



**Regular Council Meeting**  
 to be held at the City of Penticton, Council Chambers  
 171 Main Street, Penticton, B.C.  
 To view the live broadcast and recordings, visit [www.penticton.ca](http://www.penticton.ca)

**Tuesday, August 20, 2024**  
 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 August 1, 2024 Special Council Meeting	1-2	Adopt
6.2	Minutes of the August 6, 2024 Regular Council Meeting	3-10	Adopt

7. **Consent Agenda**

*Recommendation: THAT Council approve the Consent Agenda:* 11-16

1. Minutes of the August 6, 2024 Public Hearings; and
2. Release of Items from Closed Meeting:
  - THAT Council approve the 2024 Canadian Union of Public Employees (CUPE) Local 608 Bargaining Proposal to Amend the Collective Agreement for the term of January 1, 2024 to December 31, 2026.
  - THAT Council approve the 2024 International Association of Firefighters (IAFF) Local 1399 Bargaining Proposal to Amend the Collective Agreement for the term of January 1, 2022 to December 31, 2025.

8. **Staff Reports:**

Contreras	<p>8.1 Urban Forest Management Plan <span style="float: right;">17-181</span>          Delegation: Matthew Shields, Project Manager, Diamond Head Consulting  <u>Staff Recommendation:</u> THAT Council endorse the Urban Forest Management Plan, as provided in Attachment A of this report;          AND THAT Council direct staff to bring forward recommendations (both resources and work plans) that align with Scenario 4 as outlined in the plan during annual budget process;          AND THAT Council direct staff to incorporate the canopy target and policy recommendations from the Urban Forest Management Plan into the next OCP review;</p>
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*AND THAT Council direct staff to prepare and submit an application to the Growing Municipal Fund - Growing Canada's Community Canopies stream in support of tree planting initiatives in the city.*

Coates/ Plant	8.2	2024 In-Year Grant Requests, Second Intake <i>Staff Recommendation: THAT Council approve the following in-year grant requests for 2024 as listed below:</i> <ul style="list-style-type: none"><li>- \$1,750 in-kind to The Penticton Centre for Exceptional Learning;</li><li>- \$2,472 cash to Good Samaritan Canada;</li><li>- \$3,400 cash to The Penticton &amp; Area Access Centre; and</li><li>- \$1,027 in-kind to the Penticton Firefighters Charitable Society.</li></ul> <i>AND THAT Council deny the \$5,000 cash grant request from the Penticton Bethel Pentecostal Tabernacle: Shop of Wonders.</i>	182-185
Coates	8.3	General Fees and Charges Amendment Bylaw No. 2024-28 <i>Staff Recommendation: THAT Council give first, second, and third reading to "Fees and Charges Amendment Bylaw No. 2024-28", a bylaw to set the 2025 General Fees and Charges.</i>	186-239
Coates	8.4	Utility Fees and Charges Amendment Bylaw No. 2024-29 <i>Staff Recommendation: THAT Council give first, second, and third reading to "Fees and Charges Amendment Bylaw No. 2024-29", a bylaw to set the 2025 Utility fees and charges.</i>	240-257
Raposo	8.5	License to Use Agreement: Food Foresters Society of Canada Re: Parkland Community Garden, 2460 Baskin Street <i>Staff Recommendation: THAT Council refer the three (3) year nominal License to Use Agreement renewal with Food Foresters Society of Canada for the purpose of operating a community garden (known as Parkland Community Garden) located at 2460 Baskin Street, to the Parks &amp; Recreation Advisory Committee for their review and recommendation.</i>	258-262
Raposo	8.6	License to Use Agreement: Penticton Community Gardens Society Re: 480 Vancouver Avenue <i>Staff Recommendation: THAT Council refer the three (3) year License to Use Agreement, with the Penticton Community Gardens Society, for the use of a portion of 480 Vancouver Avenue to the Parks &amp; Recreation Advisory Committee for their review and recommendation.</i>	263-267
Johnson	8.7	Civic Places & Spaces: Recommendation #2 – Arena Update <i>Staff Recommendation: THAT Council receive into the record the report dated August 20, 2024, titled "Civic Places &amp; Spaces: Recommendation #2 – Arenas Update".</i>	268-314

## 9. **Notice of Motion**

9.1 Notice of Motion introduced by Councillor Boulton for consideration on August 20, 2024:

*THAT Council direct staff to organize a Council Open House, specifically on the topic of crime and public safety, to give the public an opportunity to have their concerns heard by Council, RCMP and Bylaw Enforcement.*

## 10. **Business Arising**

## 11. **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](http://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 will 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.

12. **Council Round Table**

13. **Adjourn to a Closed Meeting**

*Resolution: THAT Council adjourn 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;*
- (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; and*
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.*

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

**Thursday, August 1, 2024**  
**at 12:00 p.m.**

- Present:** Mayor Bloomfield  
Deputy Mayor Watt (via Teams)  
Councillor Boulton  
Councillor Gilbert  
Councillor Graham  
Councillor Konanz
- Leave of absence:** Councillor Miller
- Staff:** Anthony Haddad, City Manager  
Angie Collison, Corporate Officer  
Cheryl Hardisty, Manager, Council and Executive Operations

**1. Call to Order**

The Mayor called the Special Council Meeting to order at 12:00 p.m.

**2. Adoption of Agenda**

206/2024

**It was MOVED and SECONDED**

THAT Council adopt the agenda for the Special Council Meeting held on August 1, 2024 as presented.

**CARRIED UNANIMOUSLY**

**3. Waive Notice**

207/2024

**It was MOVED and SECONDED**

THAT Council unanimously waive the 24-hour notice requirement for the Special Council Meeting of August 1, 2024.

**CARRIED UNANIMOUSLY**

**4. Adjournment to a Closed Meeting**

208/2024

**It was MOVED and SECONDED**

THAT Council adjourn to a closed meeting of Council at 12:05 p.m. pursuant to the provisions of the *Community Charter* as follows: *Section 90(1)*

- (c) labour relations or other employee relations;*
- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;*
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

**CARRIED UNANIMOUSLY**

Certified correct:

Confirmed:

\_\_\_\_\_  
Angie Collison  
Corporate Officer

\_\_\_\_\_  
Julius Bloomfield  
Mayor

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

**Tuesday, August 6, 2024**  
**at 1:00 p.m.**

**Present:** Mayor Bloomfield  
Deputy Mayor Watt  
Councillor Boulton  
Councillor Gilbert  
Councillor Graham  
Councillor Konanz

**Leave of Absence:** Councillor Miller

**Staff:** Anthony Haddad, City Manager  
Angie Collison, Corporate Officer  
Angela Campbell, Director of Finance & Administration  
Scott Boyko, Public Works Manager  
Blake Laven, Director of Development Services  
Kelsey Johnson, Director of Community Services  
Hayley Anderson, Legislative Assistant

**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**

209/2024

**It was MOVED and SECONDED**

THAT Council adopt the agenda for the Regular Council Meeting held on August 6, 2024 as amended by adding item 6.1 RDOS and Library Board Appointments.

**CARRIED UNANIMOUSLY**

**4. Adoption of Minutes:**

4.1 Minutes of the July 16, 2024 Regular Council Meeting

210/2024

**It was MOVED and SECONDED**

THAT Council adopt the Regular Council Meeting minutes of July 16, 2024 as presented.

**CARRIED UNANIMOUSLY**

**5. Consent Agenda:**

211/2024

**It was MOVED and SECONDED**

THAT Council approve the Consent Agenda:

1. Minutes of the July 16, 2024 Committee of the Whole Meeting;
2. Minutes of the July 10, 2024 Accessibility Committee Meeting; and
3. Minutes of the July 24, 2024 Parks and Recreation Advisory Committee Meeting.

**CARRIED UNANIMOUSLY**

**6. Staff Reports:**

6.1 RDOS and Library Board Appointments

212/2024

**It was MOVED and SECONDED**

THAT Council appoint Councillor Isaac Gilbert as municipal director for the Regional District of Okanagan-Similkameen (RDOS) with a vote distribution of four (4);  
AND THAT Council appoint Councillor James Miller as an Alternate Director.

THAT Council appoint Ryan Graham to the Penticton Library Board.

**CARRIED UNANIMOUSLY**

6.2 Grant Administration Agreement

Delegation: Aaron McRann, Chief Executive Officer, Community Foundation of the South Okanagan Similkameen

213/2024

**It was MOVED and SECONDED**

THAT Council direct Staff to draft a Municipal Grant Operating Agreement with the Community Foundation of the South Okanagan Similkameen;  
AND THAT Staff bring back the draft agreement to an upcoming Council meeting.

**CARRIED  
Councillors Boulton and Konanz, Opposed**

6.3 2024-2034 Community Works Fund Agreements (Gas Tax)

214/2024

**It was MOVED and SECONDED**

THAT Council authorize the Mayor and Corporate Officer to execute the 2024-2034 Community Works Fund Agreement with the Union of BC Municipalities.

**CARRIED UNANIMOUSLY**

6.4 RDOS Fire Service Agreement (FSA) Electoral Area F (West Bench)

215/2024

**It was MOVED and SECONDED**

THAT Council approve the RDOS Fire Services Agreement Renewal for Electoral Area F (West Bench) for the term January 1, 2024 – December 31, 2024.

**CARRIED UNANIMOUSLY**

6.5 License to Use Agreement: Interior Health Authority  
Re: 1701 Government Street

216/2024

**It was MOVED and SECONDED**

THAT Council approve the five (5) year License to Use Agreement, with Interior Health Authority, for the use of a portion of the Ellis Creek Walkway located at 1701 Government Street (The Moog & Friends Hospice House);  
AND THAT Council authorize the Director of Finance and Administration and Corporate Officer to execute the License to Use agreement.

**CARRIED UNANIMOUSLY**

6.6 Q2 2024 – Financial and Corporate Business Plan Update

217/2024

**It was MOVED and SECONDED**

THAT Council receive into record the report dated August 6, 2024 titled “Q2 2024 - Financial and Corporate Business Plan Update”;  
AND THAT Council approve amending the 2024 - 2028 Financial Plan to provide for budget amendments noted in the report including

- reserve draw from the Asset Emergency Reserve of \$25,000 for the PTCC hot water tank replacement
- reserve draw from the Asset Sustainability Reserve of \$26,000 for Okanagan Lake retaining wall design work
- reserve draw from the Growing Communities Reserve of \$144,000 for the inflationary increases realized on the SOEC flooring replacement and expanded seasonal lighting display.

**CARRIED**  
**Councillor Boulton, Opposed**

6.7 Q2 2024 – Capital Update

218/2024

**It was MOVED and SECONDED**

THAT Council receive into the record the report dated August 6, 2024, titled “Q2 2024- Capital Update”.

**CARRIED UNANIMOUSLY**

6.8 Q2 2024 – Economic Development Update

219/2024

**It was MOVED and SECONDED**

THAT Council receive into the record the report dated August 6, 2024, titled “Q2 2024 - Economic Development Update”.

**CARRIED UNANIMOUSLY**

6.9 Q2 2024 – Public Safety and Partnerships Division Update

220/2024

**It was MOVED and SECONDED**

THAT Council receive into the record the report, dated August 6, 2024 titled “Q2 2024 – Public Safety and Partnerships Division Update”.

**CARRIED UNANIMOUSLY**

6.10 Q2 2024 – RCMP Update

221/2024

**It was MOVED and SECONDED**

THAT Council receive into the record the report dated August 6, 2024, titled “Q2 2024 - RCMP Update” from the Officer in Charge, Penticton RCMP Detachment.

**CARRIED UNANIMOUSLY**

6.11 Penticton RCMP 2024-2027 Strategic Plan

222/2024

**It was MOVED and SECONDED**

THAT Council endorse the Penticton RCMP Strategic Plan for 2024-2027.

**CARRIED UNANIMOUSLY**

The Mayor recessed the meeting at 3:56 p.m. and reconvened at 4:15 p.m.

6.12 Potential future Projects on City-Owned Land in North Gateway

223/2024

**It was MOVED and SECONDED**

THAT Council receive into the record the “North Gateway Central District Future Development Options” concept report (Attachment C);

AND THAT Council direct staff to continue to advance the following projects within the North Gateway, as one of the City’s primary growth areas:

- Alberni St/Eckhardt Ave and Comox St/Eckhardt Ave intersection upgrades;
- Arena feasibility study;
- Opportunity for a new hotel connected to the Penticton Trade and Convention Centre;
- Social (workforce) housing development at Eckhardt and Comox.

**CARRIED UNANIMOUSLY**

6.13 Process for an attached hotel at the Penticton Trade and Convention Centre (PTCC)

224/2024

**It was MOVED and SECONDED**

That Council receive into the record the report dated August 6, 2024, titled “Process for an attached hotel at the Penticton Trade and Convention Centre (PTCC)”;

AND THAT Council approve \$75,000 towards initial design work of a hotel attached to the PTCC and for public information materials to be prepared for assent voting (referendum) at the 2026 general election to allow a hotel on lands impacted by the Trust/Indenture.

**CARRIED  
Councillor Watt, Opposed**

6.14 Development Permit PL2024-9793

Re: 372 Martin Street

225/2024

**It was MOVED and SECONDED**

THAT Council approve “Development Permit PL2024-9793” for Lot 17 Block 9 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 269, and Lots 18, 19, 20 and 21 Block 9 District Lot 20 Similkameen Division Yale District Plan 269, located at 372, 378, 384, 390 Martin Street and 89 Wade Avenue West, a permit to approve the form and character of a 6-storey, 75-unit mixed-use rental apartment building;

AND THAT Council authorize the modification of restrictive covenant CA6850784 to remove the obligation to provide 27 parking spaces on the subject site in favour of the adjacent property at 399 Main Street ('Lofts on Main');  
AND THAT Council direct staff to issue "Development Permit PL2024-9793" subject to consolidation of the five separate properties into one lot and modification of restrictive covenant CA6850784.

**CARRIED UNANIMOUSLY**

6.15 Postponed from July 16, 2024: Development Variance Permit PL2024-9556  
Re: 332 & 336 Sudbury Avenue

226/2024

**It was MOVED and SECONDED**

THAT Council approve "Development Variance Permit PL2024-9556" for Lot 19 and Lot 20, District Lot 189, Similkameen Division Yale District, Plan 996, located at 332 Sudbury Avenue and 336 Sudbury Avenue, a permit to vary the following sections of Zoning Bylaw 2024-22:

- Section 10.1.2 .3: to increase the lot coverage from 40% to 52.5%
- Section 10.1.2 .6: to reduce the minimum front yard from 4.5m to 3m

AND THAT Council direct staff to issue "Development Variance Permit PL2024-9556".

**CARRIED UNANIMOUSLY**

6.16 Zoning Amendment Bylaw No. 2024-27  
Re: 2210 Main Street

227/2024

**It was MOVED and SECONDED**

THAT Council give first, second, third reading to "Zoning Amendment Bylaw No. 2024-27", a bylaw to add the site-specific provisions, within the C4 (General Commercial) zone, as follows:

1. "Section 11.4.4.3, In the case of Lot C District Lot 251 Similkameen Division Yale District Plan KAP80315, located at 2210 Main Street, and Lot 1 District lot 251 Similkameen Division Yale District Plan EPP84085, located at 98 Warren Ave E, dwelling units on the first storey shall be permitted.";
2. "Section 11.4.4.4, In the case of Lot C District Lot 251 Similkameen Division Yale District Plan KAP80315, located at 2210 Main Street, and Lot1 District lot 251 Similkameen Division Yale District Plan EPP84085, located at 98 Warren Ave E, a maximum height of 20 m shall be permitted.";

AND THAT Council adopt "Zoning Amendment Bylaw No. 2024-27".

**CARRIED UNANIMOUSLY**

6.17 Development Variance Permit PL2024-9805  
Re: 894 Forestbrook Drive

228/2024

**It was MOVED and SECONDED**

THAT Council approve "Development Variance Permit PL2024-9805" for Lot 1 District Lot 249 Similkameen Division Yale District Plan 9522, located at 894 Forestbrook Drive, a permit to vary Section 10.2.2.9 of Zoning Bylaw 2024-22 to reduce the rear yard setback for a principal building from 6.0m to 1.5m, in order to facilitate the construction of an attached garage with secondary suite above to the single family dwelling;

AND THAT Council direct staff to issue "Development Variance Permit PL2024-9805".

**CARRIED UNANIMOUSLY**

6.18 Development Variance Permit PL2024-9815  
Re: 2468 South Main Street

229/2024

**It was MOVED and SECONDED**

THAT Council approve "Development Variance Permit PL2024-9815" for Lot 6 District Lot 251 Similkameen Division Yale District Plan 13740, located at 2468 South Main Street, a permit to vary Section 10.1.2.7 and Section 10.1.2.9 of Zoning Bylaw 2024-22 to reduce the accessory building side yard setback from 1.2m to 0.8m and to reduce the accessory building rear yard setback from 1.5 to 0.7m;

AND THAT Council direct staff to issue "Development Variance Permit PL2024-9815".

**CARRIED**  
**Councillor Boulton, Opposed**

Councillor Watt declared a conflict of interest due to a business relationship with the applicant and left the meeting at 5:11 p.m.

6.19 Agricultural Land Reserve (ALR) Non-Adhering Residential Use – PL9816  
Re: 31 Middle Bench Road South

230/2024

**It was MOVED and SECONDED**

THAT Council authorize "ALR Non-Adhering Residential Use – PL9816", for Lot B District Lot 188 Similkameen Division Yale District Plan 32182, located at 31 Middle Bench Road South, to proceed to the Agricultural Land Commission with support.

**CARRIED UNANIMOUSLY**

Councillor Watt returned to the meeting at 5:16 p.m.

**7. Public Question Period**

**8. Recess to a Closed Meeting**

231/2024

**It was MOVED and SECONDED**

THAT Council recess at 5:16 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;
- (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;
- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

**CARRIED UNANIMOUSLY**

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

The Mayor reconvened the meeting at 6:49 p.m.

**10. Bylaws and Permits**

10.1 Official Community Plan Amendment Bylaw No. 2024-23  
Zoning Amendment Bylaw No. 2024-24  
Re: 813, 825, 877 Westminster Avenue West

232/2024

**It was MOVED and SECONDED**

THAT Council give second and third reading to "Official Community Plan Amendment Bylaw No. 2024-23";

AND THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2024-24".

**CARRIED**  
**Councillor Boulton, Opposed**

10.2 Zoning Amendment Bylaw No. 2024-26  
Re: 101, 102 and 104 – 250 Marina Way

233/2024

**It was MOVED and SECONDED**

THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2024-26";

AND THAT Council adopt "Zoning Amendment Bylaw No. 2024-26".

**CARRIED UNANIMOUSLY**

**11. Notice of Motion**

11.1 Notice of Motion introduced by Councillor Boulton for consideration on August 6, 2024:

234/2024

**It was MOVED and SECONDED**

THAT Council invite the appropriate staff member from the Ministry of Lands, Natural Resources, Operations responsible for deer to appear as a delegation before Council.

**CARRIED UNANIMOUSLY**

**12. Business Arising**

12.1 Postponed from July 16, 2024: Official Community Plan Amendment Bylaw No. 2024-23 and Zoning Amendment Bylaw No. 2024-24  
Re: 813, 825, 877 Westminster Avenue West

235/2024

**It was MOVED and SECONDED**

THAT Council send letters echoing the requests and advocacy made by the Chamber of Commerce to the Ministry of Housing and BC Housing seeking solutions for the potentially displaced people in future development sites, including those residing in El Rancho.

**DEFEATED**  
**Mayor Bloomfield, Councillors Graham and Gilbert, Opposed**

**13. Public Question Period**

**14. Council Round Table**

**15. Adjournment**

236/2024

**It was MOVED and SECONDED**

THAT Council adjourn the August 6, 2024 Regular meeting of Council at 7:29 p.m.

**CARRIED UNANIMOUSLY**

Certified correct:

Confirmed:

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Angie Collison  
Corporate Officer

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Julius Bloomfield  
Mayor

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

**Monday, August 6, 2024**  
**at 6:00 p.m.**

**Present:** Mayor Bloomfield  
Deputy Mayor Watt  
Councillor Boulton  
Councillor Gilbert  
Councillor Graham  
Councillor Konanz  
Councillor Miller

**Leave of Absence:** Councillor Miller

**Staff:** Anthony Haddad, City Manager  
Angie Collison, Corporate Officer  
Blake Laven, Director of Development Services  
Kelsey Johnson, Director of Community Services  
Hayley Anderson, Legislative Assistant

**1. Call to order**

Mayor Bloomfield called the public hearing to order at 6:01 p.m. for "Official Community Plan Amendment Bylaw No. 2024-23" and "Zoning Amendment Bylaw No. 2024-24".

The Corporate Officer read the opening statement and introduced the purpose of the bylaws. 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*.

**"Official Community Plan Amendment Bylaw No. 2024-23" (813, 825 and 877 Westminster Avenue West)**

Purpose: To amend Official Community Plan Bylaw No. 2019-08 as follows:

Amend Map 1: Future Land Use by changing the future land use designation for Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 825 Westminister Avenue West, Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminister Avenue West, and Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658,

located at 877 Westminster Avenue West, from 'High Density Residential' to 'Tourist Commercial'; and

Add the following site-specific policy statement to Land Use Designations, Tourist Commercial: Consolidated properties of 877, 825 and 813 Westminster Avenue West: Long term residential uses are permitted.

**"Zoning Amendment Bylaw No. 2024-24" (813 and 877 Westminster Avenue West)**

Purpose: To amend Zoning Bylaw No. 2024-22 as follows:

Rezone Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658, located at 877 Westminster Avenue West, from CT1 (Tourist Commercial) and C7 (Service Commercial) to CT1 (Tourist Commercial); and

Rezone Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminster Avenue West, from C8 (Vehicle Service Station) to CT1 (Tourist Commercial); and

Add the following site specific provisions to section 11.10.4 .3 "In the case of consolidated Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 825 Westminster Avenue West, Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminster Avenue West, and Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658, located at 877 Westminster Avenue West, the following shall apply:

.a Permitted Uses

These permitted uses are in addition to the permitted uses regulations of Section 11.10.1:

- Apartment
- Short term rentals

.b Subdivision and Development Regulations

Notwithstanding the subdivision and development regulations of Section 11.10.2:

- Maximum density is 2.1 FAR
- Maximum height is 24.0 m
- Minimum exterior side yard is 3.0 m
- Maximum lot coverage 40% or 90% with parkade

.c Notwithstanding Section 6.5 Parking Requirements, residential parking for apartment uses shall be 0.7 parking spaces per dwelling unit and 0.2 visitor parking spaces per dwelling unit and parking spaces for Tourist Accommodation shall be 0.7 parking spaces per short term rental unit and 0.2 visitor parking spaces per short term rental unit

.d Amenity space shall be provided at the rate of 20m<sup>2</sup> per dwelling unit or short term rental unit.

e. Bicycle parking for short term rental units shall be provided at the same rate as residential uses as shown on Table 6.4 Bicycle Parking Requirements.

The City has received a revised proposal for a mixed-use development at 813, 825, 877 Westminster Avenue West, consisting of buildings facilitating 300+ dwelling units dedicated for tourist accommodation (strata hotel) uses

as well as long term residential. The proposed change to the OCP will see full development site changed back from High Density Residential to its previous designation of Tourist Commercial. The property is also being proposed to be rezoned from a mix of CT1 (Tourist Commercial), C7 (Service Commercial) and C8 (Service Station) all to CT1, with some site specific provisions in the CT1 zone specific to the lands dealing with density, height and parking, site coverage and setbacks.

The Corporate Officer advised that no letters have been received since the printing of the agenda and distributed to Council.

### **DELEGATIONS**

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

- Burt Sandy, Power Street, spoke in opposition of the project citing potential evaluation criteria. Suggested the land be subdivided into two with two different zonings.
- Brigid Kemp, Warren Avenue West, spoke in support of having more homes for people to live and work in the community.
- Larry Almer, Power Street, spoke in opposition of the project. Cited concerns regarding the height of the building and the lack of parking in the area. Questioned if the current infrastructure (water, sewer) can accommodate an increase in use on the property.
- Lynn Kelsey, Oakville Street, expressed concern regarding the number of hotels in the area. Supported low-income housing with commercial in the building.
- Burt Sandy, Power Street, spoke in opposition of the project. Noted the lack of green space on the property. Noted sections of the OCP that the project does not align with.
- Burt Sandy, Power Street, spoke in opposition of the project. Noted sections of the OCP that the project does not align with. Noted concerns with parking and increased traffic at the intersection of Power Street and Westminster Avenue and the Dynes Avenue Laneway.
- Burt Sandy, Power Street, spoke in opposition to the project. Noted that feedback from the public should be weighted in relation to proximity to the project. Noted that there are only two active neighbours of the property.

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

- Tara Showbrook, asked if there is a percentage of residential versus commercial for the project.
- Burt Sandy, Power Street, spoke in opposition of the project. Noted feedback that was presented at the May 17, 2022 Public Hearing for the same address.

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

- Sean Skuter, on behalf of Dennis Skuter, Applicant responded to concerns. Noted staying in spirit of OCP by providing both tourist accommodation and long term residential. Noted that shadow drawings have been created to show where the light gets to not restrict the neighbours. Noted underground parking to provide spaces required. Noted that the height of the structure has not been decided at this time. The buildings are at end of life and would soon need to be vacated, the current residents are aware. Noted the project would be phased development to allow more time to find alternate residences for the current residents. Noted that the percentage of commercial and residential is undetermined at this time and will depend on engagement with Council, City and the community. Project will consist of studio, one and two bedrooms with

limited number of 3 bedroom units. Noted that the current residents would be able to stay on property and move units when phases of development are constructed.

- Mr. Laven, staff, provided Council with public engagement that had been done in 2022, which included endorsement from Council, Shape Your City Penticton page online, notices mailed to all properties within 100 metres, notice signs on the property, short video created and posted on shapeyourcitypenticton.ca, information posted on social media channels, consultations with targeted agencies and interest groups, issued media release and newspaper advertisements. The engagement period ran from May 31, 2024 to June 23, 2024. 235 feedback forms were received.

The public hearing for "Official Community Plan Amendment Bylaw No. 2024-23" and "Zoning Amendment Bylaw No. 2024-24" was terminated at 6:42 p.m. and no new information can be received on this matter.

Certified correct:

Confirmed:

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Angie Collison  
Corporate Officer

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Julius Bloomfield  
Mayor

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

**Monday, August 6, 2024**  
**at 6:00 p.m.**

**Present:** Mayor Bloomfield  
Deputy Mayor Watt  
Councillor Boulton  
Councillor Gilbert  
Councillor Graham  
Councillor Konanz  
Councillor Miller

**Leave of Absence:** Councillor Miller

**Staff:** Anthony Haddad, City Manager  
Angie Collison, Corporate Officer  
Blake Laven, Director of Development Services  
Kelsey Johnson, Director of Community Services  
Hayley Anderson, Legislative Assistant

**1. Call to order**

Mayor Bloomfield called the public hearing to order at 6:42 p.m. for "Zoning Amendment Bylaw No. 2024-26".

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*.

**"Zoning Amendment Bylaw No. 2024-26" (101, 102 and 104 – 250 Marina Way)**

Purpose: To amend Zoning Bylaw No. 2024-22 as follows:

Add site-specific provision within the C9 (Marina Way Commercial) zone, as follows:

"Section 11.9.4.2, In the case of Strata Lot 1, Strata Lot 2, and Strata Lot 4 District Lot 202 Similkameen Division Yale District Strata Plan KAS2971 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, located at 250 Marina

Way, Live Work Unit regulation Section 7.8.4 does not apply and the business operator at the location may be different than the person living in the dwelling unit portion of the live work unit.”

The applicant is proposing to change the requirements of the live work units in an existing building to allow the business operators to be different than the person living in the dwelling portion of the live work units.

The Corporate Officer advised that no letters have been received since the printing of the agenda and distributed to Council.

**DELEGATIONS**

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

- Danielle Chapman, Cleland Drive, on behalf of owners of unit 101,102 and 104 - 250 Marina Way, provided summary of how zoning amendment came to be.

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

- No one spoke.

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

- No one spoke.

The public hearing for “Zoning Amendment Bylaw No. 2024-26” was terminated at 6:49 p.m. and no new information can be received on this matter.

Certified correct:

Confirmed:

\_\_\_\_\_  
Angie Collison  
Corporate Officer

\_\_\_\_\_  
Julius Bloomfield  
Mayor



# Council Report



**Date:** August 20, 2024  
**To:** Anthony Haddad, City Manager  
**From:** Ysabel Contreras, Parks Planning & Capital Project’s Coordinator

File No: 6120-20

**Subject: Urban Forest Management Plan**

## Staff Recommendation

THAT Council endorse the Urban Forest Management Plan, as provided in Attachment A of this report;

AND THAT Council direct staff to bring forward recommendations (both resources and work plans) that align with Scenario 4 as outlined in the plan during annual budget process;

AND THAT Council direct staff to incorporate the canopy target and policy recommendations from the Urban Forest Management Plan into the next OCP review;

AND THAT Council direct staff to prepare and submit an application to the Growing Municipal Fund - Growing Canada’s Community Canopies stream in support of tree planting initiatives in the city.

## Strategic priority objective

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

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

## Proposal

The Urban Forest Management Plan (UFMP) establishes a framework to achieve the recommended canopy targets for the expansion and maintenance of Penticton’s urban forest. The plan addresses the city’s need for proactive measures to plan, manage, and conserve the urban forest in order to sustain the benefits for the community. It outlines four different scenarios, including a recommended scenario to show how canopy cover will likely change over the next 20 years and Nine Big Moves to summarize the Action Plan. The plan recommends adopting Scenario 4 – “Green Future” to increase local canopy coverage to 18% over the next 20 years.



Figure 1: June 2024 Draft Urban Forest Management Plan

The UFMP is one of several initiatives advanced by the Official Community Plan to support Council’s vision of fostering a livable and accessible community. It aligns with goals established in other city plans such as Parks and Recreation Master Plan, Community Climate Action Plan, Transportation Master Plan and other policies. The UFMP will act as a strategic document, with staff implementing the recommendations outlined in the plan, reviewing and updating various policies and city plans to ensure alignment with other City initiatives.

### Background

Penticton is currently facing challenges in managing the urban forest to meet the community’s needs due to a lack of strategic direction. With critical factors at play, including the absence of guidance for private owners/developers, the impact of climate change on local ecosystems, limited resources, and outdated tree protection bylaw and policies, the city is in need of a proactive forest management plan. Additionally, recent provincial legislative changes concerning housing and land use changes will have an effect on the future of Penticton’s urban forest. In response to these challenges, City staff engaged Diamond Head Consulting (DHC) to develop Penticton's first Urban Forest Management Plan. This project, initiated in March 2023, involved four key components: background research and internal review, community and stakeholder engagement, inventory mapping and analysis, and development of the plan. These steps have been crucial in creating a comprehensive plan and laying the groundwork for assessing Penticton's current urban forest and offers strategic direction for managing and enhancing the urban forest for years to come.

The complete copy of the plan is provided in Attachment A, and a summary of some of the key findings are provided below:

### Technical Findings – Penticton’s Urban Forest Structure

A comprehensive technical study was conducted to assess the current conditions and structure of Penticton's urban forest. The canopy analysis reveals that Penticton’s canopy cover is 17% within the municipal boundary, with an average canopy cover area of 12% in urban areas. The city owns and manages about 25% of the urban forest canopy and 18% are situated on other public lands such as crown land and School District properties. However, 56% of the urban canopy, is situated on private property, where the City has limited influence, under current bylaws.

Penticton’s urban forest is also categorized under three tree types: natural forests, rural/agricultural areas, and urban trees. With natural areas contributing 70% of the total urban forest cover, while urban neighbourhoods have a canopy cover of just 12%, this highlights the need to increase tree canopy cover in urban areas to provide better access to ecosystem services for residents. This also highlights the need for stewardship on natural forests as they contribute the most canopy cover and ecosystem services across the city.



Figure 2: Canopy Cover and Estimated Number of Trees in Penticton

### Technical Findings - Cost Benefit Analysis of Trees

The technical analysis examined the benefits provided by trees, also known as ecosystem services. These services include shade/cooling, soil stabilization, storm runoff control, carbon storage/sequestration, habitat,

mental and physical health, and aesthetic beauty. By using a program called I-Tree Canopy software, these services can be quantified, showing that Penticton's urban forest delivers over \$1.8 million annually in benefits from carbon sequestration, stormwater management, and air pollution filtration. The total carbon stored by the city trees is valued at over \$16.5 million, and it is estimated that replacing the city's approximately 8000 inventoried trees would cost at least \$13.4 million.

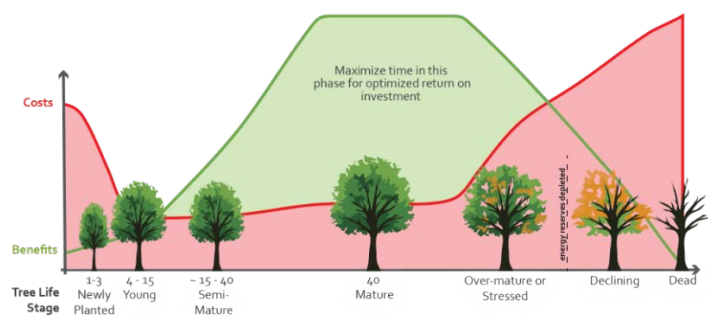


Figure 3: Cost-Benefit Analysis between Life Stages of a Tree

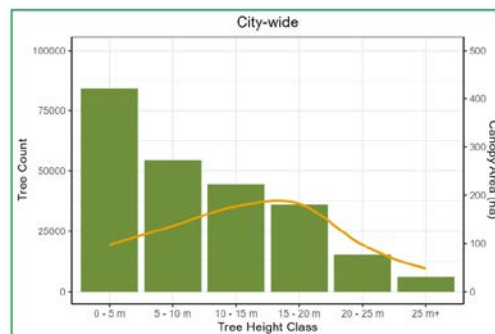


Figure 4: Distribution of Trees Across Different Height Classes and Their Corresponding Canopy Cover Area

While some advantages of trees, such as aesthetic enhancements and minimal shade, begin early on, the most significant returns, such as carbon sequestration, energy savings, and reduced maintenance costs, typically come after a period of 30 years or more, as shown in Figure 3.

Figure 4 shows that despite the high number of small trees in the city, the canopy cover provided by trees in the 10–20-meter height range (large trees) delivers most of the canopy cover and many of the urban forest services we rely on. There is concern that urban development will lead to a decrease in the number of large trees under current policies, as the City needs new tools to regulate the removal of trees from private property during development and improve the provision of suitable planting sites on private and public property. Both graphs highlight the significance of conserving trees in their mature phase for as long as possible, as they offer the maximum ecological and financial benefits to the community.

From an asset management perspective, trees much like other city assets such as roads, or buildings require planning, investment and maintenance to maximize their value and utility over time. The implementation of the UFMP recognizes the opportunity to incorporate trees into the City's asset management planning framework in such a way that the costs of management are outweighed by the benefits it produces for the community overtime.

### Drivers of Change

The UFMP also addresses and considers other significant drivers of change that influence how the City will manage the urban forest and its future growth:

- Management Capacity - The city's urban forestry management faces challenges due to limited resources, resulting in declining asset value of city-owned trees and uneven distribution of the urban canopy, disproportionately affecting lower-income neighborhoods.

- **Development Impacts & Current Practices** - The city's development practices often lead to significant tree loss due to the lack of a comprehensive tree replacement policy. Penticton's existing tree protection bylaws do not cover over half of the city's land, making tree preservation challenging, especially as neighborhoods densify. Enforcement capacity is limited, leaving many trees vulnerable to removal or damage.
- **Climate Change** – Climate change compounds these challenges, introducing new threats such as shifting ecosystems, invasive species, and increased wildfire risks. The anticipated hotter, drier climate forecasted for the region will stress urban trees, potentially transforming current forest ecosystems.
- **OCP, Housing, and Land Use Requirements** - One of the topics most discussed is the impact of projected growth and housing on the urban forest. According to the July 2023 Housing Needs Assessment, Penticton is expected to experience around 20,000 new residents by 2046. Recent events such as Council's focus on housing, provincial legislation changes for more small-scale multi homes (Bill 44), and the launch of the Housing Accelerator Fund, all have all prompted City staff to update various housing policies and bylaws. With these impacts on land use, it may lead to significant impact on the urban forest and could result in substantial canopy cover loss either through extensive land clearing or sporadic tree removal.

The information presented indicates that without changes in the current urban forest structure combined with various factors and constraints as described above, the City may experience a significant decrease in canopy cover over the next 20 years.

### **Engagement Summary**

City staff conducted two phases of public engagement for the UFMP. The first phase, which took place from May to November 2023, focused on gathering the community's input on the long-term strategic vision and goals for protection and management. Feedback received during Phase 1 was considered during the development of the Plan's recommendations and identified challenges for the community that should be addressed by urban forest management. Listed below are engagement activities carried out by staff in Phase 1:

- Official project launch hosted at the April 2023 Earth Day event
- 1 Community-wide online open house
- 10 in-person information sessions in various neighborhoods (OCP)
- 2 presentations to the PIB Major Projects Committee (MPC)
- 1 presentation to Sn'pink'tn Forestry Lp
- 1 stakeholder online workshop
- 1 presentation to the OCP Task Force
- 3 Presentations to the City Working Group (CWG)
- 2023 Citizen Survey questionnaire
- 1 online mapping tool through Shape Your City identifying special places and areas in need of assistance

The second phase took place throughout June 2024, focusing on gathering feedback on the draft plan released on June 6, 2024. Feedback received during Phase 2 informed updates to the draft plan, including the addition of content related to nsyilxc̓n plant names, case studies to demonstrate how other municipalities have addressed similar urban forest management challenges, revisions to the text to improve clarity around the mapping and analysis methods underpinning the Plan, and changes to the graphic style of the Plan to enhance accessibility. Phase 2 engagement activities include:

- 1 presentation to the CWG
- 1 in-person open house at the farmer's market
- Online draft plan feedback form
- 1 presentation to the PIB MPC

Both phases held quarterly meetings with the City Working Group, comprising internal staff to provide project updates and gather feedback and expertise from other departments. Staff also utilized various advertising opportunities and the Shape Your City platform to promote public events, distribute project documents and updates, and share a video of the community presentation.

### **PIB Consultation**

Discussions with the Penticton Indian Band (PIB) leadership also regularly occurred throughout the course of the UFMP through the Major Projects Committee (MPC) forum. City Staff introduced the UFMP to the PIB on June 2, 2023, seeking feedback and input aligned with PIB community priorities. A follow-up meeting on September 28, 2023, provided further updates, including new canopy analysis results, and gathered feedback. City staff also collaborated with Sn'pinktn Forestry LP, integrating their expertise in reforestation, conservation, and climate adaptation techniques. The final online presentation to the MPC occurred on June 13, where staff presented an overview of the draft UFMP. Through these discussions, the City received feedback on representing the difference between syilx and western/asset management worldviews. There was also significant interest in informing the management of natural areas, preserving grassland ecosystems, partnering on planting/restoration initiatives, and increasing representation in parks and public places. Staff have incorporated recommendations in the action plan to acknowledge further steps needed to implement these recommendations.

### **OCP Task Force + Neighbourhood Info Sessions**

With the support of the Planning staff, the development of the UFMP included direct outreach with Council's Housing Task Force in September 2023. This was done to demonstrate how the UFMP aligns with the OCP updates and recommendations of the task force to meet the new provincial legislative requirements. Staff also participated in OCP neighbourhood information sessions throughout the Fall of 2023 to provide a preview of the UFMP and illustrate the connection between the two plans. During these sessions, participants generally showed support for the principles of the plan and were intrigued about how the UFMP proposes new policy tools and amendments to existing policies to ensure tree preservation and planting can be advanced alongside the City's housing goals. This provided an opportunity for staff to present the technical analysis of canopy cover targets based on the potential of each OCP Future Land Use to support tree canopy. The topic of a potential tree bylaw, as well as improved standards for tree preservation, replacement planting, and landscape design, was also discussed as a means of reducing uncertainty and providing better guidelines for developers and the general public. As part of the

implementation, City staff will engage with developers and the public to offer guidance on best practices for proper tree planting and ensure development practices aligns with the City's UFMP goals.

A full summary of the activities and the findings of the engagement program is provided in Attachment B. A summary of some key findings from both rounds of engagement are listed below:

#### Phase 1

Staff found that support for urban forest management and concern for trees was extensive across all engagement opportunities. The community strongly supports elevating urban forest management as a civic priority and reversing the loss of urban forest canopy. The Citizen Survey showed that over 45% of respondents rated the protection of "high-value" trees on private property as a high priority or essential. Additionally, 80% of respondents in the random sample viewed tree protection for high-value trees on private property as having at least a "medium priority." During the online open house, participants unanimously recommended pursuing a higher city-wide tree canopy (>17%) over the next 20 years. There was also a consensus for the need for more trees and greater tree canopy, particularly in urban areas such as streets, urban parks, and residential neighborhoods.

#### Phase 2

Feedback received during Phase 2 showed overall support for the Urban Forest Management Plan. 78% of online feedback from respondents during Phase 2 expressed strong support for the draft Vision Statement. Of the 17% who opposed (2%) or strongly opposed (15%) the draft Vision Statement, many commented that they would prefer the City focus on priorities other than urban forest management, such as housing and crime prevention. However, several engagement participants proposed they would like the City to prioritize urban forest management, particularly for tree planting and protection initiatives. Concerns shared by participants in Phase 2 engagement included finding the right places for tree planting, uncertainty around how to balance tree planting and protection with wildfire risk, and rising costs on taxpayers.

Penticton Indian Band representatives expressed interest in implementation of the plan and how implementation could impact or benefit the on-reserve community. There was significant interest in partnering on tree planting and natural restoration initiatives, including ensuring on-reserve residents can access any tree planting program targeted at residents and businesses and avoiding tree planting in ecologically unsuitable locations like former, restored, or preserved grasslands.

Feedback from the public and Penticton Indian Band during Phase 2 affected the Plan's action prioritization content around perceived trade-offs between urban forestry, wildfire, and housing, and the representation of nsyilxcən-language terms relevant to the urban forest among other topics.

### **Proposed Vision**

*"Our urban forest vision is to keep our community healthy, beautiful, and green. Our urban forest is growing because of the care we give and the value we place on it. Our actions today are building a resilient future for the urban forest that we can be proud of across cultures and generations."*

As part of the phase 1 workshop, participants were asked "what is one word, phrase, or idea you would like to see reflected in the vision statement for the plan?" Common responses included "healthy," "beautiful," and "green" to describe "special places" on the Urban Forest Map, which also appears in

the OCP 2045 vision. Feedback from staff and the public emphasized the importance of "growing," "care," and "value". The language "actions today, resilient future" reflects the need to act now to preserve trees and enhance the urban forest while considering the longer-term outlook. Additionally, the phrase "Across cultures and generations" aligns with similar value statements in the Parks and Recreation Master Plan and the Official Community Plan. The vision statement was formulated with input from the community, city staff, and partners, taking into account the current state of the urban forest and the City's urban forest management program. The vision will act as a guiding principle for the UFMP and will be used to assess progress.

## Recommended Plan

The UFMP outlines four scenarios demonstrating potential changes in canopy cover in Penticton over the next 20 years. These projections were developed in alignment with the community's vision and take into account existing canopy cover, development trends, population growth, land use, and tree regulations. Below is a summary of the four scenarios along with their high level estimated costs for the purpose of comparing the relative level of investment required for each scenario. These estimates reflect a combination of one-time costs and recurring costs spread within a 10-year timeframe (2025-2035):

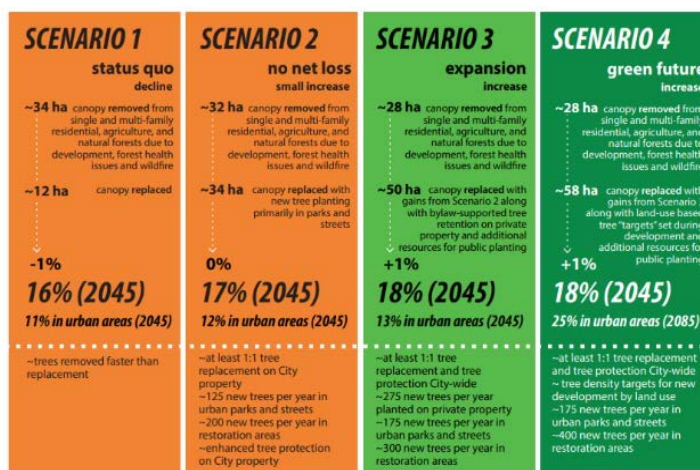


Figure 5: Scenario Summary

### Scenario 1- Status Quo (Canopy cover decreases to 16% by 2045)

This scenario assumes no changes in development policy and maintains current resources and funding (roughly \$300k annually), resulting in a decreasing canopy, particularly in urban residential areas. On public property, forest health issues and wildfires are estimated to cause approximately 10 hectares of canopy loss in the next 20 years and a combined canopy loss in the City is expected to reach 34 ha over 20 years, of which only 12 ha is expected to be replaced at current planting rates. Canopy cover in urban areas could decline from 12% to 11% by 2045.

### Scenario 2 – No Net Loss (Canopy cover remains at 17% by 2045)

In Scenario 2, the City improves planting and extends the lifespan of trees on public property to offset ongoing losses from private property. The City introduces a new City Tree Policy and other policy updates applying to trees on public property. A total of 325 trees per year will need to be planted to offset losses from private property, a target of 125 of new trees in urban parks and streetscapes, and 200 smaller seedlings in natural restoration areas. Additionally, the City shifts towards proactive maintenance, with a small amount of new resources for natural forests management. The projected cost of this option is roughly \$1M annually by 2035, with an anticipated net cost of \$715k post cost recovery opportunities.

### Scenario 3 – Urban Forest Expansion (Canopy cover increases to 18% by 2045)

Scenario 3 presumes that a new Tree Bylaw is developed to increase tree protection throughout the City, with provisions for tree replacement applying on public and private property. The City introduces new planting programs aiming to install 275 trees per year on non-City property, with new planting targets of 175 trees in streets and parks and 300 smaller seedlings in natural restoration areas. Canopy cover in urban areas is increased from 12% to 13% by 2045. The projected cost of this option is roughly \$1.4M annually by 2035, with an anticipated net cost of \$1 million post cost recovery opportunities.

### Scenario 4 – Green Future (Canopy cover increases to 18% by 2045, with 25% canopy cover in urban areas by 2085)

In this scenario, tree canopy and planting targets are incorporated into development regulations in addition to programs in scenario 3, doubling the tree canopy in urban areas by 2045. Additional changes to tree planting requirements, protection, and urban design could help increase the urban forest towards an aspiration target of 25% tree coverage in urban areas by 2045. This can be achieved by fully integrating trees into land use and development regulations and implementing strong tree protections citywide and setting urban forest targets by zoning or land use, backed up by landscaping requirements in City bylaws. The annual planting rate of caliper-sized trees on public property is 175 trees per year, while additional focus on natural restoration increases the rate to 400 trees planted per year in natural areas. The projected cost of this option is roughly \$1.6M annually by 2035, with an anticipated net cost of \$1.1M post cost recovery opportunities.

### **Recommended Scenario**

Based on the urban forest vision, community and partner feedback, and the canopy modelling outcomes, the UFMP recommends a target of 18% city-wide canopy cover by 2045 and a long-term target of 25% canopy cover within urban land uses, consistent with Scenario 4: Green Future. While the long-term target is considered aspirational and is unlikely to be fully realized within the planning horizon, the 18% target is achievable within the twenty-year plan horizon based on the strategies and actions outlined in the UFMP.

The proposed scenarios are supported by Nine Big Moves and an Action Plan consisting of 4 Goals, 13 Strategies, and 90 Actions for staff to implement upon endorsement.

### **Financial implication**

The existing urban forest program is funded through the Parks Operational Budget (general taxation), and it also benefits from additional funding generated through development cash-in-lieu or donations for a total budget for the current service level of roughly \$300k annually. This includes three core staff that provide approximately 2.25 full-time equivalent (FTE) hours as well as miscellaneous planting, however, this does not cover the entire program and excludes the time spent by the Parks Planning & Capital Projects Coordinator on development review and various administration work for other tree-related projects.

The total financial impact for the recommended scenario – “Green Future” is estimated at roughly \$1.6M annually (\$1.3M above existing service levels) of combined operating and capital funds by 2035, with an estimated net cost of \$1.1 million after cost recovery from grants, fees, or other potential revenue sources.

These high-level estimates will be fully flushed out over time as the implementation plan is actioned and more detailed plans are developed and incorporated into future budgets.

For the upcoming 2025 budget deliberations, staff will be requesting around \$150k in additional operating funds, which would provide funding for a new position to support implementation, as well as additional tree planting. Staff will be exploring different funding models to support both capital and operational endeavours moving forward, including external grants, donations, community partnerships, and required contributions like cash-in-lieu, fees for service, municipal ticketing, or tree and landscape securities.

The development of the UFMP as well as the wage of the Parks Planning & Capital Projects Coordinator were completely funded by the 2 Billion Trees Grant. In 2023, the City received a total of \$300,000 through this grant and any remaining funds will be utilized to further the initiatives mentioned in the UFMP. City staff are also preparing to apply for a grant opportunity under the Growing Municipal Fund - Growing Canada's Community Canopies stream to kickstart the implementation of the project. This grant aims to cover the expenses associated with tree planting initiatives throughout the city and can cover up to 50% of capital costs for projects conducted in 2025.

### **Climate Impact**

The proposed UFMP supports Penticton's Community Climate Action Plan's (CCAP) goal of reducing emissions by 40% below 2007 levels by 2030. By increasing the urban canopy, the UFMP directly contributes to reducing greenhouse gas emissions and CCAP's goals of enhancing energy efficiency, reducing the community's carbon footprint, mitigating the heat island effect, and improving community resilience to climate impacts. The UFMP also fulfills the recommendation by the CCAP to monitor tree canopy as an indicator for climate adaptation.

### **Analysis**

Penticton's 17% forest canopy cover, primarily composed of natural forests, renders these areas vulnerable to future developments. The city's 12% urban canopy also underscores the necessity to increase canopy cover in areas where people live, work, and play. With the anticipated growth in housing and population, and with over half of the canopy falling on private land, the UFMP emphasizes the importance of offsetting tree loss through new tree planting efforts and enhanced tree protection. Additionally, strong community support for increasing tree canopy coverage, particularly in favor of the "Green Future" scenario, drives the need for better tree protection bylaws on both public and private property, with a level of enforcement specific to Penticton's context.

Implementing the "Green Future" scenario would require a significant increase in service level relative to the current service level (roughly 4.5 times) at full implementation, positioning Penticton as a leading community in the region for urban forest management. City staff have identified numerous funding opportunities that can offset the costs and fulfill resourcing needs without solely relying on increased taxation or general revenue, and these opportunities will be further explored as more detailed implementation plans are prepared. Adopting this plan and the recommended Scenario does not financially commit the City, however it is intended to guide staff in the preparation of future budgets and work plans that will be brought forward annually as part of the City's normal budget and work planning process. Alternate recommendations have been provided should Council wish to select one of the other scenarios contemplated by the plan.

**Alternate recommendations**

Should Council wish to endorse a different Scenario as contemplated by the plan, Council could pass the following resolution:

THAT Council endorses the Urban Forest Management Plan, as provided in Attachment A of this report;

AND THAT Council direct staff to bring forward recommendations (both resources and work plans) that align with Scenario X as outlined in the plan during annual budget process;

AND THAT Council direct staff to incorporate the canopy target and policy recommendations from the UFMP into the next OCP review;

AND THAT Council direct staff to prepare and submit an application to the Growing Municipal Fund - Growing Canada's Community Canopies stream in support of tree planting initiatives in the city.

**Attachments**

Attachment A – Urban Forest Management Plan

Attachment B – UFMP Engagement Summary

Respectfully submitted,

Ysabel Contreras  
Parks Planning & Capital Projects Coordinator

Concurrence

Director of Finance & Administration  <i>AMC</i>	General Manager of Infrastructure  <i>KD</i>	City Manager  <i>APH</i>
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# Urban Forest Management Plan

Our Official CommuniTree Plan

**Final Draft**  
**August 2024**



**We respectfully acknowledge that the urban forest is located on the unceded lands of *SnPink'tn*, a *Syilx* (Okanagan) community.**

### **Context on the land acknowledgement**

The City of Penticton has prepared this Urban Forest Management Plan to address current and projected challenges for trees and natural forests in the City. The Plan is written from a perspective that promotes recognition of the “asset” or “service” value of trees and identifies priority issues for shorter-term management. This perspective can be at odds with Syilx perspectives on the urban forest, which emphasize the nature of trees as part of *tmix<sup>w</sup>* – all living things and our relations. The 20-year horizon of the Urban Forest Management Plan is not a replacement for a multi-generational understanding of the innate value of trees and forest ecosystems in this landscape. Consultation with Penticton Indian Band representatives raised this difference in worldviews as an important preface for contextualizing the Plan.

## Acknowledgements

We want to thank everyone who contributed to the Urban Forest Management Plan through online and in-person public engagement opportunities, reaching out to City and project staff, and advocating for public perspectives on the City's urban forest to inform the Plan recommendations. There would be no Urban Forest Management Plan without your participation.

We also want to thank the 2 Billion Trees program for its generous financial support in the development of the city's first urban forest management plan. Its contribution has enabled us to create a comprehensive and forward-thinking plan that will benefit our city and its residents for years to come.

## Report Credits

Prepared by the City of Penticton with the support of Diamond Head Consulting Ltd.

### **Consultants:**

Matthew Shields, R.P.F., ISA Certified Arborist®  
Amelia Needoba, P.M.P., ISA Certified Arborist®  
Vlad Romanescu  
Nguyet-Anh Nguyen  
Marco Sanelli  
Gerlissa Chan  
Cindy Cheng  
Shane Hunt

# Glossary

- Abiotic disturbance** *A discrete physical event in the environment, like a windstorm, heatwave, or wildfire, that directly damages trees and vegetation leading to a loss of plant biomass.*
- Agricultural/rural trees** *Trees located on agricultural and rural property where landscapes are maintained, including orchard trees, shade trees, and windrows.*
- Asset class** *In asset management, a group of similar objects provided with the same service levels for management activities.*
- Biodiversity** *The variety of lifeforms and their interactions within an area, or on Earth.*
- Biogeoclimatic ecosystem classification** *The “BEC” system of zones divides the province of BC into areas of similar vegetation potential based on climate and regional factors. It is a tool for categorizing the province’s natural vegetation communities, two of which are historically found in Penticton: the Bunchgrass and Ponderosa Pine zones.*
- Biomass** *The quantity of organisms in any area or volume.*
- Biotic disturbance** *The effects of biological agents such as insects, fungi, or humans, occurring such that they can reasonably be considered a discrete event, that directly damage trees and vegetation leading to a loss of plant biomass.*
- Canopy cover** *The area of the ground that is obscured by tree stems, branches and foliage, when viewed from above. Canopy cover is frequently expressed as a percent of an overall area, e.g., 100% canopy cover means that trees cover all of a particular portion of ground.*
- cikilax<sup>™</sup>m** *Cultural fire management as practiced by the Syilx (Okanagan) people.*
- Diameter at breast height (dbh)** *The diameter through the centre of a tree’s stem, measured at 1.3 m along the stem above the high side of the tree’s connection to the ground.*
- Evapotranspiration** *The process by which water is transferred from the land to the atmosphere by evaporation from soil and surfaces and by transpiration from plants.*
- Genus** *The taxonomic level directly above species; a closely related group of species sharing a common ancestor, e.g., Acer (Maple), Pinus (Pine), or Populus (Poplar). Species scientific names are the combination of genus and a unique species identifier, e.g., Acer platanoides (Norway maple).*
- Greenfield development** *Urban development that converts natural or rural landscapes and land uses into urban ones.*

- Green infrastructure** *Any natural assets as well as designed or engineered elements created to mimic natural functions and processes that provide service value in relation to human interests.*
- Hardscape** *A landscape dominated by impermeable surfaces. Most urban landscapes have characteristics of hardscape.*
- Impermeable or impervious surface** *A surface that does not allow water or gas exchange between the environment and underlying soils, like concrete or asphalt.*
- LiDAR** *Light Detection and Ranging (LiDAR), an aerial or satellite survey technology that uses invisible signals of light to remotely measure surface height and area.*
- Natural asset** *A component of the natural environment that is of demonstrated value to society.*
- Natural forests** *Unmaintained landscapes where indigenous tree species form a dominant vegetation cover, or forested areas specifically managed to promote natural ecosystem characteristics.*
- nsyilxcən** *The language of the Syilx (Okanagan) people.*
- Service level** *In asset management, a description of a management activity for an asset class and when or how frequently the activity occurs.*
- SnPink'tn** *The preferred nsyilxcən name of members of the Penticton Indian Band; the origin of the City of Penticton's modern name.*
- tmixw (Timixw)** *The community of all living things, as known to Syilx (Okanagan) people.*
- Tree equity** *When every person living in the city has access to the urban forest ecosystem services they need.*
- Tree inventory** *A record of trees within a specific area.*
- Urban forest** *Every tree within the municipal boundary of Penticton.*
- Urban forest program** *A collective description of the policies, procedures, resources used for urban forest management activities and the City staff undertaking those activities in the City.*
- Urban heat island** *The physical effect by which highly paved areas in cities trap heat, leading to higher ambient temperatures than in surrounding rural lands.*
- Urban trees** *Trees located in streets, yards, landscaped parks, and other urban developed property outside agricultural areas.*

# Contents

<b>GLOSSARY</b>	<b>III</b>	<b>ACTION PLAN</b>	<b>59</b>
<b>PLAN IN BRIEF</b>	<b>VI</b>	6.1 Goal 1: Protect and expand the urban forest ...	61
<b>INTRODUCTION</b>	<b>1</b>	6.2 Goal 2: Manage tree health and longevity.....	65
1.1 Why is the Plan needed?.....	3	6.3 Goal 3: Enhance partnerships and public out- reach to increase awareness and capacity for urban forest management .....	70
<b>BACKGROUND AND CONTEXT</b>	<b>4</b>	6.4 Goal 4: Monitor progress and adapt manage- ment to changing circumstances .....	72
2.1 Urban forest benefits .....	5	6.5 Big Moves to implement the Vision.....	74
2.2 Why manage the urban forest? .....	7	6.6 Implementation Table.....	75
2.3 Forest fundamentals: geography and climate .....	9	6.7 Monitoring .....	90
2.4 A brief history of the urban forest .....	13	<b>REFERENCES</b>	<b>92</b>
<b>STATUS AND TRENDS</b>	<b>20</b>		
3.1 Urban forest extent .....	21		
3.2 Urban forest structure.....	27		
3.3 Land use and the urban forest .....	31		
3.4 Tree equity.....	35		
3.5 Who manages the urban forest.....	37		
<b>PENTICTON'S URBAN FOREST PROGRAM</b>	<b>39</b>		
4.1 Tree asset classes .....	40		
4.2 Policies .....	41		
4.3 Budget and resources .....	43		
4.4 Program report card .....	44		
<b>VISION FOR THE FUTURE</b>	<b>46</b>		
5.1 What we heard.....	47		
5.2 Vision statement .....	53		
5.3 Scenario planning.....	54		

# Plan in Brief

Penticton’s urban forest includes every tree within the municipal boundary, encompassing trees in natural forests, agricultural areas, and urban neighbourhoods. The urban forest is part of our cultural landscape and provides benefits to the community called ecosystem services, including shade and cooling, soil stabilization, clean air and water, carbon sequestration and storage, nourishing food, and peaceful places to visit and recreate.

However, trees in Penticton face challenges from changing climate to development-related tree loss to the cumulative impacts of a busy events calendar on City parks and gardens. This document, the City’s first Urban Forest Management Plan, sets a direction for the City to lead by example while conserving and building our urban forest for the next 20 years and beyond.

Two phases of public engagement, conversations with interested parties, and consultation with Penticton Indian Band representatives informed the Urban Forest Management Plan. Themes that emerged through engagement included concern about tree loss impacting quality of life, need for the City to lead by example in tree retention and management, and the potential for urban forestry to strengthen relationships between the City and the Penticton Indian Band and Syilx (Okanagan) people more broadly.

## The Vision:

***Our urban forest vision is to keep our community healthy, beautiful, and green. Our urban forest is growing because of the care we give and the value we place on it. Our actions today are building a resilient future for the urban forest that we can be proud of across cultures and generations.***

In 2020, 17% of the city’s land area was covered by tree canopy. Penticton’s urban forest is unevenly distributed, with natural areas contributing 70% of the total urban forest cover, while urban neighbourhoods have canopy cover of just 12%. Low canopy cover in Penticton’s urban areas is problematic because it means few residents have adequate

access to the ecosystem service value of trees. While Penticton’s semi-arid ecosystems naturally have fewer trees than coastal British Columbia, they still support the city’s urban forest. Penticton’s natural forests face challenges likely to reduce future canopy cover, including shifting climate and soil moisture, the threat of wildfire, and some development. The City will need to increase the tree canopy in urban areas to improve the urban forest where people live while sustaining the city-wide supply of urban forest ecosystem services by enhancing stewardship of natural forests.

The Urban Forest Management Plan presents three scenarios compared to the status quo (Scenario 1). Although the rate of tree loss city-wide is not currently known, estimates for City property show that under the status quo policies and resources, the rate of tree planting is estimated to be less than the rate of tree removal, resulting in a decrease of Penticton’s urban forest canopy from 17% to 16% by 2045.

### Scenario 1: Status Quo

In Scenario 1, policies and resourcing for urban forest management remain similar to recent years.  
*City-wide canopy in 2045: 16% (-1%)*

### Three alternative scenarios are proposed:

#### Scenario 2: No Net Loss

In Scenario 2, the City improves planting and extends the lifespan of trees on public property to offset ongoing losses from private property.  
*City-wide canopy in 2045: 17% (=)*

#### Scenario 3: Urban Forest Expansion

In Scenario 3, new tree protections on private property help reduce the rate of tree loss while rates of tree planting are increased on public and private property.  
*City-wide canopy in 2045: 18% (+1%)*

#### Scenario 4: Green Future

In Scenario 4, tree canopy and planting targets are incorporated into development regulations to spur new tree planting additional to programs in scenario 3, which could double tree canopy in urban areas towards the end of the century.  
*City-wide canopy in 2045: 18% (+1%)*  
*Canopy in urban land uses by 2085: 25% (+13%)*

**Recommendation:**

**The Urban Forest Management Plan recommends Scenario 4: Green Future to lead by example and achieve the vision statement. This recommendation reflects what we heard through the first phase of public engagement and best responds to the desire to preserve and increase the urban forest throughout Penticton.**

The path to Scenario 4: Green Future is laid out in the Urban Forest Management Plan. The Action Plan (Chapter 6) provides **4 Goals, 13 Strategies, and 90 Actions** to implement, coded by scenario, departmental leadership, approximate cost, and implementation priority. Complementing the goals, strategies, and actions are other components of the Plan’s strategic framework: the vision statement, principles for management, and targets and performance measures intended for monitoring implementation. The Action Plan and strategic framework are grounded in fact-finding and the results of community engagement.

**Goals for Penticton’s Urban Forest**

The four goals of the Urban Forest Management Plan are:

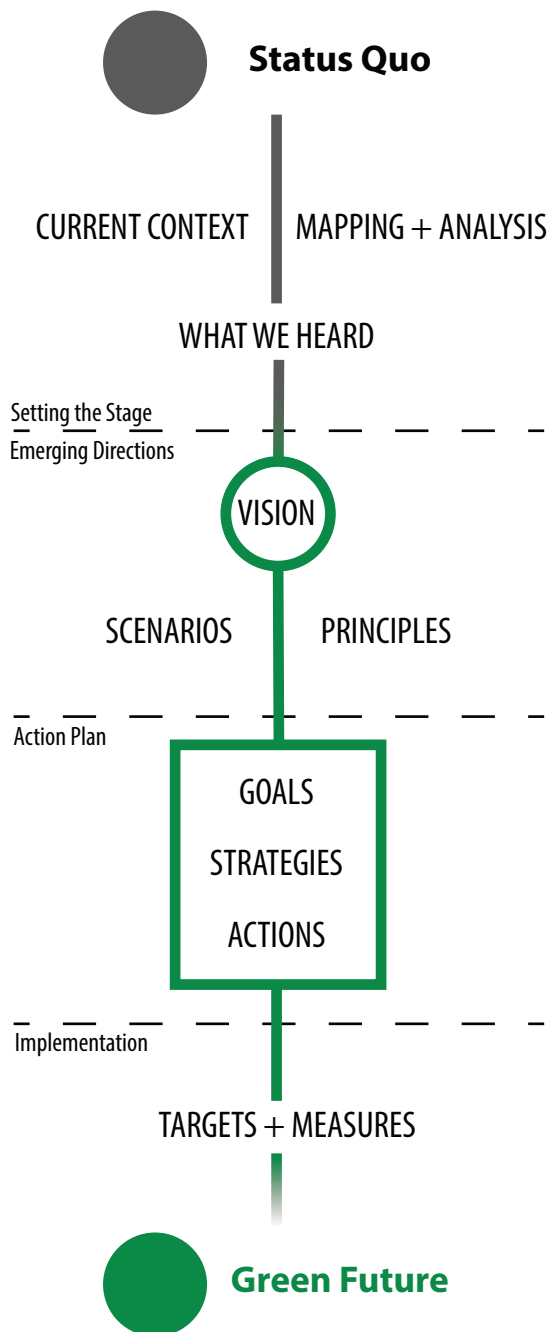
1. **Plan, protect, and plant to expand the urban forest.**
2. **Manage for tree health and longevity.**
3. **Enhance partnerships and public outreach to increase awareness and capacity for urban forest management.**
4. **Monitor progress and adapt management to changing circumstances.**

Strategies under each goal group interrelated Actions. The Goals, Strategies, and Actions map out a detailed path toward Scenario 4: Green Future, but the Action Plan can also be used to achieve any alternative scenario.

**Supporting Implementation**




Each of the alternative scenarios presented by the Urban Forest Management Plan carries significant implications for resourcing and staff time. Financial estimates supported the development of the Urban Forest Management Plan and showed that an increase of two to four times current resourcing for urban forest management is needed to fully implement any of the alternative scenarios. The growth in costs reflects underinvestment in the urban forest relative to other asset classes in the city. Cost recovery and external funding sources can help implement the Urban Forest Management Plan in a fiscally prudent manner.

**Urban Forest Management Plan**



# BIG MOVES TO IMPLEMENT THE VISION

The Urban Forest Management Plan recommends **Scenario 4: Green Future** be advanced in the City by adopting a 20-year canopy cover target of 18% City-wide and long-term target of 25% in urban areas. The Action Plan (Chapter 6) provides **4 Goals, 13 Strategies, and 90 Actions** to implement, coded by scenario, departmental leadership, approximate cost, and implementation priority. The following nine Big Moves summarize the Action Plan’s most significant recommendations.

- |   | <b>Scenario</b>   |
|---|---|
| <p><b>1</b> <b>Develop a Tree Protection Bylaw to apply throughout the City.</b></p> <p>Tree protection is needed to reduce rates of loss and regulate replacement planting.</p>  |    |
| <p><b>2</b> <b>Update City standards and bylaws to create more suitable planting environments and ensure at least 1:1 replacement of trees removed from City property.</b></p> <p>The City will demonstrate its commitment to urban forestry through prioritizing replacement planting when tree removal must occur.</p>              |    |
| <p><b>3</b> <b>Integrate targets for tree canopy and new planting with development regulations.</b></p> <p>New tree planting on private property is needed to reach a long-term target of 25% canopy cover (on average) in urban areas.</p>   |    |
| <p><b>4</b> <b>Create tree planting programs for public property that can deliver at least 125 (Scenario 2) or 175 (Scenarios 3 and 4) new (non-replacement) trees per year.</b></p> <p>New tree planting on public property will help offset losses on private property.</p>   |    |
| <p><b>5</b> <b>Plant at least 200 (Scenario 2), 300 (Scenario 3), or 400 (Scenario 4) trees per year in natural restoration areas.</b></p> <p>Expanding natural restoration efforts will help reduce the impact of invasive species, drought, and forest health issues in natural forests.</p>  |  |
| <p><b>6</b> <b>Offer a public tree sale to increase tree planting rates on private property.</b></p> <p>Modelled after Kelowna’s NeighbourWoods program, a public tree sale can spur additional tree planting on private property and increase awareness of urban forestry.</p>   |  |
| <p><b>7</b> <b>Maintain up-to-date inventories of urban street and park trees and natural forests.</b></p> <p>Updated inventory information is needed to help operational planning, budgeting, and monitoring.</p>  |  |
| <p><b>8</b> <b>Involve the community in urban forest management.</b></p> <p>Community champions are crucial for implementation of planting, monitoring, and building support for urban forest management on public and private lands.</p>   |  |
| <p><b>9</b> <b>Add staff capacity in the Parks department to lead implementation.</b></p> <p>Up to 4 additional FTE will be needed to fully implement new and expanded programs recommended in the Urban Forest Management Plan. Alternative arrangements to supplement the department’s human resources should also be explored.</p> |  |

● 2: No Net Loss ● 3: Urban Forest Expansion ● 4: Green Future



CHAPTER 1.

# INTRODUCTION

*The introductory chapter of the Urban Forest Management Plan defines Penticton's urban forest as every tree within the municipal boundary and describes why the Plan is needed now.*

**Welcome to Penticton’s first Urban Forest Management Plan.** Urban forest management is the practice of planning, planting, protecting, and maintaining trees in communities for the benefits they provide to society and the environment. The overarching purpose of the Urban Forest Management Plan is to chart a course for Penticton’s urban forest toward a resilient future.

Penticton’s urban forest includes every tree within the municipal boundary. Trees on City property in parks and streets are part of the urban forest, as are trees in yards, parking lots, and landscaping on private property. Penticton’s urban forest includes many trees that may not seem urban at all, such as those growing in natural areas and on rural property, or in orchards. All trees within the municipal boundary contribute to the overall value the urban forest provides to the community (Figure 1).

The urban forest is a living system that reaches its highest potential when its needs for soil, water, nutrients, and air are met. The other key ingredients for the urban forest are having the time and space it needs to grow. This means urban forest management is also concerned with the environment around trees in addition to the trees

themselves. Meeting these needs in urban areas can be challenging in a growing city, especially when systemic threats like climate change are considered.

The Plan is science-based and builds on best practices and extensive community engagement to support its recommendations. Unlike other features of the urban landscape, trees increase in value over time because of their ability to grow. With a 20-year horizon, it provides a strategic framework for the sustainable growth and maintenance of Penticton’s urban forest. It recognizes the dynamic nature of urban forestry and the need to adapt as environmental conditions and community needs evolve. The Plan will require periodic reviews to ensure it remains responsive to both positive developments and emerging challenges, ensuring the urban forest continues to thrive and deliver benefits to the community.

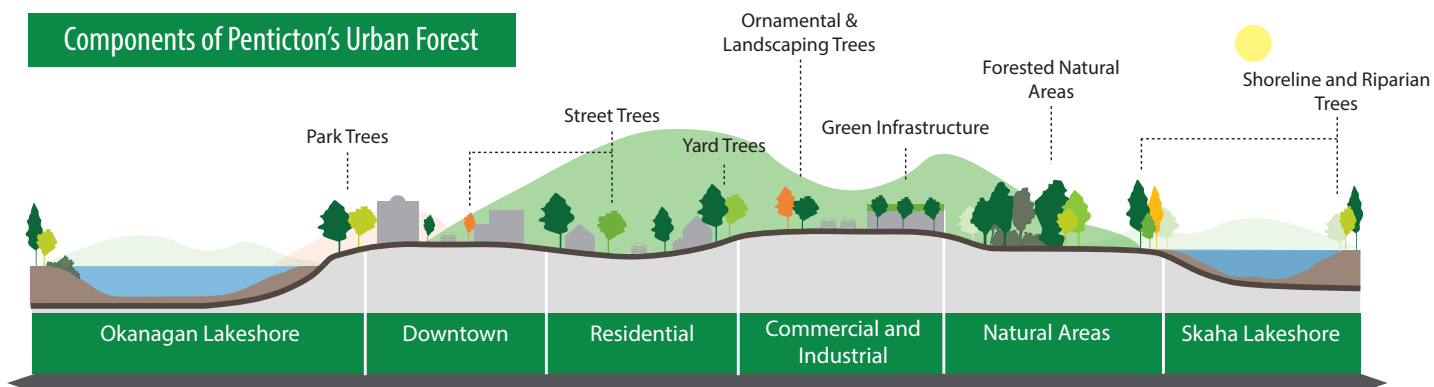


Figure 1. Components of Penticton’s urban forest. Every tree in the municipal boundary is part of the urban forest.

## 1.1 WHY IS THE PLAN NEEDED?

The City’s urban forest management today occurs without the guidance of a strategic plan or community vision, a critical gap the Urban Forest Management Plan seeks to fill.

Drivers of the Urban Forest Management Plan include:

- Public expectations for the urban forest have increased, but the resources dedicated to urban forestry by the City have not grown with those expectations, or in alignment with the Penticton’s growth.
- Trees on private property make up over half of the trees in the City and an even larger share of trees in urban neighbourhoods where most people live. Current policies and bylaws offer little guidance to property owners on how to preserve their trees or identify trees of high value.
- Climate change is altering the weather and conditions faced by trees and forest ecosystems in the city, leading to impacts such as increased wildfire risk, loss of habitat, and the spread of invasive species including rapidly establishing invasive tree species.
- Urban development and growth policies address trees but rarely require that new development preserve the urban forest or create environments in which trees can thrive.

City policies have led to the development of the Urban Forest Management Plan. Penticton’s Official Community Plan includes the following policy statement that directly supports the Urban Forest Management Plan:

“Create and implement an Urban Forest Strategy to identify and monitor the percentage of vegetation and canopy cover, and to develop direction on strategies to maintain and increase canopy cover and vegetation densities, as well as to regulate the removal of existing trees.”<sup>1</sup> (Policy Statement 4.4.2.5, Official Community Plan Bylaw 2019-08)

The Official Community Plan makes several connections relevant to the Urban Forest Management Plan, such as supporting street tree planting in active transportation corridors, recognition of urban forest ecosystem services, protecting significant trees, and providing shade trees and natural areas in parks. The Urban Forest Management

Plan is one of several policy initiatives advanced by the Official Community Plan to support the community’s vision, including the Community Climate Action Plan, Transportation Master Plan, and updates to development bylaws. The Community Climate Action Plan (2021) proposes tracking urban tree canopy as an indicator for climate adaptation, information that is a key component of the Urban Forest Management Plan and recommendations.

Finally, how the urban forest is managed has significance for the City’s reconciliation journey, as it also impacts the interests of Indigenous SnPink’tn people, represented by the Penticton Indian Band.

CHAPTER 2.

# BACKGROUND AND CONTEXT

*This chapter of the urban forest strategy highlights the benefits that trees provide and emphasizes the importance of maintaining and expanding the urban forest through best-management practices to ensure continued provision of benefits to the community. Penticton's geographical and current and projected climate are discussed as important context for today's urban forest management along with historical notes about the development of the urban forest.*

## 2.1 URBAN FOREST BENEFITS

Trees are living things rooted in place. Often perceived as stable features of the environment—background to family photos, scenery for walks and hikes, shade for backyard barbecues, and colour for downtown streets—trees play a much more active role, breathing the same air we do and extending the tips of their branches and roots further into space to capture rainwater, locate soil nutrients, and produce the next generation of the urban forest. Trees encourage environmental complexity, supporting a wide array of life forms, from plants and fungi to animals and bacteria.

Over time, trees change the environment in which they grow: they shade streams so fish can live in them; they capture rainwater and keep soil from washing away; they filter air pollution from cars and factories; they store carbon from the atmosphere safely in wood and soils; and their fruits and seeds feed families and whole ecosystems. These functions, known as ecosystem services, deliver significant benefits to humans and the natural world.

Figure 2 illustrates some of the ecosystem services provided by the urban forest, with numerical estimates for some services derived from software called i-Tree Canopy<sup>2</sup>. This analysis includes a monetary evaluation of certain services based on the amount of canopy cover within a municipality. Penticton’s urban forest is estimated to provide a benefit of over \$1.8 million in annual benefits from carbon sequestration, stormwater management, and air pollution filtration. The carbon stored by trees in Penticton is valued at over \$16.5 million, and annually, the urban forest stores an amount of carbon dioxide equivalent to the emissions from 1,530 gas-engine passenger cars.

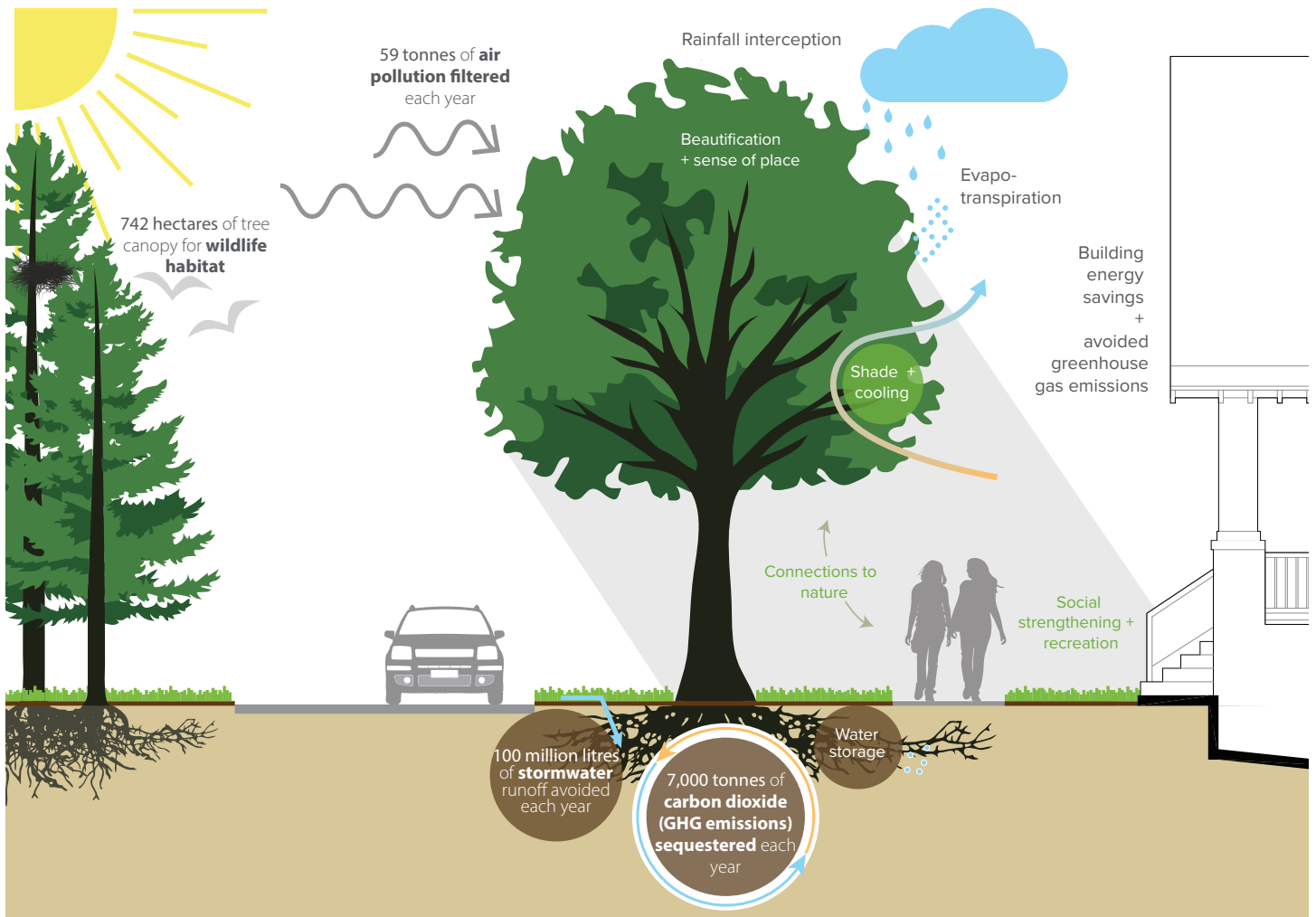


Figure 2. Examples of ecosystem services provided by Penticton’s urban forest.

# THREE KEY URBAN FOREST BENEFITS

## Cooling the City

Penticton’s urban forest is like a natural air conditioner for the City. Climate change is making Penticton’s summers even hotter. Urban areas can experience even more extreme summer temperatures because of the urban heat island effect, when paved areas absorb and trap heat and become hotter than the surrounding countryside. The urban forest cools in two ways: firstly, trees directly shade pavement and their surroundings, which greatly reduces heat absorption by concrete and asphalt<sup>3</sup>. In general, greater canopy cover results in greater amounts of shade. Secondly, trees cool the air through evapotranspiration, the process by which they release water vapour into the air<sup>4</sup>. The combined effect of the urban forest’s cooling potential in cities can be several degrees Celsius. In Penticton, the surface temperature difference between paved commercial or industrial areas with few trees and forested rural land can be well over 10 degrees Celsius on a summer’s day (Figure 3).

## Providing homes and pathways for biodiversity

The urban forest connects natural features and ecosystems surrounding the City. Historically, valley bottom development in the Okanagan has severed links between habitats by creating barriers in the landscape to the flow of animals, plants, and other forms of life. These barriers can be busy roads and highways, channelized rivers, parking lots, cement and brick buildings, or fenced in yards and orchards. But trees and canopy cover in natural and urban areas, can help reconnect habitats for some species. By bridging the gaps between suitable habitats, the urban forest helps preserve Penticton’s native biodiversity<sup>5</sup>. Biodiversity itself underpins many more ecosystem services than the urban forest alone, giving its conservation a particular importance.

### Land Surface Temperature by Census Dissemination Block

*Detected June 16 2021 (7pm)*

**The coolest places in the city include its shoreline, forested areas, and rural areas.**

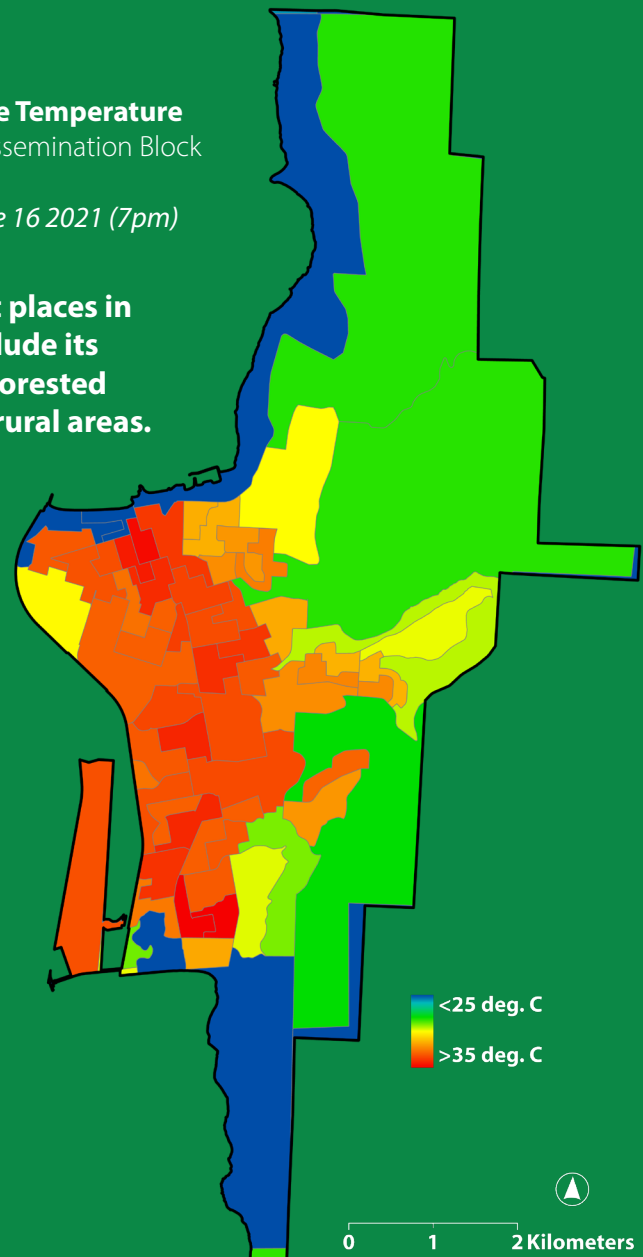


Figure 3. Land surface temperatures detected on June 16, 2021.

## Healthier people, healthier city

Many studies have shown the benefits of the urban forest for public health. Benefits like urban cooling relate directly to reduced human mortality during heat waves, as British Columbia discovered in June 2021<sup>6</sup>. Tree canopies promote physical fitness by providing comfortable places for walking, cycling, and exercise<sup>7</sup>. On the side of mental health, neighbourhood greenery has been found to decrease social isolation among seniors by encouraging outdoor activities<sup>8</sup>, and frequent “doses” of nature can reduce anxiety<sup>9</sup>. People recovering in hospitals with a simple view of trees have been found to heal faster than patients without these views<sup>10</sup>.

