

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

Monday, April 18, 2016
at 6:00 p.m.

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

Staff: Eric Sorensen, Chief Administrative Officer
Dana Schmidt, Corporate Officer
Colin Fisher, Chief Financial Officer
Mitch Moroziuk, General Manager Infrastructure
Jules Hall, Director of Development Services
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. 2016-06". He explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaw and related DVP 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 bylaw and related DVP PL2015-0769 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. 2016-06" (166 & 172 Cambie Place)

The purpose of "Zoning Amendment Bylaw No. 2016-06" is to amend Zoning Bylaw No. 2011-23 as follows:

Rezone Lot 3 and 4, Block 5, District Lot 202, Similkameen Division (Formerly Osoyoos) Division Yale District Plan 479 located at 166 and 172 Cambie Place, from R1 (Large Lot Residential) to RD1 (Duplex Housing).

The Corporate Officer advised that 18 letter 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.

- Bruce Schoenne, Lakeshore Drive, owner of the property at Cambie Place, provided Council with an overview of his proposal.
- Bill Therriault, Cambie Meadows, on behalf of Strata Council, provided Council with a presentation, concerned with lack of communication with neighbourhood and the inconsistency with neighbourhood character, congestion, parking, safety, no room for a sidewalk and concerns with geological stability. Would like the proposal to be consistent with the spirit of the OCP and bylaws.
- Lynda West, Cambie Place, owner and Strata Council president, concerned with lack of consultation by developer, congestion, increase traffic volume, elimination of right of way for pedestrians, will turn quiet dead end street into something unsafe and less than ideal, will in no way enhance the neighbourhood, will change the character.
- Ron Johnson, Cambie Place, provided a presentation to Council, concerned with the walls and view from their home. Will have an effect of property value and the character of the neighbourhood, value of neighbourhood will be reduced, not appropriate for this location, landscaping is minimal, no parking for guests or service vehicles.
- Mike Hearle, Cambie Place, concerned with geological stability, had problems in Cambie Meadows with soil instability, expect problems where development is going, don't know if full disclosure was made to the developer, people will lose sunlight, views, enjoyment of neighbourhood, eventual buyers need to know about soil.
- Martin Vande Guchte, Cambie Place, at no time did the developer approach any of us at Cambie Meadows, if discussed plans we would have avoided much of the misconceptions that have developed, character of neighbourhood is key point.
- Lillian Therriault, Cambie Place, concerned about rezoning, the issue is where developer wants to build, will have a negative impact on neighbouring properties, no voice of the neighbours, design will not enhance the aesthetic value of the neighbourhood, would like a sidewalk area so don't have to walk on roadway.
- Denise Kurtz, Cambie Place, spoke against rezoning, would prefer a single family home as the current zoning bylaw and OCP allows.
- David de Gruchy, Cambie Place, disappointed to see zoning amendment to accommodate duplexes, if application is approve it will set precedent for other developers to build duplexes in area.
- Marge Noble, Cambie Place, oppose rezoning, proposed development is too big for the lot, density issue, no sidewalks, will increase traffic and parking on street, KVR trail crosses over, road safety will be impacted.
- Steven Bercek, Cambie Place, submitted large submission with 20 appendices, no duplexes in the area, making precedent decision, will change the character of neighbourhood irreversible, invested all money in neighbourhood, want certainty, believe our investment is safe, don't destroy that. For development, we are not in downtown, Uplands unique area, will totally change the character, beginning of the end for Uplands area.
- Wayne Klassen, Cambie Place, support strata presentation, happy rat resort will be destroyed, street is dead end with no turn around unless you trespass on private property, service trucks have to back up, road is shared with pedestrians, add parking and you are down to one lane, encourage Council to say no.
- Sid Skull, Cambie Meadows, oppose the project, changes in community, nice duplex

high end and expensive, how many families will move in there? Concerned it will turn into vacation rental units, agree with traffic concerns near KVR, careful around crossing, will there be tax breaks?

