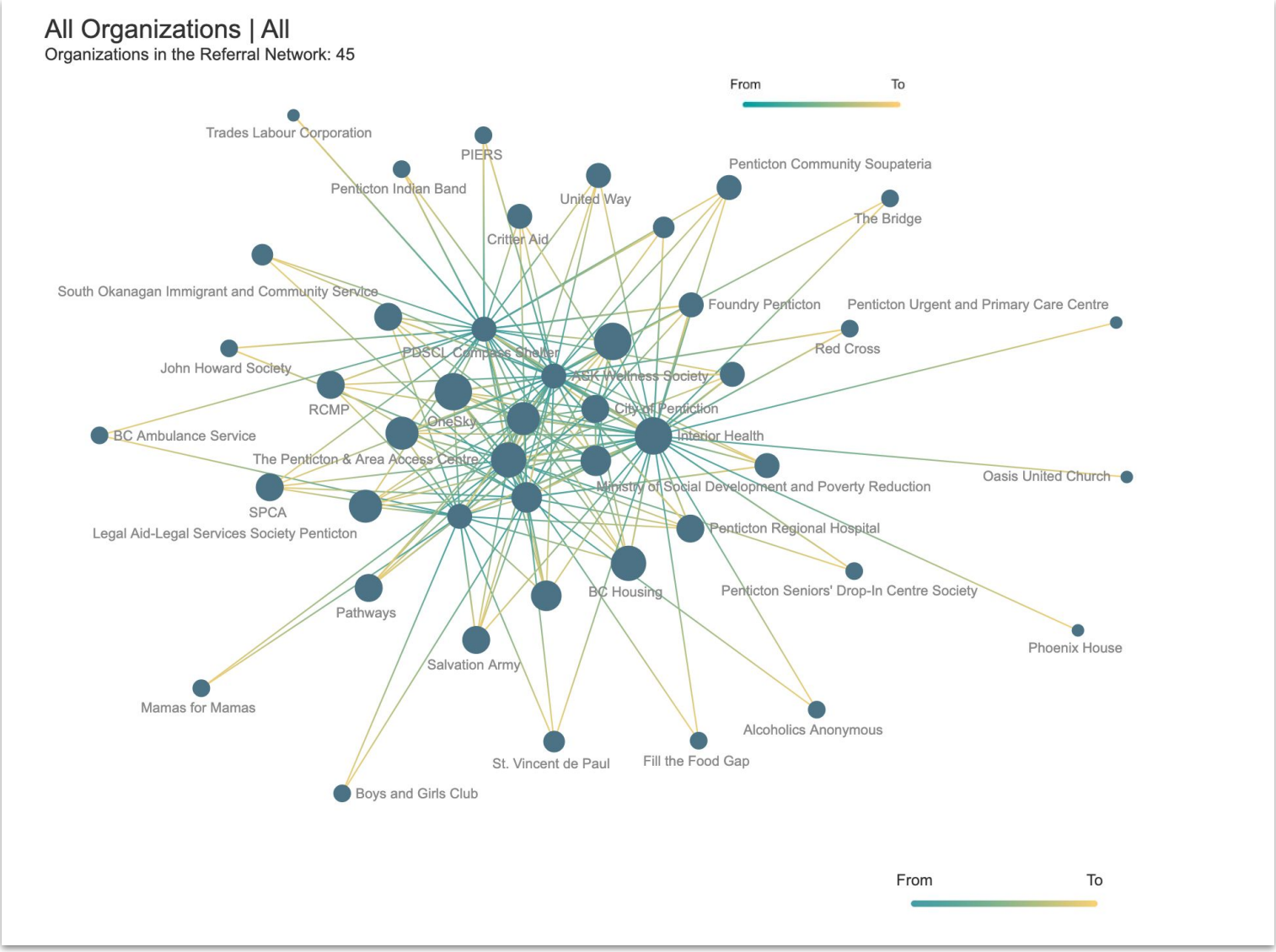
- How will a persona know from which organization (Organization A) to seek help, based on their presenting need or needs?
- Given a persona's unique characteristics, how will they become aware of this organization?
- If a persona approaches Organization A, are there programs available within the same organization to support their follow-up and wellbeing needs?
- If not, which program would be the best fit for this persona? Which organization (Organization B) runs this program?
- Does Organization A have a working relationship with Organization B at a client-interaction level?
- Do Organizations A and B share a common referral process? Is it formal or informal?
- Do the staff at Organization A know the eligibility criteria and current waitlists of Organization B?
- Is there a data-sharing agreement in place so that a persona doesn't need to repeat their story?
- If a persona doesn't find Organization B a good fit, what are their options? Will Organizations A or B have processes in place to refer them to Organization C?
- If a new need arises for a persona, what supports are available at Organizations A, B, or C to address this new need? How will this information be shared with the persona?
- If a persona has a poor experience, can they report this information? To whom?
- In the event of a crisis or emergency, can a persona seek support from Organization A, B, C, or none of the above?
- To strengthen these formal connections across providers, what contracts, MOUs, and staff training are required?

Section 3:

Network Mapping

Network mapping is a useful tool for studying the relationships between organizations within a social infrastructure ecosystem. When used alongside persona mapping, it sheds light on how individuals move through the system. Network mapping tracks the flow of information and referrals between service providers, helping to spot any gaps or inefficiencies in service delivery. This insight enables improvements to the network for better community outcomes.

Social Infrastructure Network Mapping



Penticton's network of social service organizations is fairly connected, with a connection rate (or 'density') of 34.6%. This means over a third of all possible connections between organizations are active. There are no groups working in isolation or separate from the rest.

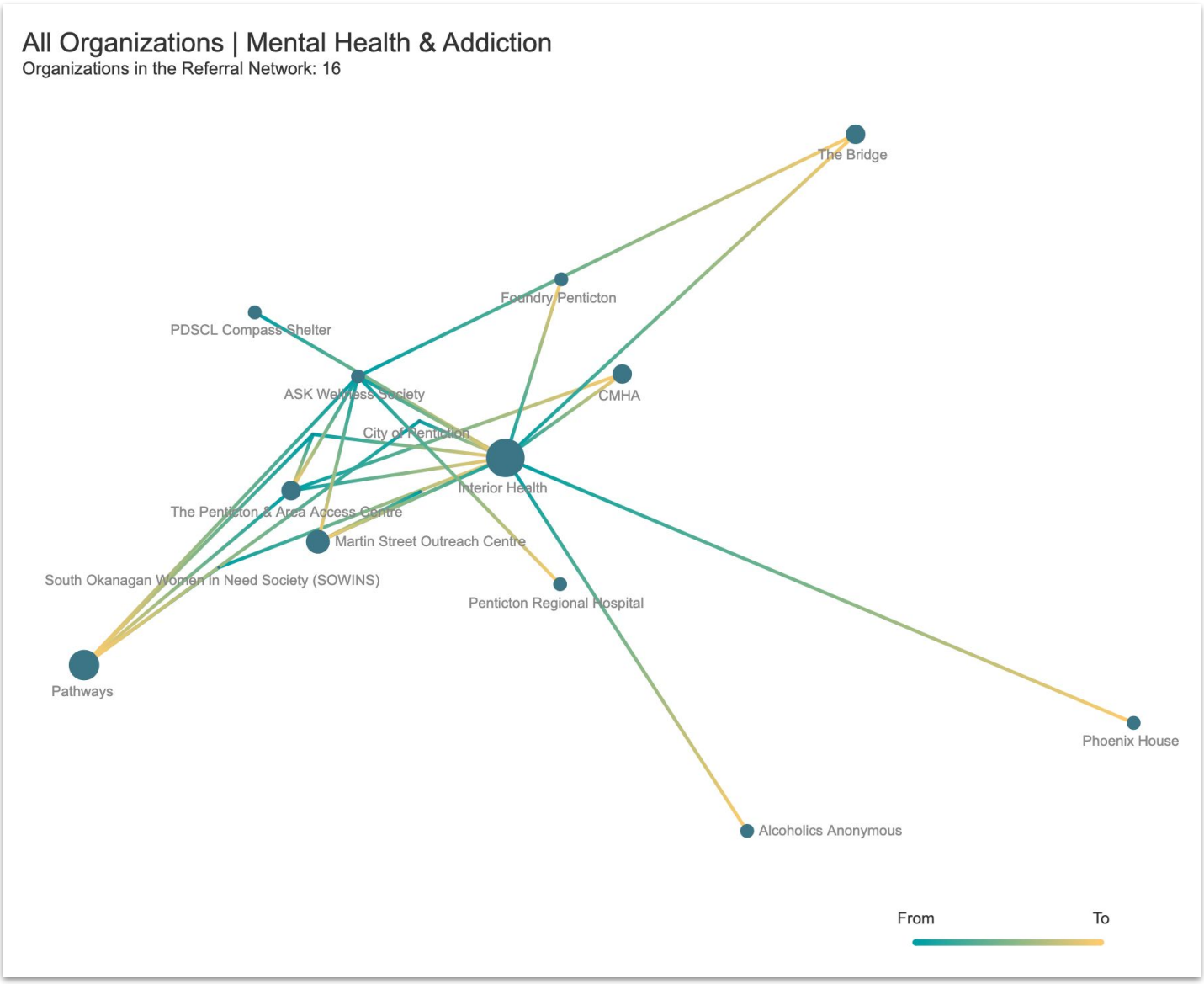
Key groups in this network include Interior Health, ASK Wellness Society, PDSCL Compass Shelter, Penticton Area Access Center, Martin Street Outreach Center, and South Okanagan Women in Need Society. These organizations frequently share and receive referrals across different service areas.

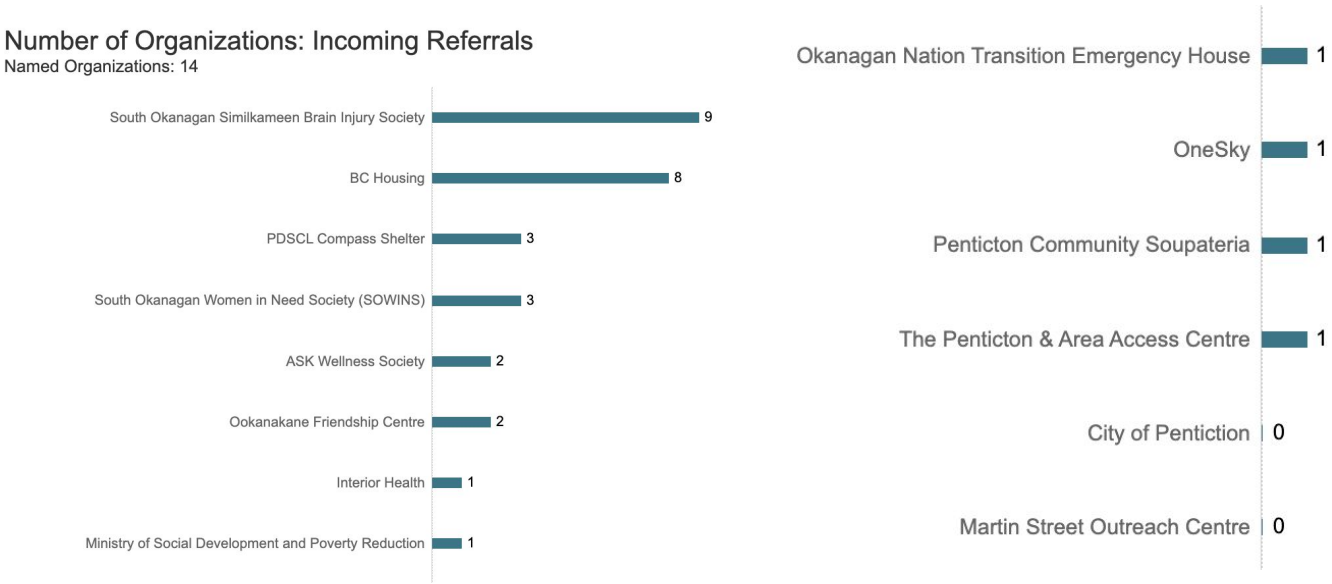
Most often, referrals involve services related to housing, mental health and addiction, job support, and food assistance. These are key areas of focus for Penticton's social support network.

Penticton benefits from a well-connected network of social service organizations, which lays the groundwork for improved pathways of support for community members. The active collaboration among the majority of these organizations represents a substantial asset in social infrastructure planning.

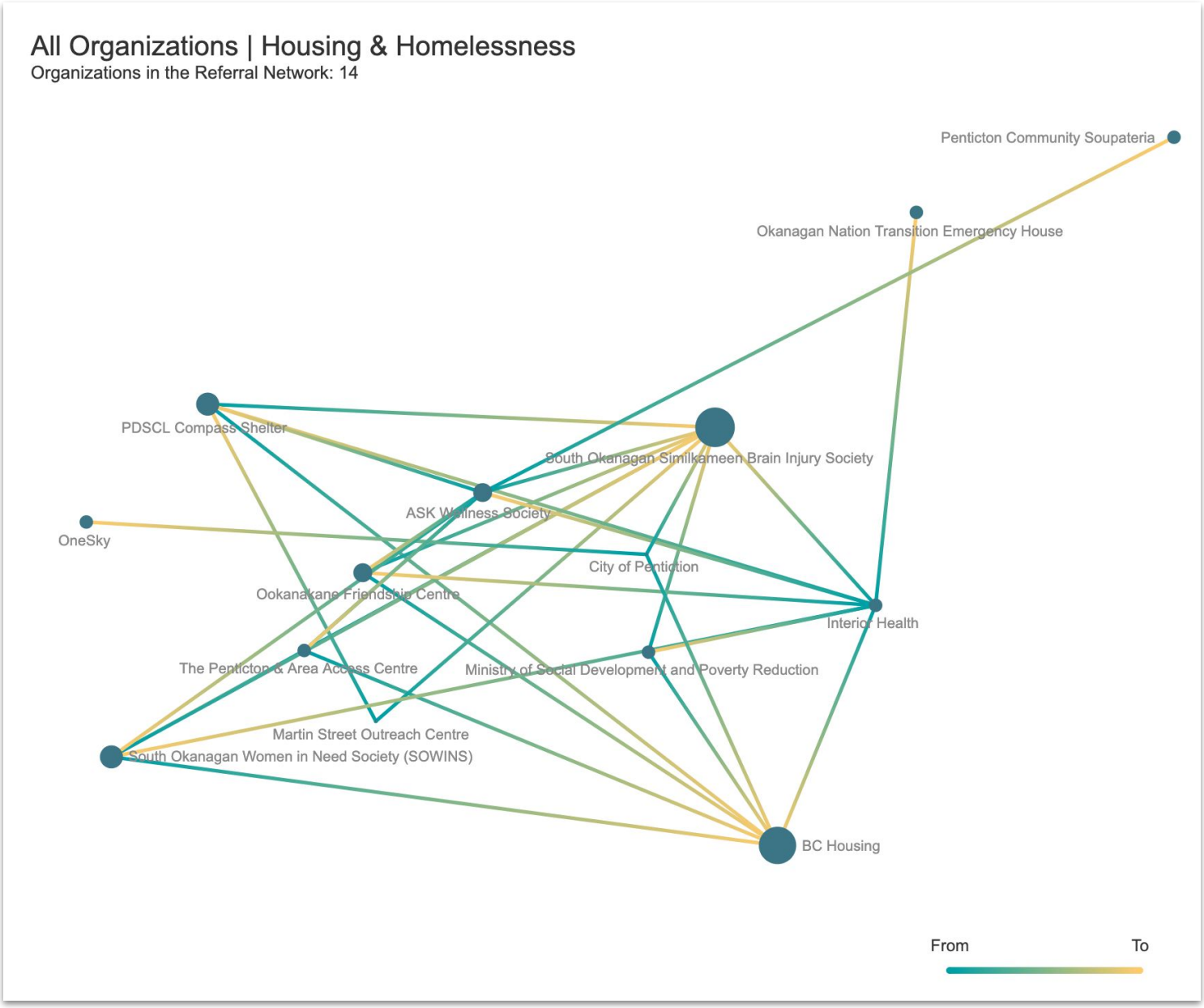
However, further analysis is required. To enhance the effectiveness of the social support ecosystem, an in-depth understanding of how both service users and providers navigate through the extensive offering of over 1,200 programs in Penticton is essential. This understanding will contribute significantly towards ensuring comprehensive coverage and improving access to necessary supports for all community members.

