

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

Tuesday, June 19, 2018  
at 6:00 p.m.

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

**Absent:** Councillor Sayeed  
Councillor Martin

**Staff:** Peter Weeber, Chief Administrative Officer  
Dana Schmidt, Corporate Officer  
Jim Bauer, Chief Financial Officer  
Mitch Moroziuk, General Manager of Infrastructure  
Anthony Haddad, Director of Development Services  
Blake Laven, Planning Manager  
Angie Collison, Deputy Corporate Officer

1. **Call to order**

Mayor Jakubeit called the public hearing to order at 6:02 p.m. for Zoning Amendment Bylaw No. 2018-44, Zoning Amendment Bylaw No. 2018-45, Zoning Amendment Bylaw No. 2018-36, Official Community Plan Amendment Bylaw No. 2018-38 and Zoning Amendment Bylaw No. 2018-39. 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 and related DVP 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. 2018-44" (783 Martin Street)**

The purpose of "Zoning Amendment Bylaw No. 2018-44" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot A, District Lot 202, Similkameen Division Yale District Plan 899, located at 783 Martin Street from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing).

The applicant is proposing to construct a four-unit townhouse and a three-unit townhouse for a total of seven units.

The Corporate Officer advised that two 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.

- Jamie Harper, applicant, there will be enough room for 6 ft. tree, patio and amenity space makes homes more useable. Hard space area on north side of house, won't be visible from the street. Storm water management can be dealt with on site. Could decrease area hard surface with artificial grass and reduce patio size if necessary.
- Chris Forester, Martin Street, will be sandwiched between two town house complexes, would like 799 Martin Street to go through first and see if it is successful with the increase of 9 homes to the area.
- Karen Forester, Martin Street, owner of the sandwiched property, concerned with potential run off from adjoining properties. Hard surface means more heat and will dry out vegetation. Would like duplexes not town houses. Noise will increase from traffic, people and pets. Would like a solid privacy fence between properties and shrubs.
- Brigid Kemp, Warren Avenue West, asked for clarity about development.
- Joe Mackie, Scott Avenue, concerned for residents in between two properties, suggest postpone rezoning plan.
- Lynn Kelsey, Oakville Street, wouldn't want to be sandwiched between two projects, need to see if one works, don't think anyone wants higher density at expense of someone else, neighbourhoods need to stay viable, Cement foot print is taking up green space.

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

- Jamie Harper, water runoff from property will to be addressed and managed, 3 storey homes not apartment building. It will be a solid privacy fence between property and a landscape buffer.

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

- Joe Mackie, Scott Ave, why won't the developer buy the house in the middle?
- Jamie Harper, had discussions with Foresters.

The public hearing for "Zoning Amendment Bylaw No. 2018-44" was terminated at 6:32 p.m. and no new information can be received on this matter.

## 2. "Zoning Amendment Bylaw No. 2018-45" (456 Main Street)

The purpose of "Zoning Amendment Bylaw No. 2018-45" is to amend Zoning Bylaw No. 2017-08 as follows:

By adding the following site specific provisions to section 11.5.4:

.9 In the case of Lot 9, Block 15, DL 202, SDYD, Plan 269, located at 456 Main Street, one dwelling unit on the first storey behind the commercial space shall be permitted.

The applicant is proposing convert the back half of the one-store commercial building into a one-bedroom residential dwelling unit.

The Corporate Officer advised that 1 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.

- Phil Locke, applicant, spoke in support of the application.
- Lynn Kelsey, Oakville Street, an apartment in downtown is helpful, concerned with basement area in the back.
- Phil Locke, basement is of no value to renter, retailer could use as storage.

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. 2018-44" was terminated at 6:40 p.m. and no new information can be received on this matter.

### **3. "Zoning Amendment Bylaw No. 2018-36" (RD3 Zone – Residential Infill)**

The purpose of "Zoning Amendment Bylaw No. 2018-36" is to amend Zoning Bylaw No. 2017-08 as follows:

By adding to Chapter 10 – Urban Residential Zones, Section 10.12 RD3 – Residential Infill.

The City of Penticton is proposing a new zone to address some of the recent trends of development in the City. The zone allows for up to three dwelling units on small sized urban serviced lots.

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.

- Dennis O’Gorman, Pharrell Street, asked questions about criteria and what the tests are around high density and what can be accommodated.

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.

- Donna Richie, Abbott Street, appreciate the 55% lot coverage, less heavy in buildings.

The public hearing for "Zoning Amendment Bylaw No. 2018-36" was terminated at 6:46 p.m. and no new information can be received on this matter.

4. **"Official Community Plan Amendment Bylaw No. 2018-38" and Zoning Amendment Bylaw No. 2018-39 (157 Abbott Street/198 Van Horne Street)**

The purpose of "Official Community Plan Amendment Bylaw No. 2018-38" is to amend Official Community Plan Bylaw No. 2002-20 as follows:

Amend Schedule 'B' Future Land Use designation for Lot A, District Lot 202, Similkameen Division Yale District, Plan KAP81594, located at 157 Abbott Street and Lot 1, District Lot 202, Similkameen Division Yale District, Plan KAP86539 located at 198 Van Horne Street from HR (High Density Residential) to MR (Medium Density Residential) and to amend Schedule 'H' Development Permit Area Map and include Lot A, District Lot 202, Similkameen Division Yale District, Plan KAP81594, located at 157 Abbott Street and Lot 1, District Lot 202, Similkameen Division Yale District, Plan KAP86539 located at 198 Van Horne Street, in the General Multiple Family Development Permit Area.

The purpose of "Zoning Amendment Bylaw No. 2018-39" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot A, District Lot 202, Similkameen Division Yale District, Plan KAP81594, located at 157 Abbott Street and Lot 1, District Lot 202, Similkameen Division Yale District, Plan KAP86539, located at 198 Van Horne Street, from RM4 (Medium Density Multiple Housing) to RD3 (Residential Infill).

The applicant intends to subdivide 157 Abbott Street into 11 lots with the intention of developing up to 3 dwelling units per lot comprised of either a single detached dwelling or a duplex with a secondary suite and/or a carriage house. The maximum number of dwelling units on the development site is 33 units.

The Corporate Officer advised that one letter and a petition 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.

- James Ludvigson, Van Horne, want to leave the area as high density, shoots down possible project like building he lives in now. Asking council to reconsider, perfect area for limited income and accessible homes.

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

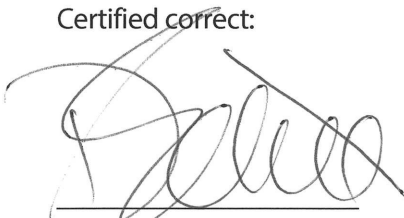
- Donna Richie, Abbott Street, appreciative of architecture, keep in mind accessibility, is it part of their vision?
- Michael John Cox, Abbott Street, lived there 11 years, happy about development, spoke in support of application.
- Donna Richie, like the green space the developer is proposing.

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

- No one spoke.

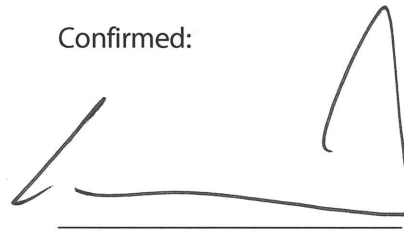
The public hearing for "Official Community Plan Amendment Bylaw No. 2018-38" and "Zoning Amendment Bylaw No. 2018-39" was terminated at 7:00 p.m. and no new information can be received on this matter.

Certified correct:



Dana Schmidt  
Corporate Officer

Confirmed:



Andrew Jakubeit  
Mayor

