

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

Tuesday, May 17, 2022
at 6:00 p.m.

Present: Councillor Bloomfield
Councillor Miller
Councillor Regehr
Councillor Robinson
Councillor Watt
Councillor Sentes (*Acting Mayor*)

Absent: Mayor Vassilaki

Staff: Donny van Dyk, Chief Administrative Officer
Angie Collison, Corporate Officer
Elma Hamming, Manager of Finance
Blake Laven, Director of Development Services
Nicole Capewell, Planner II
Kristen Dixon, General Manager of Infrastructure (*via Zoom*)
Anthony Haddad, General Manager, Community Services
Paula McKinnon, Deputy Corporate Officer

1. Call to order

Acting Mayor Sentes called the public hearing to order at 6:10 p.m. for Zoning Amendment Bylaw No. 2022-21.

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. 2022-21" (813, 825 and 877 Westminster Avenue West)

The purpose of "Zoning Amendment Bylaw No. 2022-21" is to amend Zoning Bylaw No. 2021-01 as follows:

Add CD9 – Comprehensive Development Zone (877 Westminster Avenue West) and rezone

1. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891;
2. Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891; and
3. Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658,

located at 813, 825 and 877 Westminster Avenue West, from CT1 (Tourist Commercial), C7 (Service Commercial), and C8 (Vehicle Service Station) to CD9 – Comprehensive Development Zone (877 Westminster Avenue West).

The applicants are proposing a mixed-use (commercial and residential) development on the properties at 813, 825 and 877 Westminster Avenue West. The development consists of five, six-storey apartment buildings, and one, six-storey mixed-use building with a total of 305 residential units and 2,000 sq. ft. (186 m²) of commercial retail space

The Corporate Officer advised that five letters have been received since the printing of the agenda and distributed to Council.

DELEGATIONS

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

- Dennis Scooter, Applicant, available to answer any questions.
- James Brown, Brunswick Street, inquired about wheel chair accessibility, supports project.

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

- Bert Sandie, Power Street, one of only two direct neighbours, submitted letter on behalf of Strata. Feels analysis is written one-sided, weight of direct neighbours should be considered. In favour of development but concerned about density and height. Recommends observational analysis be conducted. Concerned about parking, Power Street is full from side-to-side, where will cars park. Traffic on average day on Power can back up to light, concerned this traffic light can't handle increased density. Neighbourhood as whole needs to be looked at with surrounding developments and not as single entity of El Rancho development.
- Ms. Capewell, responded residential parking bylaw requirement has been met, regulation to waive parking for commercial spaces applied to development, six spaces are not being included. Height and scale of building in line with OCP Amendment review done in 2021, supported six storeys.
- Don Bergstrom, resident one block past Villa Rosa, moved to Penticton four years ago into northern area, walkable, bike able, reasonable density area to live. Citizens deserve to live in spaces that fit lifestyle, should be priority. New building should be limited to two or three storeys, chance to create something beautiful and creative. In opposition of proposal.
- Lori Goldman, via Zoom, Dauphin Avenue, concerned with amount of development being experienced now, changing community, proposal is dense and huge, no place for residents to have any community, no daycare provided, no area for people to meet. It is a warehouse project. Concerned people who want to live here being priced out, expensive investment for people who are not local but want a piece. Inquired about daycare facility, a common area, electric vehicle charging stations, solar panels on roof.

Concerned about canopy, trees planted should be large and provide shade. Plan is too tall and dense, doesn't serve purpose, not aesthetic.

