



Official Community Plan – Housing Task Force Meeting

to be held in-person in Council Chambers

City Hall, 171 Main Street

Wednesday, October 11, 2023

at 4:30 p.m.

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

We acknowledge that Penticton, where we live and work, is on the traditional lands of the Syilx People in the Okanagan Nation.

2. **Adoption of Agenda**

3. **Adoption of Minutes**

3.1 Minutes of the September 27, 2023 Official Community Plan – Housing Task Force Meeting 1-3

Recommendation:

THAT the Official Community Plan – Housing Task Force adopt the minutes of the September 27, 2023 meeting as presented.

4. **New Business**

Haddad 4.1 Official Community Plan Housing Policy Review – Breakout Sessions 4-11

5. **Next Meeting**

The next Official Community Plan – Housing Task Force meeting is scheduled for October 28, 2023 at 4:30 p.m. in Council Chambers.

6. **Adjournment**



Minutes

penticton.ca

Official Community Plan - Housing Task Force Meeting

held in-person in Council Chambers
City Hall, 171 Main Street
Wednesday, September 27, 2023
at 4:30 p.m.

Present: Nathan Little, Chair
Drew Barnes
Ajeet Brar
Rod Ferguson
Alison Gibson
Richard Langfield
Linda Sankey
Chris Schoenne
Nicolas Stulberg

Council Liaison: Helena Konanz, Councillor

Staff: Anthony Haddad, General Manager, Community Services
Blake Laven, Director of Development Services
JoAnne Kleb, Manager of Communications and Engagement
Steven Collyer, Senior Planner
Hayley Anderson, Legislative Assistant

Regrets: Campbell Watt, Councillor
Nicholas Hill, Vice-Chair
Cheryl Kruger
Brian Menzies
Dara Parker

1. **Call to Order**

The Chair called the Official Community Plan – Housing Task Force to order at 4:34 p.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Official Community Plan - Housing Task Force adopt the agenda of September 27, 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 September 13, 2023 meeting as presented.

CARRIED UNANIMOUSLY

Alison Gibson joined the meeting at 4:35 pm.

4. **New Business**

4.1 Neighbourhood Charm Project

The Director of Development Services provided the Task Force with a presentation on the Neighbourhood Charm Project.

It was MOVED and SECONDED

THAT the Official Community Plan – Housing Task Force accept the presentation for information.

CARRIED UNANIMOUSLY

Drew Barnes left the meeting at 4:50 pm.

4.2 Spiller Road Plan

The Director of Development Services provided the Task Force with a presentation on the Spiller Road Plan.

Drew Barnes returned to the meeting at 5:23 pm.

4.3 Official Community Plan – Future Land Use Designation – Draft Recommendation

The General Manager, Community Services provided the Task Force with an update on the Future Land Use Designation – Draft Recommendations and a review of ideas brought forward in the breakout sessions of August 23 and September 13, 2023.

4.4 Official Community Plan – Housing Policies – Growth Plan

The General Manager, Community Services provided the Task Force with an update on the Housing Policy Growth Plan.

5. **Next Meeting**

The next Official Community Plan – Housing Task Force meeting is scheduled for October 11, 2023 at 4:30 p.m. in Council Chambers.

6. **Adjournment**

It was MOVED and SECONDED

THAT the Official Community Plan - Housing Task Force adjourn the meeting held on September 27, 2023 at 5:59 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

