



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

**Monday, November 16, 2020**  
**at 7:00 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**

Councillor Watt declared a conflict of interest and left the meeting at 7:18 p.m.

Mayor Vassilaki called the public hearing to order at 7:18 p.m. for Zoning Amendment Bylaw No. 2020-45.

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. 2020-45" (452 Lakeshore Drive West)**

The purpose of "Zoning Amendment Bylaw No. 2020-45" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 1 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 2444, located at 452 Lakeshore Drive West, a bylaw to rezone the subject property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

Add Section 10.8.4.4: "In the case of Lot 1 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 2444, located at 452 Lakeshore Drive West, a maximum of four (4) dwelling units are permitted."

The applicant is proposing to build a three-storey, 4- unit multifamily development on the subject property.

The Corporate Officer advised that three 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.

- Dennis Hayshi, Lakeshore Drive, resident for 23 years, setbacks will affect views of neighbours, will there be an allowance of 3 meters as well on patio, fences or hedges, all those go up and what's the height for those, traffic is a concern, own home is on the heritage registry and proud, and spent considerable amount of money, property value diminishes with new development, not a heritage house, long term effects, beautiful streets.
- Peter and Paula Ruutel, Lakeshore Drive, couldn't see the presentation that staff presented, sad not on heritage registry, isn't a single family home that is being proposed, four units and should be restricted to single family, Official Community Plan mentions setbacks and need to respect setbacks, request is to reconsider setback and should include balconies and landscaping.
- Participated via Zoom – they will watch on website.
- Jim Hewitt, Lakeshore Drive West, opposed to development, read into the record the letter that was provided as a late submission.
- Jim Beiderwieden, Lakeshore Drive, family built a 4-plex 14 years ago, family lived there for 70 years, hired architect to makes sure building fits in the neighbourhood, good relationship with neighbours, paid attention to set back increase allowance, then built up farther.
- Harris Chou, going to tear down most unique houses in Penticton, Lakeshore Drive is the nicest street in Penticton, don't want Council to be run by developers.
- Bob Brody, Partridge Drive, came here in early 50's, in favour of the development.
- Lynn Kelsey, Oakville Street, heritage part is important in the Official Community Plan, homes are beautiful and gorgeous, setbacks change how things look in the character of the community.
- Peter Ruutel, Lakeshore Drive, why would you ignore your own guidelines and let developer come in with strong financial interest, please look at setbacks again, and don't go toward the road, create a 4-plex that looks like a single family home.
- Tony Giroux, on behalf of applicant, great project, heard concerns from neighbours, and addressed concerns verbally.

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. 2020-45" was terminated at 7:50 p.m. and no new information can be received on this matter.

Certified correct:



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Angie Collison  
Corporate Officer

Confirmed:



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John Vassilaki  
Mayor