## 2.2 WHY MANAGE THE URBAN FOREST?

The ability of the urban forest to provide ecosystem services is directly related to its extent and condition. The more urban forest there is and the better its health, the greater the ecosystem services it provides. The extent of the urban forest can be measured using the proportion of a city covered by tree canopy. The condition of trees and forests can also be evaluated using a range of indicators such as tree condition, species diversity, and the complexity of habitat provided by a forest among others.

There are many competing demands on space in cities as well as rural areas, including the need to build homes, workplaces, schools, and amenities. Trees in cities can also create risks, such as the potential for a tree falling and hurting someone, or for vegetation to act as a fuel in a

wildfire. Urban agriculture and solar panels require sunlight which can be blocked by trees. Urban forest management requires money and resources. Staff responsible for urban forestry seek to manage the urban forest in such a way that the costs of management over a tree's life cycle are outweighed by the benefits it produces for society. This must consider the most suitable location for trees and is consistent with a perspective on urban forestry informed by asset management, the practice of planning and implementing the care of service-producing infrastructure based on estimated costs and benefits to generate the highest return.

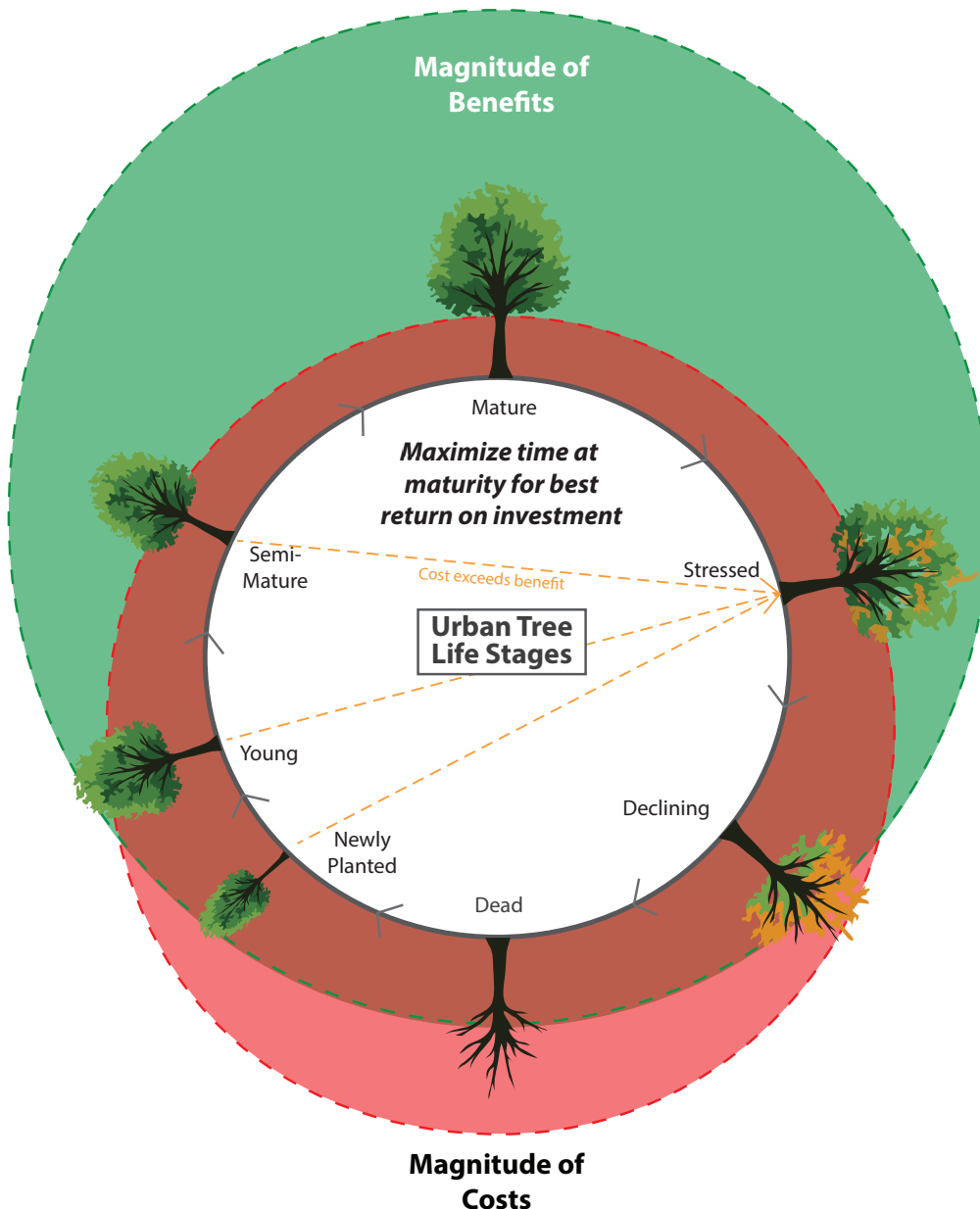
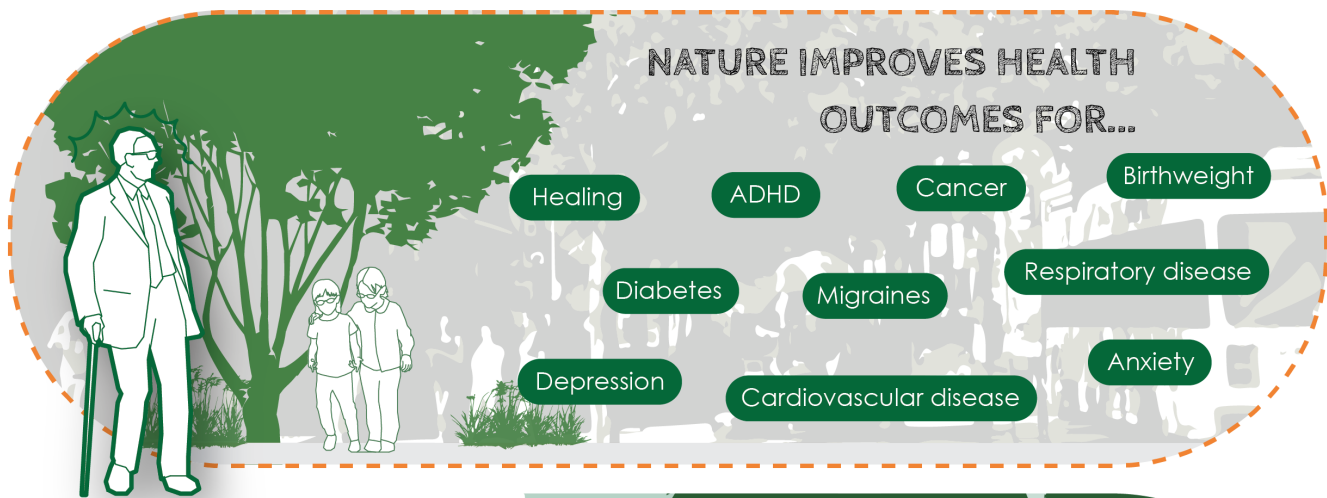
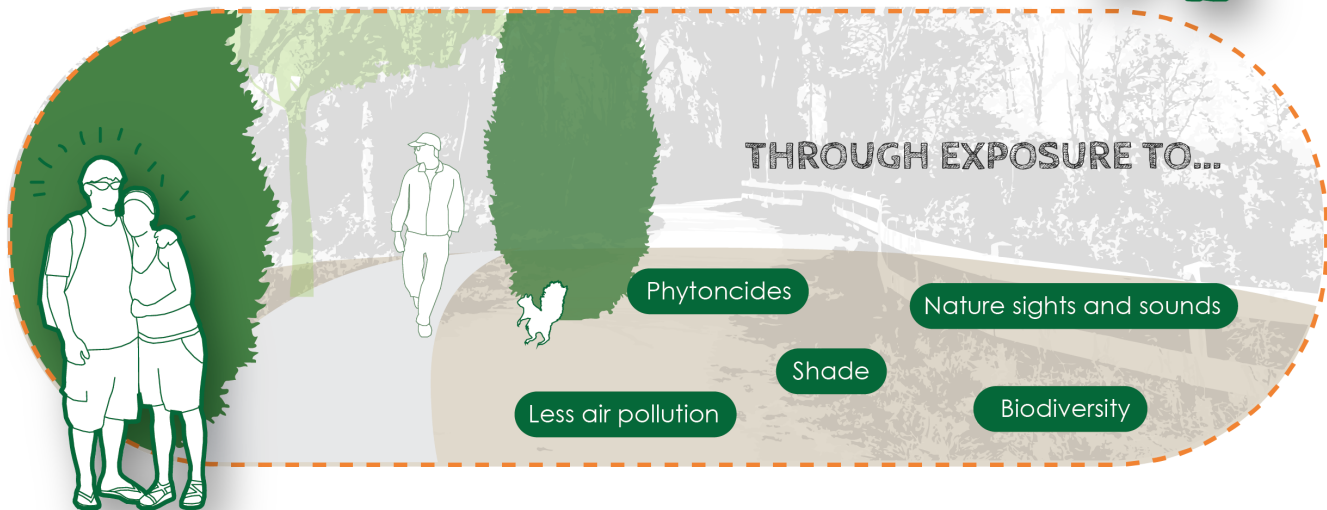
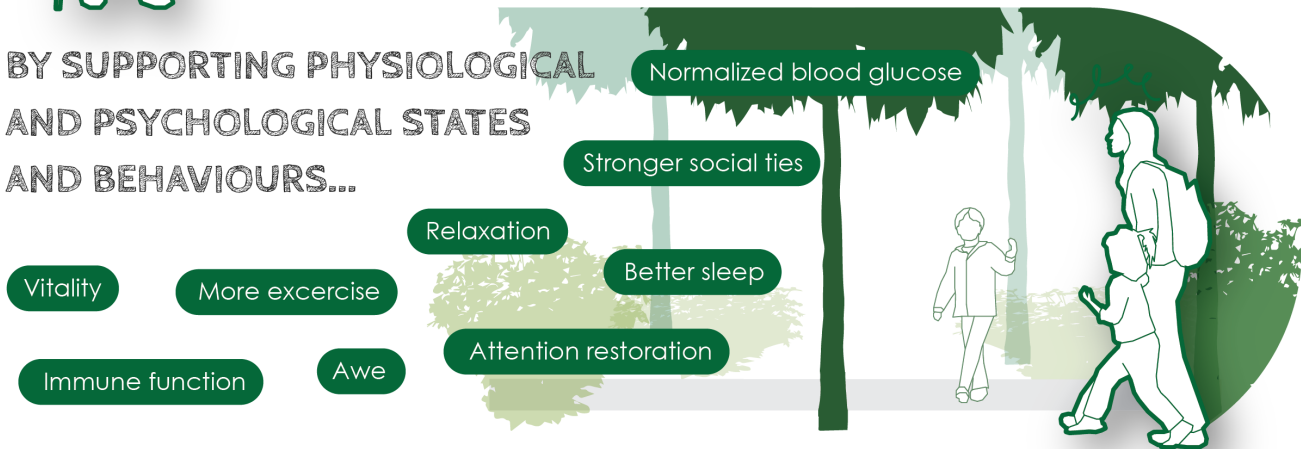


Figure 4. Conceptual representation of the magnitude of tree benefits and costs at stages of tree life cycle.



**BY SUPPORTING PHYSIOLOGICAL AND PSYCHOLOGICAL STATES AND BEHAVIOURS...**



**WHILE SPENDING TIME IN NATURE**



Figure 5. Health benefits provided by Penticton’s urban forest <sup>11</sup>

To do this, urban foresters have adapted concepts from asset management that support overall urban forest health, stability, and longevity:

- **Plant the largest tree suitable for the site.** Large-stature trees provide many times more benefits than small-stature trees.
- **Retain healthy trees whenever possible.** Healthy mature trees deliver the most benefits for the least cost.
- **Support resilience by increasing diversity.** Diversity reduces the risk of large-scale tree canopy loss from impacts like pests, disease, and drought.
- **Plant the right tree in the right place.** Planting

the right species in the right location will maximize potential benefits and help avoid conflicts with infrastructure or other issues that increase the lifetime costs of urban forest management.

This view of urban forestry as supporting asset management is a useful one for the City, but it is just one way of looking at the urban forest in all its complexity. As living things, trees have intrinsic value. The perspective of SnPink'tn people is that all trees are of tmix<sup>w</sup>, part of the community of living things to which humans also belong.

## 2.3 FOREST FUNDAMENTALS: GEOGRAPHY AND CLIMATE

If Penticton's urban forest is rooted in place, what is the nature of that place? Understanding key features of the environment is essential for urban forest management. Penticton's municipal boundary includes diverse landscapes and landforms, existing in a semi-arid climate unique in Canada.

### 2.3.1 GEOGRAPHY AND SOILS

Penticton and the urban forest sit in the Okanagan Valley between Okanagan and Skaha Lakes. Glacial ice and the flow of melt-water carved most of the landforms in Penticton. An ancestral lake much higher than today's Okanagan and Skaha Lakes formed deposits of sediment that were later cut down by the Okanagan River and its tributaries, leaving the slopes and terraces that form the sides of today's valley<sup>12</sup>. Widespread sandy and silt soils are the legacy of melt-water, which has carried away much of the finer clays. The remaining soils are fast-draining, although with irrigation they can furnish productive orchards and vineyards. In some places, glacial ice scraped away most of the soil leaving outcrops of bedrock like Skaha bluffs, or left piles of mineral debris called moraines that make many of the valley sides. Trees would have re-entered the landscape from glacial refuges, mainly from the south. At first, cold-hardy species of pine and spruce were likely the most common trees<sup>13</sup>.

### 2.3.2 RECENT CLIMATE

Climate has varied since the retreat of the glaciers, influencing the forest species now common here. Penticton's climate in the past few thousand years has been "semi-arid", meaning annual precipitation is somewhat less than the potential loss of water from evapotranspiration. This limits the amount of water naturally available for vegetation, which favours drought-adapted plants and ecosystems. Between 1980 and 2010, the City averaged just 346 mm of precipitation annually<sup>14</sup>; about one-quarter of the average total in Vancouver. Precipitation is usually less than 30 mm each month except in May and June, when it averages 40-45 mm. While temperatures in winter are generally mild, winter cold fronts can force temperatures as low as -20°C for short periods of time. Summer temperatures are some of the hottest in Canada, with average daily highs of 25°C or more in June, July, and August. The hottest temperature ever recorded in Penticton was 46.0°C during the June 2021 heatwave. Plant hardiness zones are sometimes used as a shorthand for the climate influences faced by vegetation in an area. Since the 1961-1990 reference period used by Natural Resources Canada, Penticton's plant hardiness zone has shifted from 6a to 7a (and is likely still shifting). This reflects the trend towards warmer winter temperatures with fewer frost days.

### 2.3.3 EFFECTS ON ECOSYSTEMS

Penticton’s relatively warm, dry climate acts as a control on the forest landscape. For thousands of years the warm valley has hosted fire-dependent forests of ponderosa pine and juniper, bunchgrass meadows, meandering creeks shaded by stately cottonwoods, and slopes leading up through forests of pine, Douglas-fir, larch, aspen, birch, and spruce. The City falls within two biogeoclimatic ecosystem classification zones (BEC zones) – a system used by the Provincial government to characterize the natural potential vegetation of any site in BC.

The Bunchgrass Zone characterizes the driest climates at low elevations in the rain shadow of the Coast and Cascade Mountains. Here, soil moisture during the growing season is insufficient to widely support forests. Arid-adapted herbaceous and shrub species dominate most ecological communities situated away from sources of water like creeks and ravines. Forest cover is limited to riparian areas and springs. Wildfires occur frequently in the landscape.

The Ponderosa Pine Zone is the driest and warmest forest ecosystem in British Columbia, generally found above the Bunchgrass Zone in the South Okanagan and filling the bottom of smaller side valleys. The Ponderosa Pine Zone represents the northernmost extension of a semi-arid forest ecosystem found widely in the western United States. Ponderosa pine co-evolved with wildfire, and trees have adaptations like thick corky bark that help mature pines survive frequent low-intensity fires that burn through the flammable underbrush created by grasses and the long, thin needles of the pine trees. The understory beneath the pines shares many species with the neighbouring Bunchgrass Zone, helping create forests that looked like parkland to early European settlers.

In fact, many of these forests and neighbouring grasslands were maintained ecosystems, with fires intentionally lit and managed by Okanagan people in addition to occasional fires ignited by lightning. The nsyilxcən word for these cultural fires is cikilax<sup>wm</sup>. Cikilax<sup>wm</sup> serves many purposes related to habitat management, resource provision, and landscape health as part of a spiritual connection to tmix<sup>w</sup>. The Okanagan Nation Alliance is reasserting the role of Indigenous people in fire management throughout the region, with recent projects to reintroduce low-severity fire as a vital element in ecosystem-based management.



Although fire is historically the most important natural disturbance in Penticton's urban forest, it is not the only climate-related event that regularly affects trees here. Firstly, it is important to distinguish between low-severity (e.g., *cikilax<sup>wm</sup>*) fires and the much larger, more damaging wildfires that burn the crowns of mature trees and can destroy forests over large areas. These high severity fires were present in the pre-settler landscape but there is evidence they are becoming more common because of climate warming, fire suppression leading to a build-up of forest fuels, and a variety of insect and forest disease outbreaks.

### 2.3.4 CLIMATE CHANGE

Climate change is shifting the conditions for the urban forest, with consequences for natural forest landscapes as well as trees in urban areas. Penticton's climate is projected to become hotter year-round, with much longer summers and a shift in seasons<sup>15</sup>. Valley bottoms can expect almost triple the number of days with temperatures of at least 30°C as in the past<sup>12</sup>. Summer heat will become more extreme, with potentially significant impacts on human and ecosystem health<sup>12</sup>. Cold winter temperatures which historically limited the spread of some invasive species will rise, making the urban forest more vulnerable to new pests and diseases<sup>12</sup>. Climate shifts also drive changes in the relationships between organisms within native ecosystems, supporting previously unproblematic insects and forest damage agents to become significant agents of damage and ecological transition<sup>16</sup>.

Other climate-driven disturbance events include freeze-thaw cycles that crack tree stems and damage roots and shoots, windstorms that funnel through the valley between the lakes uprooting trees and shearing treetops, and heavy rainfalls that erode sandy slopes and cause flooding in ravines and riparian areas. Events that at first seem to be driven by weather alone are often part of more complex relationships between these abiotic disturbances and biotic disturbance factors like forest disease and human-caused environmental change.

Although growing seasons will lengthen, temperature increases in spring and fall are expected to outpace any increase in precipitation<sup>12</sup>. Rainfall in summer is expected to become rarer. Overall, evapotranspiration will likely increase aridity in the landscape, with drought conditions occurring earlier in spring and lasting later in fall<sup>17</sup>. Conditions supportive of wildfire will become more common, extending the fire season through more of the year<sup>18</sup>. Projected changes will push past the tolerance of many trees and forests currently here, meaning urban forest management needs to adapt to these shifting baseline conditions as well as plan for disturbances that may accelerate ecological change. If sustained, the urban forest is a valuable adaptation tool for the City, helping to reduce the impacts of extreme heat, flooding, and other climate-driven events.



Photo: Douglas Drouin.

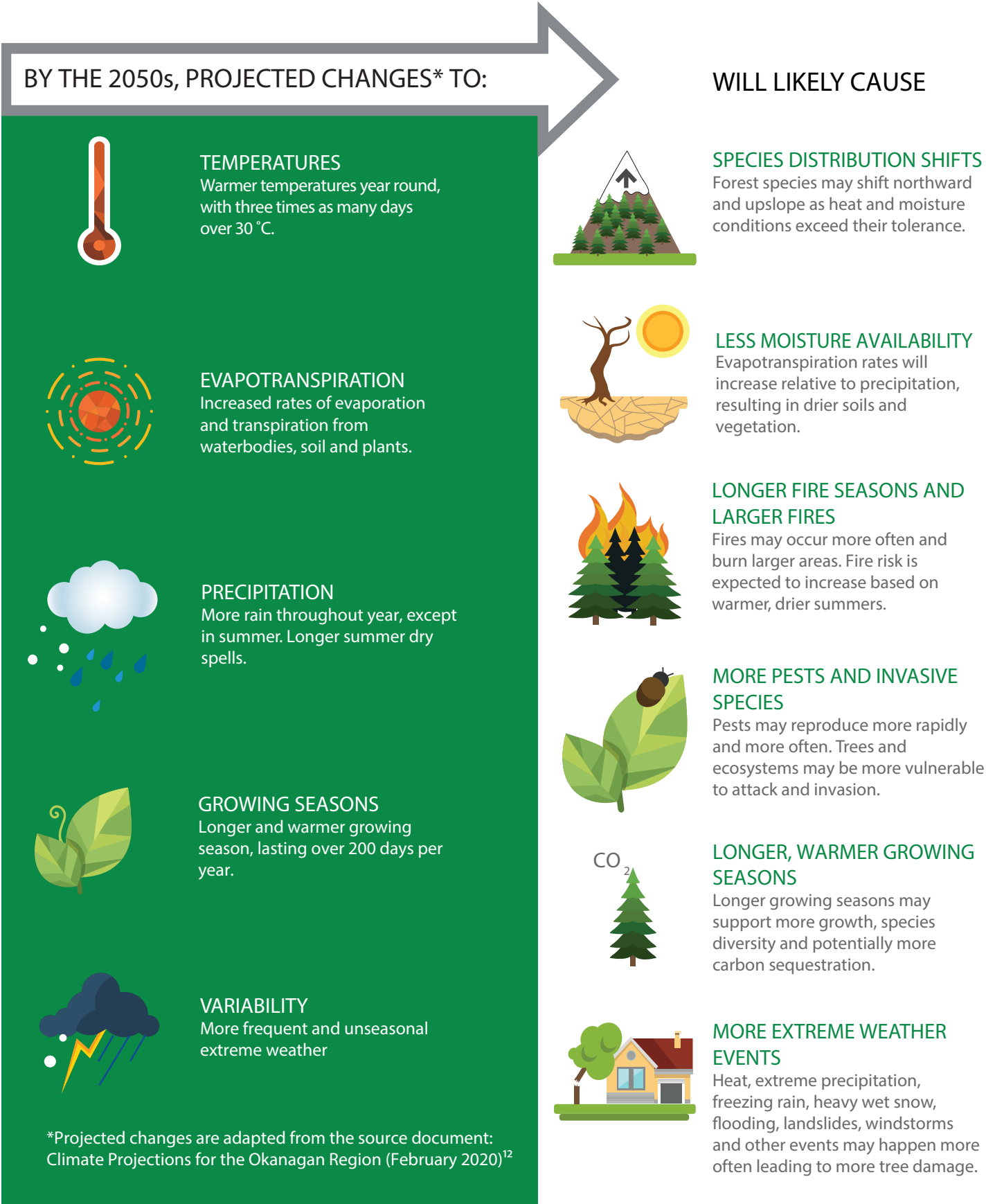


Figure 6. Projected climate drivers and likely impacts to Penticton's urban forest by the 2050s.

## 2.4 A BRIEF HISTORY OF THE URBAN FOREST

Understanding climate and geography is only half of the story of Penticton's urban forest. While climate and geography explain much of forest's composition in natural areas, recent human influence and landscape changes caused by urbanization are what make the urban forest

distinct. In this regard, the history of the urban forest is intertwined with the history of colonialism in the Okanagan.

### HOW PENTICTON GOT ITS NAME

Syilx (Okanagan) people have lived in these lands for thousands of years. The place between the lakes where Penticton is now is called **SnPink'tn** in nsyilxcən, the Interior Salish language spoken by Syilx people. **SnPink'tn** means **"the place where people live year-round"**. The location was favourable because of its abundant freshwater, as well as its proximity to the many ecosystems of the valley: the open water of the lakes and river, the rich wetlands between the lakes, the pine and cottonwood forests scattered over the high ground amid the wetlands, the grasslands and meadows stretching along the terraces, and the mixed

forests reaching up to the sub-alpine. In addition to managing landscape health using cikilax™m (cultural fire), Syilx people maintain relationships with many forest plants, including cottonwood, which is used to carve dugout canoes, build cradles and treat ailments, and ponderosa pine, whose pitch was used to waterproof moccasins and other items. Europeans transcribed SnPink'tn, modifying nsyilxcən sounds they were unfamiliar with to create "Penticton" – the name that was adopted for the small town site at the foot of Okanagan Lake.



Photo: Penticton Museum and Archives (PMA0154: "Oxbows 1909"). Artwork by Gerlissa Chan.

## 2.4.1 NATURAL FORESTS

The term “natural forests” as used in the Urban Forest Management Plan refers to any tree-dominated ecosystem that has a significant population of indigenous trees and plants, whether largely unmaintained or deliberately managed to promote a natural structure or other natural characteristics. This definition is flexible to reflect the many contexts where natural forests can be found and their continuing value despite modification by invasive tree species and other management issues.

Natural forests in Penticton are the legacy of the City’s climate and geography as well as land-based practices of the Syilx people and ancestors over millennia, yet they

have been further imprinted by forest harvesting, wildfire suppression, and urbanization. Major alterations, such as the transformation of the Okanagan River into Penticton Channel, alongside other earthworks around Penticton Creek and Ellis Creek, the diversion and containment of many smaller creeks and draws, and the removal of forest to accommodate urban development and agriculture, have all been significant changes impacting natural forests in the City. Smaller scale changes are common throughout natural forests, where illegal dumping, the spread of invasive species, soil compaction, fire exclusion, and recreational development alter natural ecosystems in sometimes subtle ways.

### Species spotlight: Ponderosa Pine (sʔatqʷɬp)



Ponderosa pine/ sʔatqʷɬp (*Pinus ponderosa*) is the most common native tree species in Penticton, found in almost every natural area and many urban yards. This large coniferous tree develops a bullet-shaped crown of long slender needles in groups of three, supported by a trunk and branches with “puzzle-piece” bark in hues from rose pink to bright orange. Its cones are large and heavy, littering the ground on beds of old needles. The reason for Ponderosa’s success? It is the native tree most tolerant of drought, and makes the best use of our landscape’s limited water. Its shedding habit helps create the fuel for the frequent wildfires with which it co-evolved.

### Species spotlight: Black Cottonwood (mulx)



Black cottonwood/ mulx (*Populus balsamifera* ssp. *trichocarpa*) is the most common native tree found in riparian areas. This fast-growing deciduous tree appears wherever groundwater is ample, colonizing gravel river bars, streambanks, and old farmland with its thousands of white, fluffy seeds – Penticton’s June snowfall. Some of the largest trees in the City are the black cottonwoods in Lakawanna Park. Look for single-pointed oval or arrow-shaped leaves with luscious green tops and silvery undersides, as well as deep furrowed grey bark on older trees. In spring, large, sticky and highly aromatic buds open to release new leaves and strings of small flowers called catkins.

## Naming Penticton’s forest plants

The following glossary provides the names of some of Penticton’s native forest plants in three languages. The nsyilxcən translations were provided by Syilx Artist and Knowledge Keeper, Krystal Withakay (spaxwawlm) to the Regional District of Central Okanagan Parks Services department for publication and have been reproduced here. For additional plant and wildlife names, see <https://www.rdco.com/en/parks-and-trails/syilx-okanagan-partnerships.aspx>.

### nsyilxcən

### English

### scientific (Latin)

#### trees

ćápaʔx̃	western redcedar	<i>Thuja plicata</i>
ciqʷfx	tamarack (larch)	<i>Larix sp.</i>
ćqitp	Douglas-fir (interior)	<i>Pseudotsuga menziesii var. glauca</i>
mílmítitp	trembling aspen	<i>Populus tremuloides</i>
muíx	black cottonwood	<i>Populus balsamifera var. trichocarpa</i>
qʷəłqʷtín	birch	<i>Betula sp.</i>
qʷəqʷliʔt	lodgepole pine	<i>Pinus contorta var. latifolia</i>
sʔatqʷtíp	ponderosa pine	<i>Pinus ponderosa</i>

#### shrubs and herbs

kʷətskʷətswixups	yarrow	<i>Achillea millefolium</i>
siyaʔ	saskatoonberry (serviceberry)	<i>Amelanchier alnifolia</i>
smúkʷaʔxn	arrowleaf balsamroot	<i>Balsamorhiza sagittata</i>
sułàqa	poison ivy	<i>Toxicodendron rydbergii</i>
sx̃ʷmitp	soopolallie	<i>Shepherdia canadensis</i>
tmtm'nyʔip	common snowberry	<i>Symphoricarpos albus</i>



## 2.4.2 AGRICULTURAL TREES

European settlement altered where indigenous trees grow in the City and introduced non-native tree species. The first settled industry in the area was cattle ranching, which re-purposed the area's grasslands, open pine forests, and freshwater while harvesting native trees for fence posts, building materials, and firewood. It is possible that non-native tree planting started during this era with seeded garden trees like apples, cherries, and hawthorns. By the end of the 1890s, investors started to see the potential of the region's climate and soils for orchards. Improvement of lake transportation and the coming of the Kettle Valley Railway in the 1910s opened the doors to the development of the fruit crop industry, which steadily encroached into woodlands and grasslands of the lower valley. Today, a portion of Penticton's urban forest still consists of cultivated fruit trees in orderly rows. Species like weeping willow and Lombardy poplar were introduced to act as windrows and yard shade.



Photo: Penticton Museum and Archives ("1950 AP #8 Looking North").

## 2.4.3 URBAN TREES

Urban growth followed incorporation, as Penticton became the commercial and service centre for the South Okanagan. Urbanization brought changes like the construction of roads and highways, homes on smaller urban lots, and new civic buildings. European ideas of beautification introduced willows, London planes, oaks, elms, and honey locusts to parks, yards, and gardens. Lakeshore Drive, Gyro Park and Lakawanna Park, with their grand trees, were established in the first half of the 20th century as Penticton developed its reputation for tourism.

By the City's re-incorporation in 1948, urban development had begun encroaching on natural forests. Many native trees were already incorporated into urban parks and yards. In the late 1940s, City Council passed a motion to preserve "Pine Tree Park" (Skaha Park), eventually transforming the ponderosa pine forest into a formal civic park where trees are set amid manicured lawns.

As Penticton's population grew, the landscape became more urbanized. The process of urbanization can be thought of as "hardening" the landscape by replacing soils and open water with paved roads, driveways, foundations, and constructed drainage. Impermeable or impervious surfaces make daily life in the City easier, but at the cost of fragmenting the urban forest into smaller and smaller islands. Fragmented ecosystems in urban areas are more vulnerable to invasive species establishment and the loss of biodiversity.

### Wind as a natural disturbance



Photo: Penticton Museum and Archives (PMA2655, "Skaha Park ca. 1900")

Wind can be a significant natural disturbance in Penticton. In 2007 and 2008, major wind storms uprooted or damaged over 150 of Skaha Park's large ponderosa pine trees and many other trees throughout the City. The Skaha Park Centennial Tree Re-planting Program restored the park for both people and wildlife. The first of these trees were planted by school children on Earth Day, April 22, 2008.

Urbanization and development can also lead to new treed landscapes. Re-investment in downtown and commercial areas is adding trees to City streets, parks, and parking lots.

Trees in urbanized areas face significant challenges such as hotter temperatures due to the urban heat island effect, rapid changes in soil moisture (including inundation and effective drought) because of engineered drainage and poor soil quality, impacts from vehicles and machinery, vandalism, and conflicts with utilities. In Penticton, a busy summer events calendar and ever more popular parks are teaching visitors, residents, and City staff alike about impacts like soil compaction faced by some of the most treasured urban trees.

The City is shifting again as it strives to accommodate population growth. Development will be concentrated around its urban center near transit corridors through infill development, instead of sprawling towards its periphery. This is driven in part by the province’s Bill 44 Housing Statutes (Residential Development) Amendment Act (see page 19). While this presents challenges to trees within Penticton’s urban centre, it is the best way to provide much needed housing and conserve larger areas of natural forest on the City’s outskirts, where most of its urban forest is located.

## Hardscapes and the urban forest



Hardscapes are areas where impermeable surfaces have substantially changed the growing environment available to trees and forests by fragmenting soil volumes into smaller areas and redirecting precipitation runoff through constructed drainage. Think of a hardscape as a 3-dimensional environment – concrete buildings or blank walls, asphalt roadways, and the compacted mineral base underneath most modern construction all segment the potential growing environment for trees. New construction and design standards can make the urban environment more hospitable for trees, helping to stitch the urban forest back together.



Photo: Penticton Museum and Archives (PMA20532 "Lakeshore Drive 2007")



Photo: Penticton Museum and Archives ("1968 South Main Skaha Lake Rd").

Penticton's urban forest has undergone significant transformations, as illustrated in the photos below of Riverside Drive. The 1963 (top) image showcases the initial stages of infrastructure development along Riverside Drive prior to tree planting, while the 2023 (bottom) photo reveals the result of planting and tree growth since then. These changes highlight the impact of past decisions on our community. The UFMP has the potential to influence how our City will look and feel and provides an opportunity to lead by example as we accommodate both urban growth and urban forest expansion.



Photo: Penticton Parks Department



## UPDATES IN HOUSING POLICY: PROVINCIAL LEGISLATION AND LOCAL PROGRESS

In late 2023, the provincial government introduced legislation to promote the construction of housing throughout the province. Bill 44: Housing Statutes (Residential Development) Amendment Act made it illegal for municipalities of 5,000 people or more to use zoning bylaws to limit the development of missing middle housing forms, including granny flats, townhouses, duplexes, and small apartments. Bill 46: Housing Statutes (Development Financing) Amendment Act aims to increase transparency around development costs and procedures while expediting Official Community Plan-conforming projects. Bill 47: Housing Statutes (Transit-Oriented Areas) Amendment Act increases the minimum allowable density within 400 metres from all Transit-Oriented Areas designated by regulation.

Council has previously directed the provision of attainable, accessible housing as a priority for the City. The Task Force on Housing reviewed housing policies in Penticton's Official Community Plan and made 18 recommendations in December 2023 to meet the demand for housing. The project team for the Urban Forest Management Plan presented to the Task Force on Housing about potential interactions between the urban forest and housing policy. Penticton's Official Community Plan and Zoning Bylaw are currently being updated to respond to the recommendations of the Task Force on Housing and new provincial rules. The direction is toward land use intensification in existing urbanized areas.

Shifting from extensive sprawl to intensive infill development can present challenges for tree retention but also benefits the urban forest. Land use intensification conserves much greater areas of natural forest on the outskirts of the city, while redevelopment in urban areas provides the opportunity to amend development standards to promote tree planting and reclaim paved landscapes. The Urban Forest Management Plan seeks to leverage growth, recognizing that planning and thoughtful design are solutions for sustaining Penticton's trees amid a growing community.



CHAPTER 3.

# STATUS AND TRENDS

*Chapter 3 provides context for Penticton's 17% canopy cover (2020) which is primarily located in its natural areas. It assesses the structure and composition of the urban forest, and how canopy cover and plantable area vary by land use. It also identifies areas of higher need for tree cover based on Tree Equity Score (TES), a system developed by American Forests to quickly assess tree planting and protection priority areas. The facts and figures in this chapter are based on three primary sources: mapping of canopy cover based on a City-owned LiDAR dataset (2017) corrected using a City-owned (2020) orthophoto; the City's partial inventory of about 8000 trees in urban areas; and field observations made by a professional forester in July 2023. This chapter seeks to answer questions like how much urban forest exists in Penticton, what we know about the size and species of trees, where trees grow in the City, and who is responsible for urban forest management.*

### 3.1 URBAN FOREST EXTENT

To understand the extent of Penticton’s urban forest, the Urban Forest Management Plan describes its canopy cover. Canopy cover is a measure of the area obscured by trees when viewed from above. It can be expressed as an absolute measurement or as a percentage in relation to a defined boundary. Canopy cover is a useful benchmark for the urban forest because it can be stated for any land use or ownership, be compared with results from other municipalities or regions, and has clear links to the ability of the urban forest to provide ecosystem services.

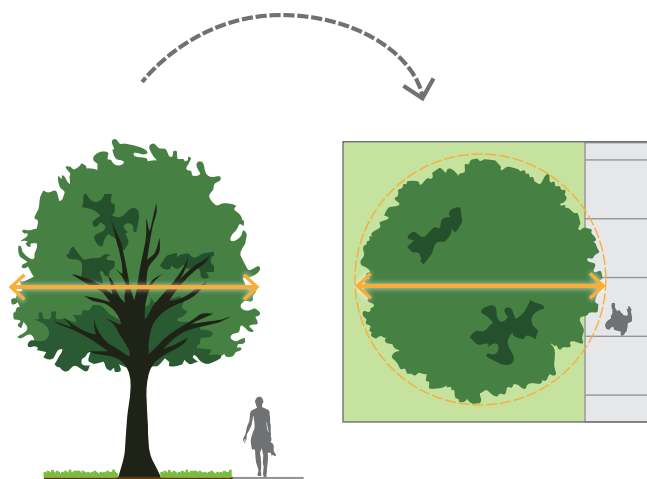


Figure 7. Canopy cover is the 2D area occupied by trees when viewed from above.



### 3.1.1 CITY-WIDE CANOPY COVER

Penticton’s canopy cover is 17% within the City boundary. Trees cover 742 hectares within the City’s 4,300-hectare land boundary. There are approximately 243,000 trees in the City, an estimate based on the analysis of LiDAR data and orthophotography. This tree count is likely an underestimate because the canopy assessment distinguishes between high and low vegetation using a height cutoff of two metres. Forest trees under the main level of the tree canopy can also be missed if they are completely obscured by larger overstorey trees.

Canopy cover in Penticton is believed to be declining over time, driven by interrelated climate change and forest health issues, construction-related tree loss, tree removal on private property, and insufficient tree planting on public property. This assumption can be confirmed by future monitoring of the urban forest canopy.

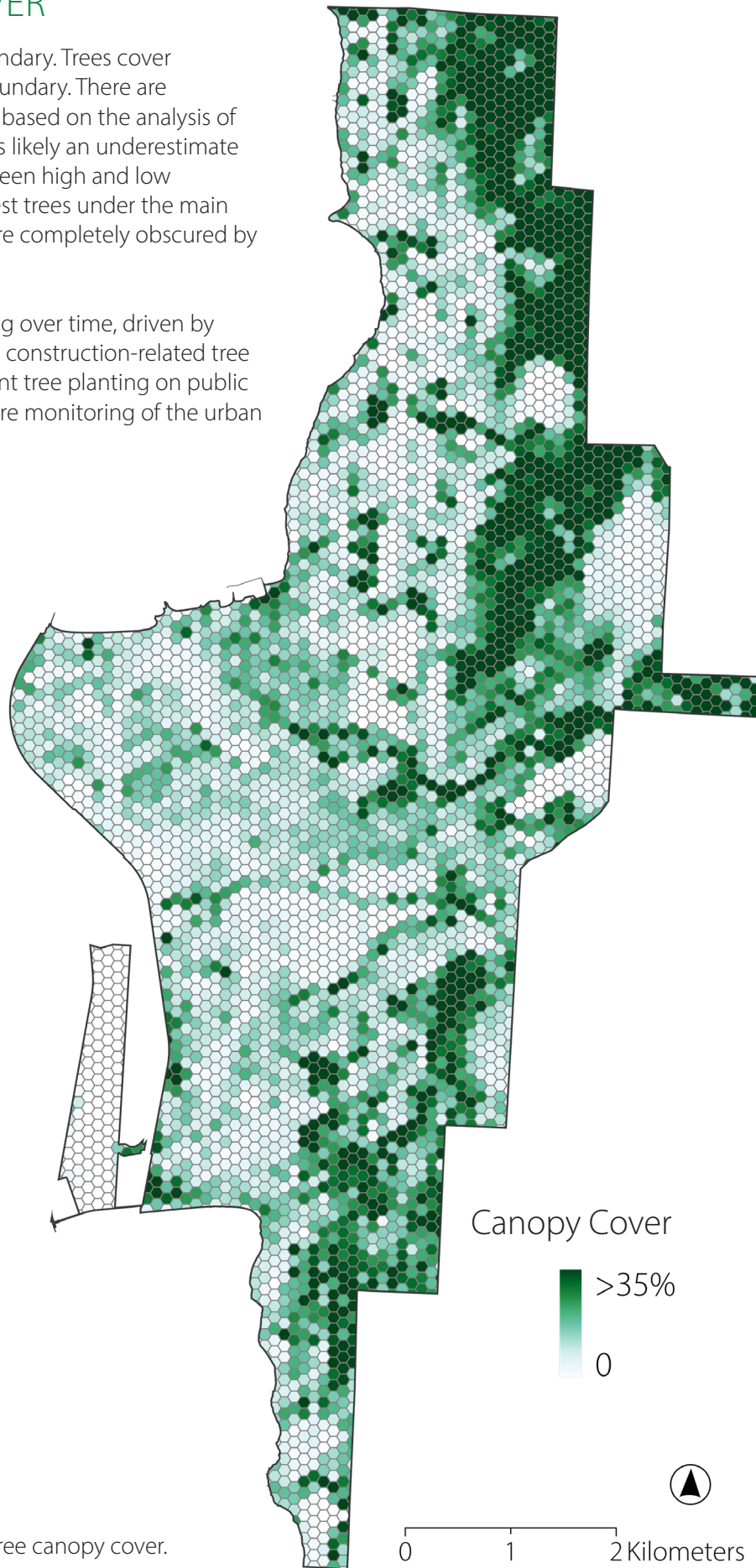


Figure 8. Tree canopy cover.

# COMPARING CANOPY COVER

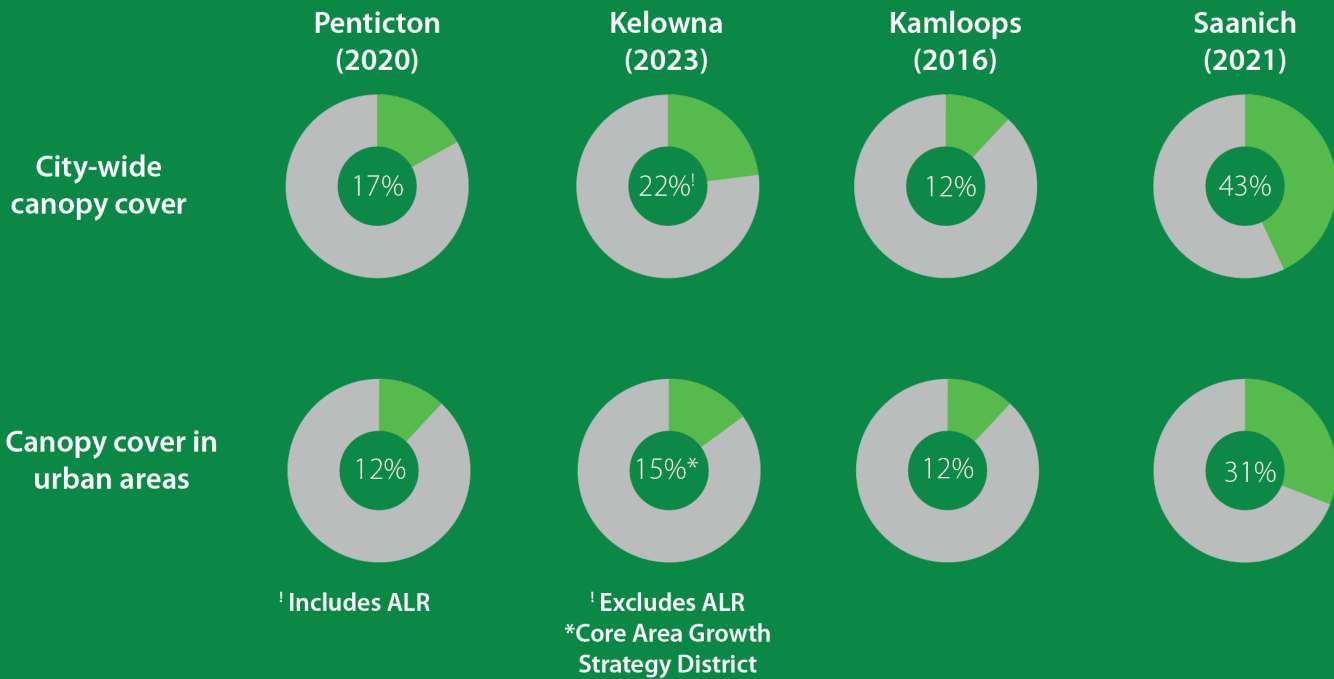


Figure 9. Comparison of Penticton’s canopy cover with selected BC cities.

City-wide canopy cover is influenced by all the factors that affect trees in the City’s landscape, including climate, geography, land use, and forest health. While municipal urban forest dynamics can vary widely, Penticton’s 17% canopy cover is in the middle of cities that share similar contexts, land use patterns, populations, and urban forestry programs. Kelowna’s 2024 Urban Forest Strategy found 22% canopy cover city-wide (excluding the Agricultural Land Reserve) while Kamloops’ 2016 Urban Forest Management Strategy estimated 12% canopy cover city-wide. These southern Interior cities occupy semi-arid valleys with a legacy of lower tree cover. For contrast, the District of Saanich (Vancouver Island) is an example of a municipality in a primarily forested biome and has 43% canopy cover. Globally, cities in grassland biomes have been found to have 19% canopy cover on average, while forest biome cities have 31%<sup>26</sup>.

Canopy cover in urban areas is often lower than city-wide. Of the comparison cities, only Kamloops had similar canopy cover in urban settings and city-wide. Notably, its canopy cover is the lowest (12%) of the comparisons. Penticton’s urban areas have 12% canopy cover, as in Kamloops, but Penticton’s natural and agricultural areas support more canopy cover increasing the City-wide total to 17%.

Kelowna’s Urban Forest Strategy does not report on canopy cover across all urban areas but uses designations called Growth Strategy Districts to summarize its urban forest. The Core Area Growth Strategy District represents urban neighbourhoods with a mixture of housing densities, and has canopy cover of 15%. The Suburban Growth Strategy District (not shown in Figure 8) represents low density residential neighbourhoods and has canopy cover of 20%. This suggests canopy in Penticton’s urban areas could be increased. Saanich’s high urban canopy cover of 31% reflects the legacy of its coastal forest ecosystems as well as a more favourable climate for tree growth.

### 3.1.2 BUILDING BLOCKS OF THE URBAN FOREST

Three types of trees form the building blocks of Penticton’s urban forest: natural forests, trees in rural/agricultural areas, and urban trees (see section 2.4). Estimates of the contribution of each building block to the urban forest were made by separating the city-wide canopy map using Penticton’s existing natural areas and land use mapping, then refined following review in the field.

Urban trees are located in streets, yards, landscaped parks, and other urban developed property outside agricultural areas. They can include native species that have been preserved into new urban landscapes, such as the ponderosa pines at Skaha Lake Park. Urban trees generally lack an understory of native plants, continuity with natural forests, or both. Approximately 51,000 (21%) of trees in the urban forest are urban trees. Urban trees provide 139 ha of canopy, or 19% of the total 742 ha of tree canopy in the City.

Natural forests are places where indigenous tree species and ecosystems form a dominant vegetation cover in areas that are either unmaintained landscapes or specifically managed to promote natural ecosystem characteristics. This includes pockets of forest in urban areas, such as along Ellis Creek, the oxbows, and steep slopes, as well as the broader forest landscape beyond Penticton’s urban and agricultural areas. Natural forests contain approximately 151,000 (62%) of Penticton’s trees and provide 518 ha (70%) of its canopy cover.

Agricultural/rural trees are located on agricultural and rural property. They include orchard trees as well as shade trees, windrows, and landscape trees whether they are self-seeded or planted by property owners. Agricultural/rural trees number approximately 40,000 (16%) of Penticton’s total tree population and provide 85 ha (11%) of the total 742 ha of tree canopy in the City.

building blocks faces challenges. Natural forests contribute more than two-thirds of the City’s urban forest canopy but are being impacted by climate change, invasive species establishment, fire exclusion and changes in the natural disturbance regime, and tree removal for greenfield development. Agricultural trees are slowly being lost from orchard conversion to viticulture. In urban areas, development activity and the aging out of mature trees are the biggest threats. Combined, these issues could result in losses of several dozen hectares of canopy cover during the next 20 years.

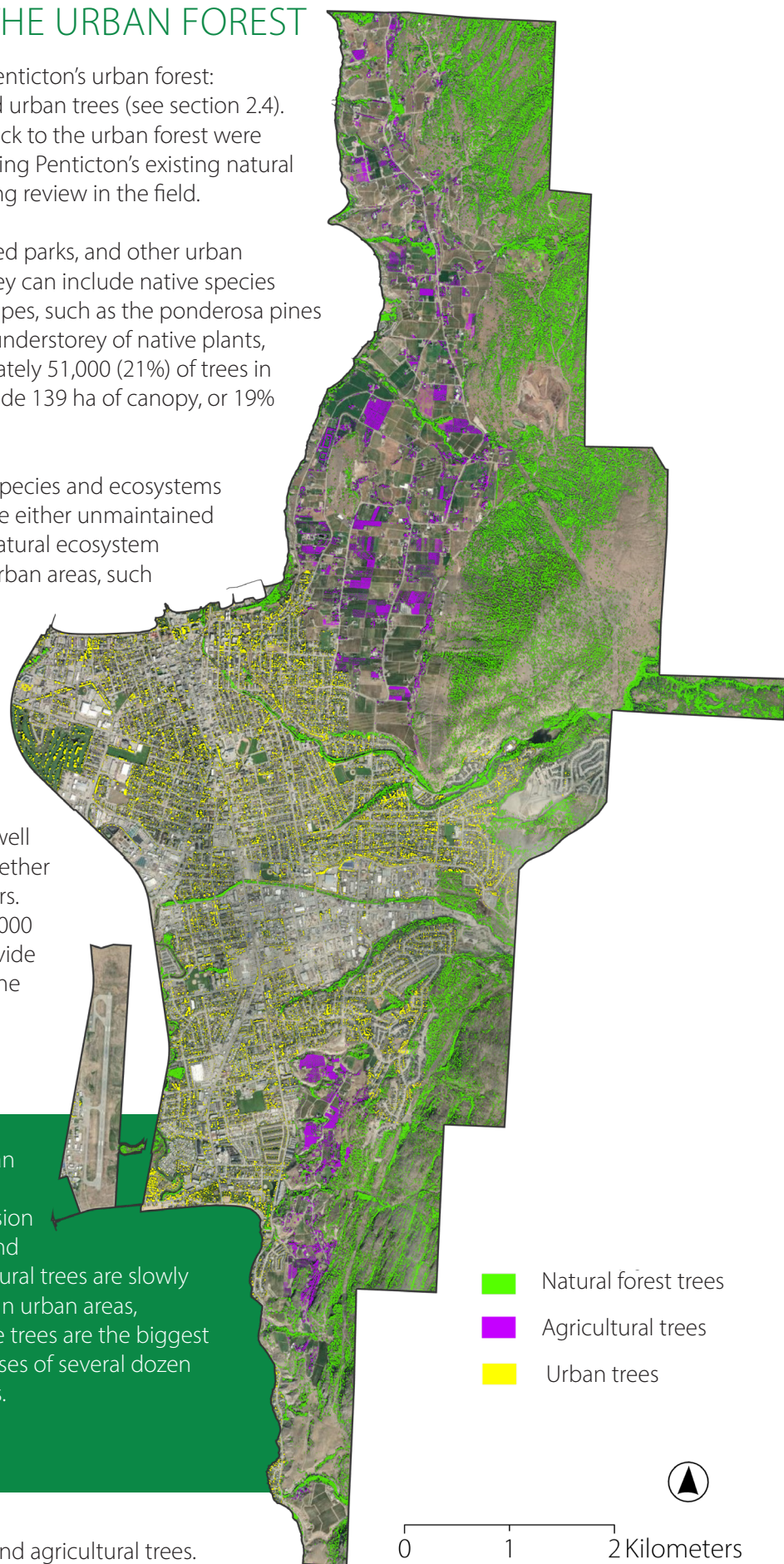


Figure 10. Canopy distribution of natural, urban and agricultural trees.

# FOREST CORRIDORS

The Urban Forest Management Plan identifies Forest Corridors to support planning of natural restoration initiatives. Forest Corridors are linkages between natural forest canopy patches in the urban area, where they provide reserves of native biodiversity or potential pathways for the movement of native species between habitats on either side of the Okanagan valley. The urban area of the City of Penticton is a barrier to the natural movement of wildlife in the Okanagan valley, as it occurs at a critical point between Okanagan and Skaha Lakes where cross valley travel of wildlife would otherwise occur freely. This importance for wildlife movement is part of the reason SnPink'tn was "a place inhabited year-round" by Syilx people prior to colonization. Supporting natural forest cover around Penticton Creek, Ellis Creek, and other natural features that bridge the urban area can help reconnect habitats and preserve regional biodiversity. At the same time, supporting native biodiversity in remnant natural forests within the urban area provides ecosystem services, including cultural services of importance to Indigenous peoples, that urban residents may not otherwise be able to easily access. Penticton's Forest Corridors are a significant component of building tree equity and access to the therapeutic benefits of nature in the City.



Figure 11. Penticton's conceptual forest corridors.

- ① Ellis Creek Corridor
- ② Penticton Creek Corridor
- ③ Skaha Lakefront Corridor
- ④ Channel-Oxbows Corridor
- ⑤ Wiltse Bench Corridor
- ⑥ Okanagan Lakefront Corridor

### Urban Connections

In the future, Penticton can enhance the role of Forest Corridors by improving the quality and connectivity of the urban forest. These Urban Connections are conceptual but reflect existing concentrations of urban tree canopy or planting opportunities that help bridge the gap between remaining natural forest areas. Both Forest Corridors and Urban Connections have many opportunities for enhancement through ecological restoration and tree planting. Creating additional connections between forest corridors is likely to require significant investments in improving planting sites in City streets as well as some new planting in parks or other urban settings. The location of urban connections can be refined through site assessments.



## 3.2 URBAN FOREST STRUCTURE

Urban forest structure refers to the size, age, and diversity of trees. Size can be used to broadly infer the age of the urban forest, as all trees start their lives as small saplings and only some grow to become large.

### The Large Tree Argument



Figure 12. Benefits and costs from a large tree and a small tree over their lifetimes.

The large tree argument recognizes that increasing tree size multiplies the potential provision of ecosystem services<sup>27</sup>. It takes four trees with a canopy five metres across to replace one tree with a canopy ten metres across. Large trees also provide ecosystem services, particularly for habitat and

biodiversity, that small trees cannot. Large trees are an essential piece of the urban forest that deserve planning and protection because they provide better value for management.

### 3.2.1 RESULTS FROM CANOPY MAPPING

Penticton’s urban forest is dominated by trees that are small in height and canopy area (Figure 12). Trees of two to five metres in height represent 35% of all the trees in the City. A full 58% of trees in the City are less than ten metres in height. Just 9% of trees are 20 metres in height or more. Trees of 20 metres or more in height in Penticton represent large trees that are many decades if not over one hundred years old.

Despite their small number, these large trees provide 20% of the City’s 742 hectares of tree canopy. Trees 10 – 20 metres in height represent one-third of the City’s total trees but provide half of its total canopy. Trees less than ten metres tall provide less than one-third of the City’s canopy despite their considerable number.

**Key concept:** Large trees are difficult to replace. Tree protection can help delay the loss of the largest mature trees and preserve medium-sized trees having the potential to replace them.

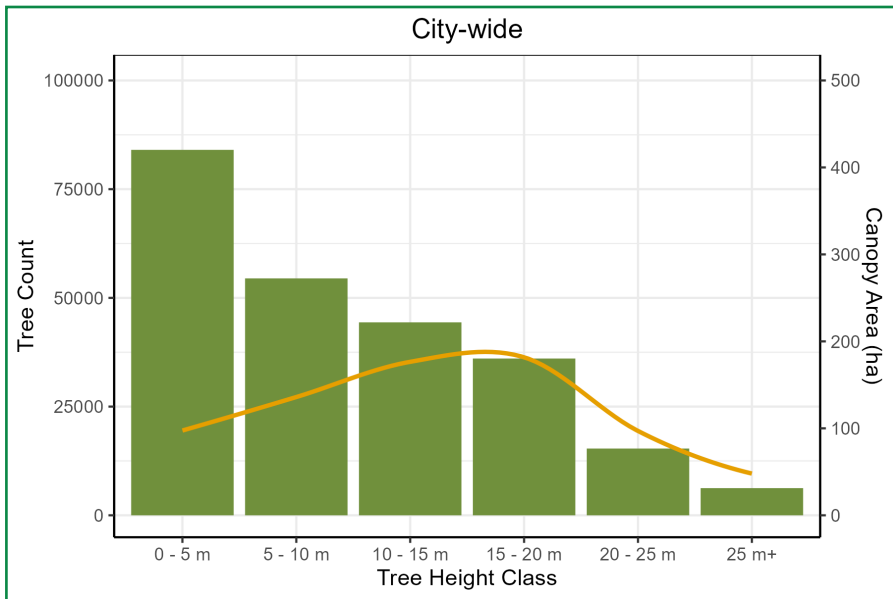


Figure 13. City-wide tree count (bars) and canopy area (line) by height class. Small trees (left) outnumber large trees, but provide far less canopy area.



<< This Ponderosa pine in the Penticton Creek watershed was measured to have a height of nearly 40 m.

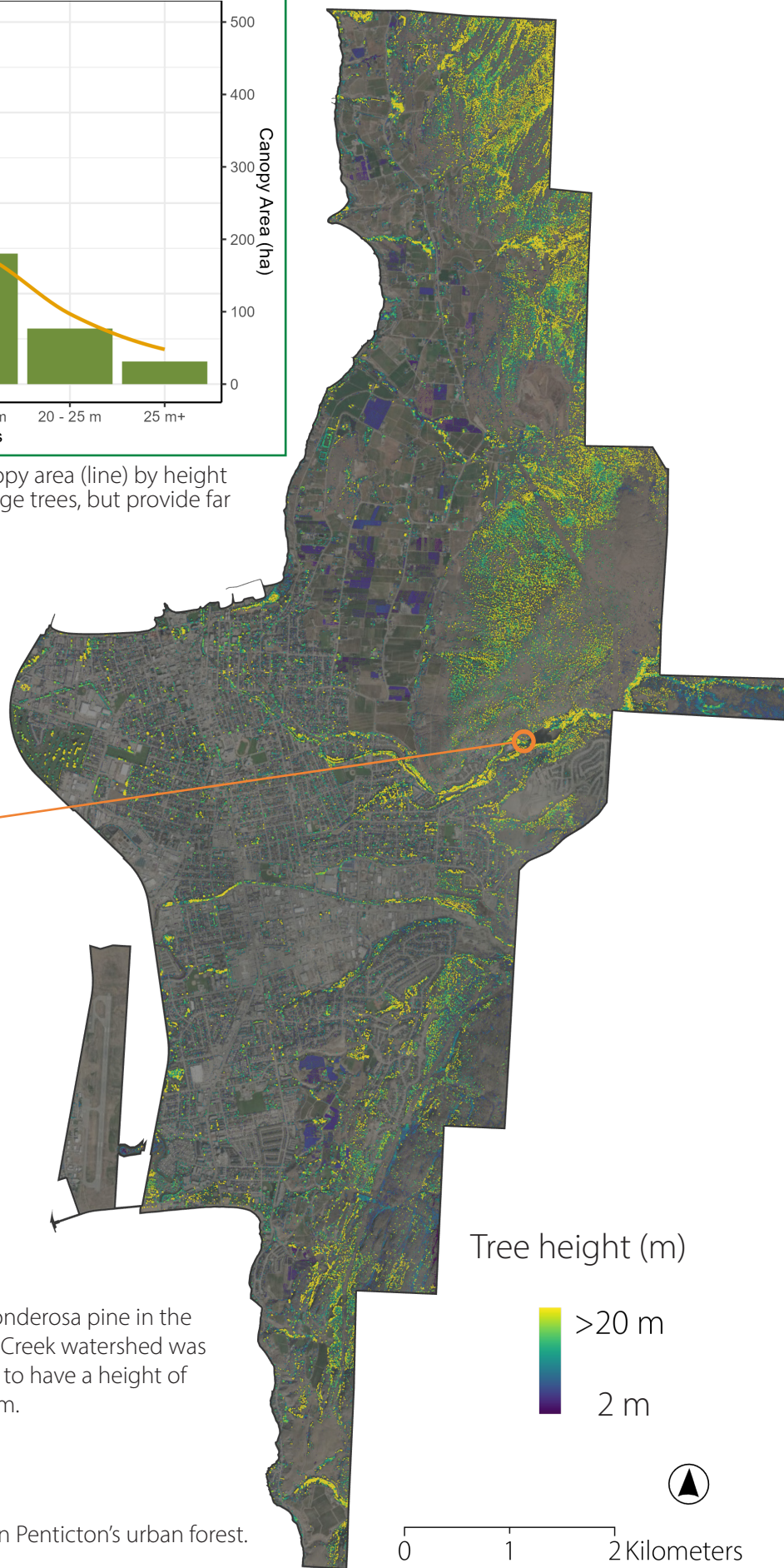


Figure 14. LiDAR-detected heights of all trees in Penticton's urban forest.

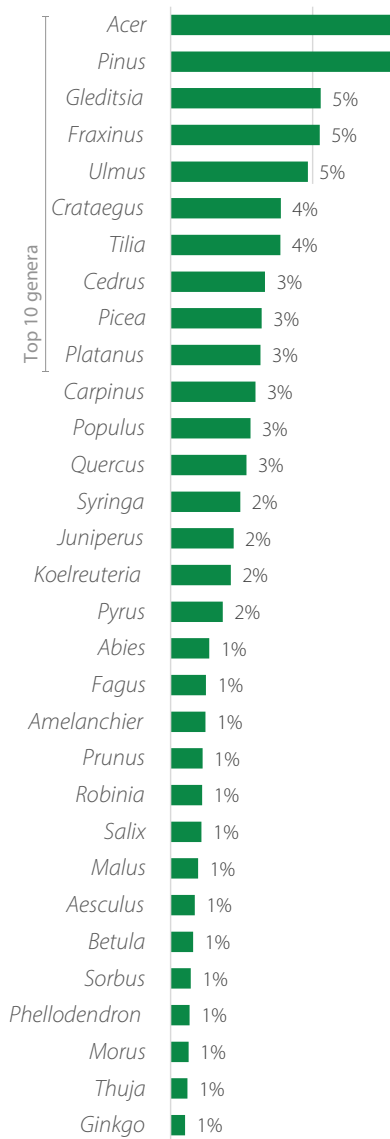
# PENTICTON'S BIGGEST TREES

Penticton's biggest trees are scattered widely. The City's tallest trees are generally in natural areas, and reach heights of about 30 metres. Ponderosa pine and cottonwoods growing in riparian areas tend to be the tallest trees. Capable of rapid growth and living for centuries, the slight moisture advantage found around creeks and channels can be enough to propel them upward over their peers. The City's older deciduous trees tend to have the largest canopy spreads. Trees with 110 m<sup>2</sup> of canopy area or more are quite large, having an equivalent branch-tip to branch-tip spread of 12 metres. Stand-out trees include cottonwoods in Lakawanna Park, a London plane on private property near downtown, and the silver maple on the lawn of the Provincial Courthouse. With a canopy area of about 450 m<sup>2</sup> and a maximum height of 20 metres, the courthouse maple might qualify as Penticton's largest tree. ∨∨



Figure 15. LiDAR-detected canopy size in Penticton's urban forest.

### 3.2.2 DIVERSITY IN THE CITY’S TREE INVENTORY



Genus (plural: genera) information recorded in the City’s inventory helps summarize diversity in the urban forest. Genera are closely related groups of trees, for example, the Maple genus contains all of the different species of maple. 50 genera belonging to 27 families are present in the tree inventory. The most common genus is Maple (Acer), representing 23% of the inventory, followed by Pine (Pinus), with 11% of the inventory. Honey Locust (Gleditsia), Ash (Fraxinus), and Elm (Ulmus) contribute about 5% each to the inventory.

A common rule of thumb for managing diversity in the urban forest is the “10-20-30 Rule”<sup>19</sup>, which states that no more than 10% of the urban forest should belong to any one species, no more than 20% should belong to any one genus, and no more than 30% should belong to any one family. Except for Maple (Acer), Penticton’s tree inventory meets this guidance at the genus level. All 27 families in the tree inventory meet the 30% guideline (Sapindaceae, to which maples belong, leads with 26%). Species-level information is not recorded consistently enough to assess whether the rule is met. Diversity rules are inapplicable to natural forests, where only a few native tree species are appropriate for planting.

**Key concept:** Although the urban forest has increased in diversity over time, some genera/species dominate in urban areas. 10 genera make up two-thirds of the tree inventory. This is because some trees, including *Acer rubrum* (red maple) and *Gleditsia triacanthos* (honey locust), are relatively common in source nurseries and have a demonstrated tolerance for urban conditions. The City’s preferred tree species list notes only *Gleditsia* as over-represented in the City and should be updated to reflect overplanting of maple. Diversity is a hedge against mounting challenges because many mortality factors are family-, genus-, or species-specific.

Figure 16. Genus distribution of trees in Penticton.

## PENTICTON’S TREE INVENTORY

The City has a digital record of just under 8,400 trees on public and private property. This record is called a tree inventory. The tree inventory serves the Parks Department and Electrical Department. Trees in the inventory found on private property were previously pruned by the Electrical Utility. Inventoried trees on public property are mainly park and street trees maintained by the Parks Department. Attributes recorded for each tree in the inventory vary based on the purpose of including the tree and who completed the field assessment. Most entries identify the tree’s genus, height and diameter at breast height (dbh). Some records also indicate the tree’s species and other notes.

In total, 6,881 trees in the inventory are on City property or are City-managed. This includes 2,085 trees in public rights-of-way, 4,796 trees in City parks, gardens, and other properties. Another 820 trees in the inventory are on public land not managed by the City, like school district property or provincial land, and 683 are on private property. The tree inventory can be explored via the City’s open data website.

### 3.3 LAND USE AND THE URBAN FOREST

Understanding how the urban forest relates to land uses in the City informs our predictions of future trends like the rate of tree loss and replanting with development. It also points toward where there are major opportunities for tree planting and policy amendments that can help sustain the urban forest for the long-term. Future land use is defined by the Official Community Plan (OCP), which sets a high-level direction for the kinds of economic activities that can occur in different parts of Penticton, and the Zoning Bylaw, which details the permitted land use on specific properties.

#### 3.3.1 CANOPY COVER BY THE OCP FUTURE LAND USE

In the OCP, Future Land Use is mapped to show where and what type of development will be supported in Penticton. Future Land Use designations in the OCP were updated in 2024 in response to the recommendations of Council’s Housing Task Force. Future Land Use may align with the existing form of development in a neighbourhood where only modest change is planned, but it can also indicate where changes in the form and character of an area are planned. Land uses that take up a larger area in the City will have a greater influence on the overall urban forest.

While canopy cover city-wide averages 17%, it varies widely by land use. In highly urbanized land uses like Downtown Mixed Use, Commercial, Industrial, and general Mixed Use, canopy cover averages less than 5%. Canopy cover over roadways is just 6%, though this includes long distances of rural roadway where tree planting would be of limited benefit to most residents. The average canopy cover across all urban land uses is 12%, with only Low Density Residential land use having canopy cover higher than this – at 17%. Natural and Conservation Areas, Parks, and First Nations land have the highest average canopy cover at 28-29%. Cover on Rural Residential property is also high at 25%. Agricultural land has 13% canopy cover. Because of right-to-farm legislation, the City has limited influence over the urban forest on agricultural property.

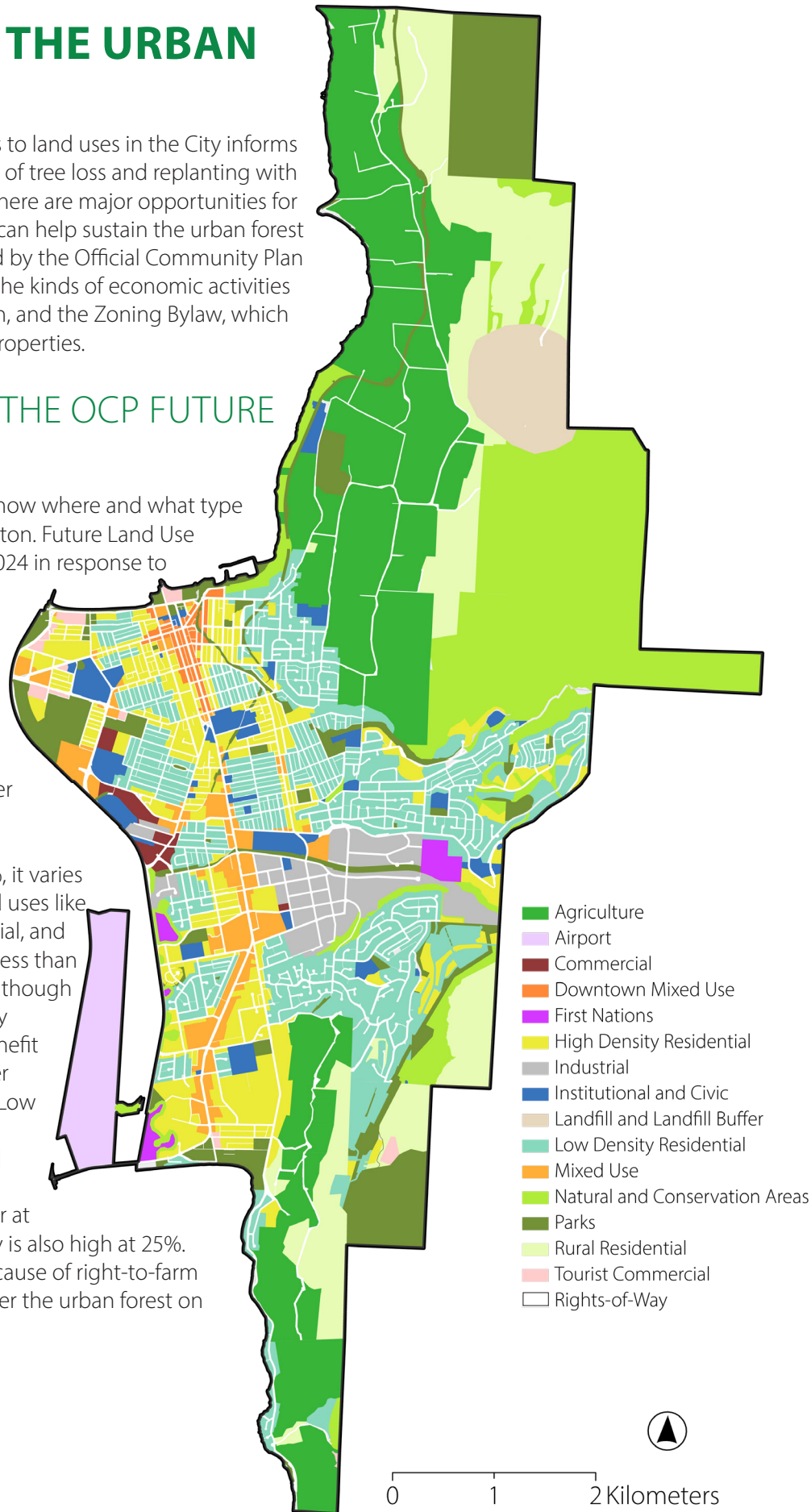


Figure 17. Future land uses in Penticton’s Official Community Plan.

**Key concept:** Greenfield development where future residential land uses are currently occupied by natural forests could result in the net loss of 17 hectares (2.3%) of tree canopy during the next 20 years, with additional net loss of up to 29 (3.9%) ha occurring on other land uses (even with tree planting required under current zoning rules). Estimated canopy losses depend on factors the City can influence, like tree protection and development rules, as well as factors mostly beyond its control like climate-driven events, forest health issues, and conversion of orchards to vineyards. To avoid or offset the potential loss of trees over 20 years, the City will need to consider both new tree planting efforts and opportunities to slow canopy loss through enhanced tree protection.

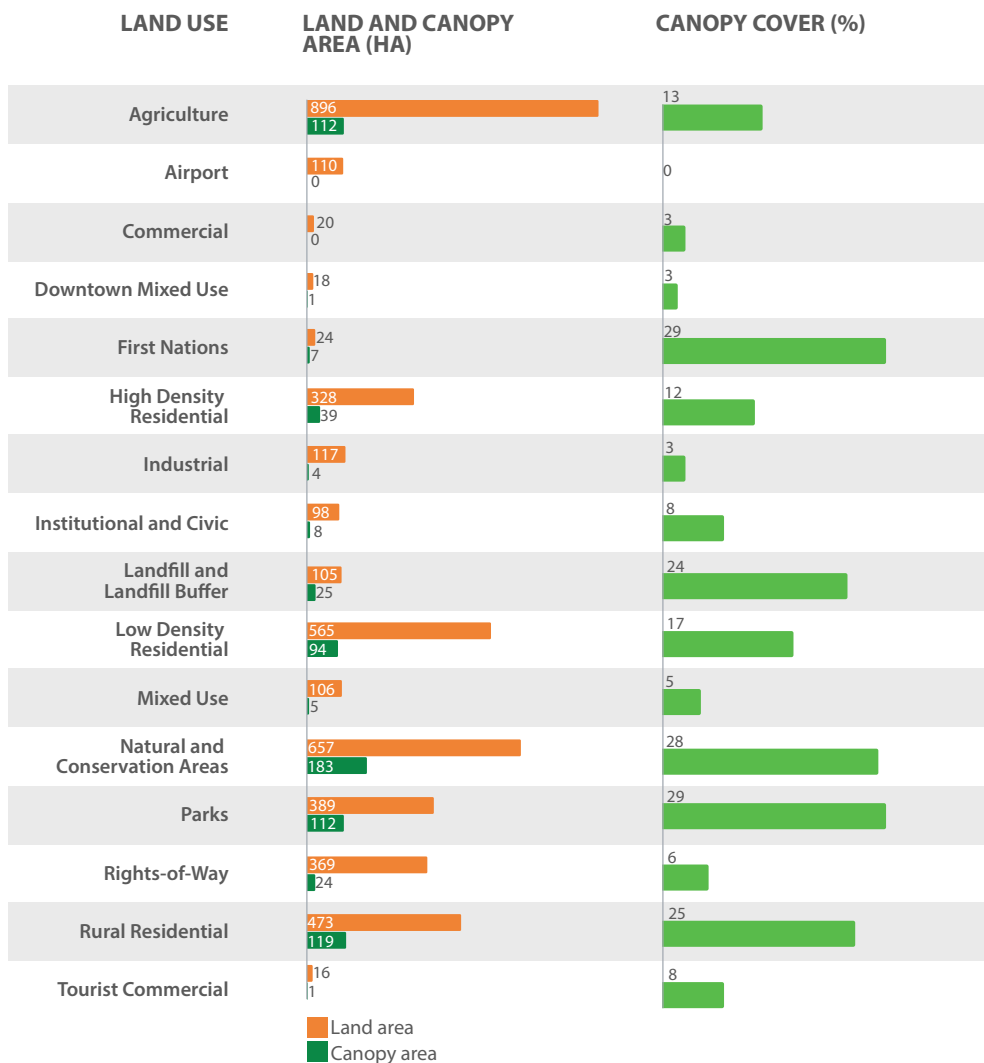


Figure 18. Land area, canopy area, and canopy cover in each Future Land Use (2024 OCP update).

## How land use bylaws shape the urban forest

The OCP and Zoning Bylaw provisions complement each other, with policies in the Official Community Plan providing targets and guidelines general to all development or development within defined map areas and the Zoning Bylaw providing enforceable standards. Both sources of information can guide landscaping or tree cover. For example, Penticton’s North Gateway Plan (a sub-plan of the OCP) contains a target to retain existing City trees and double tree canopy in the area through development, while

the Zoning Bylaw contains a requirement to plant trees on single-family and duplex properties. Landscaping provisions in the Zoning Bylaw are powerful tools for urban forestry because landowners are compelled to meet the Zoning Bylaw standards, sometimes taking precedence over other bylaws or City policies. A third bylaw, the Subdivision and Development Bylaw, controls the creation of the public realm in the City by enabling engineering standards for streets, utilities, and tree planting on public property.

### 3.3.2 IMPERVIOUS SURFACES AND PLANTABLE SITES

The Zoning Bylaw regulates requirements like lot line setbacks and total site coverage by buildings. Maximum lot coverages by zone are good indicators of where trees face the most limiting environments. Maximum lot coverage in the City ranges from 10% in conservation lands to 100% (allowing wall-to-wall construction) in downtown areas. Industrial areas have no maximum lot coverage, reflecting the unique operation and delivery needs of these facilities. Where allowable lot coverage exceeds 50%, space for larger trees becomes limited. When lot coverage exceeds 80%, the City’s public realm (mainly streets and parks) becomes essential for providing tree canopy to neighbourhoods. Beyond lot coverage, landscape area for tree planting can be further limited by patios, driveways, parking, or other impermeable surfaces.

Lot coverage in the Zoning Bylaw represents what is allowed to be built on a property, but many properties are not currently built to their maximum lot coverage. To estimate the current availability of permeable landscape areas, an assessment was made using i-Tree Canopy software, which creates a statistical estimate of different land covers from user review of aerial photographs. The 2020 orthophotography supplied for the city’s canopy analysis was used for this review. These results indicate that within the municipal boundary, 28% of the land (1,200 ha) is covered by impervious surfaces. 38% (1,700 ha) of land is permeable surface that potentially could be planted, of which two-thirds (1,200 ha) are private property and one-third (500 ha) is public property. An additional 14% (600 ha) of land has permeable surfaces unsuitable for tree planting – these areas present clear land use conflicts that exclude trees, like the middle of playing fields, agricultural fields, and safety clearances at Penticton Airport. Although 38% of the city’s land base was assessed to be potentially suitable for planting, much of these places could be impractical (located in difficult to access places), ecologically unsuitable (e.g., grassland environments or moisture-limited pine forests), or could be ruled out by conflicts with infrastructure or land use on further investigation.

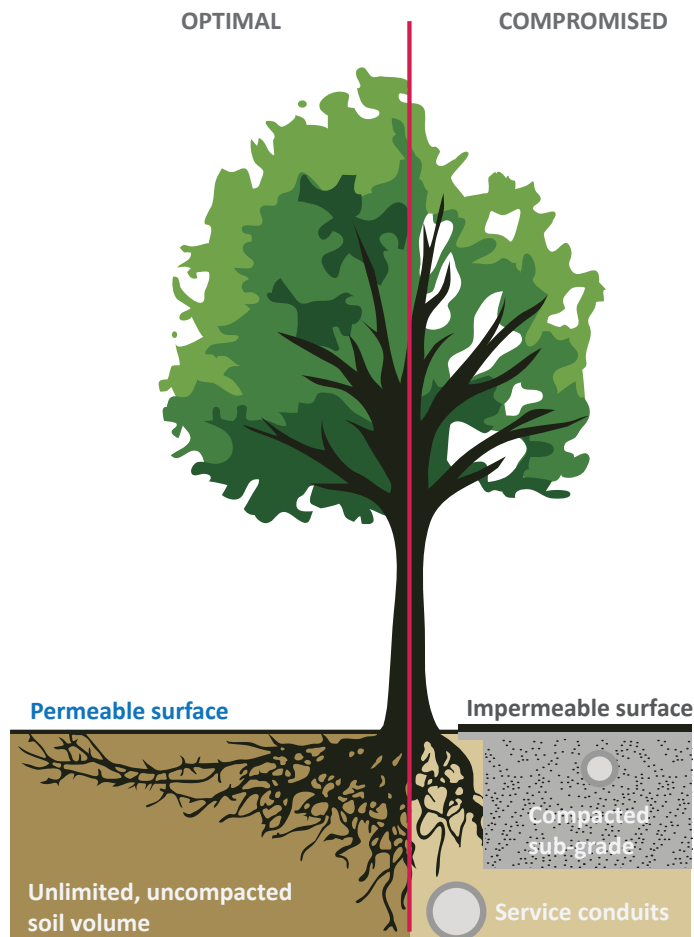


Figure 19. Impervious surfaces can impact tree longevity.

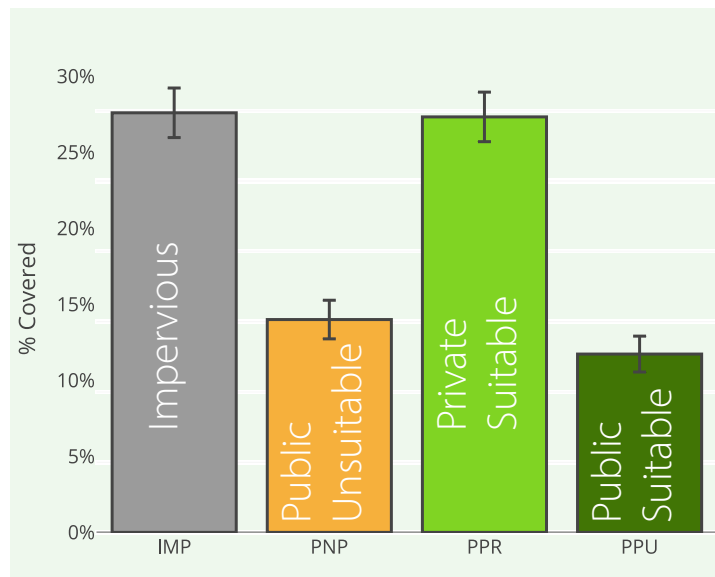
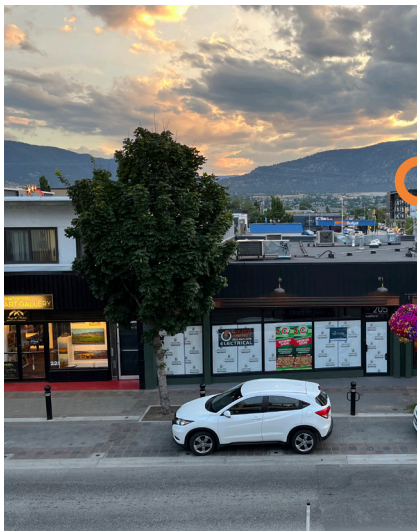


Figure 20. i-Tree canopy results of land cover by surface type.

**Key concept:** Impervious area in the City will trend upwards as development proceeds and land use intensification occurs. Zones with 50% maximum lot coverage or more already present challenges for finding tree planting sites, making regulating planting site requirements through landscape area standards for these sites important to preserve the urban forest on private property in the long-term. In neighbourhoods where lot coverage on private property exceeds 80%, such as Downtown and most industrial areas, the public realm becomes essential for providing urban forest canopy. In hardscapes, trees often need engineered soil and irrigation solutions to preserve planting site value.



<< Zoning downtown allows wall-to-wall construction, limiting tree planting on private property. In downtown, the urban forest is mainly street and park trees.



<< Industrial zones have no maximum lot coverage. Large aprons and driveways make street tree planting difficult.



<< Lower maximum lot coverages in Low Density Residential areas can help preserve room for trees on private property and in boulevards, but a legacy of low tree planting means these areas may not have many trees.

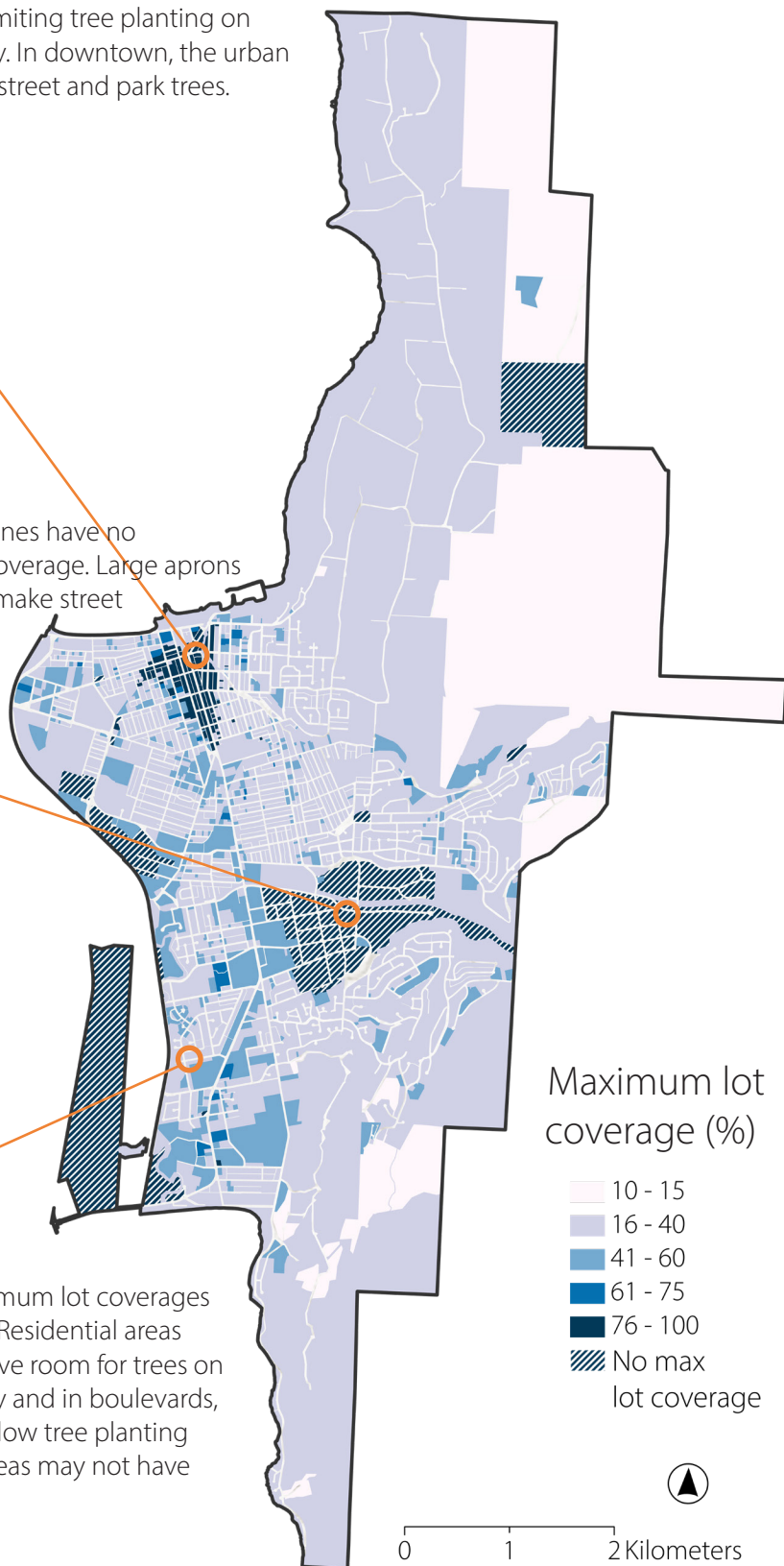


Figure 21. Maximum lot coverage by impervious surfaces in Penticton's zoning.

