

Public Hearing

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

Tuesday, February 20, 2018
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
Ian Chapman, City Engineer
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. 2018-03, Zoning Amendment 2018-04, Official Community Plan Amendment Bylaw No. 2018-05 and Zoning Amendment Bylaw No. 2018-06. 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. 2018-03" (450 Martin Street)

The purpose of "Zoning Amendment Bylaw No. 2018-03" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot A, District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District and District Lot 202, Similkameen Division Yale District, Plan KAP90148, located at 450 Martin Street from CD1 Comprehensive Development (400 Martin Street) to C5(Urban Centre Commercial) and Remove 14.1 CD1 -

Comprehensive Development (400 Martin Street) in its entirety from Zoning Bylaw No. 2017-08.

Staff are recommending rezoning 450 Martin Street to revert the property back to the previous zoning, lower the height of any future proposal on the property to a maximum of 10 storeys and remove the CD zone from Zoning Bylaw No. 2017-08.

The Corporate Officer advised that one letter of support has been received since 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.

- No one spoke.

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.

- Cal Meiklejohn, thanked Council on applicant's behalf.

The public hearing for "Zoning Amendment Bylaw No. 2018-03" was terminated at 6:04 p.m. and no new information can be received on this matter.

3. "Zoning Amendment Bylaw No. 2018-04" (799 Martin Street)

The purpose of "Zoning Amendment Bylaw No. 2018-04" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot A District Lot 202 Similkameen Division Yale District Plan 1557, located at 799 Martin Street from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing).

The applicant is proposing to construct three 3-unit townhomes for a total of nine new units.

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.

- Dave Harper, applicant, family developer, spoke in support of the application.

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

- Marshall Neufeld, Eckhardt Avenue, realtor, live in area, smaller lot but similar density to

other developers, good addition to area, 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. 2018-04" was terminated at 6:10 p.m. and no new information can be received on this matter.

4. **Official Community Plan Amendment Bylaw No. 2018-05 and "Zoning Amendment Bylaw No. 2018-06" (240 Riverside Drive, 251 Wylie Street, 1140 Burnaby Avenue)**

The purpose of "Official Community Plan Amendment Bylaw No. 2018-05" is to amend Official Community Plan Bylaw No. 2002-20 Schedule 'B' Future Land Use designation as follows:

- a) Lot 1, District Lot 366, Similkameen Division Yale District Plan 10541, located at 240 Riverside Drive from TC (Tourist Commercial) to MR (Medium Density Residential);
- b) Lot 1, District Lot 366, Similkameen Division Yale District Plan 14177, located at 1140 Burnaby Avenue from TC (Tourist Commercial) to MR (Medium Density Residential);
- c) Lot 2, District Lot 366, Similkameen Division Yale District Plan 14177 located at 251 Wylie Street from TC (Tourist Commercial) to MR (Medium Density Residential).

The purpose of "Zoning Amendment Bylaw No. 2018-06" is to amend Zoning Bylaw No. 2017-08 as follows:

- a) Rezone Lot 1, District Lot 366, Similkameen Division Yale District Plan 10541, located at 240 Riverside Drive and Lot 2, District Lot 366, Similkameen Division Yale District Plan 14177 located at 251 Wylie Street from CT2(Campground Commercial) to RM3 (Medium Density Multiple Housing).
- b) Rezone Lot 1, District Lot 366, Similkameen Division Yale District Plan 14177, located at 1140 Burnaby Avenue, identified in Schedule A of this bylaw, from CT1(Tourist Commercial) to RM3(Medium Density Multiple Housing).

The applicant is proposing a 35-unit townhouse development.

The Corporate Officer advised that 1 letter 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.

- Ewen Stewart, representing owner of property, this project is on entrance to downtown and has walkability. Spoke in support of the application.
- Lynn Kelsey, Oakville Street, asked if subject to incentive zones.

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

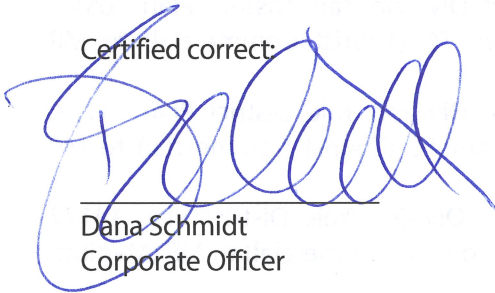
- No one spoke.

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. 2018-05" and "Zoning Amendment Bylaw No. 2018-06" was terminated at 6:21 p.m. and no new information can be received on this matter.

Certified correct:



Dana Schmidt
Corporate Officer

Confirmed:



Andrew Jakubeit
Mayor