

Public Hearing

to be held electronically and at the Penticton Trade and Convention Centre
273 Power Street, Penticton, B.C.

To view the Public Hearing, visit www.penticton.ca

Tuesday, December 7, 2021

at 6:15 p.m.

1. Mayor Calls Public Hearing to Order for **“Official Community Plan Amendment Bylaw No. 2021-42” and “Zoning Amendment Bylaw No. 2021-43”** 1-33

CO Reads Opening Statement and Introduction of Bylaws

“Official Community Plan Amendment Bylaw No. 2021-42”

Purpose: To amend Official Community Plan Bylaw No. 2019-08 as follows:

Amend Map 1: Future Land Use designations from ‘Parks’ to ‘Detached Residential’ as shown on Schedule ‘A’ for:

- Lot 4 District Lot 189 Similkameen Division Yale District Plan 5885 (270 South Beach Drive)
- Lot 5 District Lot 189 Similkameen Division Yale District Plan 5885 (274 South Beach Drive)
- Lot 6 District Lot 189 Similkameen Division Yale District Plan 5885 (278 South Beach Drive)
- Lot A District Lot 189 Similkameen Division Yale District Plan EPP71324 (280 South Beach Drive)
- Lot 1 District Lot 189 Similkameen Division Yale District Plan 6179 (286 South Beach Drive)
- Lot A District Lot 189 Similkameen Division Yale District Plan EPP54210 (292 South Beach Drive)
- Lot 1 District Lot 189 Similkameen Division Yale District Plan 6172 (298 South Beach Drive)
- Lot 2 District Lot 189 Similkameen Division Yale District Plan 6172 (300 Sudbury Avenue)

“Zoning Amendment Bylaw No. 2021-43”

Purpose: To amend Zoning Bylaw No. 2021-01 as follows:

Rezone Lot 1 District Lot 189 Similkameen Division Yale District Plan 6172 located at 298 South Beach Drive and Lot 2 District Lot 189 Similkameen Division Yale District Plan 6172 located at 300 Sudbury Avenue from P2 (Parks and Recreation) to R1 (Large Lot Residential) as shown on Schedule ‘A’.

Notice: The Public Hearing was advertised in the Penticton Herald Newspaper on Tuesday, November 30, 2021 and Wednesday, December 1, 2021 (pursuant to the *Local Government Act*).

- CO Correspondence attached regarding the Official Community Plan Amendment Bylaw or Zoning Amendment Bylaw (as of noon Wednesday, December 1, 2021).
- Mayor Requests Development Services staff describe the proposed bylaw
- Mayor Invitation to applicant for comment or elaboration on the application
- Mayor Invitation to electronic and in person participants to present their views
- Mayor Invites Council members to ask questions
- Mayor Invites applicants to respond to questions and participants may provide new additional information

PUBLIC HEARING for "Official Community Plan Amendment Bylaw No. 2021-42" and "Zoning Amendment Bylaw No. 2021-43" is terminated and no new information can be received on this matter.

Regular Council Meeting
held at the Penticton Trade and Convention Centre
273 Power Street, Penticton, B.C.

Tuesday, November 16, 2021
at 1:00 p.m.

Resolutions

15.2 Official Community Plan Amendment Bylaw No. 2021-42
Zoning Amendment Bylaw No. 2021-43
Re: South Beach Drive and Sudbury Avenue

400/2021

It was MOVED and SECONDED

THAT prior to consideration of "Official Community Plan Amendment Bylaw No. 2021-42", and in accordance with Section 475 of the Local Government Act, Council consider whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67;
5. The provincial or federal government and their agencies.

AND THAT it is determined that the community engagement period carried out from September 20, 2021 to October 17, 2021 is sufficient;

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2021-42", a bylaw that amends Map 1: Future Land Use of Official Community Plan Bylaw No. 2019-08, by amending the future land use designation for the following properties from 'Parks' to 'Detached Residential':

- Lot 4 District Lot 189 Similkameen Division Yale District Plan 5885 (270 South Beach Drive)
- Lot 5 District Lot 189 Similkameen Division Yale District Plan 5885 (274 South Beach Drive)
- Lot 6 District Lot 189 Similkameen Division Yale District Plan 5885 (278 South Beach Drive)
- Lot A District Lot 189 Similkameen Division Yale District Plan EPP71324 (280 South Beach Drive)
- Lot 1 District Lot 189 Similkameen Division Yale District Plan 6179 (286 South Beach Drive)
- Lot A District Lot 189 Similkameen Division Yale District Plan EPP54210 (292 South Beach Drive)
- Lot 1 District Lot 189 Similkameen Division Yale District Plan 6172 (298 South Beach Drive)
- Lot 2 District Lot 189 Similkameen Division Yale District Plan 6172 (300 Sudbury Avenue)

AND THAT Council give first reading to "Zoning Amendment Bylaw No. 2021-43", a bylaw to rezone the following properties from the 'P2 (Parks and Recreation' zone to the 'R1 (Large Lot Residential)' zone:

- Lot 1 District Lot 189 Similkameen Division Yale District Plan 6172 (298 South Beach Drive)

- Lot 2 District Lot 189 Similkameen Division Yale District Plan 6172 (300 Sudbury Avenue)
AND THAT Council forward "Official Community Plan Amendment Bylaw No. 2021-42" and
"Zoning Amendment Bylaw No. 2021-43" to the December 7, 2021 Public Hearing.

CARRIED UNANIMOUSLY

Council Report

penticton.ca

Date: November 16, 2021 **File No:** RMS/298 South Beach Dr
To: Donny van Dyk, Chief Administrative Officer
From: Steven Collyer, Planner II
Address: 270, 274, 278, 280, 286, 292, 298 South Beach Drive and 300 Sudbury Avenue
Subject: **Official Community Plan Amendment Bylaw No. 2021-42**
Zoning Amendment Bylaw No. 2021-43

Staff Recommendation

THAT prior to consideration of "Official Community Plan Amendment Bylaw No. 2021-42", and in accordance with Section 475 of the *Local Government Act*, Council consider whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67;
5. The provincial or federal government and their agencies.

AND THAT it is determined that the community engagement period carried out from September 20, 2021 to October 17, 2021 is sufficient;

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2021-42", a bylaw that amends Map 1: Future Land Use of Official Community Plan Bylaw No. 2019-08, by amending the future land use designation for the following properties from 'Parks' to 'Detached Residential':

- Lot 4 District Lot 189 Similkameen Division Yale District Plan 5885 (270 South Beach Drive)
- Lot 5 District Lot 189 Similkameen Division Yale District Plan 5885 (274 South Beach Drive)
- Lot 6 District Lot 189 Similkameen Division Yale District Plan 5885 (278 South Beach Drive)
- Lot A District Lot 189 Similkameen Division Yale District Plan EPP71324 (280 South Beach Drive)
- Lot 1 District Lot 189 Similkameen Division Yale District Plan 6179 (286 South Beach Drive)
- Lot A District Lot 189 Similkameen Division Yale District Plan EPP54210 (292 South Beach Drive)
- Lot 1 District Lot 189 Similkameen Division Yale District Plan 6172 (298 South Beach Drive)
- Lot 2 District Lot 189 Similkameen Division Yale District Plan 6172 (300 Sudbury Avenue)

AND THAT Council give first reading to “Zoning Amendment Bylaw No. 2021-43”, a bylaw to rezone the following properties from the ‘P2 (Parks and Recreation)’ zone to the ‘R1 (Large Lot Residential)’ zone:

- Lot 1 District Lot 189 Similkameen Division Yale District Plan 6172 (298 South Beach Drive)
- Lot 2 District Lot 189 Similkameen Division Yale District Plan 6172 (300 Sudbury Avenue)

AND THAT Council forward “Official Community Plan Amendment Bylaw No. 2021-42” and “Zoning Amendment Bylaw No. 2021-43” to the December 7, 2021 Public Hearing.

Strategic Priority Objective

Vision: A vibrant, innovative, healthy waterfront city focused on sustainability, community and economic opportunity.

Asset & Amenity Management: The City of Penticton will ensure the services we provide to our residents and visitors are reliable and cost effective by proactively investing into our natural and built assets.

Community Vitality: The City of Penticton, guided by the Official Community Plan, will promote the economic wellbeing and vitality of the community.

