

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

Tuesday, July 4, 2017
at 6:00 p.m.

- Present:** Mayor Jakubeit
Councillor Watt
Councillor Picton
Councillor Martin
Councillor Konanz
Councillor Sayeed
- Absent:** Councillor Sentes (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 "Zoning Amendment Bylaw No. 2017-40", Official Community Plan Amendment Bylaw No. 2017-41", Zoning Amendment Bylaw No. 2017-42" and "Zoning Amendment Bylaw No. 2017-43". 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. 2017-40" (218 Norton Street)

The purpose of "Zoning Amendment Bylaw No. 2017-40" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 2, District Lot 202, Similkameen Division Yale District, Plan 3115, located at 218 Norton Street from RM3 (Medium Density Multiple Housing) to RD2 (Duplex Housing: Lane).

The applicant is proposing to subdivide 218 Norton Street into two lots and construct a side-by-side duplex with suites fronting Townley Street.

The Corporate Officer advised that one letter has been received since the printing of the agenda.

DELEGATIONS

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

- Heather Shedden, on behalf of applicant, prepared to answer any questions.
- Lynn Kelsey, Oakville Street, asked for clarification on side by side duplex.
- Brigit Kemp, Warren Avenue West, asked if house remaining as well as duplex.

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. 2017-40" was terminated at 6:07 p.m. and no new information can be received on this matter.

2. "Official Community Plan Amendment Bylaw No. 2017-41" & Zoning Amendment Bylaw No. 2017-42" (102 Cossar Avenue)

The purpose of "OCP Amendment Bylaw No. 2017-41" is to amend "Official Community Plan Bylaw 2002-20" as follows:

Amend Schedule 'B' Future Land Use designation on Lot 4, District Lot 5 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District And Of District Lot 250 Similkameen Division Yale District Plan 3517, located at 102 Cossar Avenue, from HR (High Density Residential) to MR (Medium Density Residential).

The purpose of "Zoning Amendment Bylaw No. 2017-42" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 4 District Lot 5 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District And Of District Lot 250 Similkameen Division Yale District Plan 3517, located at 102 Cossar Avenue, from RD2 (Duplex Housing: Lane) to RM3 (Low Density Multiple Housing).

The applicant is proposing to construct a four unit town house development.

The Corporate Officer advised that one letter has been received since 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, on behalf of the applicant, available to answer any questions.

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. 2017-41" and "Zoning Amendment Bylaw No. 2017-42" was terminated at 6:11 p.m. and no new information can be received on this matter.

"Zoning Amendment Bylaw No. 2017-43" (602/640 Eckhardt Avenue W)

The purpose of "Zoning Amendment Bylaw No. 2017-43" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot A District Lots 2 and 4 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 35373, located at 602 Eckhardt Avenue West, and to Rezone Lot 1, District Lot 2, Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 7039, located at 640 Eckhardt Avenue West from C7 (Service Commercial) to CT1 (Tourist Commercial).

The applicant is proposing to construct a four storey, 95 room hotel.

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

DELEGATIONS

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

- Jackie Fredrick, representing development, spoke in support of the application, first hotel in Penticton since 1984, first time in over 20 years that a luxury brand is willing to come to Penticton. Parking problems won't be an issue, parking managed on site, only food and beverage to those staying in hotel for breakfast.
- Lynn Kelsey, Oakville Street, glad to see Casino staff parking issues have been taken care, spoke in support of the application.

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

- Judy Duvet, corner of Orchard and Caribou, parking on street is bad, asked for resident parking, is there anything that can be done about parking and foot traffic? Parking

makes street one lane.

- Sharon Devilin, Abbot Street, application is in conflict with draft Parks Master Plan, acquire additional property for parks.

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

- Casino General Manager, spoke in support of the application, synergy with casino, SOEC, and area. Brand name hotel to this area is great. Found staff parking closer to the SOEC on the corner of Eckhardt and channel parkway. Once lighting in place staff will begin using this location.

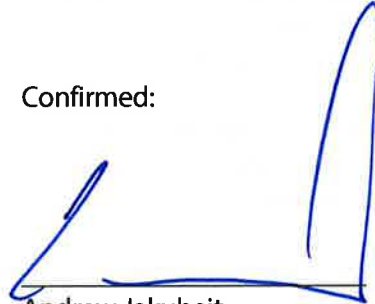
The public hearing for "Zoning Amendment Bylaw No. 2017-43" was terminated at 6:27 p.m. and no new information can be received on this matter.

Certified correct:



Dana Schmidt
Corporate Officer

Confirmed:



Andrew Jakubeit
Mayor