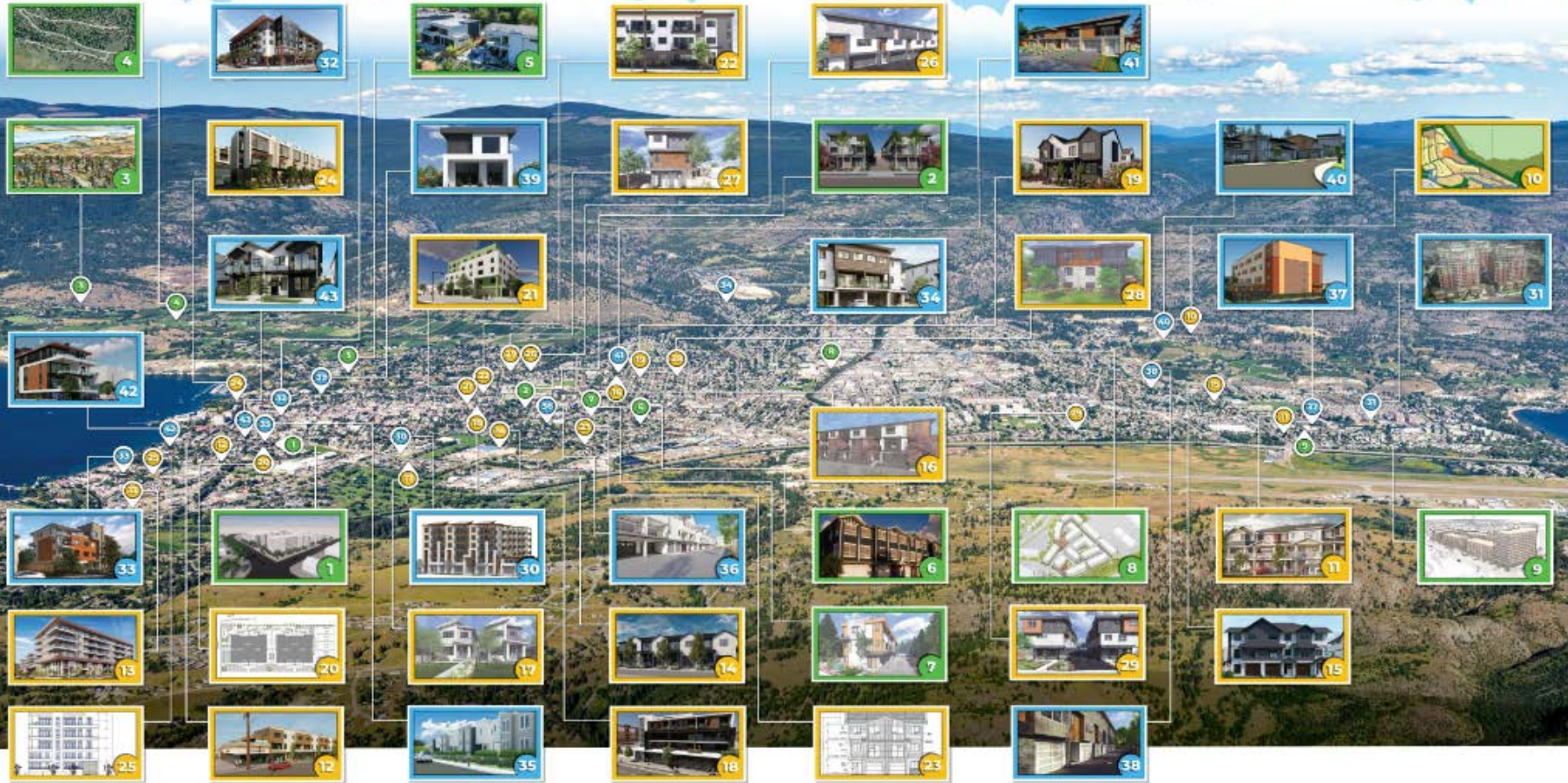
Hayley Anderson
Legislative Assistant



OCP Housing Policies / Growth Plan

PENTICTON IS GROWING ²⁰²³

The City has many exciting housing projects proposed, approved or under construction. The following is a snapshot of most of these projects which are helping to address the need for housing in the community.



Housing Growth Plan



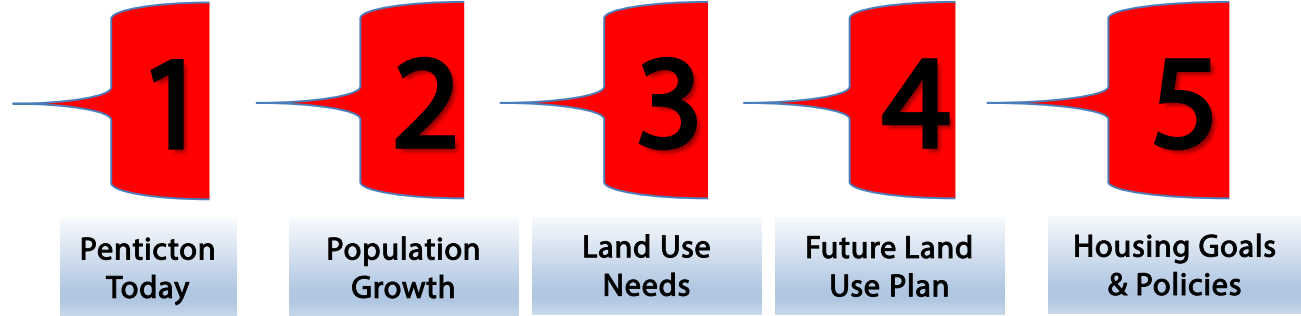
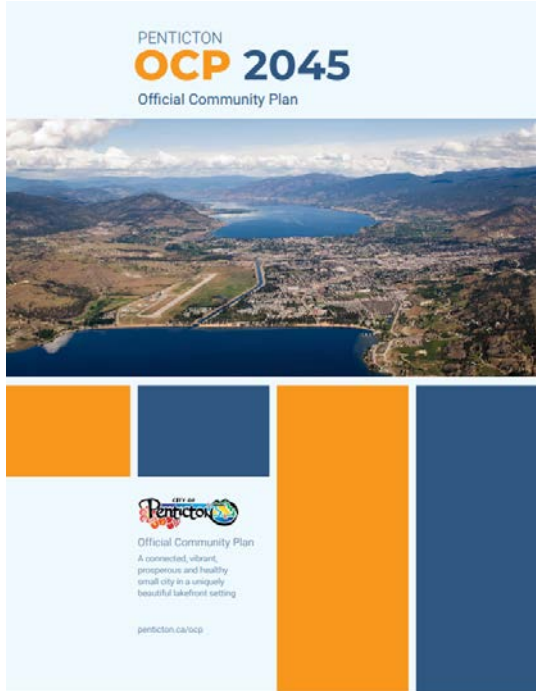
Need: 9,200 units by 2046
Planned: 6,650 (red are subject to approval)
Remaining: 2,550



