

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

Tuesday, September 20, 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
Angie Collison, Deputy Corporate Officer

1. Call to order

Mayor Jakubeit called the public hearing to order at 6:00 p.m. for "OCP Amendment Bylaw No. 2016-55" and "Zoning Amendment Bylaw No. 2016-56". He 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.

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 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. 2016-55"

The purpose of "OCP Amendment Bylaw No. 2016-55" is to amend Official Community Plan Bylaw No. 2002-20 as follows:

Replace Medium Density Residential Policies policy 1 with: "Establish a maximum residential density of 1.6 FAR 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 1.6 FAR 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,"

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.

- Brigit Kemp, Warren Avenue, asked for clarification of FAR, 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. 2016-55" was terminated at 6:05 p.m. and no new information can be received on this matter.

"Zoning Amendment Bylaw No. 2016-56" (739 Birch Avenue)

The purpose of "Zoning Amendment Bylaw No. 2016-56" is to amend Zoning Amendment Bylaw No. 2011-23 as follows:

Add Section 10.6.4.4: In the case of Lot 16, District Lot 2, Group 7, Yale Lytton District, Plan 3445, located at 739 Birch Avenue, two duplexes shall be permitted.

The applicant is proposing to construct two back-to-back duplexes with parking off of the lane.

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, would like pictures and information provided at the Public Hearing.
- Darryl Clark, Power Street, live in neighbourhood, right now there are 81 cars parked on the street. Since July, have been 11 nights when parking is a problem, parking is becoming a neighbourhood issue.

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

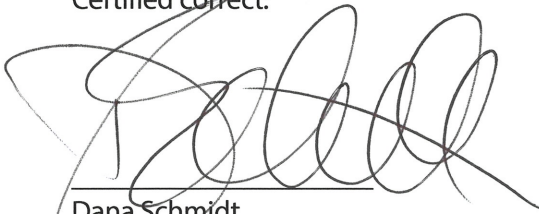
- No one spoke.

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

- No one spoke.

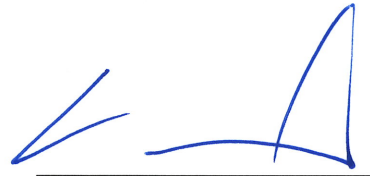
The public hearing for "Zoning Amendment Bylaw No. 2016-56" was terminated at 6:12 p.m. and no new information can be received on this matter.

Certified correct:



Dana Schmidt
Corporate Officer

Confirmed:



Andrew Jakubeit
Mayor