### 3.4 TREE EQUITY

Canopy cover in Penticton is not evenly distributed throughout the City. This uneven distribution impacts the health of our society and community, because it means people living in the City have different access to urban forest ecosystem services. The idea that every person deserves to have access to the benefits of trees is called tree equity. Several studies have shown that urban tree canopy tends to be higher in neighbourhoods with higher socioeconomic status and lower in areas with more socially disadvantaged people<sup>20,21,22,23</sup> This is an important issue for urban forest management because environmental quality is a strong influence on people’s life outcomes. Younger children and older adults, for example, tend to be more vulnerable to extreme heat, and lower-income households may not be able to afford modern building cooling systems.

An American non-profit organization, American Forests, has developed a method for calculating the equity in the distribution of a community’s urban tree canopy<sup>24</sup>. The approach called the “Tree Equity Score (TES)” explores how closely tree canopy and surface temperatures align with socioeconomic factors. To apply to Penticton, American Forests’ method was adapted to use socioeconomic data available from the Canadian Census of Population. The adapted TES ranges from 0 to 100 and has been calculated for each census dissemination area in Penticton. A score of 100 indicates that tree equity has been achieved. Lower scores correspond to census dissemination areas where there is a combination of low canopy cover, high land surface temperature, and a high proportion of seniors and children, visible minorities, low-income people, and unemployed people.

Table 1. The five socio-economic indicators used in the priority index.

Indicator	Description
Climate	Land surface temperature, as measured from remote sensing data
Income	Percentage of people living on incomes below 200% of the federally designated poverty line (less than \$40,000 per annum)
Age	Seniors (age 65+) and children (0-14) as a proportion of working age adults (15-64).
Ethnicity	Percentage of people who belong to visible minority groups, as defined by the Employment Equity Act and, if so, the visible minority group to which the person belongs.
Unemployment	Percentage of unemployed people within the labour force.

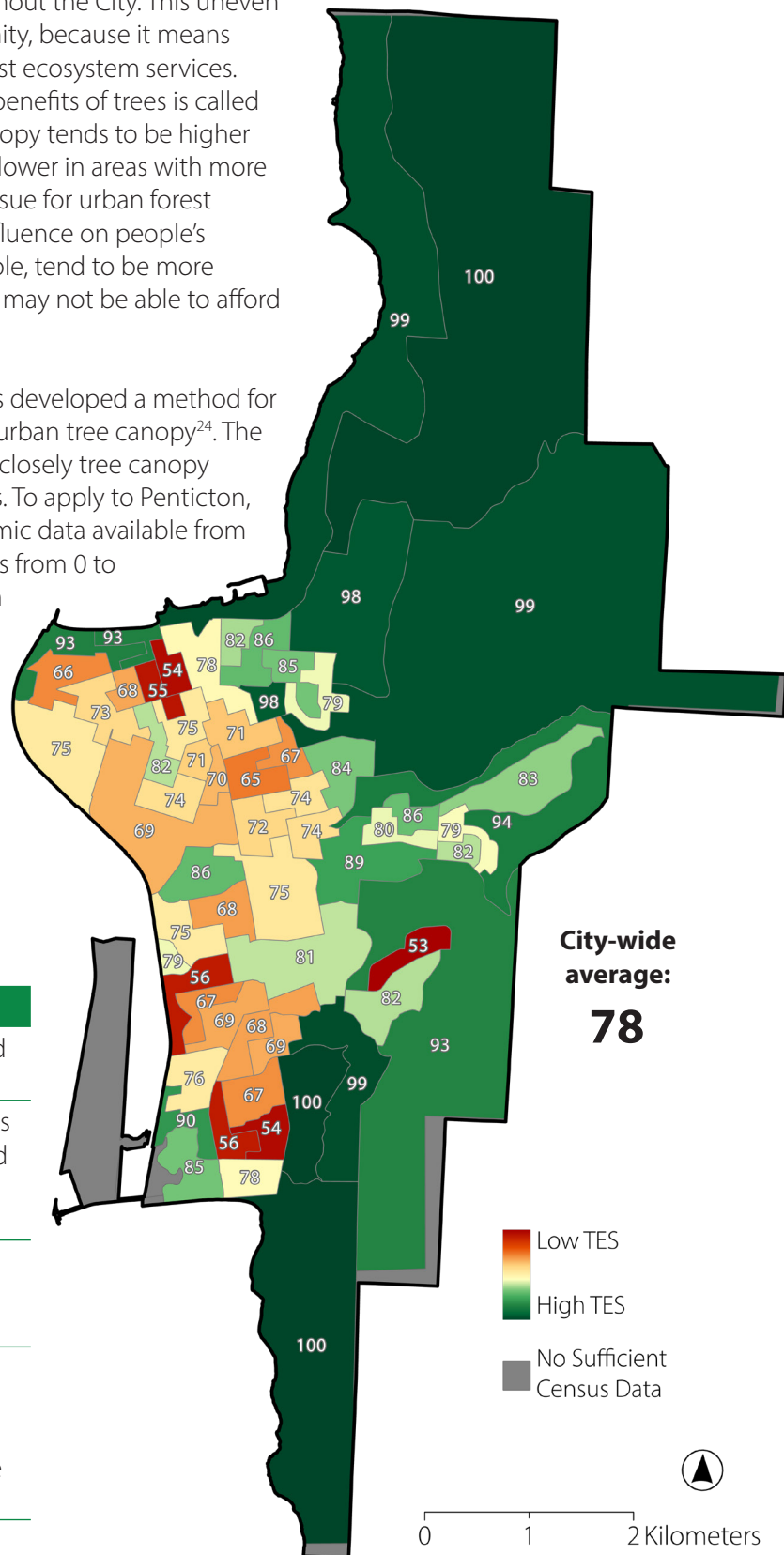


Figure 22. Tree Equity Score map by census dissemination area.

Tree Equity Scores in Penticton range from 53 to 100 (where 100 indicates tree equity is being achieved). The average TES across census dissemination areas is 78. Areas of below average TES are high priority locations for tree planting and tree retention to ensure residents have equitable access to urban forest benefits. Areas of low tree equity in Penticton are mainly found in valley-bottom residential areas, especially those where high temperatures coincide with higher numbers of seniors living on fixed incomes. Portions of the Wiltse neighbourhood also have low tree equity, driven by low existing canopy cover, high land surface temperature, and a relatively high proportion of visible minority population.

**Key concept:** Tree Equity Score mapping highlights neighbourhoods in Penticton where tree canopy is low relative to indicators of social vulnerability. These neighbourhoods tend to be older residential areas in the valley bottom, where the urban heat island is strongest, that overlap with high numbers of seniors. Increasing tree canopy in these areas can help reduce incidents of extreme heat-related illness, which disproportionately impacts seniors.



### 3.5 WHO MANAGES THE URBAN FOREST

Land ownership determines how trees are managed in the City. About one-quarter of the urban forest is owned or managed by the City, including approximately 43,000 trees in City parks and 8,400 trees in road rights-of-way. Another 43,000 trees are on other public land, i.e. crown land or property maintained by another government, including School District properties. Approximately 150,000 trees, or over half of the urban forest, are on private property.

On private property, the City’s influence over the urban forest is limited. Landowners make decisions about how to care for trees on their property. The City currently interacts with private landowners regarding their trees for the following purposes:

- The Electrical Utility requires tree maintenance to access or protect its infrastructure.
- The Good Neighbour Bylaw allows the City to issue an order compelling an owner to clear unsightly or nuisance vegetation.
- Development rules in some areas, such as the Hillside and Streamside Development Permit Areas, require a tree survey be provided prior to the permitting of new construction.
- Zoning rules require one tree to be planted for every new primary unit of single-family and duplex housing.
- There is a request for the removal of trees that are shared property with the City.
- When construction activities are occurring near City trees or shared trees.

On City property, trees are protected by the Municipal Tree Protection Bylaw. Caring for trees on City property is the responsibility of the Parks Department, which undertakes care for urban forest asset classes as described in Chapter 4.

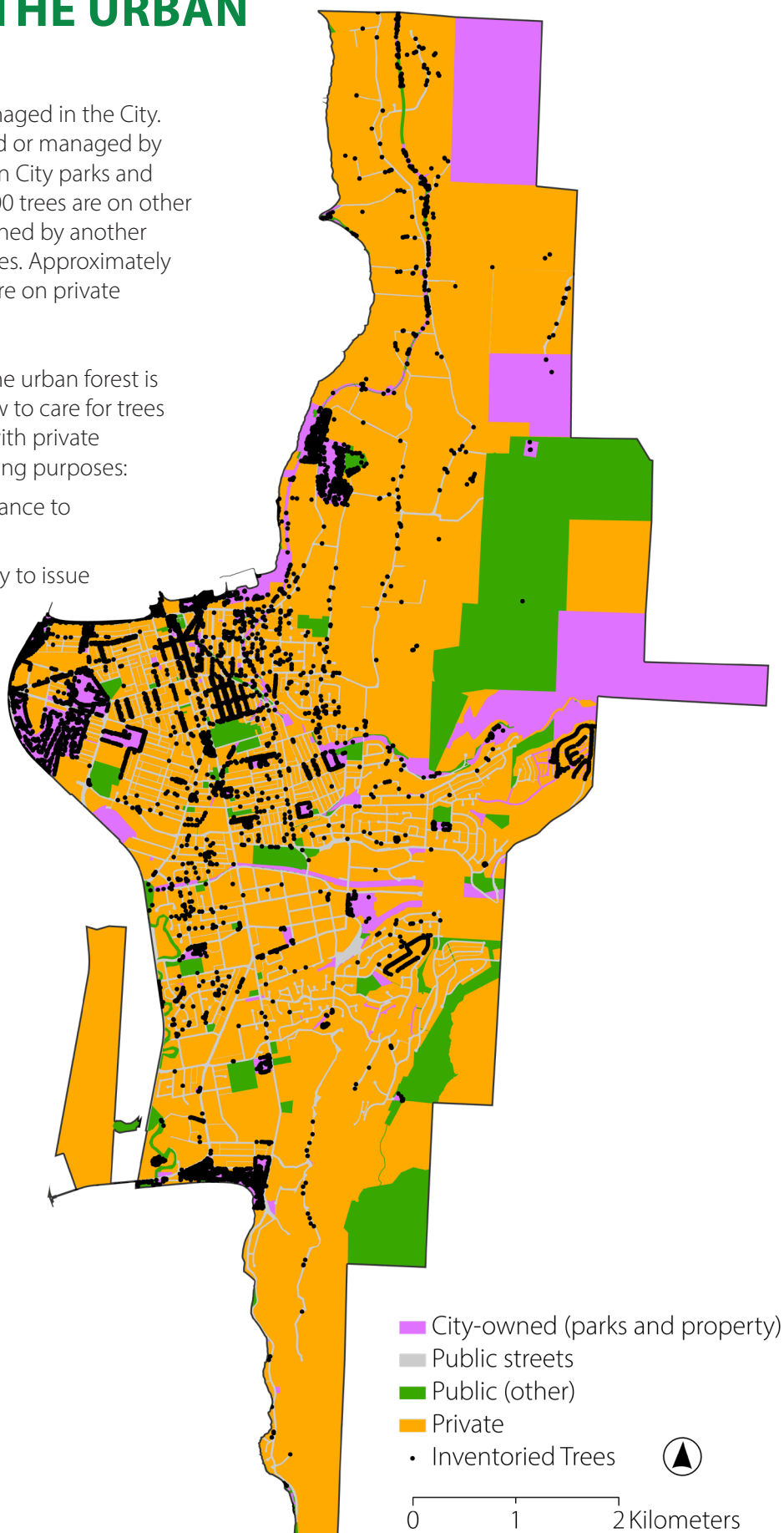


Figure 23. Generalized land ownership in Penticton.

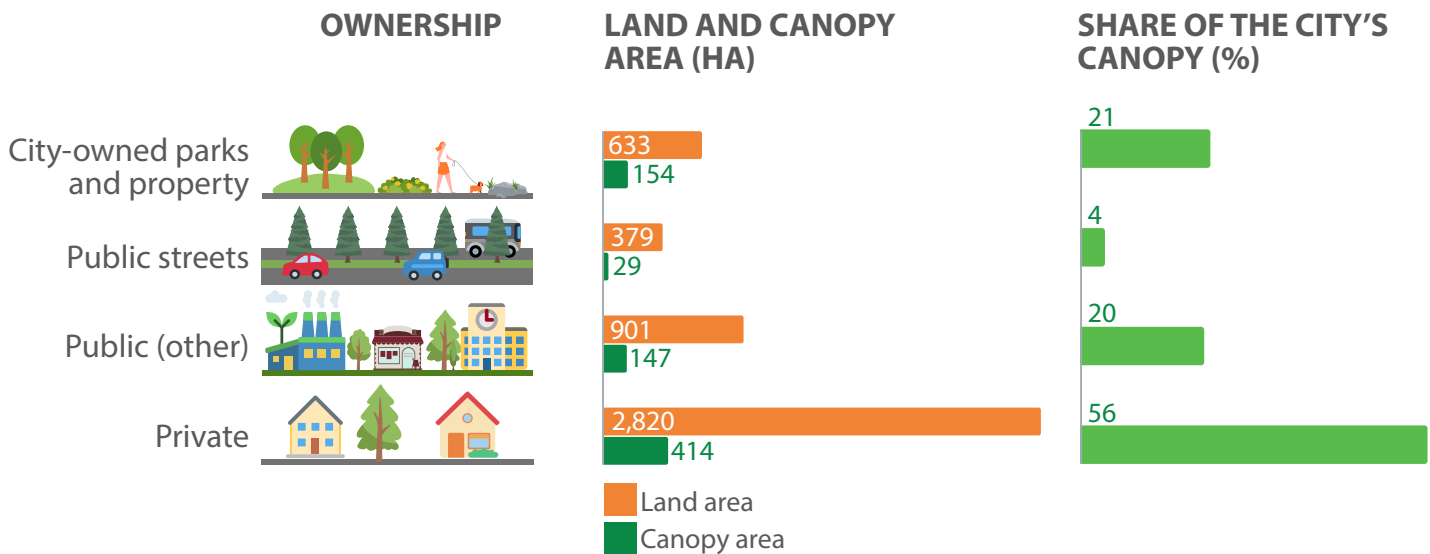


Figure 24. Land and tree canopy of each generalized ownership, with the share of the City's urban forest represented.

**Key concept:** Only trees on City property are regulated by a tree protection bylaw. On City property, current urban forestry resources and policies are insufficient to provide one replacement tree for each tree removed. In 2022, 85 trees were removed from City property and only 30 replacement trees were planted. The number of trees lost from private property is not known, unless a development permit is required. Likewise, planting requirements in the Zoning Bylaw are not tracked following construction. Presently, trees planted under the Zoning Bylaw can be removed at any time by the landowner following development. For these reasons, staff expect that the current rate of tree canopy loss exceeds the rate of replacement.



CHAPTER 4.

# PENTICTON'S URBAN FOREST PROGRAM

*This chapter identifies the different types of tree assets that are considered within the scope of the Plan, as well as the policies and other written documents that influence the management of Penticton's urban forest. Penticton's urban forest program is the collection of policies, procedures, and resources used by City staff to manage trees and forests, as well as people involved in the City's management activities (including staff, contractors, and volunteers). The Parks Department has the overall responsibility for the urban forest program, while other City divisions support by enforcing bylaws and permit regimes that influence urban forest outcomes.*

## 4.1 TREE ASSET CLASSES

The urban forest building blocks can be further divided into asset classes that require similar management because of their location or condition. The asset classes in Table 2 shape tree management in the City.

Table 2. Tree Asset Classes within Penticton’s urban forest.

Building Block	Tree Asset Class	Description
Urban Trees	<b>Boulevard (street) trees</b>	Trees in public rights-of-way are maintained by the City and some are represented in the City’s tree inventory. Boulevard trees not in the inventory may have been planted by neighbouring landowners in the public boulevard or self-seeded onto City property. Boulevard trees often require relatively high service levels for watering, pruning, and other management because they grow in soil-limited environments with many potential conflicts with buildings, traffic, or infrastructure. A small number of boulevard trees receive proactive, or scheduled, maintenance; however service levels are primarily driven by public complaints.
	<b>Ornamental and shade trees on public property</b>	Trees in urban parks and on other City property are maintained by the City. Some are represented in the City’s tree inventory. These trees have generally been planted by the City or with its approval. These trees may occur in high-use areas where foot traffic, special events, or recreational activities can cause damage over time. While relatively high service levels are desirable for these trees, the services needed may differ from those required by boulevard trees or occur with different frequency. This asset class is further subdivided internally into Class A, B, and C parks and beaches, City-owned parking lots, undeveloped lots, and buildings/facilities.
Natural Forests	<b>Trees in forested parks and trails</b>	Trees in natural or naturalized forests are inventoried as groups or stands, not individual trees. Trees in these areas have generally lower levels of service and do not receive watering or pruning. Trees in these areas are usually managed as groups or forest stands (forested areas of similar character subject to similar influences). Individual tree management sometimes occurs to address tree risk along trails and City-owned rights-of-way. Management is usually driven by complaints from the public.
Urban Trees Natural Forests Rural Trees	<b>Trees on private property</b>	Trees on private property are managed and maintained by their owners. The City sometimes enforces tree pruning or maintenance on private property to ensure reliable and safe access to Electrical Utility infrastructure. Private trees that have been pruned or requires pruning by the Electrical Utility are included in the City’s tree inventory but are recorded with less information than City-owned trees.

## 4.2 POLICIES

Policies such as bylaws, Council policies, plans, and operational standards or guidelines created by the City of Penticton impact how the urban forest is managed. The City takes a leading role in shaping the urban forest through its mandates for trees, municipal services, and land use planning.

### 4.2.1 HIGHER GOVERNMENTS

Provincial legislation, primarily the Community Charter and Local Government Act, allows municipalities to regulate the protection and management of the natural environment and affords other powers which can relate to urban forest management. Legislation such as the federal Species at Risk Act, Migratory Birds Convention Act, Provincial Heritage Conservation Act, and Water Sustainability Act can affect urban forest and natural areas management. The City has no authority in reserve lands of the neighbouring Penticton Indian Band, though maintains relations with the Penticton Indian Band to discuss matters of mutual interest. The City seeks to respect, honour and promote expressions of Syilx (Okanagan) culture and heritage in Penticton. In the future, this may influence the City’s urban forestry.

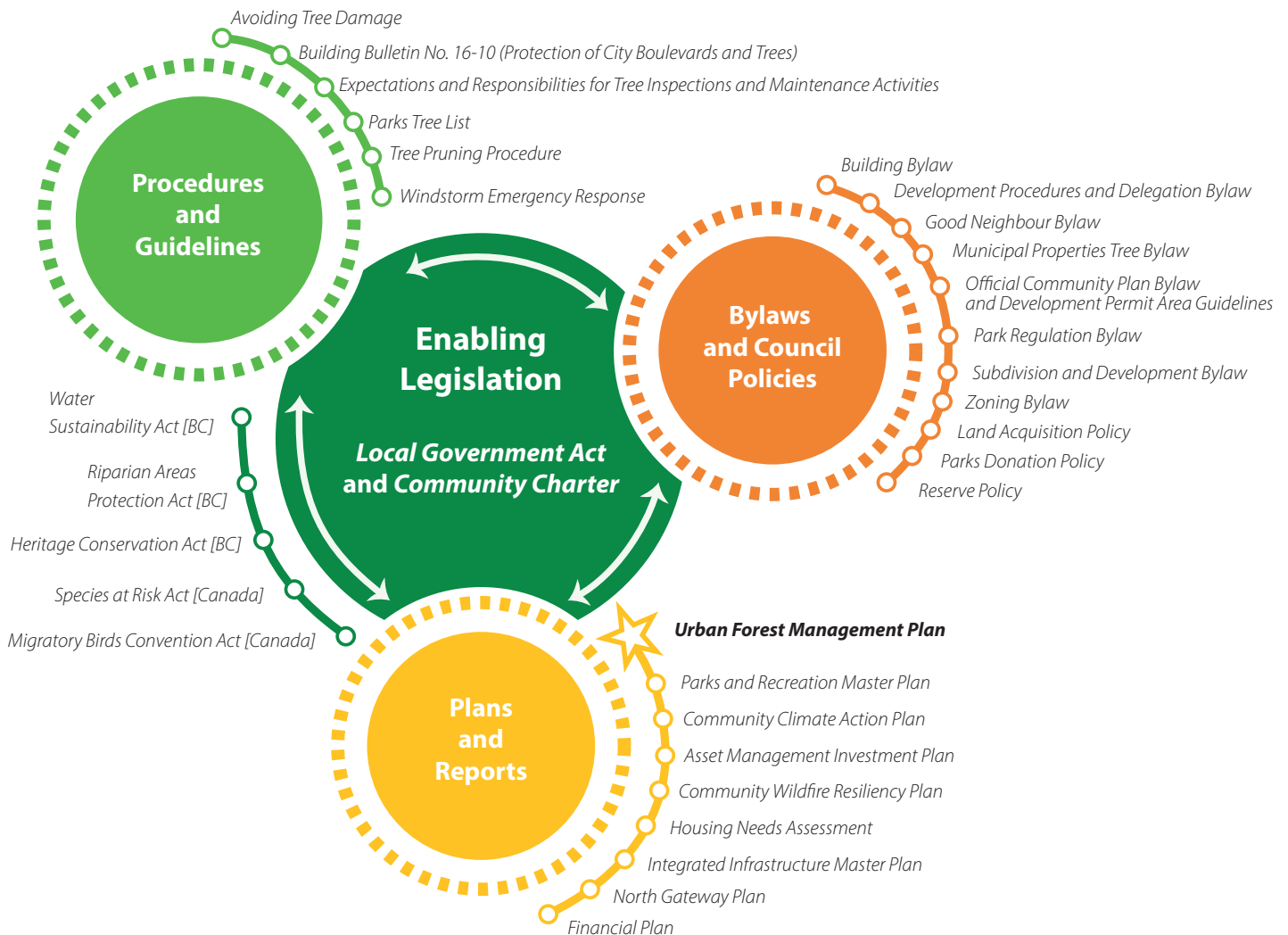


Figure 25. Regulatory context for urban forest management in the City of Penticton.

## 4.2.2 MUNICIPAL BYLAWS AND COUNCIL POLICIES

Penticton has several Bylaws and Council Policies that play key roles in shaping the urban forest. Some of the most significant are:

**Tree protection & maintenance** The **Municipal Properties Tree Bylaw** is the primary bylaw through which the City protects trees on public property. The bylaw provides for the management, improvement, and operation of the urban forest of any property held by the City of Penticton. The bylaw also contains definitions relevant to the City's urban forest planning and tree protection regimes. Although the bylaw establishes a list of heritage/significant trees in Penticton, significant trees are not given specific protection and can be removed without a permit from private property.

The **Parks Regulation Bylaw** regulates the use of City parks, prohibits the planting of certain tree species, and prohibits tree damage. The Parks Department also uses procedures documents that inform activities such as tree pruning, avoiding tree damage, protection of boulevard trees, expectations and responsibilities for tree inspections and maintenance activities, windstorm emergency works, and acceptable species to be planted in parks.

**Council Policies** provide direction on how Council and the City conduct its business and thus may affect the interactions between the public and the City of Penticton. The Land Acquisition Policy, Parks Donation Policy, and Reserve Policy allow the City to gain parcels of land, have trees donated to parks, and establish an Urban Forest Reserve Fund that is used to fund tree planting and receive cash-in-lieu of planting.

**Planning, land use, and tree planting** The **Official Community Plan Bylaw** adopts Penticton's Official Community Plan (OCP), a strategic document establishing a vision for planning and land use in the community until 2045. The OCP also establishes Development Permit Areas (DPAs), which are regulatory tools that allow the City to place additional requirements on development, including tree retention in environmentally sensitive areas.

The **Subdivision and Development Bylaw** defines minimum acceptable standards for the design and construction of municipal infrastructure, adopts the Master Municipal Construction Document, and includes specific requirements in certain DPAs. Boulevard trees are designated works and services under this Bylaw, meaning their installation can be a condition of development approval. The Bylaw also sets out what information requirements apply to applications.

The **Zoning Bylaw** regulates specific land use, building forms, and densities, as well as lot coverage and private property tree cover. Penticton's bylaw was recently amended to include a new planting requirement for trees on newly constructed single-family and duplex properties.

## 4.3 BUDGET AND RESOURCES

Penticton’s urban forestry program had an operational budget of approximately \$300,000 in 2023. Three core staff provide approximately 2.25 full time equivalent (FTE) hours, taking care of tree pruning and removals, maintenance, and stewardship. An additional \$15,000 per year in contracted services supplement City staff, particularly for utility arborist work and tree removal around power lines. Several dozen trees on City property are trimmed by the Electrical Utility each year, which is paid for by the utility’s budget. The total cost of delivering urban forest management in Penticton includes costs absorbed by the broader Parks Department budget for referral, plan review and program administration. Some costs, like referrals with the public or other departments on tree issues, are not specifically funded. Other departments carry out activities that support the urban forest, which are accounted separately from the Parks budget.

Table 3. Key resources for providing urban forestry services.

Resources
<ul style="list-style-type: none"> <li>• 3 core staff, 2.25 FTE for tree care, planting, City tree protection.</li> </ul>
<ul style="list-style-type: none"> <li>• Bucket truck with 40-ft reach</li> <li>• Chipper</li> <li>• One-ton truck (shared)</li> <li>• 3-ton truck (shared)</li> </ul>
<ul style="list-style-type: none"> <li>• Misc. equipment (Saws, PPE, climbing gear)</li> <li>• Gator bags (watering non-irrigated trees)</li> </ul>



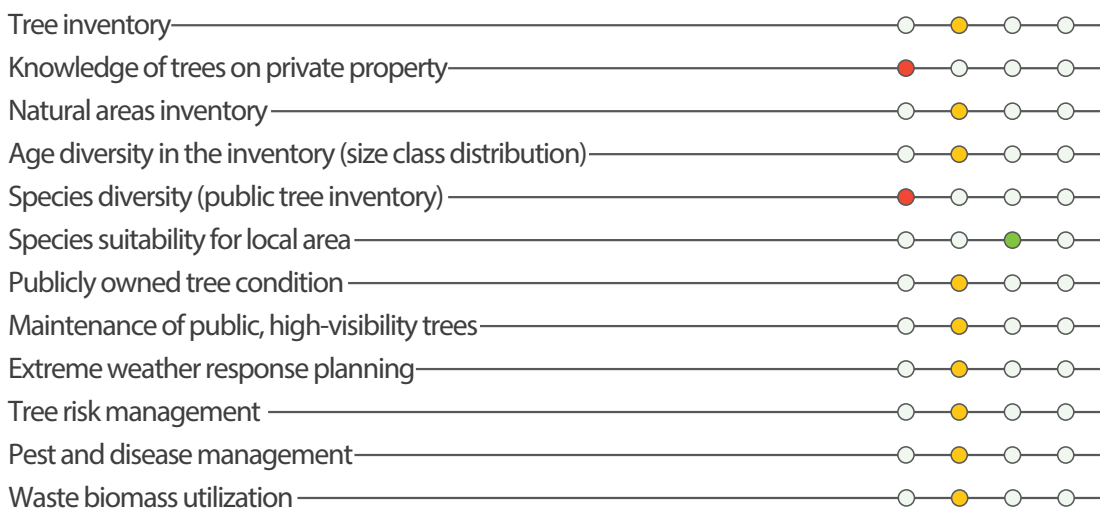
## 4.4 PROGRAM REPORT CARD

The urban forest report card uses a “criteria and indicators” method to evaluate the City’s urban forest program for 2023. The approach used is based on a framework for sustainable urban forest management prepared by the US Forest Service<sup>25</sup> Criteria are areas of performance that appear in commonly used best practice guidelines or have been recommended by academic research in urban forestry.

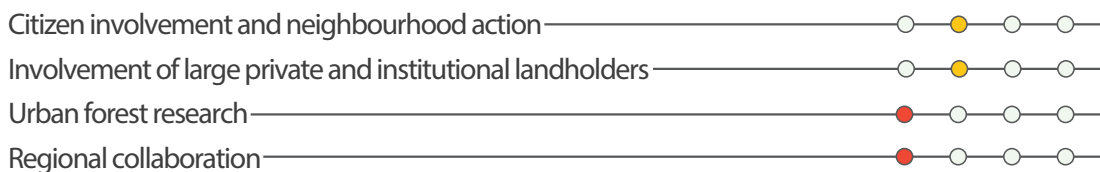
Penticton’s performance is “fair” overall, which is typical for cities of similar size and levels of investment in urban forestry. Fair or poor ratings characterize the City’s performance on all five themes: Providing Care, Partnership, Planning, Planting, and Protection. The overall Fair rating reflects an urban forest program that has core components in place but lacks the resources and capacity to provide the service levels for urban forestry desired by the public.



### PROVIDING CARE



### PARTNERSHIP

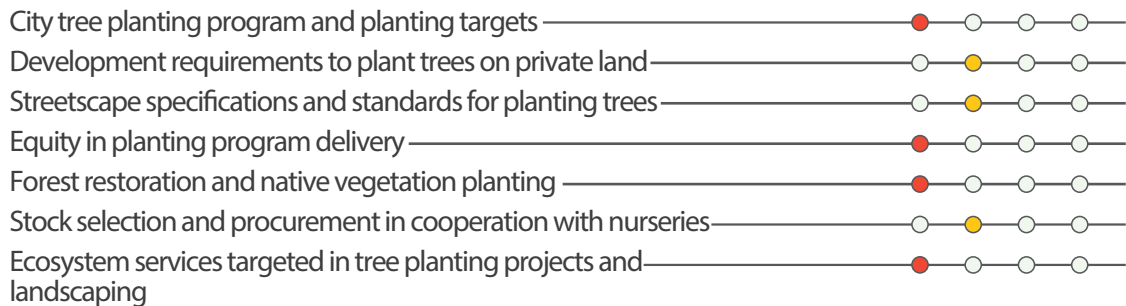


● Poor      ● Fair      ● Good      ● Optimal

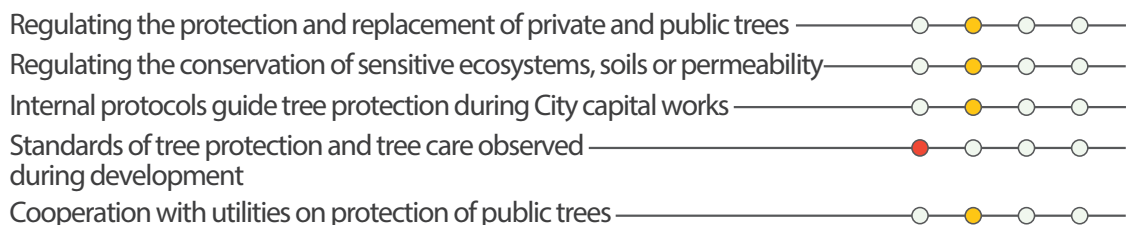
### PLANNING



### PLANTING



### PROTECTION



CHAPTER 5.

# VISION FOR THE FUTURE

*Chapter 5 moves from where the City's urban forest program is today towards an urban forest vision grounded in public engagement. Public engagement results are reviewed before the Plan's vision statement is presented. The remainder of the chapter introduces the concept of scenario planning in urban forestry and describes four scenarios to inform canopy cover target setting and UFMP implementation. The scenarios described in this chapter are used to categorize targets and action language in Chapter 6, the Action Plan.*

## 5.1 WHAT WE HEARD

Penticton’s Urban Forest Management Plan seeks to provide a community-supported vision of where management should take our urban forest over the next 20 years and beyond. The Vision is one part of the Plan’s framework for

urban forest management. The Vision leads the development of Goals and Principles, followed by Targets, Strategies, and Actions forming the remainder of the framework.

### 5.1.1 PHASES OF PUBLIC ENGAGEMENT

The UFMP involved two phases of public engagement. The initial phase took place between May and November 2023 with the goal of collecting the community’s input regarding a long-term strategic urban forestry vision and supporting goals for protection and management. The public was invited to provide input through the 2023 Citizen Survey, a mapping tool hosted on the Shape Your City project page, in-person information shared at neighbourhood events in September 2023, and an online open house held on October 4, 2023. Community advocates for the City’s urban forest were invited to participate in an online workshop held in June 2023. More than 2,250 people participated in the first phase of engagement. This includes 1,069 voluntary Citizen Survey respondents, 322 randomized Citizen Survey respondents registered on Shape Your City Penticton, and more than 860 visits from the project website. The project team presented to Penticton Indian Band leadership through the Major Projects Committee (the City’s

consultative forum with PIB) in June and September 2023, to seek feedback and input on potential alignments with PIB community priorities. At the request of Penticton Indian Band representatives, the project team also engaged directly with representatives of Sn’pink’tn Forestry LP on November 17, 2023.

Phase 2 of public engagement occurred in June 2024. The draft UFMP was placed on Shape Your City Penticton and the public was invited to contribute feedback via an online feedback form or via direct contact to the project team. 46 respondents completed the feedback form. On June 15, City staff and the consultants held an in-person open house information during the Penticton Farmers’ Market at Gyro Park, speaking with over 80 people. The City presented the draft Plan to representatives of Penticton Indian Band on June 13, 2024.

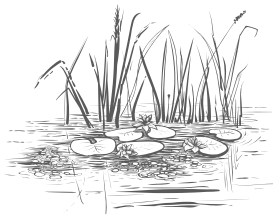


Figure 26. Project timeline for the Urban Forest Management Plan.

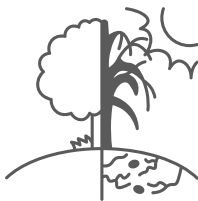
## 5.1.2 URBAN FOREST BENEFITS

When engagement participants think of the urban forest, they most value the environmental (pollution reduction) and climate adaptation (shade, cooling, carbon sequestration) ecosystem services it provides. People are potentially less familiar with the benefits trees provide to biodiversity or

human health and well-being. When prompted to prioritize their concern with factors challenging the urban forest, open house participants rated development and construction impacts as their most significant concern, followed by tree protection, tree planting rates and planting success.



Air and water pollution removal



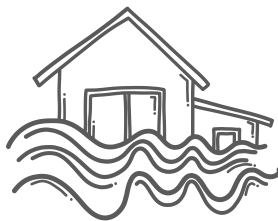
Climate change adaptation



Intrinsic, intangible, and cultural values



Habitat for animals, plants, and other life



Flood and storms buffer



Human health and well-being

Figure 27. Urban forest benefits that residents said they appreciate.



### 5.1.3 SPECIAL PLACES AND PLACES NEEDING HELP

Visitors to Shape Your City Penticton had the opportunity to contribute to a community map of “special” places in the urban forest and places that “need help”. Participants identified 420 locations in total, including 188 special places and 232 that need help. Special places in Penticton’s urban forest include the waterfront parks at Okanagan and Skaha Lakes, natural forests threatened by development in the northeast sector, natural areas around Penticton Creek,

and older residential neighbourhoods with large mature trees. Places needing help echoed these areas, reflecting recognition by participants that there is always potential for improvement. Overall, places needing help were much more likely to be urban in character than Penticton’s special places, with more representation of commercial and industrial areas, as well as downtown Penticton and adjacent residential areas with little tree canopy.

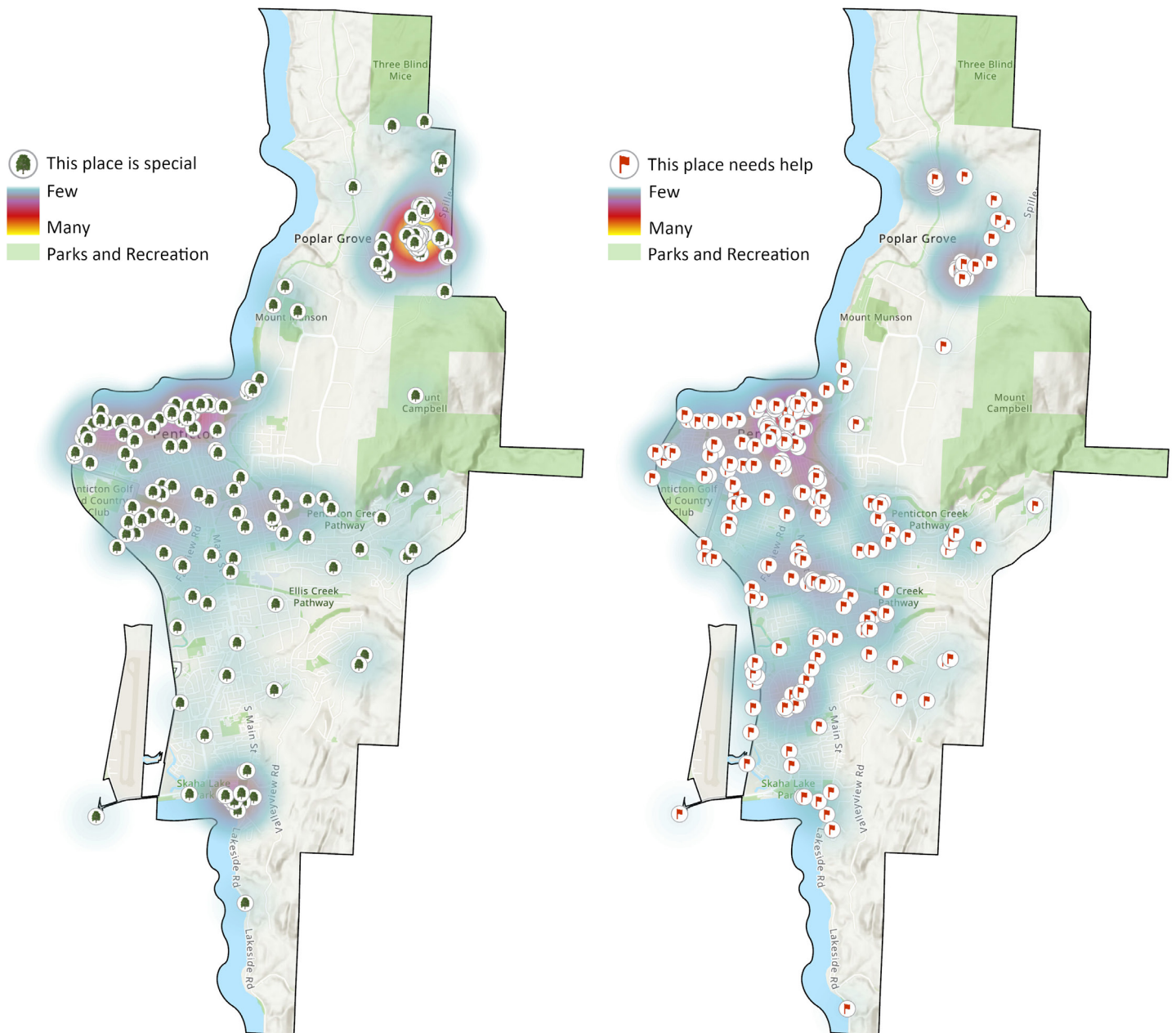


Figure 28. Results of the mapping tool on Shape Your City, showing places in the urban forest that respondents consider “special” and places that “need help”.

### 5.1.4 TREE PROTECTION AND PRIORITIZING URBAN FORESTRY

Across all engagement opportunities, support for urban forest management and concern for trees was widespread. There was strong support in the community for elevating urban forest management as a civic priority and acting to arrest and reverse the loss of urban forest canopy. Just over 45% of Citizen Survey respondents rated the protection of “high-value” trees on private property as a high priority or essential, compared to only 23% who rate it as low or not a priority. Results were consistent across both the voluntary and random samples used by the Citizen Survey. 80% of Citizen Survey respondents in the random sample assessed tree protection for high-value trees on private property to have at least “medium priority”.

Online open house participants unanimously recommended the City to pursue a higher (>17%) City-wide tree canopy over the next 20 years, even if that would be difficult or expensive to achieve. Similarly, when asking about their vision for Penticton’s urban forest, there was a consensus among participants for the need for more trees and more tree canopy, especially in urban areas like streets, urban parks, and residential neighbourhoods.

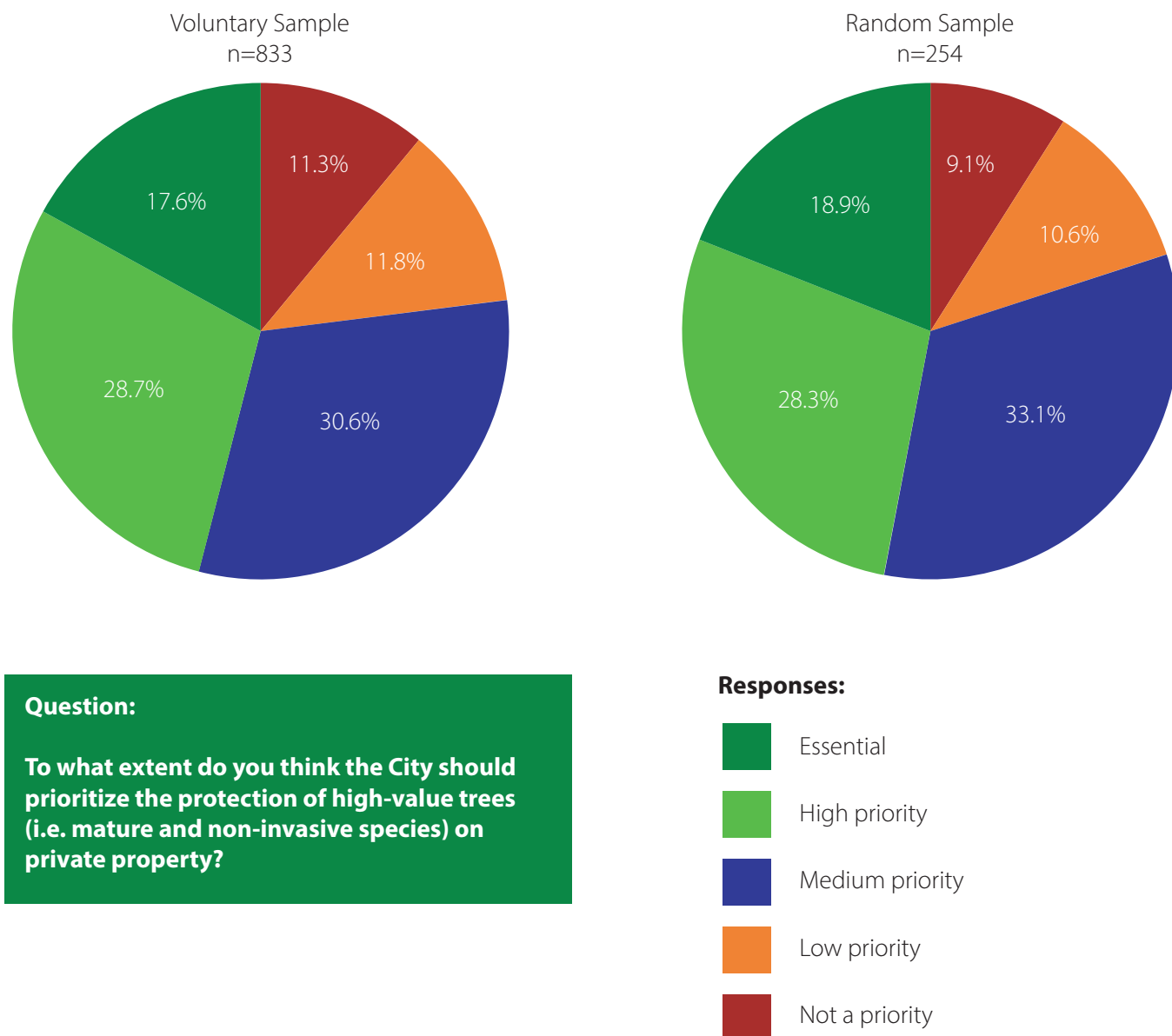


Figure 29. Citizen Survey respondents’ views on tree protection on private property.

## 5.1.5 FEEDBACK ON THE DRAFT UFMP

During Phase 2 engagement, the public and community members had opportunities to inform the Final Draft by providing comments. The majority of feedback form respondents and open house attendees expressed support for the Vision Statement (see section 5.2), with 78 percent of feedback form respondents indicating strong support. 17 percent of feedback form respondents indicated opposition to the vision statement, often because they believed the City should focus on other priorities such as fire protection, housing, and crime prevention. Respondents during Phase 2 engagement participants generally support the implementation of Scenario 4: Green Future (see section 5.3), though some people reported concern with the potential impacts on private property and costs associated with enforcement of development and tree protection regulations. A few individuals were concerned that tree planting could increase the potential impacts of wildfires, while others wanted to see much higher rates of tree planting proposed in parks and streets. Several open house attendees described their desire to see more emphasis on biodiversity conservation in future environmental management initiatives.

Penticton Indian Band representatives expressed interest in seeing more representation for Syilx culture and language in the Plan, as well as opportunities for the City and PIB community to collaborate on planting initiatives that are ecologically sensitive and respect the diversity of Penticton's historic habitats, such as pine forests and grasslands.

In response to Phase 2 feedback, the draft plan was amended to include additional nsyilxcən-language content and reflect feedback from Penticton Indian Band in the Action Plan. Community feedback caused changes in the representation of natural disturbances like wildfire, additional context on the relationship between urban forest management and other areas of priority for the City, such as housing and climate action, and clarifying the scenarios to make it easier to identify potential impacts to private property.

## IN THEIR OWN WORDS: ENGAGEMENT PARTICIPANTS ON PENTICTON'S URBAN FOREST

Respondents to the Citizen Survey (voluntary and random samples) contributed a diversity of ideas about how Penticton's urban forest should be managed. While many respondents were concerned by the potential cost and regulatory changes needed to support urban forestry, many also highlighted the value of urban forest benefits in the City and desired additional tree planting in beaches, parks, neighbourhoods, and streets. The selection of comments below have been lightly edited for clarity:

*>> You need a strategic plan to make tree planning effective (e.g. right tree species in right areas).*

*>> It's hot here and [trees] serve many purposes beyond providing shade. They keep our soil strong and prevent erosion of heavy rainwater and flooding.*

*>> Every tree planted needs to be maintained which costs the City money!*

*>> Trees must be planted where they can be maintained. If residents are forced to water and care for them, many will go neglected or vandalized.*

*>> Shade for Skaha beach would be lovely. The weeping willows are missed.*

*>> If [urban forestry] is a priority what services would the City be willing to reduce/eliminate to fund it?*


*>> There should be more courtyards and greenspaces inside each development.*

*>> Focus on not removing trees from natural areas; leave them in their natural state and replace trees where development has destroyed habitat.*

*>> Trees are a tough one; it will be years before the true benefit is realized. Plant as many as possible: we will never have too many trees!*

## 5.2 VISION STATEMENT

The Vision is intended to be a community-supported statement that represents the overall direction for the UFMP and Penticton's urban forest management. The Vision is informed by input from the community, city staff, and partners while grounded in the current condition of the urban forest and the City's urban forest management program. The Urban Forest Management Plan seeks to bring the City's urban forest toward the proposed Vision over the next 20 years.



*Our urban forest vision is to keep our community **healthy, beautiful, and green**. Our urban forest is growing because of the care we give and the value we place on it. Our **actions today are building a resilient future** for the urban forest that we can be proud of across cultures and generations.*

## 5.3 SCENARIO PLANNING

### 5.3.1 SETTING A CANOPY COVER TARGET

Tree canopy cover is a common metric that municipalities use to understand the extent of their urban forest and track canopy changes over time. Many municipalities establish a specific target to attain their desired level of canopy cover within a defined time frame. The canopy target connects the vision to a measurable outcome and helps to drive the implementation of Urban Forest Management Plans.

Approaches to setting canopy targets have evolved over the past two decades, reflecting a growing understanding of the complexities of urban forest management and consideration of other uncertain factors that will have an impact on canopy, such as climate change and population changes. To set a feasible and reasonable canopy target, communities should consider their current canopy cover, development patterns and density, population changes, land use, and tree regulations. To set Penticton's canopy cover target, the project team:

- Measured current canopy cover across all land uses.

- Identified where and how much development and other land use changes would be expected to occur and estimated how these changes would impact canopy.
- Forecasted canopy cover city-wide as well as across all OCP land use designations based on the following factors:
  - Tree planting program and compatibility of land uses.
  - Tree retention efforts enabled by tree regulations (existing and recommended).
  - Anticipated growth of existing trees.
  - Anticipated loss due to development and other factors (e.g. natural causes).

Four scenarios were developed to show how canopy cover could change in Penticton over the next 20 years.

#### **Scenario 1 Status Quo | Canopy cover decreases to 16% by 2045**

This scenario assumes no changes in development policy, resulting in a decreasing canopy, particularly in urban residential areas. On public property, forest health issues and wildfires are estimated to cause approximately 10 hectares of canopy loss in the next 20 years. Combined canopy loss in the City is expected to reach 34 ha over 20 years, of which only 12 ha is expected to be replaced at current planting rates. Canopy cover in urban areas could decline from 12% to 11% by 2045.

#### **Scenario 2 No Net Loss | Canopy cover remains at 17% by 2045**

In this scenario, the City leads by example locally on public property and introduces a new City Tree Policy and other policy updates applying to public property. These changes will reduce tree loss on public property and return the City to no less than 1:1 replacement of removed trees on City property within urban areas, reducing loss on public property by 2 ha. In addition to replacement planting, a total of 325 trees per year will need to be planted to offset losses from private property. 125 of these new trees will need to be caliper-sized planting stock intended for urban parks and streetscapes, while 200 can be smaller seedlings in natural restoration areas. Additionally, the City shifts toward proactive street and park tree maintenance, with a small amount of new resources for natural forests management. Canopy cover in urban areas is held at 12% by 2045.

#### **Scenario 3 Urban Forest Expansion | Canopy cover increases to 18% by 2045**

Scenario 3 builds on improved urban forest management for public property by working directly with landowners to preserve or increase tree canopy on private property. Scenario 3 presumes that a new Tree Bylaw is developed to increase tree protection throughout the City, with provisions for tree replacement applying on public and private property. The City introduces new planting programs through a public tree sale and community partnerships, aiming to install 275 trees per year on non-City property, while new programs for planting more trees in streets and parks deliver 175 caliper-sized trees and 300 smaller seedlings in natural restoration areas. Canopy cover in urban areas is increased from 12% to 13% by 2045.

## Scenario 4 Green Future | Canopy cover increases to 18% by 2045, with 25% canopy cover in urban areas by 2085

Additional changes to tree planting requirements, protection, and urban design could further lift the urban forest towards an aspirational target of 25% in urban areas toward the end of the century. This would be accomplished by fully incorporating trees into land use and development regulations with strong tree protections in place throughout the City, setting Penticton as a regional leader in urban forest management. Setting urban forest targets by zoning or land use, backed up by landscaping requirements in City bylaws, would be essential to achieving this level of canopy cover on top of new programs to improve planting rates on public property. Planting rates on public property of caliper-sized trees equals 175 trees per year while additional focus on natural restoration increases the rate to 400 trees planted per year in natural areas.

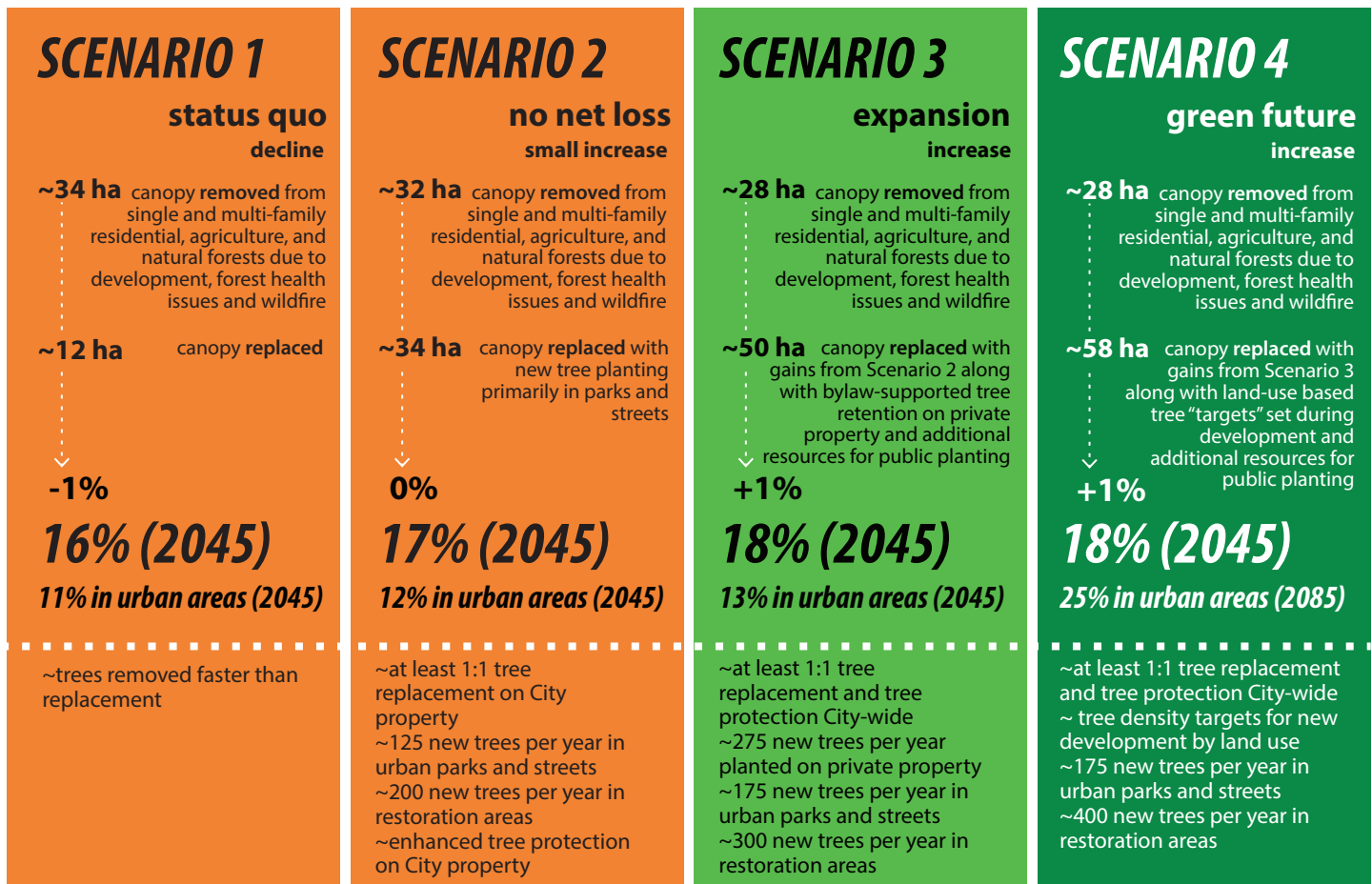


Figure 30. Scenario summary used to inform target and action plan setting for the Urban Forest Management Plan.

### Recommendation:

Based on the urban forest vision, community and partner feedback, and the canopy scenario/modelling outcomes, the UFMP recommends a target of 18% city-wide canopy cover by 2045 and a long-term target of 25% canopy cover within urban land uses, consistent with **Scenario 4: Green Future**. While the long-term target is considered aspirational and is unlikely to be fully realized within the planning horizon, the 18% target is achievable within the twenty year plan horizon based on the strategies and actions outlined in the UFMP.

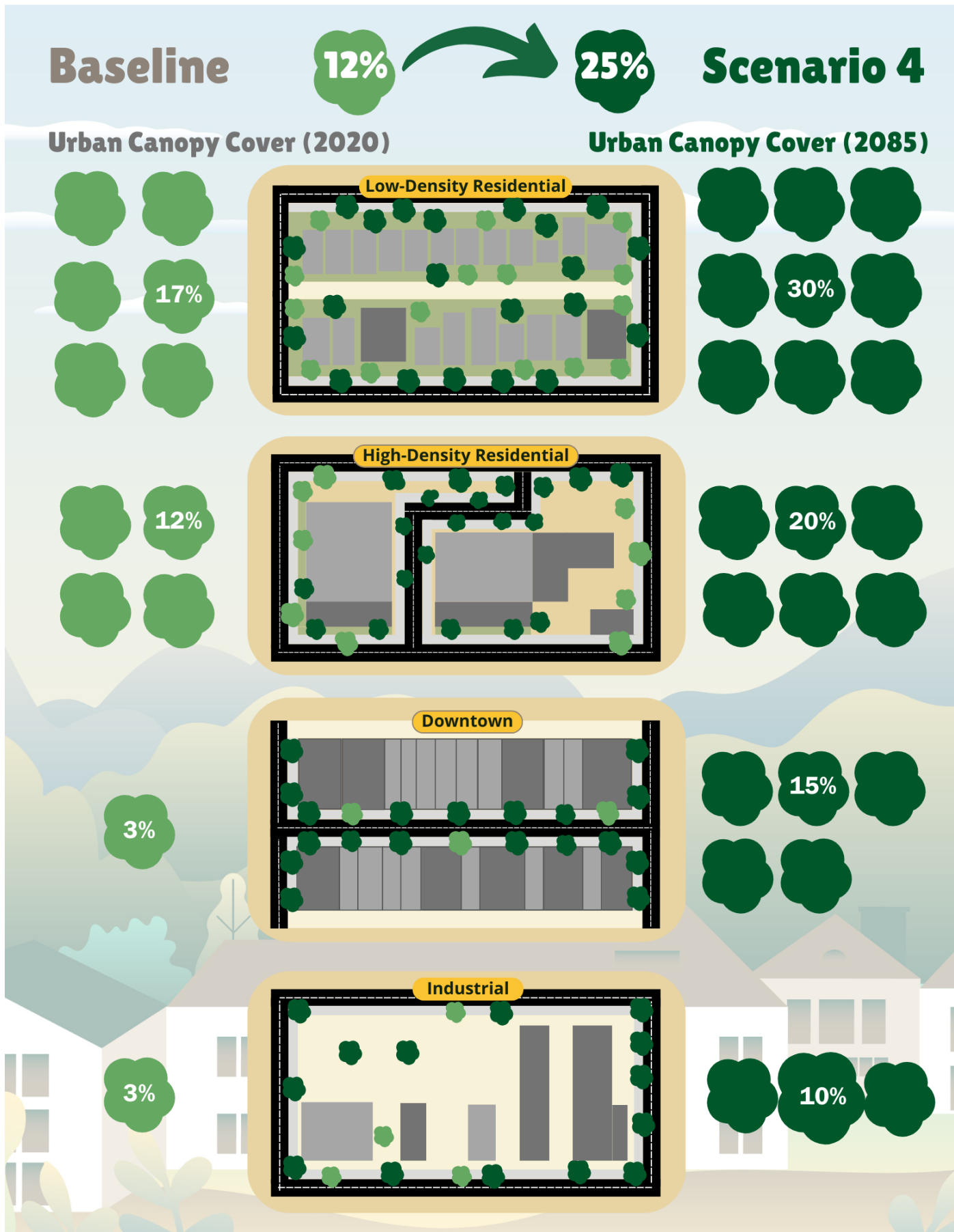


Figure 31. To reach 25% canopy cover in urban areas, Penticton could promote these canopy targets by land use.

# PRINCIPLES FOR URBAN FOREST MANAGEMENT

Penticton's urban forest management program should adhere to the following principles that summarize best management practices and respond to Penticton's ecological and cultural context. Action Plan language has been developed with these principles in mind:

## ① **Prepare for climate change and mitigate impacts**

Climate change is affecting the urban forest and will continue to do so. Shifting climate will increase the demand for urban forest management services like watering, pruning, and hazard tree removal. To prevent the worst impacts, the City should refocus on preventive maintenance and setting trees up for success with high quality planting sites.

## ② **Promote equity and diversity**

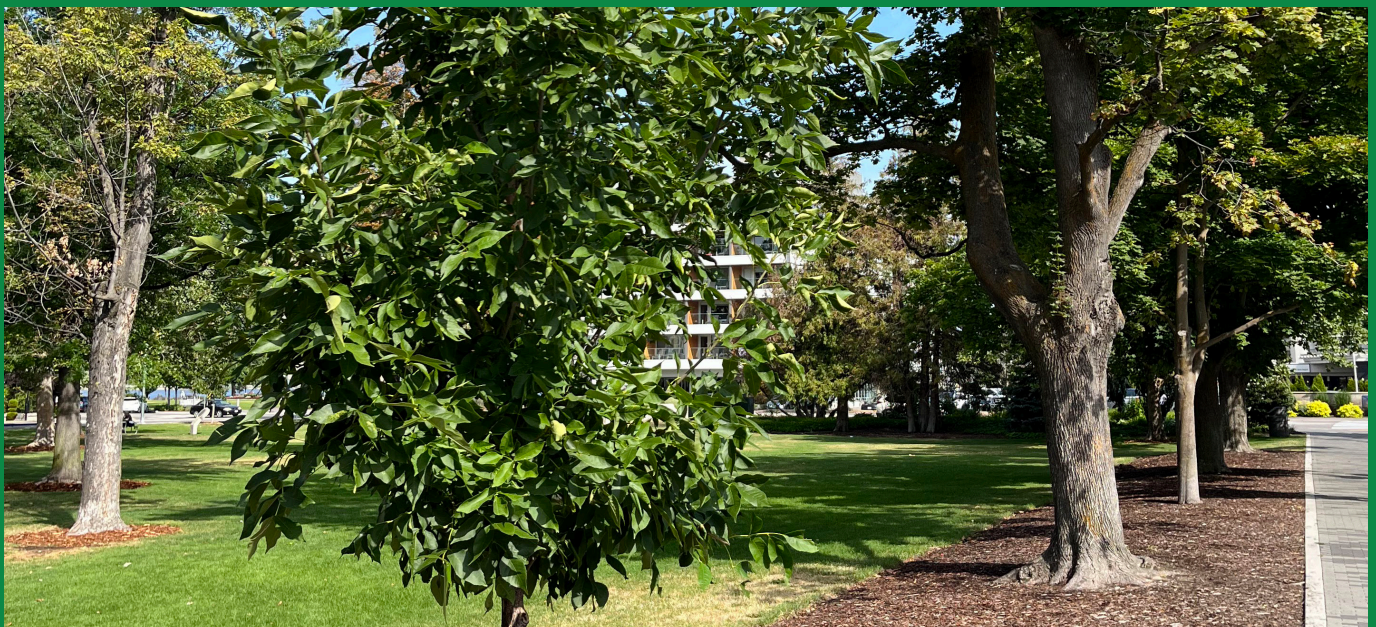
Research shows that the effects of low greenness in cities are disproportionately felt by people who may be socially vulnerable, such as seniors, children, people with low income, or Indigenous people and ethnic minorities. Penticton's urban forest can become an expression of the community's diversity and efforts to enhance neighbourhood canopy cover should take community needs into account.

## ③ **Keep the right tree in the right place**

Large, mature trees provide a relatively high share of the City's urban forest benefits because of their well-developed canopy. Wherever possible, mature trees in healthy condition should be retained to reduce the need to compensate loss with new tree planting. Species' habits and potential mature size should always be factored into decision-making to avoid future conflicts with infrastructure or land use.

## ④ **Value the urban forest in decision-making processes**

While it can be difficult to correctly value urban forest ecosystem services individually, there are several means of estimating tree value for consideration during the planning of developments and construction on public and private property. Adopting a method of accounting for tree value can support clear design instructions and help decision makers evaluate the opportunity costs of tree removal.





## 5 **Maintain trees as healthy, functioning natural assets**

Although asset management is not the only perspective through which trees in the urban forest should be viewed, it can help staff define service levels for “classes” of urban forest assets that enable scheduling and budgeting to shift from reactive to proactive maintenance. Increasing preventive maintenance is an important component of securing ecosystem service delivery.

## 6 **Monitor, learn and innovate as part of every-day management**

The urban forest is constantly changing. While the Urban Forest Management Plan presents the best information available currently on trees and forests in Penticton, change will require updates to the plan on a cyclical basis. To support adaptive management, monitoring capacity is urgently needed to support better asset management and develop the City’s capacity to manage issues in natural forests.

## 7 **Involve the community to build awareness and capacity**

Some readers of the Urban Forest Management Plan may be hearing about how the City manages trees for the first time, while other readers will be more familiar and may have engaged in the preparation of the plan. Community awareness of urban forestry will need to be increased to support growing the urban forest in the City, which requires developing additional tree protections on private property. Community members also contribute valuable effort to the City’s current efforts to monitor the tree inventory and participate in tree planting, restoration, and advocacy activities.

## 8 **Recognize Syilx worldview and promote respect for trees in the community**

Penticton Indian Band representatives have shared with the City that there is innate value in trees that comes from their status as our relations in *tmix*<sup>SM</sup>. The City respects this perspective and acknowledges that the western framework for asset management can be at odds with it. There are opportunities to reflect Syilx land management principles and traditional ecological knowledge in urban forest management that will be explored through the parties’ continued relationship-building. A first step to acknowledging the value placed by Indigenous Syilx people on the community’s urban forest is promoting their perspectives on an equal footing with western ones.

CHAPTER 6.

# ACTION PLAN

*Chapter 6 examines what the City will need to do to achieve any of the alternative scenarios for Penticton's urban forest. The chapter begins with an implementation framework for the Plan in the form of Goals and Strategies for which major challenges and opportunities are described. Lessons from other places provide examples of implementation from other communities or jurisdictions related to each Goal and represent potential opportunities or models for Penticton to follow. Goals and Strategies are used to organize the action language in the Implementation Table (see section 6.6). Chapter 6 complements the Vision for the Future (Chapter 5) by providing pathways to realize the vision statement and principles for management.*

# GOALS AND STRATEGIES FOR PENTICTON'S URBAN FOREST

Goals are high-level descriptions of outcomes sought by the Urban Forest Management Plan. Four goals will guide the City's work towards achieving the urban forest vision. Strategies are groups of interrelated actions designed to work towards a goal. 13 strategies are proposed by the Urban Forest Management Plan.

## **Goal 1: Plan, protect, and plant to expand the urban forest.**

Strategy 1: Update bylaws, policies and plans to promote urban forest retention and expansion.

Strategy 2: Develop a new Tree Protection Bylaw to apply throughout the City

Strategy 3: Plant trees with a focus on equity

Strategy 4: Restore forested natural areas to connect habitats and promote biodiversity

Strategy 5: Enhance stock selection and adapt planting for the future climate.

## **Goal 2: Manage for tree health and longevity.**

Strategy 6: Establish service levels for tree assets.

Strategy 7: Extend documentation of operational procedures to promote good asset management.

Strategy 8: Secure resources and build capacity needed to implement.

## **Goal 3: Enhance partnerships and public outreach to increase awareness and capacity for urban forest management.**

Strategy 9: Align priorities within the organization to facilitate tree retention and service delivery.

Strategy 10: Explore partnerships with the community to enhance urban forest management and build awareness.

Strategy 11: Engage Syilx/Okanagan communities, Penticton Indian Band, and urban Indigenous peoples to share knowledge and invite collaboration.

## **Goal 4: Monitor progress and adapt management to changing circumstances.**

Strategy 12: Monitor and report on change to promote adaptive management and increase transparency.

Strategy 13: Test new ideas and technologies that can help adapt the urban forest to an uncertain future.

# 6.1 GOAL 1: PROTECT AND EXPAND THE URBAN FOREST

The need to provide essential housing through greenfield or infill development can result in the loss of trees. However, amendments to municipal landscaping standards and bylaws can lead to more sustainable development that retains more trees and creates new planting opportunities. Implementing a tree protection bylaw across public and private property would also support the retention or replacement of existing trees, helping to sustain the urban forest over time.

## 6.1.1 CHALLENGES

### DEVELOPMENT

The City is striving to provide much-needed housing based on the recommendations of Council’s Housing Task Force and has made OCP and zoning changes to comply with Bill 44: Housing Statutes (Residential Development) Amendment Act, boosting support for a wide variety of housing forms and infill development. Cities without comprehensive tree protection bylaws struggle to maintain their urban forest canopy as neighbourhoods densify<sup>25,26</sup>. Currently, City-owned trees or trees in Environmentally Sensitive Development permit areas require permission before their removal. However, tree removal and replacement are not regulated on the remainder of private property, which contains over half of the urban forest.



Figure 32. Examples of tree canopy across different land uses.

## GROWING SPACE

Trees require space above and below ground to meet their need for sun, water and nutrients. As they grow large, they provide more benefits to the public, increasing in value over time. However, urban soil conditions are challenging for trees to withstand, such as limited amounts of soil to grow in, compacted soil that inhibits root growth, and few surfaces that let water become available to trees. These conditions can reduce the health, growth and longevity of trees, reducing the benefits that they provide to the public.

## TREE EQUITY

The benefits of the urban forest are inequitably distributed throughout the City. Older adults, low-income residents, and minority groups are often most impacted by the lack of canopy cover, which can exacerbate climate change impacts while reducing the physical and mental health benefits that the urban forest provides. Building equity in the urban forest is a long-term task that will require sustained investment in new trees and planting sites in underserved areas.

### 6.1.2 STRATEGIES

- Strategy 1** Update bylaws, policies and plans to promote urban forest retention and expansion.
- Strategy 2** Develop a new Tree Protection Bylaw to apply throughout the City
- Strategy 3** Plant trees with a focus on equity
- Strategy 4** Restore forested natural areas to connect habitats and promote biodiversity
- Strategy 5** Enhance stock selection and adapt planting for the future climate.

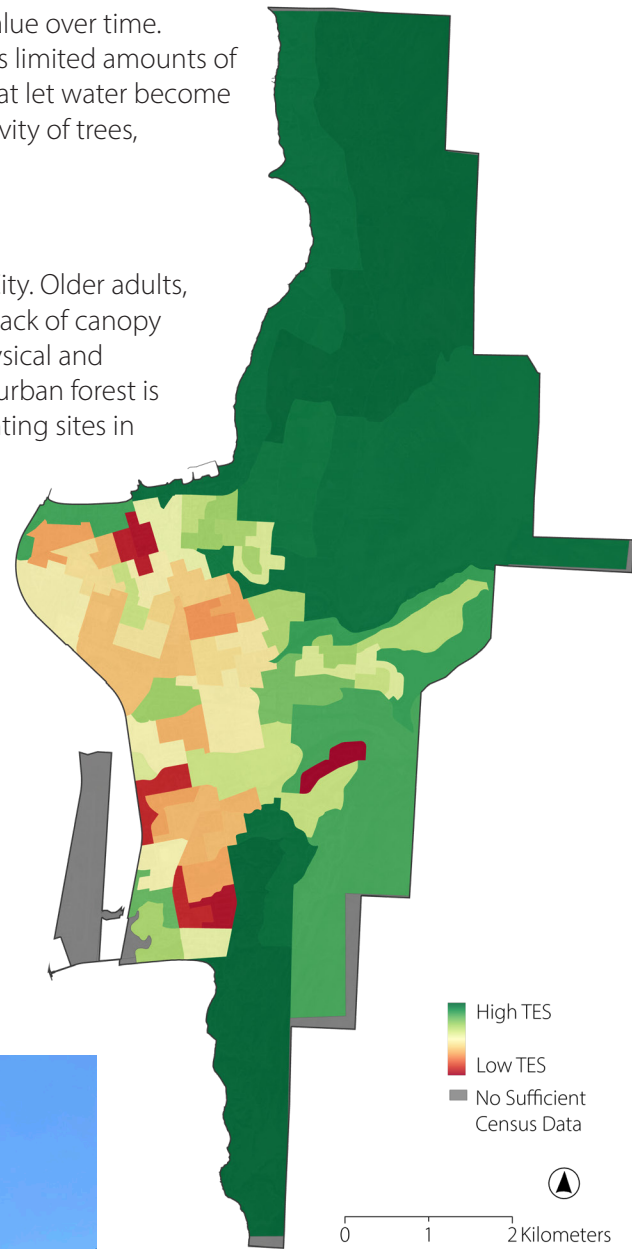


Figure 33. Tree Equity Scores (TES) show where residents face uneven access to urban forest benefits

## Soil management is part of urban forest protection

Soils are the foundation of any urban forest. Soil needs to sustain a balance of air, water, and nutrients to support healthy tree and plant growth. This balance is unique to every soil profile, contributing to the diversity of ecosystems in a landscape.

Soils can be damaged through heavy use, disturbance, pollution, or other urban factors. Compaction occurs when heavy use or machinery compress the air pockets in the soil profile, which can suffocate tree roots and other soil organisms. Artificial drainage or impervious surface barriers can affect the flow of water through the environment, soaking some soils while leaving others dry. Engine oil, road salts, cleaning products, excessive fertilizer, and metal oxides can leach into the soil profile and impact the health of vegetation. Construction or excavation can disturb soil and sever tree and plant roots.

Protecting soils is part of protecting trees and setting up the urban forest for success. Trained arborists typically identify

the “protected root zone” around a tree within which soil should not be disturbed. This may be a radius 10 to 18 times the tree diameter! The protected root zone can be identified on landscape or construction plans to allow appropriate review and monitoring. Connected to this is the “minimum soil volume”, which recognizes available soil for root extension is a limiting factor for urban trees. Trees should be planted in environments that will provide for their long-term needs. 30m<sup>3</sup> soil volume is the minimum recommended soil volume for large trees capable of growing to 15 metres in height or more, while smaller trees may be supported with 0.3 to 0.6 m<sup>3</sup> per square metre of canopy spread.

Preventive maintenance is the best approach for soil management. Once volumes are designed they can be difficult to increase. Likewise, once soil damage has occurred, repairing it is challenging. Time is often the key ingredient in restoring soil structure, working in concert with physical aeration, amendments like mulch or biochar, irrigation, or technologies to extend soil volume like soil cells.



Tree Size	Approximate Soil Volume Required per Tree*
Small Tree <i>spread ≤ 6m</i>	15 m <sup>3</sup>
Medium Tree <i>spread 7-10m</i>	20 m <sup>3</sup>
Large Tree <i>spread &gt;10m</i>	30 m <sup>3</sup>

\*Assumes trees are planted in soil. For soil cells, multiply by 1.1 (92% soil), and structural soils (20% soil) multiply by 5.

## 6.1.3 LESSONS FROM OTHER PLACES

### MAKING ROOM

Several approaches can increase the volume of soil provided to trees, including the use of structural soils to connect boulevard planting pits with soil on private property in new subdivisions (City of Campbell River). Suspended pavement systems (City of Toronto) and development variance permits that reduce parking requirements in exchange for the retention of mature-tree and soil (City of North Vancouver) have also been used.

### PRESERVING TREES

Seattle offers a compelling example of rebalancing zoning codes in favour of tree retention called “Exceptional Tree Zoning”. Exceptional trees are designated heritage trees or trees meeting a species-specific size threshold and receive additional protection during development review. Seattle’s zoning codes mandate deviations from height and setback to retain exceptional trees, making it clear to developers that they will be required to retain large and mature significant trees. Guides and rules have been set up for developers to understand how they can vary from zoning code for retention of an exceptional tree.

### LANDSCAPE INCENTIVES

The Toronto Green Standard is the City of Toronto’s sustainable design requirements for new private and city-owned developments. Initially introduced in 2005 as a voluntary standard, it is now structured into a tiered program that offers a combination of mandatory and voluntary elements. Projects that fulfill higher tiers of performance are eligible for a refund on development charges paid to the City. This is accomplished through requirements for

- Soil volume on site and in adjacent public boulevard
- Tree placement and spacing
- Watering and maintenance of trees after installation

The Standard also requires all new developments to increase tree canopy, soil volumes, and tree watering, promote native species, and exclude invasive species. Additional tree planting or ecological restoration is voluntary and can be used to qualify for a development charge refund.

### TREE DENSITY REQUIREMENTS

Maple Ridge has requirements to regulate the growth of the urban forest through several bylaws, such as its Tree Protection and Management Bylaw (or “Tree Bylaw” for short). The Tree Bylaw requires a minimum of 40 trees per hectare on all private lots either through retention of existing trees or planting replacement trees. Several other cities in Metro Vancouver use tree density replacement requirements to ensure a certain level of tree canopy is maintained on private lots. For example, the Township of Langley requires a minimum of 30 replacement trees per acre (i.e. 74 trees per hectare) through its Subdivision and Development Servicing Bylaw.

Figure 34. Connecting tree density, tree size, and potential canopy cover.

#### At Maturity,

40 small trees per hectare represents ~10% canopy cover



~25 m<sup>2</sup>  
per tree

40 medium trees per hectare represents ~20% canopy cover



~50 m<sup>2</sup>  
per tree

40 large trees per hectare represents ~40% canopy cover



~100 m<sup>2</sup>  
per tree

## 6.2 GOAL 2: MANAGE TREE HEALTH AND LONGEVITY

The urban forest is increasingly exposed to climate change, pests, pathogens, and other stressors that can negatively impact trees. Urban forest resilience can be achieved by investing in more proactive tree care, implementing urban forestry standards and best practices, and incorporating natural assets into the City’s asset management framework.

### 6.2.1 CHALLENGES

#### CLIMATE CHANGE

Penticton will experience a hotter year-round climate, with longer summers, and less summer precipitation. Extreme heat, prolonged drought and lack of water can all impact tree health and longevity. Wildfire is the most common natural disturbance in Penticton’s forests and the region evolved with frequent low-intensity fires. Fire suppression, poor forest health, and climate change are combining to increase the risk of more severe fire behavior, and population growth in the region means more people and infrastructure are at risk. Adapting our urban forests to extreme heat, prolonged droughts, and disturbances like severe wildfires requires proactive management that would require additional staff and resources.



#### INVASIVE SPECIES

Invasive species include noxious weeds, tree species, and pests such as fungi and insects that lack natural controls in their new surroundings. Invasive species have adverse effects on the urban forest by reducing biodiversity or by directly attacking trees, leading to a decline in urban forest benefits. Disruptive events such as wildfires are expected to become more frequent with climate change. This could create additional opportunities for invasive species to rapidly colonize open sites, impacting the long-term ecological community.



#### URBAN CONDITIONS

Trees compete for space in urban environments and are pruned to reduce conflicts between a wide range of structures and infrastructure. The lack of standardized operational procedures can lead to poor pruning practices that result in numerous entry points for pests and diseases. Urban environments also tend to be hotter and drier than their rural surroundings, which can lead to rapid water loss, leaf scorching, and reduced growth which can make trees more susceptible to pests, disease and climate change.



#### VALUING TREES AND FORESTS IN MUNICIPAL ACCOUNTING

Cities are increasingly including inventory trees in their asset management systems. However, quantifying the value of trees can be difficult, and traditional accounting frameworks must be adapted to accommodate natural assets that increase rather than decrease over time. Technical gaps such as the lack of systematic species identification or tree condition assessments in the City’s tree inventory further limit its ability to assess the value of the urban forest and efficiently prioritize maintenance for public trees.

## 6.2.2 STRATEGIES

- Strategy 6** Establish service levels for tree assets.
- Strategy 7** Extend documentation of operational procedures to promote good asset management.
- Strategy 8** Secure resources and build capacity needed for implementation.

## 6.2.3 LESSONS FROM OTHER PLACES

### INVASIVE SPECIES MANAGEMENT

City of **Mississauga’s Invasive Species Management Plan and Implementation Strategy** (ISMP & IS) provides the City with a coordinated approach to managing terrestrial invasive species in an economically efficient manner while enhancing the ecological integrity of natural areas. A comprehensive review of current invasive species management practices and the identification of priority species and management areas to efficiently use City resources informed the development of Mississauga’s ISMP & IS. It was designed to adapt to new information based on regular monitoring, emerging best practices and professional insight. Two threat categories were used to focus invasive species management:

- 1) Priority 1 species are managed across the city
- 2) Priority 2 species are managed only in priority sites
- 3) Other species are managed on a site-by-site basis where their removal supports a project’s success.

### Fire as a restoration and risk management tool

In the middle of inner-city Toronto, prescribed fire is helping to bring back rare black oak woodlands and savannahs. The City of Toronto has led the restoration effort since 2000, with almost annual prescribed burns occurring in the city park’s natural areas. Initiated with a goal to enhance native species and control exotic understorey plants, annual monitoring has shown significant decline of invasive plant species and a resurgence of native ecosystem components like dryland blueberry, woodland sunflower, and goldenrod.

Locally, members of the Okanagan Nation Alliance have significant experience and traditional ecological knowledge to draw on for prescribed burns. Successful prescribed burns have been carried out in SnPink’tn traditional territory at Garnet Valley to restore habitat value and reduce wildfire risk.



# FIRESMART AND URBAN FORESTRY

Penticton’s FireSmart program helps prevent fire from crossing between wildland fuels (vegetation) and the built environment. The Okanagan is a fire-influenced landscape with wildfire being a frequent event in most natural forests historically. FireSmart programming acknowledges this reality and seeks to build a more resilient community through changes to landscaping and construction materials in higher-risk areas.

Expanding the urban forest may seem at odds with FireSmart vegetation management. Context is key for resolving tensions between policy priorities. In high-risk areas for wildfire, “hardening” of buildings through use of non-combustible construction materials and vegetation management are important tools. The City is preparing a Wildfire Hazard Development Permit Area which can help guide landowners in higher-risk areas toward appropriate landscaping and construction on their properties. Landowners in lower-risk areas should feel confident that adding trees to their neighbourhood has a marginal impact on overall fire risk when those trees are low-flammability deciduous species such as crab apples, sweetgum, and oaks<sup>28,29</sup>.

Homeowners concerned about wildfire risk can research FireSmart BC’s landscaping guide, which describes species of trees, shrubs, groundcovers, and decorative grasses that are appropriate for different distances from the home in FireSmart’s “Priority Zone” system. It is always a good idea to keep vegetation more than 1.5 metres away from your home, and prioritize low-flammability deciduous trees for use in landscaping close to buildings.



## URBAN FOREST OUTLAWS: PENTICTON'S INVASIVE TREES

Penticton's urban forest contains several types of trees that can outcompete native plants. Many of these species were originally brought to the City to serve as shade or erosion control. Their ability to rapidly reproduce means that they have escaped their original purpose and are now found in unwanted places like natural forests and road rights-of-way. Managing invasive tree species is a significant burden on the City's urban forest program.

### **Tree-of-heaven, *Ailanthus altissima***

**Problem:** This large, fast-growing tree produces copious winged seeds and can sucker from roots and stumps. It has a high tolerance for pollution in air and soil. It produces a chemical called ailanthone that enters the soil and is toxic to many other trees. Tree-of-heaven is the favourite food of the invasive spotted lanternfly, an important pest of crop and fruit trees, and can act as a breeding ground from which the insects spread elsewhere in the urban forest and agricultural areas.

**Control:** Mechanical removal often fails because of incomplete root removal, which allows sprouting. Systemic herbicide injection to kill the tree and root system may require multiple rounds for successful eradication

### **Siberian elm, *Ulmus pumila***

**Problem:** High seed production and germination rates make this tree an efficient colonizer of disturbed riparian areas and undeveloped property margins. This tree was introduced as an agricultural windbreak due to its ability to tolerate dry conditions and poor soils. It can quickly shade out native understorey species and monopolize available soil moisture. It has weak wood and is susceptible to ice and storm damage.

**Control:** Small seedlings can be pulled easily from wetted soil. Girdling of mature trees can be an effective control treatment, though requires care to reduce potential sprouting response. Pairing mechanical treatment with herbicide application to leaves, stumps, or girdles can be highly effective. Prescribed fire is a potential method of cultural control.

### **Russian olive, *Elaeagnus angustifolia***

**Problem:** Birds and wildlife help spread the seeds of this tree, allowing it to rapidly colonize new areas. Originally planted as an agricultural windbreak and for erosion control, this tree is highly effective at spreading into open grassland habitats. It suckers from an extensive shallow root system when top-killed.

**Control:** Physical removal must usually follow herbicide application to cut stumps, stem injection, or basal bark application.

### **Black locust, *Robinia pseudoacacia***

**Problem:** With toxic seeds and a thick seedcoat, this tree's seeds are avoided by animals and remain viable in the soil for many years. Once favourable conditions allow a tree to establish, it can sprout from the root system leading to the formation of dense colonies. This tree was sometimes planted as a source of firewood and for fenceposts or early mining construction.

