Minutes

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

Tuesday, March 5, 2019
at 6:00 p.m.

Present: Mayor Vassilaki
Councillor Bloomfield
Councillor Kimberley
Councillor Regehr
Councillor Robinson
Councillor Sentes
Councillor Watt

Staff: Laurie Darcus, Director of Corporate Services
Angie Collison, Corporate Officer
Jim Bauer, Chief Financial Officer
Anthony Haddad, Director of Development Services
Blake Laven, Planning Manager
Caitlyn Anderson, Deputy Corporate Officer

1. Call to order

Mayor Vassilaki called the public hearing to order at 6:00 p.m. for Zoning Amendment Bylaw No. 2019-05, Official Community Plan Amendment Bylaw No. 2019-06 and Zoning Amendment Bylaw No. 2019-07. 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 and related development variance permit. 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.

2. “Zoning Amendment Bylaw No. 2019-05” & “Official Community Plan Amendment Bylaw No. 2019-06” (484 Eckhardt Avenue West)

The purpose of “Zoning Amendment Bylaw No. 2019-05” is to amend Zoning Bylaw No. 2017-08 as follows:
Rezone Lot 8, Block B District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 930, located at 484 Eckhardt Avenue West from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

The purpose of "Official Community Plan Amendment Bylaw No. 2019-06" is to amend Official Community Plan Bylaw No. 2002-20 as follows:

Amend Schedule 'H' Development Permit Area Map for Lot 8 Block B District Lot 4, Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 930, located at 484 Eckhardt Avenue West, identified in Schedule A of this bylaw, and include in the Downtown Multiple Family Development Permit Area.

The applicant is proposing to subdivide the property into two lots and construct a front to back duplex on each lot.

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

DELEGATIONS

Mayor Vassilaki asked the public for the first time if anyone wished to speak to the application.  
- Heather Shedden, People plus Space: Planning and Design, on behalf of applicant, in attendance to answer any questions.

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

Mayor Vassilaki 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. 2019-05" was terminated at 6:04 p.m. and no new information can be received on this matter.

3. **"Zoning Amendment Bylaw No. 2019-07" (253 Norton Street)**

The purpose of "Zoning Amendment Bylaw No. 2019-07" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot A, District Lot 202 Similkameen Division Yale District Plan KAP83201, located at 253 Norton Street from RM4 (High Density Multiple Housing) to RM3 (Medium Density Multiple Housing).

The applicant is proposing to construct four, 4-unit townhouses for a total of 16 units on the site. Two townhouse blocks will face Norton Street with two facing the lane.
The Corporate Officer advised that no letters have been received since the printing of the agenda.

**DELEGATIONS**

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

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

Mayor Vassilaki asked the public for the third and final time if anyone wished to speak to the application.
- Johnathon Giroux, represent applicant, variances on side yard are not for densification, reduce the density from six stories to three stories. Geometry of lot relating to retaining walls and hard surfacing are dynamics of lot, enhance curb appeal.

The public hearing for “Zoning Amendment Bylaw No. 2019-07” was terminated at 6:08 p.m. and no new information can be received on this matter.

Certified correct:  

[Signature]

Angie Collison  
Corporate Officer

Confirmed:  

[Signature]

John Vassilaki  
Mayor