Public Hearing
held at Penticton Trade and Convention Centre Rooms 1 and 2
273 Power Street, Penticton, B.C.

Monday, July 15, 2019
at 6:00 p.m.

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

Staff:  Donny van Dyk, Chief Administrative Officer  
Angie Collison, Corporate Officer  
Blake Laven, Planning Manager  
Anthony Haddad, Director of Development Services  
Ben Johnson, Special Projects Manager  
Caitlyn Anderson, Deputy Corporate Officer

1. Call to order

Mayor Vassilaki called the public hearing to order at 6:04 p.m. for Official Community Plan Bylaw No. 2019-08. 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.


The Official Community Plan Bylaw No. 2019-08:

Will provide a framework of goals and policies to guide decisions on planning and land use within the City of Penticton boundaries and contains a sustainable growth and land use plan, policy direction in key areas, development permit area guidelines and an implementation plan.

The Corporate Officer advised that 21 letters have been received since the printing of the agenda and distributed to Council.
DELEGATIONS

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

- Sue Mocchia, Chair of Official Community Plan Task Force, spoke in support of the task force.
- Lynn Kelsey, Oakville Street, Vice Chair of Official Community Plan Task Force, spoke in support of the task force and the work that was done.
- Don Cummings, Kendall Crescent, concerns with affordable housing and vacation homes negatively affecting neighbours and neighbourhoods.
- Jeanette Beaven, Front Street, on behalf of Anne Hargrave, read into the record their late submission.
- Deborah Webb, Van Horne Street, spoke in support of heritage houses, concerns with urban residential and buildings taller than ten stories. Transit needs to be improved and need more green space and pocket parks.
- Hannah Hyland, Elm Avenue, spoke in support of parks, thanked Task Force. Parks and Recreation Master Plan had good values and parks are an asset to public and to protect.
- Jessica Achtem, Front Street, read into the record their late submission from Peter Achtem.
- Randy Boras, Lakeside Road, on behalf of Lakeside Corridor Residents read into the record their late submission.
- Randy Manuel, West View Drive, read into the record their late submission. On behalf of Bob Parliament, read into the record their late submission.
- Gary Denton, Front Street and Kendall Crescent, need protection of heritage properties. Affordable housing and short-term rentals are a concern, as there should be bylaws in place. Consider long-term rentals in the City.
- Kim Lister, Kendall Crescent, residential guidelines are too intensive and need regulations. Carriage houses are an issue with regulations including size and height, as it should only be one, not more. Need more specifications for staff on how to respond to development permits for size of carriage houses, bylaw is still for two stories.
- Wiltse Holdings, summarized into the record their late submission. Concerned with hillside development, as they will lose 30% of their land. Unable to sell to developers if the future is unknown.
- Jeanette Beaven, Front Street, read into the record their late submission.
- Allan Todd, Randolph Road, there are problems with affordable housing and vacation rentals need to be affordable. There is a shortage of rentals for students. Residents on Randolph Road near the Campbell Mountain Landfill are okay with 300-meter buffer, but not okay with the 500-meter buffer.
- Dick Nickel, Lakeside Road, Lakeside Corridor Residents, would like the details discussed in a memorandum of understanding so it is a record. Time can lose reflections on the current situation.
- Denis O’Gorman, Farrell Street, Task Force member, bylaw is a guideline on how to set principles and formats. Five stories on Front Street is too high, need urban design that fits the context and can be improved overtime.
- Daryl Clarke, Power Street, how do we get around our city by bicycle, we need to connect streets with bike lanes. Rather than just painting lines, make separate bike lanes. People are moving in different ways and need to incorporate all the different modes of transportation.
- Lorraine Stephanson, Farrell Street, turned a few corners in recent years with good staff being hired and electing an educated Council. Citizen push back with vacation homes and secondary suites. There were lots of engagement sessions.
- Cal Meiklejohn, West Bench and Front Street office, need a bigger vision for the city. South Okanagan Events Centre is good. Good design of buildings, streets and parks are highly important. Questionable words in the bylaw in regards to heritage, historical and traditional. There are old buildings downtown and falling apart and should be replaced. The amount of stories on Front Street should depend on quality of project.
Mayor Vassilaki asked the public for the second time if anyone wished to speak to the application.
- Brad Elenko, representing owner of 3810 Valleyview Road, lands should not be designated agriculture, less than a \( \frac{1}{4} \) of the property can be used for agriculture.
- Kristie Tatebe, Newton Drive, member of the Agriculture Advisory Committee. In support of food systems in OCP, and if adopted Penticton will be a leader in the region for supporting sustainable local food systems.
- Jessica Achtem, Front Street, continued to read into the record late submission from Peter Achtem.

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 “Official Community Plan Bylaw No. 2019-08” was terminated at 8:26 p.m. and no new information can be received on this matter.

Certified correct: 

Angie Collison
Corporate Officer

Confirmed: 

John Vassilaki
Mayor