

Public Hearing

held electronically and at the Penticton Trade and Convention Centre
273 Power Street, Penticton, B.C.

Tuesday, December 7, 2021
at 6:00 p.m.

- Present:** Mayor Vassilaki
Councillor Bloomfield
Councillor Miller
Councillor Regehr
Councillor Robinson
Councillor Sentes
Councillor Watt
- Staff:** Donny van Dyk, Chief Administrative Officer
Angie Collison, Corporate Officer
Blake Laven, Director of Development Services
Nicole Capewell, Planner II
Cheryl Hardisty, Senior Executive Assistant
John Schappert, Legislative Assistant

1. Call to order

Mayor Vassilaki called the public hearing to order at 6:00 p.m. for Zoning Amendment Bylaw No. 2021-41.

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 and at the Penticton Trade and Convention Centre 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. 2021-41"

The purpose of "Zoning Amendment Bylaw No. 2021-41" is to amend Zoning Bylaw No. 2021-01 as follows:

Rezone Lot B District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5775, located at 602 Lakeshore Drive West, from R2 (Small Lot Residential) to RM3 (Medium Density Multiple Housing).

The applicant is proposing to construct a four-storey, 8-unit multifamily development

The Corporate Officer advised that five letters and a petition had 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.

- Tom Cerajeski, applicant, MAD Studios, provided background information on their application, including adjustments they have made to the design. They addressed concerns they have received from those in opposition, including landscaping, setbacks, density, aesthetics, site coverage and heritage.
- Randy Taylor, Bassett Street, spoke to the significance of Lakeshore Drive and the feeling of space. He noted the need for large trees in the area and spoke against the requested variances and design.
- Michelle Cahoon, Ellis Street, via Zoom, opposed the development as it does not address affordable housing and does not fit the heritage of the neighbourhood.
- Jimmy Hewitt, Lakeshore Drive, had concerns with parking, density, building height, landscaping, safety and the precedent it sets for future developments.
- Lori Goldman, Dauphin Avenue, via Zoom, noted concerns with the variances, climate change, and its character and fit with the neighbourhood.
- Dennis Hayashi, Lakeshore Drive, opposed the development due to the precedence it sets for future developments, the change to the landscape of the neighbourhood, and the need to limit the variances and parking.
- Karen Collins, via Zoom, spoke to the heritage of the area and the need to preserve it.
- Edward Reim, Alexander Avenue, spoke to the need to preserve the feeling of the neighbourhood.

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

- Shirley McPherson, Lakeshore Drive, echoed previous concerns noted and the need to preserve the character of the neighbourhood.
- Jeanette Beaven, Trout Creek, noted concerns for the character, variances, site coverage and landscaping.
- Ken Cashill, Churchill Avenue, said the development needs to be better.
- Dennis O’Gorman, Farrell Street, noted the potential for disruptions due to the rooftop patios and the need to be consistent with the form and character of the neighbourhood.

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

- Viv Lieskovsky, Lakeshore Drive, expressed concerns with density, heritage, size and setbacks, the precedent it sets, hardscaping, traffic and flooding.
- Emily Fitzowich, applicant, noted the difficulty for younger individuals to purchase property in the city due to high housing prices and the need for density. She noted that she feels the size of the building fits in with the neighbourhood. She noted that having unique properties is a common heritage strategy.
- Richard Langfield, Lakeshore Drive, supported the development, noting that many of the concerns can easily be addressed and that density is necessary as land values rise.
- Gary Denton, Kendall Crescent, opposed the development and said that developments in areas that are being looked at as heritage areas should be delayed until the study is done. He also noted concerns with hardscaping and density.
- Lorraine Stephanson, expressed concerns with hardscaping and its ability to absorb water and the need to preserve the heritage and fit with the neighbourhood. She spoke to the value of the setbacks and opposed the development.
- Dave Lieskovsky, Lakeshore Drive, summarized concerns noted throughout the meeting and noted that the applicant is simply looking to maximize their return on investment. He felt there was a middle ground where the developer could design a building that

better takes into account the concerns noted.

- Viv Lieskovsky, Lakeshore Drive, suggested a more reasonable development could help reach a compromise.
- Lynn Kelsey, Oakville Street, noted concerns with the design.
- Garth Bathwaite, Churchill Avenue, spoke to other properties on the street and how dense they are.
- Cal Meikeljohn, applicant, addressed the concerns brought up throughout the meeting and spoke in support of the application.

The public hearing for "Zoning Amendment Bylaw No. 2021-41" was terminated at 7:44 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:


John Vassilaki
Mayor