

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

Monday, February 1, 2016
at 6:00 p.m.

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

Staff: Mitch Moroziuk, Acting Chief Administrative Officer
Dana Schmidt, Corporate Officer
Colin Fisher, Chief Financial Officer
Jules Hall, Director of Development Services
Lori Mullin, Recreation and Culture Manager
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. 2016-03". He explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaw and related DVP PL007547 an opportunity to be heard before Council.

The Corporate Officer read the opening statement and introduced the purpose of the bylaws. 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*.

"Zoning Amendment Bylaw No. 2016-03" (451 Churchill Avenue)

The purpose of "Zoning Amendment Bylaw No. 2016-03" is to amend Zoning Bylaw No. 2011-23 as follows:

Rezone Lot 4, District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 2444, located and 451 Churchill Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

The Corporate Officer advised that 2 letters of opposition has been received after the printing of the agenda and distributed to Council.

DELEGATIONS

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

- Rob Linder, Penrose Court, owner of Freestyle Development, sent 33 letters to the neighbourhood, received only one reply. Proposal falls within OCP. Believe development will be more aesthetically pleasing and makes the area accessible to more families.
- Robert Duncan, Churchill Avenue, many only have access to their property through back alley, it funnels out near playground and other end a blind four way stop. In the summer time Churchill Avenue is a zoo and congestion in that area is horrendous and potentially harmful to someone.

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

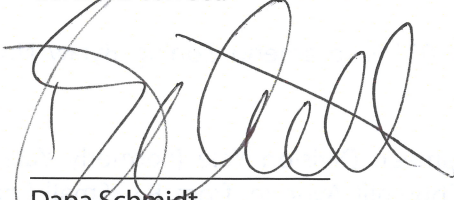
- Sandra Smith, Churchill Avenue, submitted letter of opposition, feel like we are never being heard, don't think it's appropriate, if continue to develop every lot there will be no trees left. One accident with bicycle, many incidents and near misses of children and people almost being hit. Think densification has gone too far and ruining the essence of the neighbourhood for money.
- Lynn Kelsey, Oakville Street, worked in the area, in summer horrendous on Churchill Avenue, have seen a bus back up in order to turn around, pay parking on Lakeshore will make the problem worse.

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

- Garth Bathgate, Churchill Avenue, submitted a letter of opposition, the lots are too small, no room on them, variance is a concern, losing 10ft off of a small lot, if kept 40ft would be a nicer package with decent size building and lot, roof top deck is intrusive, would like to see no paid parking anywhere in Penticton.
- Rob Linder, Penrose Court, following zoning bylaw and providing parking as required, submitted landscape plan to city, trees and some planting and grass around the area, plan to blend into the neighbourhood, variance for 30ft and area has been given throughout the city.
- Robert Duncan, Churchill Avenue, asked for clarification regarding variances only when claiming hardship.

The public hearing for "Zoning Amendment Bylaw No. 2016-03" was terminated at 6:30 p.m. and no new information can be received on this matter.

Certified correct:



Dana Schmidt
Corporate Officer

Confirmed:



Andrew Jakubeit
Mayor