**Control:** Applications of herbicide are typically required to control mature tree colonies. Top killing methods are ineffective without herbicide application to address root suckering.



Tree-of-heaven, *Ailanthus altissima*



Siberian elm, *Ulmus pumila*



Russian olive, *Elaeagnus angustifolia*



Black locust, *Robinia pseudoacacia*

## NATURAL ASSET MANAGEMENT PLANS

Trees require more early- and end-of-life care than they do when they are healthy and middle aged. If trees can reach this state, their benefits offset the costs of management and provide a net service value to the community. Timely and effective urban forest asset management creates the conditions for trees to live long, healthy lives, maximizing the return on investment and reducing the life cycle costs of removal and replacement.

### Magnitude of costs and benefits over the tree life cycle

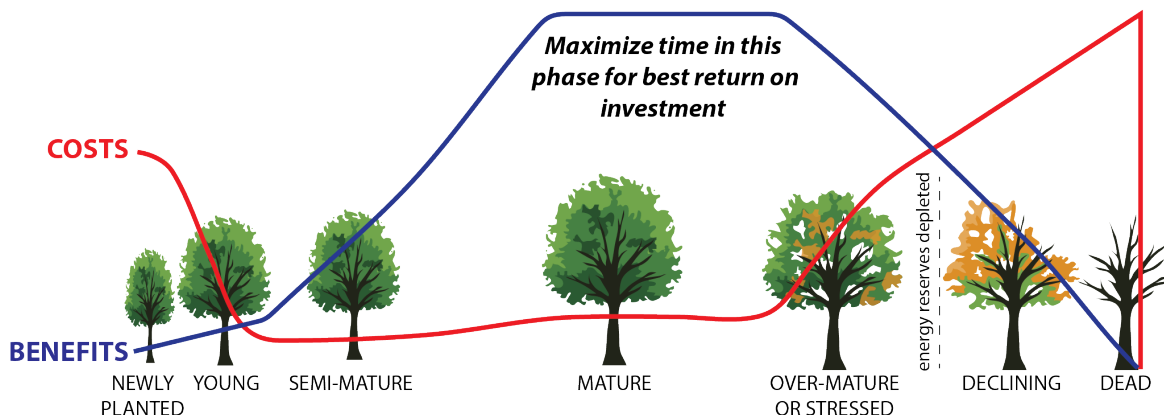


Figure 35. Typical magnitude of benefits and costs associated with urban trees over the life cycle.

The **City of Vaughan’s Asset Management Plan** categorizes urban forest assets and provides financial and technical guidance for their effective management. The Plan consists of four components:

1. **State of the urban forest** that details tree asset quantities and replacement values
2. **Service levels for urban forest asset classes** with qualitative and technical performance indicators
3. **Life cycle management strategy** describing the operational and capital activities to maintain and manage urban forestry assets to ensure they are in a condition to provide the level of services identified
4. **Financial strategy** that forecasts operational and capital expenditures to fund the identified life cycle activities

The integration of urban forestry assets provides evidence-based decision-making, promoting responsible and sustainable tree asset life cycle management while ensuring financial sustainability.

## FUNDING OPPORTUNITIES

Several federal and provincial grants are designed to support local governments make investments in urban forestry.

The Government of Canada’s **Two Billion Trees (2BT) program** aims to motivate and support new tree planting projects. By 2031 up to \$3.2 billion will have been invested in tree planting efforts to plant two billion trees across Canada. It can support municipalities under various funding streams, and provided the funding for the City to develop the UFMP.

The Green Municipal Fund’s **Growing Canada’s Community Canopies (GCCC) initiative** is a new program that will support tree planting in and around communities across Canada for climate resilience and other social and environmental benefits. The initiative launched in the spring of 2024 and will provide tree-planting and strategic planning and operational support grants to local governments partnering with them. The initiative is funded by the Government of Canada’s 2 Billion Trees (2BT) program and is a partnership between the Green Municipal Fund and Tree Canada.

The **Community Emergency Preparedness Fund**, funded by the Province of British Columbia and administered by the Union of BC Municipalities (UCBM), financially supports local governments and First Nations to help increase their resilience and ability to respond to emergencies, natural hazards, and climate change. The City of New Westminster has received funding through the Disaster Risk Reduction-Climate Adaptation stream of funding to increase climate resilience through tree planting in low-equity neighbourhoods.

## 6.3 GOAL 3: ENHANCE PARTNERSHIPS AND PUBLIC OUTREACH TO INCREASE AWARENESS AND CAPACITY FOR URBAN FOREST MANAGEMENT

The UFMP welcomes the role of the community in sustaining Penticton’s urban forest. Over half of the urban forest is on private property, while another quarter is located on land owned by other levels of government. Building the urban forest program will require partnering with the community. Continuing engagement with Penticton Indian Band is needed to inform plan implementation and show respect. Increasing staff and financial resources specifically for outreach and engagement on urban forestry would increase the Parks Department’s ability to develop and maintain partnerships while also supporting residents in their ability to plant and care for the urban forest at home.

### 6.3.1 CHALLENGES

#### MANAGEMENT CAPACITY

Penticton currently has three core staff that provide 2.25 full-time equivalent (FTE) hours for tree maintenance, removals, and public outreach. While interdepartmental relationships have strengthened, greater alignment of departmental priorities could further support tree retention and service delivery. However, the limited number of employees and hours available to steward the urban forest restricts the City’s ability to enhance partnerships and expand public involvement.

#### IMPACTS OF LARGE OUTDOOR EVENTS

The City’s parks host dozens of events bringing thousands of people to Penticton every year. These events are integral to the City’s tourism industry and civic identity, but event operations and heavy visitation can take a toll on park trees. While city staff have designated areas in high-use parks for event setups, much of the damage is believed to be caused by vehicles entering the park while loading and unloading. The short duration of these activities and lack of staff capacity make it challenging to monitor event operations or prevent damage to trees and their roots through enhanced partnerships with event organizers.



## 6.3.2 STRATEGIES

- Strategy 9** Align priorities within the organization to facilitate tree retention and service delivery.
- Strategy 10** Explore partnerships with the community to enhance urban forest management and build awareness.
- Strategy 11** Engage Syilx/Okanagan communities, Penticton Indian Band, and urban Indigenous peoples to share knowledge and invite collaboration.

## 6.3.3 LESSONS FROM OTHER PLACES

### PLANTING TREES ON PRIVATE LAND: KELOWNA'S NEIGHBOURWOODS PROGRAM

Planting can be a whole-community effort. Since many of the available planting sites are located on private property, Kelowna developed a partnership tree program – NeighbourWoods – in 2010 following the adoption of its Sustainable Urban Forest Strategy. The program is simple: the City coordinates with local nurseries to determine an annual tree list that is available for residents to order. The City takes orders from residents and uses its buying power to secure the trees at a lower cost than would be available to individual homeowners. The City's Urban Forestry team also provides printed and online extension resources to explain tree planting and other common questions. Over 6,500 trees have been planted on private land through the program since 2010.

### COMMUNITY PLANTING PROJECTS: LONDON'S TREE MATCHING FUND (TREE ME)

The City of London, Ontario's Neighbourhood Tree Matching Fund (treeME) helps fund neighbourhood-level and resident-led tree planting to help grow the urban forest. Applicants match 25 percent of the total requested amount per project through a combination of volunteer labour, donated services, donated materials, supplies, and other funds raised. In 2023, \$200,000 was available in treeME funding to be allocated to successful applicants, with a maximum allocation of \$50,000 per project.



## 6.4 GOAL 4: MONITOR PROGRESS AND ADAPT MANAGEMENT TO CHANGING CIRCUMSTANCES

Penticton's tree inventory could be used to monitor the health, mortality, protection and replacement of its trees, prioritize service delivery, and increase efficiency. Monitoring will help ensure that the City continues to make progress towards an ambitious long-term canopy cover target of 25% in urban areas. In effect, monitoring changes in the urban forest over time will enable Penticton to adapt to forest health issues in real time, supporting a more resilient urban forest. Regular monitoring can also help to inform future iterations of the UFMP so that it remains responsive to current conditions.

### 6.4.1 CHALLENGES

#### INVENTORY STANDARDS

Penticton is working on updating its inventory to better inform asset management. Currently, not all attributes of interest such as tree condition have been included, limiting the ability to inform urban forest management and move towards proactive maintenance. Multiple departments use the tree inventory, resulting in inconsistent data entry standards.

#### EXTREME WEATHER EVENTS

Extreme weather events are expected to become more frequent because of climate change. These include heatwaves, prolonged droughts, and unexpected frosts, which can negatively impact trees that are maladapted to Penticton's future climate. Strong winds and storms can also contribute to tree failure or physical damage. In general, trees that are already stressed by urban growing conditions are also more vulnerable to extreme weather events induced by climate change. Innovative technologies such as soil cells and permeable or floating pavements can improve growing conditions for trees, helping them adapt to Penticton's future climate.



## 6.4.2 STRATEGIES

**Strategy 12** Monitor and report on change to promote adaptive management and increase transparency.

**Strategy 13** Test new ideas and technologies that can help adapt the urban forest to an uncertain future.

## 6.4.3 LESSONS FROM OTHER PLACES

### MANAGING ADAPTIVELY

The City of Seattle reports annually on its Urban Forest Management Plan, monitored by a working group called the Core Team with representation from multiple City departments and select external agencies, supported by an independent Urban Forestry Commission with a role to advise the government on its implementation. Observations from annual progress reports are fed into operational and strategic planning.

### MONITORING FOREST HEALTH










The Town of Oakville has been a long-time leader in monitoring the health of its urban woodlands. Since 2014, the community has a third of its woodlands audited each year, on a three-year rotational basis, for signs of pests, disease and other disturbances. Observations from the assessments are reported on through public-facing 'report cards', which are used to inform subsequent management action(s). In 2019, Oakville committed \$216,000 in capital funding toward supporting the audit and subsequent invasive species controls.

Beyond the formal audit program, Oakville's Forest Health Ambassador program leverages engaged residents to help monitor neighbourhood street trees for invasive insects, disease and other issues related to forest health. The program runs through the summer months and Ambassadors can survey as many or as few trees as they like at any time that is convenient for them.



## 6.5 BIG MOVES TO IMPLEMENT THE VISION

The Urban Forest Management Plan recommends **Scenario 4: Green Future** be advanced in the City by adopting a 20-year canopy cover target of 18% City-wide and long-term target of 25% in urban areas. The Action Plan (Chapter 6) provides **4 Goals, 13 Strategies, and 90 Actions** to implement, coded by scenario, departmental leadership, approximate cost, and implementation priority. The following nine Big Moves summarize the Action Plan’s most significant recommendations.

- |   | <b>Scenario</b>   |
|---|---|
| <p><b>1</b> <b>Develop a Tree Protection Bylaw to apply throughout the City.</b><br/>                     Tree protection is needed to reduce rates of loss and regulate replacement planting.</p>  |    |
| <p><b>2</b> <b>Update City standards and bylaws to create more suitable planting environments and ensure at least 1:1 replacement of trees removed from City property.</b><br/>                     The City will demonstrate its commitment to urban forestry through prioritizing replacement planting when tree removal must occur.</p>              |    |
| <p><b>3</b> <b>Integrate targets for tree canopy and new planting with development regulations.</b><br/>                     New tree planting on private property is needed to reach a long-term target of 25% canopy cover (on average) in urban areas.</p>   |    |
| <p><b>4</b> <b>Create tree planting programs for public property that can deliver at least 125 (Scenario 2) or 175 (Scenarios 3 and 4) new (non-replacement) trees per year.</b><br/>                     New tree planting on public property will help offset losses on private property.</p>   |    |
| <p><b>5</b> <b>Plant at least 200 (Scenario 2), 300 (Scenario 3), or 400 (Scenario 4) trees per year in natural restoration areas.</b><br/>                     Expanding natural restoration efforts will help reduce the impact of invasive species, drought, and forest health issues in natural forests.</p>  |  |
| <p><b>6</b> <b>Offer a public tree sale to increase tree planting rates on private property.</b><br/>                     Modelled after Kelowna’s NeighbourWoods program, a public tree sale can spur additional tree planting on private property and increase awareness of urban forestry.</p>   |  |
| <p><b>7</b> <b>Maintain up-to-date inventories of urban street and park trees and natural forests.</b><br/>                     Updated inventory information is needed to help operational planning, budgeting, and monitoring.</p>  |  |
| <p><b>8</b> <b>Involve the community in urban forest management.</b><br/>                     Community champions are crucial for implementation of planting, monitoring, and building support for urban forest management on public and private lands.</p>   |  |
| <p><b>9</b> <b>Add staff capacity in the Parks department to lead implementation.</b><br/>                     Up to 4 additional FTE will be needed to fully implement new and expanded programs recommended in the Urban Forest Management Plan. Alternative arrangements to supplement the department’s human resources should also be explored.</p> |  |

● 2: No Net Loss ● 3: Urban Forest Expansion ● 4: Green Future



## 6.6 IMPLEMENTATION TABLE

The implementation table provides action language for each Strategy and Goal, totalling 90 actions for consideration. The implementation table provides the following context for each action:

### Pathway

- The action is recommended for achieving Scenario 2 (no net loss)
- The action is recommended for achieving Scenario 3 (expansion)
- The action is recommended for achieving Scenario 4 (green future)
- A modified target within the action applies to this scenario

### Responsibility

- Parks** The department(s) leading implementation for the action
- Parks** Key department(s) supporting implementation for the action

### Cost

- (\$)
- \$ The action will reallocate existing staff time or involves significant potential cost recovery
- \$ The action will incur a one-time cost of <\$10,000
- \$\$ The action will incur a one-time cost of \$10,000 to \$50,000
- \$\$\$ The action will incur a one-time cost of \$50,000 to \$100,000
- \$\$\$\$ The action will incur ongoing costs above current or a one-time cost exceeding \$100,000

### Priority

- A The action is considered essential for implementing the Green Future scenario.
- B The action supports implementation of a Priority A action.
- C The action can be deferred with limited impact on implementation.

Action	Pathway	Responsibility	Cost	Priority
<b>Goal 1: Plan, protect, and plant to expand the urban forest</b>				
Strategy 1. Update bylaws, policies and plans to promote urban forest retention and expansion				
<b>Action 1</b> <i>Secure Council endorsement of the Urban Forest Management Plan including a city-wide canopy cover target of 18% by 2045, and a long-term target of 25% canopy cover for urban areas.</i>	●	<b>Parks</b> Planning	(\$)	A
<b>Action 2</b> <i>When next updating the Official Community Plan, consider incorporating targets for urban forest canopy cover city-wide and in urban areas and minimum canopy cover targets for OCP land use designations, including:</i> <ul style="list-style-type: none"> <li>• 30% canopy cover in Low Density Residential land uses.</li> <li>• 20% canopy cover in High Density Residential, Institutional and Civic land uses.</li> <li>• 15% canopy cover in Commercial, Downtown Mixed Use, and Mixed Use land uses.</li> <li>• 10% canopy cover in Industrial land uses.</li> </ul>	●	<b>Planning</b> Development Services, Parks	(\$)	A
<b>Action 3</b> <i>Explore policy options to enable financial incentives for properties that meet canopy cover targets, including DCC waivers, density bonuses, and stormwater utility fee credits.</i>	●	<b>Planning</b> Development Services, Engineering, Legal, Parks	(\$)	B
<b>Action 4</b> <i>When next updating the OCP, consider establishing policy to protect, restore and connect forest corridors, building on the conceptual “Forest Corridors” map in the UFMP.</i>	● ●	<b>Planning</b> Parks	(\$)	A
<b>Action 5</b> <i>Consider amending landscaping standards in the Zoning Bylaw to:</i> <ul style="list-style-type: none"> <li>• Establish minimum tree density requirements by generalized land use:                             <ul style="list-style-type: none"> <li>• 15 trees per hectare in industrial zones.</li> <li>• 25 trees per hectare in commercial, mixed use, institutional and high-density residential zones.</li> <li>• 50 trees per hectare in low density residential zones.</li> </ul> </li> <li>• For properties requiring a development permit, require the submission of a Landscape Plan that demonstrates achievement of minimum tree density</li> <li>• Establish a system of counting trees towards the tree minimum that accounts for size at maturity based on the City’s Tree List:                             <ul style="list-style-type: none"> <li>• “Large” species count as 2 trees.</li> <li>• “Medium” species count as 1 tree.</li> <li>• “Small” species count as 0.5 trees.</li> </ul> </li> <li>• Establish a minimum permeable planting area required on each lot by generalized land use, starting from an absolute minimum plantable area of 30m<sup>2</sup> per lot and ensuring that permeable planting areas are consolidated to support adequate soil volume for trees.</li> <li>• Require irrigation be provided for consolidated permeable planting sites.</li> <li>• Require any parking lot with 6 stalls or more to incorporate 1 tree per 6 stalls, planted in a suitable permeable planting area.</li> <li>• Establish minimum soil volumes by mature tree size of:                             <ul style="list-style-type: none"> <li>• 30m<sup>3</sup> per large tree, or 25m<sup>3</sup> per large tree where multiple trees share a volume.</li> <li>• 20m<sup>3</sup> per medium tree, or 18m<sup>3</sup> per medium tree where multiple trees share a volume.</li> <li>• 15m<sup>3</sup> per small tree, or 12m<sup>3</sup> per small tree where multiple trees share a volume.</li> </ul> </li> </ul>	●	<b>Planning</b> Development Services, Legal, Parks	\$\$\$\$	A

Action	Pathway	Responsibility	Cost	Priority
<b>Goal 1: Plan, protect, and plant to expand the urban forest</b>				
<p><b>Action 6</b> Amend the City's Building Bylaw to require site plans to indicate the surveyed location of all protected trees on the property plus all trees on neighbouring or City property that could be impacted by construction, and allow an Arborist Inspector to fulfill the role of a building official for the purposes of executing bylaw requirements related to trees on private property.</p>	● ●	<p><b>Building</b> Development Services, Legal, Parks</p>	\$\$\$\$	A
<p><b>Action 7</b> Consider amending Development Permit Area guidelines within the Official Community Plan to promote tree retention and planting as an outcome of site design, including acceptable design alternatives to achieve minimum soil volumes and pervious areas.</p>	● ● ●	<p><b>Planning</b> Engineering, Legal, Parks</p>	(\$)	A
<p><b>Action 8</b> When next amending the City's Delegation Bylaw, consider defining "Minor Development Variance Permits" that can be delegated to staff when Significant trees are being retained, such as changes to setbacks, an increase in building height or reduced parking.</p>	● ● ●	<p><b>Development Services</b> Legal, Parks, Planning</p>	(\$)	A
<p><b>Action 9</b> Consider amending the Subdivision and Development Bylaw to:</p> <ul style="list-style-type: none"> <li>• Update the reference to a Preferred Tree List for the City.</li> <li>• Establish preferred spacing and soil volumes for each tree size class as follows: <ul style="list-style-type: none"> <li>• Small trees: 8 m spacing, 15 m<sup>3</sup> soil volume per tree.</li> <li>• Medium trees: 10 m spacing, 20 m<sup>3</sup> soil volume per tree.</li> <li>• Large trees: 12 or 15 m spacing, 30 m<sup>3</sup> soil volume per tree.</li> </ul> </li> <li>• Develop new standard drawings for infiltration tree pits and planting beds, root trenches, and suspended pavement systems to support roots below hardscape.</li> <li>• Align the minimum clearance from service infrastructure for newly planted trees with clearances in the City Tree Policy.</li> <li>• Allow for reduced spacing of trees in specific situations where higher density of canopy is desirable from an urban design perspective, guided by neighbourhood plans or development permit area guidelines.</li> <li>• Establish minimum boulevard widths to support tree health of: <ul style="list-style-type: none"> <li>• 1.5 m width for small trees.</li> <li>• 1.8 m width for medium trees.</li> <li>• 2.0 m width for large trees.</li> </ul> </li> <li>• Extend the maintenance period for new street trees from one to five years and clarify that maintenance begins at tree planting.</li> <li>• Update the security value for new street trees to reflect the City's cost to acquire, install, and maintain an equivalent tree for a period of not less than five years, including the costs of watering/irrigation.</li> <li>• Allow the Director of Development and Engineering Services to vary these standards on the advice of the Parks Department to require irrigation be installed with separate metering and accommodate flexible design solutions such as suspended pavement systems, infiltration tree pits, and other green infrastructure installations.</li> </ul>	● ● ●	<p><b>Development Services Engineering</b> Legal, Parks, Planning</p>	\$\$\$\$	A
<p><b>Action 10</b> Amend the Land Acquisition Policy to:</p> <ul style="list-style-type: none"> <li>• Add reforestation/afforestation potential as features for acquisition.</li> <li>• Add proximity to designated Forest Corridors as a land assessment criterion.</li> <li>• Add the Urban Forest Reserve Fund as a funding source, only for acquisitions related to reforestation/afforestation.</li> </ul>	● ●	<p><b>Legal</b> Parks, Planning</p>	(\$)	A

Action	Pathway	Responsibility	Cost	Priority
<b>Goal 1: Plan, protect, and plant to expand the urban forest</b>				
<p><b>Action 11</b> <i>Update the Climate Action Plan to integrate natural asset values for climate change mitigation and adaptation, including carbon sequestration by the urban forest, the benefits of shade and evapotranspirative cooling, and potentially positive influence on landscape irrigation requirements. Replace references to Appendix G (Urban Tree Canopy Recommendations) with appropriate references to the UFMP. Provide educational backgrounds for the public/developing regarding benefits of trees as part of the Passive house step code to mitigate removal of trees.</i></p>	●	<p><b>Sustainability</b> Parks, Planning</p>	\$\$\$	B
<p><b>Action 12</b> <i>Make the following updates to the Preferred Tree List:</i></p> <ul style="list-style-type: none"> <li>• Maintain the distinction of small, medium, and large trees while adding a suitability checklist for boulevard, park, hardscape, and other planting locations.</li> <li>• Reflect current climate adaptation considerations and knowledge of local arborists.</li> <li>• Engage Penticton Indian Band representatives to inform updates.</li> <li>• Ensure all trees on the list are cold-hardy to at least USDA Zone 7a. Drought and heat tolerance are important attributes for all of Penticton's tree species.</li> <li>• Adopt tree diversity targets to guide species selection for new tree planting of no more than 30% of any family, 20% of any genus, and 10% of any species, excluding planting palettes for restoration of forested natural areas where diversity targets cannot be met by native species.</li> <li>• Update indications of over-represented trees in the tree inventory to include maple.</li> </ul>	● ● ●	<p><b>Parks</b></p>	\$	A
<p><b>Action 13</b> <i>Amend the Fees and Charges Bylaw to reflect an updated cost for boulevard tree planting that reflects the City's cost to acquire, install, and maintain a tree for period of not less than five years, including the costs of watering/irrigation.</i></p>	● ● ●	<p><b>Parks</b> Legal</p>	(\$)	A
<b>Strategy 2. Develop a new Tree Protection Bylaw to apply throughout the City</b>				
<p><b>Action 14</b> <i>Develop a Tree Protection Bylaw to offer protection to a subset of trees throughout the City (including on private property), considering the need to preserve large, mature trees as well as trees planted as conditions of a development permit (e.g. under zoning requirements).</i></p>	● ●	<p><b>Parks</b> Building, Communications and Engagement, Development Services, Legal, Planning</p>	\$\$\$\$	A

Action	Pathway	Responsibility	Cost	Priority
<b>Goal 1: Plan, protect, and plant to expand the urban forest</b>				
<p><b>Action 15</b> <i>Ensure the Tree Protection Bylaw considers the following issues:</i></p> <ul style="list-style-type: none"> <li>• The definition of a protected tree, which should include replacement trees, trees planted as a condition of an approved development permit, any tree in an environmental development permit area, any tree on City property, any Significant Tree, and a subset of all trees on private property based on a minimum size threshold to be informed by public engagement.</li> <li>• The definition of regulated tree-damaging activities, which should refer to ISA Best Management Practices in defining exemptions for responsible tree maintenance.</li> <li>• When a permit will be required, including exemptions for tree-damaging activities undertaken by the City's agents and potential exemptions to address hazardous trees, invasive tree species, or trees considered a wildfire hazard when identified by a qualified professional.</li> <li>• The standards for tree protection that are required, which should include the definition of a tree's critical root zone and how it is determined, with a default CRZ of 10x diameter at 1.4 m above grade, as well as requirements for tree protection fencing standard, arborist reporting, and inspection related to permit issuance.</li> <li>• When replacement tree planting will be required and at what ratio, as well as provisions enabling cash-in-lieu as a last resort. Replacement ratios on private property should be no less than 1 tree planted for each tree removed (1:1). Replacement ratios on public property should be no less than 2 trees planted for each tree removed (2:1), when removal of the City tree is requested by a third party. The cash-in-lieu rate should be equal to the City's cost to acquire, install and maintain the replacement tree for a period of not less than 5 years, including the costs of watering/irrigation.</li> <li>• The establishment of securities and a warranty period for retained trees, replacement trees, and trees planted as a condition of a development permit. In general, securities should reflect the City's cost to acquire, install, and maintain an equivalent number of trees for a period of not less than 5 years, including the costs of watering/irrigation.</li> <li>• Reference to an updated Preferred Tree List maintained by the Parks Department and a requirement that the largest class of tree suited to the planting site be selected for replacement planting.</li> <li>• Inspection procedures for the release of securities and allowing the City to deduct assessed penalties from securities or transfer unclaimed securities to the Urban Forest Reserve Fund.</li> <li>• Penalties enabled by the Offence Act and Municipal Ticketing Information Bylaw of up to \$50,000 per offence and up to \$1000 per infraction, for example, defining the unauthorized removal of a Significant Tree as an offence with a penalty specific to defined classes of trees, with the largest evaluated using the appraised value of the tree using an industry-standard appraisal method (e.g. CTLA Guide for Plant Appraisal) acceptable to the City, up to a maximum of \$50,000.</li> <li>• Penalties may include requiring special replacement tree planting.</li> </ul>	● ●	<p><b>Parks</b> Building, Communications and Engagement, Development Services, Legal, Planning</p>	(\$)	A

Action	Pathway	Responsibility	Cost	Priority
<b>Goal 1: Plan, protect, and plant to expand the urban forest</b>				
<p><b>Action 16</b> <i>As a provision of the Tree Protection Bylaw, establish the protection of Significant Trees from the City's Significant Tree list and adopt the following definition of a Significant Tree:</i></p> <ul style="list-style-type: none"> <li>Any tree having at least one single stem having a diameter of 70 cm or more, measured at 1.4 m above grade.</li> <li>Any tree listed in the Significant Tree list.</li> <li>Any significant tree identified in consultation with the PIB.</li> <li>Notwithstanding the other criteria, no tree considered an invasive tree species by the City of Penticton should be considered a Significant Tree.</li> </ul>	● ●	<p><b>Parks</b> Building, Communications and Engagement, Development Services, Legal, Planning, Major Projects Committee</p>	(\$)	A
<p><b>Action 17</b> <i>If a Tree Protection Bylaw is not adopted by Council, amend applicable recommendations for protection, planting/cash-in-lieu, Significant trees, inspection/reporting, and updated securities costs into the existing Municipal Properties Tree Bylaw, and amend the Development Procedures Bylaw and Subdivision and Development Bylaw to incorporate off-site works, such as boulevard, tree, and landscaping work, as part of inspections, making such inspections the responsibility of an Arborist Inspector within the staff of the Parks Department.</i></p>	●	<p><b>Parks</b> Legal</p>	\$\$\$\$	A
<b>Strategy 3. Plant trees with a focus on equity</b>				
<p><b>Action 18</b> <i>Plan a 10-year urban tree planting program to prioritize areas for planting on public land where neighbourhood tree equity is low and existing City-owned trees have declining service value, supported by an inventory of 'vacant' boulevard planting sites that considers conflicts with utilities and planned capital works. Preparations for the program should seek to:</i></p> <ul style="list-style-type: none"> <li>Inventory 'vacant' boulevard planting sites in a GIS database that includes information on conflicts with utilities, planned works, and current planting suitability by tree size (informed by minimum soil volumes and boulevard widths in recommended by the UFMP).</li> <li>Note special locations where opportunities exist to remove or shift parking or other paved surfaces in City-owned rights-of-way because of low traffic volumes or low parking demand that allow greater consolidated soil volumes on public property for boulevard tree planting, with attention to locations where improvements for tree planting could complement planned capital works.</li> <li>Note potential for soil bridging between boulevards and adjacent private property, or areas where suspended pavement systems may otherwise be suitable to produce sufficient soil volume for the planting of a large tree.</li> <li>Update the City's tree inventory with attention to poor condition and dead/dying trees that are suitable for replacement now or in the near future.</li> <li>Identify additional park or open space locations where landscape tree planting is suitable, considering land use conflicts in parks and the need to avoid impacts to sports fields and other event venues.</li> <li>Identify infrastructure and future capital or development works that could impact the timing and implementation of specific planting sites.</li> <li>Inventory equipment regularly available for planting and assess the need for an improved scheduling system or purchase or lease of machinery to ease capacity constraints at critical times of the year, like the spring and fall.</li> <li>Establish a program target for new tree planting on public land of 175 (125) caliper-sized trees per year, or 1750 (1250) trees by 2035.</li> </ul>	(●) ● ●	<p><b>Parks</b> Information Technology, Public Works</p>	\$\$\$\$	A

Action	Pathway	Responsibility	Cost	Priority
<b>Goal 1: Plan, protect, and plant to expand the urban forest</b>				
<b>Action 19</b> <i>Develop a program for streetscape retrofits within the 10-year urban tree planting program to fund tree planting in low-equity blocks and fund it to permit the planting of at least 25 trees per year until 2035.</i>	● ●	<b>Parks</b> Engineering, Public Works	\$\$\$\$	A
<b>Action 20</b> <i>Develop a program for Partnership Tree Planting within the 10-year urban tree planting program, wherein residents can formally request a tree be planted in the boulevard in front of their home with input on species selection from the Preferred Tree List, planting undertaken by the City, and shared responsibility for watering during establishment. Fund the program to permit the planting of at least 25 trees per year until 2035.</i>	● ●	<b>Parks, Communications and Engagement</b> Engineering, Public Works	(\$)	A
<b>Action 21</b> <i>Develop a program within the 10-year urban tree planting program to fund the remaining 125 trees per year towards the all-program target, allocating some of the approved budget to the trial of new species or cultivars believed suitable for Penticton's future climate and forest health, which will support the City to update its Preferred Tree List from time-to-time.</i>	● ● ●	<b>Parks</b> Engineering, Public Works	(\$)	A
<b>Action 22</b> <i>Ensure at least 1 tree is planted to replace every tree removed from City property, and support replacement tree planting by considering amendments to tree protection policies to support higher cost recovery.</i>	● ● ●	<b>Parks</b> Legal	\$\$\$\$	A
<b>Action 23</b> <i>Develop design guidance documents to support tree planting and low impact development in Downtown, low density and high density residential, industrial, and commercial areas. Preparation of the guidance documents should explore incentives to encourage private landscaping to exceed required tree planting minimums, or to provide other forms of greening in addition to trees, such as:</i> <ul style="list-style-type: none"> <li>• Supporting low impact development with clear rules for density bonusing or other mechanisms based on an assigned-points system for trees or other green infrastructure.</li> <li>• Developing a tiered landscape standards program to incentivize higher performance, with additional incentives proportionate to the level of greening or tree planting achieved.</li> <li>• Providing standard drawings that demonstrate how tree planting requirements can be achieved on standard lot sizes.</li> </ul>	● ●	<b>Planning</b> Development Services Engineering Parks	\$\$	B
<b>Action 24</b> <i>Invite community feedback on the urban tree planting program by appointing a contact at the City in charge of responding to public questions and concerns.</i>	● ● ●	<b>Parks, Communications and Engagement</b>	(\$)	A
<b>Strategy 4. Restore forested natural areas to connect habitats and improve biodiversity</b>				
<b>Action 25</b> <i>Complementing the 10-year urban tree planting program, plan a 10-year restoration program for forested natural areas to prioritize areas for reforestation/afforestation on public property where neighbourhood tree equity is low and there are known issues with forest health, wildfire risk, species invasion, and illicit use or vandalism. Planning the program should consider the following:</i> <ul style="list-style-type: none"> <li>• A tree planting (plug or pail) target of 400 (300) trees per year in natural areas until 2035, or 4000 (3000) trees by 2035.</li> <li>• Prioritizing restoration of sites within the Forest Corridors mapped by the UFMP.</li> <li>• Within Forest Corridors, prioritize sites where natural forest cover has declining service value because of forest health concerns.</li> <li>• Develop criteria for when the City will target species conversion of invasive tree species in natural areas, which could result in loss of canopy, such as high risk to species of conservation concern (provincial or federal listing), co-benefits like mitigating impacts from illicit camping or reduction of wildfire risk, or identification of high priority sites in partnership with Penticton Indian Band.</li> <li>• Identify future afforestation/reforestation sites that can help connect Forest Corridors, increasing their habitat, biodiversity and ecosystem value.</li> </ul>	(●) ●	<b>Parks</b> Major Projects Committee (PIB Liaison)	\$\$\$\$	A







Action	Pathway	Responsibility	Cost	Priority
<b>Goal 1: Plan, protect, and plant to expand the urban forest</b>				
<b>Action 26</b> <i>Work with Penticton Indian Band to source native plant stock for restoration planting from the PIB's plant nursery and diversify the genetic sources of seedlings with plants further south in Okanagan traditional territory to assist migration of climate-adaptive traits like greater heat and drought tolerance.</i>	● ● ●	<b>Parks</b> Major Projects Committee (PIB Liaison)	(\$)	B
<b>Action 27</b> <i>Consider information from the South Okanagan Similkameen Region Biodiversity Conservation Analysis on biodiversity hotspots and key habitat connections when planning future restoration efforts and future Forest Corridors.</i>	● ● ●	<b>Parks</b>	(\$)	B
<b>Action 28</b> <i>Develop an Integrated Pest Management Policy that details the City's response procedures for major forest health issues, including thresholds for monitoring and response, and includes detail on methods of control preferred for natural areas by Penticton Indian Band.</i>	● ● ●	<b>Parks</b> Major Projects Committee (PIB Liaison)	\$\$	B
Strategy 5. Enhance stock selection and adapt planning for future climate				
<b>Action 29</b> <i>Explore alternative procurement processes for tree stock or regional buying groups, that would enable the City to influence the species, genetic material, and stock quality so that there is greater access to and consistency of tree stock that is well adapted to future climate.</i>	● ● ●	<b>Parks</b> Finance	(\$)	B
<b>Action 30</b> <i>Investigate creating a formal partnership with a local nursery to advance the species diversity of non-native caliper trees and support higher rates of tree planting, including potential agreements to supply a public tree sale.</i>	● ● ●	<b>Parks</b> Legal	(\$)	B
<b>Action 31</b> <i>Trial the use of alternative, innovative, and emerging practices to enhance forests such as soil aeration, copse planting, coarse woody debris placement for soil shading and moisture retention, soil amendments like biochar, and the establishment of densely planted "mini forests" to accelerate stand development.</i>	● ● ●	<b>Parks</b>	\$\$\$	B
<b>Action 32</b> <i>Ensure any new installations of adaptive green infrastructure (like soil cells, pervious pavements, and bio-infiltration structures) on public property are inventoried and uploaded into the City's GIS systems so that they can be included in the asset management program. Below ground installations should always be installed with a permanent marker in a visible above-ground location.</i>	● ● ●	<b>Parks</b> Information Technology Public Works	\$\$	A
<b>Action 33</b> <i>Trial new irrigation systems on a selection of plantings on public property to encourage continuous improvement, supported by public realm design standards that refer to irrigation and supportive technologies like bio-infiltration pits, permeable surface materials and greywater recycling.</i>	● ● ●	<b>Parks</b> Engineering, Planning, Public Works	\$\$	C
<b>Action 34</b> <i>Reflect FireSmart design principles in Landscape Plan review and development permit guidelines in the Wildland-Urban Interface, acknowledging that low flammability, low maintenance vegetation should be prioritized within 10 metres of any building face, accepting that this may limit the use of native landscaping immediately next to homes.</i>	● ●	<b>Parks</b> Development Services, Fire, Planning	(\$)	B

Action	Pathway	Responsibility	Cost	Priority
<b>Goal 2: Manage for tree health and longevity</b>				
Strategy 6. Establish service levels for tree assets				
<p><b>Action 35</b> <i>Update the City's Tree Inventory with consideration for:</i></p> <ul style="list-style-type: none"> <li>• Allowing records to be quickly identified by the entering department.</li> <li>• A system for indicating trees that are growing within the limits of approach of above ground electrical conduits.</li> <li>• Systematic recording of tree condition using dead/dying, poor, fair, good, and excellent condition ratings.</li> <li>• Systematic recording of risk assessment results using TRAQ methodology.</li> <li>• Populating the genus and species of all trees on City property and all Significant Trees.</li> <li>• Populating the maintenance frequency to reflect current service levels for each asset class on City property.</li> <li>• Recording the date of the last update for each record and by whom.</li> <li>• Quality control procedures to ensure data accuracy and completeness, such as the deployment of domains for class attributes like location and species name.</li> <li>• Setting a goal to capture all landscaped park and boulevard trees on public property, as well as replacement trees, trees required as a condition of development permit, and Significant Trees on public or private property.</li> <li>• Procuring an IT solution that allows real-time updates and direct input by Parks staff to transition to a "live" inventory from a static one.</li> </ul>	● ● ●	<b>Energy, Parks</b> Information Technology	\$\$\$\$	A
<p><b>Action 36</b> <i>Create a new inventory of forested natural areas to record species/ecosystem information, disturbance severity, forest health and condition, maintenance, and inspection information and set a target to update this inventory at least once every five years.</i></p>	● ● ●	<b>Parks</b> Information Technology	\$\$\$	A
<p><b>Action 37</b> <i>Identify the following classes of trees in the City's asset management policies and program:</i></p> <ul style="list-style-type: none"> <li>• Boulevard/street trees</li> <li>• Park/landscaping trees (Class A parks)</li> <li>• Park/landscaping trees (Class B and C parks) and other urban trees on public property</li> <li>• Forested natural areas (stands)</li> </ul>	● ● ●	<b>Parks</b>	(\$)	B
<p><b>Action 38</b> <i>Shift to proactive maintenance of Boulevard/Street trees and Park/Landscaping trees (Class A parks) on an 8-year block pruning cycle. Shift to proactive maintenance of other urban trees on a 12-year pruning cycle. Retain reactive management to address issues in forested natural areas and elsewhere as hazards arise.</i></p>	● ● ●	<b>Parks</b>	\$\$\$\$	A
<p><b>Action 39</b> <i>Develop a tree risk management policy to establish inspection guidelines, standards of assessment, and thresholds for mitigation based on the results of the assessment standard which correspond to each asset class, reflecting the following service level targets:</i></p> <ul style="list-style-type: none"> <li>• Annual Level 1 (walk-through) assessment: Boulevard/street trees, Park/landscaping trees (Class A) (other urban trees on public property and trailsides as reported to the City).</li> <li>• Level 2 (visual) assessment or Level 3 (detailed) assessment. As required to determine whether a specific tree meets thresholds for risk mitigation, when there is a compelling competing interest in tree retention (i.e. large trees, wildlife trees, etc).</li> <li>• Identify TRAQ as the default methodology for risk assessment of urban trees.</li> </ul>	● ● ●	<b>Parks</b> Legal	\$\$	A
<p><b>Action 40</b> <i>Establish supplemental watering as a core service provided for the urban forest and increase budgets available to ensure all new boulevard/street trees and park/landscaping trees are fitted with drip irrigation.</i></p>	● ● ●	<b>Parks</b> Development Services	\$\$\$\$	A

Action	Pathway	Responsibility	Cost	Priority
<b>Goal 2: Manage for tree health and longevity</b>				
<b>Action 41</b> <i>Transition maintenance of trees within the limits of approach of City-owned electrical infrastructure from (non-arborist) workers in the Electrical Department to a trained Certified Utility Arborist within the Parks Department.</i>	● ● ●	<b>Energy, Parks</b>	\$\$\$\$	A
<b>Action 42</b> <i>Identify life expectancies for urban tree asset classes to inform life-cycle costing and replacement planning, and engage a plant health care approach when inventoried assets are observed to have recoverable defects, such as soil compaction, wilting, or other issues, considering the ratio of the current tree age (or approximate) to proposed life expectancy as a prioritization framework for recommending additional care.</i>	● ● ●	<b>Parks</b> Public Works, Information Technology	(\$)	B
<b>Strategy 7. Extend documentation of operational procedures to promote good asset management</b>				
<b>Action 43</b> <i>Update the Operations Procedure for Tree Pruning to refer to ISA Best Management Practices and TCIA updated pruning standards for tree care.</i>	● ● ●	<b>Parks</b>	\$	B
<b>Action 44</b> <i>Update the Storm Callout procedures to include a decision-making framework for resource allocation that prioritizes safety followed by preserving life-cycle asset value.</i>	● ● ●	<b>Parks</b>	\$	B
<b>Action 45</b> <i>Create a new Operations Procedure for Tree Planting and Young Tree Care to refer to ISA Best Management Practices for tree planting and document the City's commitment to:</i> <ul style="list-style-type: none"> <li>• Selecting appropriate species for the planting site based on diversity, maintenance, and size criteria as well as potential utility conflicts.</li> <li>• Installing new urban trees with drip irrigation.</li> <li>• Providing supplemental watering for no fewer than five years after planting where drip irrigation cannot be installed.</li> <li>• Structurally pruning all new planted trees as required.</li> <li>• Mulching where appropriate to conserve water and promote healthy soil structure.</li> </ul>	● ● ●	<b>Parks</b>	\$\$	A
<b>Action 46</b> <i>Compile procedures, technical details, and workflow descriptions for urban forest management activities into an Operational Guidance Document that addresses the day-to-day needs of urban forest management, defines levels of service for each urban forest asset class and program activity, and can act as a training and quality control reference for City staff.</i>	● ● ●	<b>Parks</b>	\$\$	A
<b>Action 47</b> <i>Prepare a new utilization policy for waste wood that defines the best utilization for classes of debris generated by urban forest operations, considering in particular where there may be opportunities for cooperating with Penticton Indian Band or organizations in the Penticton community to find the highest and best purpose.</i>	● ● ●	<b>Parks</b> Sustainability, Major Projects Committee	\$	B
<b>Strategy 8. Secure resources and build capacity needed to implement</b>				
<b>Action 48</b> <i>Develop an operational budget impact value for each new tree added to the inventory to account for increasing maintenance costs.</i>	● ● ●	<b>Parks</b>	(\$)	A
<b>Action 49</b> <i>Conduct an integrated staffing review between the Parks, Bylaw/Enforcement, Building, Energy, Public Works, Development Services, and Planning departments in concert with new mandates (such as a new Tree Protection Bylaw) to examine where additional staff may be required to operate new permitting and enforcement, landscape plan review, interdepartmental liaising and project meetings, dedicated community outreach, tree inspections, and other program needs.</i>	● ●	<b>Parks</b> CAO, Bylaw, Building, Development Services, Energy, Planning, Public Works	(\$)	A

Action	Pathway	Responsibility	Cost	Priority
<b>Goal 2: Manage for tree health and longevity</b>				
<b>Action 50</b> <i>Expand the City's capacity for urban forestry by adding up to 4.0 FTE to support increased service levels recommended by the UFMP.</i>	● ● ●	<b>Parks</b> Energy	\$\$\$\$	A
<b>Action 51</b> <i>Consider making the Urban Forest Reserve Fund a statutory reserve fund to advance tree planting, reforestation, and afforestation projects, to be funded by cash-in-lieu contributions enabled by a new Tree Protection Bylaw. The purpose of the Urban Forest Reserve Fund should consider including the purchase and installation of new trees on public property, purchasing property with high reforestation or afforestation potential, and potentially could include providing grants to private landowners to support tree planting on private property or care and maintenance of Significant Trees on private property.</i>	● ● ●	<b>Finance</b> Development Services, Parks	\$	B
<b>Action 52</b> <i>Secure resourcing to plant an average of 175 (125) new caliper trees and 400 (200-300) new plug/pot seedlings every year until 2035.</i>	(● ● ●)	<b>Parks</b>	(\$)	A
<b>Action 53</b> <i>Access employment funding, such as the Green Jobs program and Canada Summer Jobs wage subsidies, to employ students, youth, and early career professionals to enhance community outreach capacity, support inventory updates, and complete other tasks as desired.</i>	● ● ●	<b>Parks</b>	(\$)	B
<b>Action 54</b> <i>Pursue external funding sources such as Growing Canada's Community Canopies or other grant programs as they become available, cooperating with neighbouring municipalities and Penticton Indian Band where appropriate to leverage joint funding.</i>	● ● ●	<b>Parks</b>	\$	A
<b>Action 55</b> <i>Consider new financial tools to fund urban forest management, such as introducing a stormwater utility tax on impervious area, new development cost charges, permit and inspection fees, special levies, cash-in-lieu, or general property taxes to meet implementation needs identified by the Financial Framework supporting the UFMP.</i>	● ● ●	<b>Parks</b> Development Services, Engineering, Finance, Planning	(\$)	B
<b>Goal 3: Enhance partnerships and public outreach to increase awareness and capacity for urban forest management</b>				
<b>Strategy 9. Align priorities within the organization to facilitate tree retention and service delivery</b>				
<b>Action 56</b> <i>Establish an interdepartmental working group chaired by Parks to collaborate on implementing the UFMP, meeting quarterly to start. The working group can be a forum for issues encountered and serve as a report out on initiatives scheduled by Parks for the urban forest program in a given quarter.</i>	● ● ●	<b>Parks</b> All departments	(\$)	A
<b>Action 57</b> <i>Work towards clear rules for interdepartmental referrals involving trees, including building inspections, and aiming to have Parks Department informed of all capital works with a value of \$50,000 or more during pre-design stages so that input supporting planting program targets can be incorporated.</i>	● ● ●	<b>Parks</b> All departments	(\$)	A
<b>Action 58</b> <i>Offer staff education, stewardship, and wellness opportunities to encourage connections to the urban forest, such as team-building tree planting days or nature walks.</i>	● ● ●	<b>Parks</b> All departments	(\$)	B
<b>Action 59</b> <i>Develop a standard reporting protocol whenever proposed capital works will result in tree removal or planting site elimination so that losses to the urban forest caused by the City's competing interests can be reflected in annual reporting.</i>	● ● ●	<b>Parks</b>	\$	B
<b>Action 60</b> <i>Seek Tree Cities of the World status to reflect Penticton's renewed commitment to urban forest management and consider pursuing Sustainable Forest Institute certification through the Urban and Community Forestry Sustainability Standard in the future.</i>	● ● ●	<b>Parks</b>	\$	B

Action	Pathway	Responsibility	Cost	Priority
<b>Goal 3: Enhance partnerships and public outreach to increase awareness and capacity for urban forest management</b>				
Strategy 10. Explore partnerships with the community to enhance urban forest management				
<b>Action 61</b> Prepare a communications and engagement plan to guide ongoing stewardship programming and community tree outreach.		<b>Parks, Communications and Engagement</b>	\$	A
<b>Action 62</b> Engage with School District 67 to promote youth learning and engagement opportunities and identify champion teachers and classrooms for future tree planting and/or natural restoration events.		<b>Parks</b>	(\$)	B
<b>Action 63</b> Explore a regional business licensing program with nearby municipalities to ensure arborists and tree care companies have appropriate certifications and training in local protection standards, permitting requirements, and best practices for tree care and retention. Explore supporting extension and training for contractors in Penticton to improve performance to standards.		<b>Parks</b> Legal	(\$)	B
<b>Action 64</b> Engage with developers to promote proper planting practice and maintenance during warranty periods, and to gain information about appropriate and feasible incentives for tree retention on private property.		<b>Parks, Communications and Engagement, Development Services</b>	\$\$	B
<b>Action 65</b> Develop a community tree sale program to incentivize tree planting on private property, wherein residents can purchase a tree from the City at the wholesale nursery cost and be provided with extension information about planting practices, young tree care and maintenance, siting, and other issues by staff arborists.		<b>Parks, Communications and Engagement</b>	(\$)	A
<b>Action 66</b> Work with the Ministry of Transportation to replace trees with declining service value in the Highway 97 corridor and improve planting practices.		<b>Engineering</b> Parks	(\$)	B
<b>Action 67</b> Partner with Interior Health and BC Family Doctors to explore opportunities to develop local trails and parks for forest therapy or "nature prescription" programs.		<b>Parks</b> Recreation	\$	C
<b>Action 68</b> Develop a new handout guide for event organizers using City parks and facilities on common tree damaging activities and how to avoid them to be posted on the City's website and provided to organizers as part of their event agreements.		<b>Parks</b> Recreation	\$\$	B
<b>Action 69</b> Establish a Urban Forest Monitor program for the purpose of: <ul style="list-style-type: none"> <li>Identifying and locating Penticton's Significant Trees.</li> <li>Providing primary monitoring of common forest health conditions and invasive plant species in Penticton's parks and natural areas.</li> <li>Reporting to the Parks Department on maintenance issues and potential planting sites in parks.</li> <li>Attending community events as goodwill ambassadors to share information about tree protection and report potentially damaging activities to City officers.</li> </ul>		<b>Parks</b> Communications and Engagement, Recreation	\$\$\$	B
<b>Action 70</b> Offer annual educational opportunities and outreach to the general public, such as talks and walks hosted in partnership with the Penticton Museum, community groups focused on urban forest management, or the Penticton Indian Band, focused on building awareness of Penticton's urban forest and tree heritage, at which Parks Department representatives can also provide soft extension services for proper tree planting, care, and other urban forest issues.		<b>Parks</b> Communications and Engagement, Recreation	\$\$	B
<b>Action 71</b> Update the City's website and other media properties to include information about the urban forest and UFMP implementation.		<b>Parks</b> Communications and Engagement	(\$)	A

Action	Pathway	Responsibility	Cost	Priority
<b>Goal 3: Enhance partnerships and public outreach to increase awareness and capacity for urban forest management</b>				
Strategy 11. Engage Penticton Indian Band, Syilx/Okanagan communities, and urban Indigenous people to share knowledge and invite collaboration				
<b>Action 72</b> <i>Continue to share and develop urban forest management as a topic for government to government consultation with Penticton Indian Band.</i>		<b>Parks</b> Major Projects Committee	(\$)	A
<b>Action 73</b> <i>Explore links between the urban forest program and cultural resource use, such as by using "waste" wood to provide access to desired wood and plant fibre, or encouraging joint resource management in forested natural areas.</i>		<b>Parks</b> Major Projects Committee	(\$)	B
<b>Action 74</b> <i>Seek opportunities to represent Syilx worldviews on trees and forests, which can be in conflict with an urban forest management framework, equally with the City's management framework during public engagement and in-situ installations, like information boards in parks.</i>		<b>Parks</b> Major Projects Committee	\$\$	A
<b>Action 75</b> <i>Invite Penticton Indian Band, Syilx, and urban indigenous resource management in natural areas by coordinating with elders to authorize cultural/medicine plant collection in natural areas, which may require amendments to the Park Regulation Bylaw or other Bylaws.</i>		<b>Parks</b> Major Projects Committee	\$\$	B
<b>Action 76</b> <i>Examine mutually beneficial relationships with Penticton Indian Band, such as developing the PIB plant nursery as a source for City-led tree planting and natural restoration projects or involving Sn'pink'tn Forestry LP in invasive species control, fuel management, and forest monitoring.</i>		<b>Parks</b> Major Projects Committee	\$\$\$	B
<b>Action 77</b> <i>Work with elders to identify areas where there are heightened risks of archaeological disturbance through tree planting, and develop a protocol for handling any cultural artifact finding that may occur during tree planting.</i>		<b>Parks</b> Major Projects Committee	\$\$	A
<b>Action 78</b> <i>Share knowledge regarding the City's urban forest program through an annual progress report to Penticton Indian Band leadership.</i>		<b>Parks</b> Major Projects Committee	(\$)	A

Action	Pathway	Responsibility	Cost	Priority
<b>Goal 4: Monitor progress and adapt management to changing circumstances</b>				
<b>Strategy 12. Monitor and report on change to promote adaptive management and increase transparency</b>				
<p><b>Action 79</b> <i>Develop an annual urban forest report card to track key metrics related to the City's urban forest program, such as:</i></p> <ul style="list-style-type: none"> <li>• Tree planting rates</li> <li>• Tree removal rates</li> <li>• Service level and achievement rate</li> <li>• Service request volumes</li> <li>• Species and age diversity in the tree inventory</li> <li>• Hectares of natural area restored</li> <li>• City-wide and urban canopy cover or canopy cover by land use</li> <li>• Valuation of trees slated for removal and valuation of urban forest ecosystem services</li> <li>• Tree donations/sponsorships</li> <li>• Percent of trees represented in City's asset management system</li> <li>• Number or extent of supporting green infrastructure installations (i.e. soil cells, soil volume installed, etc.)</li> </ul>	● ● ●	<p><b>Parks</b> Information Technology</p>	\$\$	A
<p><b>Action 80</b> <i>Develop a monitoring program for forest health issues in partnership with community Urban Forest Monitors. City staff should lead the tracking of:</i></p> <ul style="list-style-type: none"> <li>• Tree mortality rates (new plantings)</li> <li>• General tree mortality and causes</li> <li>• Hazard trees</li> <li>• Water use and irrigation demand</li> <li>• Tree planting totals</li> </ul> <p><i>Monitoring should be based on service level targets established by asset class. Staff should be encouraged to note incidental forest health or mortality issues when travelling around the City to attend site visits. An Urban Forest Monitors program can help fill gaps in the City's capacity to monitor by training dedicated volunteers to observe common forest health issues or remark on other maintenance issues.</i></p>	● ● ●	<p><b>Parks</b> Communications and Engagement, Recreation</p>	\$\$	B
<p><b>Action 81</b> <i>Track tree planting and mortality rates on private property through new programs such as the community tree sale and/or partnership tree program.</i></p>	● ●	<p><b>Parks</b></p>	(\$)	A
<p><b>Action 82</b> <i>Establish soil moisture sensors in high priority locations where symptoms of drought have been observed, as well as in several "reference" locations where tree canopy appears healthy.</i></p>	● ● ●	<p><b>Parks</b></p>	\$\$	C
<p><b>Action 83</b> <i>Liaise with the Canadian Food Inspection Agency annually to understand emergent pests and pathogens and incorporate updates as required into a new Integrated Pest Management Policy.</i></p>	● ● ●	<p><b>Parks</b></p>	(\$)	B
<p><b>Action 84</b> <i>Review and update the UFMP every five years.</i></p>	● ● ●	<p><b>Parks</b></p>	\$\$	A
<p><b>Action 85</b> <i>Reassess canopy cover at least once every five years using LiDAR or other accurate methods as technology advances and incorporate new information into updates to the UFMP.</i></p>	● ● ●	<p><b>Parks</b></p>	\$\$	A

Action	Pathway	Responsibility	Cost	Priority
<b>Goal 4: Monitor progress and adapt management to changing circumstances</b>				
Strategy 13. Test new ideas and technologies that can help adapt the urban forest to an uncertain future				
<b>Action 86</b> <i>Trial technologies for passive water infiltration into areas with trees on public property, such as curb cuts, bio-infiltration tree pits, biodegradable “tree cocoons” that retain water, trench drains, and perforated pipe distribution, monitoring outcomes to revise future deployments.</i>	● ● ●	<b>Parks, Engineering, Public Works</b> Development Services	\$\$\$	C
<b>Action 87</b> <i>Trial planting smaller stock in boulevards outside of high traffic areas and compare maintenance cost and establishment success relative to larger planting stock.</i>	●	<b>Parks</b>	\$\$	C
<b>Action 88</b> <i>Partnering with the RDOS, Penticton Indian Band, the Province, and the Pacific Forestry Centre as necessary, develop planting trials for native species seedstock originating from locations suitable for Climate-Based Seed Transfer; novel disease and pest-resistant cultivars of urban trees; and species with low invasive potential adapted to warmer, drier climate conditions for planting in urban settings.</i>	● ● ●	<b>Parks</b>	\$\$	C
<b>Action 89</b> <i>Explore partnering with Okanagan College or other institutions of higher learning to open opportunities for applied internships or student research projects to support stewardship and monitoring, including:</i> <ul style="list-style-type: none"> <li>• Tracking tree planting and survival.</li> <li>• Creating and updating inventories.</li> <li>• Maintaining and monitoring natural restoration sites.</li> <li>• Supporting stewardship programming and community outreach.</li> </ul>	● ● ●	<b>Parks</b>	\$\$	C
<b>Action 90</b> <i>Consider using City-owned land in areas most affected by the urban heat island to test mini-forests using the Miyawaki method, and based on this experience, consider expanding the program through partnerships with landowners in industrial/commercial areas.</i>	● ● ●	<b>Parks</b>	\$\$	C

## 6.7 MONITORING

The Urban Forest Management Plan has been created as Penticton’s urban forest continues to change. Building capacity for monitoring is considered within the Implementation Table. This section of the Action Plan considers performance measures that can be tracked by urban forest managers to assess progress towards the Vision Statement and the recommended target of increasing City-wide canopy cover by 1% in 20 years while building towards 25% canopy cover in urban areas by 2085. Where applicable, the monitoring table provides streamed targets reflecting the different outcomes and emphasis of scenarios 2 (no net loss) ●, 3 (expansion) ●, and 4 (green future) ●.

Performance Measure	Target	Frequency and method of measurement
<b>Goal 1. Plan, protect, and plant to expand the urban forest.</b>		
City-wide canopy cover	18% by 2045 ●● (1-point increase over 2020) 17% in 2045 ●	Every 5 years, LiDAR remeasurement (or future improved method)
Canopy cover across all urban land uses	25% average by 2085 ● (13-point increase over 2020)	Every 5 years, LiDAR remeasurement (or better technology)
Tree Equity Score	>75 in all census dissemination areas (Lowest score in 2020: 52)	Every 5 years, with canopy analysis
Tree replacement requirement	At least 1:1 on City property ● At least 1:1 city-wide ●●	Annually, program records
New tree planting in urban parks and streets (caliper sized)	175 trees per year (average) ●● 125 trees per year (average) ●	Annually, program records
New tree planting in natural areas (smaller sizes)	400 trees per year (average) ● 300 trees per year (average) ● 200 trees per year (average) ●	Annually, program records
Species suitability (urban trees)	100% of planted non-native trees are drought/heat tolerant or have drip irrigation installed.	Annually, planting records
Species diversity (urban trees)	Plant no more than 10% of a single species in any year, nor 20% or more of any single genus (inapplicable in natural forests)	Annually, planting records
Canopy area of natural forests	>500 ha in 2045 (Current canopy area: 518 ha)	Every 5 years, with canopy analysis
Forest Corridors	No elective tree removal (i.e. hazards, invasives, forest health/wildfire management removals only)	Annually, program records
<b>Goal 2. Manage for tree health and longevity.</b>		
Service levels	8-year block pruning cycle (Boulevard/Street trees and Class A Park trees) 12-year block pruning cycle (other urban inventoried trees)	Annually, by work plans
Inventory	Complete inventory of street/plaza trees and landscaped park trees on City property	Annually, by tree inventory records

Performance Measure	Target	Frequency and method of measurement
Young tree mortality	<1% annual mortality of young planted trees	Annually, site visits
Urban tree life expectancy	Inventoried tree asset life expectancy is increasing (declining rate of mortality year-over-year among inventoried trees with goal of achieving 1.3% to 1% mortality – 75 to 100-year average life expectancy)	Annually, by tree inventory and removal records
Operating budget	Operating budget allocation per new inventoried tree and hectare of natural forest area on city property no less than pro-rated unit cost for UFMP service levels.	Annually, through budgeting process

**Goal 3. Enhance partnerships and public outreach to increase awareness and capacity for urban forest management.**

Third party recognition	Achieve Tree Cities of the World Status	Annually, by application
Community satisfaction	>50% awareness of UF service levels, and >80% satisfaction among those aware	Annually, through Citizen Survey
Public tree sale	Sell 100 trees per year (average) by 2030	Annually, by program records

**Goal 4. Monitor progress and adapt management to changing circumstances.**

Reporting	Report annually on urban forest management outcomes	Annually
Community monitoring	Events held seasonally	Annually, program records



A photograph of a pine forest with a central text overlay. The image shows several large, mature pine trees with thick, reddish-brown bark in the foreground and middle ground. The ground is covered with dry pine needles and some green vegetation. The sky is a clear, bright blue. A semi-transparent white rectangular box is centered horizontally and vertically, containing the word "REFERENCES" in a bold, green, sans-serif font. Two solid orange squares are positioned at the top-left and bottom-right corners of the white box.

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City of Penticton  
Urban Forest Management  
Plan  
**Phase 1 & 2**  
**Engagement Summary**



July 2024

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Submitted to:  
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City of Penticton



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## Contents

<b>1.0</b>	<b>SCOPE OF THE ENGAGEMENT</b>	<b>1</b>
1.1	Objectives for Public Engagement	1
1.2	Engagement Activities	1
1.3	Communication Tactics Used	3
<b>2.0</b>	<b>PHASE 1 ENGAGEMENT</b>	<b>4</b>
2.1	Synthesis of Feedback	4
2.2	Who We Heard From	9
2.3	What We Heard: Online Open Houses	11
2.4	What We Heard: Stakeholder Workshop	21
2.5	What We Heard: Engagement with Penticton Indian Band and community	24
<b>3.0</b>	<b>PHASE 2 ENGAGEMENT</b>	<b>27</b>
3.1	Phase Overview	27
3.2	Synthesis of Feedback	27
<b>4.0</b>	<b>NEXT STEPS</b>	<b>28</b>
<b>APPENDIX 1</b>	<b>STAKEHOLDER WORKSHOP WHITEBOARD</b>	<b>30</b>
<b>APPENDIX 2</b>	<b>LETTERS FROM RESIDENTS</b>	<b>31</b>
<b>APPENDIX 3</b>	<b>PHASE 2 RESPONSES</b>	<b>34</b>

## 1.0 Scope of the Engagement

Penticton is designing an Urban Forest Management Plan (UFMP) to manage and grow the urban forest over the next 20 years. The City's urban forest initiative is geared towards cultivating a robust and climate resilient urban forest. This initiative is pivotal for community well-being, offering high-value recreational spaces, supporting ecological health and biodiversity, and improving livability for residents.

The UFMP involved two stages of public engagement. The initial phase took place between May and November 2023 with the goal of collecting the community's input regarding a long-term strategic urban forestry vision and supporting goals for protection and management. The second phase occurred throughout the month of June 2024 and focused on gathering opinions about the draft plan.

### 1.1 Objectives for Public Engagement

Objectives for the first phase of public engagement are:

- To inform the public about the
  - The status of our urban forest
  - The role of urban forest in the community, including the unique environmental, economic, and social value of Penticton's urban forest
  - The opportunities and challenges for urban forest management, particularly due to ongoing development and climate change
- To consult the community to:
  - Identify and acknowledge their concerns and aspirations for the City's urban forest.
  - Develop a long-term vision and goals for the Plan that capture Penticton's perspective on the City's urban forest.

### 1.2 Engagement Activities

The public was invited to provide input through dedicated questions within the online 2023 Citizen Survey, a mapping tool hosted on the project page, and an online open house held October 4, 2023.

The project team presented to community stakeholders via an online workshop on June 22, 2023, and sought input from participants. Details on engagement opportunities for Phase 1 in Table 1.

The project team addressed presentations to the Major Projects Committee (Penticton Indian Band) in May and September 2023, as well as in June 2024. An online meeting was held between the project team and representatives of snpinkn Forestry LP on November 10, 2023.

For the second phase of engagement, an online survey was open to the public throughout most of June 2024, and an Open House was held on June 15, 2024.

**Table 1. Summary of engagement opportunities in Phase 1 & 2 Engagement**

Date	Engagement Activity	Participants
<b>Phase 1 Engagement</b>		
May/June 2023	<i>SYCP: Online Citizens Survey (UFMP section), self-select and random samples combined.</i>	1,391
May/June 2023	<i>SYCP: Online mapping tool</i>	113
June 2, 2023	<i>Presentation to Major Projects Committee (PIB)</i>	N/A
June 22, 2023	<i>Online stakeholder workshop</i>	12
August 15, 2023	<i>OCP Task Force</i>	N/A
September 2023	<i>In-person community information sessions (OCP events)</i>	75
October 4, 2023	<i>Online public open house</i>	14
November 17, 2023	<i>Presentation to snpinktn Forestry LP</i>	N/A
Quarterly	<i>Presentation to City Working Group</i>	N/A
<b>Phase 2 Engagement</b>		
May 24, 2023	<i>Presentation to City Working Group</i>	N/A
June, 2024	<i>Comment Sheet (Online Survey)</i>	46
June 13, 2024	<i>Presentation to Major Projects Committee (PIB)</i>	N/A
June 15, 2024	<i>Open House (Penticton Farmer’s Market)</i>	87

### 1.3 Communication Tactics Used

Information on engagement opportunities was communicated via several online platforms to reach as many people as possible. The City of Penticton was responsible for advertising opportunities aimed at the general public. The platforms used included:

- Project page on [shapeyourcitypenticton.ca](https://shapeyourcitypenticton.ca)
- Penticton’s social media accounts: Facebook, Instagram
- Penticton’s eblast newsletters
- Newspaper ads

Participants in the stakeholder workshop and meetings with Penticton Indian Band and snpinktn Forestry LP representatives were contacted directly by the project team.

## 2.0 Phase 1 Engagement

### 2.1 Synthesis of Feedback

This section summarizes points of feedback related to major themes in urban forest management:

- Planning and envisioning the future of the urban forest
- Protecting trees and forests
- Planting trees in urban and natural areas (“Expanding the urban forest”)
- Managing the urban forest
- Engaging and partnering within the community to advance urban forestry.

#### 2.1.1 Summary of feedback for the urban forest planning and long-term vision

What we heard	How it will be considered
<ul style="list-style-type: none"> <li>• Respondents/participants value the environmental and climate adaptation benefits of the urban forest most.</li> <li>• Common themes contributed to the Vision statement were the need for more trees and more tree canopy, especially in urban areas like streets, urban parks, and residential neighbourhoods.</li> <li>• There is strong interest in increasing partnerships between the City and residents, such as incentives to plant trees on private property and invitations for enhanced public education and outreach.</li> <li>• Open house participants unanimously recommended the City pursue an increase in City-wide tree canopy, even if that would be difficult or expensive.</li> </ul>	<p>The UFMP vision, goals, and targets are informed by this feedback.</p>
<p>Stakeholders emphasized the importance of elevating urban forestry among several competing objectives.</p>	<p>The UFMP vision, goals, and targets are informed by this feedback.</p>
<p>Penticton Indian Band encouraged shade and cooling as a significant potential benefit of better urban forest management. Emphasis on the contributions of natural forests and the importance of protecting native forest ecosystems are equal foci.</p>	<p>The UFMP vision, goals, and targets are informed by this feedback.</p>



**2.1.2 Summary of feedback for protecting the urban forest**

What we heard	How it will be considered
<p>Respondents are concerned about the impacts of development on the city's tree canopy. Development in rural areas is seen as a threat to natural forests, while infill and urban densification are seen as threats to heritage trees and large mature trees.</p>	<p>The UFMP reports on canopy cover by land use and summarizes major threats to canopy cover over the next 20 years. The Action Plan includes considerations for increasing the role of development in tree retention and planting.</p>
<p>A majority of respondents to the Citizens Survey rated enhancing tree protection on private property as at least a medium priority, with 47% rating it as a high priority or essential on both random and self-selected versions of the survey.</p>	<p>The Action Plan includes considerations for enhancing tree protection on private property, as well as updating protection standards on City property to improve retention outcomes.</p>
<p>Stakeholders noted the absence of protection for trees on private property as a concern.</p>	<p>The UFMP recommends the exploration of a new bylaw to introduce tree protection on private property.</p>
<p>Penticton Indian Band representatives expressed a preference for urban intensification over urban sprawl, because of the negative environmental impacts of greenfield development on traditional ecosystems and resources.</p>	<p>The UFMP acknowledges the impact of greenfield development on the City's tree canopy and natural forest ecosystems. The Action Plan promotes tools that will enable the City to improve urban forest outcomes in urban areas as part of a transition away from greenfield development.</p>

**2.1.3 Summary of feedback for expanding the urban forest through tree planting**

What we heard	How it will be considered
<p>The top three locations where survey respondents wanted more trees planted are urban parks and plazas, residential areas, and new developments.</p>	<p>The Action Plan proposes programs to increase tree planting in parks, urban streets in areas of low tree equity, and on private property through development.</p>
<p>Stakeholders shared concerns about the level of care provided to young trees as well as inadequate soil volume and green infrastructure standards.</p>	<p>The UFMP recommends increasing standards of care for young trees and raising securities on young trees to improve rates of establishment. The UFMP recommends introducing soil volume standards for tree planting by tree size class.</p>

<p>Penticton Indian Band is especially concerned about the health and extent of natural forests. Key concerns include the loss of ecosystem components and function due to invasive species, construction/urban impacts, and climate change.</p>	<p>The UFMP maps the extent of natural forests, proposes Forest Corridors in urban areas to help prioritize restoration efforts, and recommends dedicating resources to new tree planting initiatives in natural areas.</p>
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**2.1.4 Summary of feedback for managing the urban forest**

<p><b>What we Heard</b></p>	<p><b>How it will be considered</b></p>
<p>The urban forest management issues most commonly observed by respondents are a lack of shade in urban areas; planting and establishment failures in visible locations; and spread of “weeds” in natural areas. Other issues and concerns were not having the right trees in the right place and not enough trees planted in hardscapes.</p>	<p>The UFMP will share information about services provided by the City and consider recommendations to improve services relative to the public’s concerns.</p>
<p>Stakeholder workshop participants raised asset management concerns, as the City does not currently plan for what happens at the end of the urban tree lifecycle.</p>	<p>The UFMP recommends that Penticton move towards an asset management framework for trees that includes lifecycle planning and proactive levels of service to promote higher asset value. Penticton Indian Band has identified this framework as a concern. The UFMP will acknowledge the tension between the asset management framework and Indigenous cultural perspectives.</p>
<p>Penticton Indian Band shared that an asset management framework is not their preferred view of the urban forest. Trees are more than assets; they are living things that are our relations. The UFMP should recognize the difference between Indigenous and Western worldviews.</p>	

**2.1.5 Summary of feedback for engaging and partnering**

What we heard	How it will be considered
<p>Survey respondents reported already having enough trees and not having enough space for a new tree to be the most common barriers they faced in planting a tree on their property. Significant numbers also report needing permission from someone else, like a strata or landlord, and are concerned about the costs. In the random sample, one-fifth of people cited “lack of knowledge about trees” as a barrier.</p>	<p>The UFMP proposes focusing on education and outreach for urban forestry initiatives, pairing extension with opportunities like a new public tree sale to advance planting and knowledge building at the same time.</p>
<p>Survey respondents rated factors that could encourage them to plant a tree, showing considerable desire to learn about suitable species, locating a tree, and how to maintain it. Having the space to plant was also rated very highly as a potential encouragement.</p>	
<p>Stakeholders identified the need for clarity of message when conducting public outreach and community partnerships.</p>	<p>The UFMP is a baseline of the City’s current urban forest program and performance and can help start conversations to improve public awareness of urban forest management.</p>
<p>Penticton Indian Band representatives stated that engagement should always have a purpose. There is interest in partnering on initiatives for tree planting, forest restoration, and monitoring.</p>	<p>The UFMP proposes continuing engagement with PIB on matters related to urban forestry and opens the door to several initiatives of mutual interest.</p>

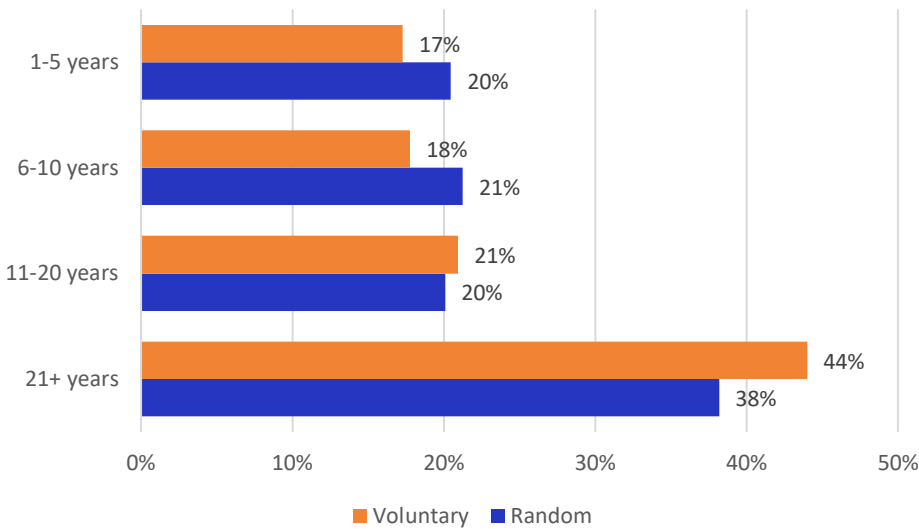
## 2.2 Who We Heard From

We have engaged more than 2,250 people in the first phase. This includes 1069 voluntary survey respondents, 322 randomized survey respondents, and more than 860 visits from the project website.

### 2.2.1 Survey demographics

Of the 1,069 **voluntary survey respondents** and 322 **randomized survey respondents**,

- most respondents have lived in the City for over 10 years (Voluntary – 65%, Randomized – 58%), **Figure 1**
- most of the survey respondents are aged between 40-60 years old (Voluntary – 46%, Randomized – 44%), **Figure 2**



**Figure 1. Duration of respondents' residence in the City (voluntary responses = 850, random responses = 254)**

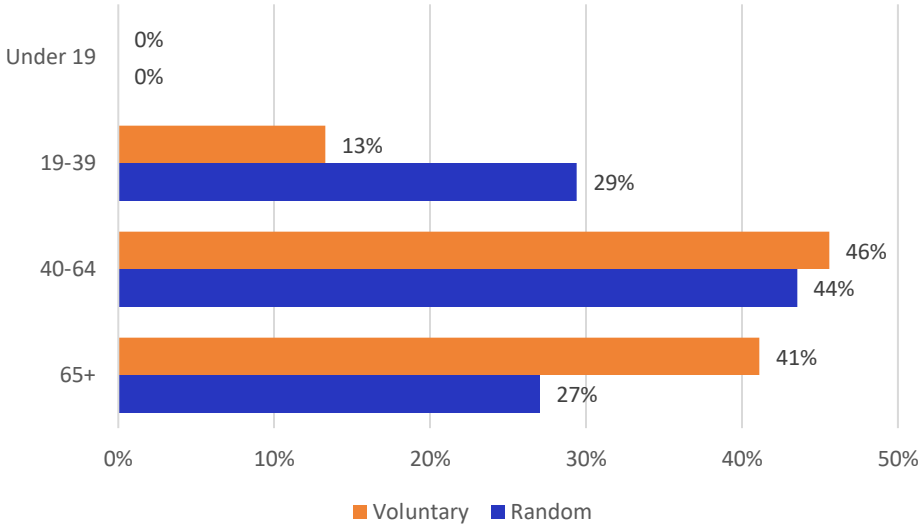


Figure 2. Age distribution of survey respondents (voluntary responses = 851, random responses = 255)

### 2.2.2 Other opportunities

Additional demographic information for participants in the online mapping tool, online open house, and in-person community information sessions was not collected. Only counts were collected. **113 unique contributors** submitted over 400 places via the online mapping tool. **14 people** attended the online open house on October 4, and approximately **75 people** interacted with Parks Department staff regarding UFMP content hosted at neighbourhood information sessions for the City’s Official Community Plan update.

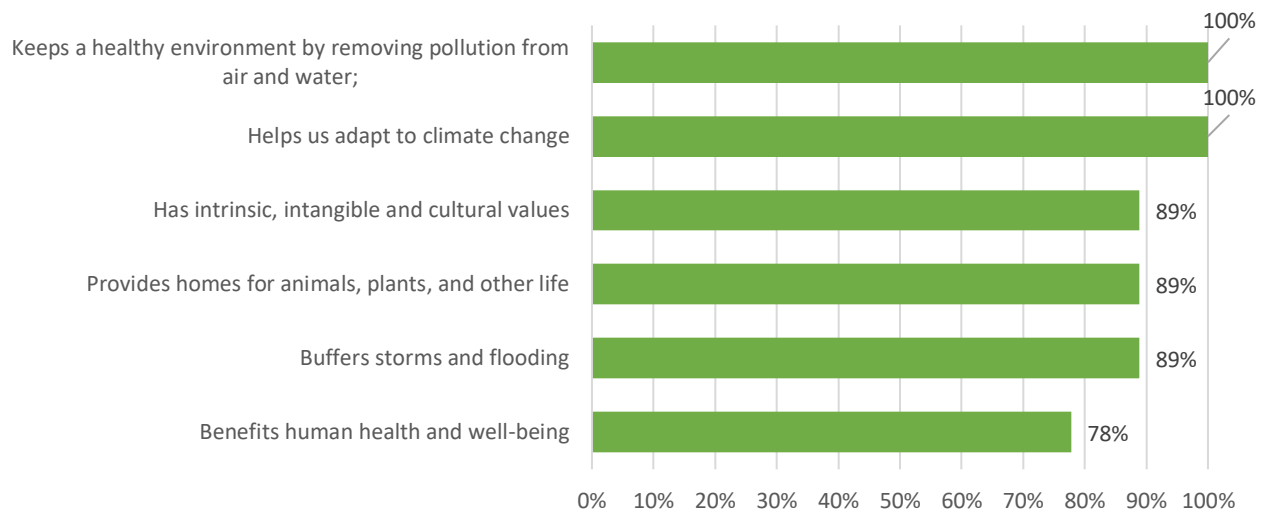
### 2.3 What We Heard: Online Open Houses

Results from the first phase of public engagement are summarised in this section and structured around the following topics:

- Understanding how the urban forest is valued
- Vision for the urban forest
- Perception of challenges for urban forestry
- Canopy cover preferences
- Important urban forest places
- Priorities for urban forest management
- Community stewardship of the urban forest

#### 2.3.1 Understanding how the urban forest is valued

**Online open house participants** were asked via in-meeting polling to select all the benefits they valued in an urban forest (**Figure 3**). The results below are based on the 9 participants who responded to the poll. All nine respondents selected removing pollution from air and water (100%) and adapting to climate change (100%), as benefits important to them. Eight respondents (89%) selected intrinsic, intangible, and cultural values, the provision of homes for animals, plants, and other life, and the buffering of storms and flooding. Seven respondents (78%) selected benefits for human health and well-being.



**Figure 3. Online open house respondents' ranking of urban forest benefits (total respondents = 9)**

#### 2.3.2 Vision for the urban forest

**Online open house participants** were invited to share their vision of the urban forest for the next 20 years. 12 participants submitted open-ended suggestions via in-meeting polling.

Respondents stated that they would like to see more trees, in particular boulevard trees and provisioning trees such as fruit bearing trees. Many hoped for Penticton to cultivate a strong appreciation for trees. Some suggestions include public education and engagement to increase tree appreciation. A few hoped to see incentives or financial aids to encourage planting trees on their property. Other (singular) suggestions include protecting heritage trees, wanting City staff to be proactive and fast-acting on planting trees in Penticton, and also having a platform where residents can provide ongoing feedback for planting and tree maintenance issues.

### 2.3.3 Perception of challenges for urban forestry

When prompted to prioritize challenges facing the urban forest, 13 **online open house participants** responded (**Figure 4**). Development and construction impacts garnered the highest level of concern with 85% ranking it as most important, and 15% ranking it as important. Tree planting rate and success follows with 69% ranking it as most important and 23% important, and tree protection and maintenance follows close behind with 69% ranking it most important. The remaining concerns, in order of priority, are climate change impacts, forest health issues, and invasive species.

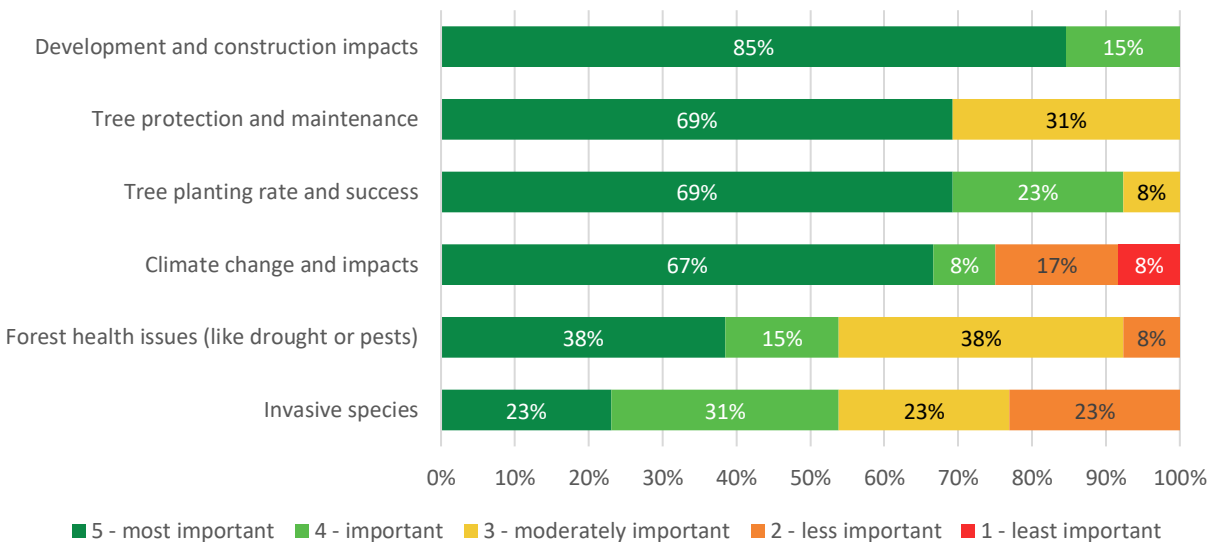


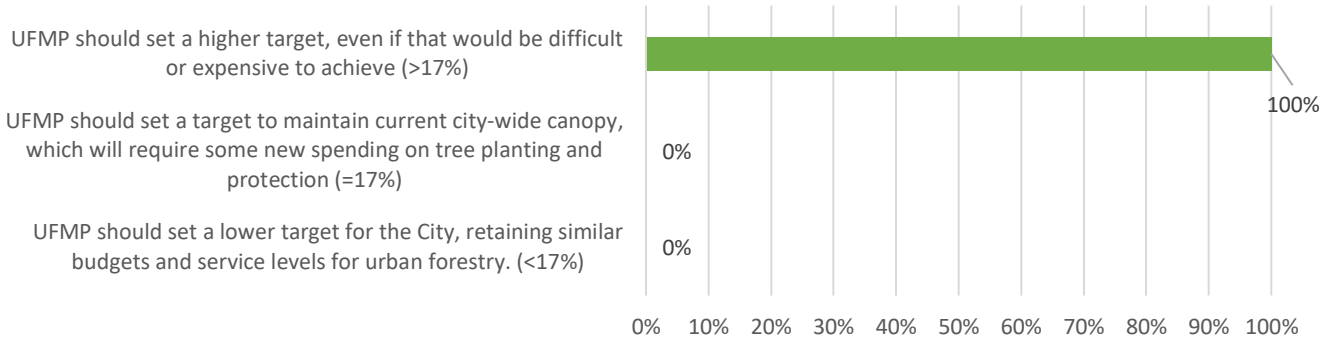
Figure 4. Online open house participants' ranking on urban forest concerns (total respondents = 13)

### 2.3.4 Canopy cover preference

**Online open house participants** were asked using in-meeting polling about their preference for changes in canopy cover within the City of Penticton, over the next 20 years. The 13 participants who responded unanimously voted for the UFMP to set a higher target, even if that

would be difficult or expensive to achieve. No one voted for another option, while one participant did not respond.

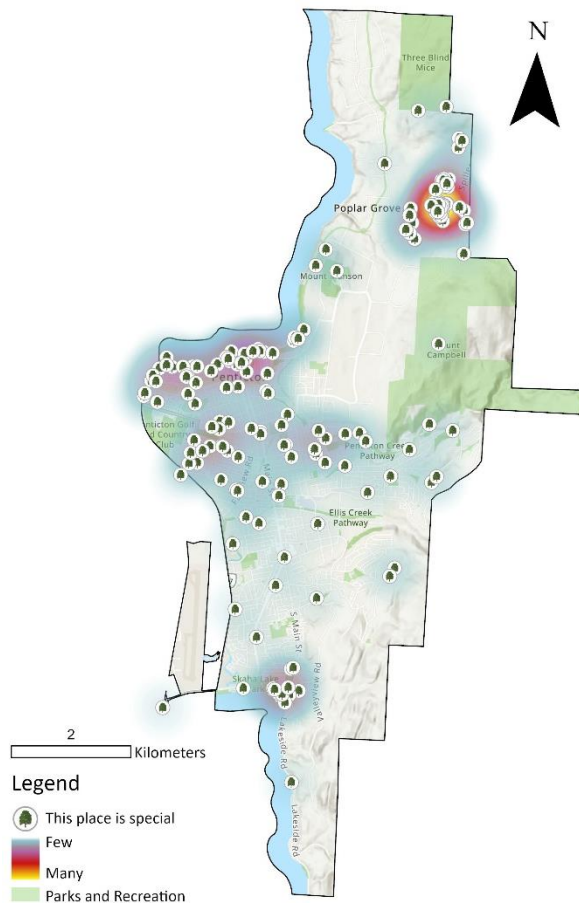
### What direction for Penticton's canopy cover target do you prefer?



