



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 6:30 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 6:35 p.m. for Zoning Amendment Bylaw No. 2020-34.

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. 2020-34" (2644 South Main Street)

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

Rezone Lot 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13211, located at 2644 South Main Street from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing).

The applicant is proposing to construct an 8-unit townhouse development.

The Corporate Officer advised that five 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, representing owners, available to answer questions.
- Lynn Kelsey, Oakville Street, big buildings in area, this type of complex more suitable and will provide housing that will have amenities available to them, comfortable with this going forward.
- Eric Cachera, Owner, location is great, everything within ten minutes, parks, shopping, playgrounds, appropriate for families with young children.
- Steve Gallagher, South Main Street, purchased last summer, intend to build carriage house, bought in area as like how sparse, busy street, large back yards with alley access. Don't have to go far to see new units going in now, other large construction underway. Don't feel need to squeeze eight into one lot. Not opposed to development, if this goes forward what's next. Most neighbours agree strongly with me as many have lived in area for 15 years or longer.

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

- No one spoke.

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

- Tony Giroux, this proposal is to show the max of what will fit. OCP future plan is for multifamily, be open minded to alternatives for developer, adds value to land, biggest obstacle to progress is fear.
- Eric Cachera, owner, buyer will decide. Location is excellent for families and mature adults, affordable for them. Duplex makes cost go up and selling is harder. The design is nice and addresses privacy.
- Steven Gallagher, understand money needs to be made. People enjoy privacy. Wouldn't attempt to park in front with traffic we have. Affordable housing is difficult in town, there are still places, don't feel like need to fill large lots with multiple homes.

The public hearing for "Zoning Amendment Bylaw No. 2020-34" was terminated at 7:02 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



Frank Regehr
Deputy Mayor