Proposal

The City is initiating the divestment of City-owned land at 298 South Beach Dr and 300 Sudbury Ave. In order to proceed, the zoning of the property needs to be changed. The land is currently zoned ‘P2 (Parks and Recreation)’ and the City is proposing to rezone the land to ‘R1 (Large Lot Residential)’. In order to facilitate the proposed rezoning and potential land sale, the City must also amend the Official Community Plan (OCP) future land use designation for the City-owned property from ‘Parks’ to ‘Detached Residential’.

While undertaking this OCP amendment for 298 South Beach Dr and 300 Sudbury Ave, the City is also proposing to amend the OCP future land use designation for 270, 274, 278, 280, 286 and 292 South Beach Drive from ‘Parks’ to ‘Detached Residential’, in order to match the existing zoning of these developed residential properties. The zoning is not proposed to change on the South Beach Dr properties.

The City’s procedure on changes to Official Community Plan land use designation involves engagement of the public prior to the consideration of land use change bylaws. The engagement period was carried out from September 20 to October 17, and the results are included in this report for Council’s consideration.



Figure 1 - Subject Properties

Background

A comprehensive background review was included in the September 7th report to Council. The chart below outlines the key events in the history of the acquisition plan along South Beach Drive and current plan to divest the lands:

Year	Event
1990	Beautification Technical Committee recommends an ambitious park acquisition program, which is endorsed by Council.
1992	City purchases the Coburn property at 298 South Beach Dr and Sudbury Ave.
	City changes the OCP designation and zoning of 298 South Beach Dr and 300 Sudbury Ave to Parks and Recreation.
	City changes the parks acquisition policy to only include those properties east of 298 South Beach Dr and 300 Sudbury Ave.
1993	OCP is adopted which changed the future land use designations on the South Beach Drive properties from residential to park.
	Parks Master Plan is adopted and sets acquisition of South Beach Drive properties as a lower priority than other acquisitions, for example Elm Avenue.
1997	City moves towards selling 298 South Beach Dr and 300 Sudbury Ave, but determines that the economics at that time were not ideal for the sale.
2002	OCP was reviewed and a determination was made that a pocket park could be created at 298 South Beach Dr and 300 Sudbury Ave.
	Council passed a resolution to create a public pocket park, and to have the existing home vacated.

	Council rescinded the resolution to create the park for financial and other reasons.
2010	New Parks Master Plan drafted that excluded the subject lands from the land acquisition program. This plan was never formally adopted by Council.
2012	Council directs staff to proceed with the divestment of 298 South Beach Dr and 300 Sudbury Ave. Council also directs staff to register an easement over the walking path to guarantee access between Sudbury Avenue and South Beach Drive.
	Easement is registered on title of the City-owned property.
	South Beach Dr property owners show a desire to remove the 'Parks' OCP designation from the properties at a public meeting.
2015	Staff bring forward a report to Council recommending the OCP land use designation on the South Beach Drive properties be changed from parks to medium density residential.
	A public hearing was held regarding the proposed OCP designation change, and proposed rezoning of 298 South Beach Dr and 300 Sudbury Ave from P2 (Parks and Recreation) to RM2 (Low Density Multiple Housing).
	Council voted to close and abandon the OCP amendment and rezoning after the Public Hearing.
2018	Penticton Parks and Recreation Master Plan is adopted by Council. This plan does not carry forward plans for the purchase of additional lands on South Beach Drive, favoring focus on areas underserved by parkland as acquisition emphasis.
2019	New OCP is adopted by Council. The OCP designation for the South Beach Drive properties remains 'Parks'.
2021	The City moves to divest 298 South Beach Dr and 300 Sudbury Ave, and in the process update the OCP designation on South Beach Drive properties from 'Parks' to 'Detached Residential'.
	The proposed OCP designation is 'Detached Residential' and the proposed zoning for 298 South Beach Drive is 'R1 (Large Lot Residential)'.
	Public engagement period is carried out from September 20 to October 17.
	The proposal is presented to the Parks and Recreation Advisory Committee (PRAC) on September 20 and October 25.

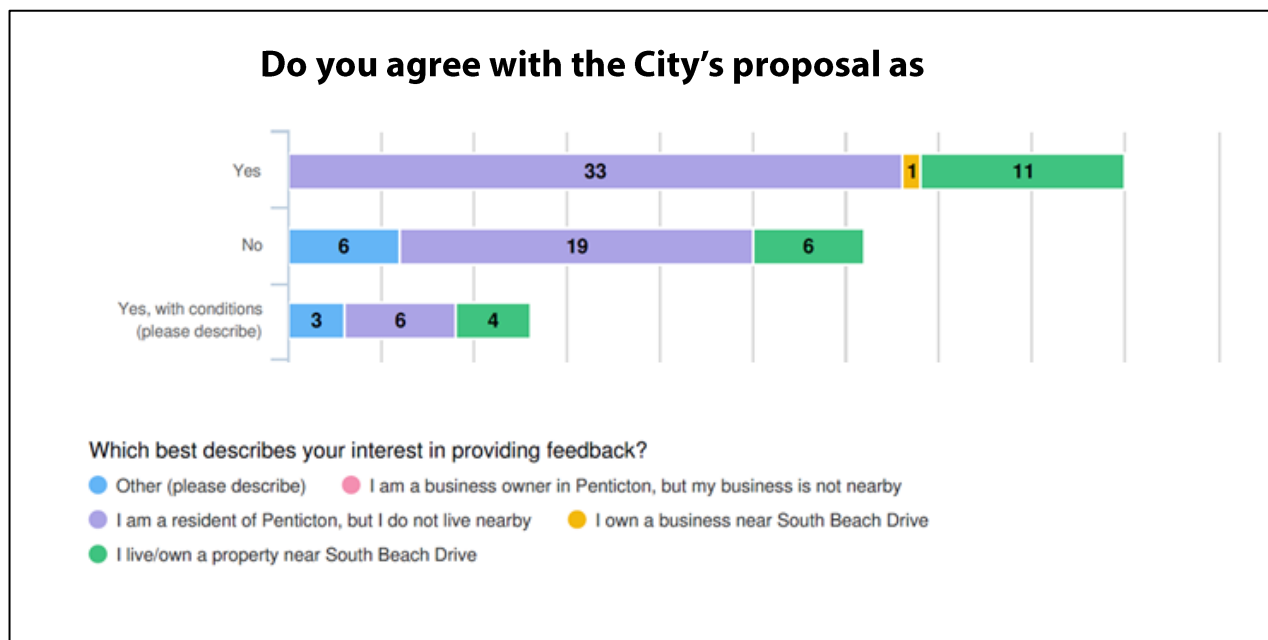
Public Engagement

The engagement period for this proposal was held between September 20th and October 17th. The following were carried out through the engagement period:

- Shape Your City webpage with information sheets, Council reports, feedback form and discussion forum
- City Hall kiosk
- Letters mailed to residents within 100m
- Signs posted at each end of the block
- Advertisements placed in the newspapers
- In-person information session on October 7th from 11am to 1pm
- Online information session on October 7th from 7pm to 8:30pm

In total, ninety two (92) feedback forms were completed and received over the engagement period. In response to the question “Do you agree with the City’s proposal as described?” 45 people said ‘yes’, 14 people said ‘yes, with conditions’, and 31 people said ‘no’. This equates to 66% of respondents being in favour of the proposal, or in favour with certain conditions.

These results are summarized in the chart below:



Staff received many comments from the public on this proposal through the feedback forms, discussion forum, as well as the in-person and online information sessions. Attachment ‘A’ contains some of the comments received through the engagement period, in response to the feedback from questions. Commonly heard comments can be split into the following three response categories:

In favour

- The waterfront properties on South Beach Drive would cost a lot for the City to purchase
- The City would obtain a substantial amount of money from the sale of the City-owned property

In favour, with conditions

- Retain the walking path between South Beach Drive and Sudbury Avenue
- Keep the lot closest to the street as parkland, selling only the waterfront lot, to improve path experience
- Funds from sale should go to either Skaha Lake Park, or parks in general
- Any development on City-owned land should be single –detached homes and not multifamily

Opposed

- The City should keep its long-term vision
- Waterfront access is a public good

- Extend the Skaha Lake Park promenade, connect the Skaha Beach and Sudbury Beach

Based on the feedback form results and discussions with members of the public carried out through the engagement period, a majority of respondents are in favour of the proposal to re-designate the properties from 'Parks' to 'Detached Residential' and enable the future sale of the City-owned property. Through the engagement program, many citizens recognized the high values of these waterfront properties and the many upgrades which have occurred on them recently, indicating that the private owners intend to remain longer-term.