The network mapping revealed that Interior Health is the top referral source and recipient in the mental health and addictions network, this is to be expected based on their role in providing clinical supports. Additional organizations receiving referrals include Pathways and the Martin Street Outreach Centre.





Penticton's housing and homelessness network comprises 14 organizations. Among these, 10 organizations actively refer to others within the network. Conversely, 12 organizations are recipients of such referrals for housing and homelessness support services. BC Housing and South Okanagan Similkameen Brain Injury Society prominently stand out as the two primary organizations receiving these referrals.



A more fulsome network analysis will allow for a deeper understand of the network behaviours not only within certain domains, such as homelessness and mental health and substance use, but between areas of concern.

One of the most important aspects of the network mapping is to identify connectors — organizations (or programs in a future analysis) that have a high degree of connects or links with other nodes in the network. They serve as bridges or gatekeepers between different groups or communities within the network. Connectors are important because they facilitate the flow of information and clients through the infrastructure.

However, the presence of connectors can also create vulnerabilities in the network, as their removal or disconnection — caused by changes in staff, ineffective information and referral sharing practices or a lack of capacity — can lead to fragmentation or isolation of different parts of the network.

Contacts

City of Penticton Lead Contact:

Jamie Lloyd-Smith
Social Development Specialist
jamie.lloyd-smith@penticton.ca

HelpSeeker Lead Contact:

Travis Turner
Co-Founder / Co-President
travis@helpseeker.org

The Corporation of the City of Penticton

Bylaw No. 2023-22

A Bylaw to Amend Zoning Bylaw 2023-08

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

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw No. 2023-08;

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

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2023-22".

2. **Amendment:**

2.1 Zoning Bylaw No. 2023-08 is hereby amended as follows:

Rezone Lot 1 District Lot 250 Similkameen Division Yale District Plan 5038, located at 594 Penticton Avenue, from R2 (Small Lot Residential) to RD4 (Low Density Cluster Housing) as shown on Schedule 'A'.

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	18	day of	July, 2023
A PUBLIC HEARING was held this	1	day of	August, 2023
READ A SECOND time this		day of	, 2023
READ A THIRD time this		day of	, 2023
ADOPTED this		day of	, 2023

Notice of intention to proceed with this bylaw was published on the 21 day of July, 2023 and the 26 day of July, 2023 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer

Schedule A: Zoning Amendment Bylaw 2023-22

Date: Corporate Officer:



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July 10, 2023 10:39:37 AM

Meters

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Coordinate System: NAD 1983 CSRS UTM Zone 11N

The Corporation of the City of Penticton

Bylaw No. 2023-23

A Bylaw to Amend Zoning Bylaw 2023-08

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

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw No. 2023-08;

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

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2023-23".

2. **Amendment:**

2.1 Zoning Bylaw No. 2023-08 is hereby amended as follows:

Rezone Lot 93 District Lot 250 Similkameen Division Yale District Plan 881, located at 712 Penticton Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane) as shown on Schedule 'A'.

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	18	day of	July, 2023
A PUBLIC HEARING was held this	1	day of	August, 2023
READ A SECOND time this		day of	, 2023
READ A THIRD time this		day of	, 2023
ADOPTED this		day of	, 2023

Notice of intention to proceed with this bylaw was published on the 21 day of July, 2023 and the 26 day of July, 2023 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer

Schedule A: Zoning Amendment Bylaw 2023-23

Date: Corporate Officer:



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July 10, 2023 10:41:44 AM

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Coordinate System: NAD 1983 CSRS UTM Zone 11N

The Corporation of the City of Penticton
Bylaw No. 2023-24

A Bylaw to amend Road Closure (portion fronting 674 Martin Street) Bylaw No. 2023-12

WHEREAS Section 40 of the *Community Charter* provides that a Council may, by bylaw, permanently close all or part of a highway that is vested in the municipality to all or some types of traffic;

AND WHEREAS the Council of the City of Penticton has adopted a Road Closure Bylaw pursuant to the *Community Charter* and wishes to amend "Road Closure (portion fronting 674 Martin Street) Bylaw No. 2023-12";

AND WHEREAS before adopting this bylaw, the Council has given notice of its intention in accordance with section 94.2 of the *Community Charter*;

AND WHEREAS before adopting this bylaw, Council has provided an opportunity for persons who consider themselves affected by the bylaw to make representation to Council;

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

1. **Title:**

   This bylaw may be cited for all purposes as "Road Closure (portion fronting 674 Martin Street) Amendment Bylaw No. 2023-24".

2. **Amendment:**

   "Road Closure (portion fronting 674 Martin Street) Bylaw No. 2023-12" is hereby amended as follows:

   Delete the paragraph in section 2. in its entirety and replace with the following:

   Authority is hereby given to the Corporation of the City of Penticton to close a portion of the road **and remove the dedication of a highway on a portion fronting 674 Martin Street** as shown in detail on Schedule 'A' attached hereto and forming part of this bylaw.

READ A FIRST time this	18	day of	July, 2023
READ A SECOND time this	18	day of	July, 2023
READ A THIRD time this	18	day of	July, 2023
ADOPTED this		day of	, 2023

Notice of intention to proceed with this bylaw was published on the 21 day of July, 2023 and the 26 day of July, 2023 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

_____
Julius Bloomfield, Mayor

_____
Angie Collison, Corporate Officer

The Corporation of the City of Penticton

Bylaw No. 2023-25

A Bylaw to Amend Zoning Bylaw 2023-08

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

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw No. 2023-08;

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

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2023-25".

2. **Amendment:**

2.1 Zoning Bylaw No. 2023-08 is hereby amended as follows:

Rezone the southern 23.7m of Lot 2 District Lot 202 Similkameen Division Yale District Plan 7727, located at 401 Edmonton Avenue, from R2 (Small Lot Residential) to RD3 (Residential Infill) as shown on Schedule 'A'.

2.2 Add the following to 10.6.4 SITE SPECIFIC PROVISIONS:

.2 "In the case of the southern 23.7m of Lot 2 District Lot 202 Similkameen Division Yale District Plan 7727, located at 401 Edmonton Avenue, a maximum of one duplex suite is permitted on proposed Lot A."

2.3 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	18	day of	July, 2023
A PUBLIC HEARING was held this	1	day of	August, 2023
READ A SECOND time this		day of	, 2023
READ A THIRD time this		day of	, 2023
ADOPTED this		day of	, 2023

Notice of intention to proceed with this bylaw was published on the 21 day of July, 2023 and the 26 day of July, 2023 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer

Schedule A: Zoning Amendment Bylaw 2023-25

Date: Corporate Officer:



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July 10, 2023 10:43:35 AM

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Coordinate System: NAD 1983 CSRS UTM Zone 11N

City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Variance Permit

Permit Number: DVP PL2022-9322

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.

2. This permit applies to:

   Legal: Proposed Lot C (legal to be updated after subdivision)

   Civic: Proposed Lot C of 401 Edmonton Avenue (civic to be updated after subdivision)

   PID: Proposed Lot C (PID to be updated after subdivision)

3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2023-08 to allow for the subdivision of the subject property, as shown in the plans attached in Schedule 'A':

   a. Section 10.2.2.3: to increase lot coverage from 40% to 41.3%.

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.

5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.

6. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.

7. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

DRAFT

Authorized by City Council, the _____ day of _____, 2023.

Issued this _____ day of _____, 2023.

_____

Angela Collison
Corporate Officer

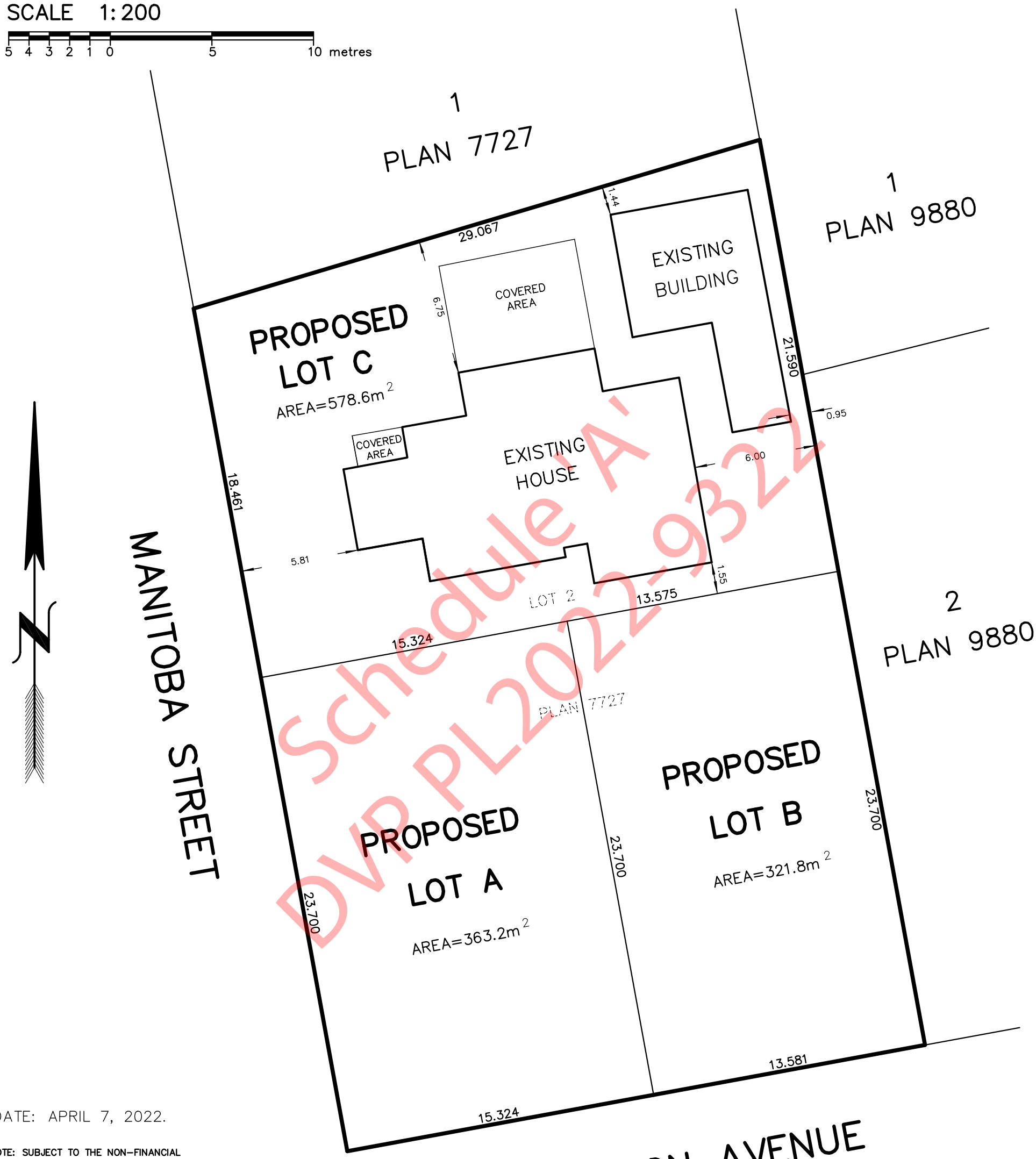
DRAFT

SKETCH PLAN SHOWING PRELIMINARY SUBDIVISION OF LOT 2, DL 202, SDYD, PLAN 7727

CIVIC ADDRESS: 401 EDMONSTON AVE, PENTICTON, B.C.
PID: 002-448-980

SCALE 1:200

5 4 3 2 1 0 5 10 metres



Schedule 'A' DVP PL2022-9322

DATE: APRIL 7, 2022.

NOTE: SUBJECT TO THE NON-FINANCIAL CHARGES AND INTERESTES WHICH MAY AFFECT THE PROPERTY SEE CERTIFICATE OF TITLE AND RELATED CHARGE DOCUMENTS FOR CONFIRMATION

THIS PLAN IS BASED ON LAND TITLE AND SURVEY AUTHORITY RECORDS AND A FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN CONSIDERED.

LAND SURVEYING COMPANY AND SURVEYOR ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN MANDEVILLE LAND SURVEYING AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED

MANDEVILLE LAND SURVEYING INC.
PROFESSIONAL B.C. AND CANADA LAND SURVEYORS
582 MARTIN STREET, PENTICTON, B.C.
PH: 250-488-6377 WEB: MSURVEYING.COM

FILE: 21-030 DWG: 21-030

City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Permit

Permit Number: DP PL2022-9323

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.

2. This permit applies to:

   Legal: Proposed Lot A (legal to be updated after subdivision)

   Civic: Proposed Lot A of 401 Edmonton Avenue (civic to be updated after subdivision)

   PID: Proposed Lot A (PID to be updated after subdivision)

3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a side-by-side duplex with one duplex suite, as shown in the plans attached in Schedule 'A'.

4. In accordance with Section 502 of the Local Government Act a deposit or irrevocable letter of credit, in the amount of $_____ must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the Local Government Act, to undertake works or other activities required to:

   a. correct an unsafe condition that has resulted from a contravention of this permit,

   b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or

   c. repair damage to the natural environment that has resulted from a contravention of this permit.

5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:

   a. The permit has lapsed as described under Condition 8, or

   b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.

6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

DRAFT

General Conditions

7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.

8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.

9. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**

10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.

11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

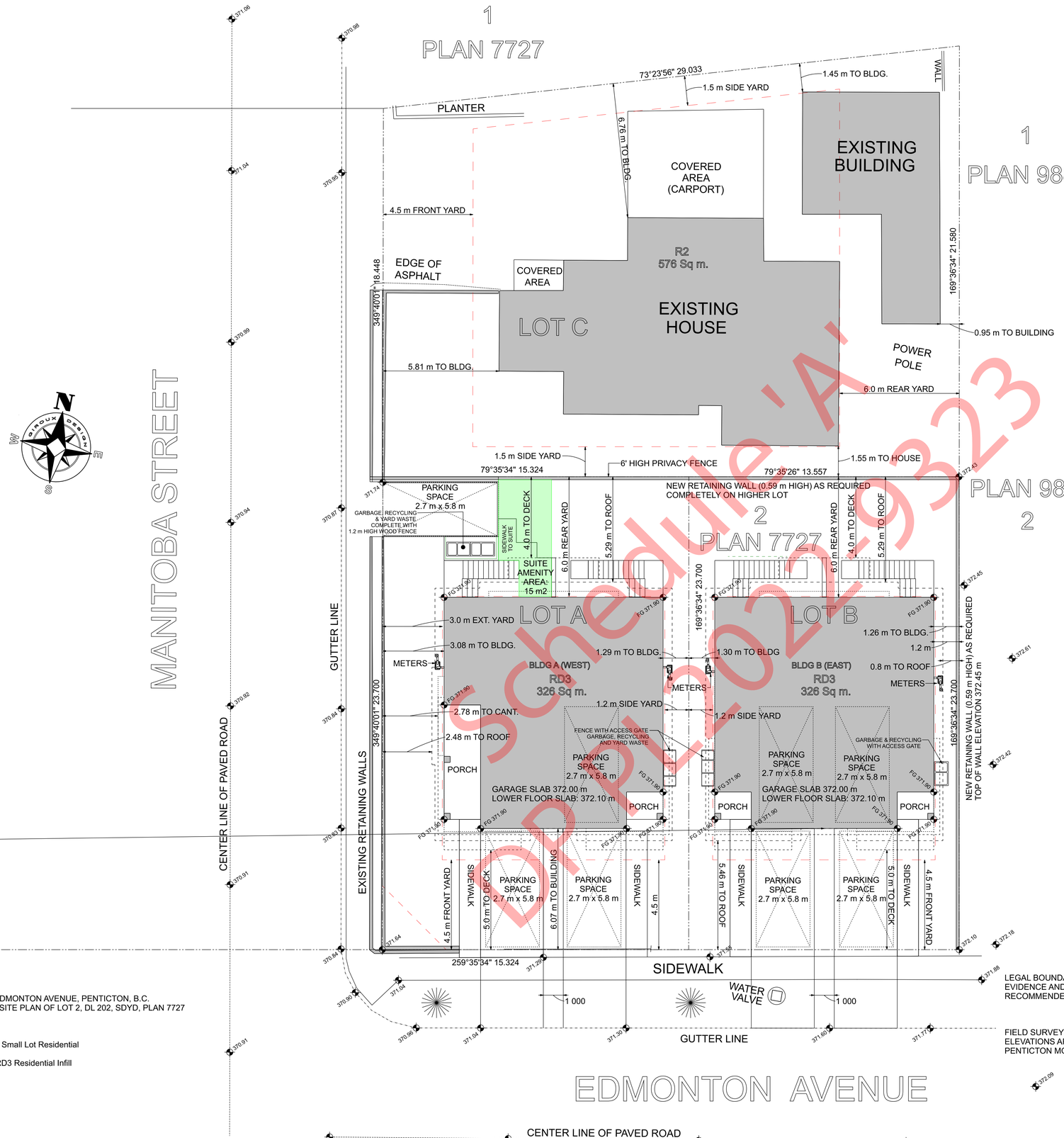
Authorized by City Council, the ____ day of _____, 2023.

