

## Public Hearing

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

Tuesday, May 22, 2018  
at 6:00 p.m.

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

**Staff:** Jim Bauer, Chief Financial Officer  
Peter Weeber, Chief Administrative Officer  
Ian Chapman, City Engineer  
Anthony Haddad, Director of Development Services  
Dana Schmidt, Corporate Officer  
Blake Laven, Planning Manager  
Angie Collision, 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. 2018-29, Zoning Amendment Bylaw No. 2018-26, Zoning Amendment Bylaw No. 2018-27, Official Community Plan Amendment Bylaw No. 2018-28 and Zoning Amendment 2018-30. 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 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. 2018-29" (179 Green Avenue West)

The purpose of "Zoning Amendment Bylaw No. 2018-29" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 3 District Lot 116, Similkameen Division Yale District, Plan 4725, Except Plan KAP78868 located at 179 Green Avenue West from RD1 (Duplex Housing) to RM2 (Low Density Multiple Housing).

The applicant is proposing to develop a 52 unit supported residential housing development that will be consolidated with the neighboring property at 2872 Skaha Lake Road.

The Corporate Officer advised that two letters of opposition were 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.

- Ann Howard, BC Housing, provided a PowerPoint outlining other modular supportive housing initiatives and data addressing homelessness in the Okanagan.
- Bob Hughes, ASK Wellness Society, operates Fairhaven site and this new project. Believe in the approach BC Housing and government have taken.
- Metric Modular, working on project, building project here in factory in Penticton. Modular building, scheduled for August 20 of this year, can finish by end of December to move tenants in before winter.
- Mike Biden, Green Avenue, neighbourhood has done due diligence, cleaned up needles, garbage, had trouble driving vehicles in front of place. With schools and kids walking in area, fearful of adding another 52 into high density complex. What happens to value of our condo? What happens to vehicles parked on Green Avenue if they get damaged? Is City or BC housing going to pay for that? Not fair to our neighbourhood to add, already doing what we need to do as a community.
- Charlie Belshrum, Green Avenue, moved here year ago, wouldn't have picked this spot, traffic concerns, trash, don't think improves area, we have enough in our neighbourhood.
- Dennis Ebner, Green Avenue, discuss rezoning, not low density, 52 units is high density, feel area becoming saturated with low income housing, mix of schools and senior homes not conducive to neighbourhood, need a bigger site.
- Bernie Raddick, walk every day to the mall, pushed off sidewalk when passing by, worried about schools and vulnerable children and seniors, concerned about the location.
- Janet Bertrand, read out two letters of support from Katrina McGowan, Access Centre, and Sharon Singbush, resident of BC Housing.
- Brigid Kemp, Warren Avenue West, encouraged Council to make smart decisions for the entire community.
- Lucille Belshrum, Green Avenue, concerned about schools and seniors, how many are coming from prison to here, what about families and single parents, why don't they go to work if they can go to work, don't think right spot.
- Grace Greyeyes, think about people who need a place to live, get homeless off the street and give them some dignity.
- David False, Skaha Sunrise, resident, do what we can to clean up area we live in, never seen needles from residents, ask Council to put themselves in our shoes if they lost a job or business and ended up on the street, how would you feel?
- Rick Thorpe, Finnerty Road, issue not about homelessness, why build facility in school zone? BC Housing can find another alternative, we know traffic on Green Avenue, enough challenges in area now. Surely BC Housing and the City can find another location to serve the needs of those who need it. Consultation process not working, should receive full disclosure of services located and future anticipated services on site. Tighten up security, key fob not going to work.

- Tony Lang, Baskin Street, as a parent I have no problem supporting this new complex. As a professional, support this development.
- Debbie Scarborough, SOWINS, work with homeless, learned from Fairhaven, ASK Wellness has an incredible reputation, give them a chance. Imagine having 24 hr support and a place to live. Ask Council to support this initiative.
- Andrea Turner, social worker, Kinney Avenue, spoke in support of the application, shocked had to come and speak in favour.
- Lynn Allen, resident of south end of town, let's not forget other types of homeless, seniors and working poor. Need to take care of people struggling with addictions. Take more time to think about who we need to help. Limited space to build housing.
- Linda Sankey, Quebec Street, Brain Injury Society, location of existing housing on Westminster has had zero complaints about clients living in building, it is a positive example.
- Reanna Madio, United Way, spoke in support of application and housing model put forward. Housing is a key step, ASK Wellness has a great track record in other communities. Evidence shows housing is effective. Our community needs these 52 units. Move our most vulnerable from homeless to possibility.
- Ross Goodwin, Dauphin Park, here to attest to problems Fairhaven imposed on our park. Crossing boundaries and breaking fences. Lives already impacted, now another facility proposed. Calmed down now but still some problems with people accessing park. If new project goes ahead, what problems do they have, where are they going to hang out?
- Kevin Fraser, manager of mental health for Interior Health, encouraged by progress BC housing is making with this project. Hope Council will make a wise decision. Interior Health will be working closely with BC housing and ASK Wellness to makes sure right type of services are provided to the housing complex.
- Gary Graham, Green Avenue, live directly across, we need another facility but location is the issue. Skaha Sunrise and Fairhaven is a lot of concentration in one area, density is an issue.