Several respondents suggested conditions that could be tied to the disposition of the City-owned lands. The majority of these comments focused on the pedestrian path connecting South Beach Drive and Sudbury Avenue (Figure 2). People recognize this pedestrian connection is important to the many walkers in the area. Staff note that this walkway is already protected by a legal easement and would continue to provide access between these streets even if the City-owned property is sold to a private owner.

Other suggested conditions were that the City dispose of the two City-owned lots separately to keep one for parkland, and the requirement that any funds received from the sale of the City-owned property be directed to either Skaha Lake Park or to parks elsewhere in the City. Staff note that because the lands are currently zoned for parkland that should they be rezoned and sold the funds must go towards parks uses.



Figure 2 - Walking path connecting South Beach Dr and Sudbury Ave

Some citizens expressed concerns with what would happen to the current tenant of the home should the property be sold by the City, and while this is beyond the scope of what is being considered at this time (only the land use change to facilitate the future sale), staff note the City would be bound by the tenancy arrangement with the current tenant which follows the BC Residential Tenancy Act.

Staff note that some citizens are opposed to this proposal, which would essentially be formal abandonment of the property acquisition plan from the early 1990s. Many comments from those opposed encouraged the city to 'stay the course' and acquire these properties as they come available. They desired the vision of an extended waterfront promenade, and more public access to the waterfront.

No stakeholder comments were received from PIB, the Province, School District 67 or Interior Health. The RDOS responded that their interests were not affected by this proposal and had no further comments.

The intent of the engagement program is to provide a forum for citizens and stakeholders to learn more, ask questions and share their feedback. The feedback results represent the views of 92 citizens who took the time to complete the feedback form. Numerous additional conversations were had during the engagement period, and this memo summarizes some of the common comments received. This information is provided

to inform Council and is one of many factors considered when Council considers Official Community Plan Amendment Bylaw No. 2021-42 and Zoning Amendment Bylaw No. 2021-43.

Parks and Recreation Advisory Committee (PRAC)

This proposal was brought to two PRAC meetings. It was introduced to PRAC with some initial discussion on September 20th at the start of the public engagement period. PRAC received the information and had some initial discussion. Staff advised PRAC that a presentation would come back to the committee after the public engagement period concluded on October 17th, for their consideration and recommendation to Council.

The proposal was brought back to PRAC on October 25th with the engagement results, where PRAC passed the following recommendation:

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee recommend that Council support the proposal to amend the Official Community Plan future land use designation for eight (8) properties along South Beach Drive from 'Parks' to 'Detached Residential'.

CARRIED UNANIMOUSLY

The committee had some discussion about the proposal. The main point of discussion was that any revenue from the sale should be directed towards parks uses, whether that be for park acquisition or into the parks fund for a broader range of potential uses of the money.

Analysis

Comprehensive policy analysis was included in the September 7th report to Council. This analysis focusses on analysis of the engagement period results.

The results of the public engagement show general support for moving forward with the initiative, with some conditions applied to any disposal of the City-owned property. Staff consider that the re-designation of these lands and the sale of the City lands will have an overall positive benefit to park interests in the community given the engagement results, the previously outlined rationale (Attachment 'B'), and the following points:

1. The City has not pursued further land acquisition on South Beach Drive since the 1990's
2. The 'pocket park' concept from 2002 was never acted on
3. The City has long contemplated sale of the City-owned property
4. Sale of the lands unlocks the value of the lands for other parks related purchases and investments throughout the community
5. Quality of the beach (erosion) needs to be evaluated
6. The proposed OCP designation and zoning for City-owned property is in line with existing residential uses along the street

As such staff are recommending that Council give first reading to Official Community Plan Amendment Bylaw No. 2021-42 and Zoning Amendment Bylaw No. 2021-43, and that Council forward the bylaws to the December 7, 2021 public hearing to provide an opportunity for citizens to share their feedback directly with Council.

Alternate Recommendations

After considering the results of the public engagement period, Council may choose not to proceed with the amendments to the OCP future land use along South Beach Drive or rezoning of the City-owned property. If this is the case, Council should not proceed with the amending bylaws. Staff are recommending against this option, because a the engagement period showed public interest in proceeding with the land use change to facilitate divestment of the City-owned property, and the statutory Public Hearing will allow citizens a further opportunity to provide feedback on this proposal.

1. THAT Council deny first reading of "Official Community Plan Amendment Bylaw No. 2021-42" and "Zoning Amendment Bylaw No. 2021-43".

Attachments

- Attachment A – South Beach Drive Feedback Form Complete Results
- Attachment B – Official Community Plan Amendment Bylaw No. 2021-42
- Attachment C – Zoning Amendment Bylaw No. 2021-43

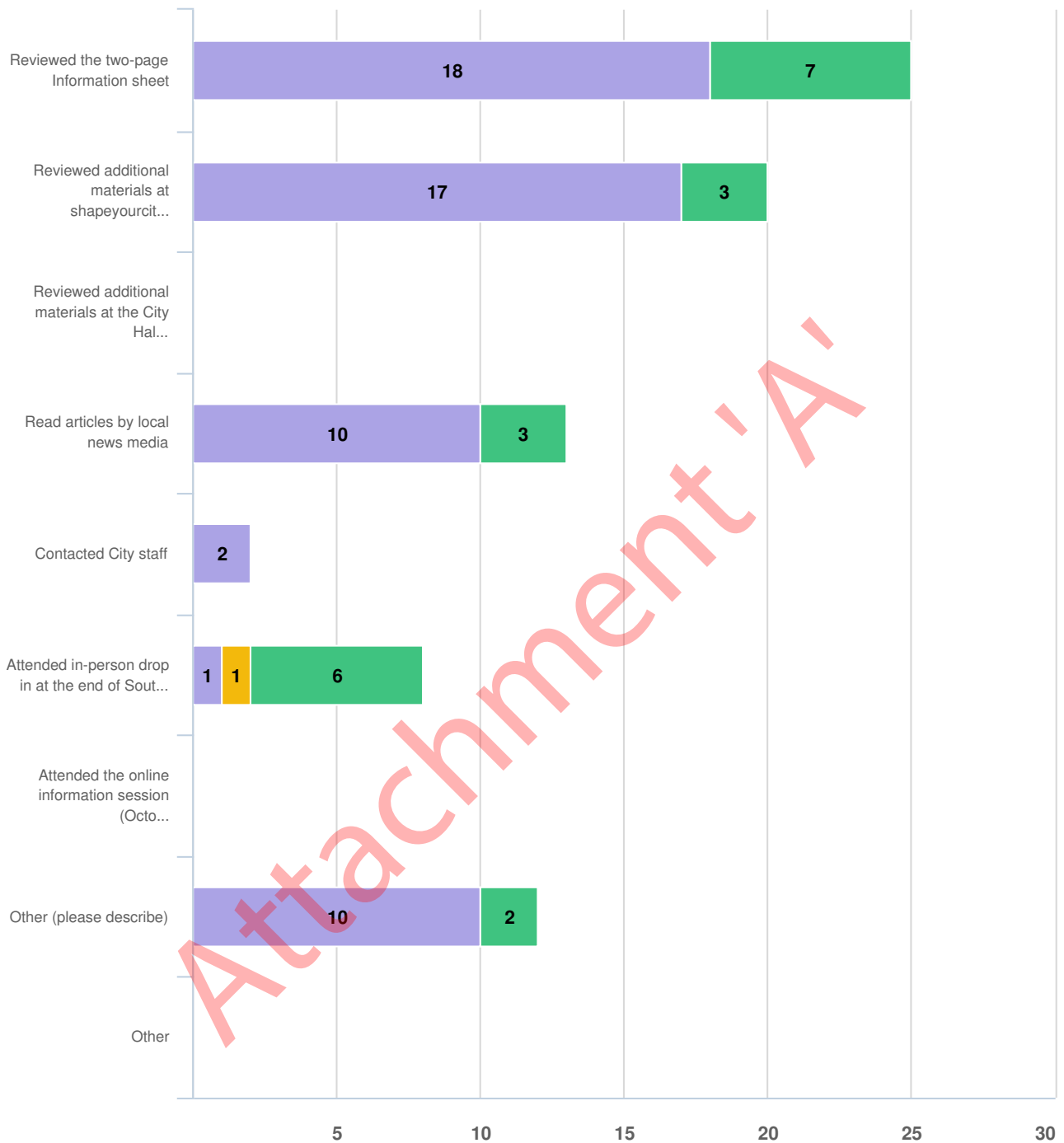
Respectfully submitted,

Steven Collyer, RPP, MCIP
Planner II

Concurrence

<p>Director of Development Services</p> <p><i>BL</i></p>	<p>General Manager Finance and Administration</p> <p><i>JWB</i></p>	<p>General Manager of Community Services</p> <p><i>SL</i></p>	<p>Chief Administrative Officer</p> <p>DyD</p>
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Q1 How did you learn about the proposal? Please select your main source of information.