Issued this ____ day of _____, 2023.

_____

Angela Collison
Corporate Officer

DRAFT



SITE PLAN
SCALE: 1:100
CIVIC ADDRESS: 401 EDMONTON AVENUE, PENTICTON, B.C.
LEGAL DESCRIPTION: SITE PLAN OF LOT 2, DL 202, SDYD, PLAN 7727
PID: 002-448-980

CURRENT ZONING: R2 Small Lot Residential
OCP: Infill Residential
PROPOSED ZONING: RD3 Residential Infill

LEGAL BOUNDARIES SHOWN ARE BASED ON LIMITED EXISTING SURVEY EVIDENCE AND LAND TITLE OFFICE RECORDS. A FULL LEGAL SURVEY IS RECOMMENDED TO PROPERLY DEFINE BOUNDARIES.

FIELD SURVEY COMPLETED THIS 22nd DAY OF FEBRUARY, 2021
ELEVATIONS ARE GEODETIC (ORTHOMETRIC HTv2.0) DERIVED FROM PENTICTON MONUMENT #80H2625

LOT C ZONING COMPLIANCE TABLE (PROPOSED ZONING R2)

REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	IR	IR	NO
ZONING	R2	R2	NO
MINIMUM LOT WIDTH	13 m	29.03 m	NO
LOT AREA	390 m2	576.00 m2	NO
MAXIMUM LOT COVERAGE	40%	41.3% (238 m2)	YES
MAX. ACCESSORY BUILDING COVERAGE	75 m.sq.	58 m.sq.	NO
MAXIMUM HEIGHT	10.5 m	6.0 m	NO
MINIMUM FRONT YARD (WEST)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD	1.5 m	1.5 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	N/A	NO
MINIMUM REAR YARD (EAST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	2	2	NO

LOT A ZONING COMPLIANCE TABLE (PROPOSED ZONING RD3)

REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	IR	IR	NO
ZONING	R2	RD3	NO
MINIMUM LOT WIDTH	10.5	15.35 m	NO
LOT AREA	275 m2	363.62 m2	NO
MAXIMUM LOT COVERAGE	55%	35% (126.8 m2)	NO
MAXIMUM DENSITY	1.0 FAR	0.80 FAR (291.1 m2)	NO
MAXIMUM HEIGHT	10.5 m	9.6 m	NO
MINIMUM FRONT YARD (EAST)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD	1.2 m	1.2 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	3.0 m	NO
MINIMUM REAR YARD (WEST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	3	3	NO
DUPLEX AMENITY SPACE	15 m2	59.6 m2	NO
DUPLEX SUITE AREA	40%	39.6 m2 (31%)	NO
SUITE AMENITY SPACE	15 m2	15 m2	NO

LOT B ZONING COMPLIANCE TABLE (PROPOSED ZONING RD3)

REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	DR	DR	NO
ZONING	R2	RD3	NO
MINIMUM LOT WIDTH	9.1	13.6 m	NO
LOT AREA	275 m2	321 m2	NO
MAXIMUM LOT COVERAGE	55%	40% (126.8 m2)	NO
MAXIMUM DENSITY	1.0 FAR	0.86 FAR (274.6 m2)	NO
MAXIMUM HEIGHT	10.5 m	9.6 m	NO
MINIMUM FRONT YARD (SOUTH)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD (EAST)	1.2 m	1.2 m	NO
MINIMUM INTERIOR SIDE YARD (WEST)	1.2 m	1.2 m	NO
MINIMUM REAR YARD (NORTH)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	2	2	NO

Schedule 'A'
DP PL2022-9323

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

DESIGN BY: AJG
DRAWN BY: AJG
DATE: 2023-04-18
REVISED:

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Due to local codes, regulations and building practices and/or because of specific owner requirements, these drawings are not to be used as a guide for construction unless the builder has confirmed their suitability and verified all dimensions, conditions and specifications on the job site. Additionally, Giroux Design Group is unable to accept any liability for or overall integrity of these drawings in excess of their original purchase price. Therefore, builders must carefully check all dimensions and details in these drawings and assume responsibility for the same.

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PLAN NO.
WP-5694
SLAB
SHEET NO.
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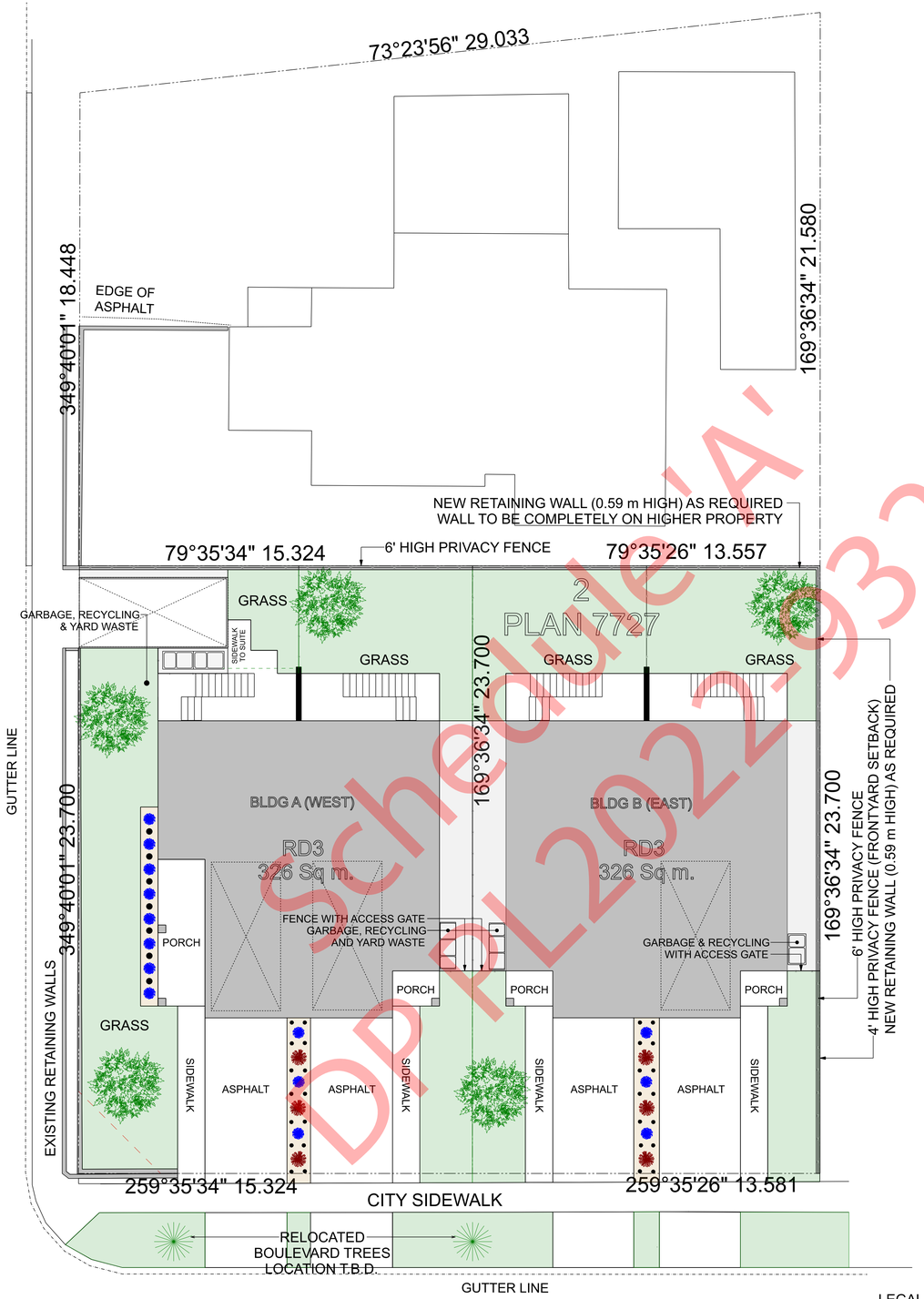
Site Plan

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MANITOBA STREET

CENTER LINE OF PAVED ROAD



EDMONTON AVENUE

CENTER LINE OF PAVED ROAD

SITE PLAN

SCALE: 1:100
CIVIC ADDRESS: 401 EDMONTON AVENUE, PENTICTON, B.C.
LEGAL DESCRIPTION: SITE PLAN OF LOT 2, DL 202, SDYD, PLAN 7727
PID: 002-448-980

CURRENT ZONING: R2 Small Lot Residential
OCP: Infill Residential
PROPOSED ZONING: RD3 Residential Infill

LANDSCAPE SCHEDULE

PLANTINGS:
Black Mondo Grass (Ophiopogon planiscapus 'Nigrescens') 7 qty.
Blue Cushion Lavender (Lavandula angustifolia 'Blue Cushion') 14 qty.
Dwarf Mondo Grass (Ophiopogon japonicus 'Nanus') 28 qty.
Japanese Blood Grass (Imperata cylindrica 'Red Baron') 6 qty.

TREES:
Bloodgood Japanese Maple (Acer palmatum var. atropurpureum 'Bloodgood') 5 qty.

GARBAGE DISPOSAL:
Garbage Container: 5
Recycling Container: 5
Yard Waste Container 2

GROUND COVER/HARD SURFACES:
Property Area (3,914+ 3,457 = 7,371 sq.ft.)
Asphalt (1,055 sq.ft.)
Grass (2,206 sq.ft.)
Planting Beds-Bark Mulch (215 sq.ft.)
River Rock-2" Rainbow (457 sq.ft.)
Landscape Fabric (672 sq.ft.)
Sidewalk/Porch (428 sq.ft.)

FENCING:
4' High Wood Fence (16 lin.ft.)
6' High 'Good Neighbour' Privacy Fence (288 lin.ft.)

LANDSCAPE NOTES:

SHRUBS SHALL BE A MIN OF No.2 POT SHRUBS

ALL TREES ARE TO BE A MINIMUM CALIPER OF 60mm WITH A CLEAR STEM HEIGHT OF 1.5 m

NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION

NO RETAINING WALLS OVER 1.2 m IN HEIGHT ARE PERMITTED WITHIN ANY SETBACK AREA

LANDSCAPED AREAS TO BE EQUIPPED WITH UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH MOISTURE SENSORS & TIMERS.

LANDSCAPING AND IRRIGATION TO EXTEND TO EDGE OF CITY SIDEWALKS, CURBS, ASPHALT. (INCLUSIVE OF LANDSCAPING ON CITY BOULEVARD)

DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

LEGAL BOUNDARIES SHOWN ARE BASED ON LIMITED EXISTING SURVEY EVIDENCE AND LAND TITLE OFFICE RECORDS. A FULL LEGAL SURVEY IS RECOMMENDED TO PROPERLY DEFINE BOUNDARIES.

FIELD SURVEY COMPLETED THIS 22nd DAY OF FEBRUARY, 2021
ELEVATIONS ARE GEODETIC (ORTHOMETRIC HTv2.0) DERIVED FROM PENTICTON MONUMENT #80H2625

Schedule 'A'
DP PL2022-9323

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

DESIGN BY: AJG | DATE: 2023-04-18
DRAWN BY: AJG | REVISED:

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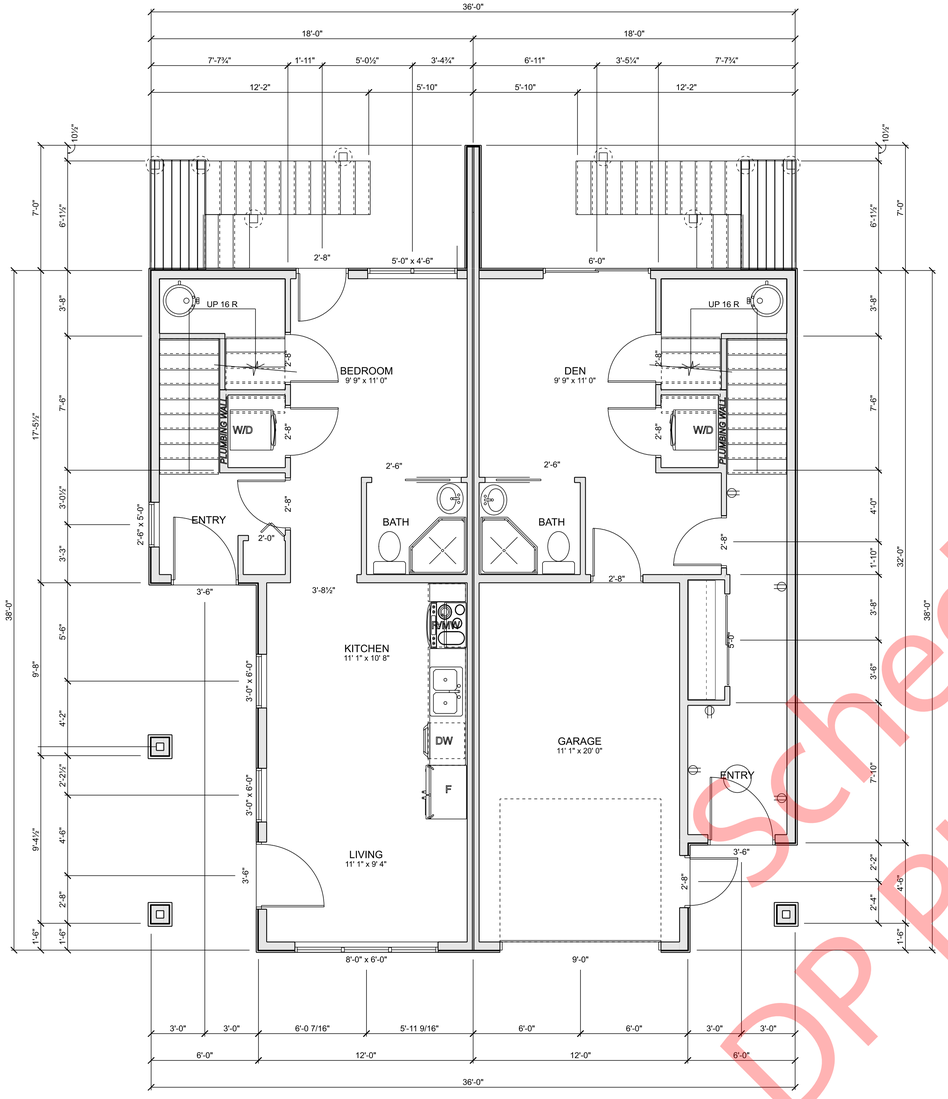
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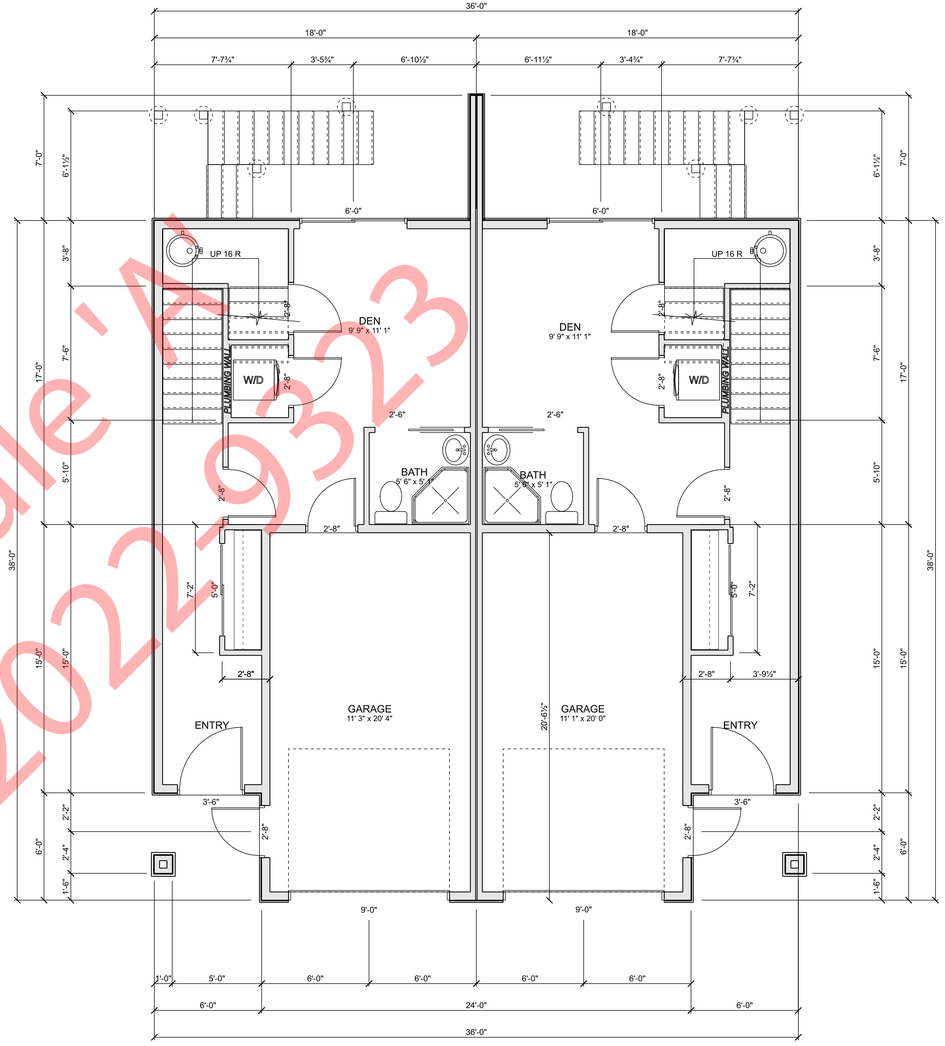
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Landscape Plan