- Larry Almer, Power Street, concerned about height, six storeys unacceptable, parking and traffic. Concerned that someone may purchase block as short-term rentals, worried about this becoming party central over summer.
- Brenda Clark, Lion Street, spoke to tree canopy, specifically four American elms, understands a covenant will be placed to protect. Commented tree canopy in Penticton is drastically being reduced, can't be replaced by new trees with expectation of same results. Protect boulevard trees and add green space where ever possible.
- Victoria Crowan, Dynes Avenue, shadows and sunlight in wintertime, not a happy place, low cloud coverage, not pleasant, proposal too high, too much density, should be smaller in scale. View around people that live in the area will be taken away, proposal needs to be scaled back to preserve views of mountains. Traffic is horrendous, not even in summer season yet.
- Brigid Kemp, via Zoom, Warren Avenue West, inquired how project's densification is part of the northern gateway.
- Mr. Haddad responded engagement taking place over next month, there is an appetite from community for project. Density aligns with long-term vision for gateway area.
- Lyn Kelsey, Oakville Street, also has problem with height, liveability for people needs to be considered, limited green space. Shouldn't be six storeys. Likes concept of commercial space. Northern Gateway can be made aesthetically pleasing while meeting densification. Applicant should consider comments and ideas raised.
- Ann Darby, Power Street, concerned with height and density. Resembles an office building, looks exclusively commercial, mix wood and concrete, use different types of materials. Concerned about timing and management or construction with all other proposed development in area.
- Blake Laven responded bylaws are in place to control how construction occurs, Good Neighbour Bylaw controls timing to provide restful periods for residents. If road closures are required, notices are provided.
- James Brown, Brunswick Street, six storeys can be a nightmare to look at, blocks trees and sky cape. Street parking is a nightmare, driving on streets is concerning, no sidewalk network on portion of Power street. From wheel chair accessibility standpoint, could be a nightmare, applicant should take this into consideration. How is site going to be navigated by those in wheel chairs?
- Lori Goldman, via Zoom, Dauphin Avenue, speaking on behalf first is first Okanagan, concerned about fossil fuel hook-ups in area, concerned building like this will be hooked on fossil fuels, not reach goals for 2030-2050. Inquired if building will be heat pumps or geothermal.

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

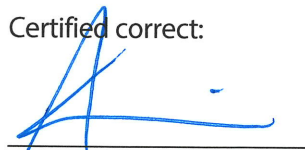
- Lyn Kelsey, Oakville Street, concerned about construction, safety is priority.
- LeAnne Hansen, via Zoom, Westminster Avenue, concerns with height, would be nice to see changes. Daycare and greenery would be appreciated. Concerned about affordable housing, disability access and handicap access. Would like to see greenery and mountains. Inquired if current residents will have opportunity to apply for affordable housing and if notice will be provided.
- Linda Bergstrom, Power Street, how does density fit in with Northern Gateway Plan. Power street looks like wide boulevard, not consistent with proposal, six storey boxes seem different than artist rendering of area.
- Bert Sandie, Power Street, street parking will become an issue, parking permits will be required, street parking is not being addressed, needs to be taken into

consideration. Supports intelligent and responsible density. Zoned for six storeys, doesn't mean that many need to be built, should build to context of neighbourhood. Proposal is not thoughtful of neighbourhood.

- Jordan Shade, Backstreet Blvd, inquired if transit stops will be replaced, where current residents will go and will compensation be provided to current el rancho tenants.
- Mr. Haddad responded transit capacity will be increased and will be a high priority.
- Mr. Laven responded current ownership group understands responsibilities, working on phasing strategy should zoning be approved, plan in place to keep people there as long as possible. Responsibility to provide proper notice under tenancy act.
- Ann Darby, Power Street, inquired how service vehicles will be handled in this development.
- Dennis Scooter, Applicant, responded lots of time has been spent at property, lived in area since 1990, it's about getting the mix, project, blend and harmony right. Sensitive to comments made. Been in development business for 60 years, all faucets. Sensitive to transition and growth. Transitional area, not template for family. No renderings offered, only computer concepts to identify shadowing and footprints, not actual design. Encourages residents to study built developments, how vertical has been handled. Responded parking is always a problem, offering enough stalls is key, 380 covered parking, site will be landscaped with trees and greenery around entire complex, greenery on floor level with amenities throughout. Will be working with City to preserve elm trees. More canopy will be added. No heat pumps, not a successful component to use, product, repairs and replacement not supported by industry, maintenance nightmare. Construction safety is always a concern, run a clean site, cognisant of everyone around. With Northern Gateway project, initiative is to reduce car traffic in area, offering 170 bike stalls. Electrical vehicle charging stations will be included. Regarding affordable housing, providing entry level homes. El rancho at end of tenure, built in the 1960s, spending a lot of money on maintenance. Building will take place in phases and provide residents with time to relocate, appropriate notices will be provided. Sensitive to all comments, will be considered.

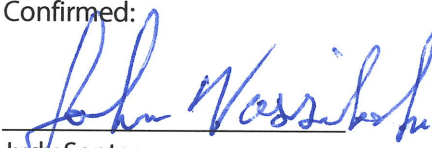
The public hearing for "Zoning Amendment Bylaw No. 2022-21" was terminated at 7:18 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:

for 
Judy Sentes
Acting Mayor