

Public Hearing
held at City of Penticton Cleland Theatre
325 Power Street, Penticton, B.C.

Monday, May 11, 2015
at 6:00 p.m.

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

Staff: Chuck Loewen, Acting City Manager
Blake Laven, Planning Manager
Colleen Pennington, Economic Development Officer
Colin Fisher, Chief Financial Officer
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. 2015-24". 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 Deputy 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. 2015-24"

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

- Add 13.1.4.2: In the case of Lot 1, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District Plan KAP58604, Except Plans KAP87244 and KAP87245, located at 325 Power Street, 'tourist accommodation' shall be permitted.

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

The Planning Manager and Economic Development Officer provided Council with an overview of the zoning amendment and the convention centre market.

DELEGATIONS

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

- Loraine Stephanson, would like clarification on what is the return to city if hotel is built on the property. Concerned EOI will be discussed behind closed doors. City has economic incentives and property tax in favour of business, appetite for subsidizing business is maxed out. Want a fully disclosed deal if this happens. Why would we not seek downtown, vacant private lots for sale all around. A hotel in this spot will not encourage a hotel in vacant sites downtown.
- Dean Clarke, GM SOEC, on behalf of Global Spectrum spoke in support of the rezoning. Biggest challenge is attracting national conventions. They want a hotel attached to convention space; meeting planners don't want to take on logistics of site transportation.
- Lynn Kelsey, Oakville Street, where is the fire, what is the hurry. Rezoning the parcel of land doesn't make sense, if you take away bambino field, can't get it back, replacing it means finding a suitable location, what is the cost? OCP looks to the future, take time to look to future, hear need for quality hotel and economic spin off, disagree with this parcel when land in proximity to property is available. On April 30 was an Open House, less than week the public hearing. Give staff enough time, unrealistic task to provide council report. Build on land already available first and give staff time to digest all concerns. Information is power, take time to listen.
- Darryl Clark, Power Street, lived across street for 20 years, have seen the neighbourhood develop. The corner is losing a ball field, make Penticton a sports destination, fields are terrible, ball tourneys need fields. Ask for absolute transparency; don't want 12 storey box to look at. Take into account the neighbourhood, build something that works for area and works for the town.
- Jake Kimberley, Lakeshore Drive, rezoning property, going wrong way around. This initiative costs the tax payer for public process. Surrounding properties available, El Rancho on sale for years is prime property. Restricted in height due to airport. Who is going to put up five star accommodations when there are trucks unloading outside the door and pulling in the middle of night. Where will they park cars? Where is the interest? Developers should be here making a presentation to this Council asking tax payers if they would agree to building on their property.
- Richard Wilkins, Power Street, on behalf of owner of El Rancho motel, these forums are poison to business communities at large, private sector will not return my phone calls. Replace parkland from SOEC before rezoning. Solution is purchase El Rancho as park to replace park land. Don't make decision on rezoning, replace park land first.
- Victor Harrison, shareholder El Rancho motel, disappointed with amendment, didn't think would have to compete with city. Property has been on sale for 10 years, why didn't the city approach us first. Group from Calgary was interested now won't answer the phone.
- Kristy Balk, Paris Street, not a lot for young families, hotel attached to the Event Centre is good idea. People won't be driving after events at the SOEC. Ballpark is only used by little league, no softball play there ever. Skaha Bridge is opening up 125 acres of land, if

taking away from that green space put down at Skaha area.

- Dennis O’Gorman, Farrell Street, concerned proposal may not be the solution; problem is lack of premier hotels. Doesn’t strike me that a hotel attached is necessary for success. Planning factors that should be considered. Replacement park land should be considered, far too weak for assurance, is a ball diamond something that should be left completely, would we want to acquire more park land and use tax dollars for that.
- Jason Cox, Spruce Drive, President of Chamber of Commerce, not here with message from the Chamber, not enough information out for us to know what we are dealing with. Understand we need higher level of accommodations, concerned with members of ours in accommodation sector who may see this as unfair competition.
- Barb Haynes, West Bench Drive, on behalf of Penticton Hospitality Association and Lakeside Resort, what is the urgency to push this forward. Be transparent, disclose what talking about. Heard of discussions about moving the casino from Lakeside to this site at the SOEC, have those conversations in the open. Concerned with filling existing hotel rooms and about properties already existing.
- Edna Hugo, hear that ball park is going, Bambino Park only green space left. Not against hotel in city just not on this property. Resident since 1937. This site was a fair and equestrian grounds, when they built Trade and Convention Centre it was agreed to replace suitable land to a different location, never done. There is no land available on this site to build a hotel, buy out existing properties, El Rancho motel would make a beautiful hotel. City is not in business of hotel developing, up to developer to come to City. Urge city to be financially prudent in dealings, city needs to concentrate on infrastructure that is lacking and falling behind, clean up the city. Not in favour of releasing ball park or further development on what is left of queens park.
- Bob Richards, Arras Crescent, resident for sixty years, seen a lot of changes. Used to cost \$20 a year to do all the sports you wanted. We have to consider the future generations, keep ball park and build on the SOEC.
- Tracy Van Raes, Wilson Crescent, In favour of development to increase Convention Centre use. Understand that on location five star accommodations in one place is ideal for business travellers. Concerned with parking. Ball diamond is called Peach Field and used for tadpole division. Live at this field April to June, three nights a week. One field left on the lot. Lack of ball fields is the concern of many parents. If Peach Field site is used, want Mayor and Council to make a promise in writing regarding the replacement of ball fields. Slow pitch would like to hold more tournaments but there is a lack of fields.