LOWER FLOOR PLAN (BUILDING A)

SCALE: 1/4" = 1'-0"
LOWER FLOOR LIVING AREA: 836 sq.ft.
GARAGE AREA: 252 sq.ft.
SECONDARY SUITE AREA: 426 sq.ft.



LOWER FLOOR PLAN (BUILDING B)

SCALE: 1/4" = 1'-0"
LOWER FLOOR LIVING AREA: 672 sq.ft.
GARAGE AREA: 504 sq.ft.

Scheduled
DP PL2022-9323

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Lower Floor Plans

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

DESIGN BY: AJG | DATE: 2023-04-18
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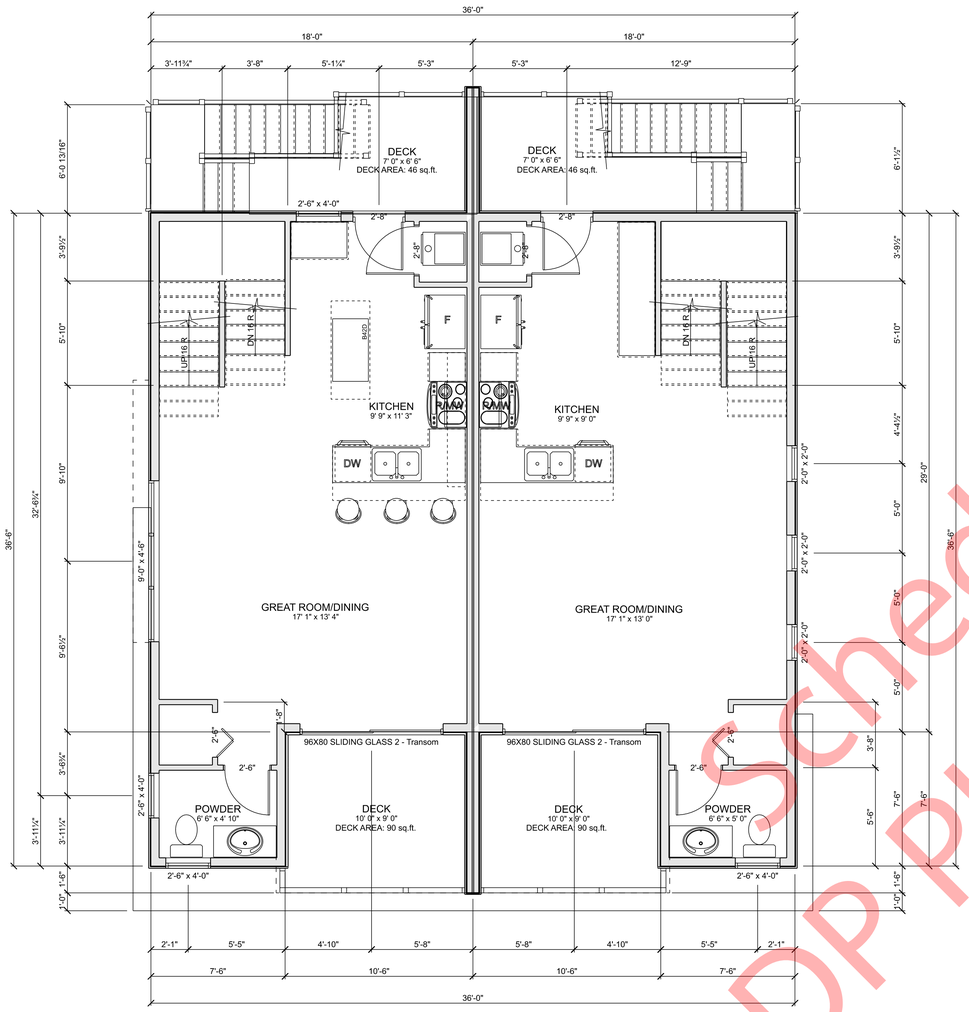
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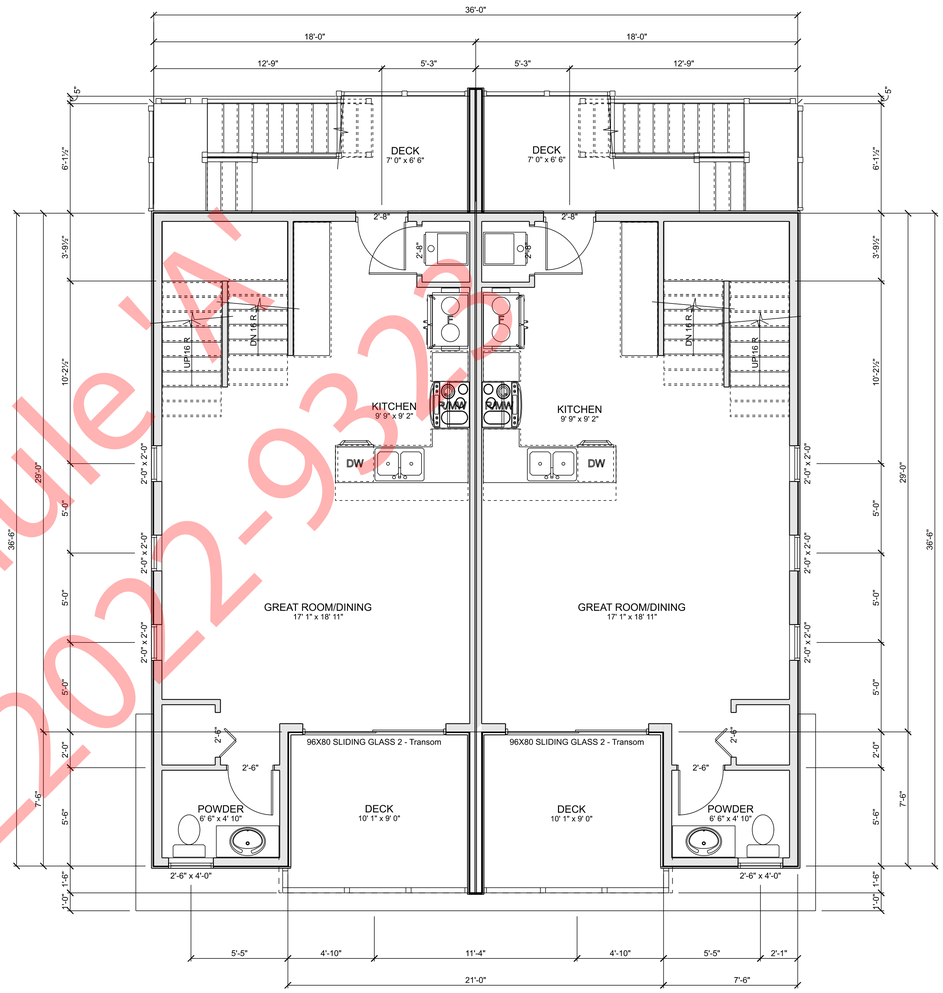
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MAIN FLOOR PLAN (BUILDING A)

SCALE: 1/4" = 1'-0"
MAIN FLOOR LIVING AREA: 1026 sq.ft.
DECK AREA: 272 sq.ft.



MAIN FLOOR PLAN (BUILDING B)

SCALE: 1/4" = 1'-0"
MAIN FLOOR LIVING AREA: 1027 sq.ft.

Scheduled
DP PL2022-9323

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Main Floor Plans

JOHN LEE
401 EDMONTON AVE.
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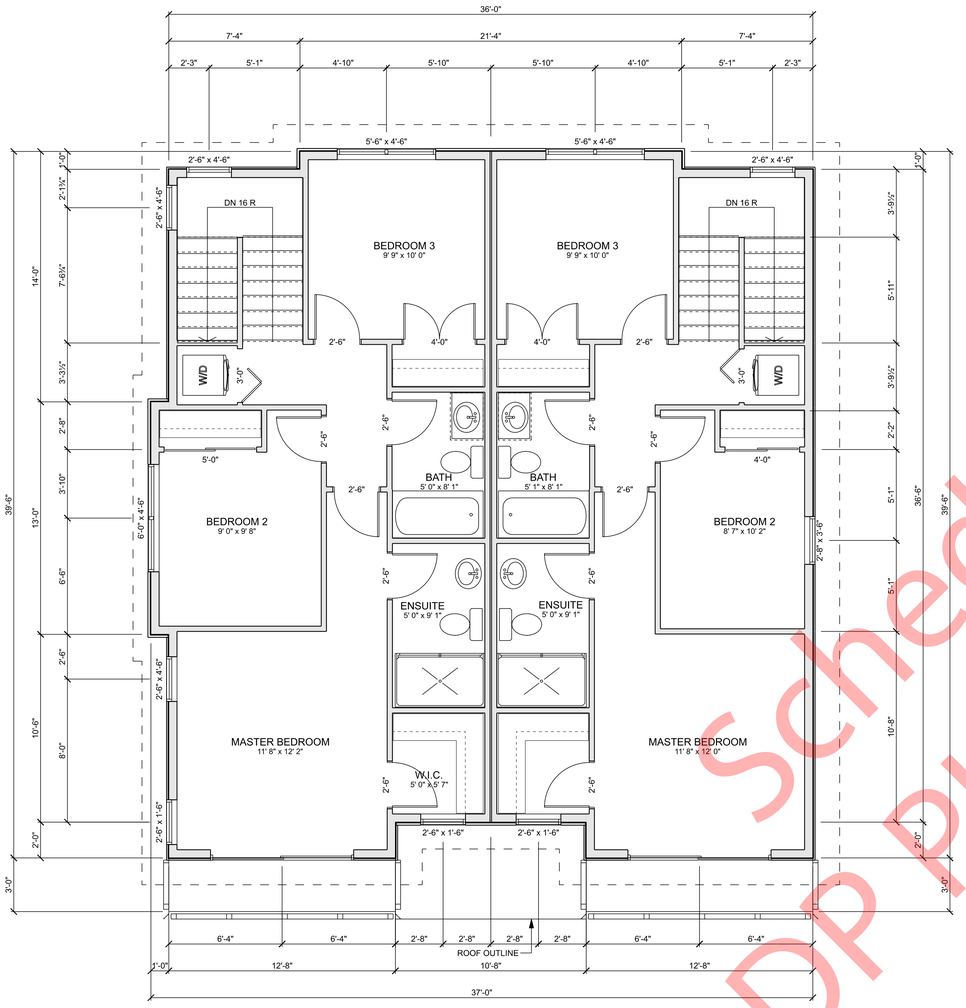
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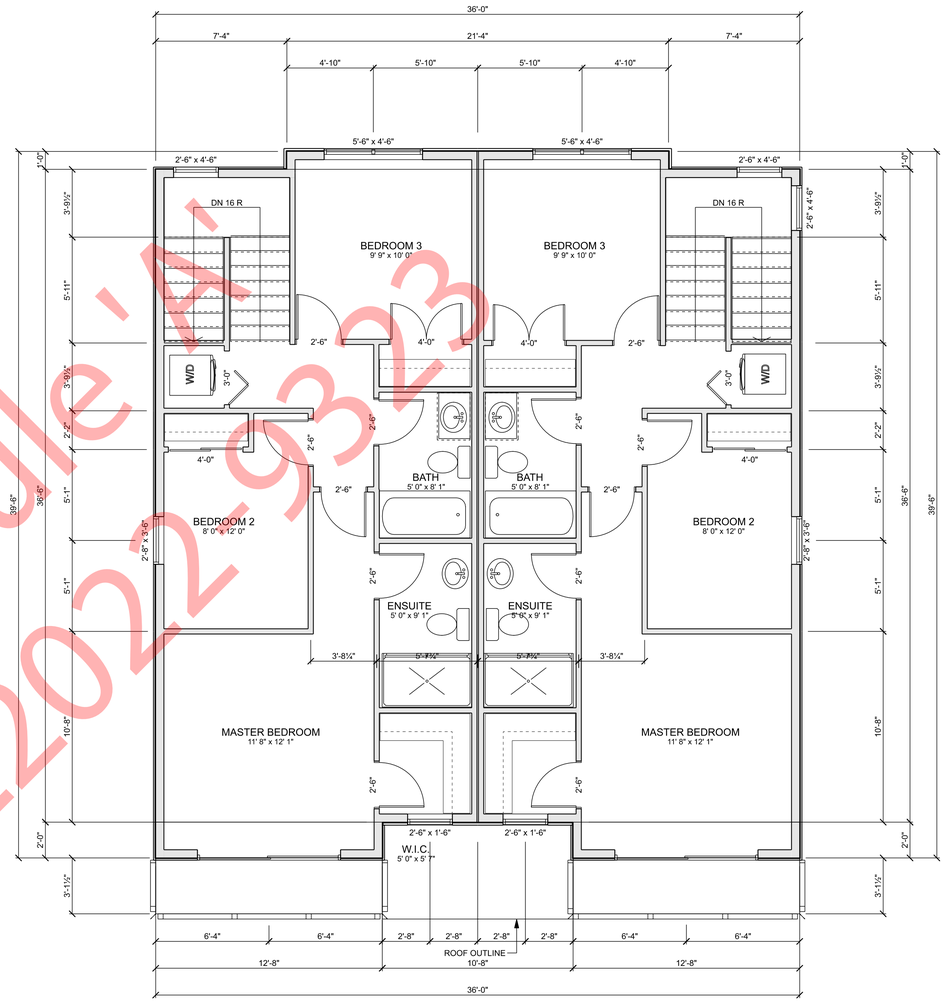
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UPPER FLOOR PLAN (BUILDING A)

SCALE: 1/4" = 1'-0"
UPPER FLOOR LIVING AREA: 1271 sq.ft.
DECK AREA: 76 sq.ft.



