



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

**Monday, May 17, 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 Official Community Plan Amendment Bylaw No. 2021-13 and Zoning Amendment Bylaw No. 2021-14.

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. "Official Community Plan Amendment Bylaw No. 2021-13" and "Zoning Amendment Bylaw No. 2021-14" (435 Green Avenue West)

The purpose of "Official Community Plan Amendment Bylaw No. 2021-13" is to amend Official Community Plan Bylaw No. 2019-08 as follows:

Amend Map 1: Future Land Use, by changing the future land use designation for Lot 3 District Lots 379 and 182 Similkameen Division Yale District Plan 6750 Except Plan H14743, located at 435 Green Avenue West, from 'Detached Residential' to 'Urban Residential'.

The purpose of "Zoning Amendment Bylaw No. 2021-14" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 3 District Lots 379 and 182 Similkameen Division Yale District Plan 6750 Except Plan H14743, located at 435 Green Avenue West, from R2 (Small Lot Residential) to RM3 (Medium Density Multiple Housing).

The applicants are proposing to build two, 6-storey purpose-built rental apartment buildings on the subject property, providing a total of 151 rental units in 1-, 2-, and 3-bedroom layouts.

The Corporate Officer advised that ninety-nine letters have been received since the printing of the agenda.

DELEGATIONS

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

- Rachel Ricard, applicant, shared a presentation that was included in the agenda package, spoke in support of the application.
- Lori Goldman, Dauphin Avenue, climate crises and economic problem, need rental accommodations, is there a plan for charging stations? Maybe use xeriscaping to lessen the water use, is it possible to require Council to provide certain percentage of rentals below market rent.
- Christina Moring, Paris Street, too big of a jump in the neighbourhood, wish it was in person to show number of people opposed, traffic is a problem, more density is a problem, parking will be a problem as most renters will have more than one car. Pile driving is hard on properties and can result in damage. Concerned with the Oxbow and the construction will disturb the wildlife. Families and seniors chose to live there as it is a single family housing neighbourhood. If pushed through then a precedent will be set.
- Jim Moring, Paris Street, representing over 150 people throughout the City and spoke in opposition. If under normal circumstances, there would be more people participating. Parking will be a problem, concerned with the oxbow and escalate single family zoning to six story apartment buildings. It should follow current OCP, as it took time to complete.
- Jan, Cornwall Drive, would like to see the transportation and engineer results, specifically crosswalks and sidewalks, is it public or can staff speak to it.
- Khati Hendry, Sudbury Avenue, multifamily development is not on scale and doesn't promote the neighbourhood by putting two, six storey buildings in the middle of a single family development. Don't want to change the OCP, need compelling reasons as it's way too much. What is being proposed is out of proportion, but some density is not bad. Wetland area is very sensitive and not sure if a six storey building can hold it.
- Sharon, Paris Street, sent emails, opposed to development, people who live on Paris Street have Walmart behind them and the sound bounces off the concrete wall and the noise is a lot from the airport and traffic. If pile driving happens, it's going to be noisy.
- Anna Cameron, Green Avenue West, totally opposed to drastic change to the OCP, understand development has to happen, but 151 units is a lot. Bought home for retirement home, and takes five minutes to get out of the driveway onto Green Avenue West. So overwhelming, appalled that Council consider this drastic change to the OCP. Please consider the people who live in the area.
- Jason Cox, Spruce Drive, watching to observe, concerned with wetlands, and the need for affordable housing.
- Michael Mordak, Green Avenue West, development is 20 meters away from house, if this is built there will be 151 units looking into window, traffic is already an issue and worried

about family safety. There are issues this is going to have on the neighbourhood with mental health. What is the number of no's that is required to have this turned down. Understand the property will be developed, and there are many other options and this is too far in the other direction.

- Dennis O'Gorman, doesn't live in neighbourhood, but concerned with the land use in the OCP, six storeys are not appropriate to the neighbourhood context, if approved then it will set a precedent for similar requests, concerned with sensitive transition with scale and density and out of character, there will be a population of over 300 residents and small size amenities can't handle it, buffer not adequate for conservation purposes and the envelope is being pushed.

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

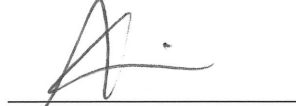
- Jim Moring, Paris Street, wants to know how many people are speaking, and how many people are watching on the live stream.

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

- No one spoke.

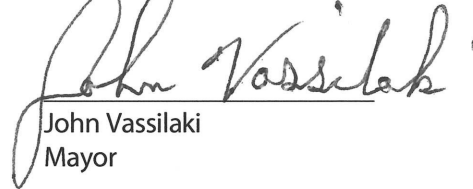
The public hearing for "Official Community Plan Amendment Bylaw No. 2021-13 and Zoning Amendment Bylaw No. 2021-14" was terminated at 7:42 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



John Vassilaki
Mayor