

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

Monday, May 16, 2016
at 6:00 p.m.

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

Absent: Councillor Sayeed (with notice)

Staff: Eric Sorensen, Chief Administrative Officer
Colin Fisher, Chief Financial Officer
Mitch Moroziuk, General Manager Infrastructure
Jules Hall, Director of Development Services
Angie Collison, Deputy Corporate Officer
Lorraine Williston, Corporate Committee Secretary

1. Call to order

Mayor Jakubeit called the public hearing to order at 6:03 p.m. for "Zoning Amendment Bylaw No. 2016-23", and "Zoning Amendment Bylaw No. 2016-24". He explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaws and related DVP an opportunity to be heard before Council.

The Deputy 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 PL2016-7630 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. 2016-23" (469 Edmonton Avenue)

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

Rezone Lot 1, District Lot 202, Similkameen Division Yale District, Plan 4125, located at 469 Edmonton Avenue, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing). The applicant is proposing to construct two front to back duplexes.

The Deputy Corporate Officer advised that 3 letters of opposition have 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.

- Rod Ferguson, Developer, met with neighbors, main concerns are proximity and height of new building. Decided to change the roof design which is lower than original proposal. Height is equal to neighbor houses. Current house is in a state of disrepair, cannot be remodelled, must be torn down.
- Jesse Bradley, Edmonton Avenue, not in favour of side by side duplex. All residential houses, quiet, park area, every house is single family. Not opposed to development concerned over condo style development. Neighbourhood should be consistent.
- Elaine Kelly, Edmonton Avenue, spoke with developer. Pointed out there are no duplexes on street or apartment. Mountain view will be lost. Feel safe have a great neighbourhood watch. Will have a wall now with the duplex. Parking is a problem with sports field and safety village. Does not match the neighbourhood.
- Laurie Woods, Edmonton Avenue, design neighbourhoods with safety in mind. Issue with a 4 unit complex, would be a visual barrier. The units do not conform to the vintage look of the neighbourhood. Traffic and parking concerns.
- Barry Woods, Edmonton Avenue, concerned over multi units, feel this will continue and decrease ability to keep an eye out for neighbors to the west. The neighbourhood is comprised of single family residents, all have front street driveways. Street parking is full when day care, baseball diamond, safety village are being used. Back lane is very narrow and parking will be difficult.
- Dan Moore, Edmonton Avenue, do not want to see the back lane becoming a roadway. Six parking spots will be very crowded; four families will have more than one vehicle. This block is not an apartment or duplex kind of block. Property should be developed.
- John and Cathy Ray, Forestbrook Drive, the building is tall, it will look into our backyards, invasion of privacy. Lane is narrow. Bought house 16 years ago because of quiet neighbourhood, have trees in the backyard for privacy. Children play in lane. Eight units going into another lot on Forestbrook. Concerned over decreased property value.
- Kurt Newman, Edmonton Avenue, spoke against fourplex, affects vibe of community. Put a lot of time and money into look of properties, this development does not fit in with the feel. Parking in the alley is a problem, narrow and a dog leg. No maintenance in winter. How will a truck navigate and other cars, nowhere to pull over with head on traffic. Like neighbourhood the way it is. Garbage pickup is in the back.
- Lynn Kelsey, Oakville Street, safety issues with sightline implications, community policing should be considered.

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

- Rod Ferguson, developer, will be three bedroom units designed for families. Tried to maintain that single family look. Following vision of OCP with medium density. Exact same distance with neighbour immediate to left.

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

- No one spoke.

The public hearing for "Zoning Amendment Bylaw No. 2016-23" was terminated at 6:39 p.m. and no new information can be received on this matter.

"Zoning Amendment Bylaw No. 2016-24" (223 Conklin Avenue)

The purpose of "Zoning Amendment Bylaw No. 2016-24" is to amend Zoning Amendment Bylaw No. 2011-23 as follows:

Rezone Lot 11, District Lot 1, Group 7, Similkameen Division Yale (formerly Yale-Lytton), District Plan 2518, located at 223 Conklin Avenue, from R1 (Large Lot Residential) to R2 (Small Lot Residential).

The applicant is proposing to subdivide the property and construct a single family home with a carriage house on each lot.

The Deputy Corporate Officer advised that 4 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.

- Scott Mayhew, developer, wanted to keep with the feel of the neighbourhood, did not want shared walls between two families. Designed to keep in setbacks. Moved garages to keep tree. On-site parking, no street parking. Younger family and parents moving into carriage house. Compliment to neighbourhood.
- Merle Waite, Conklin Avenue, agree with densification in some neighbourhood such as Douglas Ave. Conklin and Windsor should be left alone. Don't support dividing it into two and adding carriage houses. Owner should add a carriage house afterwards if they have someone to live in it. Feel it will be difficult for sell a house with a carriage house already built. Concerned carriage house will become a vacation rental.
- Stuart Bish, Fairview, neighborhood has a lot of old homes with a mix of eclectic styles. Concerned with the mirror image of the two buildings, more palatable if one looked different.
- Bill Allen, Windsor Avenue, should not over do it for these properties; these are all single family homes. Other properties have been over developed. Member of the Heritage and Museum Committee, the 2005 Heritage Strategy Review has identified Windsor as a potential heritage site. Subdividing properties front to back and add carriage houses is totally out of character. The committee is looking at bringing something back to Council on this.
- Gary Ackerman, Conklin Avenue, standard size lot now two lots, four buildings instead of one, 1 car to 6 cars, carbon foot print with pollution from cars increased and heating exhaust from houses increases. Possibility of fire in two storey building will burn down both buildings and damage to building beside.
- Conceptual designer, Penticton requires this type of housing; single families with aging family living on the same property are a desirable thing. Fire issues mitigated with BC Building Code. Mimics what is already in our neighbourhoods. Opportunity to take advantage of these deep lots. This allows for a really nice yard for both developments. Alternative could build a house with a basement suite which would increase the height of the house. In support of this development. Mirror design, look can be modified to alter the appearance.

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

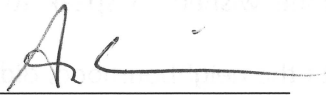
- Tyson Muzel, property owner, only involved in the sale of the property not development of property. This development is an interesting option, would be nice to have family close at hand when older.

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

- Scott Mayhew, developer, open to looking at the design of the outside and having them different.

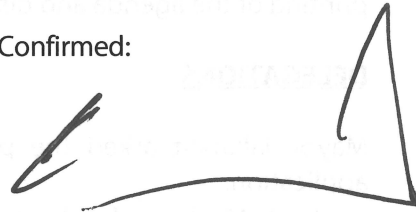
The public hearing for "Zoning Amendment Bylaw No. 2016-24" was terminated at 7:04 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Deputy Corporate Officer

Confirmed:



Andrew Jakubeit
Mayor