Comparing by:

Which best describes your interest in providing feedback?

- I am a business owner in Penticton, but my business is not nearby
- I am a resident of Penticton, but I do not live nearby
- I own a business near South Beach Drive
- I live/own a property near South Beach Drive

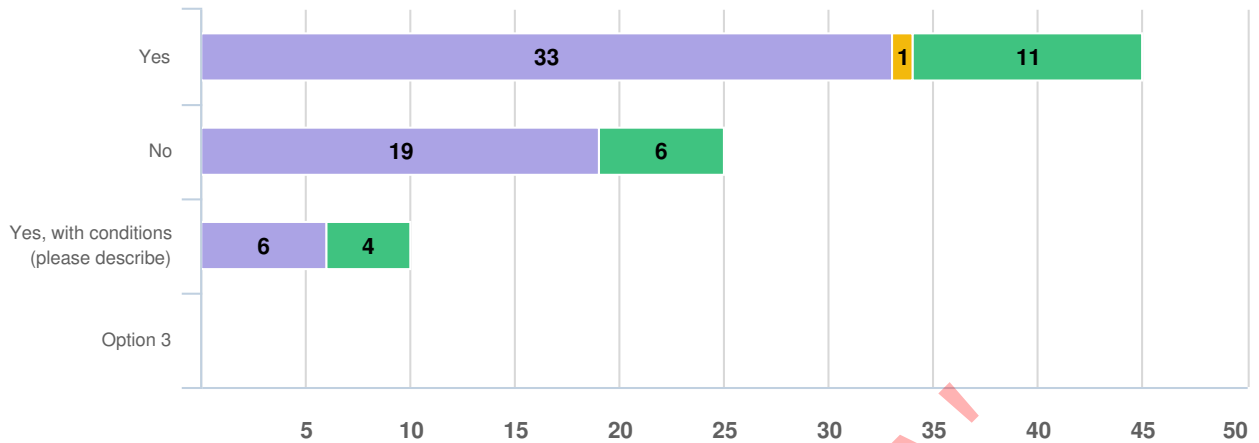
Optional question (80 response(s), 1 skipped)

Question type: Radio Button Question

Comparing by: Which best describes your interest in providing feedback?

For answers: I live/own a property near South Beach Drive, I own a business near South Beach Drive, I am a resident of Penticton, but I do not live nearby, I am a business owner in Penticton, but my business is not nearby

Q2 Do you agree with the City's proposal as described?



Comparing by:

Which best describes your interest in providing feedback?

- I am a business owner in Penticton, but my business is not nearby
- I am a resident of Penticton, but I do not live nearby
- I own a business near South Beach Drive
- I live/own a property near South Beach Drive

Optional question (80 response(s), 1 skipped)

Question type: Radio Button Question

Comparing by: Which best describes your interest in providing feedback?

For answers: I live/own a property near South Beach Drive, I own a business near South Beach Drive, I am a resident of Penticton, but I do not live nearby, I am a business owner in Penticton, but my business is not nearby

Attachment 'A'

Q3 Please feel free to explain your response to Question 2.

██████████
9/23/2021 06:18 PM

I think it should be public beach. Zone it as high density and convince a Hotel to buy the land. They can build a nice hotel and the beach can be public so the east and west are connected.

██████████
9/24/2021 05:26 PM

This proposal actually makes sense...one of the first from the City Planning dept for many years

██████████
9/25/2021 06:59 AM

The current access is WELL USED by the public. Has the city done a pedestrian count at different times of the year for this bypass? The sidewalk along Skaha Lake Road is so narrow that you can't safely walk two abreast without fear of being sideswiped by trucks with extended mirrors.....really!

██████████
9/27/2021 05:24 PM

owners reluctant to sell. not many other options.

██████████
10/04/2021 09:58 PM

The lakefront is precious The city didn't act and prices went up but the plan was right, is right and should be undertaken Do like normal business does, offer up the homes for sale, remove by purchaser to recoup considerable cost and prevent demolition costs

██████████
10/07/2021 02:03 PM

It is a waste of money to hold the properties there and that money could be better used to improve our parks. That is the only place the funds generated should be used

██████████
10/08/2021 10:16 AM

I agree that the price of lakeshore property is rather high.

██████████
10/08/2021 04:50 PM

Mr. Coburn specifically requested that the land be used for parkland, not development. It was a very generous gift and the city should honour his intentions. He shouldn't be forced to move out. The property should not be sold while he still lives there.

██████████
10/13/2021 02:47 PM

I would like staff and council to seriously consider separating 298 South Beach from 300 Sudbury, and selling only 300 Sudbury. 300 Sudbury is the more valuable parcel, and already has a house on it. Selling it would bring the most money to the city, and be least noticeable to users of city parks. The money could well be used to improve parks elsewhere in the city. However, 298 South Beach is a small lot, and has at least 4 very mature trees on it (couple of conifers and a couple of deciduous), along with quite a few others

along the driveway fence. It is hard to imagine how a house +/- an additional unit could squeeze in there without cutting down the large trees. They will not be easily replaced. Already a large tree was removed on the east side of the park to accommodate the new parking lot footprint. As it stands now, the pathway connecting Skaha Park to Sudbury Ave and Sudbury/Hulley beaches is well used. Although the previous dreams of purchasing waterfront properties and expanding the park there seem hopeless, the pathway still provides continuity between the two sections that people enjoy. I live on Sudbury Ave and use it myself, and I see people passing through all the time—dog walkers, cyclists, couples, elderly with assistive devices, families. The entrance from Skaha is inviting, shaded and protected from wind, and it is an urban forest experience. It is one of my favourite parts of the walk. If 298 South Beach is developed, this would significantly change the path from a park extension into an urban corridor, despite the trees which would remain on the west side of the pathway. This would be a great loss. Because 298 South Beach is currently just grass and trees, it would take very little investment from the city to formally incorporate it into the park. In fact, if the grass were simply trimmed, it would fit well as is with the rest of the Skaha urban forest. We know how important the parks are, especially with recent experience with COVID and ongoing climate change, and removing land that is already essentially functioning as park is distressing. It is possible to preserve what we have. It is also possible that the purchaser of 300 Sudbury would actually prefer to have a green buffer to the north, instead of another building, and that might increase the value of the site in the city's favour. Of note, the neighbouring parcel at 292 South Beach was developed intensely over the recent years with large orange structures, and it seems very possible that developing both 298 South Beach and 300 Sudbury could result in a similar overbuild. So, I think my suggestion is a great compromise. 1. It allows the city to sell 300 Sudbury for top price, creating funds to enhance parks. 2. It preserves mature trees and urban forest, and creates a buffer for the 300 Sudbury property. 3. It preserves the park environment for the connecting corridor between Skaha and Sudbury beach, at minimal cost to the city, and maintains much pleasure for park users. Don't destroy existing parks to save the parks. Please include this concept in the council deliberations. Thanks.

10/13/2021 06:38 PM

Really like the area to remain single family residential. Add I like the idea of using the funds from the sale of Coburn's property to further Park use

10/13/2021 06:40 PM

Please learn it is to remain zoned for single family!