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

- Loraine Stephanson, not in public interest, explore cons against leasing/selling, undermining other sales, giving away land, hope not going to pass this.
- Dennis O’Gorman, What is Council’s commitment to replace park land should that happen, proposal calls for expression of use, what are the revenue objectives of the city. Subsidy to bring hotel in, legitimate economic return to this enterprise, will consider proposal for alternate locations, other possibilities that might emerge highly desirable, displacing stuff obsolete natural cycle, healthy market, not unhealthy one, council issue alternate RFQ is odd, would not favour going into hotel business.
- Diana Sterling, Riddle Road, Tourism Society, represent all tourism stakeholders in area, feel as a group not enough time to put forward a recommendation. SOEC is telling us could benefit from high end premier hotel in the city. From an accommodation perspective, attracting high end that does not compete with hotels in Penticton is imperative, increase but not at expense of other accommodators.
- David Prystay, Valleyview Road, unfair completion when offering Rec complex, we paid for ours.

- Jake Kimberley, question was asked through survey, use community centre amenities. Negotiations were made with school district to relocate ball diamonds, they did, fields not used in summer months, good accommodation and shared costs, this diamond was proposed and site found for it. Looking at conventions, have to have transportation, provide other means of filling that building, equipment sales, dealers sell products. Hotel there doesn't work, not big enough, not a council initiative, let developers put forward to public.
- PJ More, came to open house, ended up in conversation asked why a hotel couldn't be built on El Rancho site, are you going to give this land away. They will have use of all amenities here, not fair.
- Lynn Kelsey, fair competition, don't think city needs to be involved, process is backwards. No one with a proposal, why are we in this process. What is the hurry, why going so fast, why pushing ahead without information.
- Jason Cox, Spruce Drive, land in advance is great foresight, go look for opportunity rather than wait for commercial interests.

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

- Rich Wilkins, ReMax Realty, Power Street, fair competition, give El Rancho chance to sit down with staff, talk to councillors, we need a better connection from Lakeshore Drive to the SOEC.
- Kristy Balk, Paris Street, support hotel attached to Trade and Convention Centre, make El Rancho green space, possible ball park and tennis bubble. Peach Park only used three months, hotel used year round. Would bring tourism to this town, create full time jobs, change is good, jobs for younger generation helps families stay in this town.
- Dennis O'Gorman, jobs will happen regardless of site A or B.
- Cory Jessop, Burnaby Avenue, at 45% occupancy, looking at buildings area, went to open house.
- Jake Kimberley, Lakeshore Drive, did you look into height restrictions?
- Andy Oakes, Westview Place, Okanagan Hockey Group, invested interest in this campus, lease this site, in favour of application, reality is that we don't have enough room of high quality to host events we want to host, impacts our business and the SOEC, Trade and Convention Centre, Memorial Arena and Community Centre. Without extra space, lost revenue the city is losing. Okanagan Hockey Group is in favour of proceeding with rezoning and expectation will handle in a professional and ethical manner.

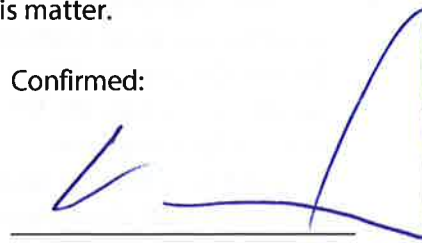
The public hearing for "Zoning Amendment Bylaw No. 2015-24" was terminated at 8:21 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Deputy Corporate Officer

Confirmed:



Andrew Jakubeit
Mayor