

Public Hearing

City of Penticton, Trade and Convention Centre
273 Power Street, Penticton, B.C.

Tuesday, November 1, 2016
at 6:00 p.m.

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

Staff: Mitch Moroziuk, Acting Chief Administrative Officer
Dana Schmidt, Corporate Officer
Ben Johnson, Acting Director of Development Services
Blake Laven, Planning Manager
Angie Collison, Deputy Corporate Officer

1. Call to order

Mayor Jakubeit called the public hearing to order at 6:00 p.m. for "Zoning Amendment Bylaw No. 2016-62". 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 and related DVP 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. 2016-62" (175 Kinney Avenue)

The purpose of "Zoning Amendment Bylaw No. 2016-62" is to amend Zoning Amendment Bylaw No. 2011-23 as follows:

Rezone Lot 1, District Lots 115 and 116, Similkameen Division Yale District, Plan 25981, located at 175 Kinney Avenue, from R1 (Large Lot Residential) to RM3 (Medium Density Multiple Housing).

The applicant is proposing to develop two six (6) storey rental apartment buildings with underground and surface parking.

The Corporate Officer advised that 5 letters of support and 6 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.

- Adam Cooper, Seymour Pacific Developments Ltd. and Broadstreet Properties provided Council with an overview of their business. Spoke in support of the application;
- Myles Green, Atkinson Street, President of Strata Council at Cherry Lane Towers, on behalf of the owners of Cherry Lane Towers and Cherry Lane Village, spoke against the zoning change. Support subdividing into family lots. Submitted a paper that speaks to loss of view, already seven towers and multi storey in close proximity;
- Ron Hyman, Atkinson Street, concerned with potential liability from sports teams;
- Carol, Atkinson Street, owners at Cherry Lane towers are concerned with OCP change, parking, safety, greater good, view, and value depreciation;
- Douglas Stark, Atkinson Street, Council of Cherry Lane Towers, speak on their behalf, safety of children, traffic access on Kinney Ave, dangerous situation, will put lives of children at risk, concerned with current traffic flow;
- Doug Hutchinson, Atkinson Street, should be reasoned, balanced and informed, based on the OCP, concerned about the open house, no real public consultation in regards to this proposal, limited info by the developer and planning department, changing of rules to suit the current proposal;
- Bob Always, Atkinson Street, live east of proposed development, concerned with safety of children.

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

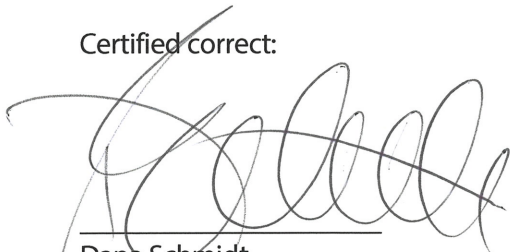
- Ludwig Kilgour, Atkinson Street, serious flaws, complaint about OCP change, traffic past school, distances and dimensions, rental buildings do not mix well with Cherry Lane Towers and surrounding neighbourhood, proud owners of our condos, costly to us, property value go down substantially;
- Ron Olsen, Atkinson Street, face west, direct bias, city acting on behalf of developer, should be low density town homes with underground parking, no one benefits from high density rental complex;
- Marion Elder, Atkinson Street, concerned about child safety if development is approved, potential for accident;
- Harry Born, Atkinson Street, read letter of opposition from absent owner;
- Marg Eyre, Atkinson Street, building there will be dangerous to elementary school, already hard to find parking spot, ball parks used and bring in revenue, will need more park land. Kinney should be park, makes sense financial to zone as parkland or only single family homes, may be difficult for emergency vehicles to access;
- Sharon McKinney, Atkinson Street, OCP brings stability, protection of school kids, insufficient parking;
- Resident of 160 Kinney Ave, across from development, traffic on road, aware of how limited parking there is, 120 apartments, will impact traffic on Kinney Ave, getting in and out of house will be difficult, impede ability to get out of my property, busy area;
- Michael Magnus, King Street, support the amendment, rental market below 2 %, paid more in Penticton than in Kelowna, need rentals, young workers can't afford to break into housing market yet, not a lot of options, need to foster growth.

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

- Carol Cartwell, no affordable housing for the working class, can't keep people working in mall because they have to come from Kelowna, only way they can afford housing at their rate of pay;
- Hanna Highland, Cherry Lane Towers, precious community of seniors, value the seniors that have spoken, sit in circle and talk again, wisdom, resource, honour your father and mother;
- Sharon Devlin, staff report references current steering committee would come to same conclusion, not making conclusions, making recommendations, slight inaccuracy, question accuracy of other information;
- Tambry Fosy, Kinney Ave, traffic calming to street, needs to be traffic study done, only one sidewalk on Kinney, two way traffic, more children riding bikes, should be 30 km zone 24/7, would like mixed living;
- Brian Remus, Atkinson Street, not happy with research and study by staff, biased towards developer, have plenty of density in area now, several dense developments on Warren, density satisfied in our area, face west, value of condo would at best would stabilize or decrease, tremendous amount of noise and light pollution;
- Rich Corbet, Atkinson Street, history of property, sense of betrayal, confusion in change of OCP, 50 – 60 units affected by the new buildings, over developing that site;
- Adam Cooper, applicant, there is a need in community for rental housing, traffic implications, no problem providing info to make sure what proposing functions safely. Traffic already in place, less will drive there, can walk down sidewalk to school, good for school board, enrolment, consistent with OCP;
- Lynn Kelsey, Oakville Street, see safety issues mitigated and put kids in the school, support rental housing in range families can afford.

The public hearing for "Zoning Amendment Bylaw No. 2016-62" was terminated at 8:50 p.m. and no new information can be received on this matter.

Certified correct:



Dana Schmidt
Corporate Officer

Confirmed:



Andrew Jakubeit
Mayor