

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

Tuesday, May 2, 2017
at 6:00 p.m.

- Present:** Mayor Jakubeit
Councillor Sentes
Councillor Watt
Councillor Picton
Councillor Martin
Councillor Konanz
- Absent:** Councillor Sayeed (with notice)
- Staff:** Peter Weeber, Chief Administrative Officer
Dana Schmidt, Corporate Officer
Jim Bauer, Chief Financial Officer
Anthony Haddad, 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 "OCP Amendment Bylaw No. 2017-26", "Zoning Amendment Bylaw No. 2017-27", OCP Amendment Bylaw No. 2017-30" and Zoning Amendment Bylaw No. 2017-31". 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 bylaws and related DVPs an opportunity to be heard before Council. She further indicated that the public hearing was advertised pursuant to the *Local Government Act*.

"Official Community Plan Amendment Bylaw No. 2017-26" and "Zoning Amendment Bylaw No. 2017-27" (180 Industrial Avenue W)

The purpose of "Official Community Plan Amendment Bylaw No. 2017-26" is to amend Official Community Plan Bylaw 2002-20 as follows:

Amend Schedule 'B' Future Land Use designation for a portion of Amended Lot A (DD244437F), DL 115, Similkameen Division Yale, District Plan 3494 Except Plans 20051 and 26786 located at 180 Industrial Avenue W, from LR (Low Density Residential) to MR (Medium Density Residential) and include in Schedule 'H' General Multiple Development Permit Area.

The purpose of "Zoning Amendment Bylaw No. 2017-27" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone portion of Amended Lot A (DD 244437F), DL 115, Similkameen Division Yale, District Plan 3494 Except Plans 20051 and 26786 located at 180 Industrial Avenue W from P1 (Public Assembly) to RM2 (Low Density Multiple Housing).

The applicant is proposing to subdivide 180 Industrial Avenue W into two lots and construct a non-market rental, one storey apartment building consisting of ten units for individuals with intellectual disabilities and/or seniors and a five unit congregate housing building for individuals with intellectual disabilities.

The Corporate Officer advised that seven 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.

- Tony Lang, Executive Director Community Living, tried to take the feedback from neighbourhood and create something that is part of Bruce Court neighbourhood. Want it to be a residential neighbourhood. Addressed landscaping concerns, held public meeting, good support, don't want the access off of Industrial Avenue, size of development is restricted by funding.

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.

- Lynn Kelsey, Oakville Street, spoke in support of the development.
- Mike Robinson, Penticton, read submission from owner of 162 Bruce Court, plan will increase traffic into cul-de-sac, suggest front of development face Industrial Avenue.

The public hearing for "OCP Amendment Bylaw No. 2017-26" and "Zoning Amendment Bylaw No. 2017-27" was terminated at 6:17 p.m. and no new information can be received on this matter.

2. "Official Community Plan Amendment Bylaw No. 2017-30" and "Zoning Amendment Bylaw No. 2017-31" (352, 398 Eckhardt Ave E)

The purpose of "Official Community Plan Amendment Bylaw No. 2017-30" is to amend Official Community Plan Bylaw 2002-20 as follows:

Amend Schedule 'B' Future Land Use designation for Lot A, District Lot 202, Similkameen Division Yale District Plan 26857, located at 352 Eckhardt Ave E from I (Institutional) to MR (Medium Density Residential) and Amend Schedule 'H' General Multiple Development Permit Area to include Lot A, District Lot 202, Similkameen Division Yale District Plan 26857, located at 352 Eckhardt Avenue E and That Part of the West ½ of Lot 24 included in Plan B4852, Block 37 District Lot 202 Similkameen Division Yale District, Plan 356 located at 398 Eckhardt Avenue E.

The purpose of "Zoning Amendment Bylaw No. 2017-31" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot A, District Lot 202, Similkameen Division Yale District Plan 26857, located at 352 Eckhardt Avenue E from P1 (Public Assembly) to RM3 (Medium Density Multiple Housing) AND That Part of the West ½ of Lot 24 included in Plan B4852, Block 37 District Lot 202 Similkameen Division Yale District, Plan 356 located at 398 Eckhardt Avenue E from RM2 (Low Density Multiple Housing) to RM3 (Medium Density Multiple Housing).

The applicant is proposing to consolidated 352 and 398 Eckhardt Ave E and construct a twenty-four (24) unit townhouse development.

The Corporate Officer advised that four letters of support and two of opposition 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.

- Bruce Schoenne, developer, spoke in support of the application. This proposal includes on-site parking, held open house, positive responses to the development.
- Brijit Kemp, Warren Avenue W, KVR trail runs behind development, presume will not impact the trail.
- Lynn Kelsey, Oakville Street, location is perfect, schools close by, easy transport, densify in a smart way, spoke in support of the development.
- Julianna Martin, Gahan Avenue, concerned with parking, limited parking now.
- Brad Martin, Gahan Avenue, recently purchased home, in favour of developments but concerned with lack of parking. Narrow street, reduced setbacks will have more impact on street, reconsider set back and sight lines and down to two storeys.

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

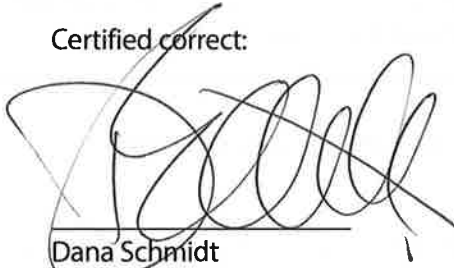
- No one spoke.

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

- Bruce Schoenne, 36 on site stalls, require 24. Addition parking on Gahan Avenue as developing street to sidewalk, will widen the Avenue the length of property.
- Mike Robinson, Penticton, parking concerns, asked for clarity on what area is being paved.

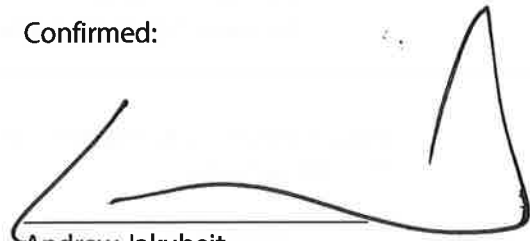
The public hearing for "OCP Amendment Bylaw No. 2017-30" and "Zoning Amendment Bylaw No. 2017-31" was terminated at 6:30 p.m. and no new information can be received on this matter.

Certified correct:

A handwritten signature in black ink, appearing to read 'Dana Schmidt', written over a horizontal line.

Dana Schmidt
Corporate Officer

Confirmed:

A handwritten signature in black ink, appearing to read 'Andrew Jakubeit', written over a horizontal line.

Andrew Jakubeit
Mayor