

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

Tuesday, October 17, 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  
Dana Schmidt, Corporate Officer  
Jim Bauer, Chief Financial Officer  
Mitch Moroziuk, General Manager of Infrastructure  
Blake Laven, Planning Manager  
Michael Hodges, Development Infrastructure 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. 2017-65, Official Community Plan Amendment Bylaw No. 2017-66, Zoning Amendment Bylaw No. 2017-67, Official Community Plan Amendment Bylaw No. 2017-68, Zoning Amendment Bylaw No. 2017-69 and Zoning Amendment Bylaw No. 2017-70. 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. "Zoning Amendment Bylaw No. 2017-65" (461 Eckhardt Avenue West)**

The purpose of "Zoning Amendment Bylaw No. 2017-65" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 12, District Lot 4, Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 937, located at 461 Eckhardt Avenue West from RS2 to (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

The applicant is proposing to construct two duplexes – one fronting Eckhardt Avenue West and the other fronting the lane.

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.

- Tony Giroux, Giroux Design Group, representing developer, asking variance on side setbacks, reduction in landscape is to place trees in different spots rather than side yard. No negative feedback from the neighbourhood.

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.

- No one spoke.

The public hearing for “Zoning Amendment Bylaw No. 2017-65” was terminated at 6:06 p.m. and no new information can be received on this matter.

### 3. “Official Community Plan Amendment Bylaw No. 2017-66” and “Zoning Amendment Bylaw No. 2017-67” (641 Winnipeg Street)

The purpose of “Official Community Plan Amendment Bylaw No. 2017-66” is to amend Official Community Plan Bylaw No. 2002-20 as follows:

Amend Schedule ‘B’ Future Land Use designation for Lot 7, District Lot 4 Similkameen Division Yale District Plan 804, located at 641 Winnipeg Street from LR (Low Density Residential) to MR (Medium Density Residential).

The purpose of “Zoning Amendment Bylaw No. 2017-67” is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 7, District Lot 4 Similkameen Division Yale District Plan 804, located at 641 Winnipeg Street, from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

The applicant is proposing to construct two duplexes – one fronting Winnipeg Street and the other fronting the lane.

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, approached project differently, held open house before started planning. 20 neighbours attended, they want to see no more than two storeys, prefer two duplexes over one town house. Important to keep trees, added extra, Victorian style and no basement suites. Vehicle access is from the back.
- Percy Schuurman, Winnipeg Street, was not at meeting, concerns with parking, opposed to addition parking on Winnipeg Street. Concerned with garbage pickup.

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 "Official Community Plan Amendment Bylaw No. 2017-66" and "Zoning Amendment Bylaw No. 2017-67" was terminated at 6:17 p.m. and no new information can be received on this matter.

#### 4. "Official Community Plan Amendment Bylaw No. 2017-68" and "Zoning Amendment Bylaw No. 2017-69" (681 Winnipeg Street)

The purpose of "Official Community Plan Amendment Bylaw No. 2017-68" is to amend Official Community Plan Bylaw No. 2002-20 as follows:

Amend Schedule 'B' Future Land Use designation for Lot 11, District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 804, located at 681 Winnipeg Street, from LR (Low Density Residential) to MR (Medium Density Residential).

The purpose of "Zoning Amendment Bylaw No. 2017-69" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 11, District Lot 4 Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District Plan 804, located at 681 Winnipeg Street, from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

The applicant is proposing to construct two duplexes – one fronting Winnipeg Street and the other fronting the lane.

The Corporate Officer advised that a letter of support has 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 Giroux, Giroux Design Group, not asking for parking variances.
- Donna Ortiz, Winnipeg Street, concerned with parking in back and buffer zone, narrow passages between houses, concerned about fire, realize we need housing, adding ten cars to our lane way, two cars to each home, where is garbage going?

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

- Debbie Schuurman, Winnipeg Street, OCP change apply to 600 block? Concerned with parking and garbage pick-up, creating a nightmare by passing this.

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

- Tony Giroux, Giroux Design Group, setback on sides, fire prevention, complies with BC building code.
- Nadia Bird, Eckhardt Avenue West, two storey high, can we look at parking under and build higher?

The public hearing for "Official Community Plan Amendment Bylaw No. 2017-68" and "Zoning Amendment Bylaw No. 2017-69" was terminated at 6:32 p.m. and no new information can be received on this matter.

#### 5. "Zoning Amendment Bylaw No. 2017-70" (1273 Government Street)

The purpose of "Zoning Amendment Bylaw No. 2017-70" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 63, District Lot 250 Similkameen Division Yale District, Plan 881, located at 1273 Government Street from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

The applicant is proposing to construct a 4-unit townhouse.

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.

- Tony Giroux, Giroux Design Group, available to answer any questions. Ample trees to provide privacy screening.
- George Stobren, Bennett Avenue, asked about parking, short fence exists, what is plan for fence height? Privacy for tenants would be nice, not upset to see current property go. Requested fence installed pre-construction to keep noise down. Parking always a problem, concerned with room for garbage can pick up.
- Rose-Marie Gour, Bennett Avenue, in site line of front yard, should be duplex zoning, OCP should rethink parking issue. Each house needs two spots, underground doesn't look pleasing either, park on property, my house value will decrease.

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, Giroux Design Group, developer agrees to put fence up early in the process. This project meets the requirements of the OCP.

The public hearing for "Zoning Amendment Bylaw No. 2017-70" was terminated at 6:49 p.m. and no new information can be received on this matter.

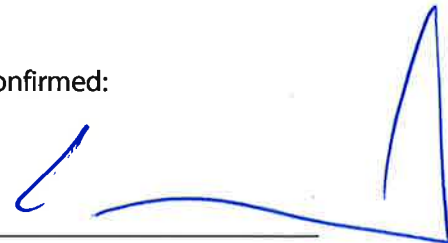
Certified correct:



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Dana Schmidt  
Corporate Officer

Confirmed:



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Andrew Jakubeit  
Mayor