UPPER FLOOR PLAN (BUILDING B)

SCALE: 1/4" = 1'-0"
UPPER FLOOR LIVING AREA: 1257 sq.ft.
DECK AREA: 79 sq.ft.

Schedule 'A'
DP PL2022-9323

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

DESIGN BY: AJG
DRAWN BY: AJG
DATE: 2023-04-18
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Due to local codes, regulations and building practices and/or because of specific site conditions, the builder is responsible for all dimensions and details. Consequently, these drawings are not to be used as a guide for construction unless the builder has confirmed their suitability in writing with all dimensions and details verified by the builder to his satisfaction. Additionally, Giroux Design Group is unable to accept any liability for the accuracy or overall integrity of these drawings in excess of their original purchase price. The builder is to review and verify in writing all of these drawings and assume responsibility for the same.

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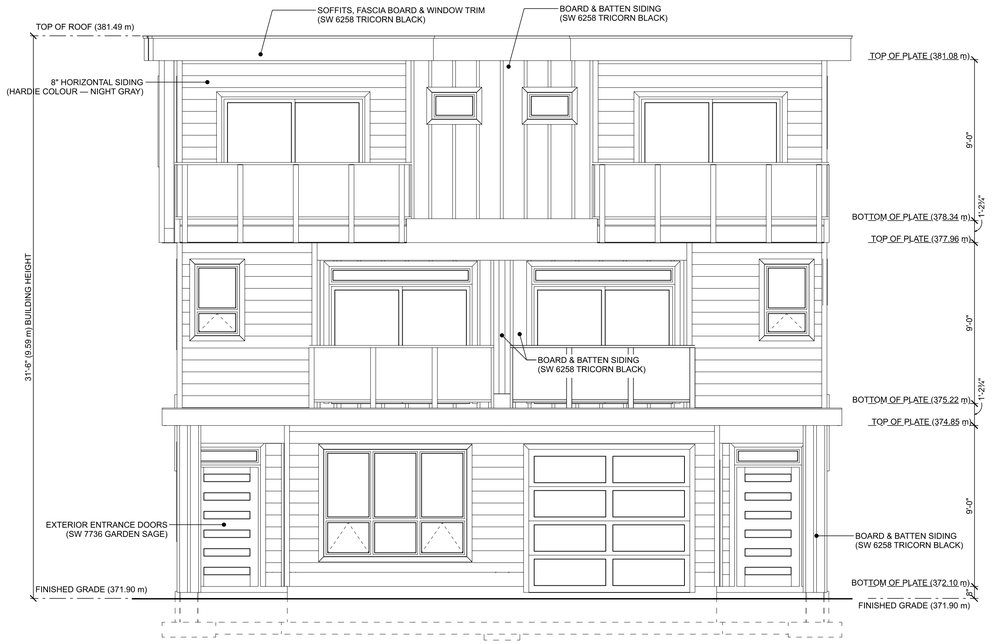
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Upper Floor Plans

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FRONT ELEVATION BLDG A (FACING SOUTH TO EDMONTON AVE.)

SCALE: 1/4" = 1'-0"



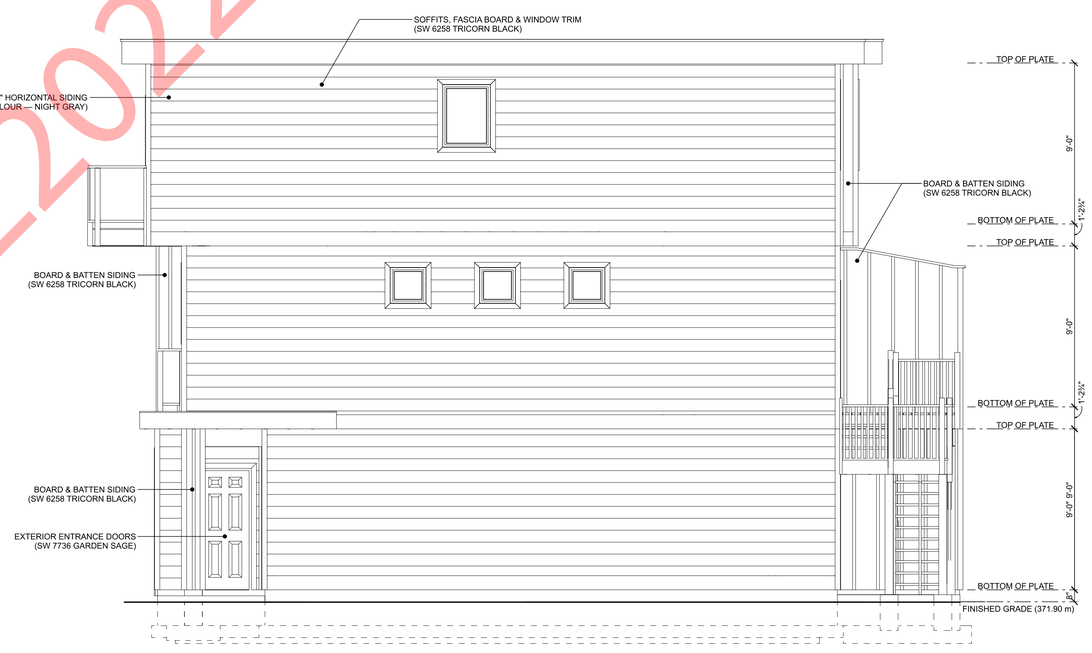
LEFT ELEVATION BLDG A (FACING WEST TO MANITOBA STREET)

SCALE: 1/4" = 1'-0"



REAR ELEVATION BLDG A (FACING NORTH TO LOT C)

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION BLDG A (FACING EAST TO LOT B)

SCALE: 1/4" = 1'-0"

Schedule 'A'
DP PL2022-9323

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Elevations-Building A

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

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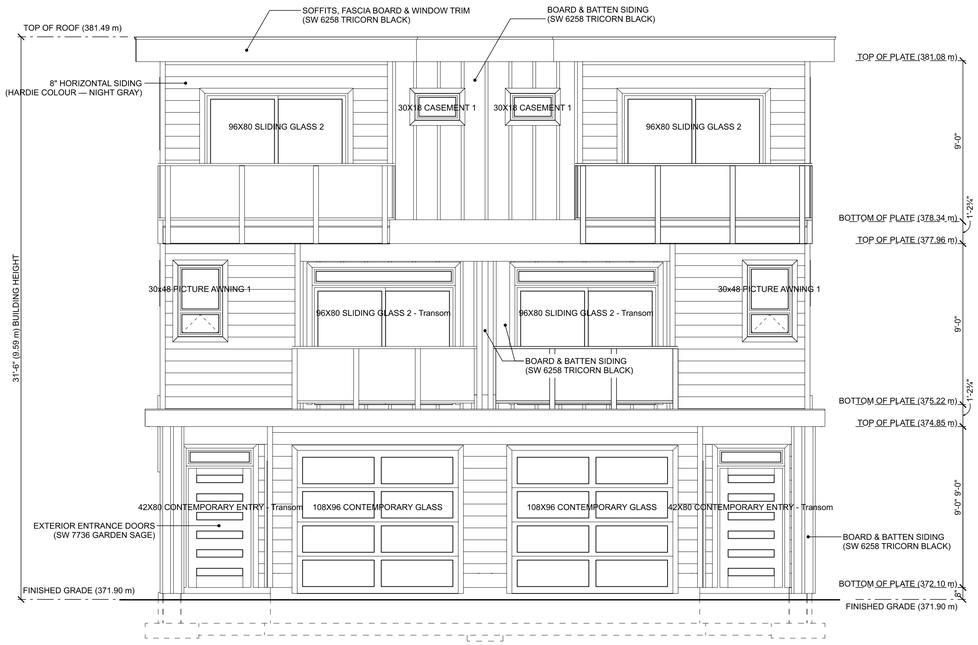
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GIROUX DESIGN GROUP
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Giroux Design Group Inc.
Penticton, BC V2A 4T3 e-mail: contact@girouxdesigngroup.com
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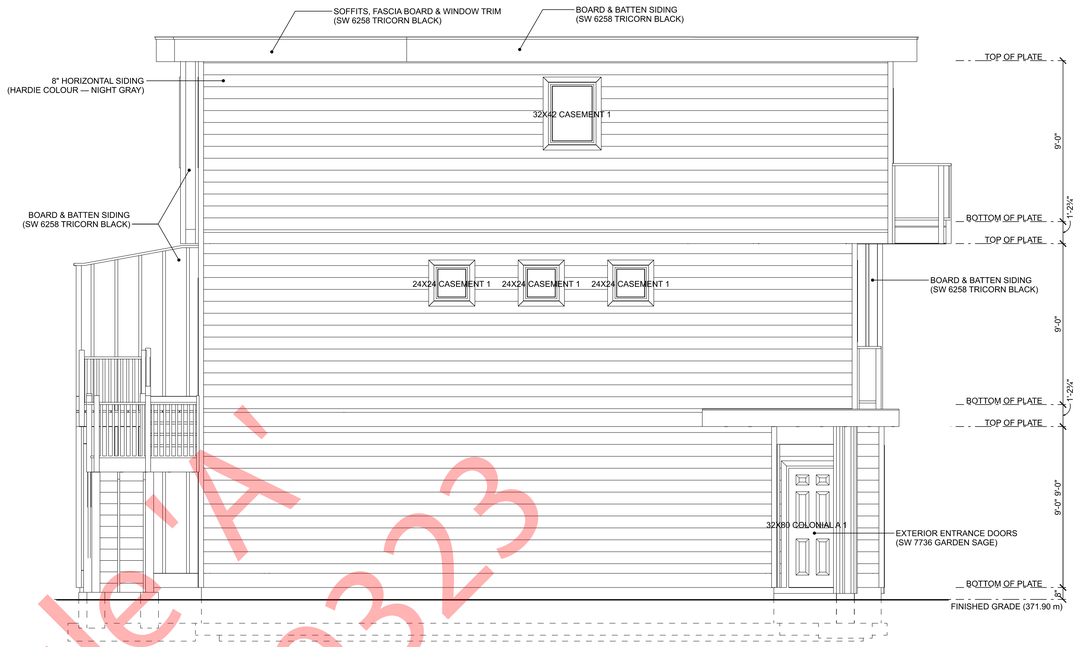
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FRONT ELEVATION BLDG B (FACING SOUTH TO EDMONTON AVE.)

SCALE: 1/4" = 1'-0"



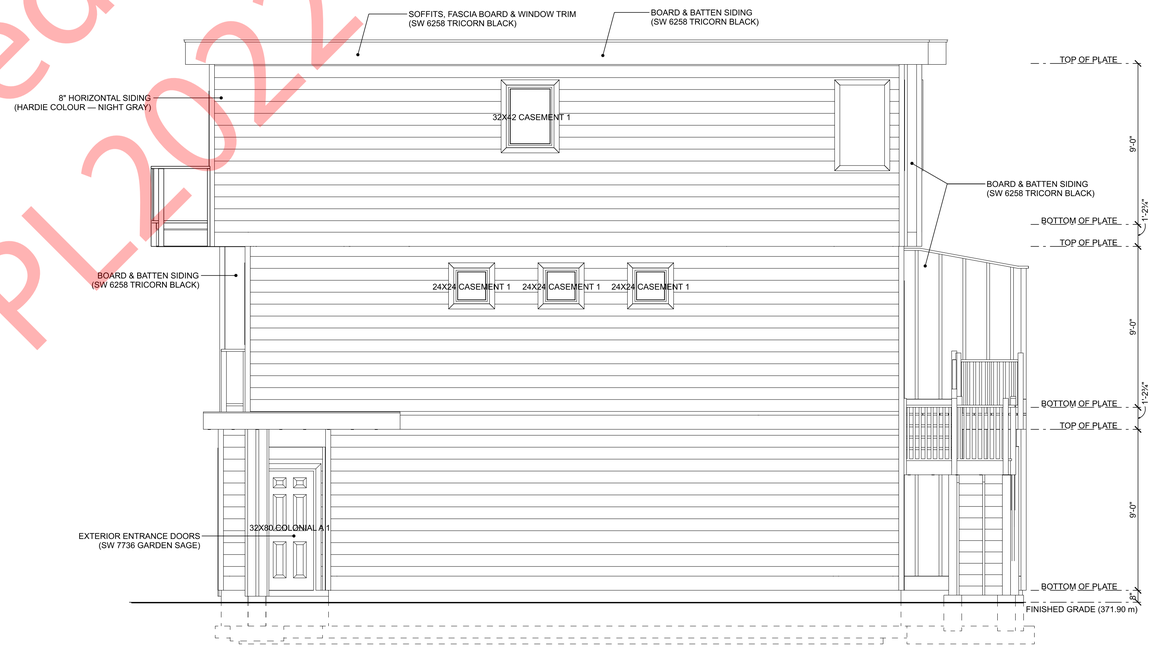
LEFT ELEVATION BLDG B (FACING WEST TO LOT A)

SCALE: 1/4" = 1'-0"



REAR ELEVATION BLDG B (FACING NORTH TO LOT C)

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION BLDG B (FACING EAST)

SCALE: 1/4" = 1'-0"

Scheduled
DP PL2022-9323

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Elevations-Building B

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

DESIGN BY: AJG
DRAWN BY: AJG
DATE: 2023-04-18
REVISED:

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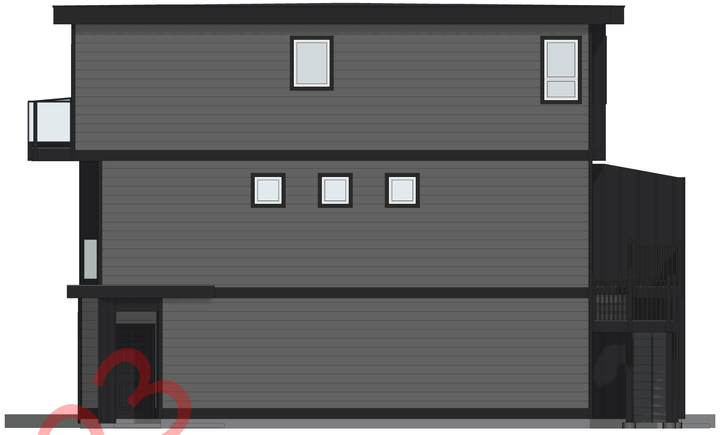
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SOUTH ELEVATION (FACING EDMONTON AVE.)
SCALE: 3/16" = 1'-0"





EAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"





WEST ELEVATION (FACING MANITOBA STREET)
SCALE: 3/16" = 1'-0"

Schedule 'A'
DP PL2022-9323

Colour Elevations

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

DESIGN BY: AJG | DATE: 2023-04-18
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City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Permit

Permit Number: DP PL2022-9324

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.

2. This permit applies to:

   Legal: Proposed Lot B (legal to be updated after subdivision)

   Civic: Proposed Lot B of 401 Edmonton Avenue (civic to be updated after subdivision)

   PID: Proposed Lot B (PID to be updated after subdivision)

3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a side-by-side duplex, as shown in the plans attached in Schedule 'A'.

4. In accordance with Section 502 of the Local Government Act a deposit or irrevocable letter of credit, in the amount of $_____ must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the Local Government Act, to undertake works or other activities required to:

   a. correct an unsafe condition that has resulted from a contravention of this permit,

   b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or

   c. repair damage to the natural environment that has resulted from a contravention of this permit.

5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:

   a. The permit has lapsed as described under Condition 8, or

   b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.

6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

DRAFT

General Conditions

7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.

8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.

9. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**

10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.

