Public Hearing
City of Penticton, Council Chambers
171 Main Street, Penticton, B.C.

Tuesday, August 4, 2015
at 6:00 p.m.

Present: Mayor Jakubeit
Councillor Sentes
Councillor Martin
Councillor Picton
Councillor Konanz
Councillor Watt
Councillor Sayeed

Staff: Eric Sorensen, City Manager
Mitch Morozuk, Director of Operations
Dana Schmidt, Corporate Officer
Jules Hall, Director of Development Services
Lori Mullin, Acting GM Recreation Services
Colin Fisher, Chief Financial Officer
Angie Collison, Deputy Corporate Officer

1. Call to order

Mayor Jakubeit called the public hearing to order at 6:00 p.m. for the “Zoning Amendment Bylaw No. 2015-39”. He explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaw an opportunity to be heard before Council.

The Corporate Officer read the opening statement and introduced the purpose of the bylaw. She then explained that the public hearing was being held 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. 2015-39”

The purpose of the Zoning Amendment Bylaw is to amend “Zoning Bylaw 2011-23” as follows:

- Add ‘cluster housing’ as a permitted use in the RM2 zone and add a definition for ‘cluster housing’ into the definitions section.
The Corporate Officer advised that no written correspondence has been received after the printing of the agenda.

The Director of Development Services provided Council with an overview of the zoning amendment.

**DELEGATIONS**

Mayor Jakubeit asked the public for the first time if anyone wished to speak to the application.
- No one spoke.

Mayor Jakubeit asked the public for the second time if anyone wished to speak to the application.
- No one spoke.

Mayor Jakubeit asked the public for the third and final time if anyone wished to speak to the application.
- No one spoke.

The public hearing for “Zoning Amendment Bylaw No. 2015-39” was terminated at 6:04 p.m. and no new information can be received on this matter.

2. **Call to order**

Mayor Jakubeit called the public hearing to order at 6:05 p.m. for the “OCP Amendment Bylaw No. 2015-42” and “Zoning Amendment Bylaw No. 2015-43”. He explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaws an opportunity to be heard before Council.

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

The following bylaws for consideration are for a portion of Lot B, District Lot 116, Similkameen Division Yale District, Plan EPP43254 located at 3388 Skaha Lake Road.

**“OCP Amendment Bylaw No. 2015-42”**

The purpose of the Official Community Plan Amendment is to amend Official Community Plan Bylaw No. 2002-20 as follows:

1) ‘Schedule B: Future Land Use’ to change the OCP designation on that portion of Lot B, District Lot 116, Similkameen Division Yale District, Plan EPP43254, located at 3388 Skaha Lake Road from TC (Tourist Commercial) to HR (High Density Residential), and 2) ‘Schedule H: Development Permit Area
Map’ to remove it from the General Tourist Commercial Development Permit Area and include it in the High Density Residential Development Permit Area.

“Zoning Amendment Bylaw No. 2015-43”

The purpose of the Zoning Amendment is to amend Zoning Bylaw No. 2011-23 as follows:

1) Add a new a zone ‘14.5 CD5 – Comprehensive Development (3388 Skaha Lake Road)’ and 2) rezone that portion of Lot B, District Lot 116, Similkameen Division Yale District, Plan EPP43254, located at 3388 Skaha Lake Road from CT3 (Hotel Resort) to CD5 – Comprehensive Development (3388 Skaha Lake Road).

The Corporate Officer advised that written correspondence has been received after the printing of the agenda and distributed to Council.

The Director of Development Services provided Council with an overview of the OCP and Zoning amendments.

DELEGATIONS

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

- Applicant, Anthony Vant Geloof and Bill Vant Geloof, Star-Line Enterprises Ltd, have been in Penticton for 25 years, positive feedback from neighbours in areas of other completed projects.
- Lynn Kelsey, Oakville Street, Affordable Housing, $340,000 is not what affordable housing looks like, suggest partner with non-profit groups to build appropriate housing for citizens of Penticton;
- Cheryl Ann Wilson, Haines Street, Penticton needs more low cost housing;
- Rusty Balk, Skaha Lake Road, will lose the view; concern is what is Council doing to protect me as a home owner.
- James Plano, Lee Avenue, support development, concern with congestion and parking in the area.

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

- No one spoke.

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

- Susan Tinning, Skaha Lake Road, put focus on walkways.
- Applicant, walkway will go in, affordable housing has to be addressed as city and other levels of government, not just individuals. Traffic flow, two entrances, Main Street and Yorkton Avenue. Have not had a profession review of the traffic flow. Feel one parking stall per unit is sufficient. Investing idea of a shared car owned by building and used by multiple residents.
- Bridgit Kemp, Warren Ave West, live across from Athens Creek towers, believe Skaha Lake Road will be as pleasant, concerned with the three towers and height as Penticton is built on bog land.
The public hearing for “Official Community Plan Amendment Bylaw No. 2015-42 and “Zoning Amendment Bylaw No. 2015-43” was terminated at 6:52 p.m. and no new information can be received on this matter.

Certified correct:

Dana Schmidt
Corporate Officer

Confirmed:

Andrew Jakubiet
Mayor