

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

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

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

Staff: Dana Schmidt, Corporate Officer
Colin Fisher, Chief Financial Officer
Blake Laven, Planning Manager
Angie Collison, Deputy Corporate Officer

1. Call to order

Mayor Jakubeit called the public hearing to order at 6:01 p.m. for "OCP Amendment Bylaw No. 2016-32, Zoning Amendment Bylaw No. 2016-33, Zoning Amendment Bylaw No. 2016-36, OCP Amendment Bylaw No. 2016-37, Zoning Amendment Bylaw No. 2016-38 and Zoning Amendment Bylaw No. 2016-43. He explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaws and related DVPs 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*.

"OCP Amendment Bylaw No. 2016-32"

The purpose of "OCP Amendment Bylaw No. 2016-32" is to amend Official Community Plan Bylaw No. 2002-20 as follows:

Section 2.2.1: Replace Medium Density Residential Policies policy 1 with: "Establish a maximum residential density of 125 dwelling units per hectare and a maximum height of six storeys in the Medium Density designation."; and Replace Medium Density Residential Policies policy 3a) with: "Permit residential densities of up to 125 dwelling units per hectare and six storey structures, considering neighbourhood

character, in areas adjacent to the High Density Residential designations, adjacent to the Downtown, adjacent to major shopping centres, or areas along major roads; and,"

and

"Zoning Amendment Bylaw No. 2016-33"

The purpose of "Zoning Amendment Bylaw No. 2016-33" is to amend Zoning Bylaw No. 2011-23 as follows:

Replace Section 10.9 'Purpose' with: The purpose of this zone is to provide a zone for medium density multiple housing up to six (6) storeys above grade on urban services. Replace Section 10.9.2.4 with: Maximum density: 1.6 FAR. Replace Section 10.9.2.5 with: Maximum height: i: principal building 24 m; ii: accessory building structure 4.5 m.

The Corporate Officer advised that no letters have been received after the printing of the agenda.

DELEGATIONS

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

- Lynn Kelsey, Oakville Street, what is FAR? FAR stands for floor area ratio.

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

- No one spoke.

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 "OCP Amendment Bylaw No. 2016-32" and "Zoning Amendment Bylaw No. 2016-33" was terminated at 6:07 p.m. and no new information can be received on this matter.

"Zoning Amendment Bylaw No. 2016-36"

The purpose of "Zoning Amendment Bylaw No. 2016-36" is to amend Zoning Bylaw No. 2011-23 as follows:

Rezone Lot 2, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 5203 and THAT part of closed road shown as Lot C on Plan HG8, District 2, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District lying adjacent to Lot 2 Plan 5203 located at 798 Revelstoke Avenue, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

The applicant is proposing to develop a strata multi-family project consisting of two side-by-side duplexes fronting Oakville Street.

The Corporate Officer advised that 5 letters have been received after the printing of the agenda.

The Public Hearing was recessed at 6:12 p.m. due to technical difficulties and resumed at 6:20 p.m.

DELEGATIONS

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

- Bruce Schoenne, Lakeshore Drive, developer, spoke in support of the application and requested to waive the sidewalk requirement.
- Lynn Kelsey, Oakville Street, live a half block away from this development, doesn't believe sidewalk requirement makes sense, across the street makes sense. Parking in area gets busy when events at the SOEC. Love to see a Schoenne development that faces the golf course.

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

- No one spoke.

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. 2016-36" was terminated at 6:32 p.m. and no new information can be received on this matter.

"OCP Amendment Bylaw No. 2016-37"

The purpose of "OCP Amendment Bylaw No. 2016-37" is to amend Official Community Plan Bylaw No. 2002-20 as follows:

Change Schedule 'B' future land use designation for Lot A, District Lot 5, Group 7, Similkameen Division Yale (Formerly Yale – Lytton) District, Plan KAP82678, located at 151 Duncan Avenue W., from GC (General Commercial) to MR (Medium Density Residential).

and

"Zoning Amendment Bylaw No. 2016-38"

The purpose of "Zoning Amendment Bylaw No. 2016-38" is to amend Zoning Bylaw No. 2011-23 as follows:

Rezone Lot A, District Lot 5, Group 7, Similkameen Division Yale (Formerly Yale – Lytton) District, Plan KAP82678, located at 151 Duncan Avenue W., from C4 (General Commercial) to RM3 (Medium Density Multiple Housing).

The developer intends to develop two 5 storey rental apartment buildings with underground parking.

The Corporate Officer advised that 1 letter has been received after the printing of the agenda.

DELEGATIONS

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

- Chris Mailman, builder/developer of property, this is the first property for Broadstreet Properties in Penticton, Bridgecrest Place will be 99 rental units, two buildings with underground parking.

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

- Lynn Kelsey, Oakville Street, went by property and looked at it; there is a need for rental housing. This location is wonderful, near amenities.

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 "OCP Amendment Bylaw No. 2016-37" and "Zoning Amendment Bylaw No. 2016-38" was terminated at 6:42 p.m. and no new information can be received on this matter.

"Zoning Amendment Bylaw No. 2016-43"

The purpose of "Zoning Amendment Bylaw No. 2016-43" is to amend Zoning Bylaw No. 2011-23 as follows:

Add a new section under 11.5 C5 – Urban Centre Commercial: *11.5.4 SITE SPECIFIC PROVISIONS* In addition to the uses permitted above: .5 On Lot 1, District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 35147 and Lots 12 and 13 of District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 373 located at 361, 353 and 347 Martin Street, the use 'winery' shall be permitted.

The applicant is proposing to renovate the building into a winery including a tasting and sales area, administrative offices as well as a food and beverage component.

The Corporate Officer advised that 1 submission has been received after the printing of the agenda.

DELEGATIONS

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

- Harry McWatters, applicant, pleased to preserve and showcase 1956 building as a winery, desire to enhance area, full fledge winery with 15 full time high paying jobs.
- Walter Pole, Winnipeg Street, resides directly behind in 35 unit condo building, concerned with odour and noise; hear compressor noises from liquor store. Concerned about added traffic in alley and operating late at night.

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


- No one spoke.

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

- Harry McWatters, hope odours are pleasant ones, already addressed issues from noise from compressors; it is profiled so it doesn't send air odour or noise towards condo behind us. Winery operates seasonally and not late into the evening.

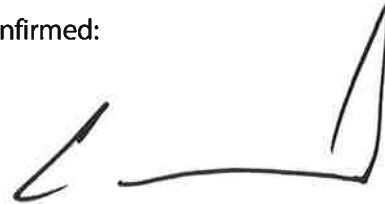
The public hearing for "Zoning Amendment Bylaw No. 2016-43" was terminated at 6:50 p.m. and no new information can be received on this matter.

Certified correct:



Dana Schmidt
Corporate Officer

Confirmed:



Andrew Jakubeit
Mayor

