



**Electronic Public Hearing  
held via Zoom City of Penticton  
171 Main Street, Penticton, B.C.**

**Monday, March 1, 2021  
at 6:30 p.m.**

**Present via Zoom:**

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

**Staff via Zoom:**

Donny van Dyk, Chief Administrative Officer  
Angie Collison, Corporate Officer  
Blake Laven, Director of Development Services  
Steven Collyer, Planner II  
Cheryl Hardisty, Senior Executive Assistant  
Caitlyn Anderson, Deputy Corporate Officer

**1. Call to order**

Mayor Vassilaki called the public hearing to order at 6:30 p.m. for Zoning Amendment Bylaw No. 2021-07.

The Corporate Officer read the opening statement and introduced the purpose of the bylaw. She then explained that the public hearing was being held electronically 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. 2021-07" (780 Westminster Avenue East)**

The purpose of "Zoning Amendment Bylaw No. 2021-07" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 3 District Lot 188 Similkameen Division Yale District Plan 7640, located at 780 Westminster Avenue East, from R1 (Large Lot Residential) to R2 (Small Lot Residential).

The applicant is proposing to subdivide the subject property into two lots.

The Corporate Officer advised that eighteen 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.

- Dave McLelland, Westminster Avenue East, lived in the neighbourhood for 35 years, OCP plan been in place for not even two years, stick with the plan, please do not approve the subdivision in an established residential area, spoke in opposition to the Zoning change.
- Patricia Kristie, Westminster Avenue East, property most affected as it runs adjacent to the applicant's property, selected established neighbourhood to buy in, applicant cleared lot and rented it out, new owner wants to build two houses with potential for carriage houses, spent money to make property a green space and wants to enjoy retirement, hope to hear wishes of neighbourhood, spoke in opposition to the Zoning change.
- Lorraine Stephanson, approving subdivision would set precedent in neighbourhood, well treed large lot character is the reason they bought 20 years ago, random rezoning should be stopped at the planning office, spoke in opposition.
- Dennis O'Gorman, spoke to points from letter submitted in agenda, spoke in opposition.
- Barb Morison, Farrell Street, should keep area with large lots, opposed to Zoning change.
- Rhys Spencer, Barrington Place, taking an interest as worked on OCP for a few years, not in favour based on time spent on OCP and its purpose.
- Rick Agostinho, Westminster Avenue East, three houses away from proposed lot, the two driveways back out onto Grandview Street at a four way stop which is extremely busy, large lots are great, opposed to small lots, spoke in opposition.
- Samantha Millman, was told to look for house in area, understood why, area is nice to start a family, and have a yard and garden and feel safe. Hard to find single family homes in proximately to hospital, worry about precedent this would set, spoke in opposition.
- Nicola Korvin, Westminster Avenue East, across the street from the applicant, have young kids that play outside, driveways at a four way stop are a safety hazard, spoke in opposition.
- Michelle McLelland, Westminster Avenue East, spoke about safety concerns, letter of intent says taking down hedge and trees will help with the safety of the intersection, but mentioned the intersection is already safe, spoke in opposition.
- Scott Shearer, Westminster Avenue East, diagonal property to the applicant, agree with comments mentioned before, official opposition, concerned about precedent and property value in the future, should remain a large lot.
- Deborah Shields, applicant, dual access corner, reason why applied to rezone as two houses will fit comfortably onto the two lots with green space, each house would be about 2500 square feet, reduce environmental footprint will appeal to a lot of people, not skinny houses, no carriage houses, intend to reside in one of the homes, sought after neighbourhood, our houses will add value to the growth of Penticton.

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

- Lorraine Stephanson, appreciate what the applicant has to stay, changing of the lots will set a precedent, first person will do it, then more.

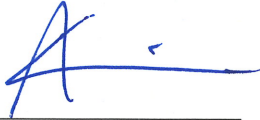
Mayor Vassilaki asked the public for the third and final time if anyone wished to speak to the application.

- Sue Gawne, Vancouver Avenue, opposed to rezoning, will set a precedent, Redlands area is a very treasure place, and don't need to change character at this time.

- Dennis O’Gorman, just because it’s a few square meters short of R1 Zoning doesn’t mean you get to subdivide into two lots. The two lots could include carriage houses and not a superior design precedent.

The public hearing for “Zoning Amendment Bylaw No. 2021-07” was terminated at 7:19 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison  
Corporate Officer

Confirmed:



John Vassilaki  
Mayor