[REDACTED] 10/15/2021 11:18 AM	Yes, it's the only option that makes sense. No one waterfront property is going to sell to the city, including our two waterfront properties.
[REDACTED] 10/15/2021 10:38 PM	This park land is need with or without the other lots - the access could be dedicated to a number of different water front activities.
[REDACTED] 10/16/2021 08:16 AM	If I recall, the Coburn Family had ?donated? ?sold at a reduced price?, this property to be used by the residents of Penticton for enjoyment. Yes, the lakeshore property has escalated in price, but that is not an excuse to 'dispose' of this piece of property. Once the lakeshore is gone, it is gone. This action is no different then what went on with Trio Marine. I STRONGLY DISAGREE WITH THIS DECISION. Please leave it as it is already designated.
[REDACTED] 10/16/2021 04:29 PM	Keep the space green and possibly opening it up by enhancing the walkway
[REDACTED] 10/16/2021 09:33 PM	We live on Sudbury Avenue and hope to see these two properties become single family residential use. We certainly do NOT want to see multi-housing units.
[REDACTED] 10/17/2021 10:09 AM	Proceeds from sale will be better used on other parkland
[REDACTED] 9/21/2021 08:14 AM	The city should continue on with a long term property purchase plan and Not approve any further development or improvements of the existing private properties.
[REDACTED] 9/23/2021 07:00 AM	Please leave things as is.
[REDACTED] 9/23/2021 05:19 PM	Though I tentatively agree with city's staffs recommendations, I am slightly confused about beach access. Why are these properties allowed to block beach access ? I was under the impression that all beach access in BC was to be open to the public.
[REDACTED] 9/23/2021 09:36 PM	We frequently use the above walkway and would like it to continue to be unimpeded.
[REDACTED] 9/24/2021 05:40 PM	This resolves a bunch of dumb decisions in the past with a path and funding to move forward on more parks in under-served areas of the City. At least, I am asking Council to make that aspect the priority.

██████████
9/24/2021 06:09 PM

Given the amount of current beach property, the cost of real estate, and that this section is somewhat removed from the rest of the park, it seems practical to keep it as residential.

██████████
9/24/2021 06:56 PM

I don't feel strongly about this, and might actually be persuaded otherwise. But, in general, I'm not in favour of selling city property so that it can be developed esp if it can be used as park or recreational space. I'm newish to Penticton and don't know that property well (I've cycled by it a few times, but never paid attention to it) so the property may be difficult to be used as park/recreation area. Also, I'm concerned that whatever is built there might be some humongous mansion. Quite honestly, I'm frustrated that so much development is aimed at people earning more than \$60,000/yr. My wife and I earn somewhat less than that and am finding housing costs challenging to say the least.

██████████
9/24/2021 07:01 PM

We really didn't have much choice what with the other properties not selling. At least we will have some additional funds coming in.

██████████
9/24/2021 08:44 PM

It makes sense to sell the two properties rather than hold on to them Indefinitely

██████████
9/24/2021 09:24 PM

develop parkland with the land we own and hope future landowners in the area will be of a different mind set than current owners

██████████
9/24/2021 10:15 PM

I think the money made from selling the properties would be better used to refurbish the existing beach and park than the exorbitant amount of money it would take to purchase the further lots. There's already a housing shortage, we should deprive and tear down existing housing.

██████████
9/24/2021 11:45 PM

No response as I am not yet sure

██████████
9/25/2021 12:00 AM

298 South Beach Drive and 300 Sudbury Ave - since the city has bought this land it should be used as a passage way between South Beach Drive and Sudbury Ave for public use and as part of the Skaha Lake park system

██████████
9/25/2021 09:42 AM

While it would be wonderful to have this area as parkland, purchasing these properties will always be prohibitively expensive due to their waterfront location, so we will never be able to afford this option. It makes much more sense to sell the 2 city properties there and use the funds to purchase parkland in areas of the city that don't have enough or any parks.

██████████
9/25/2021 10:37 AM

Agree it is best to move on. Penticton needs to invest in its existing parks and develop new ones. Sell now and get on with committing the funds to parks only.

████████████████████
9/25/2021 11:31 AM

Appears to make sense

██████████
9/25/2021 12:28 PM

They should not sell those 2 lots, we would be unable to ever get them back

██████████
9/25/2021 12:32 PM

none!

██████████
9/26/2021 10:34 AM

I think what the City has purchased should be changed into a small park.

██████████████████
9/26/2021 11:19 AM

It is a good financial decision.

██████████████████
9/26/2021 01:54 PM

Not much hope of owners selling

██████████████████
9/27/2021 11:15 AM

Stay the course. Acquire the properties as they come available. There is no other way to add to the South Beach Park. Mother Nature isn't creating any new waterfront!

██████████████████
9/27/2021 11:34 AM

Selling lakeshore property is very short sighted. Penticton is one of the few cities that has been able to keep most of it's beach front for public use and the city should stand firm on this. Beach front will always go up in value and so unfortunately, because the city did not expropriate years ago, the cost is now higher. However, if land is always zoned as park, it will never be exploited by large companies or excessively wealthy individuals. And in the long run, when the existing homes are sold, the city will gradually accumulate the park land it originally planned for. Slow and steady wins the race.

██████████████████
9/30/2021 07:10 PM

I agree price of lakeside property makes buy back prohibitive.

██████████
10/01/2021 07:09 PM

I feel the south end of the city should have a Southern Corridor plan similar to the Northern corridor plan. I don't think that coucel should arbitrarily go in and change zoning or make policy changes without a long term vision.

██████████
10/05/2021 02:23 PM

We have been promised these properties would be converted back to public beach. The city needs to keep it's promises.

██████████
10/07/2021 05:07 PM

1. Proposal is long on pragmatics and short on vision, by not presenting a long term view of the public interest, specifically linking two shoreline park components already in place. Value of a continuous beachfront park is evidenced by the successful linear walkway at Okanagan Lake. Vancouver acquired private lands along English Bay over decades, including acquisition of entire apartment buildings. This bold move has served Vancouver's enduring livability and tourism interests. 2. Financial constraints are well understood; however the strategic significance of pursuing a continuous lakeshore park as a future economic and social asset shouldn't be dismissed. 3. The prospect of future benefactors shouldn't be ruled out (as in the saving of Sickle Point). Property purchases w lifetime tenancy could work. 4. This proposal should be re-examined. 5. A full review of the title status of 270-278 addresses should be conducted to ascertain which components of the present beach are under private title and which are Crown Provincial and thus available to the public under prescribed conditions. 6. Further, the status of the concrete block wall along east flank of 270 Sudbury should be reviewed: it currently blocks access to the foreshore lands between 270 and 298. These properties are a key natural asset to the economic and social future of Penticton.

██████████
10/13/2021 07:41 AM

See response to Q2

██████████
10/13/2021 06:39 PM

We need more beach frontage. Street is very busy. it is a great vision of a beach promenade.

██████████
10/14/2021 03:54 PM

The proposal is extremely short-sighted. The municipality is an entity that will be here long after we're not. The original plan was a vision declaration to eventually have the entire beachfront. The Colburns (298 South Beach Drive) sold their property to the City with that vision in mind on the understanding that they could continue renting that property until the City was ready to move ahead with their plan. I would suggest that the property acquisition costs would provide a benefit forever whereas other capital assets have very limited lifespans in comparison.

██████████
10/15/2021 03:38 PM

I think the city should stick to the original plan and not divert because of inflating real estate costs and resistance from current property owners. I think if the property is zoned for parks then that is what it should ultimately be used for so that all of the residents

and visitors to Penticton can enjoy that land.

██████████
10/15/2021 04:16 PM

I don't understand why this still can't be a small park?

██████████
10/15/2021 06:14 PM

Any city needs more beach front or park land adjacent to beaches.

██████████
10/16/2021 07:01 AM

It makes common sense.

██████████
10/16/2021 02:06 PM

We are far below the amount of parkland per capita for a city our size. We must be taking every opportunity to increase the amount of open space and parkland. Let's not give up on our original vision.

██████████
10/17/2021 02:08 PM

Skaha Park is beautiful and needs to be preserved.