Planned Areas – Estimated Unit breakdown

Area	SFD	Medium Density (Duplex – Townhome)	Higher Density (Apartment / Condo)	Total
Downtown	0	250	500	750
North Gateway	0	200	2000	2200
Timmins St	0	75	175	250
Skaha	0	300	700	1000
Govt St	0	0	1000	1000
Wiltse	200	400	200	800
Columbia	350	150	0	500
Skaha Bluffs	80	70		150
	630 (not including suites)	1445	4575	6650

OCP Amendments



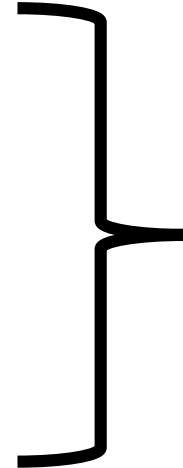
Penticton 2023

Penticton 2045
Population & Housing Projections

Planning for the Future

Task Force to review existing Housing Policy

- Land Use Goals & Policies
 - Managing Residential Growth
 - Housing Affordability
 - Housing Diversity
 - Housing Quality
 - Housing & Neighbourhood Character
 - Complete & Healthy Neighbourhoods



For review at October
Task Force Meetings



4.1

Housing

Housing Vision

Penticton's unique setting – in a valley and bounded by two lakes – provides both challenges and opportunities from a housing perspective. We are a growing city, but accommodating that growth through new 'greenfield' development is limited by our geography, agricultural lands, and the feeling among many residents that we should protect the natural environment on our hillsides. The opportunities come from a willingness to intensify our existing land base through infill and densification, in a smart and sensitive manner to allow our community to grow sustainably. Much of our recent residential development has been in the form of duplexes, townhouses, carriage houses and secondary suites, and low-rise apartments or condos.

The future of housing development will require balancing sensitive hillside development that is planned to avoid adverse ecological impacts and to minimize long-term social and economic costs, and appropriate and livable intensification of our existing neighbourhoods. New housing development is to be sensitive in scale and character to the neighbourhood around it while at the same time enhancing affordability and delivering a range of unit types to accommodate the diverse needs of citizens across the city. This will include units appropriate for seniors, those entering the housing market, and working families. The City will be an active partner in the creation of affordable housing, by partnering with senior levels of government in affordable housing programs.



Key Facts

In 2016, there were 15,740 households in Penticton. The most common type of housing is the single-detached house (6,749 units) followed by low-rise apartments (4,438 units). Sixty-three percent of households are owner-occupied, and 37% are rented.

While typically we have averaged fewer than 200 new residential units built each year, recent years have shown significant growth, with 438 new units in 2016, 473 in 2017 and 516 in 2018. These figures do not represent net growth, however, as a proportion of them are replacing existing housing.

The Local Government Act requires municipalities to create Housing Needs Assessments on a regular basis. The City of Penticton's Housing Needs Assessment was written in 2017 and updated in 2018 as part of the OCP process.

4.1.2 Housing Affordability

See Affordable Housing from glossary (chapter 8)

- 10 -

Goal

Increase the availability of **affordable housing** across the housing spectrum, from subsidized social housing to home-ownership options.

