



**IR2 Community  
Visioning Session  
Briefing Book**



# introduction

The Snpink'tn IR2 lands are an important opportunity for the community. This land can support Band needs today while also creating long-term economic strength for future generations. This Community Visioning Session brings together Chief and Council, community members, Elders, youth, and invited professionals. The goal is to turn years of study, community feedback, and cultural guidance into a shared direction for the land.

This Briefing Book summarizes everything learned so far. It explains the land's limits, its strengths, and what the community has said matters most. It combines community input and technical studies in one clear place so everyone can work from the same understanding.

Community engagement shows strong support for a balanced vision:

- Meet urgent Band needs
- Create economic opportunity
- Honour Syilx values, including balance with the land
- Support culture, environment, and long-term care of the land



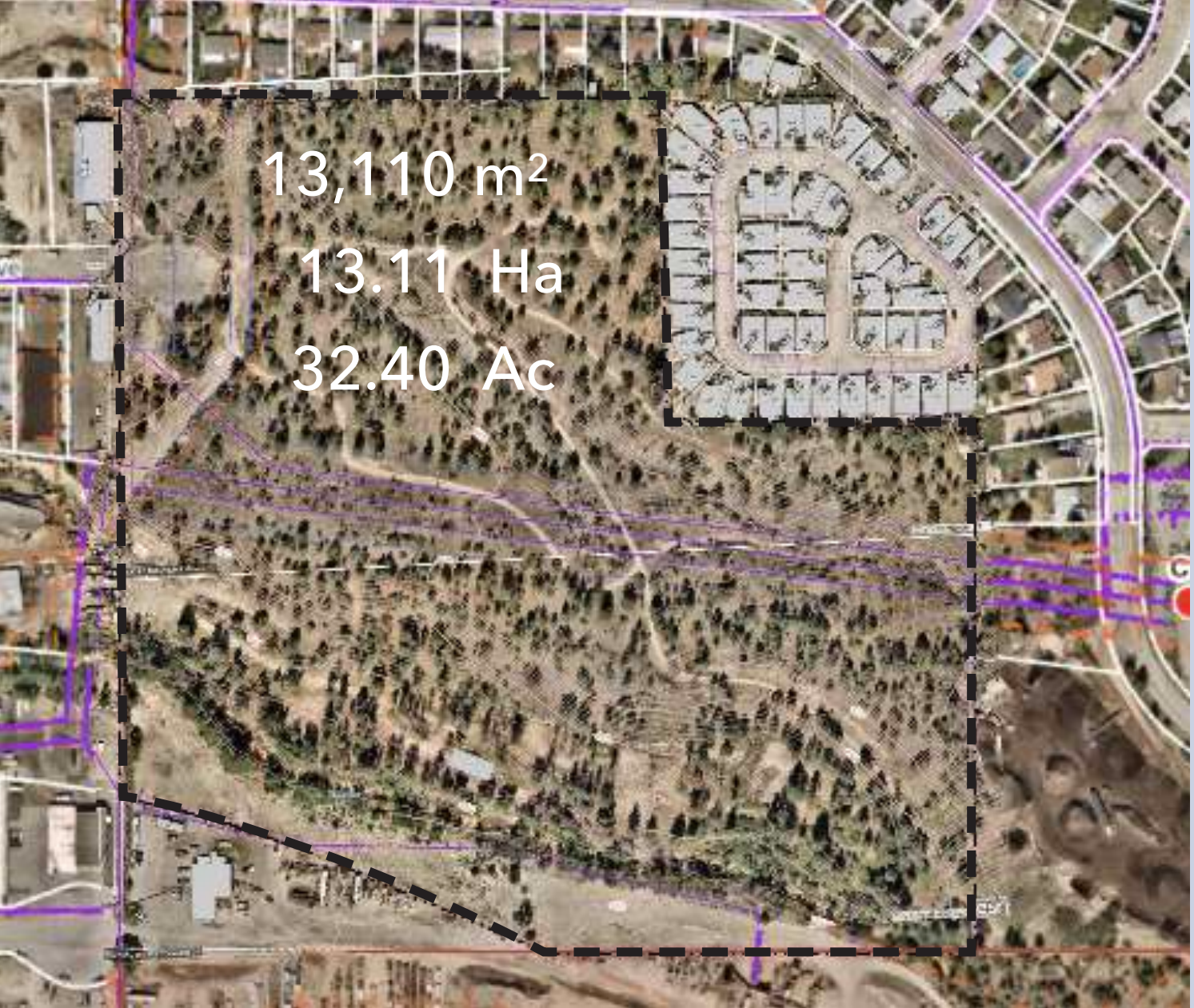


# process

This Community Visioning Session is the third time the community has been invited to give input on IR2. Earlier steps included a community survey and an engagement session on July 15, 2025. The current engagement is not just presentations. It is a working session. The goal is to build agreement around a preferred direction for the land. The day will include:

- Opening prayers and cultural grounding from Elders
- Sharing circles to talk about the land, intentions, and guiding principles
- Elder Collaborative Design Session
- Youth Collaborative Design Session
- Summary of what has been heard so far
- Short presentations on engineering, environmental, development topics
- Full Community Collaborative Design Session
- Closing Sharing Circle

This process is meant to integrate Indigenous knowledge, lived experience, and professional advice. The goal is to find a path forward that honours both culture and practical realities.



# statistics

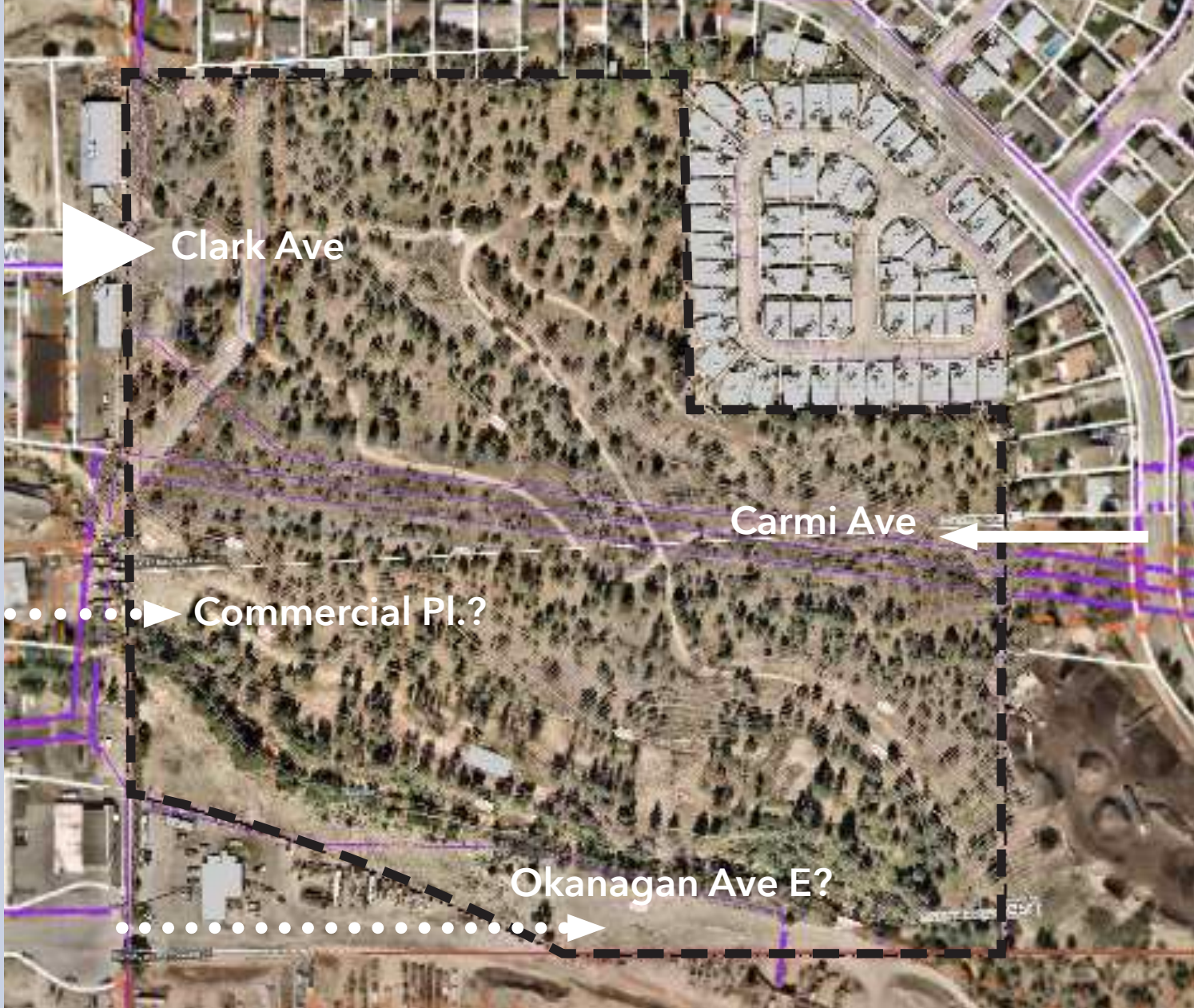
North-South length: about 405 m

East-West length: about 405 m

Total area: about 32.4 acres (13.11 hectares)



The site is large enough to support a full community vision. However, the land shape and slopes mean development must be done carefully. The site slopes down to the SW, providing ideal sun exposure for passive heating and solar energy production.