Optional question (53 response(s), 28 skipped)

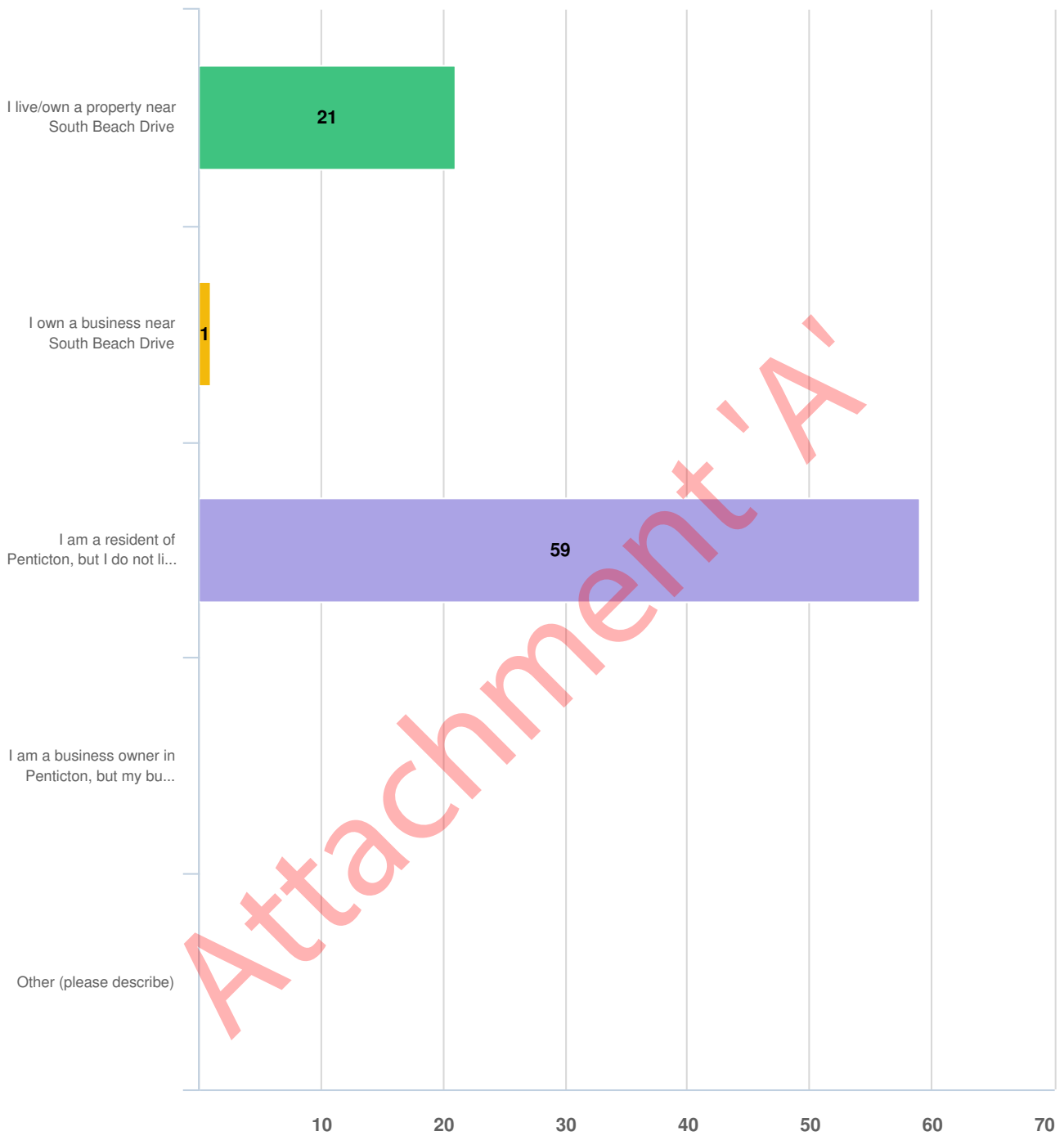
Question type: Essay Question

Comparing by: Which best describes your interest in providing feedback?

For answers: I live/own a property near South Beach Drive,I own a business near South Beach Drive,I am a resident of Penticton, but I do not live nearby,I am a business owner in Penticton, but my business is not nearby

Attachment 1A

Q4 Which best describes your interest in providing feedback?



Comparing by:

Which best describes your interest in providing feedback?

- I am a business owner in Penticton, but my business is not nearby
- I am a resident of Penticton, but I do not live nearby
- I own a business near South Beach Drive
- I live/own a property near South Beach Drive

Optional question (81 response(s), 0 skipped)

Question type: Radio Button Question

Comparing by: Which best describes your interest in providing feedback?

For answers: I live/own a property near South Beach Drive, I own a business near South Beach Drive, I am a resident of Penticton, but I do not live nearby, I am a business owner in Penticton, but my business is not nearby

Q5 Do you have any other comments or concerns?

9/21/2021 09:32 PM
It must stay single family and not to be used for multi family homes or apartments

9/24/2021 05:26 PM
How are you going to sell the Coburn property? don't they have a life tenancy? Secondly, will the path access to Sudbury from South Beach drive still be maintained?

9/27/2021 05:24 PM
none at this time

10/04/2021 09:58 PM
Be proactive and get it done

10/07/2021 02:03 PM
Very smart idea to get this old proposal off the books

10/08/2021 04:50 PM
I wish the zoning all be either parkland or single family housing. It is difficult to trust the city as they have tried to sell off land before. If the city can't be trusted, how will other future donors ever trust the city with their valuable assets. The promise to Mr. Coburn should be clearly identified and honoured. Thank you.

10/13/2021 02:47 PM
I had a good discussion about the above ideas at the October 7 event, and the staff seemed receptive to the concept of separating the two parcels. I do NOT support selling both properties, but do support selling the waterfront for the purposes of park improvement. Selling the 298 South Beach parcel would NOT improve the current park and might significantly degrade it.

10/15/2021 10:38 PM
There should be zero option for this council to sell off any park land without a public referendum not just a consult

10/16/2021 08:16 AM
Please do not sell this property for profit. Kelowna is busy buying up lakeshore for their residents while we are selling it off. It would be a wonderful legacy to the Coburn family to have it enjoyed by everyone who knew/know them. They have been well known long time residents of this town and deserve recognition.

10/16/2021 04:29 PM
Skaha Lake Park is the jewel of Penticton. We do not need additional development at it's doorstep. Keep as much space as possible open for all to enjoy.

<p>██████████ 10/16/2021 09:33 PM</p>	<p>again, do not want to see multi-unit housing. Agree that the City should sell these two properties for single residential use. I understand from the drop-in session that the walkway along these properties will stay; I hope that is not even up for discussion and will remain.</p>
<p>██████████ 10/17/2021 10:09 AM</p>	<p>Fully supportive of this</p>
<p>██████████ 9/21/2021 08:14 AM</p>	<p>Buy the Entire beach area!</p>
<p>██████ 9/23/2021 07:00 AM</p>	<p>Leave well enough alone.</p>
<p>██████████ 9/24/2021 07:01 PM</p>	<p>I just hope we can all agree with what is happening. Thank you for getting Skaha Lake dealt with.</p>
<p>██████████ 9/25/2021 09:42 AM</p>	<p>In my opinion, this is the right thing to do.</p>
<p>██████ 9/25/2021 10:37 AM</p>	<p>Move quickly to capitalize on the current hot real estate market.</p>
<p>██████ 9/25/2021 12:28 PM</p>	<p>Need to wait and accumulate more waterfront properties</p>
<p>██████ 9/25/2021 12:32 PM</p>	<p>none!</p>
<p>██████ 9/26/2021 10:34 AM</p>	<p>I understand that the house the City owns is currently rented. Once those tenants leave, demolish the house and turn the lot into parkland.</p>
<p>██████████ 9/26/2021 01:54 PM</p>	<p>No</p>
<p>██████████ 9/27/2021 11:15 AM</p>	<p>Beaches are of prime importance to Penticton. It costs nothing to wait until a property becomes available.</p>
<p>██████████ 10/01/2021 07:09 PM</p>	<p>Please put together a Souther Corridor plan so that a vision is created and will be followed through. The South end is becoming a</p>

Attachment 'A'

miss mash re planning.

10/07/2021 05:07 PM

I have an interest in 1. enhancing the long term capabilities of the park and 2. providing for growing recreational demand.

10/14/2021 03:54 PM

Look at the history of acquisitions over the past 40+ years. Be creative with acquisitions. For example the Donoghue (Elm Ave) property was acquired with the condition the owner and daughter be entitled to occupy the home during their lifetime.

