



# Minutes

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

**Tuesday, September 1, 2020**  
**at 6:00 p.m.**

**Present:** Deputy Mayor Regehr  
Councillor Bloomfield  
Councillor Robinson  
Councillor Sentes  
Councillor Watt

**Regrets:** Mayor Vassilaki  
Councillor Kimberley

**Staff:** Donny van Dyk, Chief Administrative Officer  
Angie Collison, Corporate Officer  
Blake Laven, Director of Development Services

**1. Call to order**

Deputy Mayor Regehr called the public hearing to order at 6:00 p.m. for Zoning Amendment Bylaw No. 2020-33.

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 bylaw 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. 2020-33" (425 Douglas Avenue)**

The purpose of "Zoning Amendment Bylaw No. 2020-33" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 2 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 6549, located at 425 Douglas Avenue, from R2 (Small Lot Residential) zone to RD2 (Duplex Housing: Lane).

The applicant is proposing to subdivide the subject property to create two lots, in order to provide a broader range of future development options.

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

### DELEGATIONS

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

- Tony Giroux, represent owners, available to answer questions.
- Jeff Cowling, applicant, spoke in support of the application.
- Robin Robertson, Conklin Avenue, desirable area to live in with larger lots, low or no front fences, proposing four homes when one or two was permissible, request that Council deny the application to rezone and subdivide and that Council direct staff to stop accepting applications for more.
- Margret Newhouse, Windsor Avenue, came to Penticton ten years ago, fell in love with neighbourhood, don't want to live in area with houses close, preserve neighbourhood as best we can, wish that you would leave neighbourhood alone.
- Lynn Kelsey, Oakville Street, spoke in opposition, OCP Committee did work regarding heritage areas, densify but not at the expense of character neighbourhoods, this is a character neighbourhoods, ask Council to deny this application, all the work on the OCP needs to be worth something, preserve areas that have natural beauty, architecture and character homes.
- Tamara Simon, Conklin Avenue, took a lifetime to acquire property on Conklin Avenue, concerned how developers are able to proceed so quickly. Concerned with maximum building foot print. We are growing as city, have to have balance for residents in neighbourhood. The developer may not have the intentions the owners are proposing. Changes will impact us as neighbours.
- Tony Giroux, family built and designed in Penticton for past 70 years. Property costs need to come down for families. People don't like change, fear of unknown. Opportunity to reshape to allow for families to live here, will increase value of entire neighbourhood.
- Jeff Cowling, several developments in area, project is good thing for the neighbourhood.

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

- Tamara Simon, Conklin Avenue, voice of neighbourhood, a good neighbour would actually gone to neighbours behind, in front and beside and spoke to them, that would have been neighbourly.
- Jeff Cowling, in COVID environment we didn't think it appropriate to knock on doors.

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

- No one spoke.

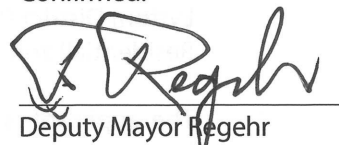
The public hearing for "Zoning Amendment Bylaw No. 2020-33" was terminated at 6:32 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison  
Corporate Officer

Confirmed:



Deputy Mayor Regehr  
Mayor