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

Tuesday, September 8, 2015
at 6:00 p.m.

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

Staff: Eric Sorensen, City Manager
Dana Schmidt, Corporate Officer
Colin Fisher, Chief Financial Officer
Blake Laven, Planning Manager
Lori Mullin, Acting GM Recreation Services
Simone Blais, Communications 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. 2015-45”. 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 and that Council would also hear from those whose interests may be affected by the related Development Variance Permit PL2015-044. The DVP is a permit to reduce the minimum interior yard setback from 3.0m to 1.5m and to reduce the minimum rear yard setback from 6m to 1.5m.

“Zoning Amendment Bylaw No. 2015-45”

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

Rezone Lot 2, District Lot 116, Similkameen Division Yale District, Plan 9696 located at 2922 Wilson Street, from RD1 (Duplex Housing) to RM2 (Low
Density Multiple Housing) and site specific amendment to increase the maximum density from 0.75 FAR to 0.92 FAR.

The applicant intends to develop a strata, multi-family project with one duplex building facing Wilson Street and one single family dwelling and a duplex facing the lane. The development will have a total of five units.

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

The Planning Manager 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.

- Applicant, Joe Walters, explained that the design is based on the new cluster housing provisions.
- Angela Cormano, representing her parents that own parcels in the area, explained that her family is not against densification, concerned with cluster housing in this location. Not sure if these units will qualify as affordable housing, what is the demand, area doesn’t have an area plan, there is a risk to approving lot by lot development. Argue this is a change from what is there now, there aren’t post-modern type structures. Concerned with parking for five units, doesn’t afford parking for visitors. Suggest Council respect the setbacks that are in place, don’t allow for variance as it should be for awnings, not to densify the lot. Carefully reviewed the OCP and zoning bylaw, make sure parking available, primary access will be off an unpaved lane, recommend Council visit Wilson Street to see what is being proposed.
- Henry Kasper, Arnott Place, spoke in opposition to the project, surprised three units face back lane, problems for City like snow removal in winter and garbage containers. Site lines exiting back lane, developer proposes tree in site line, contravention of bylaw. Parking problems if leave car out, only six or seven feet from back lane, cars will stick out into back lane. If build with boxed in stairs, it will block view, won’t see until car is in back lane. Stick with present zoning, too many units for the space. Going to be within feet of property line, green space will be size of postage stamp, garbage and water flooding problems not being addressed.
- Trina Anderson, Arnott Place, directly affected as three units will face into our backyard. Developer was encouraged to discuss with neighbours but did not discuss with us or our neighbours. When we asked we were told this is how it’s done in Vancouver. Developer did not seek consent from the people who live here. Concerned with flooding, something is wrong with the sewer system, it is fixed after every rain storm. Three storeys will block our natural light, vegetable garden will be affected. Developer assumes only one car each per home, where will second vehicles park? Lane will be congested, how will garbage be picked up with congested lane, how will traffic in area be addressed?

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.
- Angela Cormano, concern with additional parking on Wilson Street. Variances aren’t for design they are for foot print, goes against intent of bylaws. Five units are too many, too many amendments and variances to bylaw to make this development go through. Visitors will park in the lane, not reasonable; will be a parking congestion nightmare.
- Judy Shines, Yorkton Avenue, units are facing an alley, City doesn’t plough lanes, people that buy these types of town homes do have two cars.
- Applicant, parking, units do have one stall and a garage. We will employ a geo tech engineer to manage water that floods property. We will be required to pave the lane, improve boulevards, and upgrade sewer and water systems that directly affect our development. Will work out garbage collection with the City; pay for as a strata multi family. Alley will be the front yards of three of the residences, main living space is to back yard, when we put the house in it will align with side yard. Neighbourhood outreach, spoke with 3 neighbours to the left, and two other neighbours. Have shadowing analysis to see if blocking the sun from neighbours.

The public hearing for “Zoning Amendment Bylaw No. 2015-45” was terminated at 6:50 p.m. and no new information can be received on this matter.

Certified correct:

[Signature]

[Name]
Corporate Officer

Confirmed:

[Signature]

[Name]
Mayor