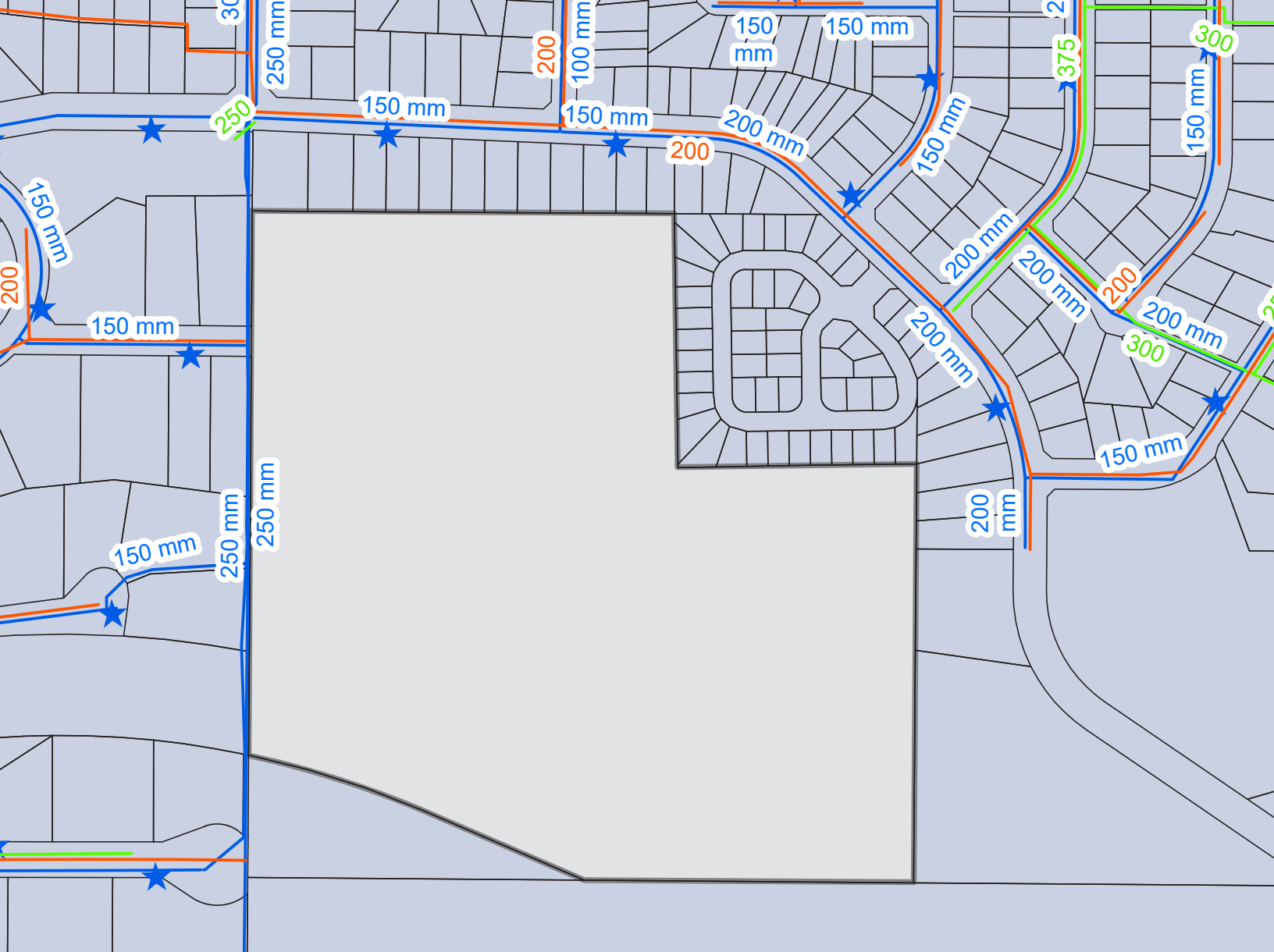
## access

Currently, the only access to the site is from Clark Avenue, which runs through an industrial area before reaching the development.

A second access road would improve safety, traffic flow, and the overall arrival experience. It could also support stronger home sales, as entering a residential community through an industrial area is not ideal.

Possible locations include Commercial Place and Okanagan Avenue, though the best option may be from Carmi Avenue in the northeast corner, pending coordination with Fortis to use existing utility corridors.

If feasible, a through-road connecting Carmi and Clark could improve circulation and avoid dead-end streets. Road design will need to respond to steep slopes and utility corridors on the site.



# services

The Band has negotiated a servicing agreement with the City of Penticton. This agreement supports providing water and sanitary sewer services to the site.

The municipal water and sewage connections are at Clark Avenue.

There is no storm service connection, so all storm water will have to be managed on site. This provides the opportunity for water harvesting, habitat creation and food production to support site-wide resilience.

Power can be supplied from the Fortis Power station at Carmi Ave. The site orientation is ideal for solar power generation. This can add a significant amount of power in the spring, summer and fall and any excess can be sold to the grid. In winter there is not enough sunlight to meet the power demand and it will be necessary to purchase power from the grid.



# topography

The site includes steep slopes and flatter “benches” that form natural terraces.

- The flatter benches have slopes of about 6-8%, suitable for building.
- Steeper areas are 36-38% in the upper parts to over 60% in the lower parts.

Steeper areas are harder to build on. The maximum slope of a road is approximately 10%, so roads are not able to travel directly up or down the steep slopes. Roads must be carefully designed, often running diagonally across slopes. The shape of the land strongly affects where homes, roads, and gathering spaces can go.



