



Minutes

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Economic Prosperity and Development Services Advisory Committee Meeting

to be held via Zoom
Friday, February 5, 2021
at 8:00 a.m.

Present:

Frank Conci, Chair
Alexandra Nuth
Chris Allen
Diane Kereluk
Drew Barnes
Eric Corneau
Judy Richards
Jeff McGinley
Sandra Oldfield
Nathan Little
Larry Olson
Brian Murphy
Cary Berger
Josie Tyabji
Kelly Mercer
Sean Ingraham

Staff:

Blake Laven, Director of Development Services
Anthony Haddad, General Manager Community Services
Carly Lewis, Economic Development Manager
Ken Kunka, Deputy Director of Development Services
Alysa Wardley, Legislative Assistant

Regrets:

Derek Badger
Sharon Fletcher, Vice Chair
John Vassilaki, Mayor
Campbell Watt, Councillor

Guests:

Katya Irwin, Word Count Consulting

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

The Economic Prosperity and Development Services Advisory Committee meeting was called to order by the Chair at 8:02 a.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee adopt the agenda for the meeting held on February 5, 2021 as presented.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

- 3.1 Minutes of the January 15, 2021 Economic Prosperity and Development Services Advisory Committee

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee adopt the minutes of the January 15, 2021 meeting as amended to include "It would be insightful to understand how many new residential rentals, secondary suites, carriage houses and vacation rentals had been built to understand what was driving growth and investment in the marketplace" to item 4.2. And to add the following "to ensure there is a connective corridor" to item 4.3.

CARRIED UNANIMOUSLY

4. **New Business**

- 4.1 North Gateway Redevelopment & Investment Strategy – Anthony Haddad, General Manager Community Services

The General Manager of Community Services provided the Committee with a presentation on the North Gateway Redevelopment plans. Development to this area is a priority identified by the Official Community Plan and investment strategies and public engagement are recommended to ensure that development is ready to proceed in the desired timeframe. Connections to the Downtown area, Riverside Drive, Sicamous, Waterfront and Highway 97 need to be integrated into the planning of this area, as has been raised previously. Currently master plans regarding infrastructure are underway, and Staff will be bringing the scope of the planning processes to Council for consideration. Moving forward Staff will be working closely with Council for landowner and community consultation.

Nathan Little, Member at Large, entered the meeting at 8:13 a.m.

The floor was opened to the Committee for questions and comments. Further clarity was requested as to why Council had previously denied the application for a zoning change to the "El Rancho" property and what changes future applications will make to avoid this. The Director of Development Services informed the Committee that Council wanted to have more tourism and commercial Land Use on that property. Other comments included the opportunity for the City of Penticton to look at other communities planning for guidance. It was also suggested that Westminster Avenue be included as a corridor to Main Street, as the works already conducted to this location are a more achievable scope, especially concerning geotechnical issues regarding the water table and the riparian area for planned works.

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee recommend to Council that staff commence the preparation of the North Gateway Redevelopment & Investment Strategy.

CARRIED UNANIMOUSLY

- 4.2 BC Housing, Skaha Lake Road Project Discussion – Blake Laven, Director of Development Services

The Director of Development Services discussed the BC Housing Skaha Lake Road Project that is intended to be developed as supportive and affordable housing. No permits or applications have been received by the City of Penticton at this point. However, when applications are received they

will be processed with usual procedures and Staff will update the Committee when more information becomes available.

Zoning is already in place for multi-person housing, applications will instead be required for the subdivision of this property. Additionally, the City of Penticton has requested a third party audit be conducted by the Province for the current supportive housing in the community as there is concern that the current properties do not follow the Housing First model. The audit would investigate if BC Housing residents are receiving the help that they need and determine further recommendations for support in the future. The City of Penticton feels that there are more supportive housing properties being built in Penticton than in other communities and would also like this evaluated.

Diane Kereluk, Member at Large, left the meeting at 8:47 a.m.

Members at Large requested clarification on the percentage of residents in this future housing that will be allocated for senior citizens and followed up on the motion that was made at the last meeting regarding the South Gateway study.

5. **Next Meeting**

The next Economic Prosperity and Development Services Advisory Committee meeting is scheduled to be held on Friday, March 5, 2021 at 8:00 a.m.

6. **Public Question Period**

7. **Adjournment**

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee adjourn the meeting held on February 5, 2021 at 9:05 a.m.

CARRIED UNANIMOUSLY

Certified Correct:



Alys Wardley
Legislative Assistant