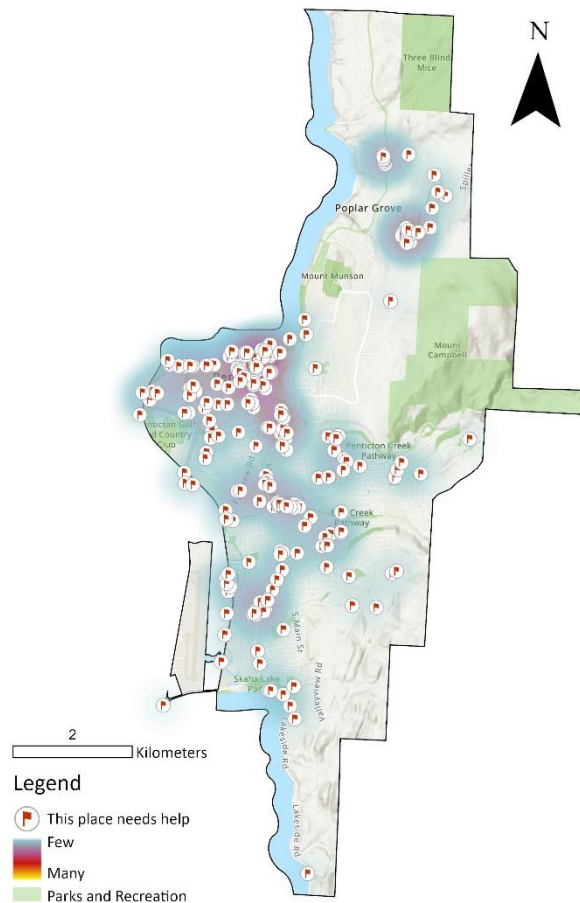
**Figure 5. Online open house respondents' preference for canopy cover change in Penticton over the next 20 years (total respondents = 13)**

#### 2.3.5 Important urban forest places

Members of the public used the **online mapping tool** to identify areas in the urban forest they value or believe need improvement. This map was opened to the public for input on the City's website ([shapeyourcitypenticton.ca](http://shapeyourcitypenticton.ca)) from May 2023 to June 2023. A total of 420 locations were identified, with 188 (45%) places that are special and 232 (55%) places that need help.



**Figure 6. Special places identified in the urban forest through the online mapping tool (submissions = 188)**

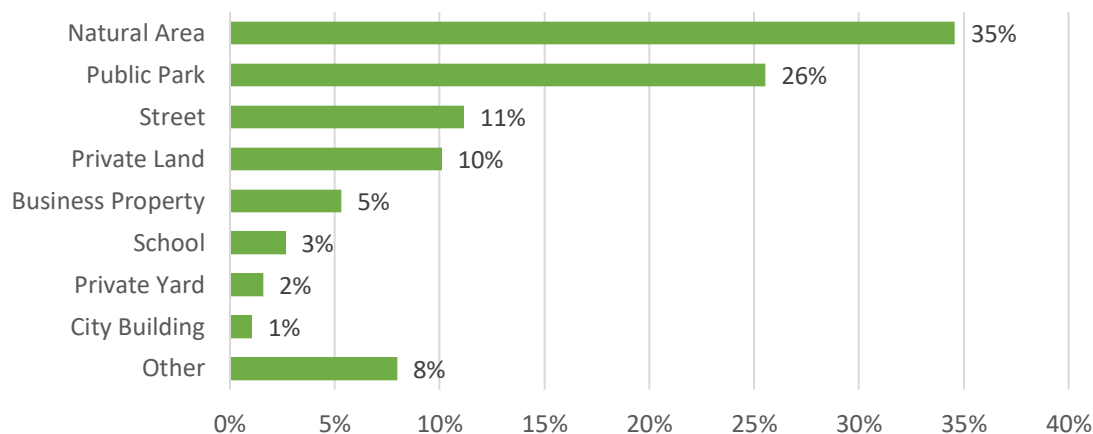


**Figure 7. Places needing help in the urban forest identified using the online mapping tool (submissions = 232)**

Places that are special

Special places identified by the community through the public **online mapping tool** were widespread, with concentrations along Spiller Road (59 submissions) and the lakefronts of Okanagan Lake and Skaha Lake (110 submissions), shown in **Figure 6**. The primary categories included natural areas (60 submissions) and public parks (45 submissions). Other locations covered are detailed in **Figure 8**. Respondents valued locations for wildlife observation (67 submissions), shade from trees (42 submissions), aesthetics (40 submissions), recreational opportunities (28 submissions), and intrinsic attachment to park or green spaces close to their homes. Several comments expressing concern for the protection and preservation of wildlife habitat emphasized the impact losing trees to development would have on sensitive elk habitats in the Spiller Road area. Other reasons a place was considered special included attachment to large, mature trees (8 submissions), the tranquility of green spaces and parks (6 submissions),

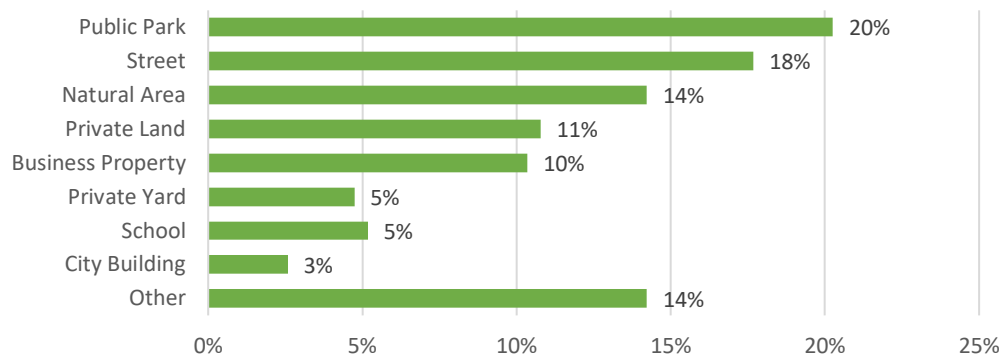
and additional ecosystem services like noise buffering, food provisioning, and purifying water and air (6 submissions).



**Figure 8. Distribution of categories of special urban forest places as identified through the mapping tool (submissions = 188)**

#### Places that need help

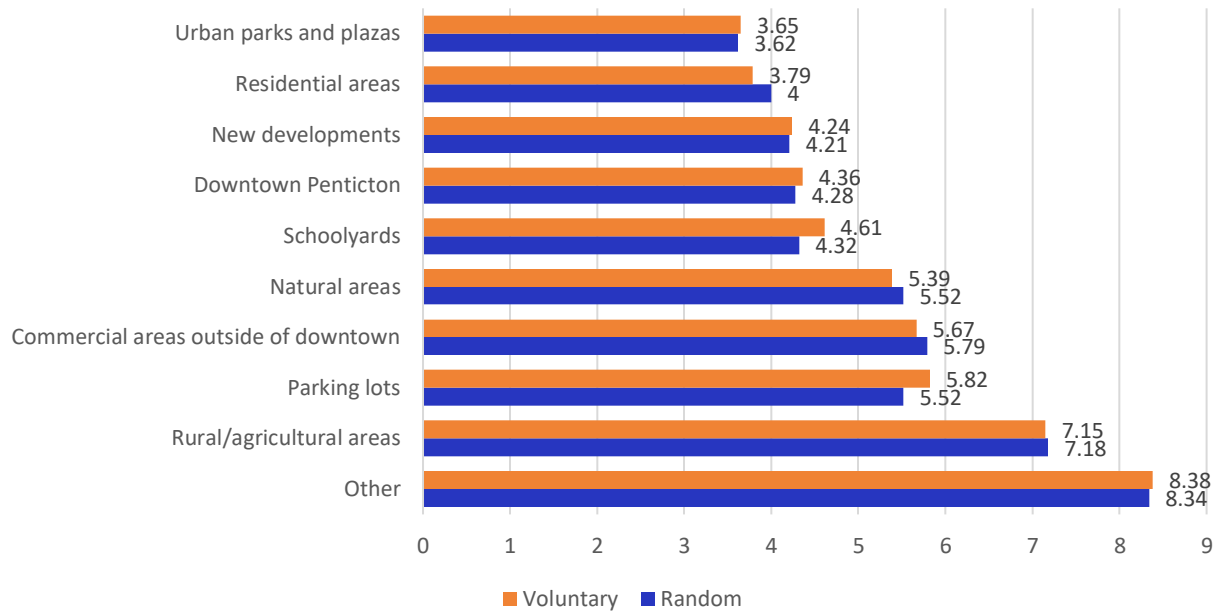
Urban forest areas needing help as identified in the public **online mapping tool** are summarized above in **Figure 7**. Areas of concentration were the downtown area, commercial area on Skaha Lake Road, and on Naramata Bench. Out of the 232 submissions, the most frequent locations were in urban parks (42 submissions), streets (33 submissions), and natural areas (25 submissions). Other categories are detailed below in **Figure 9**. Places needing help mostly needed more trees (150 submissions), specifically in areas lacking shade (87 submissions) in recreational parks and sensitive habitats like the Penticton Channel. Besides shade and needing trees, many recreational areas were identified as needing help due to the lack of proper maintenance and amenities. Specific comments highlighted are dog parks needing to be in better condition (Dartmouth Off-Leash Park & Ellis Creek Park), natural areas needing to be weeded, and public parks needing to have amenities available all year round and requiring clearer signs for points of entry. Other reasons for concern include not having the right trees at the right place (7 mentions), not having enough trees in urban landscapes with extensive concrete structures (7 mentions) and having the potential to provide benefits such as areas being a community garden or if xeriscaped (4 mentions).



**Figure 9. Categories of urban forest places needing help as identified through the mapping tool (submissions = 232)**

### 2.3.6 Priorities for urban forest management

**Citizen Survey** respondents were asked to rank areas that should be prioritized for tree planting (**Figure 10**). Of the 10 location options, the top ranked locations are urban parks and plazas (voluntary: 3.65, random: 3.62) and residential areas (voluntary: 3.79, random: 4). Rounding out the top five are locations in new development (voluntary: 4.24, random: 4.21), Downtown Penticton (voluntary: 4.36, random: 4.28), and schoolyards (voluntary: 4.61, random: 4.32). The orders of importance for the remaining areas with missing trees are generally consistent between the two survey’s responses, except that voluntary survey respondents ranked commercial areas as more important than parking lots, while random survey respondents rated parking lots as more important than these commercial areas and tied with natural areas.

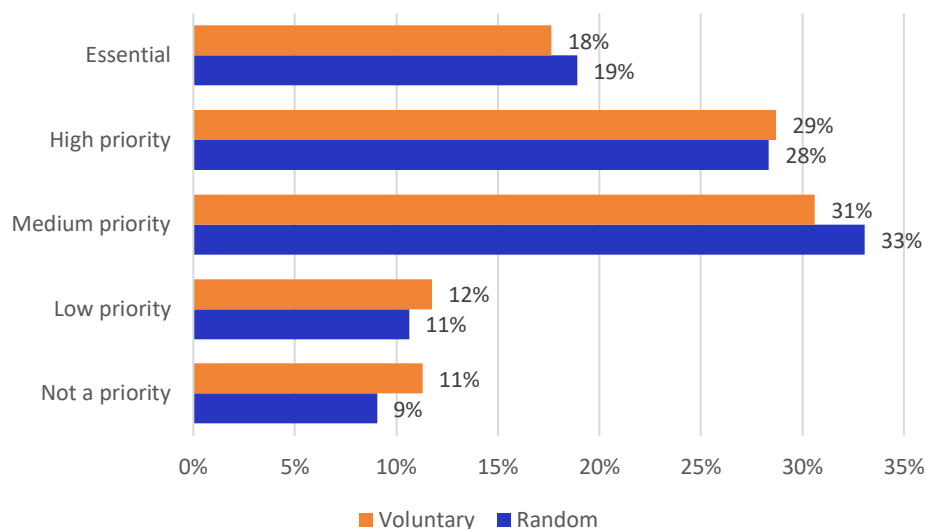


**Figure 10. Ranking of areas where trees are missing (random respondents = 247, voluntary respondents = 786)**

Other areas where trees could be planted were noted by 208 respondents from the voluntary survey and 65 respondents from the random respondents. The top results from the 208 voluntary survey responses are to plant more trees on **beaches** (40 mentions), **rights-of-way** (31 mentions), **natural areas/creeks/channel** (21 mentions), **parks and playgrounds** (12 mentions), **dog parks** (10 mentions), **urban infrastructure** (e.g., parking lots) (10 mentions) with particular attention around **development sites** (10 mentions). Top results from the 65 random survey respondents are to plant more trees in **beaches** (12 mentions) and **natural areas** (6 mentions). Other suggestions in both surveys are in **forests** (9 total mentions), **sidewalks** (8 total mentions), on **rooftops** (7 total mentions), along **bikeways** (3 total mentions), and **downtown Penticton** (1 mention).

#### Perspective of high-value trees on private property

To address the loss of trees and to increase canopy over the next 20 years, the City will need the support of private property owners to protect and retain trees on their property. The results in **Figure 11** reflect diverse opinions on the extent to which the City should prioritize the protection of high-value trees.



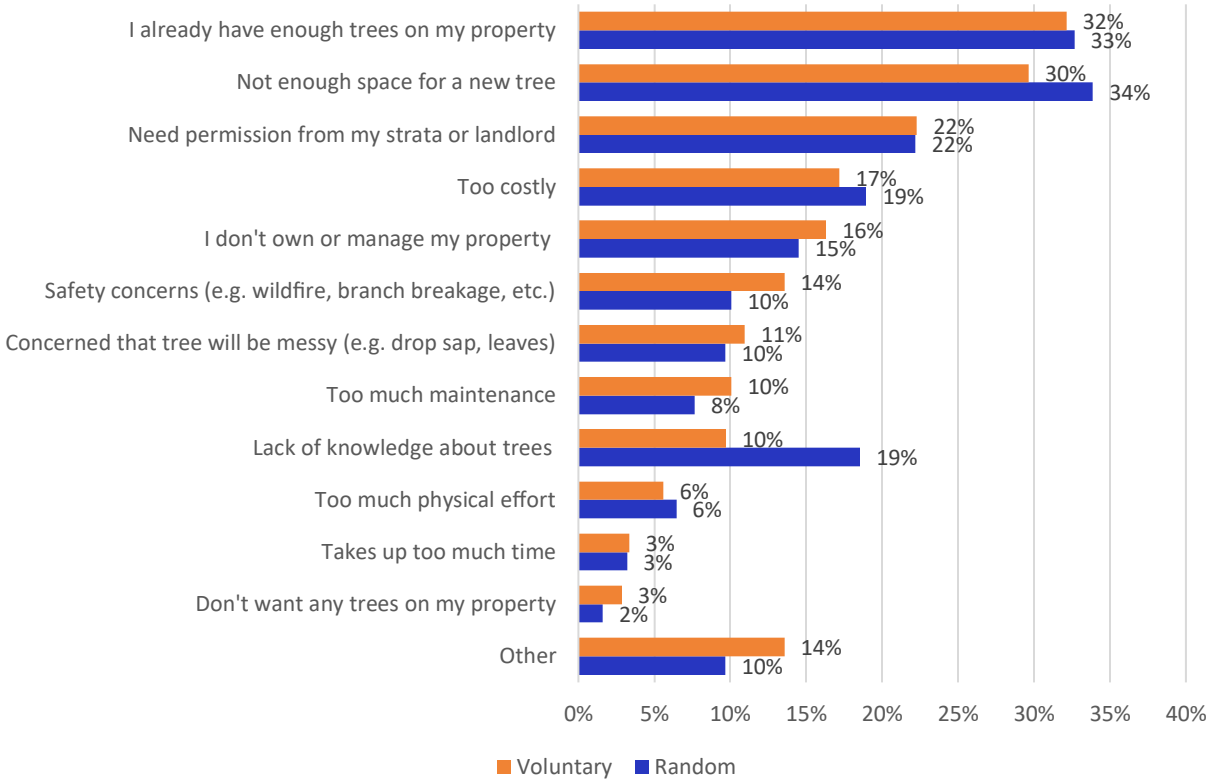
**Figure 11. Public sentiments on protecting high-value trees on private property (voluntary responses = 833, random responses = 254)**

The random sample results show a slightly higher priority overall for protecting trees on private property than the voluntary results. A majority of respondents rated protecting trees on private property to be at least a medium priority for the City. 47% of respondents on both versions of the survey rated protecting trees on private property as “high priority” or “essential”. Only 11% (voluntary) or 9% (random) of respondents rated protecting high-value trees on private property as “not a priority”.

### 2.3.7 Community stewardship

#### Barriers to participating in tree planting

Community stewardship refers to the involvement of community members in caring for or contributing to the urban forest on City or private lands. **Citizen Survey** respondents cited various factors that restricted their participation in stewardship activities (**Figure 12**). The top barriers cited by respondents in the voluntary and random survey were already having enough trees on their property (voluntary:32%, random:33%), and not having enough space (voluntary:30%, random: 34%). Only a small proportion expressed being uninterested in stewardship activities related to the urban forest (voluntary: 3%, random: 2%). No respondents provided open-ended responses for the category “Other”.



**Figure 12. Barriers preventing respondents from participating in stewardship activities (voluntary responses = 803, random responses = 248)**

Encouraging factors for planting more trees

To encourage residents to plant more trees on private property (**Figure 13**), knowing what trees are suitable for our climate (voluntary: 32%, random: 36%), having the space to plant it (voluntary: 30%, random: 36%), and a subsidy to reduce the cost of buying the tree (voluntary: 27%, random: 34%) were the most important of the 10 options. However, a significant portion of participants expressed disinterest in adding more trees to their property (voluntary & random: 15%).

Urban Forest Management Plan – Phase 1 & 2 Engagement Summary

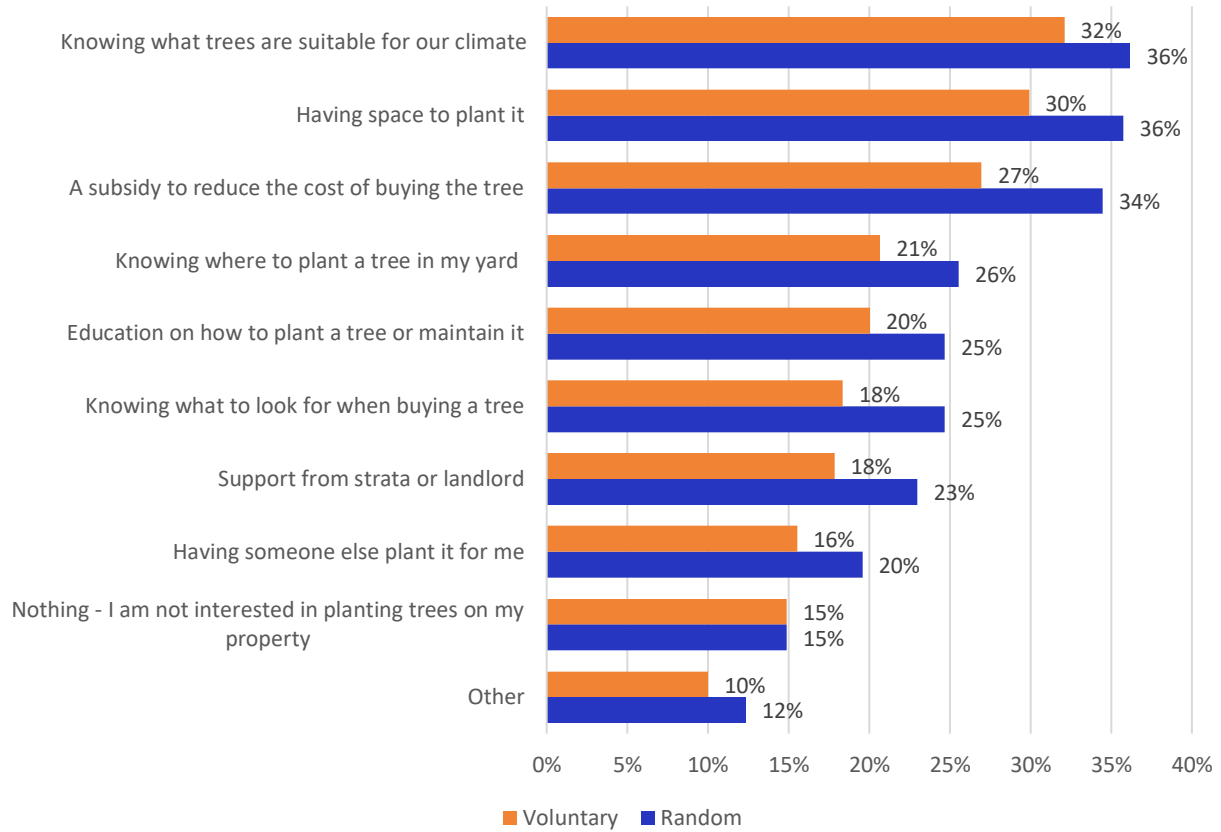


Figure 13. Encouraging factors for planting more trees (voluntary responses = 779, random responses = 235)

## 2.4 What We Heard: Stakeholder Workshop

The stakeholder workshop was attended by 12 participants representing the groups or organizations listed below:

- BC Housing
- BC Ministry of Water, Land, and Resource Stewardship
- Interior Health
- Okanagan and Similkameen Invasive Species Society
- Okanagan Similkameen Stewardship Society
- Preserve Naramata Bench
- Penticton Trees
- Contract Arborists
- South Okanagan and Similkameen Conservation Program

Invited participants were asked to contribute digital sticky notes to an online whiteboard. Facilitators also contributed sticky notes based on group discussion. Key findings from the Stakeholder Engagement are organized under the five urban forest management themes outlined in the Background Review for the UFMP: (1) **Planning**; (2) **Planting**; (3) **Managing**; (4) **Protecting**; (5) **Partnering**. Each section presents key highlights from the engagement. Appendix 1 contains a copy of the digital whiteboard used during the event.

### 2.4.1 Planning

#### Concerns

Workshop participants emphasized the importance of balancing development and tree removal with retention and replacement. They also expressed the need for adequate funding for urban forest management, more consideration and action on climate change and adaptation, and equitable positioning of parks and trees vis-à-vis other priorities like conventional utilities in streetscapes.

#### Opportunities

When asked how to address those concerns mentioned above, participants broadly sought a balanced approach between tree protection and accommodating new development, though several people wanted to see more restrictions on greenfield development in natural areas. Additional opportunities include amending bylaws and legislation for tree protection, collaborating with First Nations on identifying high-priority areas and ecosystems for conservation, and ensuring that maintenance protocols for young trees are incorporated into development planning.

## 2.4.2 Planting

### Concerns

Current challenges affecting tree planting in the community identified by participants related mainly to lack of knowledge – not knowing the appropriate tree species to plant, how to maintain trees, or not appreciating the benefits of trees. Some noted that the lack of support/care following planting is a significant issue. Other concerns are not having the right infrastructure to support healthy tree growth, including inadequate or fragmented soil volumes, plus unmaintained or ineffective irrigation. Participants also noted that newly planted trees can be stolen after planting. Several participants voiced concern that invasive tree species are still being planted by people on private property, while others appear to be spreading rapidly.

### Opportunities

When asked how to increase planting in the urban forest, participants suggested starting with public outreach and engagement, such as a tree sale coupled with planting and care advice. Many believe that understanding the intrinsic value of trees would change the outlook of tree ownership, especially on private property. Many also suggested underutilized permeable area exists in road boulevards and school district land. Some participants want the City to monitor planting site conditions like soil compaction, drainage, and potential site conflicts more closely.

## 2.4.3 Managing

### Concerns

Participants mentioned limited pest and invasive species control. Asset management concepts were also raised, including the need for maintenance strategies centred on both newly planted and older trees. One participant raised the concern that streetscapes with trees of similar ages may require simultaneous replacement at the end of their lifespan, raising the additional concern of a sudden loss of a significant portion of the canopy when such replacements occur.

### Opportunities

Some suggestions to address management concerns are to have workshops for the public to learn how to maintain trees on their property, complete more regular tree inventory updates, and also to develop a comprehensive Integrated Pest Management and plant health care plan.

## 2.4.4 Protecting

### Concerns

The top concern is the lack of regulation or a bylaw on trees, especially on private trees. The lack of regulation of tree removal and replacement on development sites was a particular concern.

#### Opportunities

To better protect trees, workshop participants first recommended introducing a tree bylaw that would require a permit to remove trees on private property. Encouraging better understanding of tree value through outreach and new City compensation policies were proposed as an alternative to a new tree bylaw.

#### **2.4.5 Partnering**

##### Concerns

Participants had few concerns with partnering on urban forest issues, other than the need for clear messaging and language to ensure effectiveness. An example of this was the City's public communications about wildfire, and concern that messaging should show wildfire is dangerous, but that trees are not inherently dangerous as fuel hazards.

##### Opportunities

Having relevant partners involved can be a valuable avenue to reach out to the public to convey important information. In the example above, the City can work with FireSmart to rationalize how trees can be part of the urban landscape and not pose threats. Other suggested opportunities involve stewardship programs that encourage youth involvement in urban forest management. To accomplish that, some participants suggested reaching out to schools so that students learn to appreciate trees early on in their lives. Participants also suggested the City be open to new opportunities as they arise or when suggested by community members.

#### **2.4.6 City Working Group**

The City Working Group (CWG) was established as a communication platform for sharing information, provide project updates, offer inputs and aligning goals and strategies of the UFMP with other departments within the organization. The CWG meetings were held quarterly in 2023 and once in 2024 and consisted of staff representatives from over 15 departments in attendance. These meetings involved presentations by the project team and encourage staff to provide feedback and expertise on the plan. Staff have shown support and great interest in the plan and are generally intrigued about how the plan aims to implement the action items and its effect on current capacity and procedures. Staff have also expressed interest in exploring potential opportunities to collaborate as new opportunities arise.

## 2.5 What We Heard: Engagement with Penticton Indian Band and community

### 2.5.1 Presentations to Major Projects Committee

#### 2.5.2 June 2, 2023

The project team shared a short presentation on progress and the scope of the UFMP. Representatives of Penticton Indian Band discussed comments and questions about the Urban Forest Management Plan with the project team. The following is a summary of the points made:

- The City needs to incorporate invasive species management into the plan and provide guidelines for transitioning away from invasive species in forested natural areas and in landscaping on private property.
- Elders' traditional ecological knowledge should be incorporated into guidance for preferred tree and plant species. Including food trees in the tree species list should be considered.
- There is concern that tree planting could impact the use of water in the landscape and deplete water supplies.
- There is concern that tree planting and other urban forest operations could disturb sites with cultural or archaeological value. Penticton Indian Band would like to be informed in advance about tree planting projects.
- There was interest in cross-cultural education opportunities through signage or kiosk areas that provide educational content about our urban forest.
- The Band is interested in learning more about proper planting practices, recommended tree species, and ways to plant more trees in streets on reserve.
- There was interest in exploring whether tree planting and urban forestry projects had potential relevance to carbon accounting projects or offsetting.
- The Committee felt the Urban Forest Management Plan was a great initiative to cool down the community.

#### 2.5.3 September 28, 2023

The project team shared a short presentation and progress update, including new results from canopy analysis. Representatives of Penticton Indian Band discussed comments and questions with the project team. The following is a summary of the points made:

- There has been a lack of planting effort, particularly around waterways. Waterways need to be prioritized for tree planting to provide food for fish and habitat.
- Band representatives rejected the asset management framing of the Plan. Trees are not assets; they are relatives to be treated with respect and reciprocity. The UFMP should reflect this understanding. This is related to the Syilx concept of *tmix*<sup>w</sup> or all living things being interconnected. Celebration of these connections is a very important part of Syilx culture. People don't celebrate trees and culture enough.
- Trees that are planted should be sourced from local, indigenous tree populations, using seed collected from within the traditional territory of the Penticton Indian Band.

Penticton Indian Band already collects some seed. Overall, planting trees that are non-invasive and native to the area should be prioritized. Planting drought-tolerant trees with low water requirements was also mentioned as important. The City should avoid promoting cedar hedges in particular.

- The UFMP should lead to a plan to eradicate Russian olive, which intrudes in grasslands and disrupts this unique and important ecosystem. There was a question about what the UFMP could do to encourage the restoration of grassland plants.
- Band representatives noted that most of the City's canopy is in natural or naturalized areas that contain their interests. There is a significant concern in the PIB community about urban development taking place in natural forests and other natural areas. The Band wants the City to weigh more highly the loss of trees during development and prioritize density rather than urban sprawl as a mitigation technique. Development accessed by Reservoir Road was mentioned as a project that is expected to have impacts on PIB interests.
- Reforestation initiatives should involve Sn'pink'tn Forestry LP and the Natural Resources Department's Traditional Ecological Knowledge keepers. There is a substantial interest in knowing where planting is planned prior to implementation.
- Any engagement with the PIB community and representatives should have some component that is purposeful.
- The Major Projects Committee wants to be kept informed towards the deadline of the UFMP report.
- The UFMP should consider the best use of wood removed through operations.
- A band representative explained the significance of potential planting projects, giving the example of a proposed project to commemorate 215 missing discovered at Kamloops Residential School by planting 215 trees along the waterway. Projects like this have the potential to unite everyone around a common cause.

#### **2.5.4 Meeting with Sn'pink'tn Forestry LP, November 17, 2023**

The project team provided a short presentation and update to representatives of Sn'pink'tn Forestry LP, the independent forest contractor based in the Penticton Indian Band community. Representatives engaged in discussion with the project team. The following is a summary of key points of discussion:

- Representatives were interested in whether the UFMP will comment on historic land cover in the region, including whether there would have been more or less canopy prior to urbanization.
- There were questions about the technique used to prepare the canopy map and the parameters for the LiDAR classification.
- Representatives shared concern about the threat of Russian olive in grassland and forests around the community.

- Representatives related the importance of keeping canopy cover in all parts of watercourses, including lower reaches of Penticton, Ellis, and other creeks. There are lots of opportunities to improve fish and wildlife habitat, even in urban areas. Representatives felt that the standards of water protection around City works were sometimes lower than the standards the forestry company must meet on crown land. There was a concern that current practices could lead to negative outcomes for fish habitat. Some of this may result from a “legacy of neglect” – i.e., historic channelization and surface engineering reducing the perceived value and contribution of urban waterways.
- There is a concern that the urban area has become a refuge for mule deer to the extent that surrounding natural areas are depopulated of deer. This is a concern for hunting rights and practices. Deer are pulled towards the urban area because it has fewer predation and hunting threats, and irrigation means there is ample food.
- Sn’pinkt’n Forestry LP has divisions that handle wildfire risk reduction, silviculture, and environmental monitoring work. They could be involved in future fuel management or environmental restoration projects.
- Representatives feel chipping waste wood should be avoided and wood recycling should be promoted wherever possible. Especially for larger trees, there is an interest in offering PIB community a first refusal on waste wood. Large, native trees should be brought on reserve and turned into something of cultural value. Some of these trees were here before us.
- Representatives are supportive of climate adaptation techniques in forestry, including climate-based seed transfer. However, they noted that they do not speak for the community at large. Many members of the community are opposed to the use of seed sources from outside the traditional territory of the PIB or even the same cutblock where tree cutting occurred. There is a need to reframe the conversation to emphasize the benefits of genetic adaptation that people like, such as diversity, and emphasize that genetic diversity and non-native planting are not the same.
- Bark beetle impacts in the Penticton area were not as severe as elsewhere in BC because of the better species mix – native forests here can include pine, Douglas-fir, larch, spruce, and deciduous species. In Sn’pink’tn Forestry LP’s managed tenures, a focus on replanting with native species diversity and not monoculture has been successful.

### 3.0 Phase 2 Engagement

#### 3.1 Phase Overview

The second phase of engagement for the Urban Forest Management Plan took place in June 2024 and included the following opportunities:

- Online Presentation to the City Working Group (May 24,2024)
- In-person open house (June 15<sup>th</sup>) at Penticton Farmer’s Market.
- Online review of draft UFMP (June 7<sup>th</sup> – June 28<sup>th</sup>), including a short online feedback form.
- Online presentation to Penticton Indian Band (Major Projects Committee) (June 13<sup>th</sup>)

We have engaged more than 130 people in the second phase. This includes 46 feedback form respondents and over 80 open house participants. Penticton Indian Band representatives were consulted via the Major Projects Committee.

#### 3.2 Synthesis of Feedback

This section summarizes points of feedback from the second phase of public engagement which focused on the draft UFMP. Comments are related to major themes in urban forest management:

- Planning and envisioning the future of the urban forest
- Protecting trees and forests
- Planting trees in urban and natural areas (“Expanding the urban forest”)
- Managing the urban forest
- Engaging and partnering within the community to advance urban forestry.

##### 3.2.1 Summary of feedback for the urban forest planning and long-term vision

What we heard
78% of online survey respondents strongly supported the draft Vision Statement.
Several of the respondents who opposed (2%) or strongly opposed (15%) the Vision Statement suggested that the City should focus on other priorities (e.g. fire breaks, housing, and crime prevention).

##### 3.2.2 Summary of feedback for protecting the urban forest

What we heard
---------------

Support for Scenario 4: Many respondents suggested they had no concerns about Scenario 4 or wholeheartedly supported it.
Concerns for Scenario 4: Most concerns about Scenario 4 emphasized opposition to the tree bylaw for private property and the cost to citizens that this would incur. That said, several other respondents greatly supported it, many of whom desired greater protections and replacement requirements.

**3.2.3 Summary of feedback for expanding the urban forest through tree planting**

What we heard
The Penticton Indian Band (PIB) would like urban forest expansion to be balanced with the protection of culturally important and environmentally threatened grasslands.
Some respondents suggested that protecting and expanding the urban forest would add more fuel to wildfires.
Respondents would like to see increased tree planting along streets to provide shade and encourage active transportation.

**3.2.4 Summary of feedback for managing the urban forest**

What we heard
Some concerns about species and site selection were identified, including the desire to increase native species, ensure climate resilience, provide suitable growing conditions (e.g. soil volume, lack of utility conflicts), and balance tree planting with water conservation (e.g. drought-tolerant species or cultivars).
There was considerable support for optimizing the cooling and climate resilience benefits that the urban forest can provide.

**3.2.5 Summary of feedback for engaging and partnering**

What we heard
The Penticton Indian Band (PIB) would like to see nsyilxcən language incorporated into the final plan.
The PIB would like to increase partnerships with the city on planting and restoration projects, and also benefit from the city’s urban forestry initiatives (e.g. tree sales).
Several respondents to the online survey would like to see greater public education and engagement around trees, including workshops, suitable species lists, and guided tours.

**4.0 Next Steps**

The findings from the first phase of community engagement informed the development of the draft UFMP, including a long-term vision and implementation priorities. Phase 2 of public

engagement occurred in June 2024 and gathered feedback on the draft UFMP. The results of both phases of public engagement have informed the plan draft and will be presented to Council during consideration of the UFMP.

# Urban Forest Management Plan – Phase 1 & 2 Engagement Summary

## Appendix 1 Stakeholder Workshop Whiteboard

### City of Penticton - Our CommuniTREE Plan (Urban Forest Management Plan)

#### Stakeholder Workshop

Thursday, June 22, 2023 10:00 AM to 11:30 AM

**Warm-up**

1 What organization, company, or community group are you associated with/representing today?

2 Share your favourite place to experience the urban forest; could be anywhere in the world.

3 Where should we begin?

Planning Planning Priorities Management / Care Outreach

**Theme # 1 - PLANNING**

**Concerns**  
What are the current challenges for planning the urban forest?

**Opportunities**  
Do you have any ideas or opportunities for planning the urban forest?

**Theme # 2 - PLANTING**

**Concerns**  
What are the current challenges affecting tree planting?

**Opportunities**  
Do you have any ideas/opportunities for planting the urban forest?

**Theme # 3 - MANAGING (PROVIDING CARE)**

**Concerns**  
What are the current challenges affecting urban forest management?

**Opportunities**  
Do you have any ideas/opportunities for managing the urban forest?

**Theme # 4 - PROTECTING**

**Concerns**  
What are the current challenges affecting tree protection and retention?

**Opportunities**  
Do you have ideas or opportunities for tree protection or retention?

**Theme # 5 - PARTNERING**

**Concerns**  
What are the current challenges for partnerships in urban forest stewardship?

**Opportunities**  
Do you have any ideas or opportunities for partnering to steward the urban forest?

## Appendix 2 Letters from Residents

*This appendix includes two letters from residents, sent by email. Names and other identifiers have been redacted.*

Dear [redacted] and Parks Penticton and RDOS,

My comments to the Urban Tree Canopy are below. As a board member of First Things First Okanagan Climate Action, I am extremely worried about the increasing heat our summers are experiencing due to climate breakdown on our planet.

The South Okanagan is a critically important place for at-risk species. Tree canopy provides homes for a huge variety of species of insects, birds, and animals while providing shade for cooling resulting in improved health and safety for humans, especially seniors. Seniors are at higher risk of heat related issues and death and Penticton has over 35% of residents over 65 years old.

In Penticton and the RDOS, citizens have much knowledge and a deep understanding of our drastically hot air, dangerous to people and animals. Please listen to the residents and experts over developers who do not hold our community's safety in a high enough regard.

When financial benefits intrude in civic planning, winners are few and losers are many. Clearing properties is convenient but wrong. People will be more attracted to Penticton and the South Okanagan with cooler, greener, and safer roads, sidewalks, AAA routes, homes, and parks. Those are the new residents we should want to attract.

Planning must be for the public good.

Please move with alacrity and bravery to stop any cutting of mature trees in the area and a bylaw to fine a home owner or developer for cutting a healthy tree on private property that is not an invasive species. A covenant clause should be a part of the bylaw to require new home owners to protect and care for new trees on their property and the city boulevards in front of their property. If they allow a tree to die, they should be required to replace it if they can't prove disease caused the tree death.

Thank you for caring about our community and our trees.

Sincerely,  
[redacted]



Hi [redacted],

Thanks for meeting yesterday morning. But the more I hear from other people, the lack of solid plans for trees on private property is a big concern.

And more huge thanks again for getting this complex document to a preliminary finish line. I hope there will be lots of pressure on the council to consider really meaningful and enforceable by-laws!

I have put out a lot of encouragement via Facebook to respond to the Comment form. I put it on the South Okanagan Naturalists and had some good support there... considering that renowned ornithologist Dick Cannings (and MP) estimates that 100 bird species frequent Penticton's green spaces! I'm taking the comment forms to a Climate discussion group this evening at [redacted]. Trees always need to be part of the discussion. I'm hoping the folks I've contacted from the Urban Forest tour also respond.

This post appeared on Penticton Tree Facebook group this morning...and may be already in your files...."The Value of Natural Capital in the Okanagan!." A startling figure is generated for the valley ecosystem that includes Penticton. It's a much more professional and science-based attempt to establish those numbers than what Penticton Trees has underway so far. But it confirms a kind of thinking that I feel must be considered in all natural planning and activity. A bit shocking to realize this work was done in

2014! <https://complexity.ok.ubc.ca/2014/10/30/the-value-of-natural-capital-in-the-okanagan/>

I'm also looking forward to getting the Penticton Trees documentation of tree removals into a useable format, and sending my photos and info on commendable city and private tree installations!

Onward,

[redacted]

## Appendix 3 Phase 2 Responses

### Online Feedback Form:

The City received 46 online responses to the Draft CommuniTREE Plan. The following is a summary of the key findings, complete results including full comments are available at [shapeyourcitypenticton.ca](http://shapeyourcitypenticton.ca).

- Please indicate your level of support for the Vision Statement: “Our Urban Forest vision is to keep our community healthy beautiful and green. Our urban forest is growing because of the care we give and the value we place on it. Our actions today are building a resilient future for the urban forest that we can be proud of across cultures and generations.”**

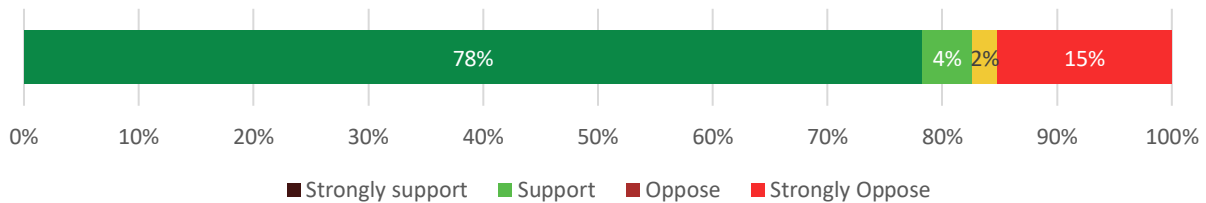


Figure 14. Level of support for the draft Vision Statement (total respondents: 46)

Respondents that selected oppose or strongly oppose were invited to explain their response, the following are verbatim:

- Waste of money. Taxes way too high already.
- Taxpayer money should not be spent on lengthy tree reports and planting trees. Far greater needs in Penticton, like almost anything.
- We don't need to put effort into an urban forest. If anything, we should put effort into fire smart strategies and fire breaks around the city. Wildfires will come.
- I don't get the money and effort being spent on something like this.
- Who actually thinks that this is a priority??
- Is this really a priority? Homelessness, crime and rampant open drug-use are way bigger issues here. Adding a few trees does nothing to address the main problems.
- I don't see the vision in the plan. Why would we agree to eliminate 20,000 to 30,000 trees along the Naramata Bench? The vision is not attainable because you aren't protecting your forests. Also, where is the protection on private land? Developers?

- This needs to start happening now and not 61 years from now. The city is hot. Climate change is here and heat Domes are becoming normal. Woman and children are the ones most effected and we need more trees and shade

**2. The plan recommends pursuing Scenario 4: Green Future. Do you have any concerns with the Big Moves associated with this framework? (See 9 Big Moves enlarged)**

34 responses shared the following verbatim concerns and comments:

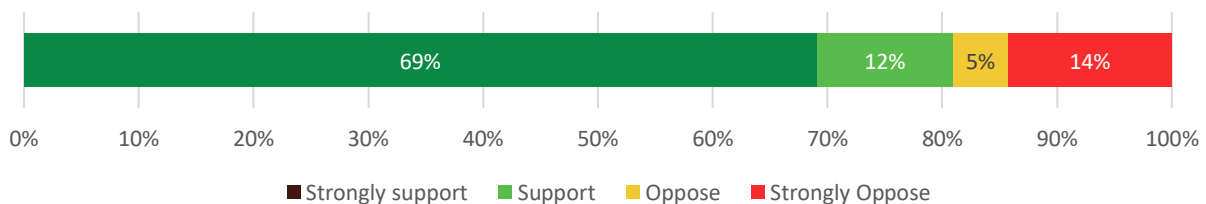
- I fully support scenario 4
- Item#3: regulating private property tree planting. Too much govt overreach here. I think this will reduce development and hurt the economy. Instead, focus on incentives for people to plant the trees; tax break, free trees, something like that.
- Must move quickly to implement and complete
- There absolutely should not be a Tree bylaw, or any taxpayer money needlessly spent on administration. What about fire smart? We live in an extreme fire risk environment. If a homeowner deems it necessary to remove trees for fire risk mitigation that shouldn't even be a question. Lastly, we live in a desert- does it really make sense to plant non-native trees and waste precious water on them?
- Why are taxpayers paying for all this needless expense? Please no more Bylaw enforcement for petty issues on law abiding taxpaying residents.
- West Side Road had a fabulous urban forest intermixed with houses up until last year. Same can be said for lots of places across the province. If a wildfire is established and coming, the only thing that will stop it is an eventual lack of fuel. Instead of adding more risk and fuel, we should be adding fire breaks around the City. Garnet Wildfire in the 90s was a serious threat and the same will happen again. An increased urban forest is the last thing we need. Has wildfire threat even been thought of in this marvelous Tree Plan?
- No concerns.
- Wholeheartedly support #4 the Green Future scenario. Have a dedicated long term visibility plan to keep the 'green vision' implementation process at the forefront and a valued essential part of the city plans long term rather than a flash in the plan pet project of current staff and politicians. Please add specific date target timelines within the implementation process vision. Have the implementation process monitored and reported on at monthly dept meetings, council meetings and reported to the public annually. Continue to educate the public on the need and viability of this tree project to keep it front and center throughout the 20 years. Promote and reference online educational resource lesson plans ( varying grade levels) to highlight the importance of

urban forests. Offer 1 hour guided city tree walks ( spring/fall) to school groups and the general public throughout the year to promote long term understanding sustain interest in the tree project.

- Major concerns- there's any number of things that money should be spent on before this.
- No concerns at all. Go for Scenario 4 Green Future.
- With a view to a warmer climate and the need to conserve water, there should be strong statements concerning the species of trees to be planted, namely that they must be drought tolerant. Should someone also give consideration to the fact that we might not be able to grow trees easily here in the future, with more heat and less water? What would our alternative greenscape be then? We may have to find other ways to provide shade and cooling.
- With a multi-year project like this one, how will the city ensure that the program is maintained with oversight over the years. For example, I see that the 2021 plan for Council was for Penticton to become an Age Friendly city. This initiative seems to be stalled for some reason. How will the city ensure that the Communitree program does not get pushed aside by other initiatives?
- Plant replacement trees several years before removing old ones (#7 - Big Moves). BTW - I really appreciated the open house opportunity to talk with a real person about this great program
- Scenario 4 is great! I'd like to see some focus on planting up city owned boulevards with trees to make shade tree-lined streets that invite people to come out and walk along, meet their neighbours, bike along etc. Densify away but please incorporate trees.
- I would hope that the trees that are planted are given enough space to properly grow, and that native, drought resistant varieties of trees are being encouraged to be planted.
- We must have large tall trees grown w/ smaller canopy trees planted between them + even crowding space. We can't be too forested or too green. Let's get going asap w/ less bureaucracy barriers \_ less contracting out where possible
- plant more than the 400 trees per year in natural restoration areas
- All good - let's get moving!!
- Support private and public tree bylaws. Need to include tree planting programs for private property as well as public
- Please Council green light this important issue for the future. Need to follow past where urban trees were planted and are now huge and healthy giving deep shade and allowed to thrive! Canopy is superb promotion for a town. Get real estate developers educated and on side.
- none - I honestly would like to see it go further. What about invasive trees like tree of heaven?

- I am in full support of the Big Moves.
- Yes, we need more Police Officers way before adding more City gardeners. Adding a Tree Bylaw is too much like 1984- aren't we supposed to be a democracy?
- no, I think this is long overdue - I'd like to see more focus on planting trees on boulevards making for shady tree-lined streets that would encourage people to get out and walk more.
- Where is move #10, private land? This is not progressive planning. I've never heard of a city that doesn't impose rules on developers to replant trees according to the size of what is removed. Its great the city land and city is participating, but I don't understand the lack of initiatives on private land. And you are completely missing rural land, where owners can go in and clear cut hundreds of trees, with no repercussions. Just a slap on the hand. There should be large fines imposed and rules.
- None.
- Tree sales should already be happening. Again the time frame is not appropriate to today's needs and must happen sooner.
- No
- No
- I have no concerns. I strongly support both #3& 4
- No concerns
- The City has to do the utmost to green and cool our town. Birds, insects, animals and humans rely on the tree canopy. Cutting mature trees and hoping that new plants will help is not the right way. Mature trees must be protected at all costs. Our delay puts all of us at huge risk of heat issues and even death.. <https://www.nadinagalle.com/the-nature-of-our-cities>
- As Penticton is a desert arid region and needs to support habitat that can withstand and support green areas and other plants that increase its comfort level of the population
- Let's do all the Big Moves. This is urgent.

**3. Please indicate your level of support for the recommended direction (Scenario 4: Green Future) set out by the Urban Forest Management Plan**



**Figure 15. Level of support for the recommended direction (Scenario 4) (total respondents: 42)**

Respondents that indicated oppose or strongly oppose were invited to elaborate on their decision. The following comments are provided verbatim:

- Can't afford it.
- More trees added and private property trees need to be protected if they are over chest height.
- Do we live in a Communist regime? No, hence the local government should not be dictating what private citizens can do on their homes. We already have plenty of trees- please focus on a meaningful issue- ie. open drug use, homelessness, crime.
- Fire smart strategies are way more important than nice trees and gardens.
- Wildfire threat cannot be blindly ignored. Cedar hedges and trees should be outlawed- due to high water needs and fire risk.
- Again the money should be spent on any real need first. Infrastructure and social issues need to be addressed before planting trees and hiring more gardeners.
- Tree Bylaw isn't needed and a total overreach. I doubt that the average citizen would support paying more taxes for more trees and garden stuff. I certainly don't.
- Its too weak. Needs to be tougher on private owners and include private land, in particular developers that clear cut land.

**4. If you would like to explain any of your responses, please share your comments here**

27 comments were shared in this section, provided verbatim below:

- Give more support for owners planting trees in their yard. On our backyard we have a huge maple tree in our backyard that is now over 55 years old and is now much older and bigger (a circumference at the base of 14 ft! It is now bigger than any known tree on city property! We live at [redacted]).
- Who dreams this stuff up anyway?
- I am more in favour of scenario 3, due to item #3 of the Big9.
- We need as many trees as possible to cool the area as much as possible and to take in CO2
- Penticton is lacking in so many areas, and has sadly gone downhill in the last 5-10 years. Crime, homelessness, Drug-use, lack of real housing options, lack of services, schools closing and the list keeps growing. Planting new trees is an absolute non-priority for the average citizen. What is behind this initiative? Penticton needs more Police funding before more Gardeners and City Staff counting our trees.
- Penticton is seriously going downhill- homelessness, drug use and crime are ever growing problems. Planting more trees is not a priority for the average resident. I would rather have lower taxes or better services as opposed to a larger Parks and Tree Bylaw department of City Staff.
- If trees are so important, why did the City remove so many during last year's Penticton Creek "rehabilitation" project? Likewise, why did the City again remove trees and undergrowth along Ellis Creek in efforts to deter homeless encampments? There's no logical answers to these questions.
- Yes please to more trees! We have objected to the way the City has allowed developers to tear out every twig for the sake of more lots, and there's no accountability on the part of the developer. Hawthorne Drive has high-end homes that ends in an eyesore of a cul-de-sac. Not sure whether anyone from the City has driven by there recently but it's nothing to be proud of. I hope Hawthorne isn't an example of the future of Penticton.
- Wholeheartedly support #4 the Green Future scenario. Have a dedicated long term visibility plan to keep the 'green vision' implementation process at the forefront and a valued essential part of the city plans long term rather than a flash in the pan project of current staff and politicians. Please add specific date target timelines within the implementation process vision. Have the implementation process monitored and reported on at monthly dept meetings, council meetings and reported to the public annually. Continue to educate the public on the need and viability of this tree project to

keep it front and center throughout the 20 years. Promote and reference online educational resource lesson plans (varying grade levels) to highlight the importance of urban forests. Offer 1 hour guided city tree walks (spring/fall) to school groups and the general public throughout the year to promote long term understanding sustain interest in the tree project.

- City staff and Council are relentless at suggesting and then imposing stuff that the average citizen doesn't want or even care about. First it was bike lanes, now an urban forest.
- Extremely important to help combat climate change and assist with lowering temperatures in our city which will help our citizens deal with erratic temperatures. There is also the added benefit of making our city look more beautiful.
- I would have liked to have seen more emphasis on protection and enhancements to what little natural green space we have left in the city, namely the Esplanade and the oxbows. We can manage those areas much better than we have so far. Also, connectivity between natural areas needs more thought. Corridors need to be wider than a few trees. For example, there is very little use of the treed areas on Penticton and Ellis creeks because they are too narrow. Riparian areas need to be at least 30 m on a side.
- I am seeing many older trees, some that have already become damaged by weather and some that have been removed already. Addressing this loss of older trees is essential for this community for all the reasons outlined in the report.
- Trees are the canopy that will help keep us cool as the climate gets ever hotter. I'd love to see every residential street sidewalk lined with trees
- I'd like to go further but realistically I think it's a good plan
- Make sure this proposal is advertised well when put forward to Council.
- we need to combat climate change - this is one of the tools we have at our disposal
- This entire proposal demonstrates how out of touch City Staff and Council are with the average resident in Penticton. All the BC Housing supported "Wet" facilities are a total disaster- you literally can't even walk on the sidewalk in front of them. Planting a tree outside these government funded drug dens does nothing to address the troubles behind the gates. Way bigger issues here than trees and bike lanes.
- The more climate change advances the more important our tree canopy becomes. I would support a much more aggressive approach to new plantings. Perhaps look at corporate sponsorships.
- Please include tree protection on private property to protect mature healthy trees - we cannot simply allow development to come in and cut these down with no thought given to how they can be incorporated into a development. People that care for mature trees on their property are heroes that make life better for everyone and should be given that recognition

- I think it is disgraceful that Penticton is allowing Future Land Use Rural Residential along the Naramata Bench. Don't you get what you have out that way? It is the jewel of Penticton, it brings the tourists, the cyclists, and serves Penticton Residents to enjoy nature along the KVR Trail. How can you have an urban forest plan that plans to cut down thousands of trees where 62% of our tree coverage exists. It is shameful.
- To face the future Penticton needs a strong green future. In particular planting Cottonwood Trees along water courses
- A Diverse urban forest is so important for our health. I wish you would also start a healthy yards program like the city of Saskatoon and a composting education program. these programs go hand in hand with Trees, Ive investigated starting a society to provide this like Saskatoon and Victoria have, since we have absolutely nothing. Its so difficult to grow things in town with all the deer destroying everything. You can see how people give up and essentially pave their yards. This should also not be permitted. that is not xeriscape, it just leads to more heat, dead earth, and a barren neighborhood. No Developer or land owner should be allowed to clearcut their land to build anything. The cutting down of any trees should require a permit, similar to Vancouver. The clear-cutting of the hill sides for development needs to stop.
- I am extremely concerned that any future developments would allow ANY HEALTHY TREE to be cut down. Developers MUST be required to build AROUND the trees and also plant new ones. The trees developers plant are TINY and left to die by the purchasers of the property. This action puts us all in danger and it's 2024 - we know more about the necessity of trees for cooling and biodiversity - health of residents and visitors. The setbacks from sidewalks for developments does not allow space for trees to grow and flourish. The bike route and main roads don't have enough trees.
- I would personally prefer that the oxbows be re-establish . The trees that were planted, many of died , along the channel are an ugly unsupported joke.
- I think trees need to be part of proposed urban development. Otherwise, through densification one concrete block will be looking at another concrete block. The heat in the streets will not be tempered without a tree canopy considered in the footprint. Variances granted should be done with trees as part of the proposal.
- Too many trees being lost to development; not enough shade in summer in many neighborhoods here. Developers should be forced to plant larger trees and property owners expected to maintain them. More boulevard trees would be great. Trees for shade for players and spectators on kids' baseball fields would be great.

**5. Is there anything else you'd like us to know the proposals provided in the draft CommuniTREE Plan?**

27 responses were received and are provided verbatim below:

- How much money has been spent already for all this? Too much.
- On the design plans for the South Main Bike Lane extension, there are plans to plant trees in the road. That is a silly idea. Trees in a road will eventually become a hazard, if they don't die. Furthermore, we live in a desert and need to conserve water.
- I would love to plant big trees in front of my house but there are power lines right in the way. I would love to see the power lines moved underground to allow for unrestricted tree planting.
- I would love to plant big trees in front of my house but there are power lines right in the way. I would love to see the power lines moved underground to allow for unrestricted tree planting.
- Wholeheartedly support #4 the Green Future scenario. Have a dedicated long term visibility plan to keep the 'green vision' implementation process at the forefront and a valued essential part of the city plans long term rather than a flash in the pan project of current staff and politicians. Please add specific date target timelines within the implementation process vision. Have the implementation process monitored and reported on at monthly dept meetings, council meetings and reported to the public annually. Continue to educate the public on the need and viability of this tree project to keep it front and center throughout the 20 years. Promote and reference online educational resource lesson plans ( varying grade levels) to highlight the importance of urban forests. Offer 1 hour guided city tree walks ( spring/fall) to school groups and the general public throughout the year to promote long term understanding sustain interest in the tree project.
- Check the grammar on question 7, doesn't read correctly...
- First, congratulations of the development of this tree cover project. This may be in place already but, if not, as each developer comes in with housing and industrial developments, make it mandatory to them receiving approval and permits, that they provide and plant a complete mature green tree cover appropriate for their development. Not just spindly saplings, but trees in their third and fourth year of maturity so they can better deal with the growing challenges climate change presents to them. As taxpayers, we'd like to see this wonderful city project start sooner, rather than later.
- Trees in and of themselves will not contribute much to the conservation of biodiversity, and depending on the north east forest to provide most of the conservation value of the urban forest does little to restore connectivity and enhance remnant natural areas in the city core. BC Nature has a program that might help with working more diligently to protect biodiversity in Penticton, while the CommuniTREE Plan is being implemented.

Contact Kephra Beckett at [conservation@bcnature.ca](mailto:conservation@bcnature.ca) for more information on how that program might help us here in Penticton.

- It would be very helpful to plant new trees near old trees several years prior to old ones being taken down. Currently in park at the cenotaph, last year 2-3 trees were removed at "end of their life" and not yet new ones planted. It will be at least a decade once new ones go in there before they provide benefit of shade
- thank you for taking the time to get out here and share the info and gather feedback. So appreciate your hard work on this!
- Would like to see a lot more trees on beaches!! More trees need to be planted on developed properties. We need more accountability from developers. More trees in children playgrounds
- We must see that "urban forests" are forests + not only tree lined streets. With climate warming we all require soothing/calming green forests that seriously provide the green canopy. We want the canopy to be effective at lowering the urban temperatures from cement effecting heat. Make us GREEN.
- Trees make a city liveable, especially our okanagan summers. They are vital for mental health and well being and benefit everyone! I appreciate the trees in the downtown core! I would recommend establishing bylaws to ensure trees planted around developments and parking lots are proportional to the structure/space. i.e.: 6 storey structure requires 60 ft trees (x sq ft of concrete requires x trees of a certain size)
- Please act now to make the future greener for our children and grandchildren
- the natural cooling effect of shade is extremely important to offset the global warming trend that we face with climate change. I suggest adding more public education on trees on private property (health, care, etc.)
- No removal of trees on private land
- I like the plan. I think it provides a vision and path to follow. You have covered my comments nicely in your "public plan display"
- Just returned from Vancouver where the trees are sacred - I live there for 50 years I have been dismayed at the treatment of trees here. Where we need them so desperately. It is so very important to preserve and foster those we have and to restore those that are gone. Thank you!
- Start with disallowing taking down trees on private property. Implement building codes like Toronto that require multi dwelling units to require adequate green space
- I'm happy to see the note on number of trees being planted each year but I do have concerns about the quality of the planting. Up Penticton creek (downtown and up to the K streets area) the new trees planted have no protection from deer / people. So many broken, dead or dying plants is pretty depressing. Why bother?

- This plan is amazing. I am very happy to see actionable items to combat climate change in our community that will help with the health of our citizens now and into the future.
- Would like to see a focus on lower income areas that have a disproportionately fewer number of trees. Also large parking lots.
- It would be really great to see some of the actual plans in place for the next one year, two year, five year, ten year and twenty year goals so that we can follow the progress being made (or not). I am soooo happy to finally see an UFMP being put in place but worry that it gets lost and/or watered down in the process
- A few notes on Option 4: -It is important to be very intentional about the tree species promoted, sold, and planted. Although only there are only 3 tree species listed as invasive in BC, there are other species (such as Honey Locust) can be weedy and cause problems on a smaller scale. While using solely native tree species is not a reasonable ask, it is imperative that new species planted are known to be unproblematic and non-spreading in natural areas. Sterile cultivars are available for many common ornamental trees. Local community groups to work with to help ensure no problematic species are planted could be Okanagan Similkameen Stewardship, Okanagan and Similkameen Invasive Species Society, and Sagebrush Nursery. -With an dramatic increase in canopy cover, tree corridors, and restored natural areas will come an increase in wildlife (bears, deer, coyotes). It is imperative that the City make a plan for improved attractant management. There are currently no bylaws or enforcement power around curbside garbage, which is the number one bear attractant, and a massive portion of residents manage their household garbage poorly (i.e. placing curbside the day before, leaving bins outside at all times). All of our surrounding communities already have bear issues due to poor residential attractant management and Penticton is not immune. The urban deer issue is also reaching critical point and must be dealt with as well, as increased tree cover will only lead to more instances of protective does hiding their fawns in areas where people and dogs walk. Simply ignoring these two wildlife species does not mean they will go away.
- Support targets / requirements for tree planting / green spaces with all developments.
- This is NOT an accurate statement: Our urban forest is growing because of the care we give and the value we place on it. Our actions today are building a resilient future for the urban forest that we can be proud of across cultures and generations." We are not growing our urban forest quickly enough and we are NOT caring for the trees planted. With delays in acting MORE BOLDLY for preventing clear cutting and any tree removal and with slow movement on new plantings, we are simply NOT doing enough quickly enough. This plan seems to not have input from experts like Lael Parrott & Catherine Kyle <https://complexity.ok.ubc.ca/2014/10/30/the-value-of-natural-capital-in-the-okanagan/> There are many experts and local citizens who could attest to the plan as

being too little and too slow. It takes \$\$ and community effort to plant and care for trees. The City must do MORE and be BOLDER.

- Yes please at least the support of scenario 4 . I believe the plan should go much farther than this low percentage of greenery but it is an attempt at realizing that the future of our town lies in the support and happiness of the community
- The city's transportation hierarchy lists pedestrians as the top priority. If we want people to walk to various destinations (including to bus stops) in hot weather we need shade for walking. Let's get busy on this ASAP and advise community members of the ways in which we can help. Let's not become the next Phoenix, where people live indoors with air conditioners on all summer. It's already happening in many of our new, tree-less developments! Sad!

## In-person open house

City staff set up a booth at the Penticton Farmers' Market on Saturday, June 15 between 9 am and 11 am, with portable fencing arranged to display information boards, a table with surveys to complete, copies of the draft plan, a city arborist available to answer questions about tree health, and free seed packages to give away.

In total, over 80 people stopped to talk to staff at the event. Summaries from those conversations are provided below:

- Question about why mature trees on Penticton creek were cut down from Wade to Nanaimo to be able to rebuild the creek corridor. Staff explained there is a very narrow riparian corridors in the city and the only way to revitalize most of these creek corridors that are narrow is by completely removing the vegetation and rebuilding the space and replacing with native plantings. Also, provincial guidelines in these projects to ensure that the vegetation is revitalized over the 1, 3 and 5 year horizons. They seemed happy with the response at the end of the conversation.
- Question related to invasive species and ensuring that when these invasive species are removed from the environment that we ensure replanting is part of the planned activities.
- Discussion with a resident about her cardboard tree festival that is coming up June 23 11:00-3:00 at the Leir house, the festival is arranged to bring light to the removal of trees in the city to enable development to occur on those lands.
- Question wanting to know what we did to compare ourselves to other communities. Staff shared the comparator cities that exist in the plan.
- Comment that shared how much they loved that we have large trees in the city and that they need to be protected and preserved.
- Someone who had moved to Penticton from Toronto shared how many trees line streets in Toronto and that we don't have much of that here. We also discussed trees being seen as a resource in British Columbia and that especially in the interior of the province people see trees as being something that is milled either into lumber or paper products.
- Staff had multiple conversations that said trees are very important especially in our Okanagan climate. Participants agreed that the City should invest in trees as much as we can. Some are willing to invest in tree initiatives even though they may not necessarily see this immediate change, and they are willing to invest in it for their grandkids and for future generations.
- One individual expressed skepticism regarding the promotion of urbanized planting, specifically concerns about mortality and success rates with this type of program. With a

background in forestry, he argued that trees are meant to thrive in a community rather than as individual implants in hardscapes.

- There was also a request for a simplified version of the City's plans and how they intend to implement the 92 action items, as some participants did not want to dive into the detailed plan.
- One person said she came by only to suggest that we need to add more trees to our beaches.
- Some participants questioned why there aren't more trees being planted on city boulevards. I explained that this decision is influenced by various reasons, as we outlined in our UFMP.
- One attendee mentioned that developers should be involved more in this conversation and take more of an active role in ensuring that trees are considered during development (with retention being the preferred option), and that we should maximize the potential to improve our streetscapes through development.
- A couple of people were shocked to learn that our tree protection bylaw only applies to City trees. They were under the impression that they had to apply for a permit to cut down a tree on their property.
- Comment that education regarding tree suitability / tree species is something that the City could do more. Many residents don't know which trees to plant, so it would be useful if the City could provide a list of verified trees for residents to choose from.
- The man at the beginning proposed adding the definition of "trees" to the glossary.
- Additionally, a couple of individuals who received printed copies expressed difficulty in reading certain areas due to fine print and light printing.
- Several individuals were interested in how development will impact tree canopy, including questions that went to concern about how to preserve large mature trees during development as well as how to accommodate planting (on private property). These were generally opportunities to talk about why some of the bylaw amendments (TPB, Zoning, S&D) are so important, which people seemed to appreciate. Only two people mentioned greenfield development as a source of tree loss (I found this interesting as it would seem to track the conversation on housing in the community and the OCP updates). I also didn't have any explicitly negative feedback at all about the idea of bringing in a tree protection bylaw, which strikes me as unusual!
- Concerns about appropriate species selection in a changing climate. While most people were concerned from the perspective of water usage in a hotter/drier climate, I also had one conversation with someone who was concerned about the use of coniferous hedging species in landscaping because of FireSmart. This person also raised the role of strata councils as a potential barrier to landscape changes or selecting appropriate species. Was wondering if there is something the plan can do to speak to this challenge.

- One person was concerned about shade but moreso about constructed shade and less about trees in particular. Would like more immediate action by Parks to provide shade in certain locations. Said they would follow up with specific locations via the feedback form.
- Several people wanted to talk about tree planting and how nice it would be to have more trees in streets. One person mentioned the desire to see tree planting co-located with active transportation facilities.
- One person had questions about whether trees could be expected to live as long as our oldest trees today because of climate impacts and development. This person also raised the issue that information about Penticton's old trees is lacking (not in the plan in particular, but in general). I suggested there's a role for both TPB development (i.e. reviewing the significant tree list and criteria) + better inventory to improve our knowledge of Penticton's oldest/most significant trees.
- One person expressed a wish to see more content about biodiversity in the plan, including a recommendation for a biodiversity strategy (or connectivity strategy, or similar). This person hadn't seen some of the items related to Forest Corridors and naturalization in the plan. I expressed hope they would like some of the related content there and should take a look at it and provide us with additional feedback online. If staff are open to having a recommendation for a biodiversity plan or similar we could do so. Currently the UFMP respects that there's a regional biodiversity plan in place for the South Okanagan.
- The plan is the wrong document for the purpose. City needs a detailed implementation plan, not a high-minded document with lots of "fluff". Should be 20 pages or less and printable in black and white. Dislikes the presentation of "alternatives" because thinks this is going to fail to connect with Council – thinks our approach should be to tell Council what needs to happen and then they can decide to either do it or not.
- Had criticisms of the terminology (e.g. prefers "crown closure" to "canopy cover") – feels the plan is too distant from technical forestry knowledge/experience. Had reservations about references to professionalization with respect to arboriculture – didn't want to see ISA Arborist become the default standard under future UF programs or a tree bylaw, recognizing that many people in the community currently conducting tree work don't have this accreditation. Found references to potential roles with the City (e.g. "Arborist Inspector" or "Certified Utility Arborist") confusing.
- Had concerns about blowdown risk from city property onto private property, referred to Skaha Park specifically.
- Had criticisms of the methods for projecting future canopy cover. Wanted to see land uses like the Airport and PIB reserve (the small one by Ellis Creek) "netted out". (I tried to explain that we have "netted out" these areas in a sense because we haven't modelled tree planting on them). Again, more interested in seeing details on potential planting

locations and have these inform the city-wide projections, rather than relying on land use averages to estimate potential canopy and then work to deliver the planting sites.

- Felt overall that the document is overdone and underdelivered.
- Concerned that not enough public engagement occurred or that opportunities didn't allow satisfactory engagement.
- Hinted they would consider speaking against the Plan if it came to public hearing.
- One thing I took away from an accessibility standpoint is that we could stand to do more to make the content accessible. One elderly lady could not read the smaller document and even the text on the boards was hard.

## **Presentation to Major Projects Committee (June 13<sup>th</sup>, 2024)**

The project team shared a presentation on the draft UFMP, including new results from canopy analysis. Representatives of Penticton Indian Band discussed comments and questions with the project team. The following is a summary of points made:

- Interest in incorporating nsyilxcən language into the draft Plan.
- Desire to clarify all tree planting should be ecologically suitable (i.e. they preserve culturally important and environmentally threatened grasslands, instead of reforesting them).
- Increased partnerships with PIB to ensure the community has access to community tree sales or other urban forestry initiatives.
- Increased partnerships on future planting and restoration projects, as well as educational projects such as cultural representation in parks and other properties.

# Council Report

penticton.ca

**Date:** August 20, 2024 **File No:** 1850-20  
**To:** Anthony Haddad, City Manager  
**From:** Amber Coates, Financial Analyst & Jeff Plant, Sport and Event Supervisor  
**Subject:** **2024 In-Year Grant Requests, Second Intake**

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## Staff Recommendation

THAT Council approve the following in-year grant requests for 2024 as listed below:

- \$1,750 in-kind to The Penticton Centre for Exceptional Learning;
- \$2,472 cash to Good Samaritan Canada;
- \$3,400 cash to The Penticton & Area Access Centre; and
- \$1,027 in-kind to the Penticton Firefighters Charitable Society.

AND THAT Council deny the \$5,000 cash grant request from the Penticton Bethel Pentecostal Tabernacle: Shop of Wonders.

## Strategic Priority Objective

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

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

## Background

Each year, the City receives applications for municipal grant funding as part of the budget deliberation process and then subsequent in-year applications from organizations that didn't apply during the regular intake. At the Council meeting on June 20, 2023, updated grant policies were approved that included two specific time frames for in-year requests, April and July. The City has received five in-year grant requests through the July intake of our grant administration program.

During the 2024 budget deliberation process, the City used funding principles to determine the level of grant funding proposed in order to meet the budget allocation for grants. These principles included:

- Returning nominal grants from the prior year with similar requests were funded at the prior year levels;
- Large grants and request increases were reviewed individually;

- New requests under \$10,000 were funded at 50%; and
- Special events were evaluated individually.

### Financial Implication

During the budget process an amount is allocated to 'other' grants to fund requests that are made during the year. The current remaining budget available to allocate is \$9.9k. Funding these requests using the above principles, which is contained in the staff recommendation, would utilize \$8.6k of the available funds as outlined in the below table.

#### Summary of Requested & Proposed Funding

Organization	Requested (Cash & In-Kind)	Proposed (Cash & In-Kind)
The Penticton Centre for Exceptional Learning	\$1,750	\$1,750
Good Samaritan Canada	\$4,944	\$2,472
Bethel Pentecostal Tabernacle: Shop of Wonders	\$5,000	\$-
The Penticton & Area Access Centre	\$12,000	\$3,400
Penticton Firefighters Charitable Society	\$1,027	\$1,027
<b>Total:</b>	<b>\$24,721</b>	<b>\$8,649</b>

### Analysis - Municipal Grant Operating Requests

#### **The Penticton Centre for Exceptional Learning: Physical Health Opportunities (request: \$1,750 in-kind)**

- The Penticton Centre for Exceptional Learning, or Penticton Excel, offers various physical health opportunities for its students. This includes children and youth with disabilities who attend Penticton Excel, former students who join for social and physical activities, and the parents and siblings of the students. Opportunities include access to the Community Centre's gym, pool, ice rink, and Sportsplex. Students also join the Friends in Motion program. Other activities include curling, parkour, disc golf, driving range practice, and walking at the SOEC track, Skaha Lake path, Skaha Lake Park, and Penticton Skate Park. They also enjoy paddleboarding, billiards, darts, and McNichol Park.
- This is a returning request seeking less than prior years and proposed funding is \$1,750 in-kind.

#### **Good Samaritan Canada: Art and Music Program (request: \$4,944 cash)**

- The primary goal of the new Art and Music Program is to include art and music therapy for the residents of Good Samaritan Village by The Station. This will enhance their emotional well-being, cognitive functions, and social interactions. The project will feature weekly painting classes and music entertainment for the residents. The painting classes will require easels, canvases, paint brushes, acrylic paints, and paint aprons. They plan to follow step-by-step instructions via a YouTube Premium subscription. The music entertainment will involve hiring local musicians to perform weekly. These activities will take place at the facility, creating a vibrant and engaging environment for the residents.
- This is a new request under \$10,000 and proposed funding is at 50%, \$2,472 cash.

### **Penticton Bethel Pentecostal Tabernacle: Shop of Wonders (request: \$5,000 cash)**

- Shop of Wonders is a pop-up toy store run by Bethel Church at the beginning of December for about one week. The Shop of Wonders program reduces inequality and helps eliminate poverty in the city, and it is available to everyone. Through this program, struggling Penticton residents are given hope and shown that the community cares about their situation. Once registration opens, local school principals, the Access Center, SOWINS, Mamas for Mamas, and BCG Okanagan are contacted to share the link. After registering, parents choose a time to shop. Gifts can be wrapped on-site, or guests can take some gift wrap home. Shop of Wonders Penticton began in 2022. This year will be the third time this valuable Christmas program has run. In the first two years, the Shop of Wonders partnered with the S.S. Sicamous Society and held the program in the Stern Saloon and then in the Sicamous boat.
- This is a new request under \$10,000. As public institutions such as churches and schools are not supported by policy, there is no proposed funding for this request.

### **The Penticton & Area Access Centre: Communications Strategy (request: \$12,000 cash)**

- The Penticton & Area Access Centre (PAAC) supports individuals and families who have difficulty meeting their basic needs and need help accessing programs and services related to food, shelter, clothing, health care, and income security. PAAC plans to develop and implement a comprehensive marketing and communications strategy. This initiative is crucial for raising awareness about services, attracting donations, and recruiting volunteers, thereby enhancing the organization's overall impact. Despite ongoing efforts and successes, the organization has struggled to expand its reach and community impact due to the lack of a professional marketing strategy. Primary activities include executing the marketing plan through digital advertising, community outreach, and promotional materials. Additionally, a marketing consultant will be engaged to oversee implementation and provide staff training.
- This is a new request over \$10,000 and was reviewed individually. The proposed funding of \$3,400 cash matches the amount PAAC is seeking from a secondary benefactor.

### **Not-For-Profit Special Event Grant Request (Evaluated Individually)**

#### **Penticton Firefighters Charitable Society (request: \$1,027 in-kind)**

- The Penticton Firefighter's Dodgeball Classic is returning for its third year. For the past two years, it has been a community event for those 18 years and older. As a non-profit group dedicated to supporting the community, they wanted to create an annual event to bring people together. The proceeds will go directly to various local charities, groups, and programs. The idea for a dodgeball tournament came from wanting to stand out from other sporting events in the city. The event is a one-day round-robin tournament on September 21, 2024. All teams are guaranteed three games before the playoff rounds begin. The event runs from 8 am to 5 pm and is entirely supported by the volunteer efforts of the Penticton Firefighters.
- This is a returning request, seeking the same level of funding as in prior years. Although the event is a fundraiser, due to its community building objective, and ties to the City's organization, the proposed funding is \$1,027 in-kind.

**Alternate Recommendations**

THAT Council provide alternate direction to staff on the level of funding for the grant applications.

Respectfully submitted,

Amber Coates  
Financial Analyst

Jeff Plant  
Sport and Event Supervisor

Concurrence

Director of Finance and Administration	Director of Community Services	City Manager
<i>AMC</i>	<i>KJ</i>	<i>SBH</i>

# Council Report

penticton.ca

**Date:** August 20, 2024  
**To:** Anthony Haddad, City Manager  
**From:** Amber Coates, Financial Analyst  
**Subject:** **General Fees and Charges Amendment Bylaw No. 2024-28**

File No: 1810-01

## Staff Recommendation

THAT Council give first, second, and third reading to "Fees and Charges Amendment Bylaw No. 2024-28", a bylaw to set the 2025 General Fees and Charges.

## Strategic Priority Objective

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

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

## Background

As provided for in the *Community Charter*, fees and charges are used to recover the cost of services provided by the City wherever possible as an alternative to property taxation. On an annual basis, staff consider the following factors when setting fees and charges:

- Inflation and contractual changes,
- Changes that bring the City's fees in line with other neighboring markets,
- Changes that are intended to bring the City closer to full cost recovery or address revenue shortfall,
- New or deleted Fees and Charges related to new services or billing methodologies, and
- *Community Charter* restrictions.

The annual process typically begins in late spring for the following year and involves collaboration between the Finance and Administration Division and all departments that generate revenue through user fees. Over the course of several months all appendices are reviewed individually with the above factors in mind (as applicable) and then the recommended changes are compiled for Council consideration.

## **Financial implication**

The revised Fees and Charges rates are a vital component in finalizing the proposed 2025-2029 Financial Plan as they directly impact budgeted revenues. The overall anticipated revenue increase for the general fees and charges appendices is \$200k, which is mainly attributable to inflationary increases.

## **Analysis**

The information presented in this section deals specifically with changes to all General Fund appendices excluding the Utilities: Appendix 7 – Electrical, Appendix 25 - Sanitary Sewer, Appendix 29 – Water, and Appendix 31 – Storm Water. These are addressed in a separate report and proposed bylaw amendment. Standard contractual increases are not highlighted below due to the inflationary nature and volume of changes. Some rates may have higher inflationary increases in 2025 if the rate reflects a change for more than one year. The attached bylaw appendices include details on all rate changes (rate changes are highlighted in yellow) and can be referred to for more information. Highlights of the changes that are included in this year's annual update are as follows:

### **Appendix 3: Arena Hourly Rates (McLaren)**

The overall appendix is updated for reading clarity.

### **Appendix 5: Business Licence Fees**

The penalty for late payment has been reduced to match those of Kelowna and West Kelowna, to be aligned with neighboring local governments. This adjustment will result in a minor decrease in penalty revenue of approximately \$18k.

The wording for Criminal Record Checks has been updated to match the updated wording in Appendix 23.

### **Appendix 6: Cemetery**

In May 2024, the City commissioned LEES+Associates to conduct a financial assessment of its cemetery operations and update the performance metrics outlined in the Business Plan chapter of the City's 2013 Cemetery Master Plan. A key finding during the pricing comparison study with nearby or similar cemeteries showed that one-time fee adjustments were needed for several items to align cemetery rates with regional averages and improve cost recovery. The proposed fee adjustments have been incorporated into the City's cemetery rates to ensure the long-term financial sustainability of the cemetery. In future years, it is recommended that rates be increased by a minimum of 3% annually. +-

### **Appendix 8: Equipment Rates**

Equipment rates are set based on a cost recovery basis and to reflect replacement cost to ensure adequate funding in the equipment replacement reserve.

### **Appendix 9: Fire Department**

As there is no longer an engine available for rent at the training facility, it is removed from the appendix.

**Appendix 11: Solid Waste (Garbage) Rates**

The name of the appendix is updated to better represent the variety of waste collection.

**Appendix 15: Marinas**

Updated wording for the Penticton Marina to bring the fee into alignment with Skaha Lake Marina.

**Appendix 16: Meeting Rooms/Activity Spaces Hourly Rate**

The overall appendix is updated for reading clarity. The Community Centre Conference Room and Library/Museum Auditorium rates are removed as those areas are no longer available for rental.

**Appendix 17: Museum**

Addition of a fee of \$80 for providing site profile requests. These requests have become more popular and require significant staffing resources to complete, necessitating a distinct fee within the staff-assisted research section.

**Appendix 19: Parks & Sports Fields Hourly Rate per Field**

The overall appendix is updated for reading clarity. A new fee of \$240 has been added for the delivery and removal of the City's new quench buggy as an optional addition to events. The quench buggy is a mobile potable water station that promotes sustainable events.

**Appendix 20: Planning**

The overall appendix is updated for clarity, and unused fees have been removed. Many development application refunds have been changed from a set dollar amount to a percentage of the original application fee. This ensures the administration fee retained by the City for cost recovery is more reflective of the complexity of each application.

A new set of fees regarding air space subdivisions has been added. Although these were not previously necessary, they are expected to be needed soon. Air space subdivision is a three-dimensional subdivision governed by Part 9 of the Land Title Act. To create air space parcels, a BC Land Surveyor first prepares an air space subdivision plan. Usually, but not always, the plan is prepared once the building structure is substantially completed. Since these subdivision reviews require substantial staff resources, the proposed fee is double the regular preliminary subdivision layout review.

A jurisdictional scan of municipalities that charge for air space subdivision was conducted, revealing a wide variety of fees as outlined in Table 1. As this work begins in the city, the fee will be monitored to determine if it is sufficient or requires adjustment in the future.

Table 1: Air Space Subdivision Fees Across Municipalities

Municipality	Airspace Subdivision Fee (Base Fee + Additional Lots)	Additional Fees / Notes
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<b>Vancouver</b>	\$116,200	FSR greater than 3.0
	\$59,080	FSR of 3.0 or smaller
<b>Kelowna</b>	\$23,400	
<b>Burnaby</b>	\$20,352	FAR greater than 2.0
	\$13,570	FAR less than 2.0
<b>Coquitlam</b>	\$6,510 + \$390	
<b>Richmond</b>	\$7,582 + \$190	
<b>Surrey</b>	\$6,813 + \$128	
<b>North Vancouver (District)</b>	\$5,370 + \$2,465	
<b>Saanich</b>	\$5,000	
<b>New Westminster</b>	\$3,378	plus, legal costs and certified professional code compliance review costs
<b>Delta</b>	\$1,045	<i>(In the process of updating fee schedule)</i>
<b>Langford</b>	\$650	plus, per new lot created: \$400 Residential \$500 Commercial, Industrial plus \$5,000 for legal review and unused portion refunded

**Appendix 21: Pool/Aquatics**

The overall appendix is updated for reading clarity.

**Appendix 23: RCMP**

The fees for police information and disclosure of information are updated for clarity.

**Appendix 24: Recreation - Miscellaneous**

Removal of the Gymnasium Drop In section and the refillable water bottle station rental as they are no longer offered or in use.

**Appendix 26: Theatre**

The overall appendix has been updated for clarity and a new \$45 fee was added for the Theatre House Representative, increasing by CPI in non-review years. The Theatre Technician position was renamed to Theatre Audio or Lighting Technician, and its description was updated.

**Appendix 27: Transit**

The appendix is updated to reflect changes from the implementation of the UMO program. This includes new wording to show calendar month passes changing to 30-day passes. It also includes updated wording and the removal of tickets for Route 70 to reflect changes by the Regional District of Okanagan-Similkameen. Additionally, the appendix now includes free local fare for youths aged 13 through 24, known as the U24 program.

**Inflationary or Contractual Adjustments**

The following appendices have inflationary or contractual adjustments only:

- Appendix 1: Administrative Rates
- Appendix 2: Animal Control
- Appendix 4: Building Department Fees
- Appendix 10: Fitness Room
- Appendix 13: Information Technology
- Appendix 14: Liquor Licenses
- Appendix 18: Parking
- Appendix 22: Public Works
- Appendix 28: Vending Fees
- Appendix 30: Excessive Nuisance Abatement Fee

**Unmodified Appendices**

The following appendix remains unchanged from the last Fees and Charges update:

- Appendix 12: Human Resources

**Alternate Recommendations**

THAT Council provide alternative direction to staff.

**Attachments**

Attachment –Fees and Charges Amendment Bylaw No. 2024-28

Respectfully submitted,

*Amber Coates*

Amber Coates, Financial Analyst

Director of Finance & Administration  <i>AMC</i>	Director of Community Services  <i>KJ</i>	GM of Infrastructure  <i>KD</i>	Director of Development Services  <b><i>BL</i></b>	Acting Director of Public Safety & Partnerships  JL-S	City Manager  <i>SBH</i>
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The Corporation of the City of Penticton

Bylaw No. 2024-28

A bylaw to amend the Fees and Charges Bylaw No. 2014-07

WHEREAS the Council of the City of Penticton has adopted a Fees and Charges Bylaw pursuant to the Community Charter;

AND WHEREAS the Council of the City of Penticton wishes to amend "Fees and Charges Bylaw No. 2014-07";

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 as "Fees and Charges Amendment Bylaw No. 2024-28".

2. Amendment:

2.1 Amend "Fees and Charges Bylaw No. 2014-07" by deleting and replacing the following appendices in their entirety:

Appendix 1	Administrative Rates	Appendix 16	Meeting Rooms/Activity Spaces
Appendix 2	Animal Control	Appendix 17	Museum
Appendix 3	Arena Rates (McLaren)	Appendix 18	Parking
Appendix 4	Building Department Fees	Appendix 19	Parks and Sports Fields
Appendix 5	Business Licence Fees	Appendix 20	Planning and Development
Appendix 6	Cemetery	Appendix 21	Pool/Aquatics
Appendix 8	Equipment Rates	Appendix 22	Public Works
Appendix 9	Fire Department	Appendix 23	RCMP
Appendix 10	Fitness Room	Appendix 24	Recreation – Miscellaneous
Appendix 11	Garbage Rates	Appendix 26	Theatre
Appendix 13	Information Technology	Appendix 27	Transit
Appendix 14	Liquor Licences	Appendix 28	Vending Fees
Appendix 15	Marinas	Appendix 30	Excessive Nuisance Abatement Fee

2.2 Appendices 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 26, 28, 30 attached hereto forms part of this bylaw.