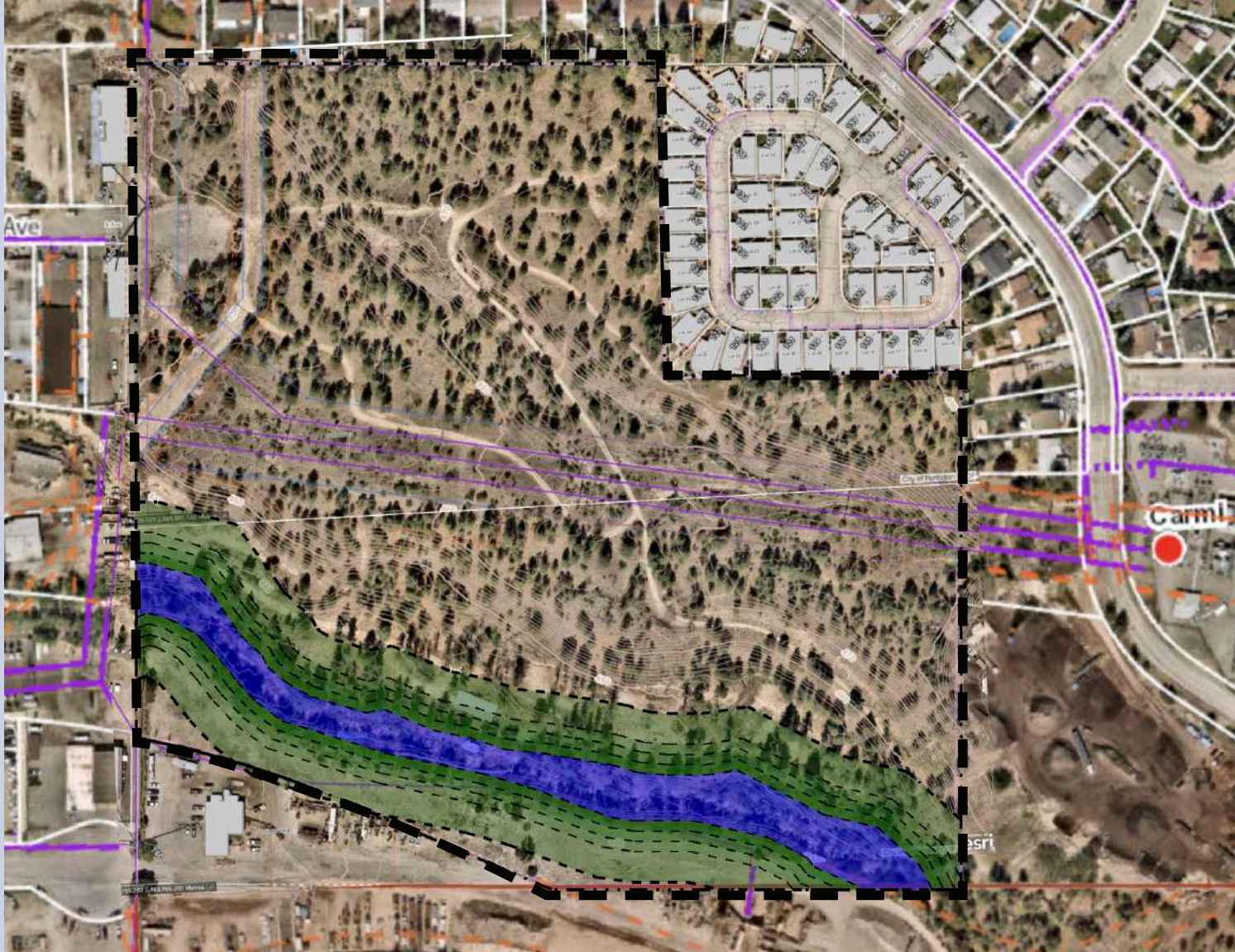
# geotechnical

A preliminary soil study was completed by Interior Testing Services and the results are summarized below. The soils are sandy and rocky. They appear suitable for low-rise buildings. More detailed testing will be needed for specific projects including, high rise if proposed.

The report recommends that finished slopes should not be steeper than 2 horizontal to 1 vertical (2H:1V). This equals a 50% slope.

This means:

- Upper slopes and some lower areas could be built on.
- The eastern part of the lower slope is too steep for development.
- No special setback is required for slopes less than 50%.



# ellis creek

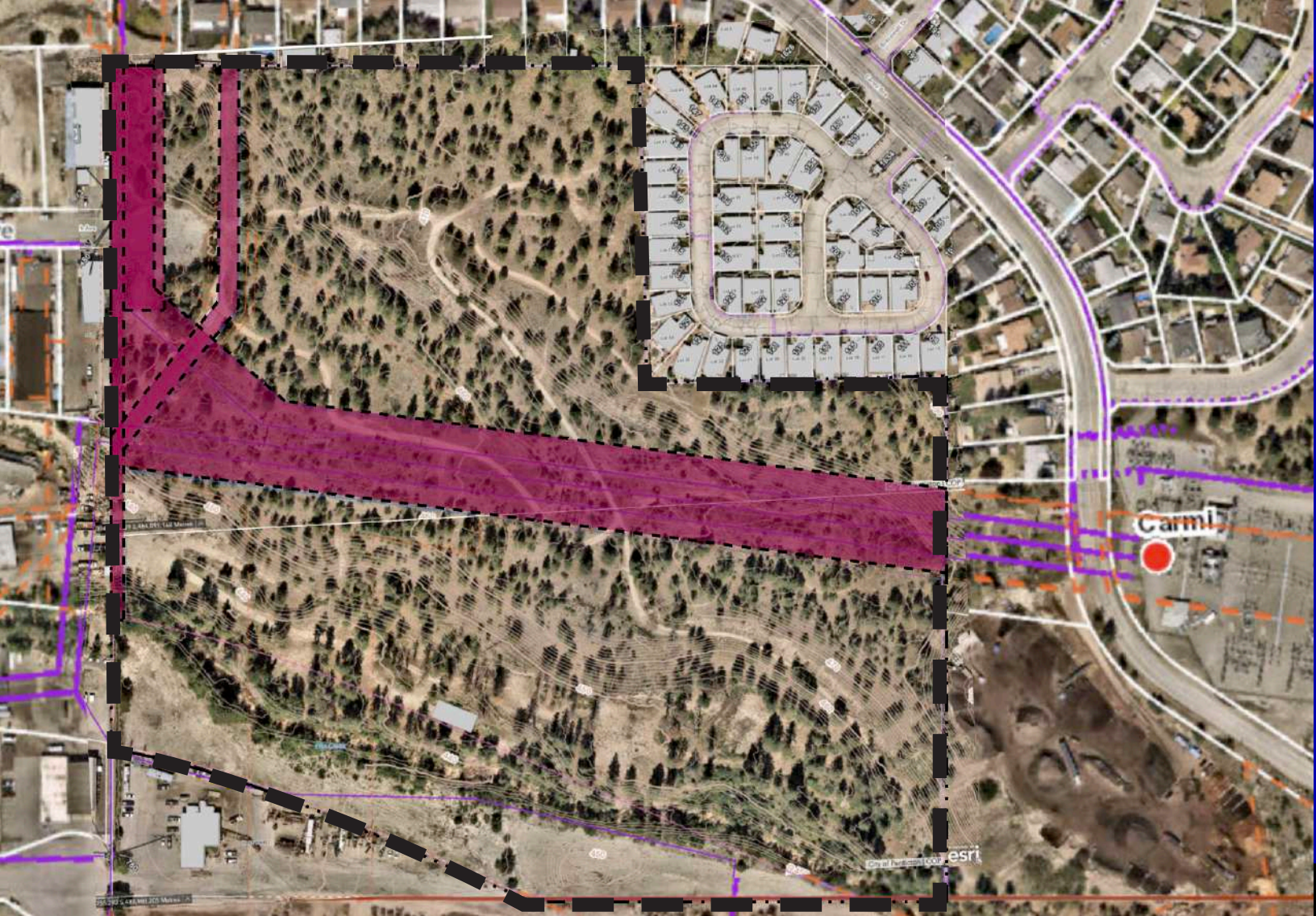
Ellis Creek runs along and partly through the southwest part of the site. It is a salmon-bearing stream. A 30-metre setback from the top of the creek bank is recommended. This area cannot be developed.

This creek area is both a limit and an opportunity:

- It reduces the amount of land available for building.
- It can support habitat restoration.
- It can include medicine gardens.
- It can be used for education and cultural activities.



Community feedback strongly supports restoring and caring for the creek.

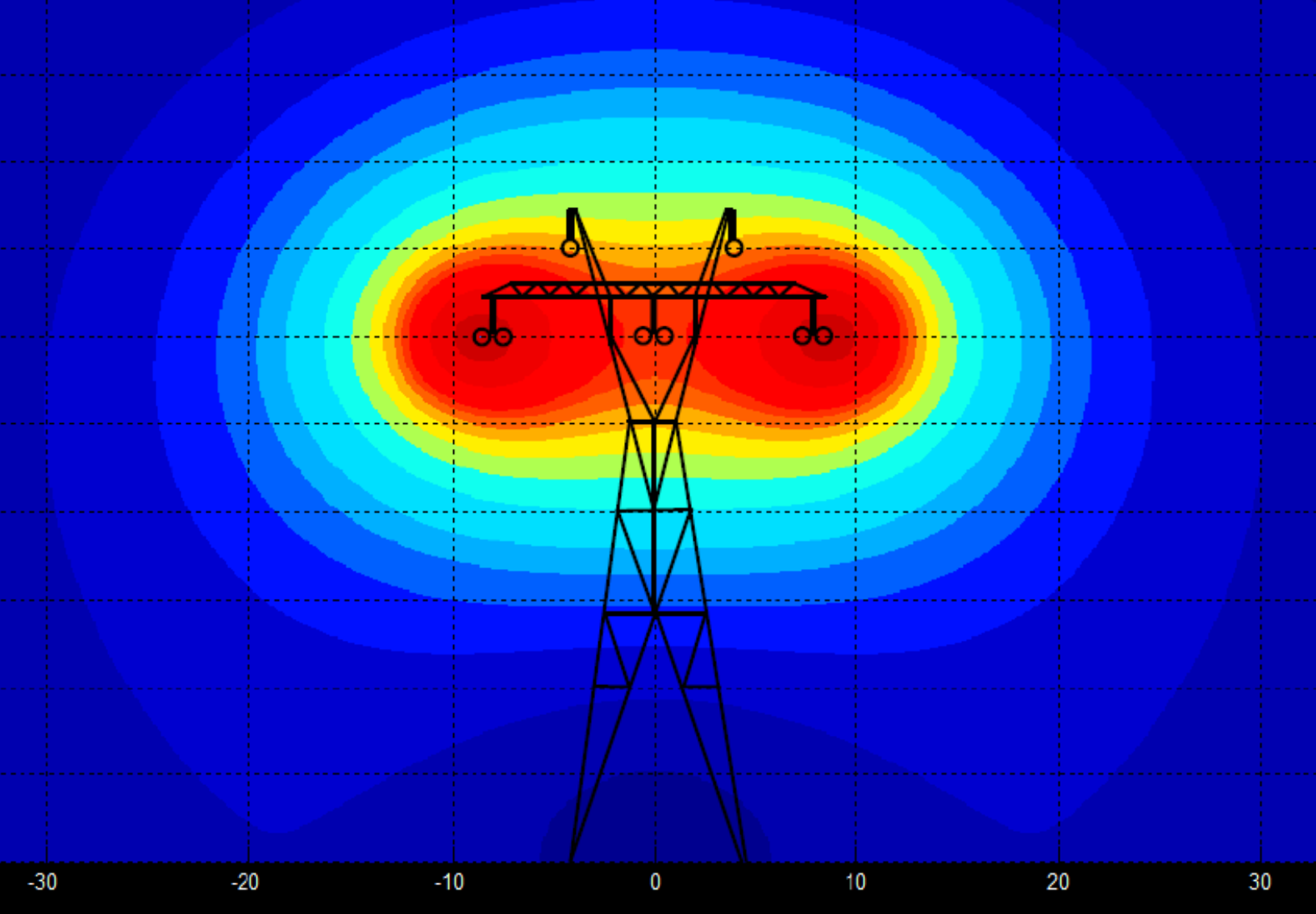


# right-of-way

There are several utility corridors crossing the site. These include power lines and a gas corridor. These corridors:

- Limit where buildings can go.
- Affect road placement.
- Break up the land into smaller pieces.

