

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

Tuesday, May 23, 2017
at 6:00 p.m.

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

Staff: 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 "Zoning Amendment Bylaw No. 2017-32", Zoning Amendment Bylaw No. 2017-33" and Zoning Amendment Bylaw No. 2017-34". 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*.

"Zoning Amendment Bylaw No. 2017-32" (747 Government Street)

The purpose of "Zoning Amendment Bylaw No. 2017-32" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 1, District Lots 202 and 249, Similkameen Division Yale District, Plan 3562, Except Plan KAP68121 from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

The applicant is proposing to construct two side-by-side duplexes.

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.

- Tony Giroux, Giroux Design Group, understand that Council had landscaping concerns, issues with roots, willing to consider trees. Unable to use Government Street as access to property is a hardship. Trying to densify and create affordable starter homes.
- Don Ferguson, Government Street, next door to vacant lot, issue is not with development, issue is with the City. Read submission.
- Lynn Kelsey, Oakville Street, houses are close, concerned about precedent setting, don't believe can call this a hardship, hardship will be on the two neighbours.

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

- Kathy Bean, Gahan Avenue, concerns with development proposal, lot is thin, 40 feet, concerns with waiving landscaping, setbacks, only four parking spaces and no visitor parking. Already have people parking on Gahan Avenue. Would like something to be done with the lot, not sure if this is the correct development.
- Don Ferguson, Government Street, asked Director of Development Services for clarification regarding variance.

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

- Lynn Kelsey, Oakville Street, are there plans for secondary suites in these units?
- Brigit Kemp, Warren Avenue West, asked for clarification for side by side duplexes.
- Sharon Devlin, Abbot Street, why have a bylaw if width and lot doesn't come into play on lots that are empty, affordable housing term used a lot, fire safety concerns.
- Lindsey Fraser, Rigsby Street, spoke in support of the application.
- Mike Millet, Government Street, agree with neighbours, not happy with application, fire hoses through my property to get through, will need passes for neighbourhood parking.
- Don Ferguson, Government Street, City Council must abide by certain rules, haven't met requirements.
- Tony Giroux, can't subdivide into two properties, not concerned with fire, impossible for basement suites, would be tiny. Will provide family housing which the city needs.
- Kona Senki, Brunswick Street, property has hydrant and bus stop in front and would impede Government Street access.

The public hearing for "Zoning Amendment Bylaw No. 2017-32" was terminated at 6:56 p.m. and no new information can be received on this matter.

Councillor Sayeed declared a conflict of interest and left the meeting at 6:56 p.m.

2. "Zoning Amendment Bylaw No. 2017-33" (285 Nanaimo Avenue West)

The purpose of "Zoning Amendment Bylaw No. 2017-33" is to amend Zoning Bylaw No. 2017-08 as follows:

Add under 11.5.4 Site Specific Provisions .6 On Lot 1, District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan EPP57755, located at 285 Nanaimo Ave W, residential uses shall be permitted on the first floor.

The applicant is proposing to construct a 4 storey, 52 unit, non-market apartment building.

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.

- Robert Brown, Catalyst Community Developments Society and Tanya Behardian, Penticton District Community Resources Society, spoke in support of the application. Project is about partnerships with the City, BC Housing and PDCRS.
- Stuart Bruce, Lawn Bowling Club, question about parking, will there be enough?
- Lynn Kelsey, Oakville Street, word affordable was used appropriately; feel one parking spot per unit is sufficient.
- Brigit Kemp, Warren Avenue West, great to hear of this housing, act as registered bus buddy and can help people learn how to get around using bus transit.
- Kona Senki, Brunswick Street, neighbour to proposal, don't have enough vehicles to fill our parking, parking is concern, not enough disability accessible ground floor homes, guests with vehicles, care aids, small street, suggest nearby parking for those who may need to access it.

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

- Lindsey Fraser, Rigsby Street, two blocks from this development, worked on this project, it has changed, like the look, in relation to parking, hope it doesn't sway or delay the decision, believe parking is adequate.

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

- Robert Brown, applicant, parking not an issue, negotiating car share vehicle with stall provided on street, conveniently located near transit.

The public hearing for "Zoning Amendment Bylaw No. 2017-33" was terminated at 7:17 p.m. and no new information can be received on this matter.

3. "Zoning Amendment Bylaw No. 2017-34" (532/536 Main Street)

The purpose of "Zoning Amendment Bylaw No. 2017-34" is to amend Zoning Bylaw No. 2017-08 as follows:

Add under 11.5.4 Site Specific Provisions .7 In the case of Lot 5, Block 19, District Lot 202, Similkameen Division Yale District Plan 269, located at 532/536 Main Street, dwelling units on the first storey behind commercial spaces shall be permitted.

The applicant is proposing to renovate their mixed use building by converting the first floor vacant commercial spaces into two small commercial spaces and four one bedroom residential dwelling units.

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.

- Ian Wilson, Cambie Street, spoke in support of the application.
- Philip Locke, Main Street, heard a lot about parking, parking should be provided for tenants.

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

- Lynn Kelsey, Oakville Street, like to hear more about accessible rentals and parking.

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

- Lindsey Fraser, Rigsby Street, spoke in support of the application, for many in the city, parking is not an issue, time to recognize implications of over parking and how much of our community is taken up with parking and roads, encourage public transportation, walking and bicycles.
- Kona Senki, Brunswick Street, support rezoning, would like more details for rental in back, know Main Street isn't affordable, good opportunity to fill empty spaces, need more clarity on rental on ground floor, not concerned with parking.
- Ian Wilson, applicant, proposing bike storage in alley, now have 50/50 split with those that drive and not, accessible means no stairs.

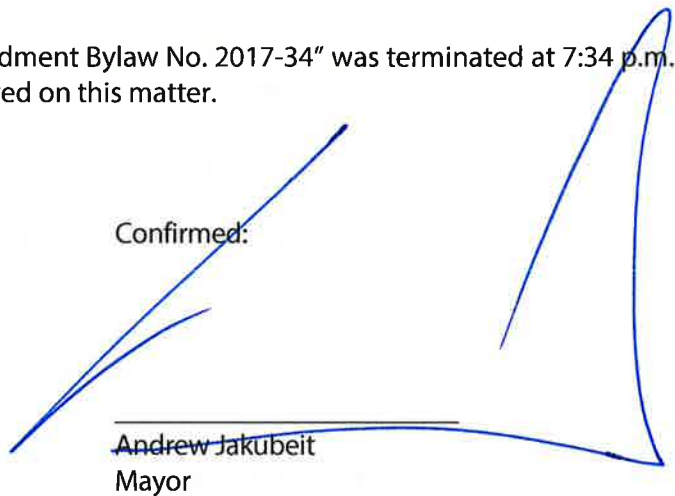
The public hearing for "Zoning Amendment Bylaw No. 2017-34" was terminated at 7:34 p.m. and no new information can be received on this matter.

Certified correct:



Dana Schmidt
Corporate Officer

Confirmed:



Andrew Jakubeit
Mayor