READ A FIRST time this day of , 2024

READ A SECOND time this day of , 2024

READ A THIRD time this day of , 2024

ADOPTED this day of , 2024

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer

Appendix 1		
ADMINISTRATIVE RATES	2024	2025
Historical Information Search (per hour, 1 hour minimum)	\$41.20	\$44.10
Mortgage Roll Register (hard or electronic copy) - price per folio*	\$10.00	\$10.00
N.S.F. Cheques	\$30.00	\$30.00
Tax Certificate for Non-Owners (per property)	Rate per Land Title Office + \$20	
Monthly Billing/Postage Fee for Electric and Water Bills*	\$1.00	\$1.00
City Surcharge (on credit card payments excluding Recreation, minimum transaction \$4.00)	2.4%	2.4%
Interest rate on Accounts Receivable in arrears	2% per Month	2% per Month

**Freedom of Information Protection of Privacy - Requests for Information**

Non Commercial and Media Applicants	Per Regulation B.C. Reg. 155/2012	
Commercial Applicants	Actual Cost	Actual Cost

**Transferring payments**

Account Transfer (first time - fee waived)	\$25.00	\$25.00
Refund overpayment (excludes final overpaid utility accounts)	\$25.00	\$25.00

**Requests for photocopies**

Photocopying (black and white) - per page (letter and legal)*	\$0.37	\$0.38
Photocopying (black and white) - per page (ledger)*	\$0.59	\$0.61
Photocopying (colour) - per page (letter and legal)*	\$1.12	\$1.16
Photocopying (colour) - per page (ledger)*	\$1.39	\$1.44

\* GST applicable

Appendix 2		
ANIMAL CONTROL	2024	2025

**Annual Licence Fee:\***

Unspayed or Unneutered Dog**	\$67.00	\$70.00
Licence fees for new dogs brought into the City after June 30th	50% off the licence fee	50% off the licence fee
Spayed or Neutered Dog (where proof from a veterinarian or sworn declaration is provided)	\$33.50	\$35.00
Guard Dog	\$103.00	\$107.00
Designated Aggressive Dog	\$103.00	\$107.00
Designated Biting Dog	\$206.00	\$214.00
Designated Dangerous Dog	\$515.00	\$535.00
Service, Guide or RCMP Dog (where certification is provided)	No Charge	No Charge

\* Annual Licence Fee Renewal due January 31st of each year

\*\* If an owner provides proof of spaying or neutering after licence purchase in that year, the difference in the fee will be credited

**Renewal Late Charge (paid after January 31st):**

Late Charge	Additional \$10 to licence fee	Additional \$10 to licence fee
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**Replacement Tag:**

Replacement for lost or damaged tag	\$10.50	\$11.00
Owner holding a valid and current licence from another BC Local Government	\$10.50	\$11.00

**Impoundment of a dog with a valid licence:**

First offence	\$75.00	\$75.00
Second offence	\$150.00	\$150.00
Third offence	\$175.00	\$175.00
Fourth and each subsequent offence***	\$250.00	\$250.00

\*\*\* Increasing by \$200.00 for each subsequent impoundment

**Impoundment of a dog without a valid licence:**

First offence	\$125.00	\$125.00
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**Impoundment of designated aggressive, biting, or dangerous dog with a valid licence:**

Designated aggressive or guard dog	\$200.00	\$200.00
Designated biting dog	\$300.00	\$300.00
Designated dangerous dog	\$500.00	\$500.00

**Impoundment of other animals:**

Unspayed or Unneutered Cat	\$25.00	\$25.00
Spayed or Neutered Cat (where proof from a veterinarian or sworn declaration is provided)	\$15.00	\$15.00
All other domestic animals	\$10.00	\$10.00

**Impoundment Maintenance Fee:**

Maintenance fee per day or part day of impoundment	\$31.00	\$32.00
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**Surrender Fee:**

Surrender a dog	\$62.00	\$64.00
Surrender a cat	\$26.00	\$27.00

**Appendix 2**

ANIMAL CONTROL	2024	2025
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**Adoption of Animals (licence fee required, if applicable):**

Adult dog	\$275.00	\$275.00
Small breed dog	\$375.00	\$375.00
Mature dog (7 years and older)	\$145.00	\$145.00
Puppy (under 6 months)	\$375.00	\$375.00
Small breed puppy	\$425.00	\$425.00
Adult cat	\$140.00	\$140.00
Mature cat (8 years and older)	\$70.00	\$70.00
Kitten (under 6 months)	\$150.00	\$150.00
Rabbits	\$50.00	\$50.00
Guinea pig	\$15.00	\$15.00
Rat	\$10.00	\$10.00
Hamster/Gerbil	\$5.00	\$5.00

**Disposal Fees:**

Euthanasia (varies based on weight)	Actual Cost	Actual Cost
Cremation Services (varies based on weight)	Actual Cost	Actual Cost
<del>Disposal Fees</del>	Remove	Remove
Pick up dog carcass	\$31.50	\$33.00

**Veterinarian Exam/Treatment:**

Examination or treatment by a licenced veterinarian	Actual Cost	Actual Cost
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**Other Permits:**

Commercial Kennel Operation Permit	Requires Business licence	Requires Business licence
Hen Permit (one-time fee)	\$50.00	\$50.00
Bee Keeping Permit (one-time fee)	\$50.00	\$50.00

Appendix 3		
Arena Hourly Rates (McLaren)	Effective April 1, 2024	Effective April 1, 2025

**Ice in**

<b>Non Profit/Local</b>		
Child/Youth - Non Profit/Local	\$98.94	\$102.80
Adult - Non Profit/Local	\$181.95	\$189.05
Non School District 67 Schools*	\$49.47	\$51.40
Local Private	\$184.23	\$191.41
Local Commercial	\$200.15	\$207.95
Non Resident	\$187.64	\$194.96

**Ice Out (Dry Floor)**

<b>Non Profit/Local</b>		
Child/Youth - Non Profit/Local	\$40.10	\$41.66
Adult - Non Profit/Local	\$60.10	\$62.45
Non School District 67 Schools*	\$20.05	\$20.83
Commercial Day Rate (8 hours)	\$874.44	\$908.54
Local Private	\$60.10	\$62.45
Local Commercial	\$155.77	\$161.85
Non Resident	\$63.06	\$65.52

**Admission Rates—Public Skating**

**Single Admission**

Preschool	\$2.14	\$2.14
Child	\$3.10	\$3.10
Youth	\$4.05	\$4.05
Adult	\$4.76	\$4.76
Senior	\$4.05	\$4.05
Super Senior	\$3.10	\$3.10
Family	\$12.38	\$12.38
Parent & Tot -Adult	\$3.10	\$3.10
Parent & Tot -preschooler	\$2.14	\$2.14
Skate Rentals	\$4.05	\$4.05
Skate Rentals preschooler	\$3.10	\$3.10
Skate rentals - school	\$3.10	\$3.10

**10 Tickets**

Preschool	\$19.29	\$19.29
Child	\$27.86	\$27.86
Youth	\$36.43	\$36.43
Adult	\$42.86	\$42.86
Senior	\$36.43	\$36.43
Super Senior	\$27.86	\$27.86
Family	\$111.43	\$111.43
Parent & Tot -Adult	\$27.86	\$27.86
Parent & Tot -preschooler	\$19.29	\$19.29

Appendix 3		
Arena Hourly Rates (McLaren)	Effective April 1, 2024	Effective April 1, 2025
<b>Community Centre/McLaren Arena Meeting Room</b>		
Non Profit/Local		
Child/Youth - Non Profit/Local	\$13.52	\$14.05
Adult - Non Profit/Local	\$13.52	\$14.05
Non School District 67 Schools*	\$10.15	\$10.54
Local Private	\$17.11	\$17.78
Local Commercial	\$29.94	\$31.11
Non-Resident	\$42.78	\$44.45

*\*Non School District 67 Schools are defined as grade schools (K-12) located within City of Penticton boundaries and Penticton Indian Band lands. The Non School District 67 Schools rates are applicable during school hours.*

Appendix 4		
BUILDING DEPARTMENT FEES	2024	2025
<b>Building Application Fees</b>		
A non-refundable fee is required at time of building permit application (applied to final Building Permit Fee total)	\$200.00	\$214.00
<b>Building Permit Fee Calculations</b>		
\$1.00 - \$25,000	Included in application fee	Included in application fee
additional fee for every \$1,000 of permit value from \$25,001 to \$750,000	\$13.00	\$14.00
additional fee for every \$1,000 of permit value from \$750,001 to \$2,000,000	\$11.50	\$12.00
additional fee for every \$1,000 of permit value over \$2,000,000	\$10.00	\$10.50
<b>Security Deposits</b>		
Foundation Only Permit Security (Complex Buildings only)	\$25,000.00	\$25,000.00
Relocating a home, including a manufactured home	\$530.00	\$530.00
Temporary Building Permit Security	the greater of \$500.00 or 10% of the value of the temporary building.	the greater of \$500.00 or 10% of the value of the temporary building.
<b>Plumbing Fees</b>		
Minimum application (up to 10 Fixtures - including water/sanitary/storm service replacement)	\$92.00	\$96.00
Per Fixture thereafter	\$11.00	\$11.50
For Alteration to an existing system where there are no fixture count changes	\$92.00	\$96.00
<b>Site Plumbing</b>		
<b>Single and Two family dwellings</b>		
Water service inspection fee per unit	\$39.00	\$41.00
Sanitary service inspection fee per unit	\$39.00	\$41.00
Storm service inspection fee per unit	\$39.00	\$41.00
<b>Water service inspection fee, except single and two family dwellings</b>		
First 15 m, or part thereof, plus	\$39.00	\$41.00
Each additional 15 m, or part thereof	\$27.00	\$28.00
<b>Sanitary service inspection fee, except single and two family dwellings</b>		
First 15 m, or part thereof, plus	\$39.00	\$41.00
Each additional 15 m, or part thereof	\$27.00	\$28.00
<b>Storm service inspection fee, except single and two family dwellings</b>		
First 15 m, or part thereof, plus	\$39.00	\$41.00
Each additional 15 m, or part thereof	\$27.00	\$28.00
Each storm catch basin, sump or oil/grease interceptor	\$27.00	\$28.00
<b>Sprinkler Permits (Including site works)</b>		
For first ten (10) sprinkler heads	\$210.00	\$218.00
For each additional sprinkler head	\$2.50	\$2.50
For each Siamese connection, standpipe, hose cabinet, hose outlet	\$27.00	\$28.00
First 15 m of underground fire lines of portion thereof, plus	\$82.00	\$85.00
each additional 15 m of fire lines of portion thereof.	\$27.00	\$28.00
Each private fire hydrant on private property	\$27.00	\$28.00
<b>Mechanical Permits (Building)</b>		
New or Replacement of Mechanical System in a Single or Two Family Dwelling	\$92.00	\$96.00
New installation or replacement of a spray booth or commercial cooking ventilation system	\$283.00	\$294.00
<b>Demolition Fees</b>		
Removal of Building(s) on a property	\$210.00	\$218.00
Removal of Building(s) on a property - Delayed Demolition Permit	\$500.00	\$520.00

Appendix 4		
BUILDING DEPARTMENT FEES	2024	2025
<b>Locating/Relocating a Building or Structure</b>		
Minimum Fee for relocating/placement of mobile home or accessory structure, plus	\$283.00	\$294.00
Minimum Fee for relocating/placement of an existing building or manufactured home, plus	\$1,150.00	\$1,195.00
Additional Building Permit Fee for new work on site for foundations, cribbing, etc.	Calculated as per building application fees above	Calculated as per building application fees above
<b>Permit Reductions and Additional Charges</b>		
<b>Reductions</b>		
Complex (Part 3) Building Projects - Where the City has stated in writing that it is relying on the Certification by a Professional Engineer or Architect, registered as such under Provincial Legislation, that the plans or the aspects of the plans, complied with the Building Code or other applicable enactment.	5%	5%
Simple (Part 9) Building Projects - Where the City has stated in writing that it is relying on the Certification by Professional Engineers, registered as such under Provincial Legislation, that the plans or the aspects of the plans, complied with the Building	10% for every Registered Professional Discipline up to 20% maximum.	10% for every Registered Professional Discipline up to 20% maximum.
Plumbing Permit Homeowner Surcharge	\$50 or 25% (whichever is greater) surcharge for Single Family new construction and renovation projects completed by home owners	\$50 or 25% (whichever is greater) surcharge for Single Family new construction and renovation projects completed by home owners
BC Zero Carbon Code - building permit refund for residential projects designed and certified to EL-03 at time of Occupancy	5%	5%
BC Energy Step Code - building permit refund for residential projects designed and certified to Step 04 at time of Occupancy.	5%	5%
Permit Fee reduction for delay in permit issuance denial notice.	5%	5%
<b>Additional Fees</b>		
Plan Check Fee - For review of revised drawings where more than two plan checks have been submitted or substantial changes to the approved design during construction that requires additional Building Code or Zoning Reviews (Plus GST)	\$120.00	\$128.00
Re-Inspection Penalty (Plus GST)	\$200.00 where more than two inspections have been called for. Fee must be paid in full prior to any additional inspections or completion certificate granted.	\$218.00 where more than two inspections have been called for. Fee must be paid in full prior to any additional inspections or completion certificate granted.
Alternative Building Code Solutions Review (Plus GST)	\$230.00 per alternate solution or substantial revision to approved alternate solution.	\$250.00 per alternate solution or substantial revision to approved alternate solution.
After hours inspections or permit application review, minimum one hour (Plus GST)	\$200.00 for first hour and \$85.00 for every subsequent hour.	\$218.00 for first hour and \$85.00 for every subsequent hour.
Preliminary Application Reviews - For Stratifications and potential change of use inquiries, file searches and / or site inspections prior to permit applications.	\$285.00	\$304.00
Partial Occupancy Fee (maximum \$10,000)	the greater of \$500.00 or 10% of the original value of the building permit fee.	the greater of \$500.00 or 10% of the original value of the building permit fee.
Earthworks	\$285.00	\$295.00
Annual Backflow test filing fee per device	Backflow Solutions Incorporated (BSI Online) fee plus \$6 handling fee	Backflow Solutions Incorporated (BSI Online) fee plus \$6.40 handling fee
Blasting Permit	\$285.00	\$295.00

Appendix 4		
BUILDING DEPARTMENT FEES	2024	2025
<b>Other Miscellaneous Building Permit Fees</b>		
Permit to install a fireplace/stove or chimney	\$92.00	\$96.00
Swimming Pool Permit (Private)	\$210.00	\$220.00
Foundation Permit - Additional Application to above grade Building Permit, plus	\$210.00	\$220.00
Additional Fee shall be charged based on the estimated cost of construction	Calculated as per Section 3	Calculated as per Section 3
Secondary Suite	\$450.00	\$450.00
Crane Permits	\$210.00	\$220.00
Change of Use or Occupancy when a Building Permit is not required	\$210.00	\$220.00
Permit Extension Fee - when existing Building Permit has expired	\$120 or 10% of original permit fee(s), whichever is greater	\$128 or 10% of original permit fee(s), whichever is greater
Permit Transfer Fee (Plus GST)	\$120.00	\$128.00
Solar Panel Permit	\$92.00	\$96.00

**Building and Plumbing Permit Fee Refund:**

Building and or Plumbing Permit issued, no construction started as determined by the Director of Development Services or their designate – Upon cancellation of the Building and or Plumbing Permit, refund Building Permit and or Plumbing Permit fees less an administrative fee of:

	No Refund	No Refund
For projects with a permit value of \$1.00 - \$25,000	No Refund	No Refund
For projects with a permit value from \$25,001 to \$750,000	\$750 or 10% of original building permit fee(s), whichever is greater	\$750 or 10% of original building permit fee(s), whichever is greater
For projects with a permit value from \$750,001 to \$2,000,000	\$1,500 or 10% of original building permit fee(s), whichever is greater	\$1,500 or 10% of original building permit fee(s), whichever is greater
For projects with a permit value over \$2,000,000	\$3,000 or 10% of original building permit fee(s), whichever is greater	\$3,000 or 10% of original building permit fee(s), whichever is greater
Building and or Plumbing Permit issued, construction started as determined by the Director of Development Services or their designate	No Refund	No Refund

**Vacant Building Registration Fees**

Fee for special safety inspection prior to registration permit (Plus GST)	\$560.00	\$599.00
Fee for subsequent inspections not related to Vacant Building Registration Permit, per inspection (Plus GST)	\$200.00	\$218.00
Fee for Vacant Building Registration Permit (12 months maximum) for each building or structure located on a single and two family zoned properties	\$2,730.00	\$2,840.00
Fee for Vacant Building Registration Permit (24 months maximum) for each building or structure located on all other zoned properties.	\$5,460.00	\$5,680.00
Fee for additional Vacant Building Registration (12 month maximum)	\$2,730.00	\$2,840.00
Attendance by City of Penticton Fire Services	Actual costs incurred by the City for related labour, materials and equipment	Actual costs incurred by the City for related labour, materials and equipment
Refund	75% of Vacant Building Permit Fee may be refunded if it is remediated or demolished within first six (6) months of registration.	75% of Vacant Building Permit Fee may be refunded if it is remediated or demolished within first six (6) months of registration.

**Appendix 4**

BUILDING DEPARTMENT FEES	2024	2025
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**City infrastructure <sup>1</sup> requirements as part of Building Permit:**

Building permit and/or plumbing permit application submitted, permit not issued – Upon cancellation of the building permit and/or plumbing permit application refund City infrastructure costs paid by the developer less an administrative fee of:

For Single Family, Duplex and smaller developments	\$520.00	\$550.00
For all other larger developments	\$1,100.00	\$1,170.00

Building permit and/or plumbing permit issued, construction not started as determined by the Director of Development Services or their designate and the City infrastructure has not been installed – Upon cancellation of the building permit and or plumbing permit refund City infrastructure costs paid by the developer less an administrative fee of:

For Single Family, Duplex Triplex and smaller developments	\$520.00	\$550.00
For all other larger developments	\$1,100.00	\$1,170.00

Building permit and/or plumbing permit issued, construction not started as determined by the Director of Development Services or their designate and the City infrastructure has been installed – No refund.

No Refund	No Refund
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Building permit and/or plumbing permit issued, construction started as determined by the Director of Development Services or their designate and the City infrastructure has not been installed – The person seeking a refund must make a submission for a refund in the prescribed form to the Director of Development Services or their designate who will prepare a report for Council’s consideration.

Council consideration	Council consideration
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Council will consider the matter and may by resolution:

- a. authorize the density bonus refund subject to conditions as;
- b. refuse the request for a density bonus refund;
- c. refer the matter to staff or a future Council meeting; or
- d. such other determination as Council may direct.

As a requirement of any density bonus refund the development permit and building permit must be cancelled and the development Permit must be discharged from the title of the lands.

Admin. Fee for Single Family, Duplex, Triplex and small Development	\$520.00	\$550.00
For all larger Developments will be held	\$1,100.00	\$1,170.00

Building permit and/or plumbing permit issued, construction started as determined by the Director of Development Services or their designate and the City infrastructure has been installed.

No Refund	No Refund
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**Notes:**

**1. City Infrastructure is defined as:**

- a. Any items related to the City of Penticton water, sanitary, storm system including main line pipe, appurtenances, services etc.
- b. Any items related to roads, sidewalks, curb, gutter, signs etc.

**Sidewalk Uses**

Type 1 Sidewalk Café - Annual Fee (Plus GST)	\$330.00	\$340.00
Type 2 Sidewalk Café - Annual Fee (Plus GST)	\$330.00	\$340.00
For each parking space or portion thereof occupied by a temporary sidewalk café - Annual Fee (Plus GST)	\$227.00	\$240.00
Sidewalk Sales Area or sidewalk seating area - Maximum of 2 tables and 8 seats (Plus GST)	\$115.00	\$120.00
Martin Street and Westminster Avenue Revitalization Project Area - Storefront Sales/Seating (Plus GST)	\$115.00	\$120.00
Martin Street and Westminster Avenue Revitalization Project Area - Storefront Café (Plus GST)	\$330.00	\$340.00
Main Street Revitalization Project Area - 100 & 200 Blocks Storefront Sales/Seating (Plus GST)	\$115.00	\$120.00
Main Street Revitalization Project Area - 100 & 200 Blocks Storefront Café (Plus GST)	\$330.00	\$340.00
Main Street Revitalization Project Area - 300 Block Storefront Sales/Seating (Plus GST)	\$330.00	\$340.00
Main Street Revitalization Project Area - 300 Block Storefront Café (Plus GST)	\$330.00	\$340.00

Appendix 5		
BUSINESS LICENCE FEES	2024	2025
Application Fee: Non-refundable deposit is required at time of application (credited towards end of Business Licence Fee)	\$30.00	\$31.00
Application Fee: Short Term Rental - Major High Occupant - Non-refundable deposit is required at time of application (credited towards end of Business Licence Fee)	\$265.00	\$285.00
Business Licence Base Fee	\$200.00	\$205.00
Accommodation	Base fee plus \$2.00 per room	Base fee plus \$2.00 per room
Adult Only	Base fee plus Criminal Record Check	Base fee plus Police Information Check
Police Information Criminal Records Checks	As set out in the RCMP section of this bylaw	As set out in the RCMP section of this bylaw
Bed and Breakfast	\$210.00	\$220.00
Vacation Rental (Home Stay)	No Charge	No Charge
Short Term Vacation Rental (Minor)(per year)	\$260.00	\$270.00
Short Term Vacation Rental (Major)(per year)	\$515.00	\$540.00
Short Term Vacation Rental (Major High Occupant)(per year)	\$775.00	\$810.00
Seasonal - Six month maximum	\$115.00	\$120.00
Seasonal - Short Term 30 day - no location	\$44.00	\$46.00
Change of Owner Fee	No Charge	No Charge
Change of Location Fee	\$113.00	\$121.00
Penalty (late payment)	\$50.00	\$25.00
Secondary Suites and Carriage houses (per year)	\$200.00	\$205.00
Agricultural Business (seasonal)	\$120.00	\$125.00
Downtown Farmers Market (per year)	\$545.00	\$566.00
Downtown Community Market (per year)	\$1,364.00	\$1,417.00
Inter-Community Business Licence fee	\$150.00	\$150.00

Appendix 6		
CEMETERY	2024	2025
<b>Grave Space</b>		
<b>Standard Size Plot - Flat Marker Section</b>		
Residents (including Care Fund contribution of 25%)	\$1,855	\$2,133
Non-Residents (including Care Fund contribution of 25%)	\$2,491	\$2,880
<b>Standard Size Plot - Up-Right Marker Section</b>		
Residents (including Care Fund contribution of 25%)	\$2,756	\$3,583
Non-Residents (including Care Fund contribution of 25%)	\$3,710	\$4,823
<b>Small Size Plot (includes infants less than 2 years) - Flat Marker Section</b>		
Residents (including Care Fund contribution of 25%)	\$795	\$819
Non-Residents (including Care Fund contribution of 25%)	\$1,060	\$1,105
<b>Small Size Plot (includes infants less than 2 years) - Up-Right Marker Section</b>		
Residents (including Care Fund contribution of 25%)	\$1,166	\$1,201
Non-Residents (including Care Fund contribution of 25%)	\$1,590	\$1,621
<b>Cremation Size Plot - Flat Marker Section</b>		
Residents (including Care Fund contribution of 25%)	\$795	\$819
Non-Residents (including Care Fund contribution of 25%)	\$1,060	\$1,105
<b>Green Burial Plot</b>		
Residents (including Care Fund contribution of 25%)	\$1,855	\$2,133
Non-Residents (including Care Fund contribution of 25%)	\$2,491	\$2,880
<b>Family Estate Plot - Traditional In-ground</b>		
Residents (including Care Fund contribution of 25%)	\$35,586	\$35,586
Non-Residents (including Care Fund contribution of 25%)	\$48,041	\$48,041
<b>Family Estate Plot - Cremation</b>		
Residents (including Care Fund contribution of 25%)	\$3,180	\$3,180
Non-Residents (including Care Fund contribution of 25%)	\$4,240	\$4,293
Any plots reserved as per The Corporation of the City of Penticton Cemetery Management Bylaw No. 2010-09, may be bought back by the Corporation at 80% of the purchase price.		
<b>Services Internment</b>		
Standard size - Traditional In-ground or Green Burial - First Interment per Plot	\$1,704	\$2,953
Standard size - Traditional In-ground or Green Burial - Second Interment	\$1,163	\$1,755
Mausolea - Entombment	\$0	\$1,000
Small size	\$578	\$624
Infant under 2 years	\$578	\$595
Cremation size	\$362	\$500
<b>Opening and Closing Grave for Exhumation</b>		
Standard size	\$2,147	\$2,211
Small size	\$889	\$916
Infant under 2 years	\$889	\$916
Cremation size	\$455	\$625
Less than 24 Hours Notice – Charge	\$279	\$301
Installation of Memorials (each time) - including care fund contribution of 25%	\$325	\$335
Reset Fee	\$221	\$228
<b>Reservation of Side by Side Graves for Extended Family</b>		
One time Administration Fee	\$87	\$87
Annual Reservation Fee	\$33	\$36
<b>Fairview Internment</b>		
Fairview Cemetery Fee	\$530	\$572

Appendix 6		
CEMETERY	2024	2025
<b>Goods</b>		
Grave Liners – Regular	\$610	\$732
Grave Liners – Child	\$265	\$273
Concrete Slab for Lanterns	\$233	\$252
Marker Disposal	\$103	\$112
<b>Columbarium</b>		
Resident		
Level I	\$4,020	\$4,623
Level I Care Fund Per Niche Unit Sold (10% of above)	\$402	\$462
Level II	\$3,810	\$4,222
Level II Care Fund Per Niche Unit Sold (10% of above)	\$381	\$422
Level III	\$3,710	\$3,821
Level III Care Fund Per Niche Unit Sold (10% of above)	\$371	\$382
Non-Resident		
Level I	\$5,400	\$6,241
Level I Care Fund Per Niche Unit Sold (10% of above)	\$540	\$624
Level II	\$5,190	\$5,700
Level II Care Fund Per Niche Unit Sold (10% of above)	\$519	\$570
Level III	\$4,920	\$5,159
Level III Care Fund Per Niche Unit Sold (10% of above)	\$492	\$516
The rates include a one-time opening/closing rate, and initial engraving		
<b>Care Fund Per Niche Sold</b>		
Marker	\$53	\$58
<b>Other Charges</b>		
Additional Opening/closing (includes 2nd engraving)	\$352	\$500
Niche Flower Vase	\$89	\$151
Exhumation	\$385	\$550
Overtime	\$492	\$507
Niche or Mausoleum Plate Replacement	Actual Cost	Actual Cost
<b>Mausoleum</b>		
Basic Rate per unit		
Resident		
Level I	\$27,760	\$27,760
Level I Care Fund Per Mausoleum Unit Sold (10% of above)	\$2,776	\$2,776
Level II	\$26,700	\$26,700
Level II Care Fund Per Mausoleum Unit Sold (10% of above)	\$2,670	\$2,670
Level III	\$25,630	\$25,630
Level III Care Fund Per Mausoleum Unit Sold (10% of above)	\$2,563	\$2,563
Non-Resident		
Level I	\$37,490	\$37,490
Level I Care Fund Per Mausoleum Unit Sold (10% of above)	\$3,749	\$3,749
Level II	\$36,040	\$36,040
Level II Care Fund Per Mausoleum Unit Sold (10% of above)	\$3,604	\$3,604
Level III	\$34,600	\$34,600
Level III Care Fund Per Mausoleum Unit Sold (10% of above)	\$3,460	\$3,460
The rates include a one-time opening/closing rate, and initial engraving		
<b>Care Fund Per Unit Sold</b>		
Marker	\$53	\$58
<b>Opening and Closing for Exhumation</b>		
Level I, II and III	\$2,040	\$2,101

Appendix 6		
CEMETERY	2024	2025

**Ossuary / Scattering Garden / Green Burial Memorials**

Basic Rate per Unit:

Ossuary - Resident	\$500	\$500
Ossuary - Non-resident	\$680	\$680
Green Burial & Ossuary Memorial Inscription	\$340	\$340

Lakeview Cemetery – Cost of Saturday burials is the same as on weekdays

Fairview Cemetery – Cost of Saturday burials is subject to additional labour charges

No Sunday or Statutory Holiday Burials

Appendix 8		
EQUIPMENT RATES	2024	2025
Passenger Vehicle (<5,500 kg)	\$8.00	\$12.00
Passenger Van (15 Passenger)	\$8.00	
Small Aerial	\$35.00	\$35.70
Litter Truck	\$29.00	\$29.60
Sewer Flush Truck	\$68.50	\$69.90
Single / Tandem Dump	\$47.00	\$47.90
Electrical Line Truck	\$58.00	\$59.20
Utility Truck (Water/Sewer)	\$25.00	\$25.50
Grader	\$85.00	\$86.70
Chipper	\$50.00	\$51.00
One Ton Truck	\$11.00	\$15.00
Back Hoe	\$43.00	\$43.90
Lawn Tractor	\$13.00	\$13.30
Wheel Loader	\$65.00	\$66.30
Street Sweeper	\$65.00	\$66.30
Air Compressor	\$10.00	\$10.20
Large Tractor	\$27.50	\$28.10
Rotary Mower - Large	\$45.00	\$45.90
Rotary Mower - Small	\$28.00	\$28.60
Fork Lift	\$40.50	\$41.30
Beach Cleaner	\$55.00	\$56.10
Trailers	\$10.00	\$13.30
Compost Screener - Trommel	\$120.00	\$122.40
Large Sander & Blade	\$70.00	\$71.40
Small Sander & Blade	\$27.00	\$27.50
Ice Resurfacers	\$6.50	\$6.60
Barge - Water Craft	\$40.00	\$40.80
Flat Deck Crane Truck	\$35.00	\$35.70
Leaf Vac	\$45.00	\$45.90
ATV	\$6.00	\$6.10
Valve Machine	\$12.00	\$12.20
Small Equipment	\$4.00	\$4.10
Large Pump	\$51.50	\$52.50
Municipal Tractor	\$60.00	\$65.00
Excavator		\$30.00

Appendix 9		
Fire Department	2024	2025

The fees hereinafter specified shall be paid to the City by all applicants for any permit required by this bylaw, or under the Code adopted by this bylaw, or by the regulations passed pursuant to the provisions of the Fire Services Act, as amended from time to time, and for inspection of any work or thing for which the said permit is required:

**Installation of compressed gas systems, gasoline tanks, oil tanks, diesel tanks and dispensing pumps or refueling station:**

<2500L	\$112.00	\$116.00
>2500L-<5000L	\$279.00	\$290.00
>5000L	\$390.00	\$405.00

**Underground Tank**

<2500L	\$112.00	\$116.00
>2500L-<5000L	\$279.00	\$290.00
>5000L	\$390.00	\$405.00
Each dispensing pump	\$56.00	\$58.00
Tank removal or decommission*	\$167.00	\$174.00

\* all installation and removal are subject to an environmental assessment to accompany application

**Inspection and installation of domestic and commercial oil burners:**

each domestic installation	\$17.00	\$17.70
each commercial installation	\$29.00	\$31.00

**Permits**

Public Fireworks Display permit

Low Hazard	\$56.00	\$58.00
High Hazard	\$279.00	\$290.00
Burning Permit as allowed by bylaw	\$56.00	\$58.00
Permanent Outdoor Fireplace	\$56.00	\$58.00

**Emergency Assist Calls**

Charge for responding to Jaws of Life	as per Provincial Emergency Program Fee Schedule	as per Provincial Emergency Program Fee Schedule
Ambulance Assist	as per Provincial Emergency Program Fee Schedule	as per Provincial Emergency Program Fee Schedule
Public Service	Actual Cost	Actual Cost

**False Alarm Calls per Property (resets per Calendar Year)**

1st False Alarm Call	No Charge	No Charge
2nd False Alarm Call	\$235.00	\$245.00
3rd False Alarm Call	\$335.00	\$345.00
4th and thereafter False Alarm Call	\$435.00	\$445.00

**Other Fees**

File Search for Building Deficiencies/Incident Reports/Investigations	\$185.00	\$193.00
Fire Investigation (for Fire Damage greater than \$5,000.00)	\$545.00	\$570.00
Requested on-site inspection/consultation for commercial purposes	Actual Cost	Actual Cost
Fire Extinguisher Training (per person)	\$5.00	\$5.00
Failure to keep fire under control and Fire Dept must attend pursuant to Fire and Life Safety Bylaw 2004-57 Section 9.04(g) as amended or superseded	Rates are based on the Office of the Fire Commissioner inter agency reimbursement rates as it changes from time to time	Rates are based on the Office of the Fire Commissioner inter agency reimbursement rates as it changes from time to time
Drive over fire hose pursuant to Fire and Life Safety Bylaw 2004-57 Section 8.01 as amended or superseded	Actual cost to repair or replace damaged hose	Actual cost to repair or replace damaged hose
Flat rate per fill for both Self Contained Breathing Apparatus (SCBA) and Self Contained Underwater Breathing Apparatus (SCUBA)	\$10.50	\$11.00
Fire Flow Testing	Actual Cost	Actual Cost
Re-Inspection after Order	\$110.00	\$115.00
Fire Safety Plan Review - Initial	\$110.00	\$115.00
Fire Safety Plan Review - Subsequent	\$53.00	\$55.00
Mobile Vending Permit (Annual)	\$54.00	\$56.00

Appendix 9		
Fire Department	2024	2025
Failure of Property Owner or Agent to attend Emergency Incident Scene	\$315.00	\$327.00
Fire Department control of life safety system until Owner or Agent takes responsibility	Actual Cost	Actual Cost
Fire Smart Burning Permit	No Charge	No Charge
Fire Smart Home Assessment	No Charge	No Charge
<b>Training Centre Rental Rates</b>		
Classroom (projector/screen/TV/sound/flipcharts) per day	\$128.00	\$133.00
Live Fire Burn Building per day	\$573.00	\$595.00
Search Building per day	\$128.00	\$133.00
Full Facility - one day (including Engine)	\$900.00	\$935.00
Full Facility - two days (including Engine)	\$1,800.00	\$1,870.00
Instructor	\$385.00	\$402.00
Safety Officer	\$385.00	\$402.00
Technician (Rehab/Fire Control/Pump Operator)	\$385.00	\$402.00
Consumables (artificial smoke, generator, pallets, propane)	Actual Cost	Actual Cost
Natural Gas/Fuels	Actual Cost	Actual Cost
Student User Fee (Consumable Supplies), per day per student	\$7.00	\$7.00
Fog Machine, per day	\$55.00	\$57.00

Appendix 10		
FITNESS ROOM	Effective April 1, 2024	Effective April 1, 2025
<b>Single Admission</b>		
Youth	\$5.00	\$5.24
Adult	\$7.14	\$7.38
Senior	\$5.00	\$5.24
Super Senior	\$4.05	\$4.29
Family	\$16.19	\$16.67
<b>10 Tickets</b>		
Youth	\$45.00	\$47.14
Adult	\$64.29	\$66.43
Senior	\$45.00	\$47.14
Super Senior	\$36.43	\$38.57
Family	\$145.71	\$150.00
<b>1 Month</b>		
Youth	\$45.00	\$47.14
Adult	\$64.29	\$66.43
Senior	\$45.00	\$47.14
Super Senior	\$36.43	\$38.57
Family	\$145.71	\$150.00
<b>3 Months</b>		
Youth	\$119.05	\$123.81
Adult	\$166.67	\$171.43
Senior	\$119.05	\$123.81
Super Senior	\$94.29	\$100.00
Family	\$380.95	\$390.48
<b>6 Months</b>		
Youth	\$200.00	\$209.52
Adult	\$285.71	\$295.24
Senior	\$200.00	\$209.52
Super Senior	\$161.90	\$171.43
Family	\$647.62	\$661.90
<b>12 Month Annual Pass</b>		
Youth	\$319.05	\$333.33
Adult	\$452.38	\$471.43
Senior	\$319.05	\$333.33
Super Senior	\$257.14	\$271.43
Family	\$1,038.10	\$1,047.62
<b>Clinic Rates</b>		
<b>Weekly Fitness</b>		
Senior	\$11.43	\$12.38
Adult	\$16.90	\$18.10
<b>Monthly Fitness</b>		
Senior	\$31.43	\$33.33
Adult	\$45.71	\$48.57
<b>Fitness 10 Ticket</b>		
Senior	\$33.33	\$35.24
Adult	\$48.57	\$51.43

**NOTE:**

For Fitness Room/Pool combination admissions and clinic rates, please see Appendix 21 - Pool/Aquatics

Appendix 11		
SOLID WASTE GARBAGE RATES	2024	2025

The scale of charges by The Corporation of the City of Penticton for the collection, removal and disposal of solid waste and recyclable materials as provided for in the City of Penticton Garbage "Solid Waste Collection and Recyclable Materials Disposal Bylaw", shall be as follows and will be billed by the City as current taxes on the property for which the premises were served by solid waste and recycling collection.

<b>Annual Fee - Solid Waste Collection</b> Includes one (1) 120L Garbage Cart and one (1) 240L Yard Waste Cart	\$157.00	\$160.00
<b>Annual Fee - Recycling Collection - Bi-Weekly</b> Includes one (1) 240L Recyclable Cart	\$36.00	\$38.00
<b>Annual Fee - Multi-Family Weekly Recycling Collection (per unit, per year)</b>	\$72.00	\$76.00
Administration Fee for Sewer and Garbage Extension - for first unit	\$17.00	\$18.10
- Each Additional Unit in same complex	\$6.00	\$6.40
Tag a Bag - Additional Curb Side Collection bag - price per tag	\$3.62	\$2.48
25 Tag a Bag Coupons	\$65.48	\$50.00
Application for Curb Side Collection from a Multi-Family Dwelling	\$89.60	\$92.30
Application fee for Multi-Family Residential Weekly Recycle Collection	\$89.60	\$92.30

**Base Cart Program**

Base Cart Program includes: one (1) 120 Litre Garbage Cart, one (1) 240 Litre Recyclables Cart, and one (1) 240 Litre Yard Waste Cart

Cart Change Administration Fee Per property visit, any quantity of carts (Commences January 1, 2017)	\$33.10	\$34.14
Disability Exemption Application	No charge	No charge
Garbage Cart - upgrade to two (2) 120L Carts In addition to the Annual Fee - Solid Waste Collection	\$133.00	\$137.20
Garbage Cart - upgrade to a 240L Cart In addition to the Annual Fee - Solid Waste Collection	\$133.00	\$137.20
Recyclables Cart - upgrade to a 360L Cart	No charge, part of Annual Fee	No charge, part of Annual Fee
Recyclables Cart - upgrade to two (2) 240L Carts	No charge, part of Annual Fee	No charge, part of Annual Fee
Recyclables Cart - upgrade to two (2) 360L Carts	No charge, part of Annual Fee	No charge, part of Annual Fee
Recyclables Cart - downgrade to a 120L Cart	No charge, part of Annual Fee	No charge, part of Annual Fee
Yard Waste Cart - upgrade to 360L Cart In addition to the Annual Fee - Solid Waste Collection	\$38.20	\$39.40
Yard Waste Cart - upgrade to two (2) 240L Carts In addition to the Annual Fee - Solid Waste Collection (max 2 carts allowed)	\$76.40	\$78.80
Yard Waste Cart - upgrade to two (2) 360L Carts In addition to the Annual Fee - Solid Waste Collection (max 2 carts allowed)	\$76.40	\$78.80
Yard Waste Cart - downgrade to 120L Cart	No charge, part of Annual Fee	No charge, part of Annual Fee
Yard Waste Cart - opt out of Yard Waste Program	No charge, part of Annual Fee	No charge, part of Annual Fee
Wildlife Resistant Cart Upgrade - 120L Garbage Cart only (one time fee) per Cart	\$100.00	\$106.00
Repeated or willful damage to Carts will be charged to property owner	Actual Cost of replacement and Cart Change Administration Fee	Actual Cost of replacement and Cart Change Administration Fee

**Screened Compost Sales\***

Bulk / Wholesale - (greater than 5 tonnes) per tonne	\$12.75	\$13.00
Bulk/Wholesale - (less than 5 tonnes) per tonne	\$20.50	\$21.00
Individual Bags, per bag	\$2.75	\$2.85

\* Compost fees may be waived at the discretion of the Public Works Manager or their designate in the event of site congestion or operational necessity.

**Appendix 13**

INFORMATION TECHNOLOGY	2024	2025
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**Provision of Dark Fibre Services**

Dark Fibre - per fibre optic strand (per month)	\$373.00	\$387.50
Administration Fee	included	included
One Time Connection Fee	\$924.60	\$960.70
Physical Connection Costs	As quoted	As quoted

**Provision of Telephone and Internet Services**

High-end 8861 (Gigabit, Bluetooth, Wifi)	\$46.10	\$47.90
High-end 8851 (Gigabit, Bluetooth)	\$36.10	\$37.90
Mid-range 8841(Gigabit)	\$31.10	\$32.90
Low-end greyscale 8811 (Gigabit)	\$21.10	\$22.90
Wireless portable phone Model 8821 (Bluetooth)	\$52.60	\$54.70
Conference phone Model 8832	\$46.10	\$47.90
D-A Convertor Allows for analog devices on City digital phone network Model ATA 190 (fee per ATA device)	\$11.40	\$11.80
Extra DID external phone number added to existing hardware	\$5.70	\$5.90
Internet	\$105.10	\$109.20
Wireless Internet Services add-on (where available)	\$11.40	\$11.80
Connection/Configuration Charge	\$115.60	\$123.70

**Electronic Data Fees**

GIS Electronic Data	share data free of charge	share data free of charge
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## Appendix 14

LIQUOR LICENCES	2024	2025
A non-refundable application review for Local Government confirmation for Receipt Application or Zoning Confirmation. (credited towards end of Liquor Licence Review Fee)	\$200.00	\$211.00
New Food Primary review or Occupant load reviews	\$200.00	\$211.00
New Liquor Primary Licence (Public Consultation) <i>* Requires additional Public Notice Sign fee</i>	\$780.00	\$835.00
Permanent Change including change in hours, occupant load, addition of a winery, brewery or distillery lounge or special event area. <i>* Requires additional Public Notice Sign fee</i>	\$780.00	\$835.00
Structural Change - with public consultation <i>* Requires additional Public Notice Sign fee</i>	\$780.00	\$835.00
Structural Change - no public consultation	\$400.00	\$427.00
Structural Change - Zoning confirmation including Picnic Area Endorsement	\$200.00	\$211.00
Temporary Change or Request to extend hours for a Special Event Permit	\$200.00	\$211.00
Appeal to Council of a Staff Decision on a Liquor Application Review	\$400.00	\$427.00

### Public Notice Signs

Initial Public Consultation Notice Sign (plus GST)	\$295.00	\$315.00
Repair of Damaged Signs (plus GST)	\$295.00	\$315.00
Replacement of damaged signs (plus GST)	\$295.00	\$315.00

Appendix 15		
MARINAS	2023	2025

**Penticton Marina (Okanagan Lake)**

Moorage Fees — January 1 <sup>st</sup> to December 31 <sup>st</sup>	Moorage fees, land storage, and parking fee increases as per lease agreement	Moorage and land storage fees to be determined by the operator based on market value
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**Skaha Lake Marina**

Moorage Fees	Moorage and land storage fees to be determined by the operator based on market value	Moorage and land storage fees to be determined by the operator based on market value
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DEFINITIONS:

- A. Moorage season – March 1 to November 30 inclusive (9 months)
- B. Storage season – October 1 to March 31 inclusive (6 months)
- C. Penticton residents and taxpayers acquire moorage on a first come first served basis until May 1<sup>st</sup> annually, after which any available moorage may be rented to non-resident or non-taxpayer.

**Overnight Parking**

A window permit is issued to those user groups requiring an RV on site for **special event security** – pending approval by the PRC Director or designate. Permit is issued through the RCMP.

RV Overnight Parking Permit	See Appendix 23 - RCMP	See Appendix 23 - RCMP
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## Appendix 16

Meeting Rooms/Activity Spaces Hourly Rate	Effective April 1, 2024	Effective April 1, 2025
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**Community Centre/McLaren Arena Meeting Room**

Non Profit/Local/ Regular		
Child/Youth - Non Profit/Local	\$13.52	\$14.05
Adult - Non Profit/Local	\$13.52	\$14.05
Non School District 67 Schools*	\$10.15	\$10.54
Local Private	\$17.11	\$17.78
Local Commercial	\$29.94	\$31.11
Non-Resident	\$42.78	\$44.45

**Community Centre Large Meeting Room**

Note: Meeting Room #4, Meeting Room #7, and Combined #2 & #3 Rate is 1.75 x Meeting Room Rate

Non Profit/Local/ Regular		
Child/Youth - Non Profit/Local	\$23.67	\$24.59
Adult - Non Profit/Local	\$23.67	\$24.59
Non School District 67 Schools*	\$17.76	\$18.45
Local Private	\$29.95	\$31.12
Local Commercial	\$52.40	\$54.44
Non-Resident	\$74.86	\$77.79

**Community Centre Conference Room**

Note: Conference Room Rate is 75% X Meeting Room Rate

Non Profit/Local/ Regular		
Child/Youth	\$10.14	\$10.54
Adult	\$10.14	\$10.54
Non School District 67 Schools*	\$7.61	\$7.91
Local Private	\$12.84	\$13.34
Local Commercial	\$22.46	\$23.33
Non-Resident	\$32.08	\$33.34

**Library/Museum Auditorium**

Non Profit/Local/ Regular		
Child/Youth	\$20.49	\$21.29
Adult	\$28.70	\$29.82
Non School District 67 Schools*	\$15.30	\$15.90
Local Private	\$33.34	\$34.64
Local Commercial	\$59.30	\$61.61
Non-Resident	\$84.71	\$88.01

## Appendix 16

Meeting Rooms/Activity Spaces Hourly Rate	Effective April 1, 2024	Effective April 1, 2025
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### Activity Spaces

#### Community Centre Dance Studio

Non Profit/Local/ Regular		
Child/Youth - Non Profit/Local	\$22.95	\$23.85
Adult - Non Profit/Local	\$22.95	\$23.85
Non School District 67 Schools*	\$17.22	\$17.89
Local Private	\$29.24	\$30.38
Local Commercial	\$51.10	\$53.09
Non-Resident	\$72.96	\$75.81

#### Community Centre Gymnasium

Non Profit/Local/ Regular		
Child/Youth - Non Profit/Local	\$19.95	\$20.73
Adult - Non Profit/Local	\$41.81	\$43.44
Non School District 67 Schools*	\$15.03	\$15.62
Local Private	\$55.75	\$57.92
Local Commercial	\$97.28	\$101.07
Non-Resident	\$139.36	\$144.80

#### Community Centre 1/2 Gymnasium

Note: 1/2 Gymnasium Rate 66.7% x Gymnasium Rate

Non Profit/Local/ Regular		
Child/Youth - Non Profit/Local	\$13.31	\$13.83
Adult - Non Profit/Local	\$27.89	\$28.97
Non School District 67 Schools*	\$10.02	\$10.42
Local Private	\$37.18	\$38.63
Local Commercial	\$64.89	\$67.41
Non-Resident	\$92.96	\$96.58

\*Non School District 67 Schools are defined as grade schools (K-12) located within City of Penticton boundaries and Penticton Indian Band lands.

The Non School District 67 Schools rates are applicable during school hours.

NOTE: For all after hours bookings a security premium will be added to the base rate at actual cost

Appendix 17		
MUSEUM	2024	2025
<b>Museum Exhibits</b>		
Entrance Fee	By Donation-suggested donations: Adult: \$2.00 Child:\$1:00	By Donation-suggested donations: Adult: \$2.00 Child:\$1:00
Exhibit Openings	By Donation-suggested donations: Adult: \$2.00 Child:\$1:00	By Donation-suggested donations: Adult: \$2.00 Child:\$1:00
<b>Museum Programs</b>		
<b>School &amp; Group Visits (Guided)</b>		
Public & Private schools - per student	\$3.25	\$3.44
- maximum per group	\$30.00	\$32.10
Service Groups, Clubs & Societies - per person	\$3.25	\$3.44
- maximum per group	\$56.75	\$60.61
School & group visits (self-guided) - per student	\$1.05	\$1.08
- per adult	\$3.25	\$3.44
<b>Adult Programs</b>		
Onsite - Museum - per person + supplies; \$25.75 minimum charge; activity dependent	\$27.25	\$29.16
<b>Lectures</b>		
Brown Bag - per person	admission by donation	admission by donation
Custom Guest	Cost dependent on lecture	Cost dependent on lecture
<b>Archives</b>		
Self-guided research	By donation-suggested min. \$10/ph	By donation-suggested min. \$10/ph
<b>Staff-assisted research</b>		
Non-commercial clients - first hour	Free	Free
- each additional hour	\$31.50	\$33.62
Commercial clients (first hour)	\$52.50	\$56.20
(every additional 60 minutes) - per hour	\$31.50	\$33.62
Site Profile Requests		\$80.00
<b>Photograph Reproductions (Print format)</b>		
From existing digital file (up to 8x10 only)	\$18.00	\$19.14
Outsource (paper type and size dependent)	Actual Cost	Actual Cost
Outsource (paper type and size dependent)	Actual Cost	Actual Cost
<b>Photographic reproductions (digital format only - 1200 dpi jpg)</b>		
By email	\$21.00	\$22.33
<b>Non-photographic reproductions (maps, plans, manuscripts)</b>		
From existing digital file - In House (up to 32" only)	\$17.00	\$18.16
Outsource (paper type and size dependent)	Actual Cost	Actual Cost
Outsource (paper type and size dependent)	Actual Cost	Actual Cost
<b>Publication &amp; Commercial Fees (supplement)</b>		
Fee for print, negative or digital copies for : Reports, calendars, brochures, magazines, newsletter, websites - per image	\$21.00	\$22.00
Fee for Print, negative or digital copies for : Books, films, videos - per image	\$52.50	\$54.50
Fee for Print, negative or digital copies for : Postcards, T-shirts, mugs etc. merchandise - per image	\$52.50	\$54.50
Photocopy Fees (black and white only)	see Administration services for fee	see Administration services for fee
Archival Supplies (boxes, tissue, encapsulation etc.)	Retail price plus 35%	Retail price plus 35%
<b>Gift shop</b>		
Books & other Publications	Retail suggested price; minimum 35% markup	Retail suggested price; minimum 35% markup
Souvenirs & crafts	Wholesale price plus 35%	Wholesale price plus 35%
Photographic posters & postcard books	Style and format dependent	Style and format dependent
<b>Museum Curatorial Services &amp; Presentations</b>		
On-site consultation	By donation-suggested min. \$35/ph	By donation-suggested min. \$35/ph
Off-site consultation	By donation-(suggested \$35/ph plus travel)	By donation-(suggested \$35/ph plus travel)

**Appendix 18**

<b>PARKING</b>	<b>2024</b>	<b>2025</b>
Off Street Scramble Parking permit (unassigned stall lots) per month	\$52.50	\$54.50
Off Street Reserved Parking Permit - monthly rate	\$62.75	\$65.20
Meters Bagged, No Parking or Reserved Parking - first day	\$11.75	\$12.20
- each day thereafter	\$11.75	\$12.20
Sidewalk closure and parking meter rental permit	\$11.75	\$12.20
- administration fee per application	\$26.75	\$28.60

**Resident Only Parking Areas**

Resident Parking Only Application - non refundable deposit	\$180.00	\$193.00
Resident Parking Only Sign and Each Timed Parking Sign	\$92.50	\$96.10
Resident Parking Only Permit	\$0.00	\$0.00
Replacement Parking Only Permit	\$0.00	\$0.00

**Parking Meters**

For one (1) hour	\$2.00	\$2.00
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**Ticket Spitters**

For one (1) hour	\$2.00	\$2.00
Daily maximum rate (excluding Downtown)	\$10.00	\$10.00

**Parking Lot Rental**

Not for Profit - Stall rate per day	\$11.75	\$12.20
Commercial - Stall rate per day	\$14.75	\$15.30
- administration fee per application	\$26.75	\$28.60

Proration for partial day rental may be requested

**Electric Vehicle Charging Stations**

Level II electric vehicle charging	First two hours are free then \$2.00 per hour	First two hours are free then \$2.00 per hour
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**Boat Trailer Parking (South Main & Skaha Parking Lot)**

Half Day Permit (up to 5 hours)	\$5.25	\$5.45
Full Day Permit (5 or more hours)	\$10.50	\$10.91
Annual Permit for Residents of Penticton	\$73.50	\$76.37
Annual Permit for Non-Residents	\$110.25	\$114.55

**Bike Lockers**

Bike Locker Rental (Monthly)	\$10.00	\$10.00
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**Permit Parking Sign Installation Fees**

Supply of Placard (each)	\$2.10	\$2.20
Supply of sign post (each)	\$21.25	\$22.00
Supply of sign post sleeve (each)	\$10.50	\$10.90
Supply of Residential Parking Only or Special Event Parking Only sign (each)	\$11.25	\$11.70
Labour to erect a sign and post (each)	\$22.25	\$23.81
Labour to erect and remove a sign from existing infrastructure (each)	\$7.50	\$8.00

Note: i) In all instances Public Works Staff will endeavor to erect permit Parking Signs on existing sign posts; ii) In instances where Special Event Permit Parking signs are being erected in areas where it is likely that multiple or re-occurring Special Events will occur there will be no charge for the sign, or post of sleeve. The only charge will be for the labor to erect and remove the sign.

**Appendix 19**

Parks & Sports Fields Hourly Rate per Field	Effective April 1, 2024	Effective April 1, 2025
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**Sports Fields**

<b>Non Profit/Local</b>		
Child/Youth - Non Profit/Local	\$4.26	\$4.43
Adult - Non Profit/Local	\$12.77	\$13.27
Non School District 67 Schools*	\$3.20	\$3.32
Local Private	\$17.03	\$17.69
Local Commercial	\$29.80	\$30.96
Non-Resident	\$42.55	\$44.21

**Kings Park**

<b>Non Profit/Local</b>		
Child/Youth - Non Profit/Local	\$5.58	\$5.80
Adult - Non Profit/Local	\$14.33	\$14.89
Non School District 67 Schools*	\$4.19	\$4.35
Local Private	\$21.51	\$22.35
Local Commercial	\$37.65	\$39.12
Non-Resident	\$53.80	\$55.90

**Major Event Park: Okanagan Lake Park, Gyro Park/Bandshell, Link Rd, Rotary Park, Skaha, Skaha Pavilion**

<b>Non Profit/Local</b>		
Child/Youth - Non Profit/Local	\$6.82	\$7.08
Adult - Non Profit/Local	\$20.43	\$21.23
Non School District 67 Schools*	\$5.11	\$5.31
Local Private	\$27.25	\$28.31
Local Commercial	\$47.67	\$49.53
Non-Resident	\$68.11	\$70.77

**Major Event Park - Non prime (Before May 1 and After Sept 30)**

<b>Non Profit/Local</b>		
Child/Youth - Non Profit/Local	\$5.45	\$5.67
Adult - Non Profit/Local	\$16.35	\$16.98
Non School District 67 Schools*	\$4.09	\$4.25
Local Private	\$21.80	\$22.65
Local Commercial	\$38.14	\$39.62
Non-Resident	\$54.49	\$56.61

**Major Event Parks: —Okanagan Lake Park, Gyro Park/Bandshell, Rotary Park, Skaha-**

**Minor Event Park: Penticton Youth Park, Lakawanna, Gyro South Lawn, Rose Garden, Marina Way, Munson Mountain, 3 Blind Mice**

<b>Non Profit/Local</b>		
Child/Youth - Non Profit/Local	\$6.07	\$6.31
Adult - Non Profit/Local	\$18.20	\$18.91
Non School District 67 Schools*	\$4.55	\$4.73
Local Private	\$24.26	\$25.20
Local Commercial	\$42.46	\$44.11
Non-Resident	\$60.65	\$63.02
*Major event users	\$25.62	\$26.62

### Appendix 19

Parks & Sports Fields Hourly Rate per Field	Effective April 1, 2024	Effective April 1, 2025
<b>Minor Event Park - Non prime (Before May 1 and After Sept 30)</b>		
Non-Profit/Local		
Child/Youth - Non Profit/Local	\$4.86	\$5.05
Adult - Non Profit/Local	\$14.56	\$15.13
Non School District 67 Schools*	\$3.64	\$3.78
Local Private	\$19.41	\$20.16
Local Commercial	\$33.96	\$35.29
Non-Resident	\$48.52	\$50.42
*Major event users	\$20.50	\$21.30

**Minor Event Parks:** Pentiction Youth Park, Lakawanna, Gyro South Lawn, Rose Garden and Marina Way

Wedding Ceremony Rate - Minimum 4 hour booking (additional hours subject to hourly park rates)	\$251.11	\$260.91
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#### Passive Parks and Play Courts

**Passive Parks: Neighbourhood parks, beaches, Riverside Park, parking lots with part rental, beaches**

Non-Profit/Local		
Child/Youth - Non Profit/Local	\$3.69	\$3.84
Adult - Non Profit/Local	\$11.08	\$11.51
Non School District 67 Schools*	\$2.77	\$2.88
Local Private	\$14.75	\$15.32
Local Commercial	\$25.80	\$26.81
Non-Resident	\$36.88	\$38.32
Admin Rate User	\$10.08	\$10.47

#### Passive Parks - Non prime (Before May 1 and After Sept 30)

Non-Profit/Local		
Child/Youth - Non Profit/Local	\$2.95	\$3.07
Adult - Non Profit/Local	\$8.86	\$9.21
Non School District 67 Schools*	\$2.22	\$2.30
Local Private	\$11.80	\$12.26
Local Commercial	\$20.64	\$21.45
Non-Resident	\$29.50	\$30.65
Admin Rate User	\$8.06	\$8.38

**Passive Parks:** Neighbourhood parks, Parking lots with park rental, Riverside and Beaches

#### Play Courts

Non-Profit/Local		
Child/Youth - Non Profit/Local	\$1.93	\$2.01
Adult - Non Profit/Local	\$5.79	\$6.02
Non School District 67 Schools*	\$1.45	\$1.50
Local Private	\$13.49	\$14.02
Local Commercial	\$15.44	\$16.04
Non-Resident	\$19.28	\$20.04
Pentiction Pickleball Society seasonal court usage (per player)	\$15.89	\$16.51

Appendix 19		
Parks & Sports Fields Hourly Rate per Field	Effective April 1, 2024	Effective April 1, 2025
<b>Play Courts - Non prime (Before May 1 and After Sept 30)</b>		
Non-Profit/Local		
Child/Youth - Non Profit/Local	\$1.54	\$1.60
Adult - Non Profit/Local	\$4.63	\$4.81
Non School District 67 Schools*	\$1.16	\$1.20
Local Private	\$10.79	\$11.21
Local Commercial	\$12.35	\$12.83
Non-Resident	\$15.43	\$16.03

Non School District 67 Schools\* are defined as grade schools (K-12) located within City of Penticton boundaries and Penticton Indian Band lands. The Non School District 67 Schools rates are applicable during school hours.

Parking Space Rental (per parking space/per day)	\$6.28	\$6.52
Specialty Vehicle Event Parking Permits (minimum 50 permits); per vehicle; per day	\$2.27	\$2.36

**Sportsplex Indoor Turf (Prime Time)**

Weekdays, 3:00pm-11:00pm; Weekends, 8:00am-11:00pm	\$144.20	\$149.80
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**Sportsplex Indoor Turf (Non-Prime Time)**

Weekdays, 6:00am-3:00pm; Weekends, 6:00am-8:00am	\$92.70	\$96.30
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**Misc. Park Fees**

Garbage Removal	Actual Cost	Actual Cost
Beach Cleaning Services - Regular Working Hours - Min 4 Hour Charge (incl. admin fees)	\$1,154.00	\$1,235.00
Beach Cleaning Services - Regular Working Hours - Hourly Rate After 4 Hours (incl. admin fees)	\$284.00	\$304.00
Beach Cleaning Services - Outside Regular Working Hours - Min 4 Hour Charge (incl. admin fees)	\$1,628.00	\$1,742.00
Beach Cleaning Services - Outside Regular Working Hours - Hourly Rate After 4 Hours (incl. admin fees)	\$400.00	\$428.00
Double Cut and Tournament Preparation for Sports Fields on Weekends	Actual Cost	Actual Cost
Field Mowing - Regular Time - Soccer / Field	\$94.00	\$101.00
Field Mowing - Over Time - Soccer / 2 Fields - First 2 Fields	\$279.00	\$299.00
Field Mowing - Over Time - Soccer / Additional Field	\$136.00	\$146.00
Field Lining - Regular Time - Soccer / First Field	\$231.00	\$247.00
Field Lining - Regular Time - Soccer / Additional Field	\$178.00	\$190.00
Field Lining - Over Time - Soccer / First Field	\$322.00	\$345.00
Field Lining - Over Time - Soccer / Additional Field	\$220.00	\$235.00

Rates listed are per day

Picnic Table (per table)	\$9.42	\$9.78
Delivery/Removal Picnic Table (per table)	\$36.93	\$39.51
Garbage/Recycling Cans (per pair of 2)	\$9.41	\$9.78
Quench Buggy - Deliver/ Removal (per event)		\$240.00
Delivery/Removal Garbage Can/Recycling Can (per pair of 2)****	\$36.98	\$39.57
All other Parks Delivery, Connect, Disconnect, Return	\$553.91	\$592.69
Water Spigot Damage Deposit/Not Returned Fee	\$30.00	\$30.00

Note: Additional washroom cleaning charges are applied (when required for an event) as set by contracted cleaning company.

Appendix 19

Parks & Sports Fields Hourly Rate per Field	Effective April 1, 2024	Effective April 1, 2025
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Rates listed are per day

**Three - Five Tiered Bleacher Rental**

Non Profit/Local	\$12.02	\$12.49
Local Private/ Commercial	\$27.33	\$28.39
Moving and Set Up One Time Fee	\$218.61	\$233.91

Rates listed are per day

**Ten Tiered Bleacher Rental**

Non Profit/Local	\$27.33	\$28.39
Local Private/ Commercial	\$60.12	\$62.46
Moving and Set Up One Time Fee	\$459.08	\$491.21

\*Moving and set up costs are in addition to rental fees. A damage deposit may be required.

**Mobile Stage (Rates listed are per day)**

Non Profit/Local	\$174.89	\$181.71
Local Private/ Commercial	\$371.64	\$386.13
Moving and Set Up One Time Fee	\$224.07	\$239.76

**Mobile Stage with Awning (Rates listed are per day)**

Non Profit/Local	\$202.21	\$210.10
Local Private/ Commercial	\$470.01	\$488.34
Moving and Set Up One Time Fee	\$1,235.14	\$1,321.60

\*\*Mobile stage daily rates to be calculated annually as part of the City Fleet and approved by Council. Moving and set up costs are in addition to rental fees. Actual Costs of labour and equipment to be added. Prior to confirmation of the booking, users will receive a quote for the estimated moving charges. Users may receive permission to move on their own. A damage deposit may be required.

Delivery/Removal 1-10 Barricades/Signs*** (one-time fee)	\$103.84	\$111.11
Delivery/Removal 11-20 Barricades/Signs*** (one-time fee)	\$153.03	\$163.74
Delivery/Removal 21-40 Barricades/Signs*** (one-time fee)	\$202.21	\$216.37
Delivery/Removal 40+ Barricades/Signs*** (one-time fee)	Actual Cost	Actual Cost

\*\*\*No charge if paying for delivery/removal of picnic table or bleachers

\*\*\*\*No charge if paying for delivery/removal of picnic tables or bleachers

**Park Donation Program**

Park Bench Donation - New Bench - 15 year - Council Policy 1037 - December 17, 2012 as amended from time to time.	\$2,790.00	\$2,899.00
Park Bench Donation - Refurbished Bench - 10 year renewal - Council Policy 1037 - December 17, 2012 as amended from time to time.	50% of current donation	50% of current donation
Picnic Table Donation - New Table - 15 year - Council Policy 1037 - December 17, 2012 as amended from time to time.	\$3,320.00	\$3,449.00
Picnic Table Donation - Refurbished Table - 10 year renewal - Council Policy 1037 - December 17, 2012 as amended from time to time.	50% of current donation	50% of current donation
Plaque Addition or Replacement	\$458.00	\$476.00
Tree Donation	\$560.00	\$625.00
Bike Rack - New Rack - 15 year - Council Policy 1037 - December 17, 2012 as amended from time to time.	\$1,160.00	\$1,205.00
Bike Rack - Refurbished Rack - 10 year renewal - Council Policy 1037 - December 17, 2012 as amended from time to time.	50% of current donation	50% of current donation
Pet Stand - New Pet Stand - 5 year - Council Policy 1037 - December 17, 2012 as amended from time to time.	\$353.00	\$367.00

**Appendix 19**

<b>Parks &amp; Sports Fields Hourly Rate per Field</b>	<b>Effective April 1, 2024</b>	<b>Effective April 1, 2025</b>
Hanging Basket Sponsor - 1 season - location determined by City	\$273.00	\$284.00
Park Stewardship - contribution towards favorite park, trail or beach	\$221.00	\$230.00
Floral Display Sponsor - 1 season - Sponsor one of the City's garden displays	\$2,730.00	\$2,836.00
Park Improvement Projects - Platinum Sponsor	\$10,510.00	\$10,920.00
Park Improvement Projects - Gold Sponsor	\$3,160.00	\$3,280.00
Park Improvement Projects - Silver Sponsor	\$788.00	\$819.00

**Electrical Fees**

Gyro Park - seasonal per 50 amp receptacle	\$354.95	\$368.79
Gyro Park - seasonal per 15 amp receptacle	\$177.48	\$184.40
Gyro Park - Saturday market only (seasonal) per receptacle	\$120.64	\$125.34
Nanaimo Square - Saturday market only (season) per receptacle	\$60.32	\$62.67

Appendix 20		
PLANNING AND DEVELOPMENT	2024	2025

**Subdivision and Development Costs**

Every person who obtains:

- a) approval of the subdivision of a parcel of land under the "Land Registry Act" or the "Strata Titles Act" for any purpose other than the creation of three (3) or less lots to provide sites for a total of three (3) or less self-contained dwelling units; or
- b) a Building Permit authorizing the construction or alteration of buildings or structures for any purpose other than the construction of three (3) or less self-contained dwelling units; or
- c) a building Permit authorizing construction, alteration or extension of a building or structure, other than a building or portion of it used for residential purposes, where the value of the work exceeds Twenty-five Thousand Dollars (25,000) or;
- d) any subdivision or building permit where offsite works exceed Fifty Thousand Dollars (50,000);

Shall:

- 1) prior to commencement of the construction or installation of any works or services required under the Subdivision and Development Bylaw 2004-81, the owner shall pay to the City an administration fee of 3% of all works and services to be provided;
- 2) prior to commencement of the construction or installation of any works or services required under the Subdivision and Development Bylaw 2004-81, as amended from time, the owner shall pay to the City a Rectification and Repair Contingency fee of 2% of the estimated cost of construction. This fee shall be used to repair or replace existing City infrastructure that has been altered or damaged by activity related to the installation of the works and services for the development. The remainder of the fee will be returned to the owner upon issuance of the Total Performance Certificate.

**OCP Amendments**

OCP Amendments	\$2,455.00	\$2,625.00
<del>OCP Amendments (where in conjunction with a Rezoning Application)</del>	<del>\$1,535.00</del>	
OCP Amendment in conjunction with Public Engagement	\$5,900.00	\$6,315.00

**Rezoning**

All other stand alone Rezoning applications.	\$2,160.00	\$2,310.00
Zoning Bylaw Text Amendments	\$1,565.00	\$1,675.00
Comprehensive Development Zone	\$5,990.00	\$6,410.00

**Public Notice Signs (OCP and Zoning Amendments)**

Initial OCP or Zoning Bylaw Sign	\$295.00	\$315.00
Repair of Damaged Signs	\$295.00	\$315.00
Replacement of damaged signs	\$295.00	\$315.00
Additional Public Hearing Fee	\$685.00	\$730.00

**Development Permit Application per lot**

Major Development Permit (Council Decision)	\$1,420.00	\$1,520.00
Minor Development Permit (Staff issuable)	\$825.00	\$880.00
Major Amendments to Development Permits (Council Decision)	\$710.00	\$760.00
Minor Amendments to Development Permits (Staff issuable)	\$415.00	\$445.00
Appeal to Council of a Staff Decision on a Development Permit	\$820.00	\$880.00
Hillside Development Permit (Council Decision)	\$1,405.00	\$1,520.00
Riparian / Environmental Assessment Development Permit (Staff issuable)	\$710.00	\$760.00

Appendix 20		
PLANNING AND DEVELOPMENT	2024	2025

**Development Variance Permit Application or Board of Variance Application**

Major Variance (Council Decision)	\$1,510.00	\$1,615.00
Minor Variance (Staff Issuable)	\$825.00	\$880.00

Note: No additional fee is required for a Variance where it is issued under Section 490 (1)(a) of the *Local Government Act*.

Board of Variance	\$590.00	\$630.00
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**Temporary Use Permit**

Temporary Use Permit	\$1,035.00	\$1,105.00
Temporary Use Permit Renewal	\$475.00	\$510.00

**Cannabis Retail Store**

Application for local government support or relocation of a Cannabis Retail Store	\$2,940.00	\$3,145.00
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**Subdivision (Fee Simple & Bareland Strata)**

Preliminary Layout Approval Review

1-2 Lots	\$1,185.00	\$1,265.00
3-10 Lots	\$1185.00 + \$345.00 per lot in excess of 2 lots	\$1,265.00 + \$370.00 per lot in excess of 2 lots
11-20 Lots	\$3,945.00 + \$250.00 per lot in excess of 10 lots	\$4,220.00 + \$265.00 per lot in excess of 10 lots
21-30 Lots	\$6,420.00 + \$230.00 per lot in excess of 20 lots	\$6,870.00 + \$245.00 per lot in excess of 20 lots
31-40 Lots	\$8,685.00 + \$210.00 per lot in excess of 30 lots	\$9,290.00 + \$225.00 per lot in excess of 30 lots
41 Lots or Greater	\$10,795.00 + \$130.00 per lot in excess of 40 lots	\$11,550.00 + \$140.00 per lot in excess of 40 lots
Renewal or Amendment of Preliminary Layout Approval (PLA)	\$260.00	\$280.00
Legal Plan Approval Fee	\$63.00	\$65.00
Early Registration Agreement (Applicable to Fee Simple Subdivisions)	\$938.00	\$1,005.00
Latecomer Agreement (Applicable to any excess or extended services as a result of Subdivision or Building)	\$881.00	\$940.00
Preliminary Layout Approval Review (Air Space Parcel Subdivisions)		
1-2 Lots		\$2,530.00
3-10 Lots		\$2,530.00 + \$740.00 per lot in excess of 2 lots
11-20 Lots		\$8,440.00 + \$530.00 per lot in excess of 10 lots
21-30 Lots		\$13,740.00 + \$490.00 per lot in excess of 20 lots

Appendix 20		
PLANNING AND DEVELOPMENT	2024	2025
31-40 Lots		\$18,580.00 + \$450.00 per lot in excess of 30 lots
41 Lots or Greater		\$23,100.00 + \$280.00 per lot in excess of 40 lots

**Strata Conversion**

First lot	\$588.00	\$629.00
Each Additional Lot	\$590 + \$160 per strata lot to a max. of \$2,165.	\$630 + \$170 per strata lot to a max. of \$2,315
Report Inspection Fees	\$294.00	\$314.00
Third Party Review of Professional Reports submitted with an Application	Actual Cost	Actual Cost

**Phased Strata**

Phasing Approval Fee	\$706.00	\$755.00
Form P Approval	\$116.00	\$124.00
Renewal or Amendment of Preliminary Layout Approval (PLA)	\$260.00	\$280.00
Legal Plan Approval Fee per phase	\$63.00	\$65.00

**ALR**

ALR Exclusion/Inclusion/Subdivision/Non Farm Use	As established by the Agricultural Land Commission	As established by the Agricultural Land Commission
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**Other Administrative Fees**

Boulevard Trees – Planted within a soft scape environment such as a park or turf boulevard. All trees planted within a hardscape boulevard such as a sidewalk or other hard surface shall be charged at estimated actual cost. Boulevard Trees – Planting only within a fully constructed and irrigated planting area to City standard. - All works to construct or modify the planting area and irrigation to bring in line with standards will be charged at actual cost.	\$560.00	\$625.00
Ministry of Environment-Site Profile Referral	\$100.00	\$100.00
Address Number Change Request (owner initiated)	\$170.00	\$181.00
Road Name Change Fee (owner initiated)	\$565.00	\$604.00
Land Title Search (when not provided at time of application)	\$21.00	\$22.00
File Search or comfort letter initial fee for first hour	\$273.00	\$292.00
File search hourly rate (minimum 1/2 hour charge)	\$65.00	\$69.00
Property File review request - Basic	\$29.00	\$31.00
Property File Review Request - Commercial/Multi-family	\$87.00	\$93.00
Developer initiated address change affecting other properties (fee charged per unit affected)	\$273.00	\$292.00

**Landscape inspection fees:**

First inspection	No charge	No charge
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Appendix 20		
PLANNING AND DEVELOPMENT	2024	2025
2nd inspection	\$81.00	\$86.00
Additional inspections	\$162.00	\$173.00

**Map and Bylaw Rates**

Plotter Printing Fees for all documents over 11" X 17"/ per sq/m (A1 page = 0.5 sq/m)	\$15.00	\$15.50
Bylaws (OCP, Zoning, Subdivision and Development)/page (note: large bylaw maps shall be charges separately as above)	As outlined in Appendix 1 Administrative Rates	As outlined in Appendix 1 Administrative Rates

**Land Administration Services**

Prepare document and register with Land Titles Office	\$1,315 min or actual cost <sup>1</sup>	\$1,405 min or actual cost <sup>1</sup>
Prepare amended document and register with LTO	\$925 min. or actual cost <sup>1</sup>	\$990 min. or actual cost <sup>1</sup>
Prepare discharge document and register with LTO	\$925 min. or actual cost <sup>1</sup>	\$990 min. or actual cost <sup>1</sup>
Prepare document (lease, licence, sub-licence) not registered with LTO	\$325.00	\$347.00
Amend or renew document (lease, licence, sub-licence)	\$164.00	\$175.00
Location Certificate (Licenced BC Land Surveyor prepared)	Actual Cost	Actual Cost
Use of City Owned Lands	Market Value	Market Value
Application for Unsolicited Acquisition of City Property	\$2,603.00	\$2,783.00
Appraisals	Actual Cost	Actual Cost
To raise title on Park or Road for the purposes of Disposition	\$1,315 min or actual cost <sup>1</sup>	\$1,405 min or actual cost <sup>1</sup>
Road Closure Permit (excluding GST)	\$153.00	\$163.00
City Survey Costs	Actual Cost	Actual Cost
Removal of Section 57 Notice on Title	\$546.00	\$584.00

<sup>1</sup> Any additional city legal and/or survey costs which are required in the processing of any of the applications listed in this Application Fee Schedule will be borne by the applicant including but not limited to the preparation and registration of restrictive covenants, land use Contract Amendments, Statutory Rights-of-Way, Road Closure and Disposition, etc.

**Development Applications Refunds**

Development Cost Charges, DCC, Refund:

Refunds for development cost charges are to be addressed as per City of Penticton Development Cost Charges Bylaw No. 2022-38 as amended or superseded.

Density Bonus Refund:

Density bonus paid as part of building permit issuance, construction beyond the footings not started, as determined by the Director of Development Services – Upon cancellation of the building permit or building permit application refund all density bonus paid less an administrative fee of \$250.

Density bonus paid as part of building permit issuance, construction beyond the footings started as determined by the Director of Development Services – The person seeking a refund must make a submission for a refund in the prescribed form to the Director of Development Services or the designate who will prepare a report for Council's consideration.

Council will consider the matter and may by resolution:

- a. authorize the density bonus refund subject to conditions as; or
- b. refuse the request for a density bonus refund;
- c. refer the matter to staff or a future Council meeting; or
- d. such other determination as Council may direct.

Appendix 20		
PLANNING AND DEVELOPMENT	2024	2025
As a requirement of any density bonus refund the development permit and/or building permits must be cancelled and the development permit must be discharged from the title of the land – all density bonus paid shall be refunded less an administration fee of:	\$250.00 and a discharge notice of fee of \$250.00	\$250.00 and a discharge notice of fee of \$250.00

**City infrastructure <sup>1</sup> requirements as part of Subdivision:**

Subdivision not approved and infrastructure not installed – Upon cancellation of the preliminary layout approval, refund infrastructure charges less an administrative fee of:

For Single Family, Duplex and smaller developments	\$520.00	\$550.00
For all other larger developments	\$1,100.00	\$1,170.00
Subdivision not approved and infrastructure installed	No Refund	No Refund
Subdivision approved	No Refund	No Refund

**City infrastructure <sup>1</sup> requirements as part of Zoning:**

Zoning Bylaw amendment not adopted and infrastructure not installed – Upon rescinding all readings of the Zoning Bylaw amendment refund infrastructure charges less an administrative fee of:

For Single Family, Duplex and smaller developments	\$520.00	\$550.00
For all other larger development	\$1,100.00	\$1,170.00
Zoning Bylaw amendment not adopted and infrastructure installed	No Refund	No Refund
Zoning Bylaw Amendment adopted	No Refund	No Refund

**Development Variance Permit Application Fee:**

Cancellation of a development variance permit application not reviewed at a Technical Planning Committee meeting	75% of original application fee	75% of original application fee
Cancellation of a development variance permit application, discussed at a Technical Planning Committee meeting but not scheduled for delegations and submissions at Council	50% of original application fee	50% of original application fee
Development variance permit application scheduled for Council consideration	No Refund	No Refund

**Development Permit Application Fee:**

Cancellation of a development permit application not reviewed at a Technical Planning Committee meeting	75% of original application fee	75% of original application fee
Cancellation of a development permit application discussed at a Technical Planning Committee meeting but not scheduled for Council consideration.	50% of original application fee	50% of original application fee
Development permit application considered by Council	No Refund	No Refund

**Rezoning Application Fee:**

Cancellation of a rezoning application not reviewed at a Technical Planning Committee meeting	75% or original application fee + associated Public Hearing signage fees	75% or original application fee + associated Public Hearing signage fees
Cancellation of a rezoning application discussed at a Technical Planning Committee meeting but has not considered by Council	50% or original application fee + associated Public Hearing signage fees	50% or original application fee + associated Public Hearing signage fees

Appendix 20		
PLANNING AND DEVELOPMENT	2024	2025
Rezoning application considered by Council	No Refund	No Refund
<b>Official Community Plan, (OCP) Amendment Application Fee:</b>		
Cancellation of an OCP amendment application not reviewed at a Technical Planning Committee meeting	75% or original application fee + associated Public Hearing signage fees	75% or original application fee + associated Public Hearing signage fees
Cancellation of an OCP amendment without Public Engagement	\$2040.00 + associated Public Hearing signage fees	
Cancellation of an OCP amendment application reviewed by the Technical Planning Committee but not considered by Council	50% or original application fee + associated Public Hearing signage fees	50% or original application fee + associated Public Hearing signage fees
OCP amendment application considered by Council	No Refund	No Refund
<b>Subdivision Application Fee Refund</b>		
Cancellation of a subdivision application that has not been reviewed at a Technical Planning Committee meeting	75% of original application fee	75% of original application fee
Cancellation of a subdivision application reviewed by the Technical Planning Committee but has not been issued preliminary layout approval (PLA)	50% of original application fee	50% of original application fee
Subdivision has been issued or refused Preliminary Layout Approval (PLA)	No Refund	No Refund
<b>Landscaping Security Refund:</b>		
In the case where a development has paid a landscape bond, but the development has not proceeded.	full refund minus a \$350.00 administration fee	full refund minus a \$350.00 administration fee
<b>Agriculture Land Reserve (ALR) Application Fee:</b>		
Cancellation of an ALR application that has not been forwarded to the Agricultural Land Commission (ALC)	As per the Agricultural Land Commission	As per the Agricultural Land Commission
Cancellation of an ALR application that has been forwarded to the Agricultural Land Commission	No Refund	No Refund
<b>Notes:</b>		
<b>1. City Infrastructure is defined as:</b>		
a. Any items related to the City of Penticton water, sanitary, storm system including main line pipe, appurtenances, services etc.		
b. Any items related to roads, sidewalks, curb, gutter, signs etc.		
<b>Sign Permit Fees:</b>		
For the purpose of calculating the fee for a sign permit, the value of construction shall be the total contract price for the work, including all subcontractors, or the value of construction as determined by the Building Inspector on the basis of the plans, specifications and information available, whichever value shall be the greater.		
for enlargement, conversion, alteration or relocation of a sign for which a permit has been issued	\$33.50	\$35.80
signs with a value of \$1,000 or less (per sign)	\$54.60	\$58.40
for each \$1,000 of part thereof, by which the value exceeds the sum of \$1,000 (per sign)	\$10.60	\$11.30
Where any sign has been erected without a permit having previously been obtained, the fee for obtaining such permit shall be double the amount of the regular permit fee	minimum \$100 fine	minimum \$100 fine

## Appendix 21

POOL/AQUATICS	Effective April 1, 2024	Effective April 1, 2025
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**1 Lane (minimum 3 lane rental required for booking unless special permission)**

Non-Profit/Local		
Child/Youth - Non Profit/Local	\$5.94	\$6.17
Adult - Non Profit/Local	\$14.06	\$14.60
Local Private	\$17.79	\$18.48
Local Commercial	\$31.11	\$32.32
Non-Resident	\$44.44	\$46.17

**3 Lanes**

Non-Profit/Local		
Child/Youth - Non Profit/Local	\$17.82	\$18.51
Adult - Non Profit/Local	\$42.17	\$43.80
Local Private	\$53.38	\$55.44
Local Commercial	\$93.33	\$96.96
Non-Resident	\$133.32	\$138.51

Note: Lifeguard/Instructor wages + 5% Admin Fee to be added to rental rate when appropriate

**4 Lanes to a Maximum of 13 Lanes Multiply # of Lanes X 1 Lane Rate**

**Leisure Pool**

Note: Leisure Pool Rate is 7 Lane Rate

Non-Profit/Local		
Child/Youth - Non Profit/Local	\$41.57	\$43.19
Adult - Non Profit/Local	\$98.39	\$102.20
Local Private	\$124.55	\$129.36
Local Commercial	\$217.77	\$226.24
Non-Resident	\$311.08	\$323.19

**Full Aquatic Facility**

Note: Full Aquatic Facility Rate is 15 Lane Rate

Non-Profit/Local		
Child/Youth - Non Profit/Local	\$89.08	\$92.55
Adult - Non Profit/Local	\$210.84	\$219.00
Local Private	\$266.89	\$277.20
Local Commercial	\$466.65	\$484.80
Non-Resident	\$666.60	\$692.55

**Appendix 21**

POOL/AQUATICS	Effective April 1, 2024	Effective April 1, 2025
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**Public Swimming**

**Single Admission**

Preschool	\$1.67	\$1.90
Child	\$4.76	\$5.00
Youth	\$5.71	\$5.95
Adult	\$6.90	\$7.14
Senior	\$5.71	\$5.95
Super Senior	\$4.76	\$5.00
Family	\$17.14	\$17.62

**10 Tickets**

Preschool	\$15.00	\$17.14
Child	\$42.86	\$45.00
Youth	\$51.43	\$53.57
Adult	\$62.14	\$64.29
Senior	\$51.43	\$53.57
Super Senior	\$42.86	\$45.00
Family	\$154.29	\$158.57

**1 Month**

Preschool	\$15.00	\$17.14
Child	\$42.86	\$45.00
Youth	\$51.43	\$53.57
Adult	\$62.14	\$64.29
Senior	\$51.43	\$53.57
Super Senior	\$42.86	\$45.00
Family	\$154.29	\$158.57

**3 Months**

Preschool	\$33.33	\$37.14
Child	\$104.76	\$109.52
Youth	\$123.81	\$128.57
Adult	\$152.38	\$157.14
Senior	\$123.81	\$128.57
Super Senior	\$104.76	\$109.52
Family	\$376.19	\$385.71

**Appendix 21**

POOL/AQUATICS	Effective April 1, 2024	Effective April 1, 2025
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**6 Months**

Preschool	\$57.14	\$61.90
Child	\$180.95	\$190.48
Youth	\$209.52	\$219.05
Adult	\$261.90	\$271.43
Senior	\$209.52	\$219.05
Super Senior	\$180.95	\$190.48
Family	\$652.38	\$652.38

**12 Month Annual Pass**

Preschool	\$85.71	\$100.00
Child	\$280.95	\$304.76
Youth	\$323.81	\$347.62
Adult	\$419.05	\$433.33
Senior	\$323.81	\$347.62
Super Senior	\$280.95	\$304.76
Family	\$1,014.29	\$1,014.29

**Fitness Room/Pool Combined**

**Single Admission**

Youth	\$8.10	\$8.57
Adult	\$11.43	\$11.90
Senior	\$8.10	\$8.57
Super Senior	\$7.14	\$7.62
Family	\$26.67	\$28.57

**10 Tickets**

Youth	\$72.86	\$77.14
Adult	\$102.86	\$107.14
Senior	\$72.86	\$77.14
Super Senior	\$64.29	\$68.57
Family	\$240.00	\$257.14

**1 Month**

Youth	\$72.86	\$77.14
Adult	\$102.86	\$107.14
Senior	\$72.86	\$77.14
Super Senior	\$64.29	\$68.57
Family	\$240.00	\$257.14

<b>Appendix 21</b>		
<b>POOL/AQUATICS</b>	<b>Effective April 1, 2024</b>	<b>Effective April 1, 2025</b>

**3 Months**

Youth	\$195.24	\$200.00
Adult	\$261.90	\$276.19
Senior	\$195.24	\$200.00
Super Senior	\$157.14	\$166.67
Family	\$619.05	\$647.62

**6 Months**

Youth	\$338.10	\$352.38
Adult	\$452.38	\$471.43
Senior	\$338.10	\$352.38
Super Senior	\$271.43	\$285.71
Family	\$1,047.62	\$1,095.24

**12 Month Annual Pass**

Youth	\$533.33	\$561.90
Adult	\$714.29	\$742.86
Senior	\$533.33	\$561.90
Super Senior	\$428.57	\$457.14
Family	\$1,666.67	\$1,761.90

**FITNESS ROOM / PUBLIC SWIMMING DAY PASS - Admission Rates**

**Single Admission**

Youth	\$11.90	\$12.38
Adult	\$16.19	\$16.67
Senior	\$11.90	\$12.38
Super Senior	\$10.00	\$10.48
Family	\$38.10	\$41.90
Agency Activity Pass - Annual	\$647.62	\$666.67
Access Passes	Eligible Persons with disabilities: 25% off 10 Ticket, 1, 3, 6, 12, month passes for pool and fitness room	Eligible Persons with disabilities: 25% off 10 Ticket, 1, 3, 6, 12, month passes for pool and fitness room

Appendix 21		
POOL/AQUATICS	Effective April 1, 2024	Effective April 1, 2025
<b>CLINIC RATES</b>		
<b>Weekly Pool</b>		
Senior	\$13.57	\$14.52
Adult	\$16.19	\$17.38
<b>Weekly Fitness/Pool</b>		
Senior	\$20.00	\$21.90
Adult	\$28.57	\$30.58
<b>Monthly Pool</b>		
Senior	\$37.14	\$40.00
Adult	\$44.05	\$47.62
<b>Monthly Fitness/Pool</b>		
Senior	\$54.29	\$58.10
Adult	\$75.24	\$80.95
<b>10 Ticket Pool</b>		
Senior	\$39.76	\$40.00
Adult	\$47.14	\$47.62
<b>Fitness/Pool 10 Ticket</b>		
Senior	\$58.10	\$58.10
Adult	\$80.95	\$80.95

Appendix 22		
PUBLIC WORKS	2024	2025

**Concrete Rates:**

Note: costs involving concrete will be estimated by the Engineering Department (with the exception being all flat rate fees for water, sewer and storm sewer for which concrete costs are included)

**Asphalt Rates:**

Note: costs involving asphalt will be estimated by the Engineering Department (with the exception being all flat rate fees for water, sewer and storm sewer for which concrete costs are included)

**Minimum Work Order Charge:**

The minimum charge for any work order shall be:	\$445.00	\$476.15
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## Appendix 23

RCMP	2024	2025
Police Information Criminal Record Checks (includes VISA and Liquor Control Board Applications)	\$50.00	\$55.00
Volunteers – require stamped self addressed envelope	n/c	n/c
Private Investigators Applications	\$50.00	\$55.00
Canadian Police Certificate (any agency including Visa applications Foreign Travel/Work Permits) Admin Fee	\$35.00	\$40.00
Fingerprinting Fee*	\$35.00	\$40.00
RV Overnight Parking Permit (a window permit is issued to those user groups requiring an RV on site <b>for special event security</b> - pending approval by the PRC Director of designate. Permit is issued through the RCMP.	\$40.00	\$45.00
Disclosure of Information—Ministry of Children & Families (per hour, min 1/2 hour charge)	\$60.00	\$65.00

\* Waived for reclaiming an Indigenous name for citizenship and permanent residence as per the Federal Government of Canada's Truth and Reconciliation Commission report Action Item #17.