10/15/2021 03:34 PM

This would be a great purchase for Penticton

10/15/2021 04:16 PM

I believe the lakefront in Penticton that is currently a public asset should remain as a public asset. The vision for this that existed in the past shouldn't be tossed away because the full objective didn't come to fruition. It is still a valid objective to keep the lakefront public whenever possible. A small access with benches is still possible. In many countries you see this. A place to sit quietly away from the busy parks. Etc. Just another option. Once it's gone you 'll likely never get it back.

10/15/2021 06:14 PM

Keep beaches accessible to city dwellers and tourists alike.

10/16/2021 07:01 AM

As I said before, it makes sense to sell the property. We have lots of beach front. Love Skaha park!, and like walking through to Sudbury through the path way to see the board sailing on windy days.

10/16/2021 10:06 AM

Appreciate the opportunity to respond on the current issues using this format.

10/16/2021 02:06 PM

Both the City and Regional District have done a poor job of creating open space in and around Penticton. Let's see a plan to redress that issue, not one to sell off city assets.

Optional question (31 response(s), 50 skipped)

Question type: Essay Question

Comparing by: Which best describes your interest in providing feedback?

For answers: I live/own a property near South Beach Drive,I own a business near South Beach Drive,I am a resident of Penticton, but I do not live nearby,I am a business owner in Penticton, but my business is not nearby

Bylaw No. 2021-42

A Bylaw to Amend Official Community Plan Bylaw No. 2019-08

WHEREAS the Council of the City of Penticton has adopted an Official Community Plan Bylaw pursuant to the Local Government Act;

AND WHEREAS the Council of the City of Penticton wishes to amend "Official Community Bylaw No. 2019-08";

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title:

This bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw No. 2021-42."

2. Amendment:

"Official Community Plan Bylaw No. 2019-08" is hereby amended as follows:

2.1 Amend Map 1: Future Land Use designations from 'Parks' to 'Detached Residential' as shown on Schedule 'A' for:

- Lot 4 District Lot 189 Similkameen Division Yale District Plan 5885 (270 South Beach Drive)
• Lot 5 District Lot 189 Similkameen Division Yale District Plan 5885 (274 South Beach Drive)
• Lot 6 District Lot 189 Similkameen Division Yale District Plan 5885 (278 South Beach Drive)
• Lot A District Lot 189 Similkameen Division Yale District Plan EPP71324 (280 South Beach Drive)
• Lot 1 District Lot 189 Similkameen Division Yale District Plan 6179 (286 South Beach Drive)
• Lot A District Lot 189 Similkameen Division Yale District Plan EPP54210 (292 South Beach Drive)
• Lot 1 District Lot 189 Similkameen Division Yale District Plan 6172 (298 South Beach Drive)
• Lot 2 District Lot 189 Similkameen Division Yale District Plan 6172 (300 Sudbury Avenue)

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this 16 day of November, 2021
A PUBLIC HEARING was held this 7 day of December, 2021
READ A SECOND time this day of , 2021
READ A THIRD time this day of , 2021
ADOPTED this day of , 2021

Notice of intention to proceed with this bylaw was published on the 30 day of November, 2021 and the 1 day of December, 2021 in the Penticton newspaper, pursuant to Section 94 of the Community Charter.

John Vassilaki, Mayor

Angie Collison, Corporate Officer

Amend the future land use designation for the following properties from 'Parks' to 'Detached Residential':
270 South Beach Drive, 274 South Beach Drive, 278 South Beach Drive, 280 South Beach Drive, 286 South Beach Drive, 292 South Beach Drive, 298 South Beach Drive, and 300 Sudbury Avenue



City of Penticton – Schedule 'A'

Official Community Plan Amendment Bylaw No. 2021-42

Date: _____

Corporate Officer: _____

Bylaw No. 2021-43

A Bylaw to Amend Zoning Bylaw 2021-01

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw No. 2021-01;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2021-43".

2. **Amendment:**

Zoning Bylaw No. 2021-01 is hereby amended as follows:

2.1 Rezone Lot 1 District Lot 189 Similkameen Division Yale District Plan 6172 located at 298 South Beach Drive and Lot 2 District Lot 189 Similkameen Division Yale District Plan 6172 located at 300 Sudbury Avenue from P2 (Parks and Recreation) to R1 (Large Lot Residential) as shown on Schedule 'A'.

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	16	day of	November, 2021
A PUBLIC HEARING was held this	7	day of	December, 2021
READ A SECOND time this		day of	, 2021
READ A THIRD time this		day of	, 2021
ADOPTED this		day of	, 2021

Notice of intention to proceed with this bylaw was published on the 30 day of November, 2021 and the 1 day of December, 2021 in the Penticton newspaper, pursuant to Section 94 of the *Community Charter*.

John Vassilaki, Mayor

Angie Collison, Corporate Officer

Rezone
298 South Beach Drive & 300 Sudbury Avenue
From the P2 (Parks and Recreation) to the R1 (Large
Lot Residential)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2021-43

Date: _____

Corporate Officer: _____

From: L Goldman
Sent: Tuesday, November 30, 2021 10:38 AM
To: Public Hearings
Subject: RE: rezoning South Beach

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Dear Mayor and Council members,

Rezoning South Beach to sell off land and generate funds for the city of Penticton puts some lots in danger of radically changing the neighbourhood, and not in a positive way.

Selling and developing 298 South Beach Drive would affect the beauty of the area and accessibility of the public to the contiguous shore. A great number of walkers, both residents and tourists, enjoy the natural path that is now in place. It adds greatly to the ambience and pleasure of the park that our city must maintain to keep our city a draw to visitors.

The canopy that is on site would also be at great risk of being cut down if the lot is sold. Our climate is radically changing and the need for shade will be even more necessary in the future - we must protect all mature trees. They not only provide a pleasant experience for visitors and all Penticton residents, they reduce the temperature there and sequester moisture and CO2.

Selling 300 Sudbury would help the City to generate funds for our city parks. The house is already there, but the area north at 298 South Beach Drive should not be rezoned/sold.

Our CCAP that the City Council recently endorsed is a guide for keeping our city resilient in the face of climate crises that we face in the near future. Our trees, urban canopy, and natural areas have a critical role in keeping us safe when climate events reach our city, and we can see the threat recently in our town and our province.

Please reconsider the property at 298 South Beach Drive, don't sell it, and preserve it as park green space.

Thank you for your care of our parks, city, and future for our children.

Lori Goldman

"It should be held as an eternal truth, that what is morally wrong can never be politically right." *Hannah More*

RE: ZONING AMENDMENT BYLAW 2021-43

Denis O’Gorman: December 7, 2021 Public Hearing Submission.

The land market has clearly demonstrated the appeal of scarce lakefront properties. Substantial investments have and continue to be made in buildings on such sites. This, combined with scarcity of these sites, has contributed to dramatically rising real estate prices.

Price escalation in waterfront lands has outstripped Penticton’s municipal financial capacity to easily fund purchase of these lands.

This reflects another facet of amenity migration. In recent years, property owners in major metropolitan markets have benefited from steady and significant increases in land value. Upon selling, such owners realize significant capital gains which enable them to out-compete owners and other parties in smaller centres in local land markets. Local governments fundamentally can’t compete in local land markets against investors who have benefitted from capital appreciation.

Use of such new wealth to purchase amenity land sites in Penticton and elsewhere effectively distorts local land markets. Under this scenario, outside investors can also out-compete a municipality so its land use objectives such as parkland acquisition can’t be met, even though parkland is effectively a local strategic asset, as witnessed here in Penticton.

What then are the possible options?

1. Abandon the long term acquisition of acquiring key waterfront sites in Skaha Lake Park, and commence divestment of City-owned land at 298 South Beach Drive and 200 Sudbury Avenue; and amend future land use designation on privately owned lots on South Beach Drive (presumably for residential purposes).

This option seems to foreclose any beneficial long term solution.

2. Seek BC Government financial assistance for ongoing incremental acquisition of existing private properties on South Beach (with or without lifetime tenancy clauses) as desired by landowners.

The case for this option is in maintaining and enhancing Skaha Lake Park as a major municipal asset of Provincial and Regional tourism significance. Simply put, Skaha Lake’s sandy beach in an Interior, warm water lake is a fundamental Provincial tourism attraction, as well as being of benefit to Penticton and this region.