They can sometimes be used for roads, parking, or open space. They are not suitable for buildings. The Band is in discussions with Fortis about possibly moving or burying power lines and adjusting gas line locations. This is very important. The flat bench where the power lines sit is one of the best places for a village centre. Moving the lines could increase buildable area by up to 50% and improve property value.



# power lines



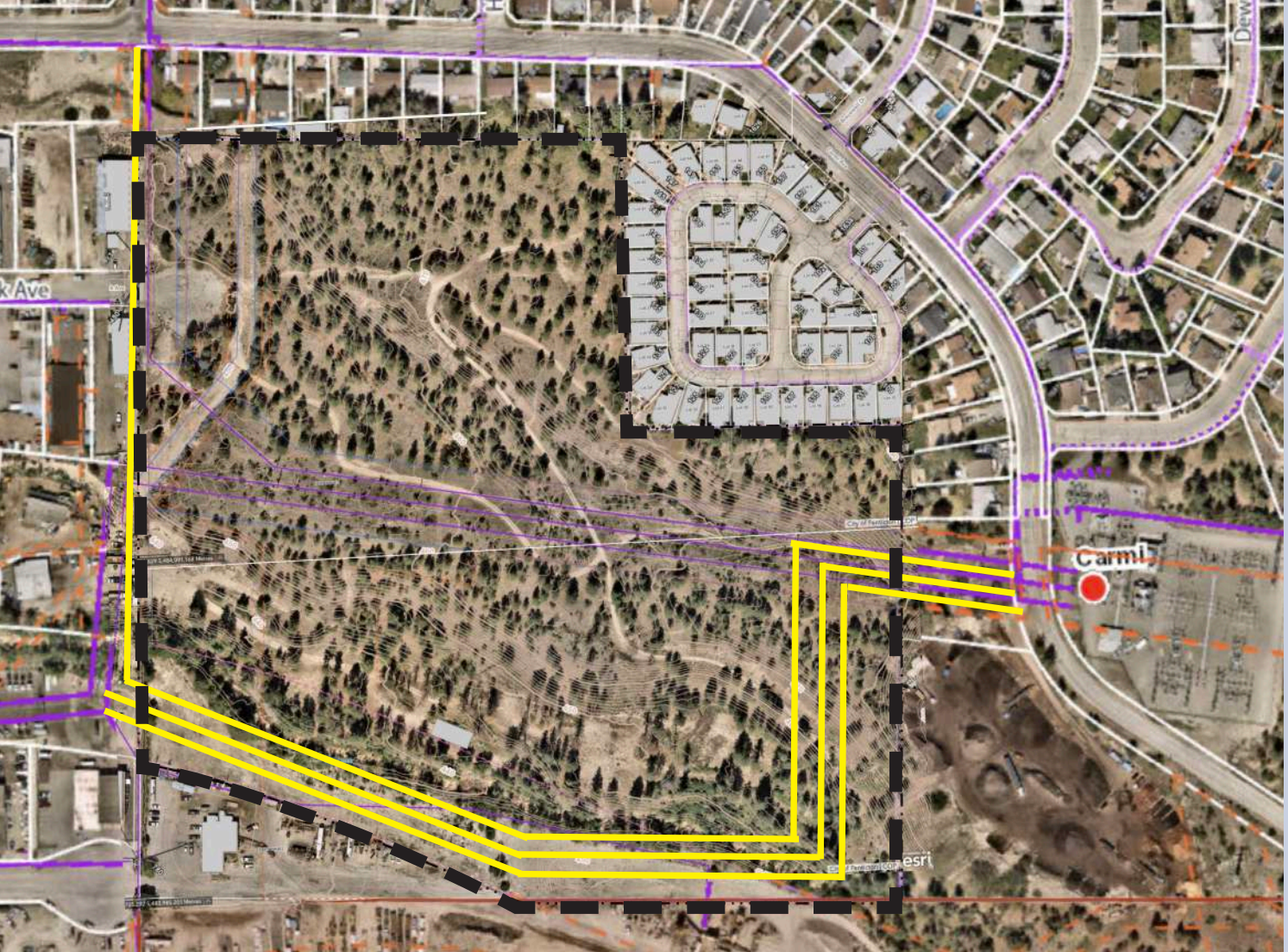
Power lines also reduce real estate value and visual appeal.

The overhead power lines create safety zones where building height and uses are limited.

High voltage lines can affect nearby buildings by inducing a current. As a result, buildings must stay lower and farther away.

The precise safety zone parameters must still be determined through negotiation with Fortis.

These limits make it difficult to create a strong village centre unless addressed.



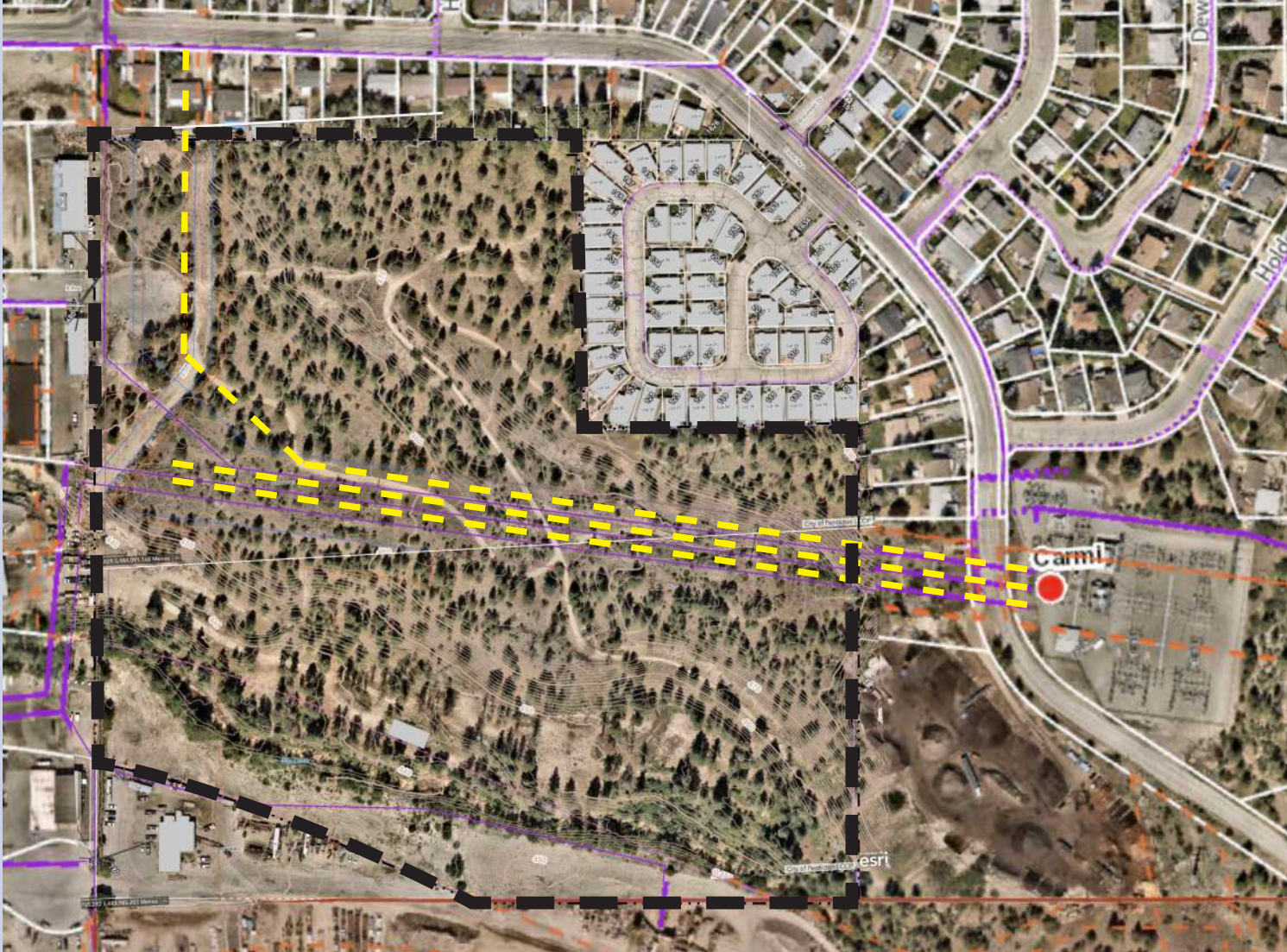
# power line option A

Two main options for re-aligning the power lines have been studied:

Re-routing:

- Moves lines to the edges of the site
- May reduce impact on core development areas
- Still has visual impact
- Will clear out the main bench for development



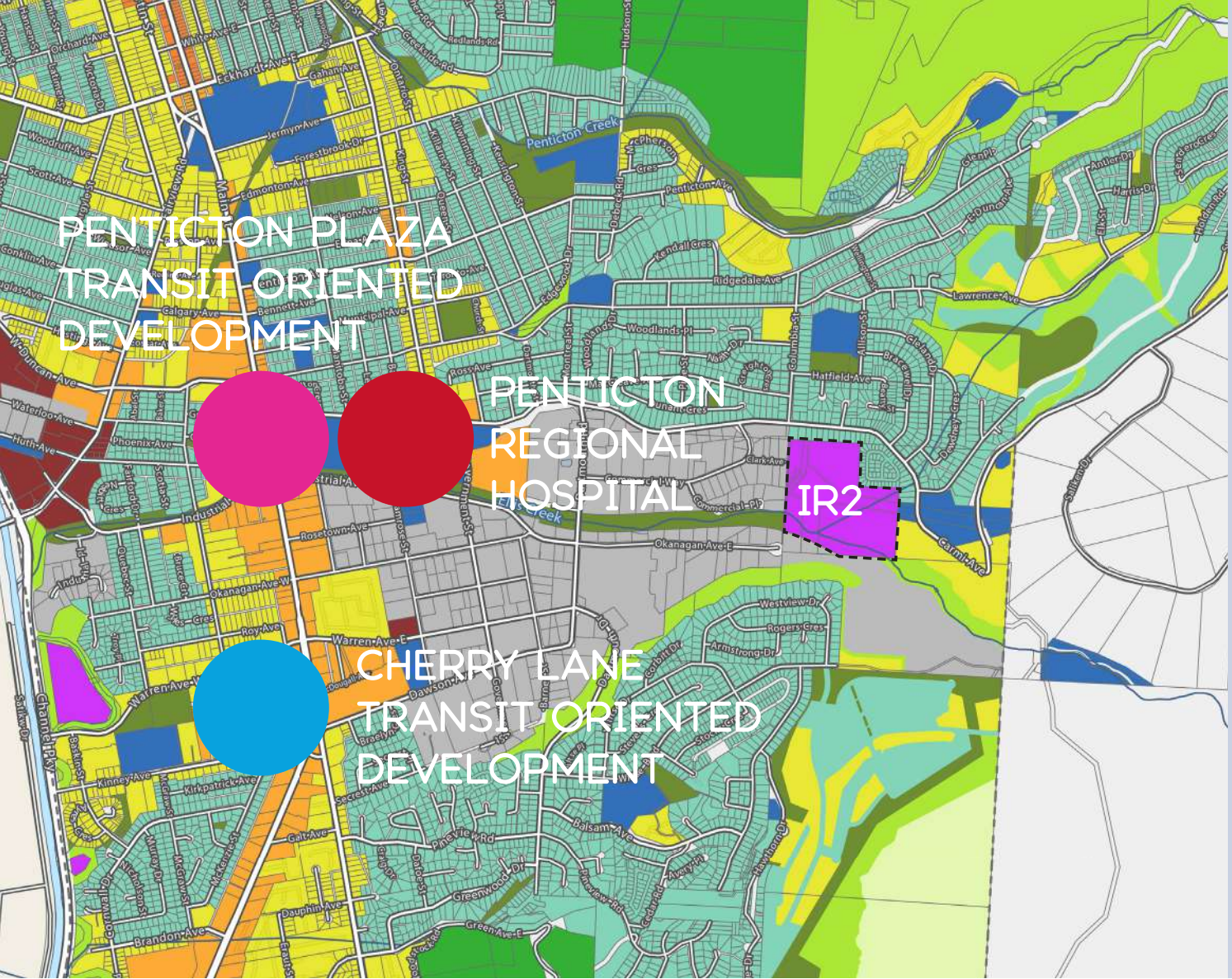


# power line option B

Undergrounding:

- Removes visual impact
- Removes safety height limits
- Will still prevent development over top of them, impacting buildings on the main bench
- May increase land value

The goal is to improve development options and create a strong village centre



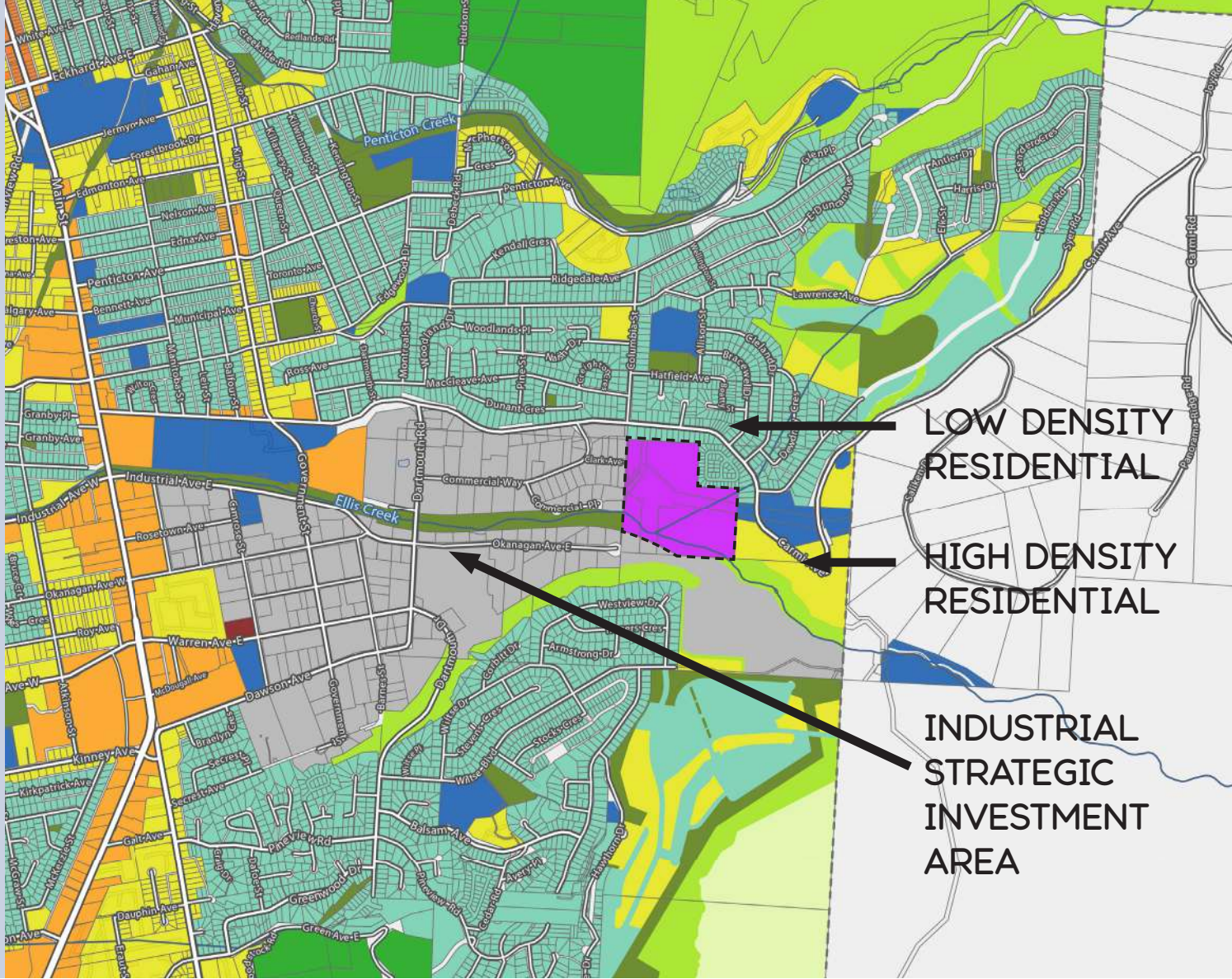
# urban context

The site is in the SE of the City limits adjacent to the Industrial Strategic Investment Zone.