### Police Reports

Accident reports	\$50.00	\$55.00
Court Ordered File copy – up to and including 60 pages	\$70.00	\$75.00
File copy in excess of 60 pages - per page	\$0.65	\$0.70
Traffic Analyst/Collision Reports	\$70.00	\$75.00
CD & Video tape/cd reproductions	\$40.00	\$45.00

### False Alarms

1 <sup>st</sup> occurrence	n/c	n/c
2 <sup>nd</sup> occurrence	\$65.00	\$70.00
3 <sup>rd</sup> occurrence	\$90.00	\$95.00
4 <sup>th</sup> occurrence and subsequent	\$115.00	\$120.00

### False Alarms - Hold Up Alarms (Robbery in Progress)

1 <sup>st</sup> occurrence	n/c	n/c
2 <sup>nd</sup> and subsequent	\$170.00	\$175.00

Note: False alarms and hold up alarms will be counted on a calendar year basis.

Each January 1<sup>st</sup> all businesses and residences will start with a clean slate for the purposes of the charges noted above.

### Enhanced Digital Field Technical (EDFT) Service

Advanced Unlocking/Decryption of Portable Electronic Device (per device)	\$1,000.00	\$1,040.00
Process Digital Storage Device (per device)	\$200.00	\$210.00
EDFT Labour Rate (per hour)	\$115.00	\$120.00

Note: Service only provided to Policing Agencies

Appendix 24		
Recreation - Miscellaneous	Effective April 1, 2024	Effective April 1, 2025

<b>Gymnasium Drop-In</b>		
Single Visit	\$4.52	
Family	\$11.90	

<b>Service Fees</b>		
Membership Card Replacement	\$2.38	\$2.62
*Non-Profit Sport/Recreation Groups	\$2.62	\$2.86
Group Discounts	10% off drop-in admission rates for groups of 10 or more. 20% off drop-in admission rates for groups of 20 or more. Non School District 67 schools*: 50% off drop-in admission rates for groups of 30 or more.	10% off drop-in admission rates for groups of 10 or more. 20% off drop-in admission rates for groups of 20 or more. Non School District 67 schools*: 50% off drop-in admission rates for groups of 30 or more.

Non School District 67 Schools\* are defined as grade schools (K-12) located within City of Penticton boundaries and Penticton Indian Band lands. The Non School District 67 Schools rates are applicable during school hours.

**Recreation Program Fees**

Program fees set at a level sufficient at minimum to cover all instructor, expendable and consumable materials and extraordinary costs plus an additional 20%.

**Storage Rental (Community Centre Gym)**

4x7x10 compartment (per month)	\$29.48	\$30.63
Misc. Storage Rentals/sq feet/month (minimum \$10/month)	\$0.71	\$0.74

**Piano Rental**

The Licensee shall be responsible for and shall pay for the tuning of the Piano if required	Actual Cost	Actual Cost
Grand/Upright Piano (1/3 of a day)	\$13.52	\$14.05

**Concert Steinway Piano**

Commercial - 1 day of First day	\$208.59	\$216.72
Commercial - Subsequent Days	\$104.28	\$108.34
Non-Profit 1 - day or first day	\$104.28	\$108.34
Non-Profit - Subsequent days	\$52.14	\$54.17

**Specialty Items**

Community Centre Equipment Rentals	Market Value	Market Value
Community Centre Retail Merchandise	Mark up at Retail Price to reflect 25%-50%	Mark up at Retail Price to reflect 25%-50%
<del>Refillable Water Bottle Station Rentals (per day)</del>	<del>\$52.53</del>	

**McLaren Arena Advertising**

Standard Rink Boards	\$535.81	\$556.70
On-site advertising/promotion per week (commercial)	\$56.65	\$58.86

**Filming**

Film Application Fee (when event management is required)	\$262.65	\$272.89
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Appendix 26

Theatre	Effective April 1, 2024	Effective April 1, 2025
<b>Theatre House Representative Rate</b> (required) – duties of opening and closing the theatre, ensuring safety requirements and in-house supervision for the duration of rental. Rate is per hour. <i>- To be increased by CPI in non-review years.</i>		\$45.00
Note: One-time fee to rent the theatre includes a Theatre House Representative for duration. Theatre may be rented for a minimum of 4 hours. Note: <b>Audio or lighting services are not included</b> in the rental fee beyond Basic House Wash Lighting. Any additions or changes and the reversal back to the Basic House Wash will be charged at actual hours required x Theatre House Representative rate per hour.		
<b>Theatre Audio or Lighting Technician</b> (optional) - additional hourly rental for audio or lighting services. Rate is per hour. <i>- To be increased by CPI in non-review years.</i>	\$39.20	\$40.70

**Non-Profit/Local Public/Rehearsal/Set up/Take down - Hourly**

Child/Youth	\$50.95	\$50.95
Adult	\$75.75	\$75.75
Non School District 67 Schools**	\$47.43	\$47.43

**Non-Profit/ Local Public/ Performance - Hourly**

Child/Youth	\$65.25	\$65.25
Adult	\$89.35	\$89.35
Non School District 67 Schools**	\$58.16	\$58.16

Local Private/Commercial/ Rehearsal/Set up/Take Down/Convention Rate	\$89.35	\$89.35
Convention Rate	\$89.35	\$89.35
Local Private/ Commercial/ Performance	\$156.38	\$156.38
Non-Resident/Private/Commercial: Rehearsal Set Up/Take Down	\$175.22	\$175.22
Non-Resident/Private/Commercial: Performance	\$219.02	\$219.02
Non-Resident/Non Profit: Rehearsal Set Up/Take Down	\$89.35	\$89.35
Non-Resident/Non Profit: Performance	\$156.39	\$156.39
Non-Resident Commercial Day Rate, per day*	\$1,490.00	\$1,490.00
Non-Resident Non Profit Day Rate, per day*	\$850.00	\$850.00

\*Includes Theatre House Representative up to 8 hours. Additional hours will be charged at Theatre House Representative hourly rate for each additional hour.

**Dark Days**

Non Profit Child/Youth	\$13.61	\$13.61
Non School District 67 Schools**	\$10.20	\$10.20
Adult/Private/ Commercial/Non-Resident	\$26.69	\$26.69
Set Shop Only	\$6.72	\$6.72

\*\* Non School District 67 Schools are defined as grade schools (K-12) located within City of Penticton boundaries and Penticton Indian Band lands. The Non School District 67 Schools rates are applicable during school hours.

Note: Security premium may be added to after hours and high risk bookings at actual cost for service.

Appendix 27		
TRANSIT	Effective July 1, 2018	Effective Sep 1, 2021

**CONVENTIONAL TRANSIT****Cash Fares**

Local Fare	\$2.25	\$2.25
Local Fare Child (aged 12 and under)		Free
Local Fare Youth (aged 13 - 24)		Free
Regional Fare	\$4.00	\$4.00
Regional Fare Child (aged 12 and under)		Free

**Book of Ten Tickets**

Local Fare	\$20.25	\$20.25
Regional Fare	\$36.00	\$36.00

**30 Day / Monthly Passes**

Local Fare	\$45.00	\$45.00
Regional Fare	\$60.00	\$60.00
Discounted Local Fare	\$35.00	\$35.00
Discounted Regional Fare	\$40.00	\$40.00

Discounted Fares apply to: Seniors over 65 years of age with valid ID; Students 20 or under in full-time attendance to Grade 12 with valid ID; Post-Secondary with proof of attendance. Post-Secondary institution refers to universities, vocational universities, community colleges, liberal arts colleges, institutes of technology and other collegiate level institution, such as vocational schools, trade schools and career colleges that award academic degrees or professional certifications.

**Day Passes**

Local Fare	\$4.50	\$4.50
Regional Fare	\$8.00	\$8.00

**CUSTOM TRANSIT****Cash Fares**

Adult	\$2.25	\$2.25
Child (aged 12 and under)	Free	Free

**RDOS Regional Route 70 Penticton Kelowna**

Effective September 3, 2019

**Cash Fares**

All	\$5.00	\$5.00
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**Book of Ten Tickets**

All	\$45.00	\$45.00
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**30 Day / Monthly Passes**

Adult	\$100.00	\$100.00
Student / Senior	\$85.00	\$85.00

**NOTE:** The RDOS Regional Route 70 Penticton to Kelowna is run by the RDOS. In the event there is a discrepancy between the fees listed in this bylaw and those listed in the RDOS Fees and Charges Bylaw the fees in the RDOS Fees and Charges Bylaw will govern.

## Appendix 28

VENDING FEES	2024	2025
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**Park, Beach and Street Vending Fees**

One Year Permits (Victoria Day - Labour Day weekends)

Note: Price per 10'x10' spot annually (3 year terms available, rate adjusted annually by CPI)

Beach and Park Vending Fee (annually) 10'*10' Okanagan Prime Plus	\$1,805.00	\$1,875.00
Beach and Park Vending Fee (annually) 10'*10' Okanagan Prime	\$1,630.00	\$1,695.00
Beach and Park Vending Fee (annually) 10'*10' Okanagan Secondary	\$1,540.00	\$1,600.00
Beach and Park Vending Fee (annually) 10'*10' Skaha Prime	\$1,540.00	\$1,600.00
Beach and Park Vending Fee (annually) 10'*10' Skaha Secondary	\$1,515.00	\$1,575.00
Sudbury Beach Shack	\$1,750.00	\$1,820.00

**Street Vending Fees**

One Year Permit 6' x 12'	\$1,540.00	\$1,600.00
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**Motorized and Non-Motorized Mobile Vending  
(Victoria Day - Labour Day weekends)**

Seasonal Motorized Mobile Vending Fee	\$2,190.00	\$2,275.00
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Appendix 30		
Excessive Nuisance Abatement Fee	2024	2025

**Administered through the Good Neighbour Bylaw**

RCMP Nuisance Service Call, per call	\$220.00	\$235.00
City of Penticton Fire Department Nuisance Service Call, per call	\$440.00	\$470.00
City of Penticton Staff Nuisance Service Call, per call	\$220.00	\$235.00

Note: In the event that multiple agencies respond to a nuisance call, the fee for each agency will be applicable.

# Council Report

penticton.ca

**Date:** August 20, 2024  
**To:** Anthony Haddad, City Manager  
**From:** Amber Coates, Financial Analyst  
**Subject:** **Utility Fees and Charges Amendment Bylaw No. 2024-29**

File No: 1810-01

## Staff Recommendation

THAT Council give first, second, and third reading to "Fees and Charges Amendment Bylaw No. 2024-29", a bylaw to set the 2025 Utility fees and charges.

## Background

As provided for in the *Community Charter*, fees and charges are used to recover the cost of services provided by the City wherever possible as an alternative to property taxation. On an annual basis, staff consider the following factors when setting fees and charges:

- Inflation and contractual changes;
- Changes that bring the City's fees in line with other neighboring markets;
- Changes that are intended to bring the City closer to full cost recovery or address revenue shortfall;
- New or deleted Fees and Charges related to new services or billing methodologies;
- Utility Rate Review calculations, changes to customer base and consumption behaviour, and
- *Community Charter* restrictions.

The 2023 Utility Rate Review provided proposed rates for the 2024 through 2027 years. As the forecasted 2024 utilities revenues are currently on track to meet 2024 revenue requirements, it is proposed that the 2025 rates provided in the Utility Rate Review be incorporated to stay aligned with the long-term strategy for the four utilities.

Fees and charges are typically set in advance of financial plan preparations as they directly inform budgeted revenues and are an important component in finalizing proposed Five-Year Financial Plans each year. The revenue changes resulting from these rates will be incorporated into the 2025-2029 Draft Financial Plan and related budget materials.

## Financial implication

The combined anticipated revenue increase for the proposed rate changes in the Utility Fees and Charges is \$5.8M. The change is a result of a combination of the recommended and smoothed rate changes as well as

the customer growth anticipated by the 2023 Utility Rate Review. Based on budget, the anticipated revenue increase resulting from these factors by utility is as follows:

- Electric: \$3.45M
- Sewer: \$1.0M
- Water: \$922k
- Storm Water: \$453k

## Analysis

### Customer Class Rate Rebalancing

Engagement activities showed support for Recommendation #2 of the 2023 Utility Rate Review report, which reaffirmed support for setting rates for each utility customer class based on the cost of service for that sector. Respondents either agreed (56%) or somewhat agreed (26%) that utility customer classes should pay for the resources they use, without one class subsidizing another.

During the development of rates by Intergroup for the electric, sewer, and water utilities, the rates for each service size or type were examined to identify any cross-subsidization between customer classes. When it was found that one customer class was subsidizing another, a phased approach was used to update the rates. This approach aims to gradually reduce subsidization over time.

As a result, while the overall utility rate increases are discussed as an average, each customer class within the utility may experience a different level of increase. Some classes may see an increase higher than the average, while others may see a lower increase. This approach is intended to move each customer class closer to achieving a more accurate cost recovery for their respective services.

### Individual Utilities

The information presented in this section addresses specific changes to the Utilities appendices: Appendix 7 – Electric, Appendix 25 - Sanitary Sewer, Appendix 29 – Water, and Appendix 31 – Storm Water.

### Appendix 7: Electric

The next iteration of customer class rate rebalancing is incorporated into the proposed 2025 rates for electric, along with an average adjustment of 7.1%.

Average Electric Account	2024	2025	Monthly \$ Change
Residential Monthly 914 kwh	\$131.86	\$143.55	\$11.69
Business Monthly 5,000 kwh	\$687.57	\$724.31	\$36.74

Miscellaneous service call and administration fees have been updated to reflect contractual labour increases and updated vehicle, equipment and material costs and will offset the increased expenses of providing these property-specific services.

**Appendix 25: Sewer**

The proposed average 10.8% and associated customer class rate rebalancing for 2025 from the rate review have been incorporated into Appendix 25, resulting in the following monthly changes to the average sewer accounts:

<b>Average Sewer Account</b>	<b>2024</b>	<b>2025</b>	<b>Monthly \$ Change</b>
Residential Monthly ¾" service, 583 cu. ft.	\$49.18	\$53.92	\$4.74
Business Monthly 1 ½" service, 7,060 cu. ft.	\$415.05	\$464.94	\$49.89

As variable sewer rates are tied to water consumption, this means revenues are impacted by the same factors as water usage, such as weather and drought restrictions, although to some extent mitigated by the split billing for residential accounts. Residential accounts are charged variable rates based on water consumption during the winter months and a fixed basic charge in the summer. This method allows for the usage of water associated with irrigation of gardens and yards to not affect the sewer charges of the customer.

Miscellaneous service call and administration fees have been updated to reflect contractual labour increases and updated vehicle, equipment and material costs and will offset the increased expenses of providing these property-specific services.

**Appendix 29: Water**

The proposed average 8.5% and associated customer class rate rebalancing from the rate review have been incorporated into Appendix 29. With the residential average usage of 1,060 cu. ft., changes to monthly charges to the average water accounts are as follows:

<b>Average Water Account</b>	<b>2024</b>	<b>2025</b>	<b>\$ Change</b>
Residential Monthly ¾" service, 1,060 cu. ft.	\$59.53	\$63.17	\$3.64
Business Monthly 1 ½" service, 7,060 cu. ft.	\$324.96	\$360.27	\$35.31

The recommended average 6.1% increase for agricultural water is also incorporated, bringing the utility closer to eventually fund 100% of the operations and maintenance costs in the long term.

Miscellaneous service call and administration fees have been updated to reflect contractual labour increases and updated vehicle, equipment and material costs and will offset the increased expenses of providing these property-specific services.

**Appendix 31: Storm Water**

The proposed average 30% for 2025 from the rate review have been incorporated into Appendix 31, resulting in the following monthly changes to the average storm water accounts:

<b>Average Storm Water Account</b>	<b>2024</b>	<b>2025</b>	<b>Monthly \$ Change</b>
Residential Monthly Single Family	\$6.78	\$8.82	\$2.04
Business Monthly Non-Residential \$300,001-\$800,000	\$20.64	\$26.83	\$6.19

The purpose of introducing these rates was to establish a reserve specifically for maintaining and improving the City’s storm water infrastructure. It is important to ensure we continue to grow storm water funds in order to perform capital works such as storm improvements along key roads to manage and prevent pooling and flooding. Improvements such as buildings and parking lots reduce permeable areas, which results in increased storm water flowing to roads and entering the storm water infrastructure. The developed rate structure looks to ensure that properties contribute a proportionate share towards the expense of managing the storm water.

**Summary of Impact to the Rate Payer**

The summarized estimated average monthly impact of the proposed utility rate increases and customer rate class rebalancing for residential and business customers is detailed in the following tables:

<b>Residential</b>	<b>2024</b>	<b>2025</b>	<b>% Change</b>	<b>Monthly \$ Change</b>
Electric	\$131.86	\$143.55	8.87%	\$11.69
Sewer	\$49.18	\$53.92	9.63%	\$4.74
Water	\$59.53	\$63.17	6.11%	\$3.64
Storm Water	\$6.78	\$8.82	30.00%	\$2.04
<b>Total Monthly Impact:</b>	<b>\$247.35</b>	<b>\$269.46</b>		<b>\$22.11</b>

<b>Business</b>	<b>2024</b>	<b>2025</b>	<b>% Change</b>	<b>Monthly \$ Change</b>
Electric	\$687.57	\$724.31	5.34%	\$36.74
Sewer	\$415.05	\$464.94	12.02%	\$49.89
Water	\$324.96	\$360.27	10.87%	\$35.31
Storm Water	\$20.64	\$26.83	30.00%	\$6.19
<b>Total Monthly Impact:</b>	<b>\$1,448.21</b>	<b>\$1,576.35</b>		<b>\$128.13</b>

**Alternate recommendations**

THAT Council provide alternative direction to staff.

**Attachments**

Attachment A – Utility Fees and Charges Amendment Bylaw No 2024-29

Respectfully submitted,

*Amber Coates*

Amber Coates, Financial Analyst

Director of Finance and Administration  <i>AMC</i>	GM of Infrastructure  <i>KD</i>	City Manager  <i>JKH</i>
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Appendix 7

ELECTRIC

2024

2025

**Utility Administration Rates**

Utility credit references (current or recent account)	\$18.40	\$20.00
Archived account	\$32.40	\$34.70
Utility account history	\$18.40	\$20.00
Interest rate on delinquent utility accounts	10% per annum	10% per annum
Special electric meter reading	\$43.50	\$45.70
Special electric meter inspection fee	\$43.50	\$45.70

**AMR Opt Out**

AMR Opt Out manual electric meter reading for an individual meter	\$18.40	\$19.30
AMR Opt Out manual combined electric and water meter reading for an individual for an individual meter read	\$19.30	\$20.30
AMR Opt Out manual electric meter reading for a meter bank installation	\$18.30 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the electric meter bank read is to be equally split between all customers serviced by the bank meter	\$19.20 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the electric meter bank read is to be equally split between all customers serviced by the bank meter
AMR Opt Out combined electric and water meter reading for a combined electric and water meter bank installation	\$19.30 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the combined electric and water meter bank read is to be equally split between all customers served by the meter bank.	\$20.30 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the combined electric and water meter bank read is to be equally split between all customers served by the meter bank.
AMR Opt Out electric meter use of a digital non radio frequency electric meter	\$160.70	\$168.70
Utility application fee – next day service	\$50.00	\$52.50
Utility application fee – same day service (accounts with combined electric and water)	\$110.30	\$115.80
Utility application fee (electric only) same day service	\$62.40	\$65.50
Non-Payment: Electric disconnect and re-connect(during City Hall hours only)	\$87.10	\$91.50
Non-Payment: Site visit without a disconnect (during City Hall hours only)	\$43.60	\$45.80
Electrical disconnect or re-connect or site visit (cost per visit after hours with call-out)	\$467.70	\$491.10
Electrical disconnect or reconnect or site visit (cost per visit during City Hall hours)	\$43.60	\$45.80
Electrical disconnect or reconnect or site visit (cost per visit after hours without call-out)	\$87.10	\$91.50
Service Safety Inspection Call Out	No Charge	No Charge
Illegal reconnection administration charge	\$304.90	\$320.10
Utility fee - Leave on Authorized	\$13.40	\$14.10
Electrical Disconnect and reconnect from pole	\$471.50	\$495.10
Special Administration charge per service	\$30.50	\$32.60

**Electric Rates**

**Rate Code 10 - Residential**

Basic Charge	\$19.07 per billing plus	\$21.81 per billing plus
Energy Charge	\$0.1234 per kWh for all consumption during the billing period	\$0.1332 per kWh for all consumption during the billing period

**Rate Code 20 - General - Secondary metered and City owned Transformation**

Basic Charge	\$19.07 per billing plus	\$21.81 per billing plus
Energy Charge		
First 10,000 kwh per billing	\$0.1337 per kWh	\$0.1405 per kWh
Next 90,000 kwh per billing	\$0.1054 per kWh	\$0.1107 per kWh
Additional kwh per billing	\$0.0739 per kWh	\$0.0776 per kWh
Demand Charge	\$10.28 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing or b) 75% of the maximum kVA billable demand in excess of 45kVA recorded during the previous 364 days to the current billable demand read	\$11.76 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing or b) 75% of the maximum kVA billable demand in excess of 45kVA recorded during the previous 364 days to the current billable demand read

Appendix 7

ELECTRIC

2024

2025

**Rate Code - 25, 30 and 35**

Are subject to the same base rates for consumption and demand as set out in Rate Code 20 with the following discounts:

Primary Metering	1.5% discount on consumption and demand charges. Customer-owned transformation - 9.0% discount on demand charges only	1.5% discount on consumption and demand charges. Customer-owned transformation - 9.0% discount on demand charges only
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**Rate Code 25 - General - Primary metered and City owned Transformation**

Basic Charge	\$19.07 per billing plus	\$21.81 per billing plus
Energy Charge		
First 10,000 kwh per billing	\$0.1317 per kWh	\$0.1384 per kWh
Next 90,000 kwh per billing	\$0.1037 per kWh	\$0.1089 per kWh
Additional kwh per billing	\$0.0727 per kWh	\$0.0764 per kWh
Demand Charge	\$10.11 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA billable demand in excess of 45kVA recorded during the previous 364 days to the current billable demand read	\$11.56 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA billable demand in excess of 45kVA recorded during the previous 364 days to the current billable demand read

**Rate Code 30 - General - Secondary metered and customer owned Transformation**

Basic Charge	\$19.07 per billing plus	\$21.81 per billing plus
Energy Charge		
First 10,000 kwh per billing	\$0.1337 per kWh	\$0.1405 per kWh
Next 90,000 kwh per billing	\$0.1054 per kWh	\$0.1107 per kWh
Additional kwh per billing	\$0.0739 per kWh	\$0.0776 per kWh
Demand Charge	\$9.34 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous 364 days to the current billable demand read	\$10.68 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous 364 days to the current billable demand read

**Rate Code 35 - General - Primary metered and customer owned Transformation**

Basic Charge	\$19.07 per billing plus	\$21.81 per billing plus
Energy Charge		
First 10,000 kwh per billing	\$0.1317 per kWh	\$0.1384 per kWh
Next 90,000 kwh per billing	\$0.1037 per kWh	\$0.1089 per kWh
Additional kwh per billing	\$0.0727 per kWh	\$0.0764 per kWh
Demand Charge	\$9.21 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous 364 days to the current billable demand read	\$10.53 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous 364 days to the current billable demand read

**Rate Code 45 - General - City Accounts**

Energy Charge	\$0.0920 per kWh for all consumption	\$0.0997 per kWh for all consumption
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Appendix 7

ELECTRIC

2024

2025

**Rate Code 55 - Street Lighting, Traffic Lights & Other Un-metered Loads**

Per fixture watt or volt ampere per billing subject to Electric Utility Services Bylaw No. 2017-44	\$0.1005 per fixture kWh or kVAh per billing	\$0.1056 per fixture kWh or kVAh per billing
Per watt or volt ampere per billing based on equipment name plate data or customer information, or where data is insufficient, the City will determine by appropriate measurement and calculation what equipment kilowatt-hour or kilovolt ampere-hour loading shall be used for billing purposes.	\$0.1892 per kWh	\$0.1988 per kWh
Monthly minimum charge per fixture or service connection	\$19.07 per billing plus	\$21.81 per billing plus

**Net Metering Rate Code (aka Micro-DR)**

When paying Net Metered Customers for any excess Energy generated by the Customer, the Penticton Electric Utility shall use the applicable Rate Code under which the Customer is receiving Service from the Penticton Electric Utility. Customers will be responsible for all costs of their Distribution Generation System including, but not limited to, design, permits, installation, inspection fees, connection fees, repairs and maintenance.

**Electrical Service Calls**

Service Call – 1 stop (1 hr. max)	\$236.20	\$248.00
Service Call – 2 stops (1.75 hr. max)	\$413.30	\$434.00

**Electrical Service Connections**

**Temporary Service Connection**

1 Phase up to 200 amps	\$399.70	\$419.70
all except 1 phase up to 200 amps	Actual Cost	Actual Cost

**Service Relocate**

1 phase up to 200 amps	\$475.00	\$498.80
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**Service Upgrade**

1 phase up to 200 amps	\$475.00	\$498.80
1 phase over 200 amps	Actual Cost	Actual Cost
3 phase overhead and underground (all)	Actual Cost	Actual Cost

**Service Connection**

1 phase per unit (200 amps max -includes 1 meter) overhead and underground	\$537.00	\$563.90
Additional meters	Actual Cost	Actual Cost
1 phase overhead and underground over 200 amps	Actual Cost	Actual Cost
3 phase overhead and underground (all)	Actual Cost	Actual Cost
Primary Underground Cable	Actual Cost	Actual Cost
Terminate and Energize underground - Per lot	Actual Cost	Actual Cost
Installation of electrical poles, vaults, road-crossings, etc	Actual Cost	Actual Cost
Electrical Call Out Rate	\$467.80	\$491.20

**Electrical Service Connections Non-Refundable Fee**

Non-refundable portion of invoiced service connection cost if the project is cancelled after payment is received but prior to construction start	As per Contract	As per Contract
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**Electrical Pole Contacts**

Telus (JU Contacts, WiFi, Power Point Contact + Energy at appropriate rate code(s))	As per Contract	As per Contract
Shaw Cable (JU Contacts, WiFi, Antenna, Power Point Contact + Energy at appropriate rate code(s))	As per Contract	As per Contract
Bell Canada (JU Contacts)	As per Contract	As per Contract
Recoverable Sign Installations	Actual Cost	Actual Cost

**Power Factor Surcharge:**

	Power Factor	Surcharge	Surcharge	
a) Every Customer must regulate their load to maintain a Power Factor of not less than ninety (90%) percent.	Between 90% and 100%	Nil	Nil	
	Between 88% and 89.99%	2%	2%	
	Between 85% and 87.99%	4%	4%	
	Between 80% and 84.99%	9%	9%	
	Between 75% and 79.99%	16%	16%	
	Between 70% and 74.99%	24%	24%	
	b) If customers have equipment or install equipment that results in poor power factor (less than 90%) a power factor surcharge may be applied and it is the Customer's responsibility to install equipment to correct or improve power factor.	Between 65% and 69.99%	34%	34%
		Between 60% and 64.99%	44%	44%
		Between 55% and 59.99%	57%	57%
	c) The surcharge shall be added to the Customer's bill after the rates or minimum charges have been calculated and the surcharge will remain in effect until the Penticton Electric Utility is satisfied that the Power Factor has been corrected.	Between 50% and 54.99%	72%	72%
Less than 50%		90% and electrical service may be disconnected	90% and electrical service may be disconnected	
d) Electrical Service shall not be provided to any customer whose Load Power Factor is less than fifty (50%) percent.				

Appendix 7		
ELECTRIC	2024	2025

**Notes:**

- #1. Any applicable Federal or Provincial taxes are in addition to the above charges. Penalty interest at the rate of two percent (2%) per bill for current charge amounts remaining unpaid after the passage of the due date denoted on the bill will be applied.
  - #2. Basic charges will be applicable to accounts that are disconnected from electric for seasonal or temporary purposes when the electric is being turned off at the account holders request but the account holder(s) is not altering.
  - #3. City Electrical Infrastructure is defined as: Any items related to the City of Penticton Electrical Utility distribution system including but not limited to primary duct and secondary duct, street lighting, power cables, transformers and associated appurtenances.
  - #4. All customers are eligible to access the "Electrical Service Payment Plan" for the installation of City Electrical Infrastructure and/or customer owned Micro-DR equipment that supplies power to their properties. The details of this program are summarized as follows:
    - Payment Plan range: A customer can put a minimum amount of \$2,000 up to a maximum amount of \$50,000 on a Payment Plan;
    - Payment Plan terms: 5 year payback in equal monthly amounts on the Electric Utility Bill plus interest calculated at the Prime Interest Rate +0.5%; and
    - The customer has the ability to end the Payment Plan at any time by repaying the balance owing in full at any time without penalty.
- Eligibility requirements:
- Must be for a new or an upgrade to an Electrical Service;
  - Must be a City of Penticton Electric Utility customer;
  - Must have a credit score of: 650 or greater for an individual, or less than 25 for a business;
  - Must have a maximum of 19 City of Penticton Utility Credit Points;
  - The customer must own both the land and building where the service is required; and
  - If Micro-DR, receipts must be submitted from the contractor performing the work; and
  - Protection: Any defaults on the Payment Plan will be subject to the normal City of Penticton utility collection procedures, including service disconnect and ultimately transfer of outstanding amount to taxes. Any outstanding payment plan amounts must be paid in full upon sale of the property.

## Appendix 25

SEWER	2024	2025
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### Sanitary Sewer Fixture Charges

Such charges to be effective immediately upon the expiration of 180 days (60 days in the case of a renovated building) from the date of validation of the building permit, provided however, that this amount may be pro-rated from the effective date to December 31 of the year in which the building is built or renovated.

An extension to the 180 day period will be considered providing the builder applies **in writing** to Building & Licence Division prior to the expiration of the 180 day period. Should a request come from a builder **after** the expiration of the 180 day period, an extension may still be granted upon payment of an administration fee:

Extensions are only to be granted in multiples of 30 days, i.e. 30, 60, 90 days.

### Sanitary Sewer Charges based on Treated Water Use

#### Residential Use

Monthly Fixed Sanitary Sewer Rates Based on Water Meter Size charged April to October

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month April to October)	\$44.00	\$47.87
25mm (1 inch) / month April to October	\$126.13	\$153.06
38 mm (1 1/2 inches) / month April to October	\$242.22	\$281.41
50 mm (2 inches) / month April to October	\$376.67	\$414.03
75 mm (3 inches) / month April to October	\$786.79	\$874.89
100 mm (4 inches) / month April to October	\$1,526.79	\$1,710.26

#### PLUS Variable Sanitary Sewer Generation Charge based on Water Use for all Meter Sizes charged November to March

Variable Usage Charge / 2.83 cubic meters (100 cubic feet) charged monthly November to March [Minimum monthly consumption charge for 3/4" meter size customer based on 250 cubic feet]	\$9.68	\$10.70
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#### Non- Residential Use

Monthly Fixed Sanitary Sewer Rates Based on Water Meter Size charged January to December

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month January to December)	\$21.72	\$23.63
25mm (1 inch) / month January to December	\$60.71	\$73.67
38 mm (1 1/2 inches) / month January to December	\$116.41	\$135.24
50 mm (2 inches) / month January to December	\$176.34	\$193.83
75 mm (3 inches) / month January to December	\$383.88	\$426.86
100 mm (4 inches) / month January to December	\$704.89	\$789.59

#### PLUS Variable Sanitary Sewer Generation Charge based on Water Use for all Meter Sizes

Variable Usage Charge / 2.83 cubic meters (100 cubic feet) charged monthly January to December	\$4.23	\$4.67
Request for Reduction Submission and Review	\$114.00	\$122.00
Fee for falsification of information on a Request for Reduction	\$550.00	\$550.00

#### NOTES

Any applicable Federal or Provincial taxes are in addition to the above charges. Penalty interest at the rate of two percent (2%) per bill for current charge amounts remaining unpaid after the passage of the due date denoted on the bill will be applied.

## Appendix 25

SEWER	2024	2025
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Residential Uses includes: All single family, duplex, multi-family and mobile home parks

Non Residential Customers may apply after paying the prescribed fee to the City for a reduction in the % of water use to calculate the sanitary sewer usage fee to account for business practices that create a large discrepancy between water use and sewage generation.

The following business practices will be eligible for consideration for a reduction:

- i. Water used to produce a product for sale that is consumed or used off the site. Examples include: Concrete production, off sales beer and wine, take out coffee and soft drinks.
- ii. Water used to irrigate plants that are sold. Examples include: Garden Centers.
- iii. Water used in a cooling process that does not enter the sanitary sewer.
- iv. Water used by contractors in water trucks for dust control.

The requested reduction in water use must be substantiated either through:

- i. The installation and reading of a water meter that will monitor the water used in the process for which the reduction is being sought.
- ii. Financial records or audit documents prepared by an accountant or a report prepared by a professional engineer that calculates the volume of water that should be considered for reduction.

The cost of producing the substantiation is to be borne by the party requesting the reduction.

No reduction will be granted for volumes of water less than 5%.

A person found to have submitted false information to support their reduction request will be required to pay the Fee for falsification of information on a Request for Reduction

### Connected Sanitary Sewer Services with No Water Meter or No Water Service (per month)

Fee based on property zoning as follows:

For properties zoned Single Family Residential	\$44.27	\$48.94
For properties zoned I Multi Family Residential	\$63.01	\$69.65
For properties zoned Commercial	\$148.16	\$163.57
For properties zoned Industrial	\$1,006.44	\$1,111.13
For all other properties	\$148.16	\$163.57

### Miscellaneous Rates

Sanitary sewer charges based on a negotiated agreement	Fee to be as per the agreement approved by Council	Fee to be as per the agreement approved by Council
Sanitary Sewer Fixture Charge	\$63.99	\$70.73
Minimum flat rate charge for sanitary sewer for residential properties adjacent to a sanitary sewer main but not connected *	\$53.65	\$59.30
Minimum flat rate charge for sanitary sewer for non-residential properties adjacent to a sanitary sewer main but not connected *	\$434.27	\$479.44
Permit to Discharge	\$281.60	\$301.30
Evaluation of restricted wastes of over strength matter	Actual Cost	Actual Cost
Over strength B.O.D. charge (over 300 mg/l) per kilogram	\$0.66	\$0.690
Over strength C.O.D. surcharge (over 600 mg/l)	Fee to be developed	Fee to be developed
Over strength oil and grease surcharge (over 100 mg/l) per kilogram	\$0.285	\$0.300
Over strength phosphorous surcharge (over 10 mg/l)	Fee to be developed	Fee to be developed

## Appendix 25

SEWER	2024	2025
Over strength total suspended solids surcharge (over 300 mg/l) per kilogram	\$0.67	\$0.700

\* Charged during temporary service/construction phase. Changed to metered or unmetered rate once occupancy is granted

### Septic Waste Receiving Facility Rates

Tipping Fee for receiving septic waste per cubic meter	\$41.33	\$45.68
Repair/remediation of septic receiving area	Actual Cost	Actual Cost

### Sanitary or Storm Sewer Service Connections

(a) 100mm (4") BASE RATE sanitary or storm sewer service and connections - for up to 10 meters in length from the sanitary or storm sewer main to the property line	\$6,200.00	\$6,550.00
(b) 100mm (4") <b>PER METER RATE</b> OVER 10m IN LENGTH sanitary or storm sewer service and connections - Additional amount to the BASE RATE for the portion of sanitary and storm sewer service greater than 10 meters in length from the sanitary sewer or storm sewer main to property line.	\$585.00	\$620.00
(c) Two – 100mm (4") BASE RATE sanitary or storm sewer service and connections installed in the same trench - for up to 10 meters in length from the sanitary or storm sewer main to the property line	\$7,140.00	\$7,750.00
(d) Two – 100mm (4") <b>PER METER RATE</b> OVER 10m IN LENGTH sanitary or storm sewer service and connections installed in the same trench - Additional amount to the BASE RATE for the portion of sanitary and storm sewer service greater than 10 meters in length from the sanitary sewer or storm sewer main to property line.	\$660.00	\$725.00
(e) All other sanitary or storm sewer and service and connections	Actual Cost	Actual Cost
(f) When winter conditions prevail or hot mix asphalt is not available, if installation is to proceed, add \$525.00 each to the estimated and flat rate costs for service provided by the city that requires excavation.	\$560.00	\$600.00
(g) Repair of service failure or interruption	Actual Cost	Actual Cost
(h) Winter Trench Repair maintenance	\$460.00	\$500.00
(i) Reconnecting to a capped sewer service - No work by City - Reconnection Fee Only	\$225.00	\$225.00
(j) Sanitary or Storm Sewer Service Video Inspection	\$190.00	\$205.00

In the event problem is determined to be caused by the City or the responsibility of the City all associated costs shall be applied to the City.

### Other:

(a) Service inspection of an irrigation water service, treated water service, sanitary sewer service and storm sewer service.	\$185.00	\$202.40
(b) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service	\$2,550.00	\$2,820.00
(c) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service - COMPLETED IN CONJUNCTION WITH SERVICE INSTALLATION IN SAME LOCATION	No Charge	No Charge

**Appendix 29**

WATER	2024	2025
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**Utility Administration Rates**

Utility credit references (current or recent account)	\$18.40	\$20.00
Archived account	\$32.40	\$34.70
Utility account history	\$18.40	\$20.00
Interest rate on delinquent utility accounts	10% per annum	10% per annum
Special water meter reading	\$43.50	\$45.70
Special water meter inspection fee	\$43.50	\$45.70

**AMR OPT OUT**

AMR Opt Out manual water meter reading for an individual meter	\$18.40	\$19.30
AMR Opt Out manual combined electric and water meter reading for an individual meter read	\$19.30	\$20.30
AMR Opt Out manual water meter reading for a meter bank installation	\$18.40 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the water meter bank read is to be equally split between all customers serviced by the bank meter	\$19.20 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the water meter bank read is to be equally split between all customers serviced by the bank meter
AMR Opt Out combined electric and water meter reading for a combined electric and water meter bank installation	\$19.30 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the combined electric and water meter bank read is to be equally split between all customers served by the meter bank.	\$20.30 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the combined electric and water meter bank read is to be equally split between all customers served by the meter bank.

**Applications / Connect / Disconnect / Reconnect**

City padlocks	\$22.50	\$23.40
City lock boxes (installed by City)	\$68.00	\$70.70
City lock boxes (installed by customer)	\$50.00	\$52.00
Utility application fee (Water Only) – next day service	\$35.80	\$38.30
Utility application fee – same day service (accounts with combined electric and water)	\$110.30	\$115.80
Utility application fee (water only) same day service (accounts that only have water services)	\$70.40	\$75.30
Water disconnect / re-connect fee (for non payment during regular City hall hours)	\$38.90	\$41.60
Water disconnect / re-connect fee (for non payment after hours without call-out)	\$99.90	\$106.90
Water disconnect or re-connect (customer / agent request during City hall hours)	\$34.70	\$37.10
Water disconnect or re-connect (customer / agent request after hours without call-out)	\$50.50	\$54.00
Water disconnect or re-connect (customer / agent request after hours with call-out)	\$231.20	\$247.40
Water Illegal reconnection administration charge	\$304.70	\$326.00
Utility fee - Leave on Authorized	\$13.40	\$14.10
Water Disconnection (for non-payment) requiring capping or plugging service	\$252.20	\$269.90
Special Administration charge per service	\$30.50	\$32.60

**Non Treated Irrigation Water Charges**

**No Meter**

Non-treated irrigation water per acre per year	\$210.23	\$222.99
Minimum charge for non-treated irrigation water / year	\$210.23	\$222.99
Household use from a connection to the untreated irrigation water system, unless metered, in which case metered rates then apply. (per annum per residence)	\$493.57	\$523.53

Appendix 29		
WATER	2024	2025

**Monthly Fixed Non Treated Irrigation Water Meter Rates based on Meter Size**

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month)	\$12.37	\$13.12
25mm (1 inch) / month	\$26.51	\$28.11
38 mm (1 1/2 inches) / month	\$78.08	\$82.81
50 mm (2 inches) / month	\$171.91	\$182.34
75 mm (3 inches) / month	\$493.54	\$523.48
100 mm (4 inches) / month	\$1,085.22	\$1,151.05
150 mm (6 inches) / month	\$3,045.81	\$3,230.57

PLUS Variable Consumption Charge for all Meter Sizes

Variable Consumption Charge / 2.83 cubic meters (100 cubic feet)	\$0.30	\$0.32
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**Reclaimed Treated Effluent for Irrigation Charges**

Monthly Fixed Reclaimed Treated Effluent Meter Rates Based on Meter Size

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month)	\$15.25	\$16.18
25mm (1 inch) / month	\$56.94	\$60.40
38 mm (1 1/2 inches) / month	\$69.63	\$73.85
50 mm (2 inches) / month	\$164.10	\$174.07
75 mm (3 inches) / month	\$357.29	\$378.97
100 mm (4 inches) / month	\$758.91	\$804.97

PLUS Variable Consumption Charge for all Meter Sizes

Variable Consumption Charge / 2.83 cubic meters (100 cubic feet)	\$1.15	\$1.22
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**Treated Water Rates**

Monthly Fixed Treated Water Meter Rates Based on Meter Size

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month)	\$31.95	\$34.03
25mm (1 inch) / month	\$118.45	\$126.04
38 mm (1 1/2 inches) / month	\$158.34	\$183.06
50 mm (2 inches) / month	\$343.84	\$366.24
75 mm (3 inches) / month	\$683.75	\$669.34
100 mm (4 inches) / month	\$1,525.01	\$1,557.80
Individually metered Bareland Strata Properties with 19mm meters <b>UPON APPLICATION ONLY</b>	\$8.99	\$9.58

**PLUS Variable Consumption Charge**

**Residential Use Variable Consumption Charge / 2.83 cubic meters (100 cubic feet)**

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch)		
Tier Block 1 First 600 Cubic Feet	\$2.35	\$2.48
Tier Block 2 From 601-1,600 Cubic Feet	\$2.93	\$3.10
Tier Block 3 Over 1,600 Cubic Feet	\$3.52	\$3.72
25mm (1 inch)	\$2.36	\$2.51
38 mm (1 1/2 inches)	\$2.36	\$2.51
50 mm (2 inches)	\$2.36	\$2.51
75 mm (3 inches)	\$2.36	\$2.51
100 mm (4 inches)	\$2.36	\$2.51
<b>Non-Residential Use Variable Consumption Charge / 2.83 cubic meters (100 cubic feet)</b>	\$2.36	\$2.51

Notwithstanding the above basic charges, should a 150 mm (6") meter be provided in conjunction with a 150 mm (6") line for the purpose of providing the dual requirements of domestic water and fire protection, the basic charge will be based on the size of meter that would be required to service the domestic water needs of the complex as determined by the Public Works Supervisor. This charge is to commence at the time of the installation of the meter. Prior to the installation of the meter, the service is to be billed at a 25 mm (1") unmetered rate.

**Appendix 29**

WATER	2024	2025
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**Monthly Fixed Non Metered Treated Water Rates Based on Service Size**

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month)	\$50.68	\$53.93
25mm (1 inch) / month	\$156.37	\$166.39
38 mm (1 1/2 inches) / month	\$256.17	\$272.58
50 mm (2 inches) / month	\$576.36	\$613.28
75 mm (3 inches) / month	\$1,465.82	\$1,559.72
100 mm (4 inches) / month	\$3,103.62	\$3,302.43
Treated water charges based on a negotiated agreement	Fee to be as per the agreement approved by Council	Fee to be as per the agreement approved by Council
Minimum charge for treated water for domestic purposes	Fee to be minimum monthly Basic Charge based on the meter size or the minimum monthly charge based on the size of service	Fee to be minimum monthly Basic Charge based on the meter size or the minimum monthly charge based on the size of service

**Minimum Flat Rate Charges for Properties located adjacent to a Treated Water Main but Not Connected:**

Fee based on property zoning as follows:

For properties zoned Single Family Residential *	\$50.98	\$54.30
For properties zoned I Multi Family Residential *	\$157.31	\$167.55
For properties zoned Commercial *	\$257.70	\$274.48
For properties zoned Industrial *	\$3,122.07	\$3,325.32
For all other properties *	\$257.70	\$274.48

\* Charged during temp/construction phase. Changed to metered rate once meter is installed.

**NOTES:**

When a customer applies for electric and water service/transfer of service at the same time, only one application/transfer fee will apply

Any applicable Federal or Provincial taxes are in addition to the above charges. Penalty interest at the rate of two percent (2%) per bill for current charge amounts remaining unpaid after the passage of the due date denoted on the bill will be applied.

The A.R.D.A. rate referred to in this bylaw is billed on the annual property tax notice and is subject to a 10% penalty if unpaid on the tax penalty date in each year.

Basic charges will be applicable to accounts that are disconnected from water for seasonal or temporary purposes when the water is being turned off at the account holders request but the account holder(s) is not altering.

**Treated and Irrigation Services and Metering**

AMR Opt Out treated or irrigation water meter, old style meter, use of a digital non radio frequency electric meter, per meter	\$201.00	\$201.00
AMR Opt Out treated or irrigation water meter, new style meter, use of a digital non radio frequency electric meter, per meter	\$42.25	\$42.25

(a) Treated and Irrigation water service supply and installation, not including meter or meter chamber. Fee to be as follows:

19mm ( 3/4") water service	N/A	N/A
25 mm (1") water service - BASE RATE - for up to 10 meters in length from the water line to the property line.	\$6,100.00	\$6,550.00
25 mm (1") water service - <b>PER METER RATE</b> OVER 10m IN LENGTH - Additional amount to the BASE RATE for the portion of water service greater than 10 meters in length from the water main to property line.	\$575.00	\$620.00
All other water services	Actual Cost	Actual Cost

(b) Treated and Irrigation water meter supply and installation, not including meter chamber. Fee to be as follows:

19mm ( 3/4") water meter	\$650.00	\$775.00
25 mm (1") water meter	\$900.00	\$1,050.00
38 mm (1 1/2") water meter with register and Radio Frequency	\$1,515.00	\$1,675.00
50 mm (2") compound water meter with register and Radio Frequency	\$1,850.00	\$1,950.00
(c) All other water meters with register and Radio Frequency	Actual Cost	Actual Cost
(d) Water meter chamber up to 25 mm (1") supply and installation (in conjunction with service install)	\$880.00	\$1,100.00
(e) Water meter chamber up to 25 mm (1") supply and installation (not installed with service)	\$2,300.00	\$3,050.00
(f) Provision of temporary water	Actual Cost	Actual Cost
(g) All other water meter chambers supply and installation	Actual Cost	Actual Cost

**Appendix 29**

<b>WATER</b>	<b>2024</b>	<b>2025</b>
(h) Water meter register and Radio Frequency - Supply and install	\$350.00	\$364.00
(i) Water meter testing or repair if replacement is required and deemed the fault of the owner additional charges may be applied.	\$97.00	Actual Cost

Note: if the meter is found to be accurate within 98.5% - 101.5%, the party disputing the accuracy of the meter shall bear the cost. If the meter is found not to be accurate within the above limits the City shall bear the costs.

Customer request to relocate (or alter due to construction) meter or appurtenances	Actual Cost	Actual Cost
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**Water Connection Charges**

(a) Service inspection of an irrigation water service, treated water service, sanitary sewer service and storm sewer service.	\$189.20	\$202.40
(b) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service	\$2,626.50	\$2,820.00
(c) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service - COMPLETED IN CONJUNCTION WITH SERVICE INSTALLATION IN SAME LOCATION	No Charge	No Charge
(d) Service calls regarding water service, treated water service, sanitary sewer service and storm sewer service	Actual Cost	Actual Cost

**Fire Hydrants (both City and private hydrants)**

(a) Fire hydrant supply and installation not requiring curb, gutter and asphalt work	\$7,750.00	\$9,000.00
(b) Fire hydrant supply and installation requiring curb, gutter and asphalt work	\$9,500.00	Actual Cost
(c) Fire Hydrant rental (includes hook-up and water usage) Note: if total # of days is not known (amount to be billed)	\$120 first day and \$25.00 each day thereafter	\$125 first day and \$25.00 each day thereafter
(d) Portable water meter rental	\$20 per day (plus cost of water used at the current metered rate)	\$21 per day (plus cost of water used at the current metered rate)
(e) Fire Hydrant ACCEPTANCE - Level A Inspection - post final inspection or prior to city acceptance	\$179.80	\$192.40

**Other:**

(a) Service inspection of an irrigation water service, treated water service, sanitary sewer service and storm sewer service.	\$189.20	\$202.40
(b) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service	\$2,626.50	\$2,820.00
(c) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service - COMPLETED IN CONJUNCTION WITH SERVICE INSTALLATION IN SAME LOCATION	No Charge	No Charge
(d) Service calls regarding water service, treated water service, sanitary sewer service and storm sewer service	Actual Cost	Actual Cost
(f) When winter conditions prevail or hot mix asphalt is not available, if installation is to proceed, add \$525.00 each to the estimated and flat rate costs for service provided by the city that requires excavation.	\$525.00	\$525.00

Appendix 31			
STORM WATER	Unit	2024	2025

<b>Storm Water NO Direct Connect Fees</b>
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Notes:

The different categories of Storm Water Utility Rates are based on the Property Tax Classification.

**The following rates apply to properties that are NOT directly connected to the Storm Water System.**

In cases where a property has multiple Property Tax Classifications the City will determine the Property Tax Classification that best represents the property and charge for Storm Water according to that Property Tax Classification.

<b>Residential</b>			
No direct connection to the Storm Sewer:			
Single Family Dwellings	\$/year per folio	\$81.38	\$105.79
Multi Family Apartment Buildings with 4 or less units	\$/year per folio	\$130.39	\$169.51
Multi Family Apartment Buildings with more than 4 units	\$/year per unit	\$43.42	\$56.45
Multi Family Dwellings [strata]	\$/year per folio	\$43.42	\$56.45
<b>Farm/Recreational/Non Profit/Supportive Housing</b>			
No Direct Connection to the Storm Sewer	\$/year per folio	\$81.38	\$105.79
<b>Business/Light Industry/Major Industry/Utilities</b>			
No direct connection to the Storm Sewer, with gross assessment value:			
Below \$300,000	\$/year per folio	\$165.10	\$214.63
Between \$300,001 and \$800,000	\$/year per folio	\$247.65	\$321.95
Above \$800,000	\$/year per folio	\$371.54	\$483.00

<b>Storm Water Direct Connect Fees</b>
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Notes:

The different categories of Storm Water Utility Rates are based on the Property Tax Classification.

**The following rates apply to properties that ARE directly connected to the Storm Water System.**

In cases where a property has multiple Property Tax Classifications the City will determine the Property Tax Classification that best represents the property and charge for Storm Water according to that Property Tax Classification.

<b>Residential</b>			
Direct Connection to the Storm Sewer:			
Single Family Dwellings	\$/year per folio	\$105.82	\$137.57
Multi Family Apartment Buildings with 4 or less units	\$/year per folio	\$169.52	\$220.38
Multi Family Apartment Buildings with more than 4 units	\$/year per unit	\$56.55	\$73.52
Multi Family Dwellings [strata]	\$/year per folio	\$56.55	\$73.52
<b>Farm/Recreational/Non Profit/Supportive Housing</b>			
Direct Connection to the Storm Sewer	\$/year per folio	\$105.82	\$137.57
<b>Business/Light Industry/Major Industry/Utilities</b>			
Direct connection to the Storm Sewer, with gross assessment value:			
Below \$300,000	\$/year per folio	\$214.63	\$279.02
Between \$300,001 and \$800,000	\$/year per folio	\$322.01	\$418.61
Above \$800,000	\$/year per folio	\$482.95	\$627.84

# Council Report

penticton.ca

**Date:** August 20, 2024  
**To:** Anthony Haddad, City Manager  
**From:** Sheri Raposo, Land Administrator

File No: 4320-80

**Subject: License to Use Agreement: Food Foresters Society of Canada**  
Parkland Community Garden - 2460 Baskin Street, Penticton

## Staff Recommendation

THAT Council refer the three (3) year nominal License to Use Agreement renewal with Food Foresters Society of Canada for the purpose of operating a community garden (known as Parkland Community Garden) located at 2460 Baskin Street, to the Parks & Recreation Advisory Committee for their review and recommendation.

## Strategic Priority Objective

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

**Vibrant and Connected:** Support access to recreational, arts and culture amenities as key to a healthy, vibrant and connected community.

## Property Description

Parkland Community Garden is utilizing a total of 0.18 acres. The subject lands are currently zoned as Park. Aside from the community garden there has been no formal development of the site, and there are no immediate plans for this land.

## Background

The Parkland Community Garden is a non-for-profit registered with the Food Foresters of Canada. Originally started in 2013 for residents of the Baskin Street and Kinney Avenue area. The 20-member Society started with 5 plots and has since grown to 21 plots due to the size of the property and the availability of suitable sun locations for plots.

Through donations and fundraising, two sheds to store tools have been added in the garden location. The area is fenced and secured.

The property is properly maintained and everything they grow is organic. A variety of herbs, fruit and vegetables. In addition, they have two houses for Mason Bees, lots of flowers for butterflies along with containers for composting yard waste. Excess fruit and vegetables are donated by club members to families that can use the donations.

There is no membership fee. Club members pay a fee based on the size of their garden plots, either 30, 40 or 50 sq ft. This ranges from \$30 to \$50 per plot. The plots are primarily rented by local residents in the area of Baskin Street and Kinney Avenue; however, the garden is open to any resident of Penticton based on availability.

The Society has had a License to Use Agreement (LTU) with the City since 2013 at a nominal rate. The current LTU Agreement has expired, and the Society has confirmed they wish to continue using the land for the purpose of operating a community garden.

### **License to Use Summary**

The proposed term of the LTU Agreement will be for a three (3) year term. Food Foresters Society are requesting the same terms as the previous LTU Agreement.

The Society will continue to be responsible for the maintenance, day-to-day upkeep, water, safety and security of the garden.

The City will continue to attend to the start-up and blow out of the irrigation, as well as providing and delivering compost, soil and mulch materials on a consolidated request of once a year.

### **Financial Implication**

Under the proposed License to Use Agreement, Food Foresters Society of Canada will have a License to Use Agreement for the property for a \$1.00 nominal rate. The estimated cost implications to the City for this land is approximately \$500.00 per year.

### **Park Land Protection and Use Policy References**

As this land is on parkland, the Park Land Protection and Use Policy requires new agreements or renewal of agreements within our parkland follow the following procedure:

- Step 1: Application to renew submitted to City staff
- Step 2: Proposal brought forward to Open Council meeting
- Step 3: Circulation of application to City departments and Parks & Recreation Advisory Committee
- Step 4: City staff conduct License Review to confirm conditions of license met and license in good standing
- Step 5: City staff review finding with Parks & Recreation Advisory Committee
- Step 6: Parks & Recreation Advisory Committee review application and feedback from staff
- Step 7: Parks & Recreation Advisory Committee would then make a recommendation to Council to approve or deny the renewal

If directed by Council, staff will present a report to the Parks & Recreation Advisory Committee at their next available meeting, and then will provide Council with the Committee's recommendation, at the next available Council meeting.

Council does have the discretion to consider the criteria of the Park Land Protection and Use Policy and to provide staff with alternative direction, including the option to waive the Parkland Protection and Use policy and renew the License to Use Agreement with Food Foresters Society of Canada for a further three (3) year term, without moving the renewal through the Committee process. Should this option be preferred, Council may wish to consider the alternate recommendation provided.

### **Analysis**

Community gardens are in alignment with early findings of the Food Security Strategy the City is currently working on with community partners. The Food Security Strategy addresses food security, which refers to the long-term security, resiliency and sustainability of our food systems. The strategy explores several factors such as the access to food-related social programming and networks, access to public garden spaces to address the rising cost of food and housing, all of which contribute to food insecurity. A key challenge which was identified was, due to the high amount of multi-unit housing, a large number of the population in Penticton does not have access to gardening space and that the City should look at opportunities to increase public gardening spaces.

With the last review from United Way British Columbia in January 2024, estimating that approximately 17% of British Columbians in the region were experiencing food insecurity, community gardens create community and long-term solutions to food security. Additionally, the Vital Signs Community Report produced by the Community Foundation of the South Okanagan Similkameen found that only 51.2% of South Okanagan households can afford an adequate amount of healthy food.

Those who participate in community gardens enjoy socialization and have better access to fresh fruits and vegetables. Community gardens also provide educational opportunities for the community to learn to plant and preserve the harvest garden. Gardening also improves the emotional and physical well-being of people by providing social opportunities that build a sense of community and belonging; community gardens offer residents of Penticton a 'third space' outside of their homes and their places of work to congregate, socialize and connect. Furthermore, public gardening spaces have been shown to increase rates of inter-generational connectivity for youth and seniors and can act as a safe space for newcomers to Penticton to become involved in the larger community.

### **Alternate Recommendation**

THAT Council direct staff to enter into a three (3) year License to Use Agreement with Food Foresters Society of Canada, for the purpose of operating a community garden (known as Parkland Community Garden) located at 2460 Baskin Street;

AND THAT Council authorizes the Director of Finance and Administration and Corporate Officer to execute the License to Use Agreement.

### **Attachments**

Attachment A – Aerial view of Licensed Area

Respectfully submitted,

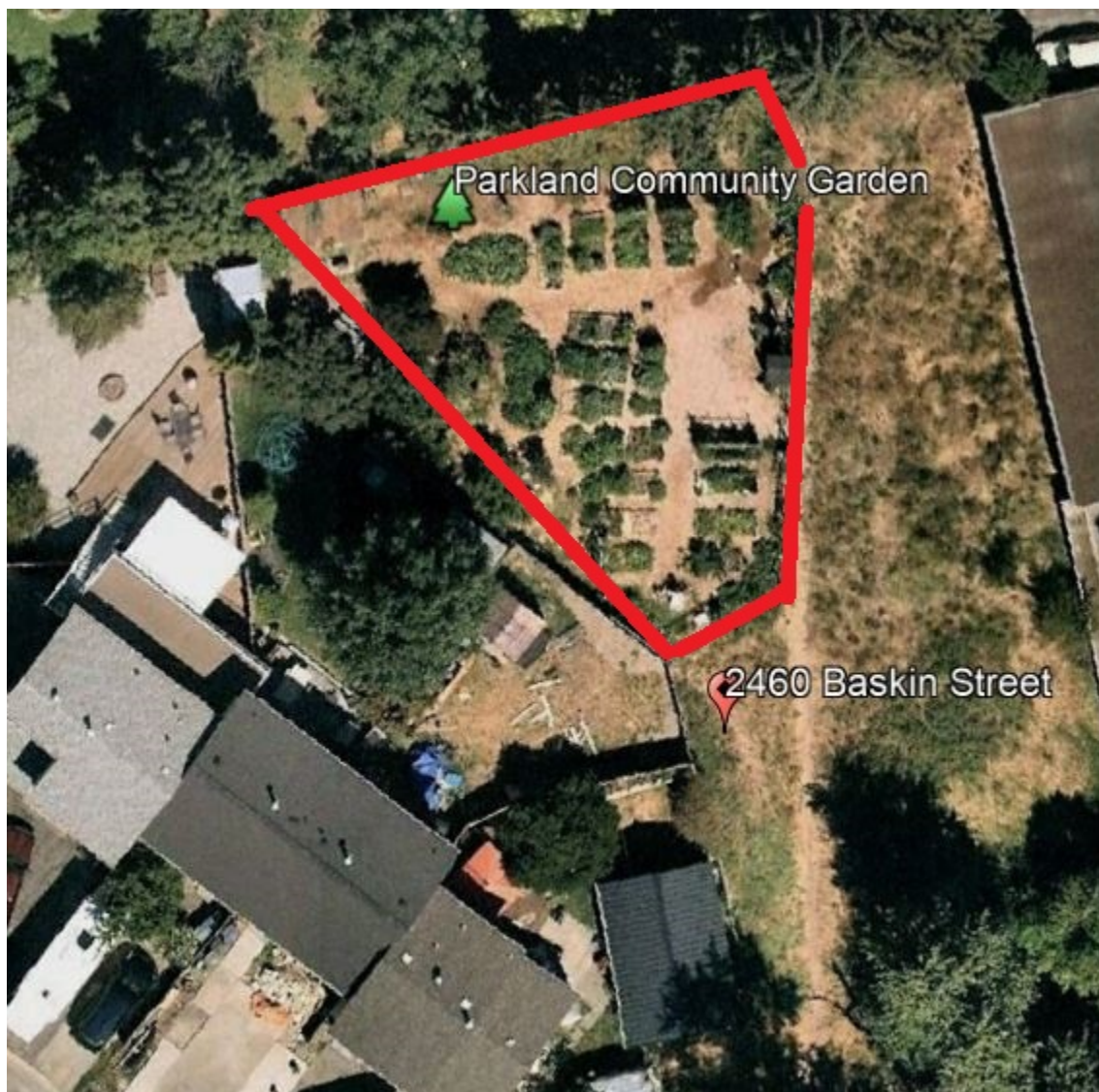
Sheri Raposo, Land Administrator

Concurrence

Director, Finance & Administration  <i>AMC</i>	General Manager, Infrastructure  <i>KD</i>	Director, Community Services  <i>KJ</i>	City Manager  <i>SBH</i>
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Attachment A

Licensed Area



# Council Report

penticton.ca

**Date:** August 20, 2024  
**To:** Anthony Haddad, City Manager  
**From:** Sheri Raposo, Land Administrator

File No: 4320-80

**Subject: License to Use Agreement: Penticton Community Gardens Society**  
480 Vancouver Avenue, Penticton, BC

## Staff Recommendation

THAT Council refer the three (3) year License to Use Agreement, with the Penticton Community Gardens Society, for the use of a portion of 480 Vancouver Avenue to the Parks & Recreation Advisory Committee for their review and recommendation.

## Strategic priority objective

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

**Vibrant and Connected:** Support access to recreational, arts and culture amenities as key to a healthy, vibrant and connected community.

## Property Description

Vancouver Avenue Park is a total of 2.74 acres and is identified in the Parks and Recreation Master Plan as a Community Park. Aside from the community garden there has been no formal development of the site, and there are no immediate plans to develop the site. Much of the site is severely sloped, making use and cost of development a challenge.

## Background

The Society established in 1998, is a non-profit society created to provide opportunities for residents to grow their own vegetables and flowers through the rental of individual garden plots. The Society started with 26 plots and has since grown to 77 raised bed garden plots.

There are approximately 76 members of the Society who either share or rent their own plots. There is no membership fee. Renters pay a fee based on the size of their garden plot. Rental fees are \$40 for a small plot and \$80 for a large plot. The plots are primarily rented by seniors and young families who do not have the ability to grow vegetables at their own residences.

In addition to the garden plots, the site has a tool storage shed, underground irrigation system, deer fencing, a composting centre, an interpretive garden, a sculpture, parking and pathways. The Society is operated by volunteers who are responsible for the maintenance within the Licensed Area.

The Society has held several LTU Agreements with the City since 1998 at a nominal rate and has made several additions to the site in the past few years through the support of grants, donations and contributions by the City. The current License to Use Agreement expires on October 31, 2024. The Society has confirmed they wish to continue using the land for the purpose of operating a community garden.

For the past 2 (two) years, sections of the garden have been designated as Donation Plots. The produce grown in these areas is donated to charities including Soupateria, the Food Bank and the Purple Pantry.

Gardening information sessions are offered by their knowledgeable gardeners on best practices, composting, and the contribution of pollinators.

### **Park Land Protection and Use Policy references**

As this land is on City parkland, the Park Land Protection and Use Policy requires new agreements or renewal of agreements within our parkland follow the following procedure:

- Step 1: Application to renew submitted to City staff
- Step 2: Proposal brought forward to Open Council meeting
- Step 3: Circulation of application to City Departments and Parks & Recreation Advisory Committee
- Step 4: City staff conduct License Review to confirm conditions of license met and license in good standing
- Sept 5: City staff review finding with Parks & Recreation Advisory Committee
- Sept 6: Parks & Recreation Advisory Committee review application and feedback from staff
- Sept 7: Parks & Recreation Advisory Committee would then make a recommendation to Council to approve or deny the renewal

If directed by Council, staff will present a report to the Parks & Recreation Advisory Committee at their next available meeting, and then will provide Council with the Committee's recommendation, at the next available Council meeting.

Council does have the discretion to consider the criteria of the Park Land Protection and Use Policy and to provide staff with alternative direction, including the option to waive the Parkland Protection and Use policy and extend the License to Use Agreement with Penticton Community Gardens Society for a further three (3) year term, without moving the renewal through the Committee process. Should this option be preferred, Council may wish to consider the alternate recommendation provided.

### **License to Use Summary**

The proposed term of the LTU Agreement will be for a three (3) year term.

The Society will continue to be responsible for the maintenance, day-to-day upkeep, water, safety and security of the garden.

The City will continue to maintain the irrigation system, provide compost, soil and mulch materials as needed.

## **Financial Implication**

Under the proposed License to Use Agreement, the Penticton Community Gardens Society has a license to use the property for a \$1.00 nominal rate. The Society will continue to be able to apply for annual tax exemptions through the Permissive Tax Exemption program and for 2024 will receive an exemption estimated at \$1,331. The estimated cost implications to the City for this land is approximately \$2,000 per year. This includes compost, soil, mulch, repairs, irrigation start up in the spring and winterization in the fall.

## **Analysis**

Community gardens are in alignment with early findings of the Food Security Strategy the City is currently working on with community partners. The Food Security Strategy addresses food security, which refers to the long-term security, resiliency and sustainability of our food systems. The strategy explores several factors such as the access to food-related social programming and networks, and access to public garden spaces to address the rising cost of food and housing – all of which contribute to food insecurity. A key challenge which was identified was that due to the high amount of multi-unit housing, a large number of the population in Penticton does not have access to gardening space and that the City should look at opportunities to increase public gardening spaces.

With the last review from United Way British Columbia in January 2024 estimating that approximately 17% of British Columbians in the region were experiencing food insecurity, community gardens create community and long-term solutions to food security. Additionally, the Vital Signs Community Report produced by the Community Foundation of the South Okanagan Similkameen found that only 51.2% of South Okanagan households can afford an adequate amount of healthy food.

Those who participate in community gardens enjoy socialization and have better access to fresh fruits and vegetables. Community gardens also provide educational opportunities for the community to learn to plant and preserve the harvest garden. Gardening also improves the emotional and physical well-being of people by providing social opportunities that build a sense of community and belonging; community gardens offer residents of Penticton a 'third space' outside of their homes and their places of work to congregate, socialize and connect. Furthermore, public gardening spaces have been shown to increase rates of inter-generational connectivity for youth and seniors and can act as a safe space for newcomers to Penticton to become involved in the larger community.

## **Alternate Recommendation**

THAT Council direct staff to enter into a three (3) year License to Use Agreement with Penticton Community Gardens Society, for the purpose of operating a community garden (known as Penticton Community Gardens) located at 480 Vancouver Avenue;

AND THAT Council authorizes the Director of Finance and Administration and Corporate Officer to execute the License to Use Agreement.

## **Attachments**

Attachment A – Aerial view of Licensed Area

Respectfully submitted,  
Sheri Raposo  
Land Administrator

Director Finance & Administration  <i>AMC</i>	Director Community Services  <i>KJ</i>	GM of Infrastructure  KD	City Manager  <i>SBH</i>
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### ATTACHMENT A

Aerial view of Licensed Area



# Council Report

penticton.ca

**Date:** August 20, 2024  
**To:** Anthony Haddad, City Manager  
**From:** Kelsey Johnson, Director of Community Services

File No: 8160-20

**Subject: Civic Places & Spaces: Recommendation #2 – Arena Update**

## Staff Recommendation

THAT Council receive into the record the report dated August 20, 2024, titled "Civic Places & Spaces: Recommendation #2 – Arenas Update".

## 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.

**Vibrant & Connected:** The City of Penticton will support vibrant and diverse activities creating opportunities for connection in community.

## Executive Summary

In alignment with Recommendation #2 of the Civic Places & Spaces project, endorsed by Council in 2022, the City is actively moving forward with developing a plan to address its aging arena facilities. This report provides an update on the progress made towards consolidating the city's ice surfaces with the construction of a new arena facility at the South Okanagan Event Centre (SOEC) complex. This new facility will replace the aging McLaren and Memorial Arenas, which are nearing the end of their serviceable life.

## Background

In January 2017, an Arena Task Force (ATF), composed of 13 community members representing various user groups and applicable backgrounds, was established to provide direction on the future of Penticton's aging arena facilities. The main objective of the ATF was to prepare a recommendation on the number of surfaces needed, the functional programming requirements, the facilities (existing and new) required and the plan to fund the surfaces.

To support the ATF's objectives, Sierra Planning and Management was engaged through a competitive process, to lead a multi-disciplinary effort to complete an Arena Feasibility Study. The goal of this study was to develop a concept for a new twin pad addition to the west side of the South Okanagan Event Centre

(SOEC), and an associated business plan, which included an assessment of capital costs, likely operating costs and revenues, an understanding of potential partnerships that could help underpin the revenue expectations for the new facility, and a strategic assessment of the implications for City ice needs. Part of the strategic assessment included the potential options for the decommissioning of ice in the Memorial Arena, as well as the McLaren Arena and the associated savings that would accrue from those decisions.

Through various studies, reports, analysis and extensive engagement with the community, the ATF provided a recommendation to Council to consider a long-term vision for the arena development strategy which included construction of a new twin-pad arena to replace Memorial and McLaren Arenas as ice surfaces.

On July 25, 2017, Council endorsed the ATF’s long-term strategy for the project and provided direction to proceed to the next phase of work to complete a grant application for the Federal Gas Tax Strategic Priorities Fund, prepare a detailed financial analysis and a develop plan to fund the project. Staff applied for the grant and in March 2018, the grant was approved with the condition that all remaining project funding would be confirmed by March 31, 2019.

On March 19, 2019, staff presented Phase 2 of the arena study which included a detailed financial analysis and funding options. However, since full project funding was not yet confirmed at that time, Council directed staff to decline the conditional grant and provide a detailed long-term funding plan for upgrade or replacement of the facilities, while keeping McLaren and Memorial operational until a final funding plan is developed and approved:

165/2019

**It was MOVED and SECONDED**

THAT Council direct staff to decline the \$6M Strategic Priorities Fund (SPF) grant to UBCM by March 31, 2019 as the conditions of the grant cannot be met.

**CARRIED UNANIMOUSLY**

166/2019

**It was MOVED and SECONDED**

THAT Council direct staff to plan base building repairs for McLaren and Memorial Arenas, as required to keep the buildings operational for the short term (up to 10 years);

AND THAT Staff will develop a long-term funding plan for replacement or upgrade of the facilities in the next 10+ years.

**CARRIED UNANIMOUSLY**

The City initiated the Asset and Amenity Management Plan (AAMP) project in 2019 and hired Colliers Project Leaders to complete the work. The project included an assessment of the City’s assets and infrastructure, looking at the long term needs to ensure financial sustainability and high-quality services are provided to the community. The assessment determined that the City had an asset replacement value of \$1.1B, an infrastructure deficit of between \$51-175M, and recommended an average annual life cycle investment of between \$18.8-28.7M. These figures have not been adjusted for inflationary impacts.

Following the adoption of the AAMP in 2021, the City embarked on the *Civic Places and Spaces* project to help prioritize facility capital investment. Coming out of that work, the following four projects were identified for the City to proceed with:

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

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

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

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

On April 5, 2022, staff provided a report to Council, included as Attachment A, providing details of the AAMP and Civic Places & Spaces work undertaken. As a result of the report presented by staff at that meeting, Council passed the following Resolution:

105/2022     **It was MOVED and SECONDED**

THAT Council, based on the results of the Asset and Amenity Management Project and the Civic Places & Spaces Engagement Program, direct staff to conduct further analysis of each of the four key recommendations and prepare proposals to provide site alternatives, needs analysis, financial impacts, facility concepts and funding options for further consultation with the committees, user groups and the community prior to a decision by Council;

AND THAT Council direct staff to complete the proposals in order of priority and in alignment with the timeline provided by the Asset and Amenity Management Project beginning with Recommendation #1 Public Safety and Protective Services Centre;

AND THAT Council direct staff to develop a work plan that describes the scope, schedule, budget, resourcing, and community engagement required to prepare the proposal for the Public Safety and Protective Services Centre for review by Council prior to proceeding.

**CARRIED**

**Councillor Miller, Opposed**

With work well underway with Recommendation #1, staff began preliminary analysis on Recommendation #2 – Twin Arenas with the completion of the 2023 Ice Use Analysis. The approach to this study, included as Attachment B, was to gather and analyze the booking data of the current use of the existing arena facilities and project demand moving forward. Understanding this will determine how the City is meeting the current

and expected demands of the facility users, and provide insight into potential accommodations or impacts to service levels as the City looks at how to invest into the future of the arenas. Although the ATF had confirmed the need for three fully functional arenas in addition to the SOEC in 2017, it was important that we analyze updated usage and projections post-COVID. Below is an excerpt from the 2023 study:

*This analysis has shown that if Penticton reduces the number of arena pads, there will be a significant impact to the existing service levels and event hosting capacity. Both McLaren and Memorial Arenas have reached the end of their useful life and each will require significant investment in the near future which underscores the urgency of moving forward in the decision making process.*

*In 2023 all four arenas continue to be heavily used and are not able to meet the demand for ice, or for dry-floor activities including lacrosse, and roller skating. A detailed review of all bookings was conducted for the four arenas.*

On July 24, 2024, staff presented the findings and recommendations of the 2023 Ice Use Analysis to the Parks & Recreation Advisory Committee and received the following resolution:

#### 4.4 Penticton Arena Use Analysis

**It was MOVED and SECONDED**

**THAT** the Parks and Recreation Advisory Committee supports the methodology used for the 2023 Ice Use Analysis and recommends to Council that staff proceed with feasibility planning for two new ice sheets.

**CARRIED UNANIMOUSLY**

The Committee discussion was focused on validating the findings of the arena use analysis and maintaining service levels through the provision of ice surfaces. The Committee shared consensus around the need for two sheets of ice, in addition to the surfaces provided through Okanagan Hockey Training Centre and South Okanagan Event Centre facilities. Considering both McLaren and Memorial have reached the end of their useful life, the Committee was supportive of feasibility planning for two new ice sheets. The Committee did express some interest and concern around what would then happen to both McLaren and Memorial facilities and lands, and further discussion on this aspect of Recommendation 2 is provided below.

Additionally, on August 6, staff presented a report to Council on potential future projects on City-owned land in the North Gateway with Council passing the following resolution:

220/2024 **It was MOVED and SECONDED**

THAT Council receive into the record the “North Gateway Central District Future Development Options” concept report (Attachment C);

AND THAT Council direct staff to continue to advance the following projects within the North Gateway, as one of the City’s primary growth areas:

- Alberni St/Eckhardt Ave and Comox St/Eckhardt Ave intersection upgrades;
- Arena feasibility study;
- Opportunity for a new hotel connected to the Penticton Trade and Convention Centre;
- Social (workforce) housing development at Eckhardt and Comox.

## CARRIED UNANIMOUSLY

With the support from Council to continue to advance the Arena Feasibility Study, staff have re-engaged Sierra Planning & Management to, again, lead a multi-disciplinary project team to revise the business case and feasibility study for a twin pad arena facility located at the SOEC Complex. Supporting Sierra Planning & Management is International Colosseums Company (ICC), local architecture firm MAD Studio and Greyback Construction, also a local business.

A comprehensive work plan has been developed and includes the following key milestones:

1. **Field Meeting:** An on-site meeting to review potential locations and constraints for the new facility at the South Okanagan Event Centre (SOEC) campus.
2. **Review of Background Materials:** An assessment of the current condition and utilization of the existing arena facilities, including financial reports and any updates to the City's Recreation Master Plan.
3. **User Needs Assessment:** A verification of the needs for a twin pad facility, incorporating recent data and user group consultations.
4. **New Concept Development:** The creation of up to three design options for the twin pad facility, including site plans, floor plans, and capital costing.
5. **Strategic Meeting with the City:** A meeting to discuss the findings from the concept development and confirm the functional space program.
6. **Business Plan Development:** Estimation of capital costs, operating financials for 20 years, and an updated review of potential funding sources.
7. **Reporting:** The creation of a draft and final business case and feasibility assessment report.
8. **Presentation:** A presentation of the findings to Council.

It is anticipated that the study will be completed by December of this year. Upon the conclusion of the work program listed above, staff will present the findings to Council with suggested next steps to move forward with addressing the City's aging arena facilities.

It is important to note that Recommendation #2 from the Civic Places and Spaces Report also suggests the conversion of the Memorial site to parking and disposition of the McLaren site for redevelopment to fund the new arenas. At this time, these two components are not being explored as part of the overall Arena Feasibility Study. Analysis and engagement undertaken to date has clearly identified the need for feasibility planning for two new sheets of ice, to maintain service levels, with the understanding that both Memorial and McLaren will need to be decommissioned as arena surfaces in the near future as they have reached the end of their useful life. Beyond decommissioning these facilities as arena surfaces, the future of these two buildings and the land they sit on will require additional planning and analysis, outside of the Arena Feasibility Study, for Council consideration.

**Financial implication**

As part of the 2024 budget deliberations, Council approved an operating budget of \$60,000 for the Arena Feasibility Study. Future estimated costs for continuing the planning phase of the project will be incorporated into the 2025-2029 Financial Plan, and a funding strategy for the overall project has yet to be determined.

**Climate Impact**

The City of Penticton is actively taking steps to reduce energy consumption and greenhouse gas (GHG) emissions. As we plan for the replacement of aging arena facilities, staff will look to the Corporate Energy and Emissions Plan (CEEP) for guidance to improve energy performance and reduce GHGs in new City buildings.

**Analysis**

Asset Management is a continuous process that helps communities manage municipal infrastructure assets and make good investment decisions. It helps reduce risks, and ensures the City can provide reliable and affordable services sustainably in to the future.

At this time, the staff recommendation is that Council receive this report into the record as an update on the work completed to date with respect to Recommendation #2 of the Civic Places & Spaces project. The results of the Arena Feasibility Study will provide more fulsome details on the arena project and staff will present this to Council for further direction prior to moving forward with community engagement and the development of a funding proposal.

**Attachments**

Attachment A – April 5<sup>th</sup>, 2022 Staff Report to Council – Civic Places & Spaces

Attachment B – 2023 Ice Use Analysis

Respectfully submitted,

Kelsey Johnson  
Director of Community Services

Concurrence

Director of Development Services  <i>BL</i>	Director of Finance & Administration  <i>AMC</i>	General Manager of Infrastructure  <i>RD</i>	City Manager  <i>SBH</i>
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# Council Report

penticton.ca

**Date:** April 5, 2022 **File No:** 1610  
**To:** Donny van Dyk, Chief Administrative Officer  
**From:** Anthony Haddad, General Manager of Community Services  
JoAnne Kleb, Public Engagement Program Manager  
  
**Subject:** Asset and Amenity Management Project engagement update and next steps to advance the Public Safety and Protective Services Centre

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## Staff Recommendation

THAT COUNCIL, based on the results of the Asset and Amenity Management Project and the Civic Places & Spaces Engagement Program, direct staff to conduct further analysis of each of the four key recommendations and prepare proposals to provide site alternatives, needs analysis, financial impacts, facility concepts and funding options for further consultation with the committees, user groups and the community prior to a decision by Council.

AND THAT COUNCIL direct staff to complete the proposals in order of priority and in alignment with the timeline provided by the Asset and Amenity Management Project beginning with *Recommendation #1 Public Safety and Protective Services Centre*.

AND THAT COUNCIL direct staff to develop a work plan that describes the scope, schedule, budget, resourcing, and community engagement required to prepare the proposal for the Public Safety and Protective Services Centre for review by Council prior to proceeding.

## Executive Summary

Since providing an update to Council on the early results of the engagement program for the Asset and Amenity Management Project in December 2021, staff have met with affected committees and interested user groups to confirm the findings and review the path forward. Through this several month process, staff have learned that while there is interest in each of the four recommendations, there are also many questions that need answers before stakeholders, user groups and members of the community can confidently lend their support. Some of these questions include possible locations, financial impacts, facility need and building design. Based on these findings, staff are recommending that proposals be prepared for each recommendation to provide the information required for further consultation with the community prior to a decision by Council. Given the resources required to complete the proposals, staff are also recommending that the proposals be prepared in order of priority based on the timing and condition of the affected facilities. As a next step, staff are seeking direction to prepare a work plan to complete the first proposal for the Public Safety and Protective Services Centre for Council to review prior to proceeding.

## Strategic priority objective

**Asset & Amenity Management:** The City of Penticton will ensure the services we provide to our residents and visitors are reliable and cost effective by proactively investing into our natural and built assets.