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

- Patricia Dobrich, with access to services was able to overcome and get on my feet. Went back to school, raise children, got support. Now run successful business. Believe in supporting others, beyond compassion its understanding.
- Laurie Goodwin, manage Dauphin Park, we felt negative impact, not over, not sure how having more drug addicts in area is going to make things better for residents.
- Sheila Findley, was homeless in Toronto, no support services. Work for BC Housing today, can't expect change if you don't have housing.

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

- Brigid Kemp, Warren Avenue West, worked in various forms of supportive housing, do what is best and provide housing for those who need it.
- Kenneth Scott, Forestbrook Drive, site coordinator, assumption all destitute and problematic that have chronic addictions. Needs to be balance, have seen the journey to wellness and not all will get there on the first try. Seen monumental growth, it's important to recognize it's not the same for everyone, everyone not the same either.
- Rick Thorpe, not against helping homeless, talking about location. Negative impact on children, students, seniors and other people. Challenge BC Housing to find a creative solution and better site that is suited for our community.
- Ann Howard, BC Housing, tonight is about the homeless, consolidate the site and serve that population, housing first.

- Bob Hughes, for the first time the province is committing two staff on site, confident we can do this on this site recognizing impact to area residents.

The public hearing for "Zoning Amendment Bylaw No. 2018-29" was terminated at 8:18 p.m. and no new information can be received on this matter.

**3. "Zoning Amendment Bylaw No. 2018-26" (500 & 512 Gahan Avenue)**

The purpose of "Zoning Amendment Bylaw No. 2018-26" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lots 30 and 31, District Lot 202, Similkameen Division Yale District Plan 1122, located at 500 & 512 Gahan Avenue from R2 (Small Lot Residential) to RM5 (Urban Residential).

The applicant is proposing to construct a 4-unit townhouse development with suites (8 units total).

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.

- 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.

- No one spoke.

The public hearing for "Zoning Amendment Bylaw No. 2018-26" was terminated at 8:20 p.m. and no new information can be received on this matter.

**4. "Zoning Amendment Bylaw No. 2018-27" and "Official Community Plan Amendment Bylaw No. 2018-28" (201 Penticton Avenue)**

The purpose of "Zoning Amendment Bylaw No. 2018-27" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 31, Block 1, District Lot 250, Similkameen Division Yale District Plan 812, located at 201 Penticton Avenue from R2 (Small Lot Residential) to RD1 (Duplex Housing).

The purpose of "Official Community Plan Amendment Bylaw No. 2018-28" is to amend Official Community Plan Bylaw No. 2002-20 as follows:

Amend Schedule 'H' Development Permit Area Map to include Lot 31, Block 1 District Lot 250, Similkameen Division Yale District Plan 812, located at 201 Penticton Avenue.

The applicant is proposing a side by side duplex with suites in each unit.

The Corporate Officer advised that one letter 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.

- Chris Brass, Penticton Avenue, spoke in support of the application.

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. 2018-27" and "Official Community Plan Amendment Bylaw No. 2018-28" was terminated at 8:23 p.m. and no new information can be received on this matter.

### **5. "Zoning Amendment Bylaw No. 2018-30" (1273 Edgewood Drive)**

The purpose of "Zoning Amendment Bylaw No. 2018-30" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 9, District Lot 250, Similkameen Division Yale District, Plan 6748, located at 1273 Edgewood Drive from R2 (Small Lot Residential) to R3 (Small Lot Residential: Lane)

The applicant is proposing to subdivide the lot to develop 2 single family lots with lane access.

The Corporate Officer advised that 2 letters have 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.

- Trevor Obie, building one of the homes on the lots, will be permanent residence, opportunity to build single family home. Less than 2000 square feet each.

- Lila Parsons, Edgewood Drive, spoke in opposition to the application.

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

- Nicole Nemuchek, Edgewood Drive, all the houses have large lots, if homes look like concept not a fan of the look, not a fan of carriage houses. Like neighbourhood way it is.

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

- Karen Guhagen, Kensington Street, support densification, existing house is not desirable, support the application.
- Len Nemuchek, Edgewood Drive, zoning allows for carriage house and possible eight cars, no parking in back.

The public hearing for "Zoning Amendment Bylaw No. 2018-30" was terminated at 8:42 p.m. and no new information can be received on this matter.

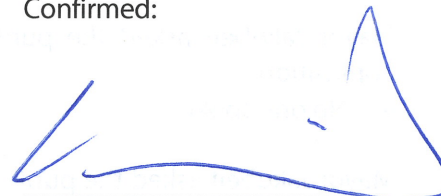
Certified correct:



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Dana Schmidt  
Corporate Officer

Confirmed:



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Andrew Jakubeit  
Mayor