11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

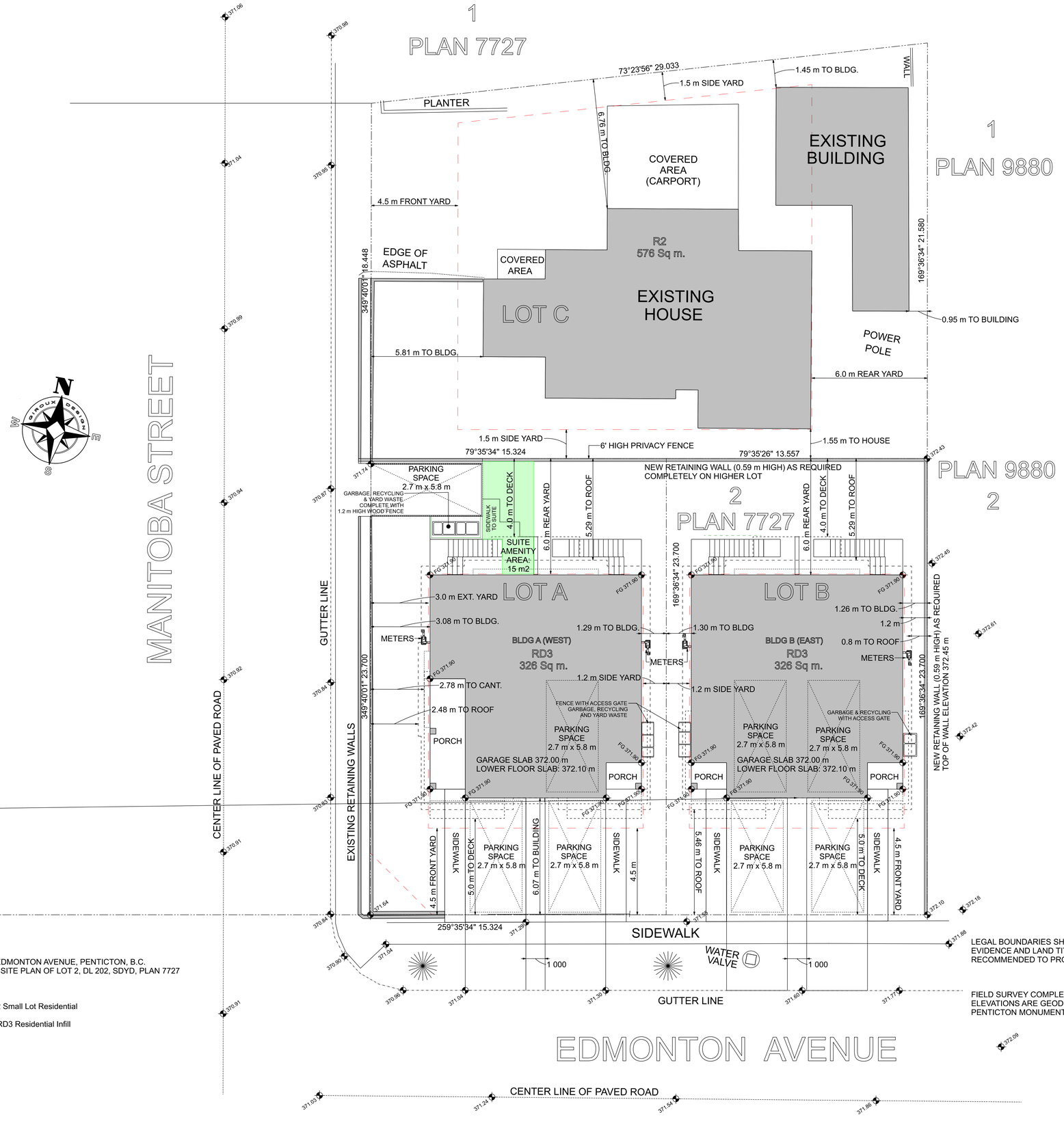
Authorized by City Council, the ____ day of _____, 2023.

Issued this ____ day of _____, 2023.

_____

Angela Collison
Corporate Officer

DRAFT



LOT C ZONING COMPLIANCE TABLE (PROPOSED ZONING R2)

REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	IR	IR	NO
ZONING	R2	R2	NO
MINIMUM LOT WIDTH	13 m	29.03 m	NO
LOT AREA	390 m2	576.00 m2	NO
MAXIMUM LOT COVERAGE	40%	41.3% (238 m2)	YES
MAX. ACCESSORY BUILDING COVERAGE	75 m.sq.	58 m.sq.	NO
MAXIMUM HEIGHT	10.5 m	6.0 m	NO
MINIMUM FRONT YARD (WEST)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD	1.5 m	1.5 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	N/A	NO
MINIMUM REAR YARD (EAST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	2	2	NO

LOT A ZONING COMPLIANCE TABLE (PROPOSED ZONING RD3)

REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	IR	IR	NO
ZONING	R2	RD3	NO
MINIMUM LOT WIDTH	10.5	15.35 m	NO
LOT AREA	275 m2	363.62 m2	NO
MAXIMUM LOT COVERAGE	55%	35% (126.8 m2)	NO
MAXIMUM DENSITY	1.0 FAR	0.80 FAR (291.1 m2)	NO
MAXIMUM HEIGHT	10.5 m	9.6 m	NO
MINIMUM FRONT YARD (EAST)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD	1.2 m	1.2 m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	3.0 m	NO
MINIMUM REAR YARD (WEST)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	3	3	NO
DUPLEX AMENITY SPACE	15 m2	59.6 m2	NO
DUPLEX SUITE AREA	40%	39.6 m2 (31%)	NO
SUITE AMENITY SPACE	15 m2	15 m2	NO

LOT B ZONING COMPLIANCE TABLE (PROPOSED ZONING RD3)

REGULATION	REQUIRED	PROPOSED	VARIANCE REQUIRED
OCP DESIGNATION	DR	DR	NO
ZONING	R2	RD3	NO
MINIMUM LOT WIDTH	9.1	13.6 m	NO
LOT AREA	275 m2	321 m2	NO
MAXIMUM LOT COVERAGE	55%	40% (126.8 m2)	NO
MAXIMUM DENSITY	1.0 FAR	0.86 FAR (274.6 m2)	NO
MAXIMUM HEIGHT	10.5 m	9.6 m	NO
MINIMUM FRONT YARD (SOUTH)	4.5 m	4.5 m	NO
MINIMUM INTERIOR SIDE YARD (EAST)	1.2 m	1.2 m	NO
MINIMUM INTERIOR SIDE YARD (WEST)	1.2 m	1.2 m	NO
MINIMUM REAR YARD (NORTH)	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT)	2	2	NO

SITE PLAN

SCALE: 1:100
CIVIC ADDRESS: 401 EDMONTON AVENUE, PENTICTON, B.C.
LEGAL DESCRIPTION: SITE PLAN OF LOT 2, DL 202, SDYD, PLAN 7727
PID: 002-448-980

CURRENT ZONING: R2 Small Lot Residential
OCP: Infill Residential
PROPOSED ZONING: RD3 Residential Infill

LEGAL BOUNDARIES SHOWN ARE BASED ON LIMITED EXISTING SURVEY EVIDENCE AND LAND TITLE OFFICE RECORDS. A FULL LEGAL SURVEY IS RECOMMENDED TO PROPERLY DEFINE BOUNDARIES.

FIELD SURVEY COMPLETED THIS 22nd DAY OF FEBRUARY, 2021
ELEVATIONS ARE GEODETIC (ORTHOMETRIC HTv2.0) DERIVED FROM PENTICTON MONUMENT #80H2625

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

DATE: 2023-04-18
REVISED:
DESIGN BY: AJG
DRAWN BY: AJG

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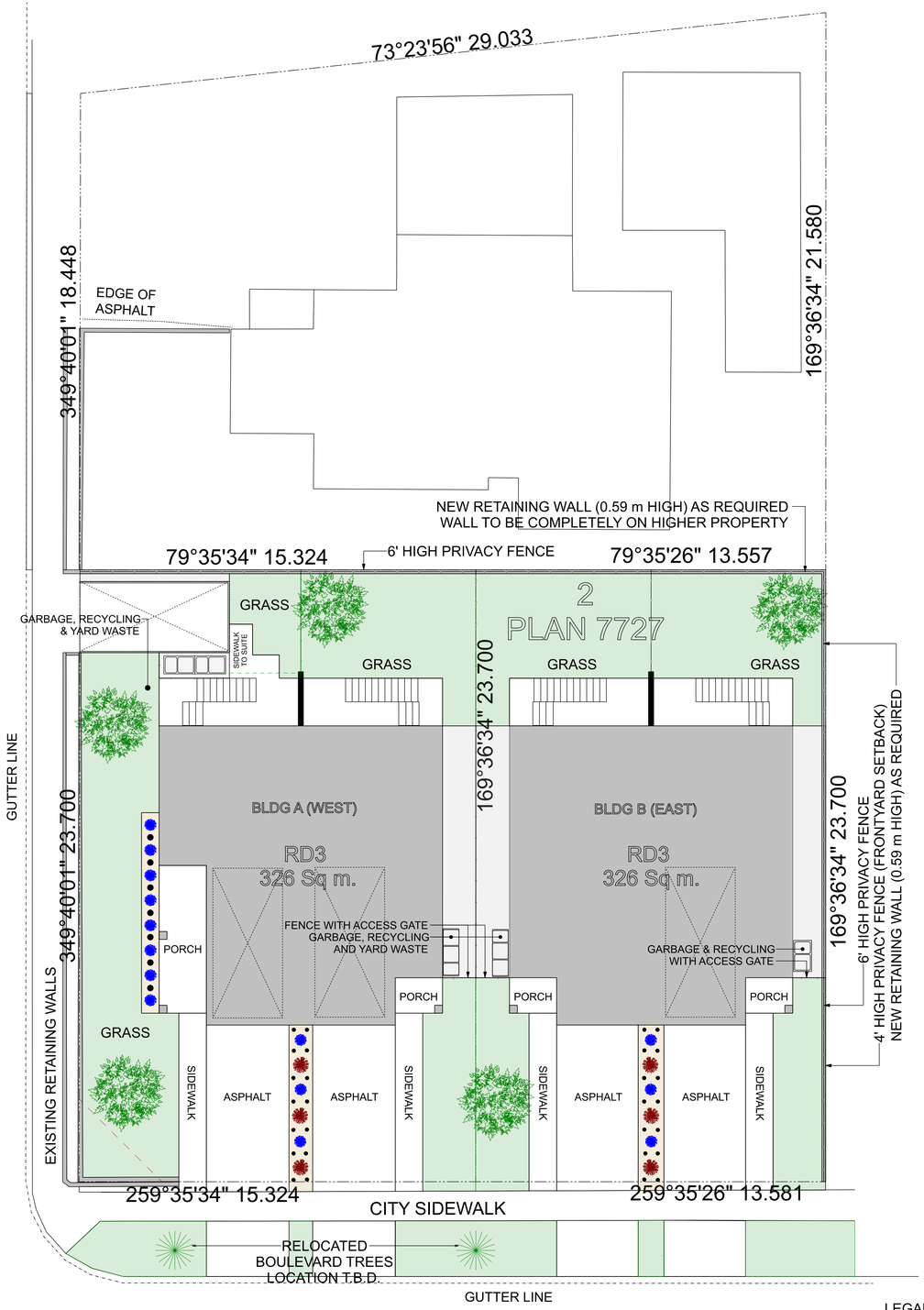
Site Plan

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MANITOBA STREET

CENTER LINE OF PAVED ROAD



EDMONTON AVENUE

CENTER LINE OF PAVED ROAD

SITE PLAN

SCALE: 1:100
CIVIC ADDRESS: 401 EDMONTON AVENUE, PENTICTON, B.C.
LEGAL DESCRIPTION: SITE PLAN OF LOT 2, DL 202, SDYD, PLAN 7727
PID: 002-448-980

CURRENT ZONING: R2 Small Lot Residential
OCP: Infill Residential
PROPOSED ZONING: RD3 Residential Infill

LANDSCAPE SCHEDULE

PLANTINGS:
Black Mondo Grass (Ophiopogon planiscapus 'Nigrescens') 7 qty.
Blue Cushion Lavender (Lavandula angustifolia 'Blue Cushion') 14 qty.
Dwarf Mondo Grass (Ophiopogon japonicus 'Nanus') 28 qty.
Japanese Blood Grass (Imperata cylindrica 'Red Baron') 6 qty.

TREES:
Bloodgood Japanese Maple (Acer palmatum var. atropurpureum 'Bloodgood') 5 qty.

GARBAGE DISPOSAL:
Garbage Container: 5
Recycling Container: 5
Yard Waste Container 2

GROUND COVER/HARD SURFACES:
Property Area (3,914+ 3,457 = 7,371 sq.ft.)
Asphalt (1,055 sq.ft.)
Grass (2,206 sq.ft.)
Planting Beds-Bark Mulch (215 sq.ft.)
River Rock-2" Rainbow (457 sq.ft.)
Landscape Fabric (672 sq.ft.)
Sidewalk/Porch (428 sq.ft.)

FENCING:
4' High Wood Fence (16 lin.ft.)
6' High 'Good Neighbour' Privacy Fence (288 lin.ft.)

LANDSCAPE NOTES:

SHRUBS SHALL BE A MIN OF No.2 POT SHRUBS

ALL TREES ARE TO BE A MINIMUM CALIPER OF 60mm WITH A CLEAR STEM HEIGHT OF 1.5 m

NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION

NO RETAINING WALLS OVER 1.2 m IN HEIGHT ARE PERMITTED WITHIN ANY SETBACK AREA

LANDSCAPED AREAS TO BE EQUIPPED WITH UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH MOISTURE SENSORS & TIMERS.

LANDSCAPING AND IRRIGATION TO EXTEND TO EDGE OF CITY SIDEWALKS, CURBS, ASPHALT. (INCLUSIVE OF LANDSCAPING ON CITY BOULEVARD)

DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

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Landscape Plan

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

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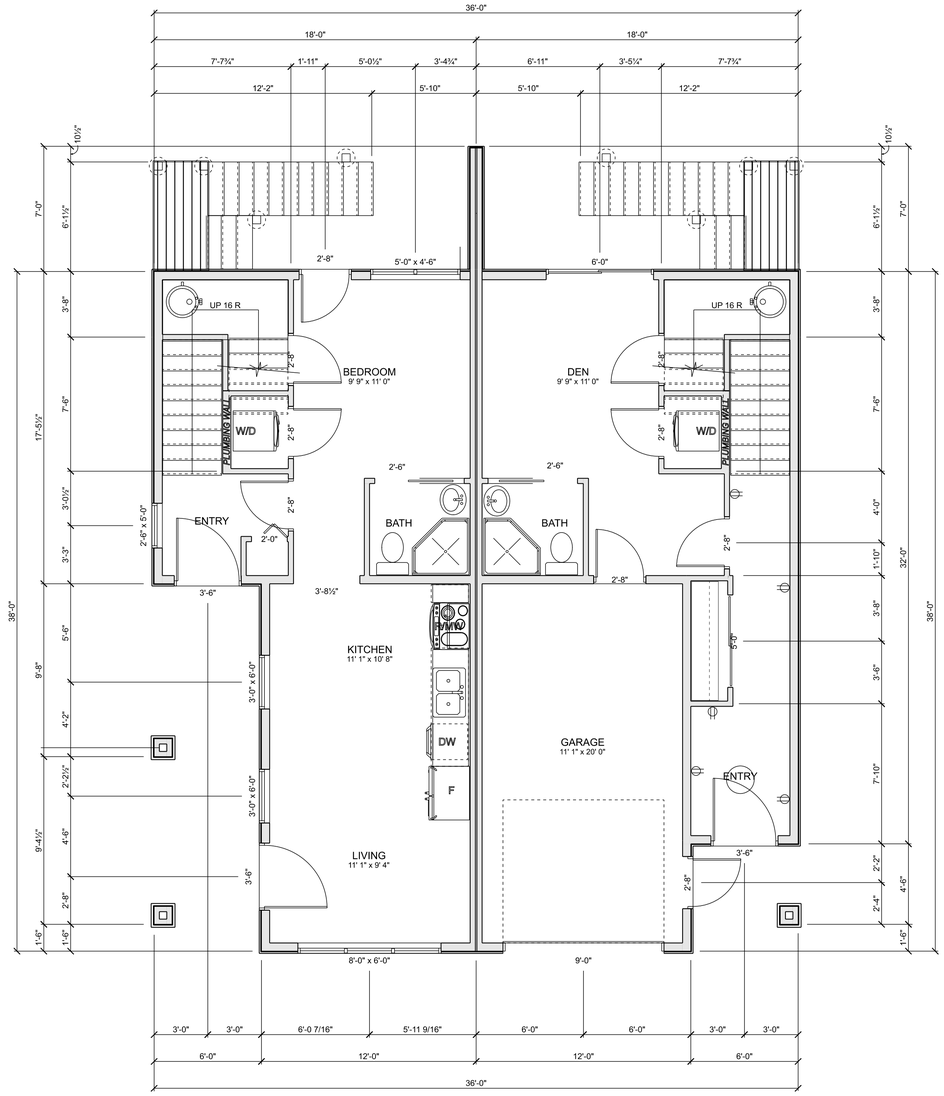
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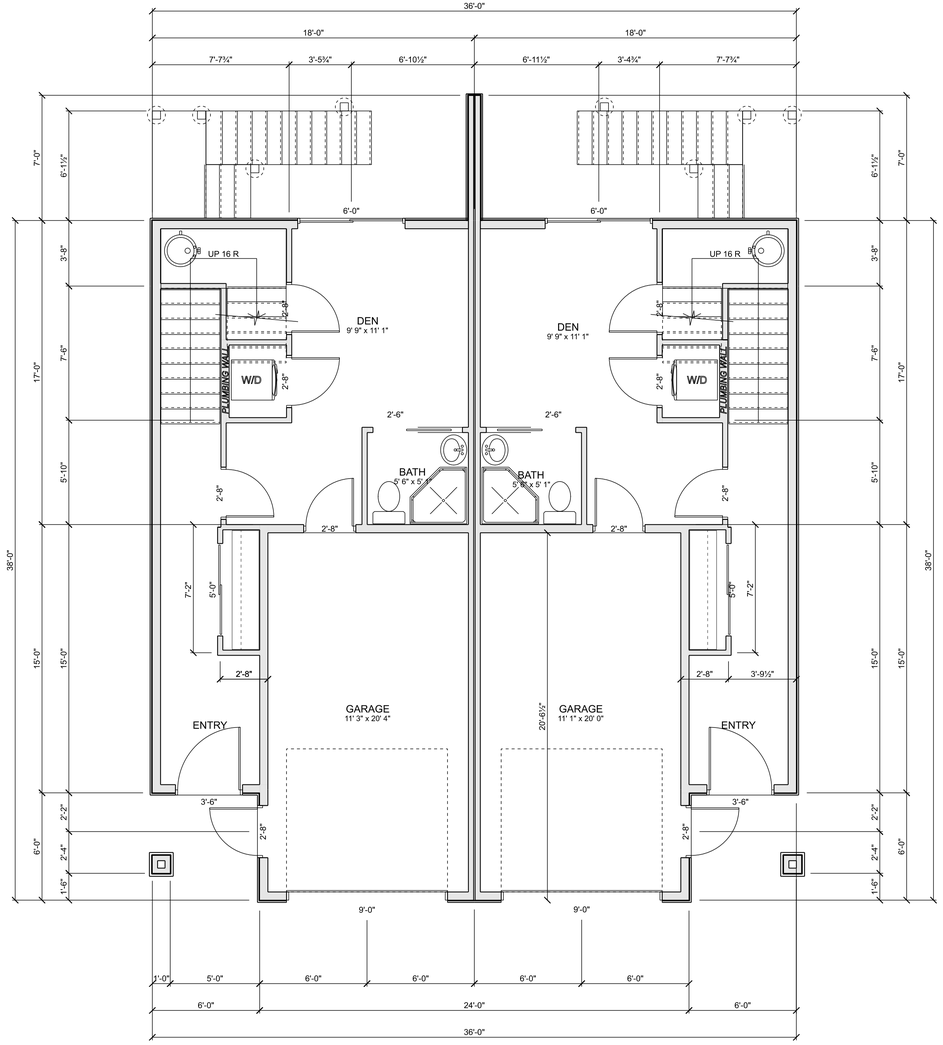
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LOWER FLOOR PLAN (BUILDING A)

SCALE: 1/4" = 1'-0"
LOWER FLOOR LIVING AREA: 836 sq.ft.
GARAGE AREA: 252 sq.ft.
SECONDARY SUITE AREA: 426 sq.ft.



LOWER FLOOR PLAN (BUILDING B)

SCALE: 1/4" = 1'-0"
LOWER FLOOR LIVING AREA: 672 sq.ft.
GARAGE AREA: 504 sq.ft.

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Lower Floor Plans

JOHN LEE
401 EDMONTON AVE.
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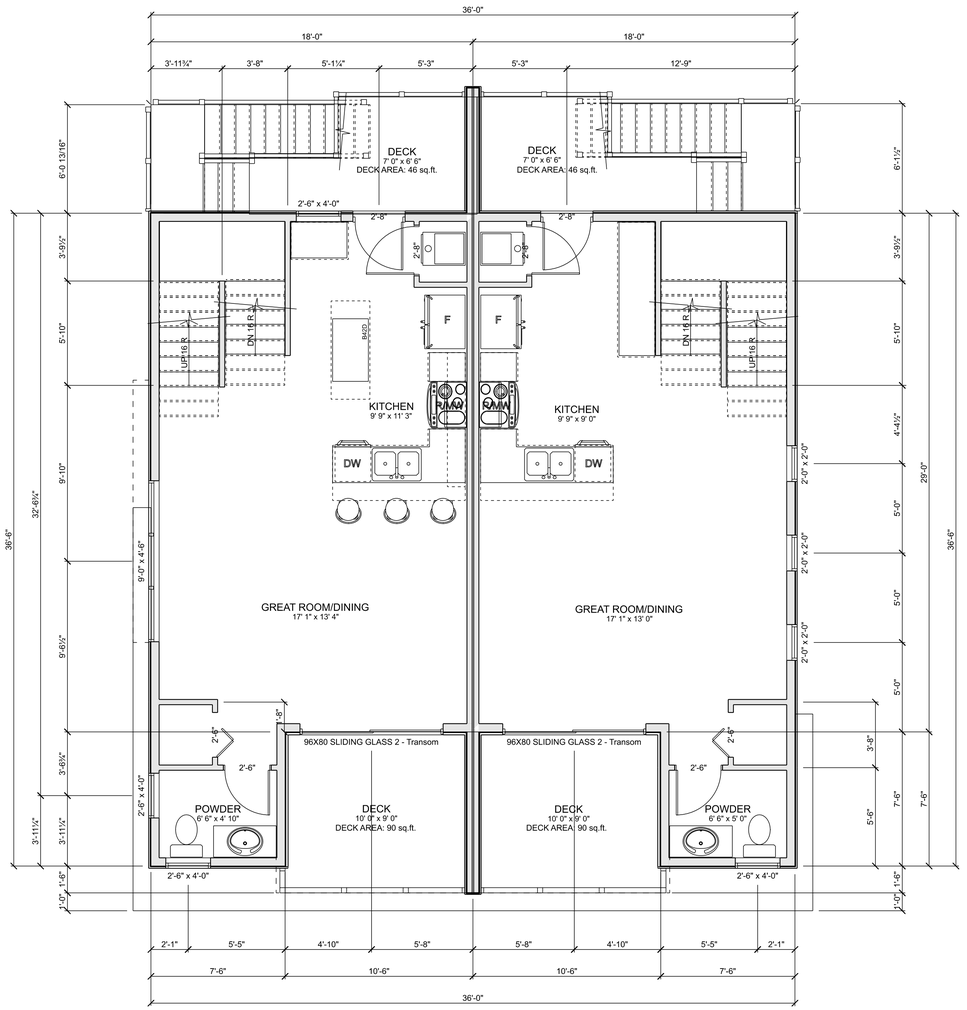
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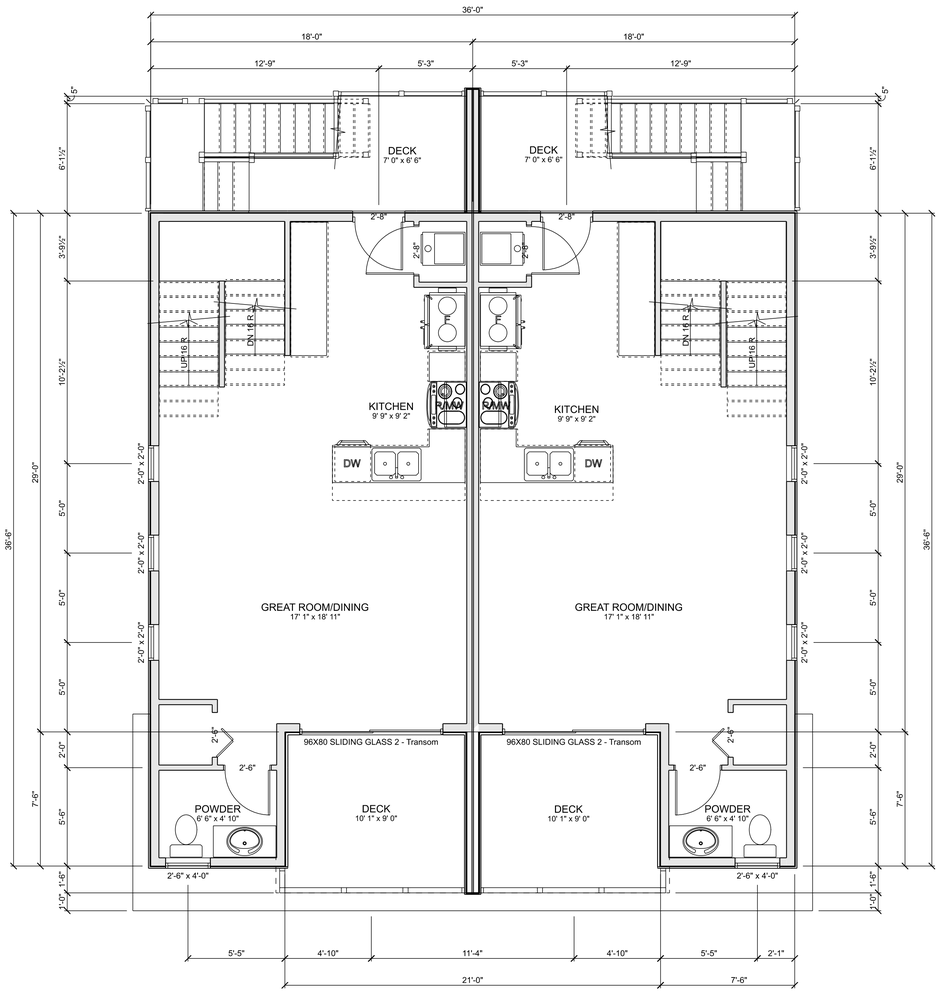
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MAIN FLOOR PLAN (BUILDING A)

SCALE: 1/4" = 1'-0"
MAIN FLOOR LIVING AREA: 1026 sq.ft.
DECK AREA: 272 sq.ft.



MAIN FLOOR PLAN (BUILDING B)

SCALE: 1/4" = 1'-0"
MAIN FLOOR LIVING AREA: 1027 sq.ft.

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Main Floor Plans

JOHN LEE
401 EDMONTON AVE.
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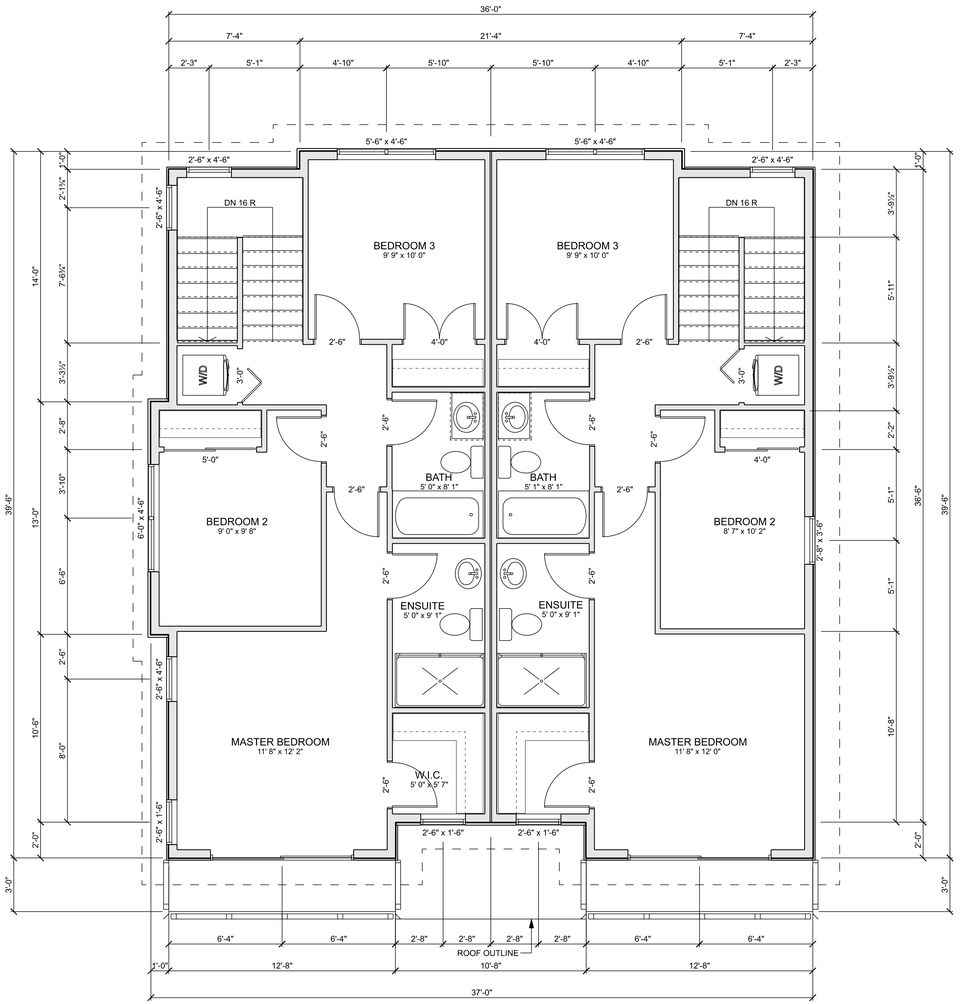
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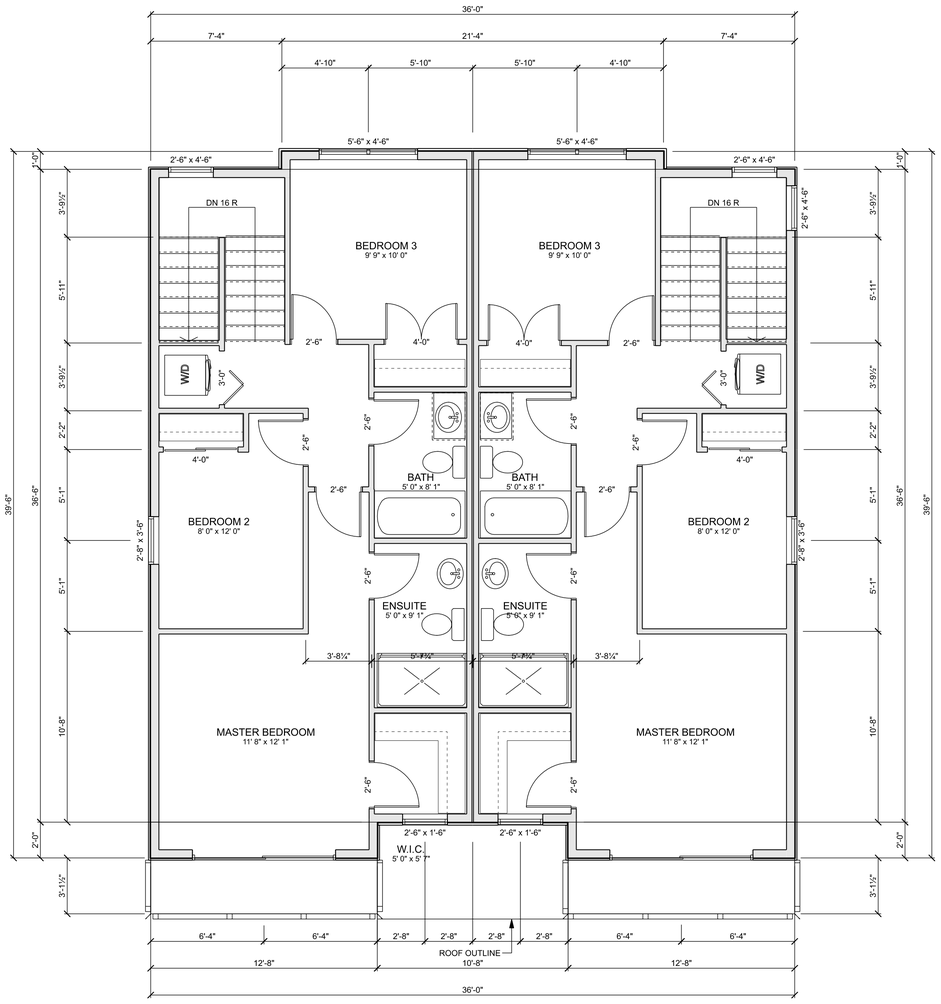
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UPPER FLOOR PLAN (BUILDING A)

SCALE: 1/4" = 1'-0"
UPPER FLOOR LIVING AREA: 1271 sq.ft.
DECK AREA: 76 sq.ft.