### Background

Planning for the future of our assets and amenities was identified as a priority by Council for this term. To this end, the City initiated the Asset and Amenity Management Project in 2019 and hired Colliers Project Leaders to complete the work. The project began by screening all of the City's assets and amenities to identify those that are near end-of-life, are single use or underused facilities, need critical capital improvements, and require significant investment. This generated a shortlist of assets for further analysis including Fire Hall #1 and #2, City Hall, Memorial and McLaren Arenas, Library / Museum, the Penticton Art Gallery, Leir House, Cleland Theatre and the Indoor Soccer Complex. Based on an analysis of the costs, condition and functionality of these facilities, along with discussions with several user groups, the following four key recommendations were identified to ensure the services supported by these facilities are continued or enhanced in the future:

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

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

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

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

The recommendations provide direction for aging facilities valued at over \$300 million and in critical need of a long-term plan. If the City implements the recommendations as described, the community would enjoy new facilities with modern functionality that are cheaper to maintain, have a longer service life, reduce our environmental footprint and at a price tag that is \$20 million less than simply repairing the existing amenities.

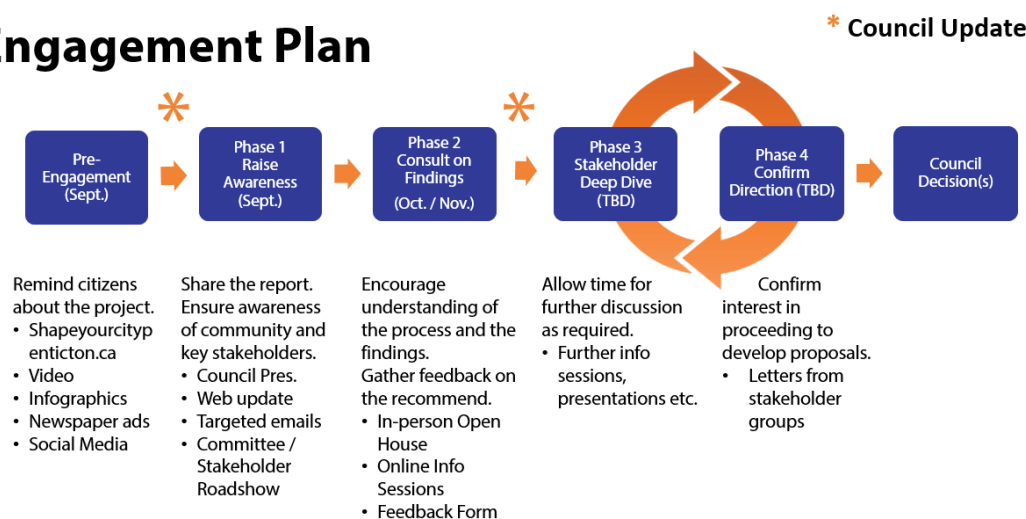
Council received the findings of the project at their meeting on Sept. 21, 2021 and directed staff to proceed to consult the community prior to making a decision on advancing the recommendations.

### Engagement Process

Following the decision by Council, staff conducted an engagement program to raise awareness of the findings of the review and gather feedback on the recommendations from affected user groups,

stakeholders and members of the community. The following chart describes the plan for engagement and the key activities undertaken.

## Engagement Plan



### Who we consulted with

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

#### Recommendation #1: Public Safety and Protective

##### Services Centre

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

#### Recommendation #2: Twin Arenas

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

#### Recommendation #3: Arts and Culture Centre

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

#### Recommendation #4: City Hall Upgrades

- City Staff
- Regional District of Okanagan Similkameen

#### General Interest

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

### What we heard

Staff hosted 29 events to bring user groups, City committees, community groups and interested citizens up to date on this work, answer their questions and gather their feedback. Through these activities, staff shared information and had conversations with close to 400 citizens and received feedback from another 400 participants. An update on these activities and the findings were shared with Council during the Committee of the Whole on December 7, 2021 and can be found in Attachment A. Since this update, staff completed the engagement program, holding further discussions with the arts and culture community and hockey user groups and reviewing the engagement findings with the committees in preparation for returning to Council for a recommendation. Detailed notes from the roadshow, Committee meetings and information sessions

as well as the complete results of the Feedback Form can be found at [shapeyourcitypenticton.ca/civic-places-and-spaces](http://shapeyourcitypenticton.ca/civic-places-and-spaces). Key findings from these activities are provided below.

*Recommendation #1: Public Safety and Protective Services Centre*

The recommendation for the combined Public Safety and Protective Services Centre received the most support. Participants want to ensure the City has functional facilities to support public safety in a strategic location. They had very few concerns about this recommendation although site selection is an important consideration. City departments that will occupy the building including the Penticton Fire Department and Bylaw Services were also supportive of the concept of the combined centre.

**Recommendation #1: Public Safety and Protective Services**



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

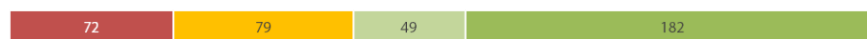
Likes	Concerns
<ul style="list-style-type: none"> <li>Combining services is a great idea</li> <li>Keeping location the same</li> <li>Forward thinking</li> <li>Use of City land</li> <li>Long overdue and needed</li> <li>Support modern equipment</li> </ul>	<ul style="list-style-type: none"> <li>Costs and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

*Recommendation #2: Twin Arenas*

The recommendation for the Twin Arenas was also well supported by most of the participants. First introduced as part of the Arena Task Force initiative in 2016, the proposal to demolish Memorial and now McLaren continues to be polarizing for some members of the community although consultation efforts showed there is more acceptance than in prior years. Discussion about the future of Penticton’s arenas also continues to surface questions about whether or not the City needs four arenas, if the City is subsidizing businesses with the provision of arenas, and if the arenas can be accommodated at the SOEC. A decision about the Twin Arena recommendation will also need to align with the North Gateway Redevelopment and Investment Strategy now under development.

As part of the consultation activities, staff met with user groups to understand their interest in this recommendation. Following these meetings, staff received letters from several of the user groups including the Penticton Minor Hockey Association, Glengarry Figure Skating Club, Okanagan Hockey Group and the Knight Drop-in Men’s Hockey. Most groups expressed interest in collaborating on a proposal to formally explore the concept and also noted their concerns such as preservation of affordability and ice time. Some also identified the need to retain the ‘community’ element of any larger facilities, which would involve specific space allocations for user groups that they can call ‘home’ for their operational needs. Copies of these letters are provided in Attachment B.

### Recommendation #2: Twin Arenas



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

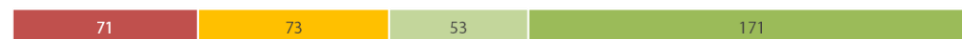
Likes	Concerns
<ul style="list-style-type: none"> <li>Expensive to keep the old ones running</li> <li>Gains in operational efficiencies</li> <li>Not wasting money on old arenas</li> <li>Need new and regulation size arenas</li> <li>Adding parking</li> <li>Sad but understand</li> <li>When can you start?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

### Recommendation #3: Arts & Culture Centre

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

Through the consultation activities, staff also met with the user groups to confirm interest in this recommendation. Discussions with the affected groups indicated enthusiasm or at least a willingness to explore the opportunity more formally. Staff received letters from the Art Gallery Board, Penticton Public Library Board and the Penticton & District Community Arts Council. Copies of these letters are available in Appendix C. Tenants of the Leir House (Potter's Guild, Artists-in-Residence, and Penticton Academy for Music and the Dramatic Arts) expressed interest in having more time to consider their support. Council's Heritage and Museum Advisory Committee and Arts, Creative and Cultural Innovations Committee also received presentations on the recommendation. Staff are planning to meet with the Committees again to understand their support for advancing this recommendation prior to seeking direction from Council to proceed to prepare a proposal for further consultation.

### Recommendation #3: Arts & Culture Centre



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

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

### Recommendation #4: City Hall Upgrade

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

#### Recommendation #4: City Hall Upgrades

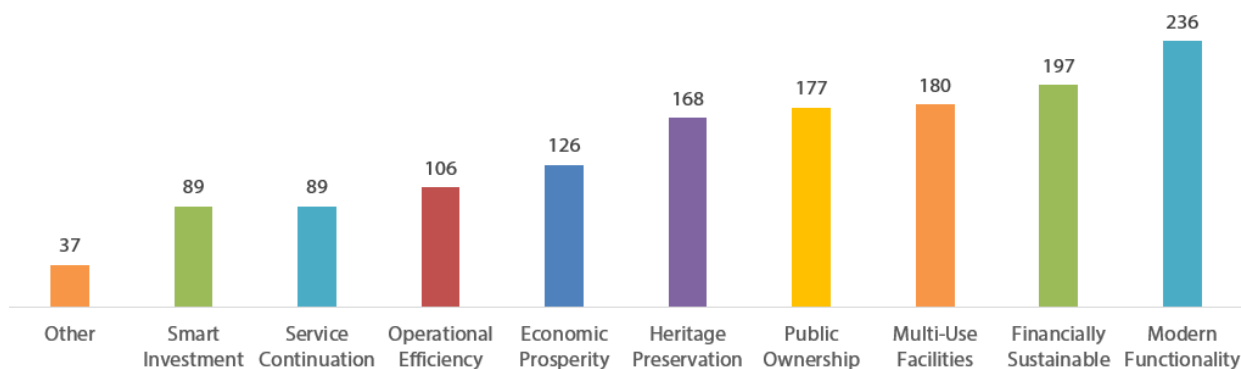


Likes	Concerns
<ul style="list-style-type: none"> <li>Dated and needs facelift / renovation</li> <li>Indifferent / no concerns</li> <li>Upgrading a better option to build new</li> <li>Retain location</li> <li>City Hall built when pop. was 15,000</li> <li>Energy efficiency</li> </ul>	<ul style="list-style-type: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

#### Modern Functionality and Financial Sustainability most important criteria

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

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



*Asset and Amenity Management Project Next Steps*

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

As a next step, staff are also recommending that the City proceed to prepare the proposals in order of priority beginning with the Public Safety and Protective Services Centre that was recommended for completion within three years by the Asset and Amenity Management Project. This recommendation recognizes the pressing need to address the condition and functionality of Fire Hall #1 and the requirement for space to accommodate the expanding Bylaw Services and other public safety initiatives approved in the 2022-2026 Financial Plan.

Finally, it is also recommended that staff prepare a detailed plan for Council's approval prior to initiating work on the proposals beginning with the Public Safety and Protective Services Centre recommendation. The work plan would describe the scope, schedule, budget, resourcing, and community engagement needed to prepare the proposal.

This approach was endorsed by Council's Safety and Security Advisory Committee at their Special Meeting on November 26, 2021.

<p><b>It was MOVED and SECONDED</b> THAT the Safety and Security Advisory Committee recommend that Council support the Asset and Amenity Management Project recommendation to develop a Public Safety and Protective Services Centre to replace Fire Hall #1; AND THAT the Safety and Security Advisory Committee recommend that Council direct staff to take the next step to prepare a proposal for the centre for further consultation with the Committee and affected members of the community prior to a decision by Council. <b>CARRIED UNANIMOUSLY</b></p>
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*Future Considerations*

Should Council choose to proceed as recommended, staff have identified a number of items to consider in the development of each of the proposals in addition to those identified in the feedback forms.

*Penticton Indian Band*

Involvement of the Penticton Indian Band was identified as a priority at the start of the engagement process. The City introduced the recommendations in the Civic Places & Spaces project to the Penticton Indian Band

by email to staff, through a submission to the nationsconnect.ca platform, and an introduction to the PIB Major Projects Committee at their meeting on January 27, 2022. Through these activities, staff learned that the potential to encounter archeology is high at the sites included in the recommendations and that there is interest in further discussion about the recommendations before there is a decision to proceed.

### *Heritage Interests*

Heritage was an important topic throughout the engagement process with a strong emphasis on Indigenous heritage. The topic of building heritage did surface in some of the engagement activities specifically in discussions about the recommendation for the twin arenas and the arts and culture centre. In regards to the arenas, some participants expressed concern about losing the history attached to Memorial Area should it be demolished and would like to see how it could be preserved in a new facility through the new facility design, ensuring existing historical memorabilia is retained and included in a new building. In regards to the arts and culture centre, participants were pleased to hear that the Leir House would remain but expressed concern about losing the library building. As part of the discussion about the arts and culture centre, it was also suggested that should the City could look to partner with PIB on potential opportunities for the site and existing facilities, as an option to consider as the process moves forward. There is interest in properly exploring the heritage impacts and protection opportunities through the preparation of the proposals for the twin arenas and the arts and culture centre should those recommendations advance.

### *Arts and Culture Involvement*

The recommendation for the arts and culture centre generated the greatest amount of interest and questions through the engagement process. Staff met with members of the arts and culture community on several occasions and learned that most are excited about modern amenities but are not convinced a central facility is in the best interest of the arts in Penticton and fear the loss of accessibility and green space, and potential financial and programming impacts that may come with a move downtown. Given the number of amenities and user groups affected as well as concerns surfaced, there is interest in a very high level of collaboration with the user groups and arts and culture community in the development of a proposal for this centre should the City advance this recommendation.

### *Parks and Recreation*

The findings and recommendations from the project affect a number of facilities and services that currently support recreation in the community and are located on public or park lands. The Parks and Recreation Master Plan provides guidance for the future of the City's parks and recreation amenities and services including those affected by the recommendations. In some cases, the recommendations align with the direction of the Parks and Recreation Master Plan such as the provision of the arenas, and in other cases, they are not aligned such as the disposition of lands that could be retained for park. However, the discussion of parks within the context of the arena priority will also form part of the work underway with the North Gateway planning study. There is interest in a more thorough review of the alignment of the recommendation with the Parks and Recreation Master Plan should the City advance the recommendations for the twin arenas and arts and culture centre specifically.

### *Environment and Climate Change*

Discussions with the Community Climate Action Committee indicated they would have liked to have seen a greater consideration of environmental interests and alignment to the Community Climate Action Plan and would like to see the guidance of this plan reflected in the proposals should the City advance the recommendations.

### *Housing and Shared Facilities*

Throughout the engagement program, participants suggested the City explore opportunities to provide housing and address other City needs such as those identified in the Age-Friendly Action Plan and the Childcare Action Plan as part of the proposed developments should the recommendations advance.

### **Operational Leadership for AAMP**

Now that the first phase of engagement and direction has been provided by the community and should Council support moving these initiatives forward, the City's Facilities department, within the Community Services division will be taking the active lead on advancing these projects, working closely with the Community Engagement team and other City departments. Within the Facilities team through 2022 and 2023, leadership transitions will be taking place through pending retirements.

A new structure to support not only the existing operational needs of the organization, but the long term major capital project priorities is in the process of being put in place. It will be critical to ensure that the role and responsibilities of the Facilities team are set up so that the upcoming major projects succeed and are lead with the right skillsets and experience to implement these major community priorities.

### **Financial Implication**

The Financial Implication of the preparation of the proposals will be determined through the creation of the work plan for review by Council at a future meeting.

### **Analysis**

Staff consulted with over 20 different stakeholder and community groups, had conversations with nearly 400 citizens and received feedback from about 400 interested citizens through the engagement process. These efforts showed preliminary support for the recommendations but a need for more information that can only be provided through further analysis. The implementation of the recommendations is a long-term process spanning the next 10-15 years and as projects move forward, Council and the community will be involved during each step of the process. As we consider long-term infrastructure investment to support community growth and development out toward the next 50-70 years, these decisions must involve the community through long-term planning processes.

Based on the feedback received, staff are recommending that the City take the next step to prepare proposals for each of the recommendations, providing the analysis required to support further engagement with the community prior to a decision by Council. The proposals would be completed in order of priority beginning with the recommendation for the Public Safety & Protective Services Centre and staff will bring forward further details on that process over the coming months.

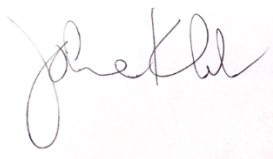
### **Attachments**

Attachment A – Civic Places & Spaces Engagement Summary

Attachment B - User Group Letters (Twin Arena Recommendations)

Attachment C – User Group Letters (Arts & Culture Recommendations)

Respectfully submitted,



JoAnne Kleb  
Public Engagement Program Manager



Anthony Haddad  
General Manager, Community Services

Concurrence

Director of Finance and Administration  <i>AMC</i>	General Manager of Community Services  <i>AH</i>	Chief Administrative Officer
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# PENTICTON ARENA USE ANALYSIS

January 2024

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## Penticton Arena Use Analysis

### Contents

EXECUTIVE SUMMARY .....	<b>2</b>
RECOMMENDATIONS .....	<b>3</b>
INTRODUCTION.....	<b>4</b>
ARENA USE DATA.....	<b>5</b>
STAKEHOLDER CONSULTATIONS .....	<b>9</b>
<b>Okanagan Hockey Group (OHG)</b> .....	10
<b>Oak View Group (OVG360)</b> .....	10
<b>Penticton Minor Hockey Association (PMHA)</b> .....	11
<b>Glengarry Figure Skating Club (GFSC)</b> .....	11
<b>Penticton Minor Lacrosse Association (PMLA)</b> .....	12
<b>Penticton Roller Skate (PRS)</b> .....	12
PREVIOUS STUDIES AND REPORTS.....	<b>13</b>
1. Report to Council: Asset and Amenity Management Project Update 2022 .....	13
2. Civic Places and Spaces Report December 7, 2021, Committee of the Whole.....	13
3. Arena Financial Analysis and Funding Strategy 2019.....	13
4. Parks and Recreation Master Plan 2018 .....	14
5. Arena Feasibility Study – Arena Task Force Report 2017 .....	14
6. City of Penticton Arena Needs Analysis 2016 .....	14
7. City of Penticton Facilities Master Plan 2013 - 2014.....	14
CONCLUSION .....	<b>15</b>

### APPENDICES

Appendix A – Arena Booking Hours

Appendix B – Arena Use Data

Appendix C – Summary of Relevant Reports

## Executive Summary

In 2016, the City of Penticton undertook an arena needs analysis which reviewed the ice and dry floor usage in the four arenas, including current and projected demand for these facilities. Key findings of the report had identified steady growth in hours booked at the arenas, with a 7.43% increase from 2013 to 2015, and had underscored a conflict between ice and dry floor facility demands in the Spring. This study is an extension of the original report and aims to provide updated usage and projections of the arenas.

The approach to this study was to gather and analyze the booking data of the current use of the existing arena facilities and project demand moving forward. Understanding this will determine how the City is meeting the current and expected demands of the facility users, and provide insight into potential accommodations or impacts to service levels as the City looks at how to invest into the future of the arenas.

The four arenas are:

- South Okanagan Events Centre (SOEC) - NHL size Ice 85' by 200' with the capability of expanding to Olympic size ice 100' by 200'; seating capacity of 5,000; 229,575 square feet (Includes OHS)
- Okanagan Hockey School Training Centre- NHL size ice; 400 seats
- Memorial Arena - Ice surface 80' by 180'; 2,212 seats; 60,601 square feet
- McLaren Arena - Ice surface 80' by 180'; 200 seats; 23,950 square feet

The SOEC's priority function is as an event centre, with a focus on hosting major events and performances, such as concerts, for all ages and interests. The Okanagan Hockey Training Centre, plus the availability of both Memorial and McLaren Arenas, supplemented by the SOEC ice have resulted in a unique environment for the support of numerous arena-based sports, both on ice and dry-floor.

This analysis has shown that if Penticton reduces the number of arena pads, there will be a significant impact to the existing service levels and event hosting capacity. Both McLaren and Memorial Arenas have reached the end of their useful life and each will require significant investment in the near future which underscores the urgency of moving forward in the decision making process.

In 2023 all four arenas continue to be heavily used and are not able to meet the demand for ice, or for dry-floor activities including lacrosse, and roller skating. A detailed review of all bookings was conducted for the four arenas. A summary of the bookings is in the body of this report and the number of hours by organization is **Appendix A**.

All regular arena users were given the opportunity fill out the Arena Sports Group Form. Twelve groups completed and submitted this form. The information collected included the numbers of participants over the past six years, hours of arena use, barriers and opportunities, and other information. User Data for the 2022-2023 season is in **Appendix B**. A similar survey was provided to the arena groups in 2016 which provided participation levels for 2010 and 2015. When comparing the participation levels reported by the user groups, participation levels have steadily increased since 2010 for the youth serving groups, and remained steady for the adult groups.

Usergroups - Youth	2010	2015	2022
Glengarry Figure Skating	150	301	427
Penticton Minor Hockey	450	475	540
Okanagan Hockey Group - Academy	60	140	150
Penticton Minor Lacrosse	93	126	152

All of the user groups reported that they anticipate the need for an annual increase in the amount of ice time required. They will not be able to expand their programs as the City grows. In addition, there are other potential users, for both ice out and ice in, that have not been able to access arena time.

A number of previous studies and reports have been done on the condition of the existing facilities, the need for replacement facilities and estimated capital and operating costs for various scenarios. A summary of these documents is in **Appendix C**.

## Recommendations

### **That the City of Penticton:**

1. Commission a feasibility study to evaluate site options, calculate a detailed Life Cycle Costing Analysis and provide overall project and operating cost estimates for the construction of two pads within one arena facility to replace Memorial and McLaren Arena.
2. Based on the outcome of the feasibility study, determine desired service levels and proceed with determining funding strategy.
3. Review options, and then select and secure a suitable site for a facility, preferably in close proximity to the SOEC.
4. Review and determine the best operating model for a new facility.

## Introduction

In order to achieve the objective of this study, the methodology was to gather and analyze the current use and projected future need for four fully operational ice surfaces.

This data collection was divided into three sections.

1. Collecting, recording and analyzing all hours of use at each of the four arenas.
2. Stakeholder consultations – both in person and the collection of data through targeted online surveys.
3. A review of the previous stakeholder consultation results, and all the other relevant studies over the past ten years.

All the information was analyzed based on this data. The stakeholder interviews and surveys were particularly informative, providing insight into the passion for ice sports in the City of Penticton.

## Arenas

The City of Penticton, for the past fifteen (15) years, has had the significant benefit of having four arena facilities, the South Okanagan Events Centre (SOEC), Okanagan Hockey Training Centre (OHTC), Memorial Arena and McLaren Arena. Each facility is unique in design, and there are limitations to how they can be used to serve the needs of the community. The following outlines specific characteristics of each facility and how they are currently operated:

### Memorial Arena

Sheet Size: 80' by 180'

This arena is properly equipped with an in-slab heating system and can sustain ice year-round without risk of permafrost buildup; however, the ceiling height is desirable for lacrosse and the ice is removed from Memorial for the Spring months to serve these groups from April to mid-June. This arena is considered home to the Penticton Minor Hockey Association and they have offices located in this facility. This is also the main arena for both the South Okanagan Jr B Flames and Penticton Minor Lacrosse.

### South Okanagan Events Centre (SOEC)

Sheet Size: 85' by 200' (NHL Size) with the capability of expanding to Olympic size ice 100' by 200';

This 5,000-seat event centre prioritizes bookings to major events, such as concerts and other entertainment shows, so it is not available as a dedicated ice or dry floor surface to support community sport. In 2022, the SOEC hosted 17 shows, the CSSHL Tournament (12 days) and the Canucks Young Stars (4 days). In 2023, the SOEC hosted 13 shows, the CSSHL Tournament (14 days), the Canucks Young Stars (4 days) and Cirque du Soleil (4 days in 2023, spanning another 11 into 2024). The Penticton Vees are a major tenant.

### Okanagan Hockey Training Centre (OHTC)

Sheet Size: 85' by 200' (NHL Size)

This arena, attached to the SOEC, is operated year-round as a dedicated ice surface and is home to the Okanagan Hockey School.

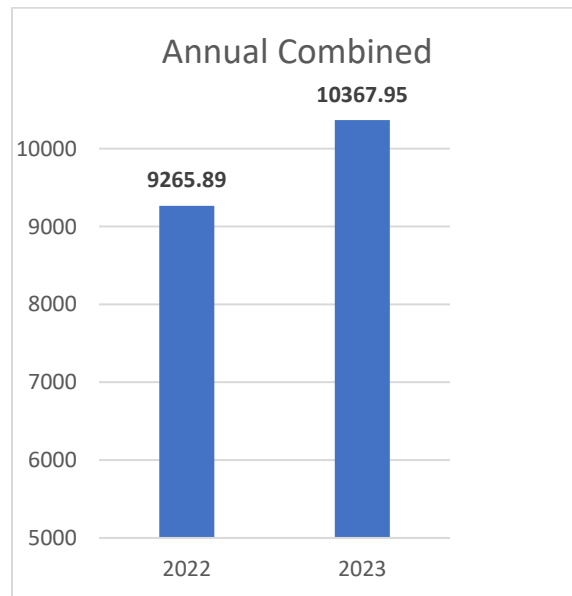
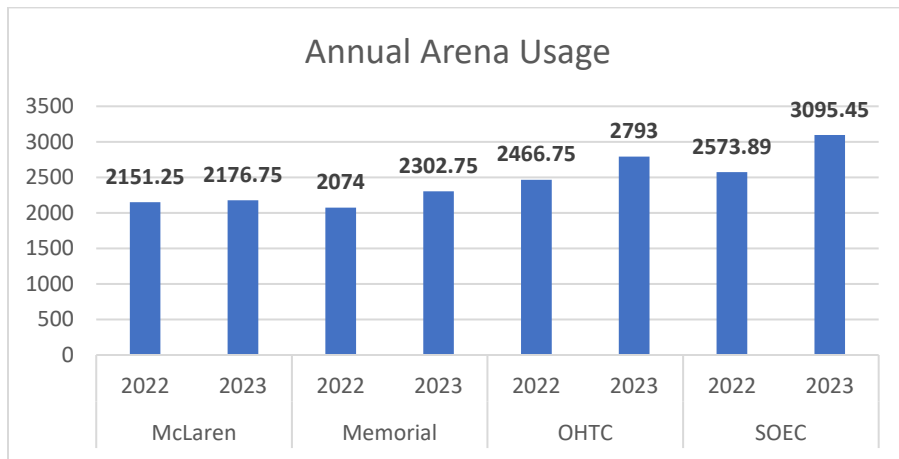
### McLaren Arena

Sheet Size: 80' by 180'

This facility does not have an appropriate sub-grade or in-slab heating system to prevent the buildup of permafrost which increases the risk of slab heave. To mitigate this risk, the ice is removed from the arena during the Spring months and it is used as a dry floor facility from April to mid-June. Lacrosse is the largest dry floor user type in Penticton, however, McLaren Arena has a low ceiling height which limits the ability to play lacrosse in this venue. Lastly, the size of the ice sheet, players benches and dressing rooms are a limiting factor for hockey games. This arena is home to the Glengarry Figure Skating Club, who have an office space within the facility, and the City of Penticton operates public programming and skate lessons out of this arena.

### Arena Use Data

All four arenas are used extensively by many teams and individuals. In the case of the South Okanagan Events Centre, ice time was less available in order to accommodate events. A high-level overview of annual arena usage has shown an increase in booked times from 2022 to 2023.



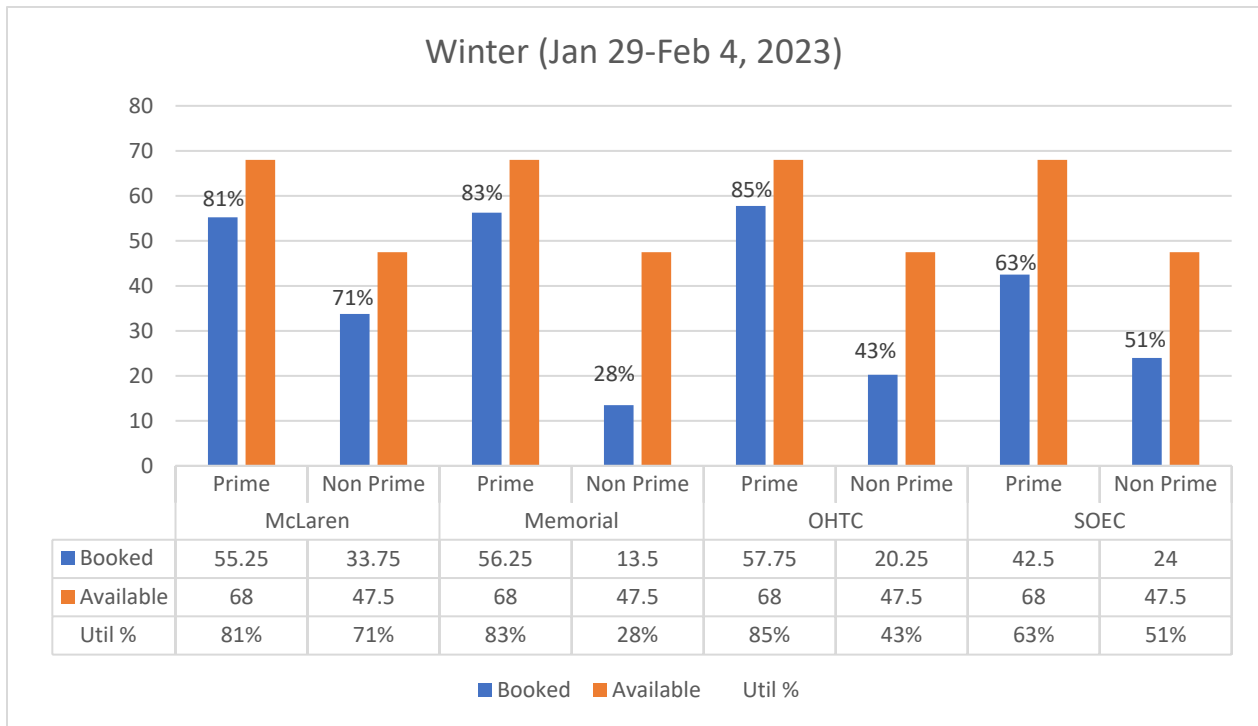
*All hours are exclusive of required maintenance hours.*

The charts below illustrate a typical week of arena usage throughout the various operational seasons. The operational seasons are typically as follows:

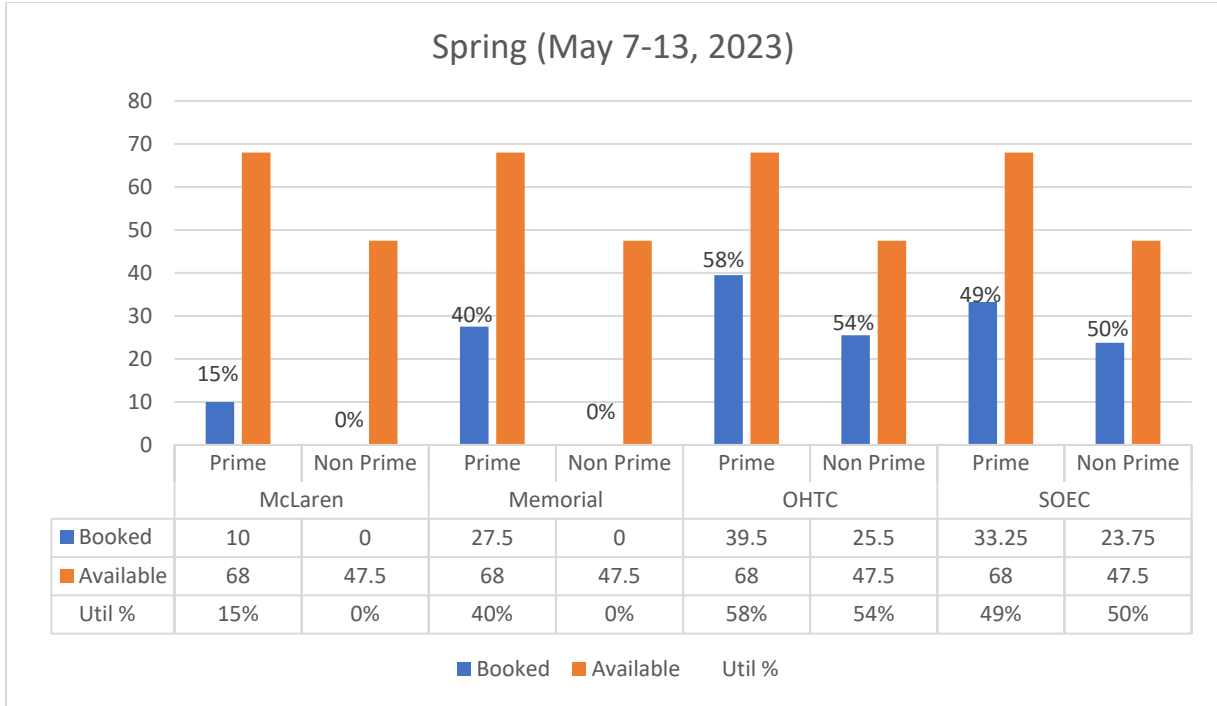
- Winter: January to March
- Spring: April to June
- Summer: July & August
- Fall: September to December

To provide the snapshot, a random week was selected to analyse the use during each season. The following assumptions were provided to use as a baseline for general capacity which is identified in the charts as the available hours:

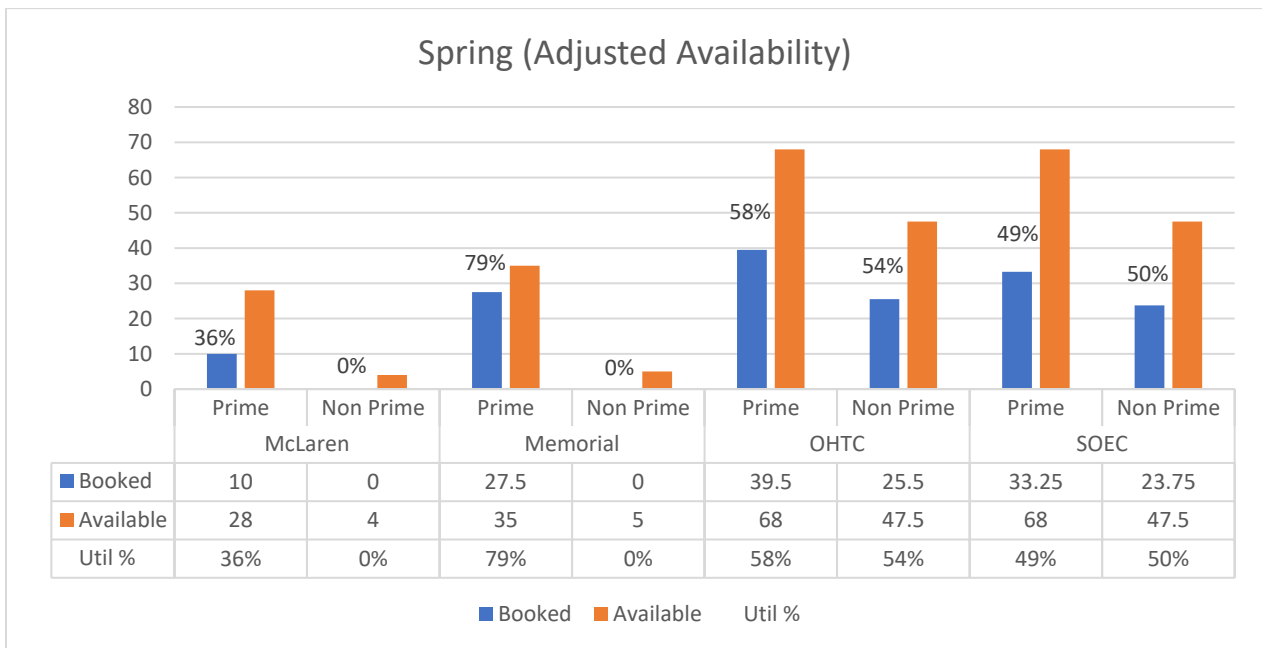
- Facility Available to Book: Sunday to Saturday, 6:30am – 11:00pm
- Prime Time: Weekdays after 3:00pm, All Weekends
- Non-Prime: Weekdays, 6:30am – 3:00pm

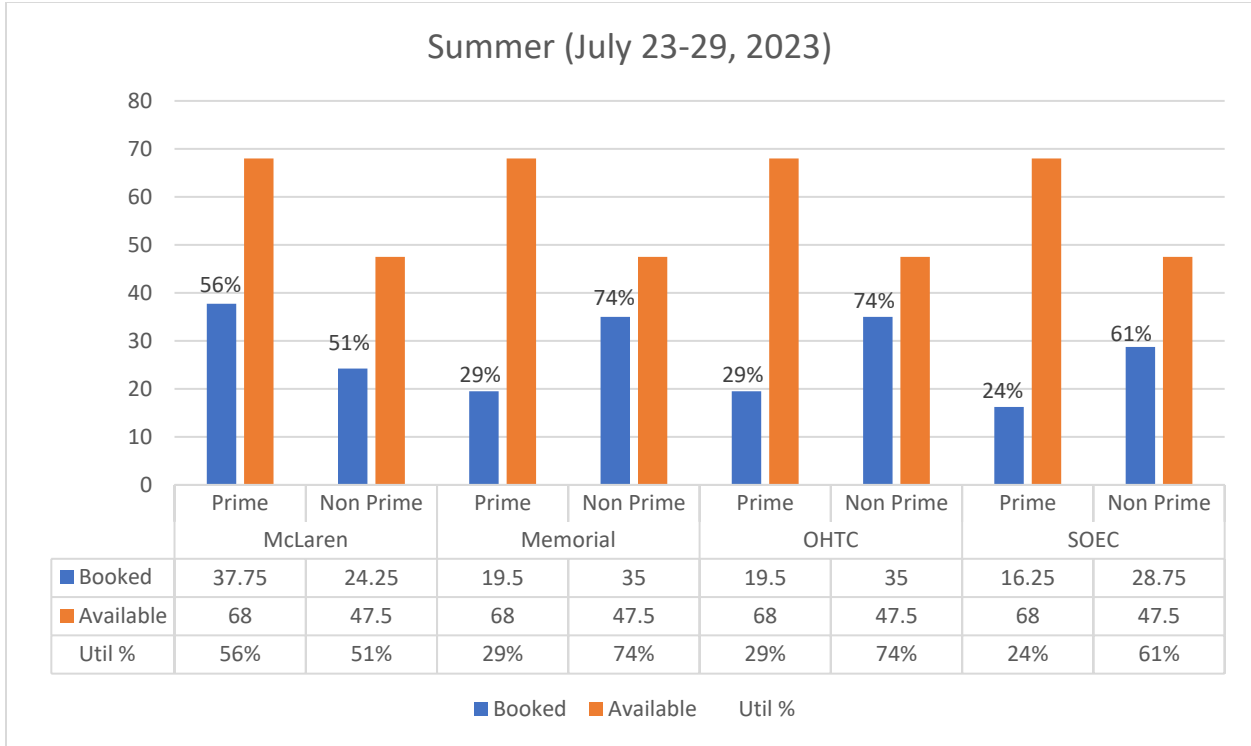


The winter season typically sees some of the highest utilization rates as the ice sports seasons are well underway. Both Memorial and McLaren Arena typically become unavailable for the last two weeks of March while ice is removed and the facilities are prepared for dry-floor use from April to mid-June.

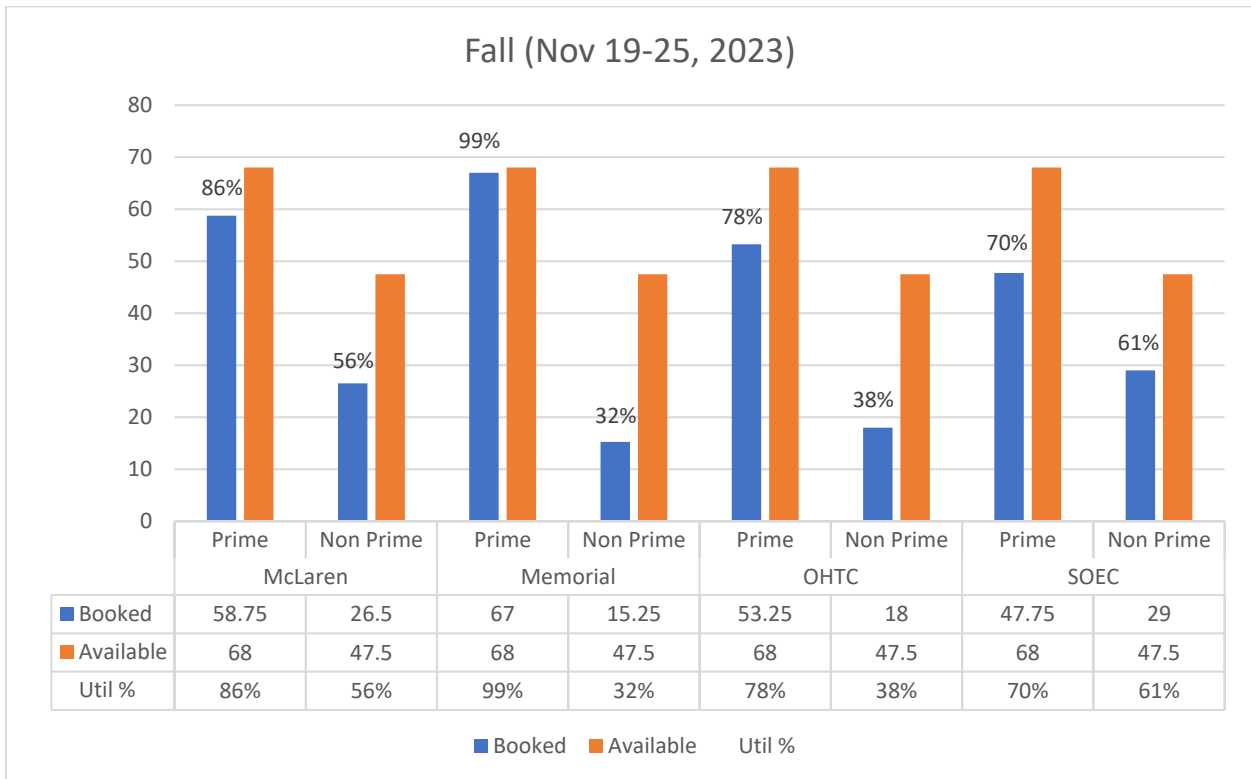


During the Spring season, both McLaren and Memorial Arena are utilized as dry floor venues and ice remains at OHTC and SOEC. Ice must be removed from McLaren Arena to mitigate the risk of the slab heaving from permafrost, however, the facility has a low ceiling height and is not conducive for indoor box lacrosse. As such, Memorial Arena goes dry floor to accommodate box lacrosse. It is important to note that, in recognition of the reduced bookings, these facilities are open and staffed fewer hours during the Spring season. For example, McLaren Arena is only staffed 8 hours per day, 4 days per week. The graph above does not reflect the facility availability based on the actual staff schedule. Should the hours available be adjusted to reflect the staff operating availability, the utilization would be as follows:





McLaren and Memorial Arena begin building ice in mid-June and are ready for summer ice by July 1. All four arenas have ice availability during July & August.



Similar to the Winter season, Fall sees high utilization rates at all four arenas.

## Stakeholder Consultations

Stakeholders were consulted through surveys and in-person and phone or Zoom meetings. All arena user groups were provided with the opportunity to fill out a survey (**Appendix B**).

Twelve (12) groups completed the short survey. All of the major ice user groups responded to the survey. Penticton Minor Lacrosse also participated in the survey.

The survey included information on:

- organization numbers
- purpose
- projected growth
- facilities used
- need for more ice time (yes/no) and why
- number of tournaments and competitions
- number of participants and teams
- barriers and opportunities
- limiting factors to growth

The respondents indicated their main concern is the lack of ice for current needs which affects their programs and the ability to expand their programs. The rising cost of renting ice is also an issue, combined with rising costs to host and participate in tournaments. They feel the higher fees and cost of equipment affect the opportunity for low-income families to participate.

The survey summary also provides insight into the numbers of teams and number of players that participate in hockey and figure skating as well as the projected numbers for 2027.

- The projected number of children and youth hockey players in 2027 in total is 2,293
- Figure Skating projects 550 members in 2027
- The South Okanagan Women's Hockey League projects 150 active players
- Men's hockey has about 200 members, based on the five groups that completed the survey, and projects growth, dependent on ice availability

All of the youth hockey organizations indicated that they need more ice time.

Minor lacrosse, which uses the arenas during ice out (Memorial and sometimes McLaren) projects 230 players in 2027, up from their current number of 152.

The summary survey results are in **Appendix B – Arena User Data Survey Results**

In addition to the data collection from the ice user groups, in person or phone/Zoom meetings were held with key stakeholders. They are:

- Okanagan Hockey Group
- Oak View Group
- Penticton Minor Hockey Association
- Glengarry Figure Skating Club
- Lacrosse
- Roller Skating

The information and comments below were provided by the representatives of each organization. They do not represent the opinions of the City or the consultant (GDH Solutions).

### **Okanagan Hockey Group (OHG)**

Andy Oakes

This Group operates the Academy Division and the Camps and Combines.

The Okanagan Hockey Academy operates year round, generally in three segments: Fall, Winter, Spring.

Their Hockey Camps operate during July and August.

This group primarily uses OHS, SOEC and Memorial. McLaren is not a suitable arena due to its overall size (ice, players benches and dressing rooms).

From September to March, they could use an additional 1-2 hours per week, Monday to Friday, not including having to make up ice time for displacement from the SOEC. From April to June, they feel they could increase their ice usage— Monday to Friday and weekends for showcases.

Memorial going to dry floor in the Spring negatively affects their operations.

They cannot increase capacity with new programming without access to four regulation (NHL) size sheets.

They would like to have a greater Sport Hosting Capacity; however, this requires four ice surfaces. They want to host smaller international events such as W U18, W U22 and M U18. There are also many weekend showcases available to bid on if they had additional ice time during the winter and spring.

The Academy is interested in growing Summer Camp and Event/Sport hosting capacity. They currently offer summer camps that accommodated 1359 participants in 2022 and 1462 in 2023. They are at capacity for summer programming, as Memorial ice is not acceptable for U15 or U18 full contact game play.

The Academy also has an interest in leasing more office space and would like to have a gym and shooting area for training purposes.

### **Oak View Group (OVG360)**

Kevin Webb & Hailey Neilson

OVG360 operates the South Okanagan Events Centre, the Okanagan Hockey Training Centre, Memorial Arena and the Convention Centre.

They noted that the SOEC displaces user groups for events, and the Young Stars tournament in September displaces both the SOEC and OHS users. As another example of displacement, in January 2024, the SOEC was unavailable for a week due to Cirque Du Soleil.

The CSSHL Championships are using ice in Summerland, as McLaren is not an option, and no other ice time is available in Penticton.

They support the development of two new ice pads.

## Penticton Minor Hockey Association (PMHA)

Matt Taylor (President) & Paul Parkinson (Past President)

The PMHA is growing and is predicting at least 550 members by 2027. In the past year, they grew by 32 members. Their membership is largely from Penticton, with about 10% from the regional area. There has been a resurgence in the sport.

Their main issues are not enough ice time for their players, and the rising costs of ice rental. Affordability is an issue for many families. The ice costs for PMHA for the 2023/2024 season was estimated at \$308,890, an increase of about \$32,000.

PMHA needs more ice time as soon as possible after school Monday to Friday. Their lack of access to additional ice time is their biggest hurdle. They also have difficulty hosting tournaments.

Two new arenas would allow them to improve their regular ice time situation, and to participate in more Sport Hosting and Showcase events.

In their opinion, Penticton really does need four year round sheets of ice. They strongly support the building of two new arenas, that would replace McLaren and Memorial.

If they lost one sheet of ice, PMHA would need to find ice time elsewhere (out of town) for some games and would have to reduce team practices. They would not be able to host some tournaments – which are a fundraiser for the organization.

Their estimated economic impact of the PMHA in Penticton is \$1,119,780.

## Glengarry Figure Skating Club (GFSC)

Trevor Bутtenham (Head Coach)

The GFSC does not have sufficient ice time. They currently have 887 hours of ice time and 427 members. They would like to operate more CanSkate programs, but do not have enough ice time to do so. They now have more access to ice at McLaren as OHG dropped their ice time there.

Trevor feels that the City could support three (3) new arenas (as opposed to only two new arenas) in addition to the OHS and SOEC rinks. Figure Skating has been growing steadily and more ice time would allow for the addition of more programs for all levels of ability. More after school and weekend hours would allow for these additional programs.

The GFSC has grown considerably in the past 10 years from 133 members to over 400 and predict they will have 500 members in two years.

The current arenas are lacking in many amenities for Figure Skating. The GFSC needs two new arenas with larger dressing rooms, storage space and dry land training space. The dry land space should be 60' by 60' with a high ceiling to accommodate a Point Harness. An exercise area with stairs, mirrors on the walls and a cork or tire rubber floor would also support the sport. Amenities such as a sitting area with viewing area, and a coffee shop would also be appropriate.

A “buy on time” system should be considered in the Penticton arenas. This means that when ice is open during the day, there should be an opportunity for the public to drop in and skate. The ice would be unsupervised, but there would need to be a place to buy a ticket (a coffee shop could sell tickets). This is a common practice in larger communities.

A skate rental operation would be a draw and introduction to skating for some families.

### Penticton Minor Lacrosse Association (PMLA)

Kate Trahan (President) and Mike Brar (Past President)

The lacrosse membership is growing and is expected to reach 230 in 2027, up from 152 in 2022. Memorial is their primary arena, which they use from mid-March to mid-June and McLaren is their secondary arena, but the roof is too low.

The main issue for lacrosse is the lack of floor time at Memorial. The hours have been decreasing, while their numbers are increasing. PMLA needs a venue for the box lacrosse season that runs from late-March to mid-June. They lose their floor space in mid-June, due to the ice going back in at Memorial.

PMLA suggests that the outdoor box in Skaha Park be renovated and have a roof installed. It was also suggested that Penticton provide financial support to this project, as the box will take the pressure off the arena use. That outdoor box could also be used by ball hockey and roller skating.

If Memorial is no longer in use, lacrosse will need another venue in order to continue to play.

### Penticton Roller Skate (PRS)

Kimberley Wall (owner)

Penticton Roller Skate is an organization that has been actively involved in promoting roller skating and fostering a vibrant roller skating community in the City of Penticton. There has been a significant increase in interest and participation in roller skating activities by children and young adults.

Penticton Roller Skate is part of the South Okanagan Roller Derby Association. They operate for nine months of the year (not in June, July or August). They have a junior roller derby program, ages 6 to 18 – named the Pistolers. Middle school students go to other schools to promote roller skating.

They have been using the Penticton Trade and Convention Centre, three nights a week. However, for the months of November and December, they are unable to find space in Penticton. They need large spaces with polished concrete, wood or other smooth flooring for their use. They use the Curling Rink between mid April or May until September. It is a short season but is very affordable.

The PRS books space whenever possible, and often goes out of town - including hosting an event in Armstrong in December (in the former ice rink at the Fairgrounds). There will be 100 participants.

Eighty percent of roller skaters bring their own skates. Ms. Wall has 250 pairs of skates, and usually rents 100 pairs at each session.

Ms. Wall would like to offer learn to skate, drop in roller skating, and roller rink parties. Ideally the hours she would like to use are:

- Roller derby practice Tuesday, Wednesday, Thursday 6:30-8:30 pm
- Roller skating parties Friday and Saturday 5 to 9 pm

Roller skating has a significant economic impact – people travel from Revelstoke, Kamloops, Osoyoos etc.

The continuing absence of attaining access to appropriate indoor space for roller skating activities is a significant hurdle. PRS is looking to the City to provide a facility to ensure the long term success of roller skating.

## Previous Studies and Reports

Over the past 10 years from 2013 to 2022 there have been seven studies and reports regarding the need to replace McLaren and Memorial Arenas, so that Penticton can continue to meet the needs of their community. It is useful to review these studies, so as not to undertake unnecessary processes. This document lists the reports/studies, with key points, in reverse order – starting in 2022.

**Appendix C** has a more fulsome summary including the full recommendations coming out of each of these studies/reports.

The following is a list of the reports and some of the recommendations.

### 1. Report to Council: Asset and Amenity Management Project Update 2022

The significance of this Council item is the section on Recommendation # 2 Twin Arenas:

“Consolidate the City’s Ice surfaces on the SOEC site with the construction of a new twin arena and the demolition of McLaren and Memorial Arenas. Conversion of Memorial site to parking and disposition of the McLaren site for new development to fund the new arenas.”

### 2. Civic Places and Spaces Report December 7, 2021, Committee of the Whole

The Committee/User Group Themes were:

- Current arenas meet needs of some groups but not others
- Understand that buildings are aging and in need of repair and multi-function is important
- Want to ensure that ice time allocation and affordability preserved in new facilities

Public Themes were:

Concerned new arenas will be “tin cans”, don’t want to lose community feel, worry community will get lost in the shuffle

- Not convinced there is room at SOEC nor that the City needs two arenas, need to know location and plan
- Some resigned that Memorial needs to be demolished
- Questioned whether City was subsidizing private business
- Some do not want to see McLaren Lands disposed
- See advantage of new Facilities and acknowledged poor condition of Memorial and McLaren
- Would like to see support for dry floor uses (i.e., tennis)

### 3. Arena Financial Analysis and Funding Strategy 2019

Sierra Planning and Management provided a report that included a business plan that schematically analyzes the revenue and cost potential and presents a funding strategy for investment in a new twin-pad arena at the South Okanagan Event Centre (SOEC).

This report addresses key items as identified by the Arena Task Force Report of 2017. It identifies total lifecycle costs, and the likely capital costs.

The high-level cost estimate in 2019 for a twin pad arena was \$28,611,811. The cost to renovate the Memorial Arena to a dry floor facility was \$7,508,248. Decommissioning McLaren would have cost \$1,000,000.

#### 4. Parks and Recreation Master Plan 2018

In the Recreation Facilities section of this Plan the recommendations were:

- Plan for the continued availability of four ice surfaces
- Explore solutions to provide space for indoor lacrosse

The Goal for indoor recreation facilities in the Master Plan is: *Continue to provide and maintain facilities that, in combination with outdoor parks and amenities, serve the recreation needs of the citizens of Penticton, provide positive economic impacts, and support tourism opportunities.*

At that time (in 2017): A review of the ice time that has been booked over three years(2013 to 2015) indicated steady growth in ice bookings. In 2013 there were 8,635 hours booked at the four arenas. In 2014 this increased to 8,916, and in 2015 to 9,277 hours. This is an increase of 7.43 % over those years. There continues to be strong demand for ice time in Penticton for the foreseeable future.

#### 5. Arena Feasibility Study – Arena Task Force Report 2017

This task force was struck to develop an Arena Development Strategy. The consulting team undertook a comprehensive cost-benefit analysis of arena needs and potential solutions; and then provided options.

In August 2017, Council endorsed the Arena Task Force recommendation for their future development strategy – construction of an additional twin-pad arena on the SOEC site, converting Memorial Arena to dry floor and decommissioning McLaren Arena.

#### 6. City of Penticton Arena Needs Analysis 2016

The key recommendations coming out of this study were:

1. Commission a Feasibility Study to evaluate site options, develop the facility program, calculate detailed Life Cycle Costing Analysis and provide overall project cost estimates for the replacement of Memorial Arena.
2. Develop a strategy to maintain Memorial at minimum cost until a decision can be made regarding replacement versus renovation.
3. If Memorial Arena is replaced, determine ways of retaining the important memorabilia and plan a “re-dedication ceremony”.
4. Review options to accommodate Lacrosse including use of McLaren Arena for appropriate levels of play, the development of an outdoor Lacrosse /Sports Box, and use of neighbouring community facilities

#### 7. City of Penticton Facilities Master Plan 2013 - 2014

This Plan was a comprehensive review of all City Facilities which provided recommendations in the areas of Architectural, Structural, Mechanical, Electrical and Refrigeration. With respect to the two arenas, It identified the need for a new roof for McLaren Arena (constructed in 1972), along with numerous recommendations primarily for electrical and refrigeration repairs/improvements. Cost estimate in 2014 was \$1.4 Million over a five year period.

Memorial Arena was constructed in 1951, with some additions in 1997 and 2004. The report included numerous recommendations for architectural, structural, mechanical, electrical and refrigeration. The estimated cost to undertake all of the repairs and upgrades was about \$5 million in 2014.

## Conclusion

The analysis of Penticton's arena usage underscores the critical need for the city to address the increasing demand for both ice and dry-floor sports facilities. The existing arenas—South Okanagan Events Centre (SOEC), Okanagan Hockey School Training Centre, Memorial Arena, and McLaren Arena—are well utilized and are insufficient to meet current and projected future demands.

The report shows a consistent increase in participation across youth groups, particularly in youth sports (figure skating, minor hockey, and lacrosse). The data reflects a steady rise in the number of booked hours, with growth since 2010, necessitating an expansion of available facilities to accommodate this upward trend.

Both Memorial and McLaren Arenas have reached the end of their useful lives and will require substantial investment to either refurbish or replace. This urgency is compounded by the fact that reducing the number of available arena pads would severely impact the service levels and event hosting capabilities that the community currently enjoys.

The recommendations advocate for the commissioning of a feasibility study to explore the construction of a new twin-pad arena to replace the aging Memorial and McLaren Arenas. This study should include a detailed life cycle cost analysis and provide project and operational cost estimates, ensuring that the new facilities can sustain the community's needs while also being financially viable.

Moving forward, it is essential for the City of Penticton to secure a suitable site for the new facility, preferably in close proximity to the SOEC, and to determine the best operational model for its management. This proactive approach will help ensure that Penticton continues to support its vibrant arena-based sports culture, accommodating the growing demand and maintaining the community's recreational infrastructure for years to come.

## Appendix A – Arena Booking Tables

## Arena Booking Hours for 2022 &amp; 2023

Memorial Arena	2022	2023
Penticton Minor Hockey Association	864.75	947.25
Okanagan Hockey Group	508.25	641.75
Penticton Minor Lacrosse	173.00	109.00
Canadian Sport School Hockey League CCSHL	78.75	99.00
Penticton Men's Rec Hockey	67.50	69.00
Noon Hour Hockey	61.25	58.75
South Okanagan Flames (Lacrosse)	51.00	37.50
65+ Noon Hour Hockey	51.00	42.0
Glengarry Skating Club	0.00	46.75
50+ Noon Hour Hockey	6.25	2.50
Penticton Old Timers	27.50	26.25
South Okanagan Women's Hockey League	27.50	26.25
Jason Crossland Ball Hockey Tournament	22.00	21.00
Red Wings	20.00	23.75
Queens Park School	18.00	26.00
Non-contact Hockey league	15.00	15.00
Men's Silver Bullet	16.00	24.00
Incubator Hockey	0.00	6.00
Sunday Night Hockey	28.75	28.75
M Petry	5.50	0.00
North Okanagan Knights .	10.25	10.25
A Stewart	0.00	6.00
A Paquet	0.00	7.50
SOEC – Ice Out and Maintenance	528.00	360.00
Aggregate hours for bookings less than 5 hours per year	21.75	28.50
<b>Total Hours Booked</b>	<b>2,602.00</b>	<b>2,662.75</b>

## Appendix A – Arena Booking Tables

### Arena Booking Hours for 2022 & 2023

Okanagan Hockey Training Centre	2022	2023
Okanagan Hockey Group	1316.75	1464.25
Penticton Minor Hockey Association	496.25	530.50
50+ Noon Hour Hockey	68.75	75.00
911 Hockey	25.00	27.50
A Paquet	61.25	56.25
All Pros Hockey	25.00	28.75
City of Penticton (Pow Wow Event)	0.00	72.00
Canadian Sport School Hockey League (CSSHL)	127.50	140.25
Glengarry Skating Club	166.00	101.75
Penticton Minor Lacrosse	0.00	65.00
Global Spectrum (Pow Wow)	0.00	24.00
K Hamaguchi	0.00	7.00
M Petry	14.00	24.00
Penticton Men's Rec Hockey	33.00	34.50
Penticton Red's Oldtimers	0.00	13.00
Penticton Vees	47.75	37.50
Upper Dek Vees	45.00	40.25
South Okanagan Flames	0.00	9.00
South Okanagan Women's Hockey League	23.75	23.75
SOEC – Maintenance, Ice Out	349.00	688.5
Aggregate hours for bookings less than 5 hours per year	16.75	18.75
<b>Total Hours Booked</b>	<b>2,815.75</b>	<b>3,481.50</b>

## Appendix A – Arena Booking Tables

### Arena Booking Hours for 2022 & 2023

South Okanagan Events Centre	2022	2023
Okanagan Hockey Group	533.50	645.00
Penticton Minor Hockey Association	408.75	517.25
Penticton Vees	725.66	819.25
Vancouver Canucks Young Stars	24.00	48.00
Canadian Sport School Hockey League (CSSHL)	90.00	95.00
Penticton Old Timers	31.25	33.75
Incubator Hockey	30.00	0.00
Knights Hockey	9.00	21.75
Penticton Alumni Hockey	30.00	34.50
Glengarry Skating Club	0.00	10.75
Cirque Du Soleil	48.00	72.00
Harlem Globetrotters	0.00	24.00
D Keith Spring Hockey	8.00	20.00
Jones Entertainment	0.00	24.00
Penticton Reds Oldtimers	6.00	0.00
Jurassic Quest	144.0	0.00
Annerin (Celtic Illusion)	24.00	0.00
Feldman Agency (Cirque & BNL)	48.00	0.00
Innovative Arts & Entertainment	0.00	48.00
Invictus Entertainment	48.00	48.00
Live Nation	168.00	72.00
BC Liberals	39.48	0.00
IMG (Stars On Ice)	24.00	0.00
R Moore (FMX World Tour)	0.00	24.00
R Kitchen	0.00	16.50
Penticton Fire Department	120.00	168.00
City of Penticton Event(4 hrs) & Pow Wow set up	0.00	28.00
City Of Penticton Pow Wow	0.00	72.00
IATSE Rigger Training	24.00	0.00
BCHHF – BC Hockey Hall of Fame	0.00	33.00
Pen High	24.00	48.00
Murray GM Penticton	0.00	9.00
M Petry	0.00	22.00
SOEC – Maintenance, Ice Out , Maintenance; Young Stars	1,061.61	1,229.55
Aggregate hours for bookings less than 5 hours per year:	14.25	28.00
<b>Total hours booked</b>	<b>3,683.50</b>	<b>4,211.30</b>

## Appendix A – Arena Booking Tables

## Arena Booking Hours for 2022 &amp; 2023

McLaren Arena	2022	2023
Glengarry Skating Club	698.75	730.50
Penticton Minor Hockey Association	337.75	337.75
Minor Lacrosse Association, Penticton	134.00	131.00
Skate With Power	97.50	132.25
Sunday Night Oldtimers	66.00	66.00
C Keith	58.00	15.00
Hockey- Tuesday Knights	50.50	51.25
Holy Cross School	45.00	38.00
Men's Hockey League Penticton	30.00	37.50
Firefighters Hockey	24.00	27.50
Friday Night Gentlemen's Hockey	25.00	26.25
Fraser Athletic Performance	23.00	23.00
South Okanagan Women's Hockey	20.00	23.50
Pen High Sr. Secondary	18.00	12.75
Carmi Elementary School	13.00	0.00
School District 67	0.00	12.00
M Petry	11.00	12.50
Ecole Entre Lacs	0.00	10.50
Okanagan Hockey Group	0.00	12.25
Summer Hockey –Adult	8.00	11.25
Penticton Excel	9.00	7.00
A Schultz	0.00	10.50
K Johnson	9.00	0.00
Outma Sqilx'w Cultural School	8.00	4.00
N Evens-MacEwen	8.00	11.00
J Parkinson	7.50	11.25
Uplands Elementary School	7.00	3.00
Silver Bullets	6.00	6.00
Penticton Christian School	5.00	4.00
Forbes	0.00	5.00
N Skinner	0.00	7.50
Aggregate hours for bookings less than 5 hours per year	45.00	48.00
Public Skating	244.25	213.25
Stick N Puck	90.50	49.50
City of Penticton - Facilities	0.00	7.00
Drop In Hockey	37.50	55.00
<b>Total Arena Rental and City Use Hours</b>	<b>2,136.25</b>	<b>2,152.75</b>

Appendix B- 2022 Arena User Data

Name of Group	Glengarry Skating Club	Okanagan Hockey Group (Academy)	Okanagan Hockey Group (Camps and Combines)	Penticton 65+ Hockey	Penticton Alumni Hockey Club	Penticton Minor Hockey Association	Penticton Nighthawks Spring Hockey League	Penticton Old Timers Hockey	Sunday Night Oldtimers	50+ Noon Hour Hockey	South Okanagan Women's Hockey League	Penticton Minor Lacrosse Association
<b>Purpose</b>	To provide skating opportunities (Youth non-profit) Skate Canada guidelines	Hockey Academy	Summer Hockey Camps	Fun playing hockey for "old guys"	To play hockey	Ice Hockey	Youth hockey development, spring league hockey	Recreational Hockey 40 to 65 years old	Hockey for ages 40+	Hockey	Women's Rec Hockey	To promote and grow lacrosse in the Okanagan
<b>Number of teams and/or members (2022-23)</b>	427 members	7 teams in total	5 age groups; 1339 members	Age 65 & over: 20 60-65: 5	35 participants	30 teams	92 players 5 teams	4 teams Ages 40-65	5 teams	35 members Ages 50-75	5 teams	152 players
		U15 2 teams 39 players	U9 -190 players			U5 1 team						U9 26 players
		U16 1 team 22 players	U11 254 players			U7 3						U11 13 players
		U17 2 teams 40 players	U13 271 players			U9 5						U13 20 players
		U18 2 teams 41 players	U15 416 players			U11 5						Female 41
			U18 228 players			U13 5						
						U15 5						
						U18 6						
<b>Projected Members in 2027</b>	550	170	1900	30		550	100	40	5 teams, unless more ice becomes available	35	6 to 7 teams, 150 active players	230

Name of Group	Glengarry Skating Club	Okanagan Hockey Group (Academy Division)	Okanagan Hockey Group (Camps and Combines)	Penticton 65+ Hockey	Penticton Alumni Hockey Club	Penticton Minor Hockey Association	Penticton Nighthawks Spring Hockey League	Penticton Old Timers Hockey	Sunday Night Oldtimers	50+ Noon Hour Hockey	South Okanagan Women's Hockey League	Penticton Minor Lacrosse Association
<b>Reason for growth</b>	More Ice-time & Rising Stars Program	Expanded team size  Younger age groups.	Build on growth from 1700+ in 2023. Re-building hockey camps	Allowing 60 + and more women	No growth anticipated	More promotion for younger age groups; more options re commitment for U7/U9; continue to grow female game in region	Growth is limited due to ice availability and cost Play many games in West Kelowna – ice available and less cost.		Can't grow with limited Ice time		More players are joining the league, than are leaving	Box lacrosse is fastest growing sport in NA
<b>Arenas Used:</b>												
<b>- SOEC</b>	Ice Parade	Secondary	Primary		Primary	Secondary	Secondary	Primary				
<b>- OHTC</b>	Primary in Spring	Primary	Primary	Secondary	Secondary	Secondary	Primary			Primary	Secondary	
<b>- Memorial</b>		Primary	Secondary	Primary		Primary		Secondary		Memorial	Primary	Primary
<b>- McLaren</b>	Primary		Only if needed			Secondary			Primary		Secondary	Secondary Outdoor Box at Skaha (training)
<b>Enough Ice Time (Y/N)</b>	No	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No
<b>- If not why not</b>	Could fill add'l time by breaking up Adult Skate to AdultCanSkate & AdultFigure Skate	Ice availability SOEC events Memorial season (spring closure)	Memorial Ice not acceptable for U15 and U18 teams			Numerous teams play too late; also had to reduce times for rep teams to fit in all teams	Very difficult to find ice time. Some youth practices cost \$485 at SOEC	Have been trying to get more ice time for years	Would like some mid-week times so they can expand their numbers			Loss of floor space in June to hockey

Appendix B- 2022 Arena User Data

Name of Group	Glengarry Skating Club	Okanagan Hockey Group (Academy Division)	Okanagan Hockey Group (Camps and Combines)	Penticton 65+ Hockey	Penticton Alumni Hockey Club	Penticton Minor Hockey Association	Penticton Nighthawks Spring Hockey League	Penticton Old Timers Hockey	Sunday Night Oldtimers	50+ Noon Hour Hockey	South Okanagan Women's Hockey League	Penticton Minor Lacrosse Association
Season used;	All	Sep to Jun	Summer	October-March	September-March	September - March	Summer camps, Christmas hockey camp; spring league for 4-5 teams	September to April	September to March	October to March	September to March	March to July
Sport Hosting				N/A	None							
- # of Tournaments	3-Ogopogo, Winter Wonderland & Ice Parade	6 (173 games)	Many in Summer and some Christmas break	None	None	17 tournaments	None 80 local, 20 regional (??)	None	None	None	None	3 to 4
- Single game competitions	Regional Competitions Every 3 years	180										
- no. of teams/participants	50 individuals (local) 400 participants/ 3 years	Local 16/368 Reg. 19/437 Prov.69/1587 Nat'l 57/1311 Int'l 15/345	Local 250 Regional 350 Provincial 200 National 750 International 175			Local 30 (Penticton, south OK) Regional 34 (Central OK, North OK, Shuswap, Thompson) Provincial 68-Lower mainland, Kootenays National – 4 Alberta International 4 USA.						Local:4 to 5 teams/ 80 players Reg 8/160 Prov 20/400-500
Barriers & Opportunities	Need more ice time.	Inflation, expenses	Size of Memorial Ice is not sufficient	Getting enough participants	No barriers.	Ice availability is the main	Ice cost and availability	Need more ice time.	Organizational group is	No barriers	No barriers.	Lack of referees; lack of

Name of Group	Glengarry Skating Club	Okanagan Hockey Group (Academy Division)	Okanagan Hockey Group (Camps and Combines)	Penticton 65+ Hockey	Penticton Alumni Hockey Club	Penticton Minor Hockey Association	Penticton Nighthawks Spring Hockey League	Penticton Old Timers Hockey	Sunday Night Oldtimers	50+ Noon Hour Hockey	South Okanagan Women's Hockey League	Penticton Minor Lacrosse Association
	Dedicated dryland space; Would like a space for a dryland harness	Facility constraints (no. & quality) Facility availability; Increased costs	for some groups. Cost of travel & accommodations is a barrier			issue. Private leagues draw players Trying to keep cost low Want to offer more development programs(power skating, defensive clinics, coach training etc) but no ice time is available. Want to raise awareness for first generation families.	Ice cost creates a “two-tier” system for kids. Only those that can afford it, can play	Barrier is ice shortage	getting older		No resources to host a tournament	stable facilities
<b>Limiting factors to growth</b>	Would like another dryland coach, but poor dryland facilities.	Ice time Ice surface size	Need four sheets to increase capacity with new programming	Need female dressing rooms		Access to ice and affordability are biggest hurdles.	Ice availability and cost. OHS absorbs the majority – provide programs for elite level, wealthy kids	Ice time.	Need more ice time			Lack of facilities
<b>Other Info</b>	Discuss “buy-on-time” with Club (e.g. Coquitlam)	Would like an interview to discuss operations	Would like an interview re growth opportunities etc.			Increase in ice rates for 2023/2024.		Proper size dressing room, and Clubhouse area	Some weekend slots for adult hockey			Ceiling at McLaren too low for higher competition

Name of Group	Glengarry Skating Club	Okanagan Hockey Group (Academy Division)	Okanagan Hockey Group (Camps and Combines)	Penticton 65+ Hockey	Penticton Alumni Hockey Club	Penticton Minor Hockey Association	Penticton Nighthawks Spring Hockey League	Penticton Old Timers Hockey	Sunday Night Oldtimers	50+ Noon Hour Hockey	South Okanagan Women's Hockey League	Penticton Minor Lacrosse Association
						Would like first access for seasonal booking.		similar to what the Soccer Club has.	would be great. Also "extra-ice" week days in 3 hour blocks would allow a league to run 2 games. More efficient with scheduling referees.			

## Appendix C – Summary of Previous Relevant Studies & Reports

Over the past ten years there have been a number of Facility related Reviews, Feasibility Studies, Master Plans and reports to Council. The information in these documents help to inform the current review.

These include:

1. Report to Council April 5, 2002 (Asset and Amenity Management Project Update)
2. Civic Places and Spaces 2022
3. Arena Financial Analysis and Funding Strategy 2019, - Sierra Planning & Management
4. Parks and Recreation Master Plan 2018, Urban Systems, GDH solutions and Discovery Research
5. Arena Feasibility Study 2017, Arena Task force & Sierra Planning & Management
6. City of Penticton Arena Needs Analysis 2016, GDH Solutions
7. City of Penticton Facilities Master Plan GDH Solutions – Project Lead

A brief summary of these documents has been provided in the following section.

### 1. Report to Council: Asset and Amenity Management Project Update 2022

Staff Recommendation:

THAT council, based on the results of the Asset Management and Amenity Project and the Civic Places & Spaces Engagement Program, direct staff to conduct further analysis of each of the four key recommendations and prepare proposals to provide site alternatives, needs analysis, financial impacts, facility concepts and funding options for further consultation with the committees, user groups and the community prior to a decision by Council.

The City arenas were addressed in the second recommendation:

**Recommendation #2 Twin Arenas** – Consolidate the City’s Ice surfaces on the SOEC site with the construction of a new twin arena and the demolition of McLaren and Memorial Arenas. Conversion of Memorial site to parking and disposition of the McLaren site for new development to fund the new arenas.

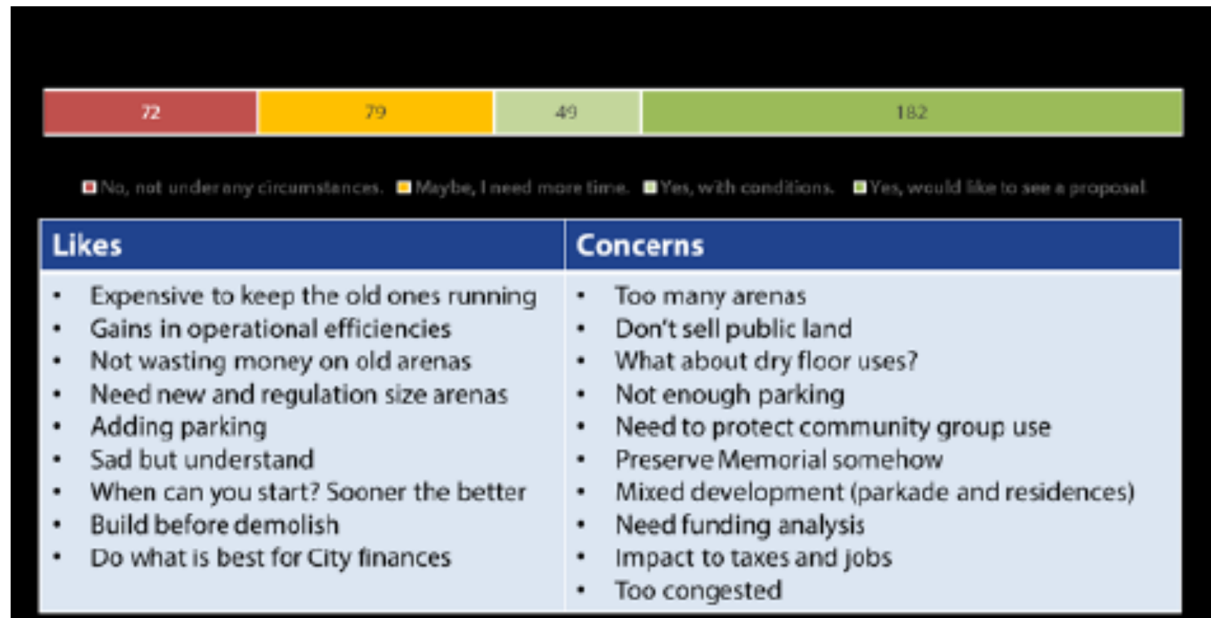
A public engagement process was undertaken, with the following outcome re Twin arenas:

The recommendation for the Twin Arenas was (also) well supported by most of the participants. First introduced as part of the Arena Task Force initiative in 2016, the proposal to demolish Memorial and now McLaren continues to be polarizing for some members of the community although consultation efforts showed there is more acceptance than in prior years. Discussion about the future of Penticton’s arenas also continues to surface questions about whether or not the City needs four arenas, if the City is subsidizing businesses with the provision of arenas, and if the arenas can be accommodated at the SOEC. A decision about the Twin Arena recommendation will also need to align with the North Gateway Redevelopment and Investment Strategy now under development.

As part of the consultation activities, staff met with user groups to understand their interest in this recommendation. Following these meetings, staff received letters from several of the user groups including the Penticton Minor Hockey Association, Glengarry Figure Skating Club, Okanagan Hockey

Group and the Knight Drop-in Men’s Hockey. Most groups expressed interest in collaborating on a proposal to formally explore the concept and also noted their concerns such as preservation of affordability and ice time. Some also identified the need to retain the ‘community’ element of any larger facilities, which would involve specific space allocations for user groups that they can call ‘home’ for their operational needs.

Stakeholder Input on Recommendation #2:



## 2. Civic Places and Spaces Report (2021 & 2022)

Civic Spaces and Places Engagement Update (December 7, 2021) Committee of the Whole

**The following sections of the Places & Spaces Report relate to the arenas.**

The City hosted presentations and discussions with the following “Twin Arenas Stakeholders”

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

### Recommendations for Twin Arenas

Committee/User Group Themes

- Current arenas meet needs of some groups but not others
- Understand that buildings are aging and in need of repair and multi-function is important
- Want to ensure that ice time allocation and affordability preserved in new facilities
- Parks and Recreation Advisory Committee received presentation and expressed interest in

retaining McLaren, Art Gallery, and Library sites for parkland, further discussion is recommended

Public Themes:

- Concerned new arenas will be “tin cans”, don’t want to lose community feel, worry community will get lost in the shuffle
- Not convinced there is room at SOEC nor that the City needs two arenas, need to know location and plan
- Some resigned that Memorial needs to be demolished
- Questioned whether City was subsidizing private business
- Some do not want to see McLaren Lands disposed
- See advantage of new Facilities and acknowledged poor condition of Memorial and McLaren
- Would like to see support for dry floor uses (i.e., tennis)

Penticton Indian Band

Although the potential new arenas were not addressed in the notes re discussion with the PIB, they indicated:

- They would appreciate early notice
- An interest in “potential to encounter archeology”
- Opportunities to ensure syilx interests, title, rights and arts and culture are incorporated

On-line and print feedback form

This generated 382 responses pertaining to the Twin Arenas. In addition, several letters were received from Hockey and Skating organizations: Glengarry, PMHA, OHG and Men’s Hockey. The question was:

*Do you support the City taking the next step to work with affected groups and develop a concept for further consultation with the community prior to a decision by Council?*

The majority of respondents (231 of 382) supported this statement. Seventy-two (72) did not support this statement under any circumstances.

### 3. Arena Financial Analysis and Funding Strategy 2019

Sierra Planning and Management provided a report that included a business plan that schematically analyzes the revenue and cost potential and presents a funding strategy for investment in a new twin-pad arena at the South Okanagan Event Centre (SOEC). The study builds upon work previously completed by the consulting team and the City of Penticton’s Arena Task Force (ATF) in 2017, which recommended that the City pursue a) a twin-pad addition to the SOEC, details of which are provided in Section 2.3; b) a dry-use conversion of the Memorial Arena (see Section 6), as well as c) the decommissioning of the McLaren Arena.

Specifically, this report addresses the following five key items, were identified by the ATF as pre-requisite to implementing the proposed plan and to assist in planning for change:

- Analyzes the market and revenue opportunities (not undertaken as part of the initial work)
- Reviews the operational efficiencies that are anticipated to arise from alternative methods of both design and delivery of the facilities, and their operations;
- Further details the likely capital costs associated with the Memorial Arena dry floor use opportunities, supported by stakeholder consultation;

- Identifies the total lifecycle costs associated with the proposed changes to the City's recreation infrastructure (decommission, new build and renovation); and
- Presents a strategy regarding potential funding for the balance of the project's capital needs.

#### Cost Estimates – 2019

The high-level cost estimate in 2019 for a twin pad arena was \$28,611,811.

The cost to renovate the Memorial Arena to a dry floor facility was \$7,508,248.

Decommissioning Mc Laren would have cost \$1,000,000.

#### 4. Parks and Recreation Master Plan 2018

The following section is taken from the Indoor Recreation Facilities section of the 2018 Master Plan ( by Urban Systems, GDH Solutions & Discovery Research)

This Plan recommended

- Plan for the continued availability of four ice surfaces
- Explore solutions to provide space for indoor lacrosse

The Goal for indoor recreation facilities in the Master Plan is:

*Continue to provide and maintain facilities that, in combination with outdoor parks and amenities, serve the recreation needs of the citizens of Penticton, provide positive economic impacts, and support tourism opportunities.*

There are no longer accepted “professional” standards for facilities based on population. The recreation profession has recognized that community needs and wants can be significantly different, and that the many other factors to be considered, such as proximity to facilities in neighbouring municipalities, private sector facilities, and local demographics, make it impossible to apply rigid facility standards. Decisionmakers tend to rely on community consultation and recreation Master Plans when making decisions regarding the development of new or enhanced facilities.(from Parks and Recreation Master Plan 2018).

Penticton's four arenas provide a significantly higher level of service for ice sports and other arena sports compared to similar communities. This is due to the nature of the business of the SOEC, the presence of the Okanagan Hockey Group (OHG), and the ongoing participation rates in hockey and figure skating, and to a lesser degree lacrosse.

A review of the ice time that has been booked over three years(2013 to 2015) indicated steady growth in ice bookings. In 2013 there were 8,635 hours booked at the four arenas. In 2014 this increased to 8,916, and in 2015 to 9,277 hours. This is an increase of 7.43 % over those years. There continues to be strong demand. for ice time in Penticton for the foreseeable future.

Three of the City's ice facilities, the South Okanagan Events Centre with 2 ice surfaces (an NHL size rink at 85' by 200 and the 5,000 seat arena with an ice surface of 85 by 200 that can be converted to 100 by 200 ) and the Memorial Arena with an ice surface of 80 by 180 (built in 1951) are operated by Spectra under a management agreement.

The McLaren Arena is owned and operated by the City of Penticton. It is a single sheet 80' by 180' with spectator seating The arena is closed for the spring and early summer months due to the difficulty in

maintaining the ice surface in the warm weather. McLaren Arena is also in need of significant capital investment.

#### Lacrosse

Lacrosse is one of the oldest organized sports in North America. It was traditionally played outdoors, but box lacrosse has evolved as a game usually played indoors. There has been increasing interest in box lacrosse in Penticton, including Penticton Indian Band members.

### 5. Arena Feasibility Study – Arena Task Force Report 2017

The Arena Task Force was struck in January 2017 to develop an Arena Development Strategy. The ATF worked with Sierra Planning and Management which also included Dialog Design, International Coliseums Company, Meiklejohn Architects Inc, and McElhanney Consulting Services Inc.

The consulting team, , undertook a comprehensive cost-benefit assessment of arena needs and possible expenditure solutions (both new development and repurposing existing rinks). They also had a community consultation process.

The team developed a range of options based on public input and the information provided by the Arena Task Force regarding future needs.

In August 2017, Council endorsed the Arena Task Force recommendation for their future development strategy – construction of an additional twin-pad arena on the SOEC site, converting Memorial Arena to dry floor and decommissioning McLaren Arena.

### 6. City of Penticton Arena Needs Analysis 2016

The purpose of this study was to:

1. Determine the need for the retention (or replacement) of the existing capacity for ice rentals and programs for the current and future residents of the City of Penticton. Also, to be taken into account is the Sport Tourism element of ice availability in the City.
2. Determine the current and future need for “ice out” capacity for lacrosse and other dry floor sports in Penticton.
3. Evaluate the cost implications of retaining versus replacing Memorial Arena
4. Provide a report providing recommendations based on the findings and analysis

The data collection was done with the support of the City Staff, and Spectra Venue Management. All current data on arena usage was analyzed and compared to other communities. Data was also collected and analysed on operating and capital cost

Extensive community consultation was undertaken, and all relevant information was gathered, building on the Facilities Master Plan.

The recommendations coming out of this study were:

1. Commission a Feasibility Study to evaluate site options, develop the facility program, calculate detailed Life Cycle Costing Analysis and provide overall project cost estimates for the replacement of Memorial Arena.
2. Develop a strategy to maintain Memorial at minimum cost until a decision can be made regarding replacement versus renovation.

3. If Memorial Arena is replaced, determine ways of retaining the important memorabilia and plan a “re-dedication ceremony”.
4. Review options to accommodate Lacrosse including use of McLaren Arena for appropriate levels of play, the development of an outdoor Lacrosse /Sports Box, and use of neighbouring community facilities.
5. Develop a Communications Plan and Strategy to engage the community throughout this process.

## 7. City of Penticton Facilities Master Plan 2013.

The Facilities Master Plan was a comprehensive review of all City Facilities. The Consulting Team consisted of Architects, Engineers – structural, mechanical, and electrical, as well as a Refrigeration consultant, and a Quantity Surveyor. GDH Solutions was the project Co-ordinator.

The result of this study was a Facility Plan that provided a review of all aspects of each of the City facilities, and extensive recommendations – architectural, structural, mechanical, electrical and refrigeration (if applicable). Cost estimates were also provided for each of the 22 facilities, by category. At that time, the recommendations for McLaren Arenan (built in 1972)included the need for a new roof, along with numerous recommendations primarily for electrical and refrigeration repairs/improvements,

The Memorial Arena was constructed in 1951, with some additions in 1997 and 2004. The report included numerous recommendations for architectural, structural, mechanical, electrical and refrigeration. Some improvements have been addressed in the past 10 years.

The South Okanagan Events Centre which opened in 2008 was in good condition. The study team made recommendations on potential energy savings (e.g., ice temperature, and lighting).