

Public Hearing

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

Tuesday, August 15, 2017
at 6:00 p.m.

- Present:** Mayor Jakubeit
Councillor Watt
Councillor Picton
Councillor Martin
Councillor Konanz
Councillor Sayeed
Councillor Sentes
- Staff:** Peter Weeber, Chief Administrative Officer
Mitch Moroziuk, General Manager of Infrastructure
Angela Campbell, Controller
Dana Schmidt, Corporate Officer
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. 2017-50 and Zoning Amendment Bylaw No. 2017-51. He 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.

The Corporate Officer read the opening statement and introduced the purpose of the bylaw. She then 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. She further indicated that the public hearing was advertised pursuant to the *Local Government Act*.

2. "Zoning Amendment Bylaw No. 2017-50" (1700/1706 Main Street)

The purpose of "Zoning Amendment Bylaw No. 2017-50" is to amend Zoning Bylaw No. 2017-08 as follows:

Add the following Site Specific provision to section 11.7.4: .3 In the case of Lot 8, District Lots 1997S and 3237S, Similkameen Division Yale District, Plan 4762 and That Part of Closed Road in District Lot 3237S, Similkameen Division Yale District, Shown as Parcel B (Plan B7772), Lying Adjacent to Lot 8, Plan 4762, located at 1700 and 1706

Main Street, the following uses shall be permitted: dwelling units, congregate housing, transitional housing and emergency shelter.

The applicant is proposing to convert the motel, through major renovation, into housing for those in need of mental health services, persons suffering from addictions and persons in housing crisis. The property is also intended to accommodate the City's homeless and emergency weather response shelters.

The Corporate Officer advised that 2 letters of concern, 1 letter of support and a staff memo 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.

- Tony Laing, Executive Director, Penticton & District Society for Community Living, spoke in support of the application. Staff on site 24 hrs day, restrictions on visitors, rules to be followed, vulnerability assessment tool, scoring system to monitor success.
- Brigit Kemp, Warren Avenue West, looked up CPTED, appears as though this proposal putting all under one roof? Is that the intent?

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

- Lynn Kelsey, Oakville Street, spoke in support of the application.

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

- Linda Sanke, Front Street, Brain Injury Society, spoke in support of this project.
- Ian Gerbrandt, Ellis Street, Penticton District Resources, 100 Homes Penticton, spoke in support of the application.
- Ann Howard, Regional Director, BC Housing, spoke in support of the project, focus on helping people become stable and heal, make sure they have a home. 42 more units will give 42 more people a place to call home.
- Gord Corner, Atkinson Street, live in a complex of 24 units, no one in our complex got a leaflet of the open house, everyone needs a place to stay, need drug centres in major communities, mental illness prevalent, take care in hospital like setting. Secrecy about this project, concerned about the location.
- Kevin Fraser, Summerland, Manager for Mental Health South Okanagan, spoke in support of the application. Housing first, committed to leasing space on the property to provide outreach services.

The public hearing for "Zoning Amendment Bylaw No. 2017-50" was terminated at 6:45 p.m. and no new information can be received on this matter.

3. "Zoning Amendment Bylaw No. 2017-51" (910, 920, 932, 946 Eckhardt Ave W)

The purpose of "Zoning Amendment Bylaw No. 2017-51" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot A, District Lot 366, Similkameen Division Yale District Plan 34986, located at 910 Eckhardt Avenue West from C8 (Vehicle Service Station) to CT1 (Tourist Commercial).

Rezone Lots 4-5-6, District Lot 366, Similkameen Division Yale District Plan 10670, located at 920, 932, 946 Eckhardt Avenue West from R2 (Small Lot Residential) to CT1 (Tourist Commercial).

Add the following site specific provisions to the CT1 Zone: 1) Notwithstanding the Subdivision and Development Regulations in Section 11.10.2, building height of 16.5m for the stair tower and 15m for principal roof is permitted and a maximum parcel coverage of 46.5% is permitted; and 2) Notwithstanding the parking requirements in Section 7.6, the required parking spaces shall be 0.9 spaces per room and 4 Class I Biking spaces and 2 Class II bicycle spaces shall be required.

The applicant is proposing to construct a four storey 75 suite hotel.

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.

- Joe Minten, JM Architecture Inc., available to answer any questions. It is 74 not 75 rooms.

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. 2017-51" was terminated at 6:49 p.m. and no new information can be received on this matter.

Certified correct:



Dana Schmidt
Corporate Officer

Confirmed:



Andrew Jakubeit
Mayor