- Annette Reoux, Cambie Place, developer has beautiful design, opposed project due to density and safety issues, community of neighbours concerned about emotional and financial investment.
- Diana Johnson, Cambie Place, oppose proposal, happy the place sold, want something that will enhance our community, this huge building on a tiny lot is not appropriate, doesn't fit in size or character.
- Bob and Joan Mills, Cambie Place, moved to Penticton from Regina in 2015, did our homework before buying, concerned with increased density to our neighbourhood, honour intention of established zoning and not allow zoning amendment requested.
- Pat Skull, Cambie Place, Uplands is a distinct area, cliffs between us and downtown, distinct character, don't have sidewalks or density, don't have urban feel, single family neighbourhood. Closest duplex is at bottom of hill. Variance is stretching out the house, misleading to say that it is just being moved back.
- Doug Berkum, resident of Penticton, opposed to bylaw change, putting cart before the horse.
- Terry and Peter Silverthorne, Cambie Place, November we closed on our property, will now be a wall in front of our face, main concern is the view, no other duplexes in area, no area to park, underground spring and water issues, not bothered if single family home was built on either of these properties, duplexes too much, traffic to dead end street, out of character for the area.
- Nancy Noble Pearl, Andrew Place, believe opens door for all areas of Uplands, changes the characteristics of neighbourhood, please oppose this development.
- Loraine Stephanson, Farrell Street, like other projects by the developer, not this on Cambie Place, city needs a design panel, this is precedent, these duplexes fit in downtown core, offensive to have no community discussion, no huge demand for this in our neighbourhood.
- Resident of 109 Uplands, why change things are in this area, how many of you live in a duplex, setting precedent, developer going to make a lot of money.
- Ali Gahaed, Cambie Street, retired senior, 44 year resident, 37 years in Uplands, concerned with proposed change, set precedent for other large lots.
- Dennis O'Gorman, Farrell Street, inconsistent and random use of applicable principles is issue, without neighbourhood plan, notion of uncertainty, what is next.

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

- Steve Bercek, Uplands should be mentioned in OCP, think about character of neighbourhood, believe in zoning and density and lifestyle. You are changing lifestyle of residents. One off project without mandate from citizens of Uplands is irresponsible.
- Lynn Kelsey, Oakville Street, have not heard one person in support of this development, take time to consider and bring back to a future Council meeting.
- Bill Therriault, proposal and process, proposal is not suitable for where it is being proposed, process like predictability, one off development concerns me, better way of doing business, urge Council to reject proposal and keep within existing parameters so we as citizens know what to expect.
- Mrs Therriault, asked the developer why here, one entrance going in, our units keep in character of other homes in the areas, single entrance to Cambie Meadows, why were these lots advertised by realtor as two single family homes on these small lots.
- Denise Kurtz, single homes will allow for more green space, would support single family homes with secondary suites.

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

- Steve Bercek, Cambie neighbourhood, nice development, not against development, would love to see something built there with current laws with secondary suites, keep zoning, want certainty to enjoy neighbourhood the way it is.
- Bruce Schoenne, displayed map of consultation, two not opposed but not coming forward for obvious reasons. Hired an engineer, \$100,000 to clean site up, no tax relief for owners, no secondary suites on this development.
- Loraine Stephanson, Farrell Street, clarified comment regarding the demand.

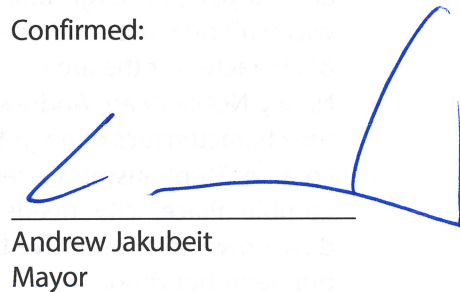
The public hearing for "Zoning Amendment Bylaw No. 2016-06" was terminated at 8:18 p.m. and no new information can be received on this matter.

Certified correct:



Dana Schmidt
Corporate Officer

Confirmed:



Andrew Jakubeit
Mayor