

Public Hearing

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

Tuesday, September 19, 2017
at 6:00 p.m.

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

Staff: Dana Schmidt, Corporate Officer
Jim Bauer, Chief Financial Officer
Anthony Haddad, Director of Development Services
Mitch Moroziuk, General Manager of Infrastructure
Angie Collison, Deputy Corporate Officer

1. Call to order

Mayor Jakubeit called the public hearing to order at 6:01 p.m. for Official Community Plan Amendment Bylaw No. 2017-57, Zoning Amendment Bylaw No. 2017-58 and Zoning Amendment Bylaw No. 2017-59. 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 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*.

2. Official Community Plan Amendment Bylaw No. 2017-57 and "Zoning Amendment Bylaw No. 2017-58" (68 & 76 Roy Avenue)

The purpose of "Official Community Plan Amendment Bylaw No. 2017-57" is to amend Official Community Plan Bylaw No. 2002-20 as follows:

Amend Schedule 'B' Future Land Use designation for Lot 9, District Lot 115, Similkameen Division Yale District Plan 9176, located at 68 Roy Avenue and Lot 10, District Lot 115, Similkameen Division Yale District Plan 9176, located at 76 Roy Avenue, from LR (Low Density Residential) to MR (Medium Density Residential).

Amend Schedule 'H' Development Permit Area Map to include Lot 9, District Lot 115, Similkameen Division Yale District Plan 9176, located at 68 Roy Avenue and Lot 10, District Lot 115, Similkameen Division Yale District Plan 9176, located at 76 Roy Avenue, as General Multiple Family Development Permit Area.

The purpose of "Zoning Amendment Bylaw No. 2017-58" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 9, District Lot 115, Similkameen Division Yale District Plan 9176, located at 68 Roy Avenue and Lot 10, District Lot 115, Similkameen Division Yale District Plan 9176, located at 76 Roy Avenue, from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing).

The applicant is proposing to subdivide 68 & 76 Roy Avenue into three lots and construct two side-by-side duplexes on each lot.

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.

- Tony Giroux, Giroux Design Group, met with neighbours ahead of time and received valuable input from them. Neighbours asked not higher than two storeys and for plenty of trees. Parking concerns addressed with extra parking beyond what is required. Building has a traditional look, positive comments from neighbours.
- George Smith, Roy Avenue, attended presentation showing what proposed, those in attendance didn't want quite that density but considering development proposed accept that, concern was didn't want apartment building, want something to enhance residential neighbourhood, didn't want rentals. RM2 allows vacation rentals, don't want to see a big party street, want family residences, opposed to vacation rentals for these properties.

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.

- Tony Giroux, intent is to sell units, not intent to be vacation rentals, no way of knowing what will happen after sold.

The public hearing for "Official Community Plan Amendment Bylaw No. 2017-57" and "Zoning Amendment Bylaw No. 2017-58" was terminated at 6:13 p.m. and no new information can be received on this matter.

3. "Zoning Amendment Bylaw No. 2017-59" (342 & 346 Van Horne Street)

The purpose of "Zoning Amendment Bylaw No. 2017-59" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 8, Block 29, District Lot 202, Similkameen Division Yale District Plan 479, located at 342 Van Horne Street, and the north ½ of Lot 9, Block 29, District Lot 202, Similkameen Division Yale District Plan 479, located at 346 Van Horne Street from RD2 (Duplex Housing: Lane) to RM5 (Urban Residential).

The applicant is proposing to construct a dwelling unit in the rear of the property.

The Corporate Officer advised that no letters of concern 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.

- Alec Ruffange, purchased lot in July, rezoning to RM5 to enhance property and neighbourhood and increase rental units as they are in short supply.

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. 2017-59" was terminated at 6:15 p.m. and no new information can be received on this matter.

Certified correct:



Dana Schmidt
Corporate Officer

Confirmed:



Andrew Jakubeit
Mayor