UPPER FLOOR PLAN (BUILDING B)

SCALE: 1/4" = 1'-0"
UPPER FLOOR LIVING AREA: 1257 sq.ft.
DECK AREA: 79 sq.ft.

JOHN LEE
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PENTICTON, BC

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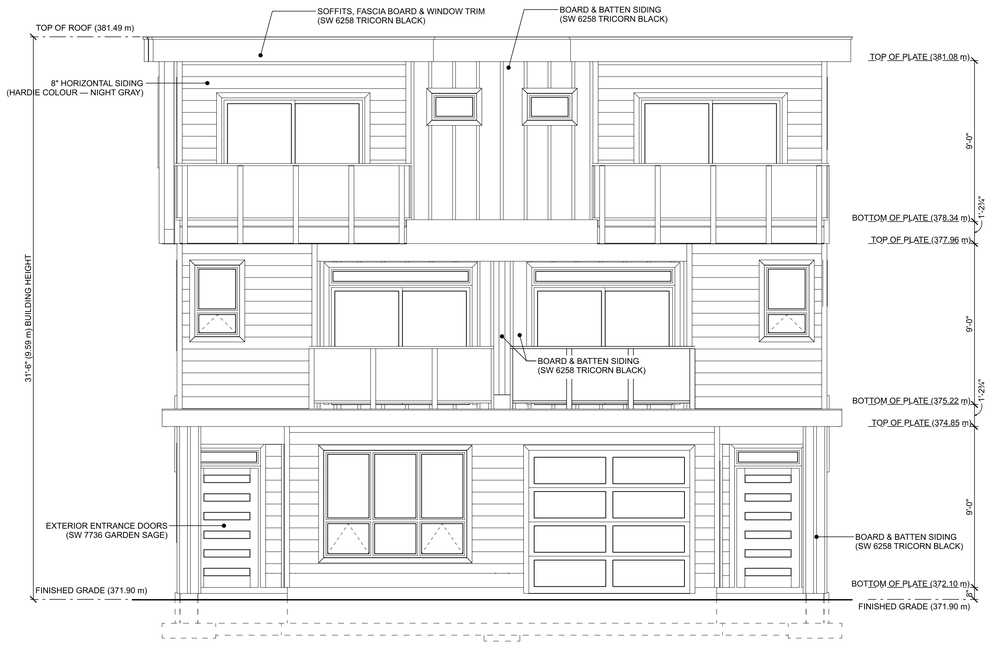
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Upper Floor Plans

DP PL2022-9324



FRONT ELEVATION BLDG A (FACING SOUTH TO EDMONTON AVE.)

SCALE: 1/4" = 1'-0"



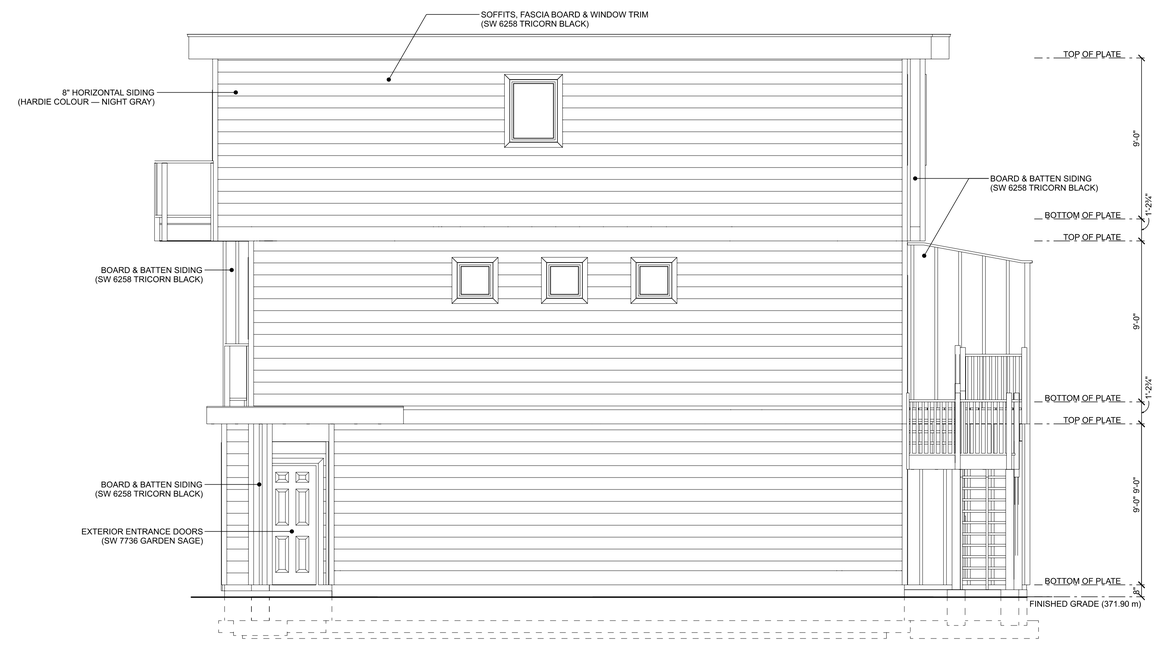
LEFT ELEVATION BLDG A (FACING WEST TO MANITOBA STREET)

SCALE: 1/4" = 1'-0"



REAR ELEVATION BLDG A (FACING NORTH TO LOT C)

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION BLDG A (FACING EAST TO LOT B)

SCALE: 1/4" = 1'-0"

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Elevations-Building A

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

DESIGN BY: AJG | DATE: 2023-04-18
DRAWN BY: AJG | REVISED:

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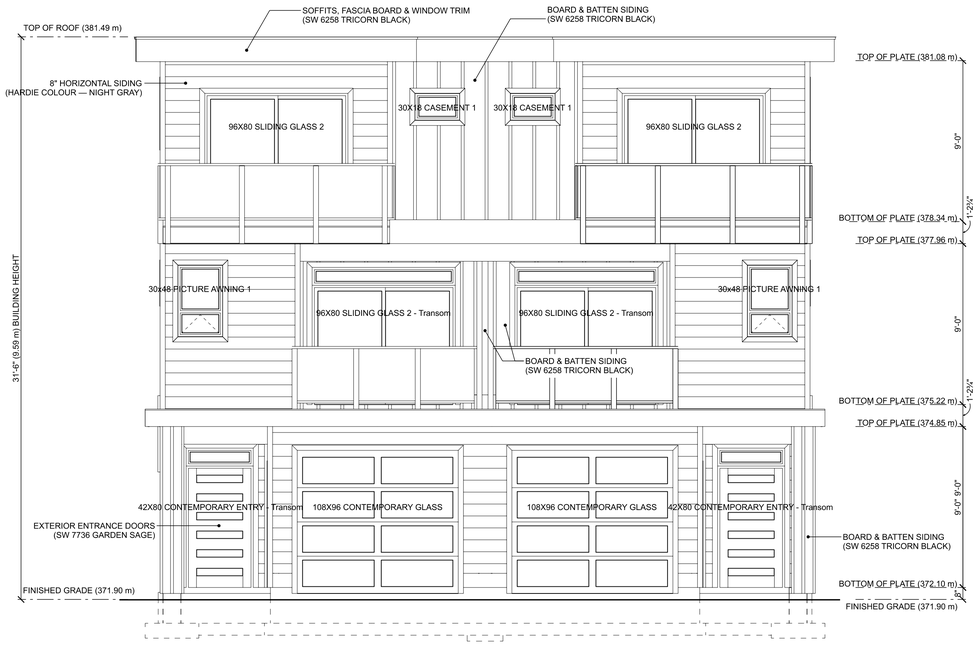
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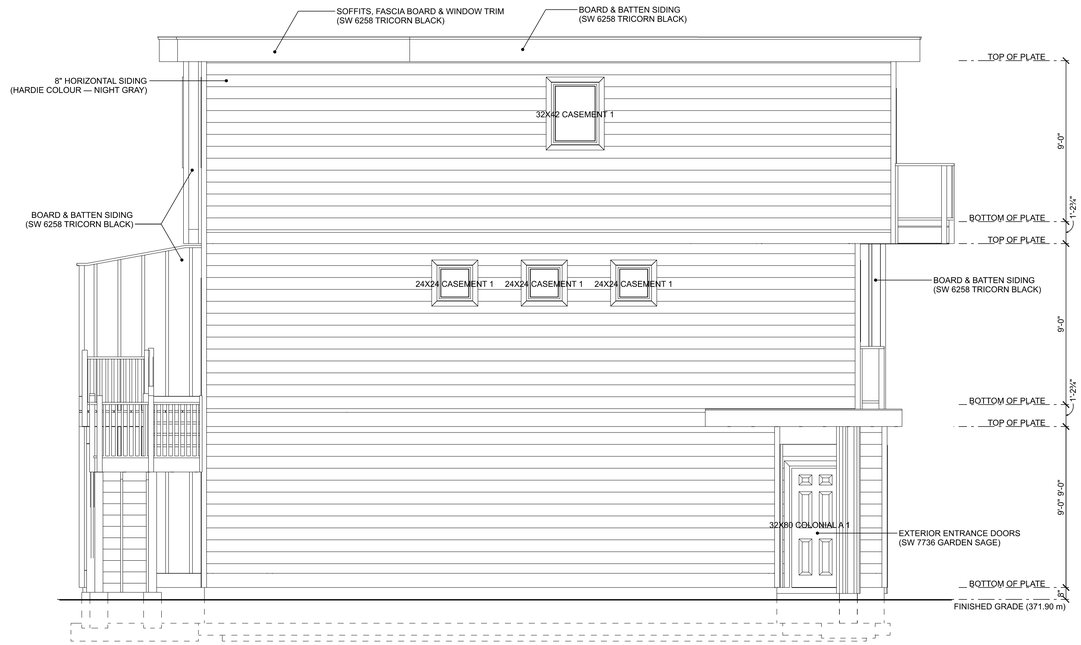
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FRONT ELEVATION BLDG B (FACING SOUTH TO EDMONTON AVE.)

SCALE: 1/4" = 1'-0"



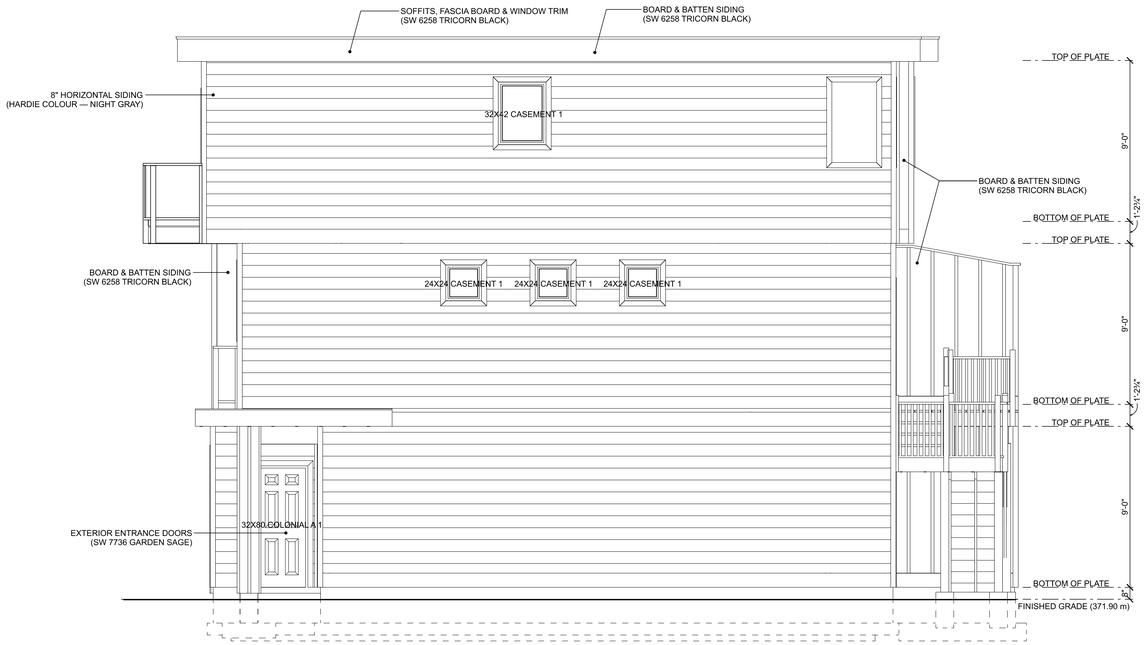
LEFT ELEVATION BLDG B (FACING WEST TO LOT A)

SCALE: 1/4" = 1'-0"



REAR ELEVATION BLDG B (FACING NORTH TO LOT C)

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION BLDG B (FACING EAST)

SCALE: 1/4" = 1'-0"

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Elevations-Building B

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

DATE: 2023-04-18
DESIGN BY: AJG
DRAWN BY: AJG
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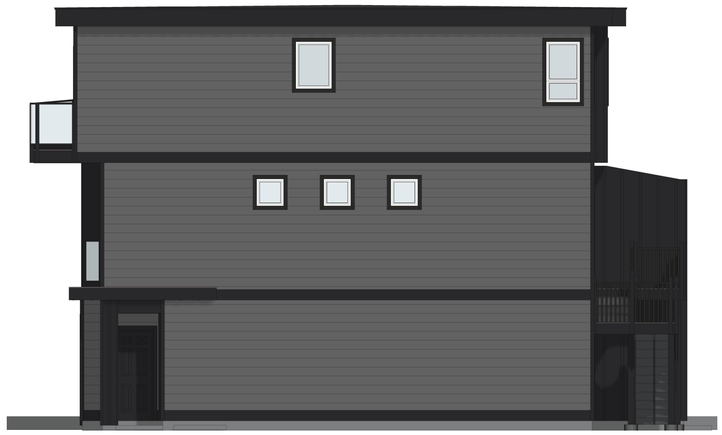
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SOUTH ELEVATION (FACING EDMONTON AVE.)
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION (FACING MANITOBA STREET)
SCALE: 3/16" = 1'-0"

Colour Elevations

JOHN LEE
401 EDMONTON AVE.
PENTICTON, BC

DESIGN BY: AJG | DATE: 2023-04-18
DRAWN BY: AJG | REVISED:

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Notice of Motion

Council Open House

Strategic Priority Objective

Organizational Excellence: Support a culture of service excellence built on good governance, leadership, and sound finial decisions

WHEREAS

1. On March 9, 2023 the City of Penticton hosted a Council Open House for the public discuss openly with City Councillors city matters and also gave the public opportunity to discuss with staff community safety, financial plan and budget, and utility rate review.
2. The open house removed barriers from the environment of the council chambers by giving the public a set time of three hours in the evening and hosted in the Penticton Trade and Convention Centre for them to engage with council and staff.
3. The above barrier removed allows council to be more accessible to the public and led to attendance of 218 to the event.
4. The accessibility of the open house can be improved to attract more families and people reliant on buses. Child care services during the event can be provided to allow for families, especially single parents, to participate.

THEREFORE BE IT RESOLVED

THAT Council direct staff to setup a three hour Council Open Houses in the Fall and Spring for the remainder of the council term to 2026.

AND THAT Council direct staff to provide activities for children and youth at the open house.