



Public Hearing
held at Penticton Trade and Convention Centre
273 Power Street, Penticton, B.C.

Monday, November 16, 2020
at 6:30 p.m.

Present: Mayor Vassilaki
Councillor Bloomfield
Councillor Regehr
Councillor Robinson
Councillor Sentes
Councillor Watt

Regrets: Councillor Kimberley

Staff: Donny van Dyk, Chief Administrative Officer
Angie Collison, Corporate Officer
Jim Bauer, CFO/ General Manager Finance & Administration
Blake Laven, Director of Development Services
Caitlyn Anderson, Deputy Corporate Officer

1. Call to order

Mayor Vassilaki called the public hearing to order at 6:27 p.m. for Zoning Amendment Bylaw No. 2020-46.

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. 2020-46" (665 Westminster Avenue East)

The purpose of "Zoning Amendment Bylaw No. 2020-46" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone a portion of Lot C District Lot 202 Similkameen Division Yale District Plan 39999, located at 665 Westminster Avenue East, as shown in Schedule A, from R1 (Large Lot Residential) to RM1 (Bareland Strata Housing).
Add Section 10.7.3.4: "In the case Lot C District Lot 202 Similkameen Division Yale District Plan 39999, located at 665 Westminster Avenue East, as shown

in Schedule A, from R1 (Large Lot Residential) to RM1 (Bareland Strata Housing), duplexes are not permitted, and townhouses are not permitted.”

The applicant is proposing to facilitate a future 8-lot Bareland strata subdivision accessed from Oliver Place.

The Corporate Officer advised that two letters 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.

- Mike Herbert, Cambie Street, across road from subdivision, all lots are R1 not strata, everyone pays taxes in the area for R1 properties, photos don't show how steep the bank is and would overhang proposed subdivision, doesn't fit character of neighbourhood, development variance affects own property with raising the height of applicant's property, only access is off Oliver Place, will put own house below grade and will create drainage problems with snow and rain, that will end up in own yard.
- Erin Beck, Cambie Street, opposed to the development and hope Council turns it down.
- Lisa Sine, Cambie Street, concerned with density, issues already with road, and people drive very fast and unsafe for families, with more properties added, the road will get scarier, hope Council turns it down.
- Darren Maylor, Cambie Road, opposed to development, hectic and don't want to see more, hope Council turns it down.
- Appleton Avenue, opposed to development and agree with first person.
- Mark Mehrer, Appleton Avenue, opposed to development, not paying for the retaining wall on property when it comes down, currently has no cracks and they did a good job building it in 1962, and a study needs to be done because there is a creek underneath.
- Participated via Zoom – Paul Donkersloot, Cambie Street, came in to see what other people had to say, should stay R1.
- Participated via Zoom – Brad Magyar, Appleton Avenue, concerns with what will actually be developed, close to 310 square meters, what will take up that much room, how many stories, future drainage issues might occur.
- Participated via Zoom - Olga Magyar, Appleton Avenue, opposed to development, intended to be subdivided, how many stories, no open ended deals, drastic changes could happen.
- Ben Hieltjes, Farrell Street, not in favour of subdivision, character will be inconsistent and it isn't R1 zone and shouldn't change, no micro-lots, developer will create development and be gone, driveways will not work, not opposed to developing lot.
- Jane Alcot, grew up in area, there is a shed built off the ridge, will you take it out brick by brick, soil stability is moderate, could be green space, opposed to making it ugly.
- Sharon Vatin, Oliver place, wrote letter, lives next to development, urban deer and wildlife live in area, what do we do about the deer, they will be misplaced.
- Dave McLelland, Westminster Avenue East, why the small lots, densification, traffic very difficult, and not in character with neighbourhood, been there for 40 years, lots to look at it, can't be taken back, traffic is dangerous, thanks for being considerate.
- Michelle McLelland, Westminster Avenue East, 40 years been there, developer here 25 years ago and much the same development, at bottom of bank have seen fridges, and stoves buried, creek running underneath and relative to Vancouver place as two houses sunk, possibility of getting enough fill is tough.

- Cambie Street, family proud to live in uplands area, 11 houses in area is ridiculous, out of key.
- Dennis O’Gorman, Farrell Street, concerned with site itself, glacial history, natural catch basin, informal waste disposal site, efforts made to cover up with filling it, how will the steep slope work with parking, surprised that made the cut. Junction at Westminster Avenue and Farrell Street will make parking difficult.
- Lorraine Stephenson, Farrell Street, how can have you have three lots for Westminster Avenue East with the cliff there, street collapsed there, not stable, where will cars park, no detailed plan, don’t vote until questions are answered, lane is used by a lot of people and now on the lane the trees are gone, no trees in proposal, maybe a few boulevard trees.
- Farrell Street, opposed to rezoning, uplands established and no reason to rezone, nice area, slippery slope, take offense to how rezoning is written, why is city accommodating developer, where are people parking, steep inclines, people barrel down road.
- Lynn Kelsey, Oakville Street, familiar with area and listen to the people, not conforming to community, and number of speakers say that’s there’s concern with too many lots in that area, steep hills and is the application part of hillside development permits.
- Lorraine Stephenson, Farrell Street, urban collector street, commuters cut through, safety concerns, if found out sooner would have written a letter with pictures and soil level.
- Dennis O’Gorman, Farrell Street, looked up Official Community Plan policy, talking about development houses forms consistent internally but no connection to neighbourhood.

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

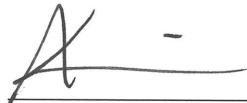
- No one spoke.

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. 2020-46” was terminated at 7:14 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



John Vassilaki
Mayor