



Minutes

penticton.ca

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

Tuesday, February 19, 2019
at 6:00 p.m.

- Present:** Mayor Vassilaki
Councillor Bloomfield
Councillor Kimberley
Councillor Regehr
Councillor Robinson
Councillor Sentes
Councillor Watt
- Staff:** Laurie Darcus, Director of Corporate Services
Angie Collison, Corporate Officer
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 6:00 p.m. for Official Community Plan Amendment Bylaw No. 2019-04. 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 and related development variance permit. She then 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. She further indicated that the public hearing was advertised pursuant to the *Local Government Act*.

2. "Official Community Plan Amendment Bylaw No. 2019-04" (24 Front Street)

The purpose of "Official Community Plan Amendment Bylaw No. 2019-04" is to amend Official Community Plan Bylaw No. 2002-20 as follows:

Amend Section 2.1.2 The Downtown and Urban Villages to include "A five storey high density format would be an option in the Downtown Commercial (DC) designated area of 24 Front Street." Lot 20, Block 5, District Lot 202, Similkameen Division Yale District, Plan 269, Except Plan KAP81855, Lot 20A, District Lot 202, Similkameen Division Yale District, Plan 1067, Except Plans

B262 and KAP81855 and That Part of Lot 20A Shown on Plan B262, District Lot 202, Similkameen Division Yale District, Plan 1067, Except Plan KAP81855.

The applicant is proposing to construct a five-storey mixed-use building.

The Corporate Officer advised that eight letters of concern has 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.

- Cal Meiklejohn, architect of Meiklejohn Architectural Design Studio Inc, provided Council with an overview of the proposed five storey building.

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

- Randy Manuel, Westview Drive, former Museum Curator, not in support of the application, provided Council with the history of the area.

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

- Lynn Kelsey, Oakville Street, provided a PowerPoint of historical images, concerns with the façade.
- Janette Beaven, Front Street, kept up the look of the historical building for 12 Front Street, 24 Front Street is huge, black shutters present an unfortunate view, could be nice behind but it's not presented nicely from the front. Buildings look different from aerial view compared to sidewalk view. Too modern and too tall for Front Street.
- Brigid Kemp, Warren Avenue Street, would like something that fits in.
- Martin Stevenson, Vancouver Avenue, built two buildings on Front Street, wants character and history of colourful Front Street. How does it relate and wants to continue the gas town history.
- Peter Achem, Front Street, lived at Empress Theatre for seven years, height of the building is a concern, three stories is the limit and how did they get to five stories, concerned about heritage, viability is a weak argument. None of the neighbours were approached by the developers or the architect. Parking is an issue downtown. Losing parking stalls beside the building.
- Gary Denton, Kendall Crescent, owns 25 Front Street, five stories is too high, keep to three. Viability is not good planning criteria.
- Katie Leroux, Haywood Street, only lived in Penticton for one year, like modern theme and five stories would be necessary for the future.
- Cal Meiklejohn, architect of Meiklejohn Architectural Design Studio Inc, good addition to Front Street, and Front Street is ready for a new building.
- Gary Denton, Kendall Crescent, owns 25 Front Street, downtown plan 2012, form and scale is three storey buildings, retain the integrity of heritage downtown.
- Rick Larsen, Front Street, owner of subject property, consider front street home, needs new fresh direction, addressed five stories by stepping back, adjusted side view, adds character to side view and lighting for walkway that ties Front Street to Backstreet Boulevard.
- Peter Achem, Front Street, jogs on the south side to break it up, are they going to terrace my building up.
- Dennis O'Gorman, Ferrell Street, future of Front Street is heritage or just a regular street.

- Lynn Kelsey, Oakville Street, Official Community Plan draft is coming forward, disagree with five, three is plenty.
- Randy Manuel, West View Drive, Mr. Wilson's presentation, corrected Schubert's landing is Wades landing.

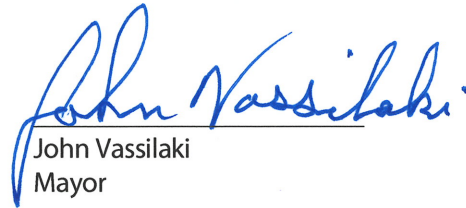
The public hearing for "Official Community Plan Amendment Bylaw No. 2019-04" was terminated at 7:22 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



John Vassilaki
Mayor