The site sits near:

- Penticton Plaza and Cherry Lane "Transit-Oriented Development" Sites
- The Regional Hospital
- Existing Residential Neighbourhoods
- Industrial areas

Understanding surrounding development helps guide compatible uses and future opportunities.

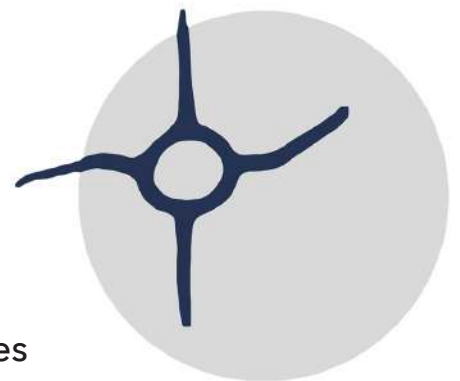


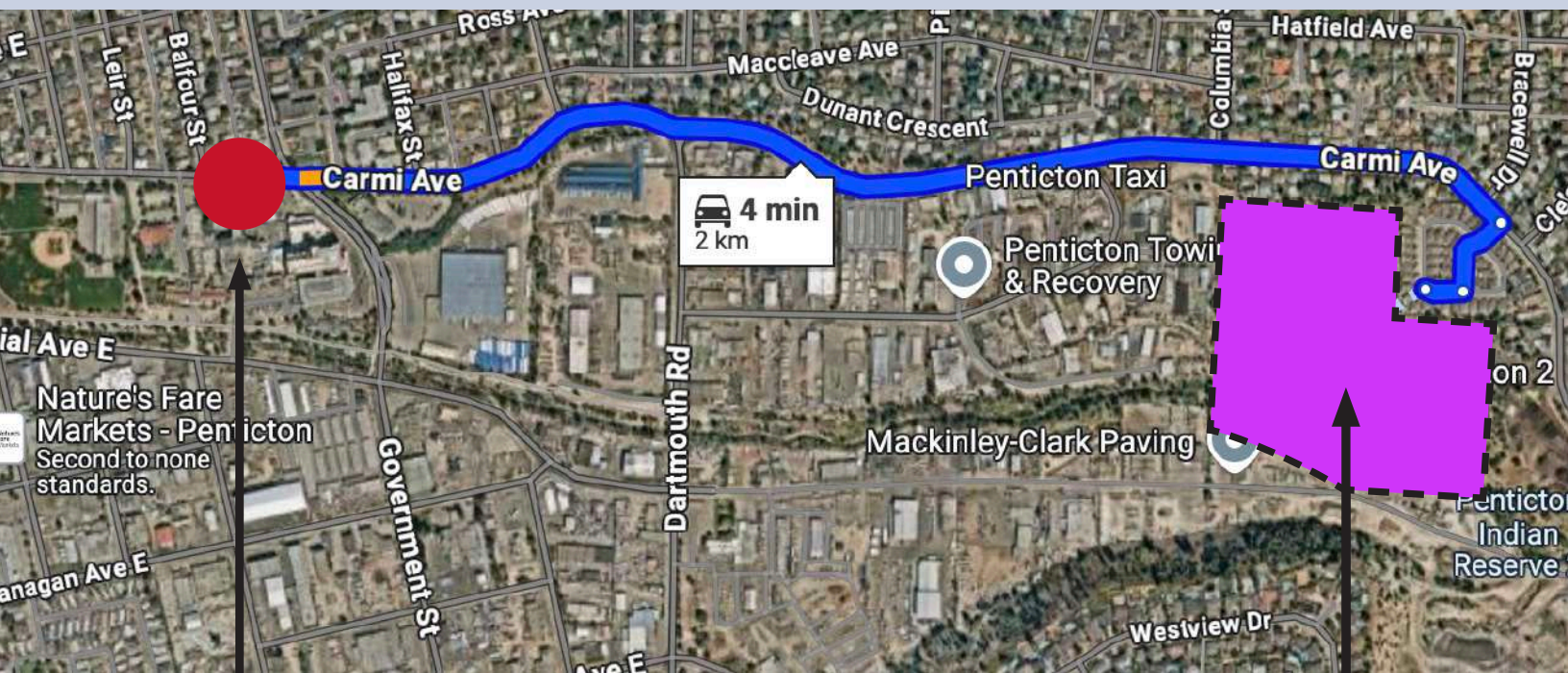
# neighbours

- Residential neighbourhoods (north and west)
- Industrial land (south and east)
- Commercial corridors
- Penticton Regional Hospital (5 minutes away)

This suggests:

- Good opportunity for housing near services
- Need to buffer homes from industrial areas
- Smart placement of commercial or employment uses





PENTICTON  
REGIONAL  
HOSPITAL

IR2

# adjacent services

The site is only a 4 minute drive from the Regional Hospital. There may be strong alignment with hospital-related uses such as rental housing, an elder lodge, hospice, or medical services.

Care must be taken not to place high density too close to low-density neighbours.

# possible uses

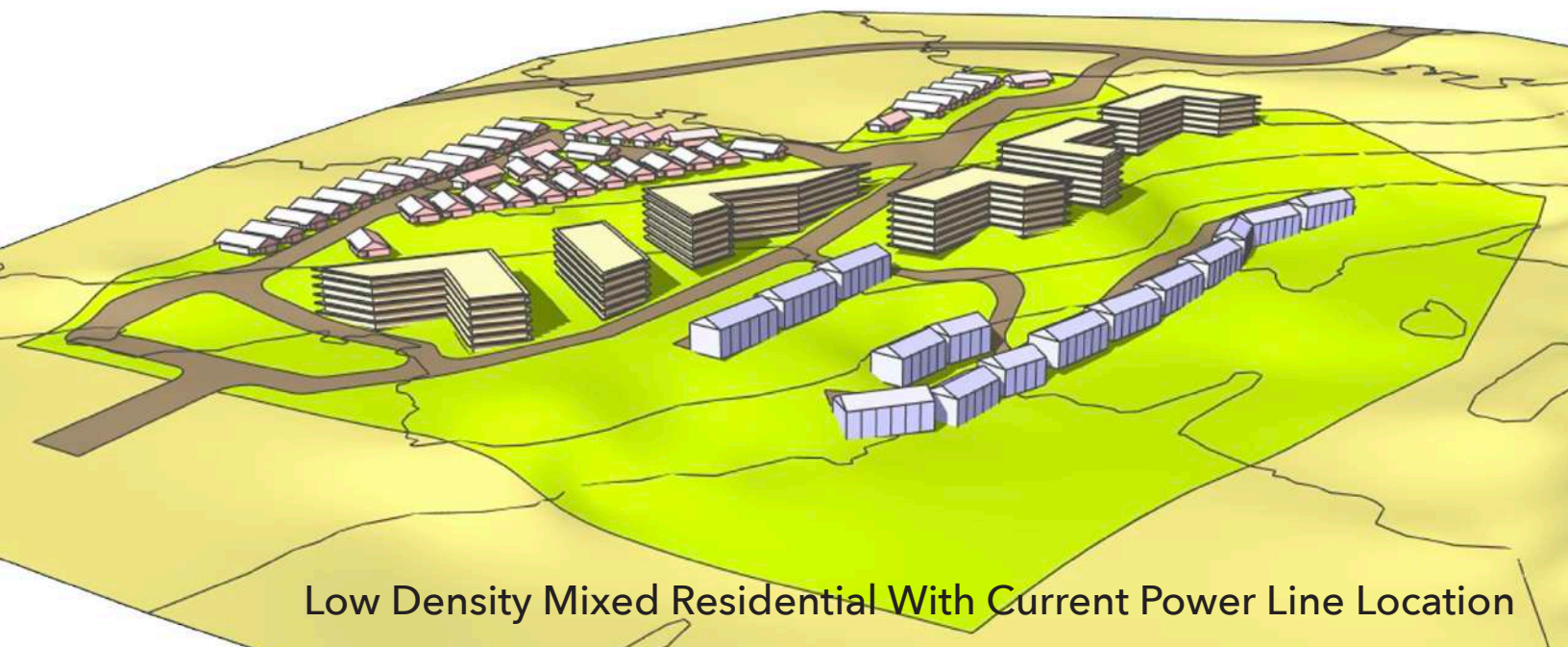
- Low-, medium-, and high-density housing
- Market and non-market housing
- Mixed-use village core with shops and services
- Governance, health, and education spaces
- Light industrial uses
- Open space for habitat, food systems, and cultural practices

Community priorities strongly emphasize:

- Housing
- Cultural spaces
- Food security
- Economic independence

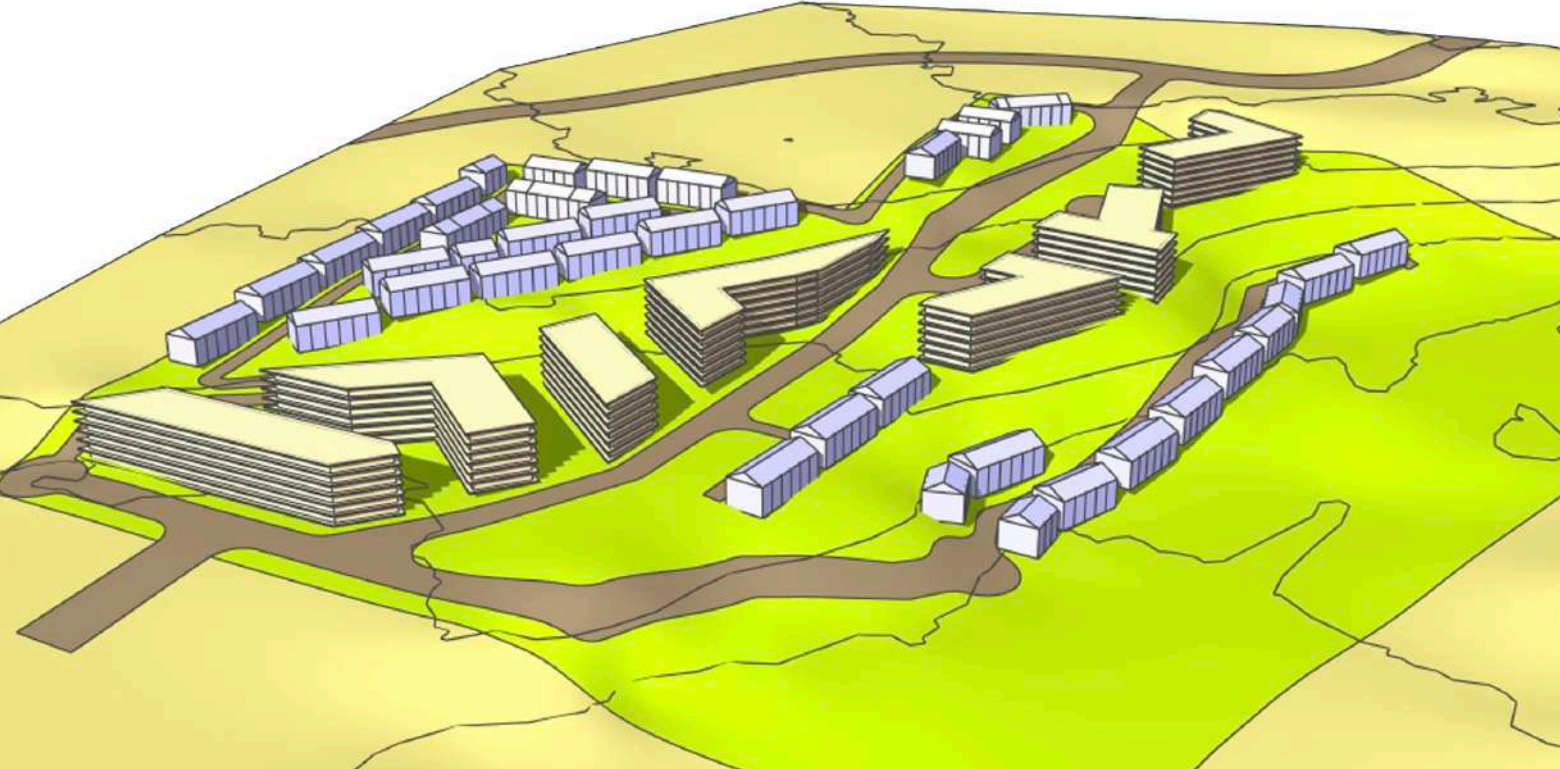


## preliminary development schemes

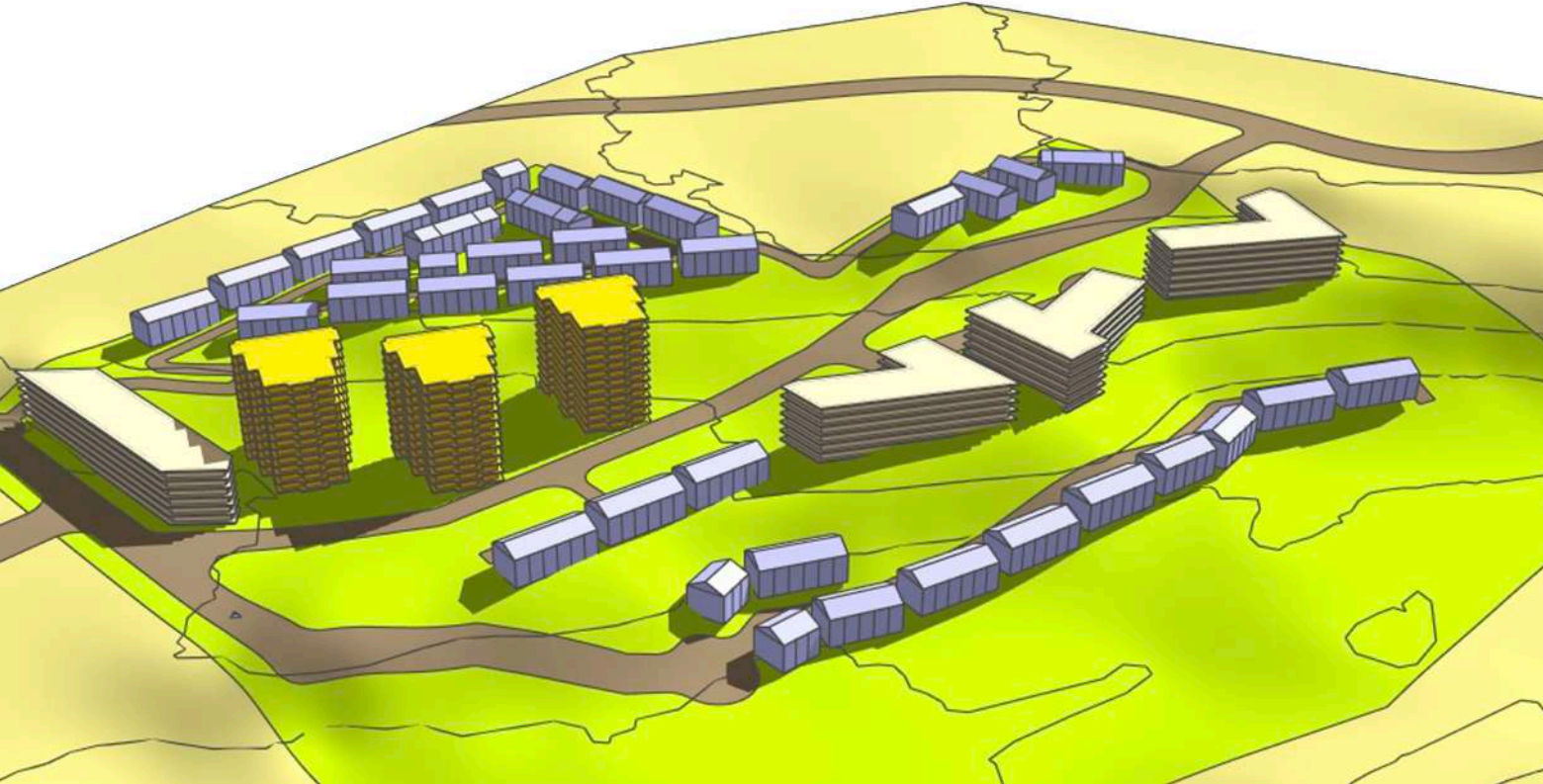


Low Density Mixed Residential With Current Power Line Location

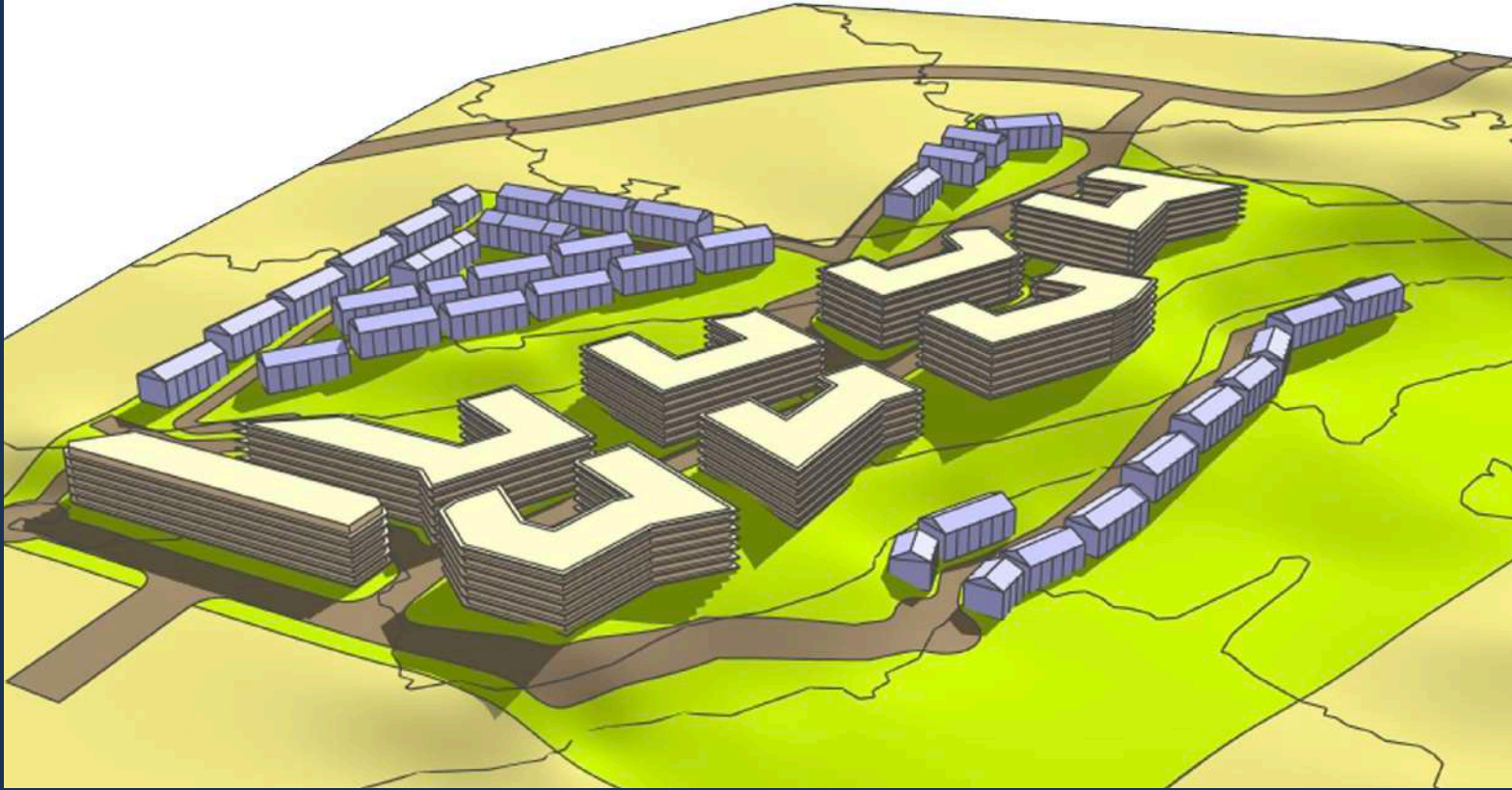
Medium Density Mixed Residential With Current Power Line Location



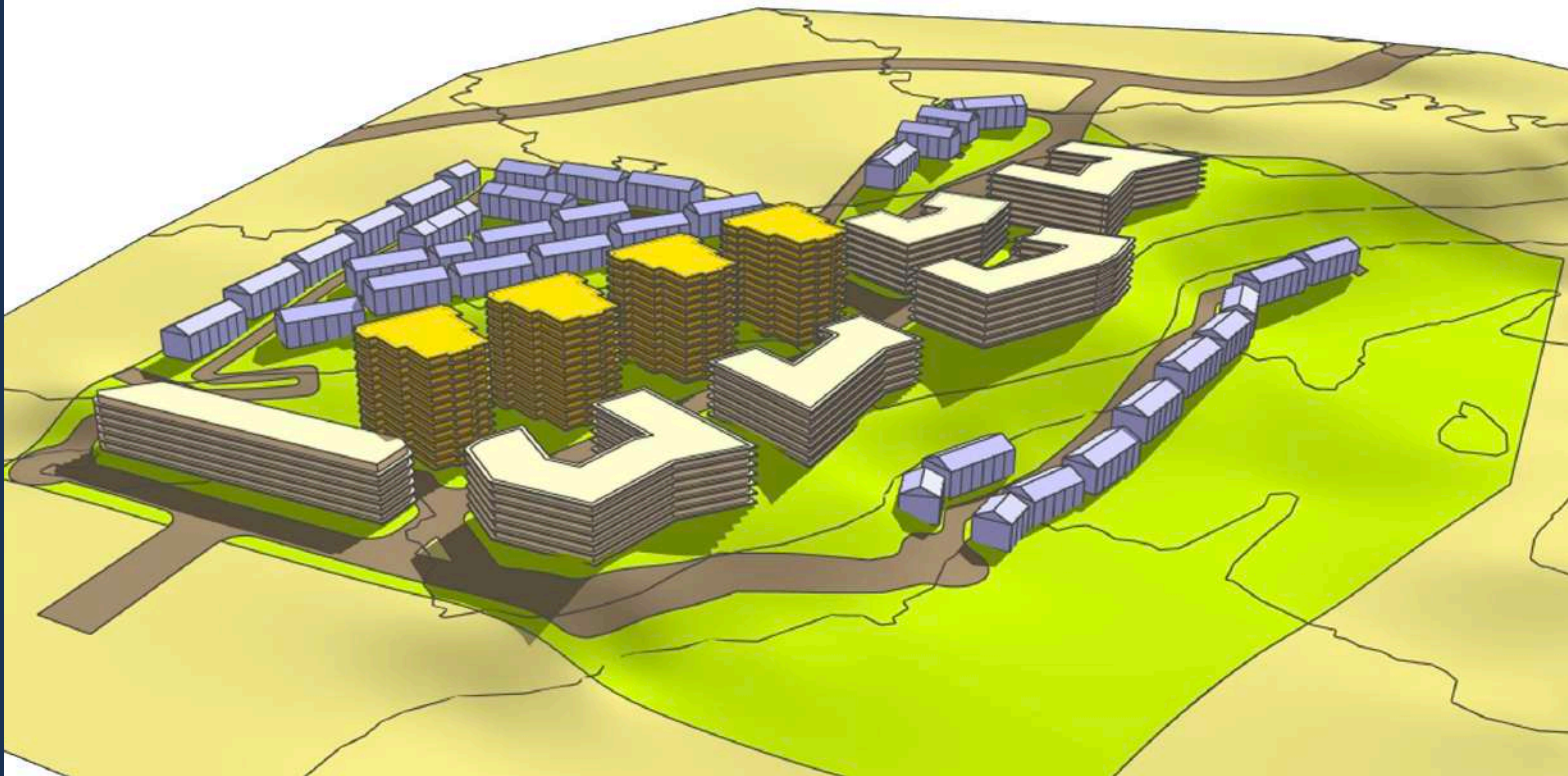
High Density Mixed Residential With Current Power Line Location



Medium Density Mixed Residential With Re-routed Power Lines



High Density Mixed Residential With Re-routed Power Lines



# development profit potential

In real estate development, a “pro forma” is the project’s basic financial plan. It is a spreadsheet that adds up all the expected income and all the expected costs. It shows whether the project is likely to make a profit.

We have prepared early pro forma estimates for the preliminary development ideas. Because these ideas are still at an early stage and do not include detailed designs or exact costs, the profit estimates are very simple and based on general industry standards.

In the development industry, a common target is a 15% net profit margin. However, because the current market is weaker than usual and near a 25-year low, it is wise to also consider a lower profit margin of 10%.

The summary of these early results is shown in the table below. The summary is provided to support early discussion and comparison of options and should not be interpreted as final or definitive financial forecasts.