3. In conjunction with the Province, explore establishing a “Skaha Lake Parkland Trust” as an account to enable long term land acquisition of suitable and available beach front lands. Opportunities to potentially work in cooperation with various existing Land Trusts could also be sought. This could entail establishing a Penticton Land Trust to work with such established trusts elsewhere.

Summary of comments:

The City of Penticton should not rush to precipitously act on selling already purchased and donated properties. No disposition of properties which facilitate or enhance pedestrian connection between Sudbury Beach and Skaha Park beach should be divested without proper assessment.

More dialogue and analysis of potential options is required. The staff recommendations are for an apparent quick fix rather than supporting and enhancing a strategic economic (tourism destination) and local recreation resource for Penticton.

That is not to discount the value and necessity of a coherent system of local parks with various important roles in contributing to diverse aspects of nature conservation and active and passive recreational areas.

While iconic beach-oriented parks on Skaha and Okanagan Lakes are broadly recognized, it is the total system of local trails and parks that will contribute to overall amenity and liveability in Penticton.

Fortunately, our beachfront parks are easily and quickly accessible by various transportation modes, unlike the situation in many larger communities. For this and the above reasons, the enhancement of the beachfront park experience should be a considered a current priority.

Respectfully submitted,

Denis O’Gorman, Penticton
Dec. 1, 2021

Dear Mayor Vassilaki and Members of Penticton City Council,

I write to advise that I do not support the sale of 298 South Beach Drive and 300 Sudbury Avenue; nor do I support the proposed change of Future Land Use for the remaining subject properties.

My reasons are as follows:

1. It appears that options other than sale of properties (and change of land use for the rest) were not put forward to the public and considered before the 1990's plan by the City was recently proposed to be abandoned.
2. The sale of two of the properties and the change of Future Land Use designation for the remaining properties would signal that Penticton has given up any future prospect of expanding Skaha Lake Park. It is obvious that there are current financial constraints which hamper the original plan by the City to acquire these properties; however there may be options in future:
 - Benefactors in the near or distant future may exist in this community, or elsewhere. The process of preservation of Sickle Point in Kaleden by individual donors was failing until a single patron stepped in to save the project.
 - Could similar situations arise to acquire these remaining properties?
 - Might other families leave the legacy of their property to Penticton; if not now, in a future generation?
 - Potential partnerships and legacy donations can be set up to acquire parkland. The escalating prices for real estate here indicate that wealthy citizens are relocating to Penticton. Can a legacy fund (with restricted use) for park acquisitions not be established? A rule in fundraising is that *"if you don't ask, you won't get"*.
3. The 2045 OCP states that parkland ideally should be within a 10 minute walk of residents. A ten minute walk from Skaha Lake Park can encompass a large number of properties in the Skaha Lake area, many of which are becoming populated by both rental and strata projects. These large projects promise to house a significant number of residents who will be able to access the park within a ten minute walk. Skaha Park is already busy in summer, and that will only increase.
4. I can certainly understand why residents of the nearby properties on South Beach Drive would welcome the proposed Future Land Use change. However, that land use change is also likely to result in requests from current or future residents for rezoning applications for increased density. At the moment there is a gentle transition from the

Park to the easement to Sudbury Ave and the beach there. I submit that that would be lost if bigger, upzoned housing units were to replace existing homes there.

5. The staff report statistics of 66% majority support for the sale of properties and change of Future Land Use appears to be contradicted by those who took the time to write comments. Those included numerous, rational arguments for not proceeding with these changes.
6. This and the hearing for Lakeshore Drive seem directly related. Both involve significant change in a signature, irreplaceable area of the city.

Once these properties are ruled out, the possibility of expanding Skaha Lake Park will not easily return.

Respectfully submitted,

Loraine Stephanson, Penticton

December 1, 2021

December 1, 2021

Dear Mayor Vassilaki and Council members:

Thank you for the opportunity to express my concerns about the rezoning and sale of **the lot at 298 South Beach Dr.**

My concerns are (a) future park development opportunities (b) the trail between Skaha and Sudbury Beach (c) the lot has a beautiful canopy of trees.

As Penticton's population and popularity grows, so does our need for green space. The property at **298 South Beach Drive** has not been developed and offers many opportunities to be included as part of the city's long-term vision. We don't know at this point the hazards of climate change and we may need that lot with its trees for future climate mitigation. In the meantime it's a beautiful pocket park for picnics, meetings and families and should remain designated as park under the OCP adopted by Council in 2019.

Many people walk the canopied trail on the west side of **298 South Beach Drive** between the Skaha and Sudbury beaches. That trail and trees on the 20 ft. easement must be protected from development by future owners. The trail offers a delightful respite between two parking lots. The beaches and sidewalks are typically hot and sun-exposed in summer and windy in the winter. The little "woodland trail" between the two beaches offers an example of how important trees are as "shelter from the storm". A great number of walkers, both residents and tourists, enjoy the paved pathway that is now in place. If we lose that trail many more people will be walking and biking Skaha Lake Road making traffic more difficult and dangerous.

Walking trails are an attractive feature for locals and tourists, particularly since the city is extending the sidewalk from the Marina to Skaha Beach adding to the usefulness of the parks for health, leisure and an outdoor experience. We now have the new 180-unit Skaha Shores to accommodate making the Skaha Lake promenade even more populated. Please ensure that the walkway between the two parks is well protected from developers, to accommodate more leisure outdoor space.

With the sale of **298 South Beach Drive** the city will be losing out on the functional importance of trees as mitigators of climate impacts. There are three beautiful big trees, and other greenery that would may become unprotected. I have been demonstrating against the cutting of trees for many months now, so it is on my radar to protect trees that protect our city from dramatic climate events. In principle, all city trees should be catalogued and protected.

There is too little green space in Penticton for our population to peacefully enjoy, and to give our earth a chance to regenerate. Please preserve this piece of commons for our future public benefit.

Sincerely,
Lynn Walford

**Public Hearing - LATE SUBMISSION -
South Beach Drive and Sudbury Avenue**

From: Judy Lloyd
Sent: Saturday, December 4, 2021 3:32 PM
To: Public Hearings
Subject: Official Community Plan Amendment PL2021-8954

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Thank you for the Public Notice regarding the properties on South Beach Drive. I am one of the owners of one of the subject properties.

I reside at 286 South Beach Drive, (Lot 1, DL 189, SDYD Plan 6179).

I am fully in favour of the rezoning of these properties from Parks to Detached Residential and furthermore support the sale of 298 South Beach Drive and 300 Sudbury Avenue.

Thank you for your consideration.

Judith Ann Lloyd.

Public Hearing - LATE SUBMISSION -
South Beach Drive and Sudbury Avenue

From: David Taylor
Sent: Sunday, December 5, 2021 4:22 PM
To: Public Hearings
Subject: Rezoning of South Beach Drive

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We are the owners of 280 South Beach Drive and are in favour of the rezoning of the properties on South Beach Drive. We believe it is a prudent move by the City to do this rezoning.

We also believe that It is an important step which should maximize proceeds on the sale of the City owned property so that they can be allocated to better uses in the community.

Yours truly,

Dana and David Taylor

Public Hearing - LATE SUBMISSION -
South Beach Drive and Sudbury Avenue

2021 11 05

Dear Mayor Vassilaki and Members of Penticton City Council,

Re: Future sale of 298 South Beach Drive and 300 Sudbury Avenue;
OCP Amendment Bylaw No.2021-42 / Zoning Amendment Bylaw No. 2021-43

A Council's term is short, but decisions to hold onto Parkland with waterfront access require a bold, long - term vision - one already made by a previous council in order to safeguard and enhance Penticton's enviable public access to waterfront parkland.

If this Council is not able to add, it should not deduct from this vision.

298 South Beach Drive and 300 Sudbury Avenue are pivotal, to this long-term vision and made even more valuable by their location, size and contiguousness not only with each other, but with a section of Skaha Lake Park.

We must respect the wishes of those who donated this land for use as Parkland, and not dispose of City owned Parkland purchased by a past council for this purpose without at a referendum.

The proposed disposition and associated OCP / Zoning amendments are short sighted.

Therefore, I do not support the sale of 298 South Beach Drive and 300 Sudbury Avenue or the proposed change of Future Land use for the remaining subject properties.

In the shadow of undeniable climate change, I ask Council to lead this community into the future.

Sincerely,



Isabel Chen
895 Carder Road,
Penticton