

Public Hearing
held electronically and at City Hall, Council Chambers
171 Main Street, Penticton, B.C.

Tuesday, March 15, 2022
at 6:00 p.m.

- Present:** Mayor Vassilaki
Councillor Bloomfield
Councillor Miller
Councillor Regehr
Councillor Robinson
Councillor Watt
- Absent:** Councillor Sentes
- Staff:** Donny van Dyk, Chief Administrative Officer
Angie Collison, Corporate Officer
Angela Campbell, Director of Finance & Administration
Blake Laven, Director of Development Services
Steven Collyer, Planner II
Anthony Haddad, General Manager, Community Services
Paula McKinnon, Deputy Corporate Officer

1. Call to order

Mayor Vassilaki called the public hearing to order at 6:00 p.m. for Zoning Amendment Bylaw No. 2022-11.

The Corporate Officer read the opening statement and introduced the purpose of the bylaw. She then explained that the public hearing was being held in-person and 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. 2022-11" (220 Nelson Avenue)

The purpose of "Zoning Amendment Bylaw No. 2022-11" is to amend Zoning Bylaw No. 2021-01 as follows:

Rezone Lot 14 District Lot 250 Similkameen Division Yale District Plan 910, located at 220 Nelson Avenue, from R2 (Small Lot Residential) zone to RD4 (Low Density Cluster Housing) zone.

The applicant intends to build a four-unit cluster housing development.

The Corporate Officer advised that no correspondence has 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.

- Heather Shedden, Representing Applicant, available to answer any questions.

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

- Douglas, Neighbour of 220 Nelson Avenue, concerned about cluster housing on that block, no alley to move around. Concerned that any level of development will be stressful on all neighbours and for anyone street parking. Agreed homes are required in Penticton but lack of privacy makes this a unique area, not appropriate for in-fill style housing. As business owner, needs to provide parking for customers, development is too large for the neighbourhood, no multiple housing on street, there is no room.

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

- Heather Shedden, Representing Applicant, responded that application falls within existing OCP plan, variance is in regards to the lot coverage, 8 parking spots provided and only 5 were required, should not affect street parking. Applied for a 7.2m tall building to fit in with existing homes.

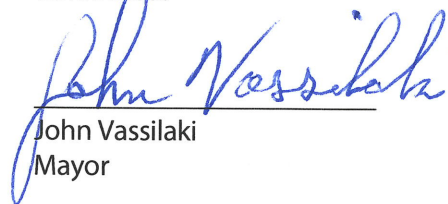
The public hearing for "Zoning Amendment Bylaw No. 2022-11" was terminated at 6:13 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:


John Vassilaki
Mayor