| <b>Scheme</b>                        | <b>@ 10% Sales Margin</b> | <b>@ 15% Sales Margin</b> |
|--------------------------------------|---------------------------|---------------------------|
| Low Density Current Power Lines      | \$38,536,000              | \$57,804,000              |
| Medium Density Current Power Lines   | \$52,901,000              | \$79,352,000              |
| High Density Current Power Lines     | \$72,271,000              | \$108,407,000             |
| Medium Density Realigned Power Lines | \$70,927,000              | \$106,391,000             |
| High Density Realigned Power Lines   | \$104,654,000             | \$156,981,000             |

prepared for:



## thank you for sharing your insights!

This briefing book brings together what we have learned so far about the IR2 lands. It reflects the voices of community members, Elders, youth, technical advisors, and leadership. It outlines the land's strengths, its limits, and the opportunities ahead.

This Community Visioning Session is the next important step. It is a chance to work together, share ideas, and listen deeply to one another. The goal is to move toward a shared vision that feels right for the community and responsible to the land.

The future of Snpink'tn IR2 will be shaped by community voices, cultural values, and careful planning. By working together with honesty and respect, we can create a direction that supports housing, culture, economic strength, and long-term care of the land for future generations.





prepared by  
**mindful communities**  
for **snpink'tn indian band**