Policies

- 4.1.2.1 Where the need is demonstrated, partner with senior governments, the non-profit housing sector and the development community to facilitate the development and operation of projects across the housing spectrum including shelters, transitional housing, supportive housing, non-market housing, and affordable rental and ownership housing for singles, families and seniors.
- 4.1.2.2 Maximize the housing potential of existing land assets (sites and buildings) owned by non-profits and governments, including the City, through strategic partnerships and knowledge sharing.
- 4.1.2.3 Recognize that while senior governments play the primary role in fostering, funding and delivering affordable housing, the City will provide support through technical assistance, supportive regulations, partnerships, community consultation and project facilitation.
- 4.1.2.4 Support innovative models of affordable housing, such as modular housing and adaptive re-use of buildings, through technical and regulatory support, using pilot projects or housing demonstration projects.
- 4.1.2.5 Engage in robust community consultation and work with community partners to gain support for affordable housing projects and to refine projects to reflect community input.
- 4.1.2.6 Continually improve the efficient processing of development applications.
- 4.1.2.7 Assess the potential to use Development Cost Charge reductions for secured, long-term affordable housing projects.
- 4.1.2.8 Provide long-term security for renters in and owners of purpose-built rental projects by requiring Housing Agreements and/or non-stratification covenants.
- 4.1.2.9 Reduce parking standards for multifamily developments, where feasible, in appropriate walkable, bikeable and transit-oriented neighbourhoods to reduce construction costs and encourage active transportation.
- 4.1.2.10 Monitor vacation rentals to ensure they do not have a negative impact on the long-term rental stock or negative social impacts on existing neighbours and/or neighbourhoods. Refine vacation rental policy and regulations if necessary.
- 4.1.2.11 Recognize mobile homes as a form of affordable housing and protect tenants while increasing the livability and character of mobile home parks through landscaping and open space requirements, and integration with surrounding neighbourhoods, through amendments to the Zoning Bylaw, Mobile Home Parks Bylaw and Mobile Home Parks Policy.



4.1.3 Housing Diversity

Goal

Ensure a range of housing types, sizes, tenures and forms exist throughout the city to provide housing options for all ages, household types, and incomes.

Policies

- 4.1.3.1 Encourage more intensive “infill” residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.
- 4.1.3.2 Increase housing options in low-density single family areas through development of secondary suites and carriage houses, and ensure carriage houses are sensitively integrated and designed according to the Intensive Residential Development Permit Area Guidelines.
- 4.1.3.3 Foster diversity and create relative affordability while maintaining neighbourhood character in single-family areas by encouraging the creation of smaller-frontage lots in new neighbourhoods and subdivisions, and permitting the subdivision of larger lots in established neighbourhoods where access and servicing are adequate.
- 4.1.3.4 Encourage developments that include one-bedroom and two-bedroom units in suitable neighbourhoods to enable people to downsize as they age and to provide entry-level housing for those people entering the housing market. At the same time, provide 3-bedroom units, or larger, to accommodate families.
- 4.1.3.5 Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.
- 4.1.3.6 Require amenity areas in all multifamily and mixed-use projects through regulations in the Zoning Bylaw.
- 4.1.3.7 Support the housing needs of the aging population and those with disabilities through universal design principles and standards for accessible units and establishing a minimum proportion of accessible units in multifamily projects in the Zoning Bylaw.

4.1.4 Housing Quality

Goal

Ensure that new housing is attractively and sensitively designed, is water and energy efficient, and that all housing is properly maintained.

Policies

- 4.1.4.1 Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
- 4.1.4.2 Ensure that housing – both owner-occupied and rental – is well-managed and meets community expectations for standards of maintenance, upkeep and cleanliness.



4.1.5 Housing and Neighbourhood Character

- 11 -

Goal

Ensure that as neighbourhoods grow and change, a sense of place and character is maintained.

Policies

- 4.1.5.1 Recognize that some traditionally single-family neighbourhoods will see intensification as the city grows, but ensure that new forms of residential development are compatible with the neighbourhood in scale and design, and are appropriately located (e.g., greater density closer to collector roads, services and amenities).
- 4.1.5.2 The City will undertake or require neighbourhood redevelopment plans in areas undergoing – or proposed to undergo – transition in the context of the directions in this OCP to ensure: a) sustainable mix of land uses, b) an appropriate scale and design, and c) design that considers transportation options.
- 4.1.5.3 Use Multifamily and Intensive Residential Development Permit Area Guidelines to direct, through the City's approval processes, the character and feel of residential neighbourhoods, as well as to guide water and energy conservation.
- 4.1.5.4 Ensure that all new neighbourhood developments and redevelopments of existing large sites, including bareland stratas, are fully integrated into the surrounding community through publically-accessible roads, sidewalks, trails and public park lands.

4.1.6 Complete and Healthy Neighbourhoods

Goal

Provide opportunities to live, work and play in all of Penticton's neighbourhoods.

Policies

- 4.1.6.1 Ensure all residential neighbourhoods in Penticton provide a range of appropriately-scaled housing types and tenures, employment opportunities such as home-based businesses, transportation options like walking and cycling, social supports such as childcare facilities, and access to green space and parks.
- 4.1.6.2 Increase the supply of neighbourhood amenities, such as pocket parks and trails, for the use, enjoyment and social benefit of the surrounding community as residential intensification occurs.
- 4.1.6.3 Consult with Interior Health to assist in the preparation of long range plans and strategies (e.g. neighbourhood plans, and parks and transportation plans), as well as guide the review of development applications that have the potential to affect community health.