

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

**Tuesday, December 4, 2018**  
**at 6:00 p.m.**

- Present:** Mayor Vassilaki  
Councillor Bloomfield  
Councillor Kimberley  
Councillor Regehr  
Councillor Robinson  
Councillor Sentes  
Councillor Watt
- Staff:** Peter Weeber, Chief Administrative Officer  
Angie Collison, Corporate Officer  
Laurie Darcus, Director of Corporate Services  
Anthony Haddad, Director of Development Services  
Jim Bauer, Chief Financial Officer  
Blake Laven, Planning Manager  
Caitlyn Anderson, Deputy Corporate Officer

**1. Call to order**

Mayor Vassilaki called the public hearing to order at 6:02 p.m. for Zoning Amendment Bylaws No. 2018-76, No. 2018-77, No. 2018-78 and No. 2018-79. 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 development variance permits 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. 2018-76" (909 Government Street)**

The purpose of "Zoning Amendment Bylaw No. 2018-76" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 4, District Lot 249, Similkameen Division Yale District Plan 3392, located at 909 Government Street, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

The applicant is proposing to construct two side-by-side duplexes.

The Corporate Officer advised that no letters have been received since the printing of the agenda.

### **DELEGATIONS**

Mayor Vassilaki asked the public for the first time if anyone wished to speak to the application.

- No one spoke.

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

- No one spoke.

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

- Mick Giroux, Giroux Design Group, representing developer, can answer any questions if required.

The public hearing for "Zoning Amendment Bylaw No. 2018-76" was terminated at 6:09 p.m. and no new information can be received on this matter.

### **3. "Zoning Amendment Bylaw No. 2018-77" (931 Government Street)**

The purpose of "Zoning Amendment Bylaw No. 2018-77" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 3, District Lot 5, Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3392, located at 931 Government Street, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

The applicant is proposing to construct two side-by-side duplexes.

The Corporate Officer advised that no letters have been received since the printing of the agenda.

### **DELEGATIONS**

Mayor Vassilaki asked the public for the first time if anyone wished to speak to the application.

- Joanne Pearson, Government Street, lives across the alley, concerned about garbage, recycle, and yard waste pickup in alleyway, increase in vehicle traffic, current building and environmental concerns, and demolition permits done correctly.
- Trevor Kane, Chase Valley, with the demolition company, confirms it will not be coming down earlier than expected and will get the required permits.
- Mick Giroux, Giroux Design Group, addressing garbage pickup, and the height of the building.

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

- Mick Giroux, Giroux Design Group, mentioning garbage pickup isn't an issue for this particular project but an overall issue. As well more people will do more shovelling to clear the lane way.

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

- Lynn Kelsey, Oakville Street, mapping out six meters for visual perspective.

The public hearing for "Zoning Amendment Bylaw No. 2018-77" was terminated at 6:39 p.m. and no new information can be received on this matter.

#### **4. "Zoning Amendment Bylaw No. 2018-78" (1473 Government Street)**

The purpose of "Zoning Amendment Bylaw No. 2018-78" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 10, District Lot 250, Similkameen Division Yale District Plan 6505, located at 1473 Government Street from R1 (Large Lot Residential) to RM3 (Medium Density Multiple Housing).

The applicant is proposing to construct an 18-unit apartment building comprised primarily of two-bedroom units.

The Corporate Officer advised that two letters of concern have been received since the printing of the agenda and distributed to Council.

#### **DELEGATIONS**

Mayor Vassilaki asked the public for the first time if anyone wished to speak to the application.

- Ms. Babakaiff, Balfour Street, concerned with rainwater, the current drain will not be big enough to hold the water, parking concerns in the alleyway, and snow removal is a concern.

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

- Jacqueline Stewart, owns a Medical Office Carmi Avenue, many of her patients have mobility issues and the alleyway is the only access to her office and parking lot. Concerned with speed and excessive traffic in the alleyway.

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

- Bill Cutler, Balfour Street, across alley from proposed development, concerns with access, including snow removal, drain issues, upgrade required of alleyway, suggestion of having traffic north to south only in the alleyway.
- Kim Cotter, owner of 1473 Government Street, the building is an asset to the City and will improve the neighbourhood, and people can walk to work.
- Bill Cutler, Balfour Street, concerned of height line of the building.

- Resident of Penticton Avenue, on behalf of daughter who lives on Government Street, concerned with driving and speeding on Duncan Street and people being hit. Snow removal issue, traffic study done? If this is approved, then more applications will be completed and more apartment buildings will be constructed in the neighbourhood. Concerned with construction of trucks and excavating for underground parking.
- Kim Cotter, owner of 1473 Government Street, said no neighbourhood consultation has been done as the City was sending out notices.
- Robert Kirkpatrick, on behalf of Jacqueline Stewart, concerned with time line of closures of alleyway and roads.
- Lynn Kelsey, Oakville Street, request of pictures and a visual of the property during Public Hearings.

The public hearing for "Zoning Amendment Bylaw No. 2018-78" was terminated at 7:10 p.m. and no new information can be received on this matter.

**5. "Zoning Amendment Bylaw No. 2018-79" (463 Wade Avenue East)**

The purpose of "Zoning Amendment Bylaw No. 2018-79" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 15, District Lot 202, Similkameen Division Yale District Plan 933, located at 463 Wade Avenue East, from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

The applicant is proposing to construct a four-unit townhouse development.

The Corporate Officer advised that no letters have been received since the printing of the agenda.

**DELEGATIONS**

Mayor Vassilaki asked the public for the first time if anyone wished to speak to the application.

- No one spoke.

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

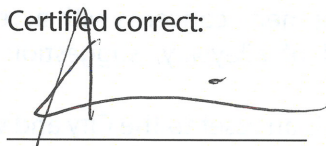
- No one spoke

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

- No one spoke.

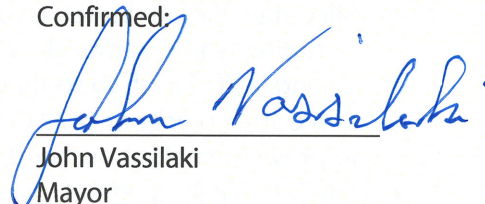
The public hearing for "Zoning Amendment Bylaw No. 2018-79" was terminated at 7:12 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison  
Corporate Officer

Confirmed:



John Vassilaki  
Mayor