

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

Tuesday, June 7, 2022
at 6:00 p.m.

Present:

Mayor Vassilaki
Councillor Bloomfield
Councillor Miller
Councillor Regehr
Councillor Robinson
Councillor Watt
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
Nicole Capewell, Planner II
Kristen Dixon, General Manager of Infrastructure
Anthony Haddad, General Manager, Community Services
Paula McKinnon, Deputy Corporate Officer

1. Call to order

Mayor Vassilaki called the public hearing to order at 6:39 p.m. for Zoning Amendment Bylaw No. 2022-25.

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. 2022-25" (713, 737 and 795 Westminster Avenue West)

The purpose of "Zoning Amendment Bylaw No. 2022-25" is to amend Zoning Bylaw No. 2021-01 as follows:

Rezone

1. Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton)
District Plan 3979;

2. Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 3979, and

3. Parcel A (KK20280) District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3979,

located at 713, 737, and 795 Westminster Avenue West, from the CT1 (Tourist Commercial) and R2 (Small Lot Residential) zones to the CD8 (Comprehensive Development Zone – 795 Westminster Avenue West), to facilitate the construction of a 3-storey mixed use development.

The applicant is proposing to construct a mixed-use (commercial and residential) development on the consolidation of three lots located on the northeast corner of Westminster Avenue and Power Street. The development consists of two three-storey buildings.

The Corporate Officer advised that one letter has 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.

- Stewart Fraser, Owner of Development, fantastic collaborative interaction with City Planners, met to identify City vision and goals for area, wanted to understand appropriate scale and density, thought three storey scale is most appropriate and to incorporate mixed use property for market. Available to answer any questions.
- Larry Albert, Power Street, Strata provided letter to Council, biggest concern is parking and lane access, lane that runs east-west already tight, with this project lane should be widened, lane between Blackforest Motel and property 713 can only allow one vehicle, significant changes need to be made to laneway for access, especially if people will be parking there. Has not seen anything about available parking for residents. Commented usually a dozen cars in Villa Rosa parking lot, does not see any parking in design for business space, come summertime parking almost non-existent.
- James Brown, Brunswick Street, can attest to previous speaker's parking concerns. Commented people need to park on Power Street or Westminster Avenue West just to get to restaurant, difficult for some people to walk. Agreed will be fully accessible through design, inquired what other measures being taken to address wheel chair accessibility, especially in laneway. Commented if two cars can't pass, what about fire truck from safety standpoint. In favour of project.
- Lori Goldman, Dauphin Avenue, commented it is 1960 warehouse design, nothing redeeming about design. Commented proposal says that OCP G20 calls for passive solar reducing roof heat, inquired about green roof, sees a patio is included on one building, inquired why not a community garden or green roof on both buildings to reduce heat and create community situation or have solar panels. Commented proposal states EV charging provision, inquired why wouldn't EV chargers be already installed. Inquired if townhouses include elevators. Commented proposal G34 about retaining trees, says it's not applicable, will trees be retained or replaced with suitable large trees, does not see a canopy in landscape plan, trees are necessary in city to reduce heat. Commented G34 also states hardscapes, should be permeable, inquired if developer has made some kind of provision for permeable hardscapes in development.

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

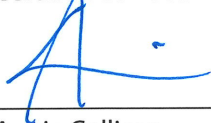
- Jordan Shade, Backstreet Blvd, impressed with design, fitting, great addition, especially if restaurant is kept. In support of development.
- Lynn Kelsey, Oakville Street, in favour of development, currently an eyesore, commented development will look very nice.

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

- Garth Bathgate, Churchill Avenue, wondering why they're not going for six storeys like El Rancho across the street, likes three storeys. Commented more trees the better.
- Stewart Fraser, Owner of Development, responded with lane to north, working with administration, couple things not outlined in proposal include dropping power lines, lane will be widening, setbacks are another 2.5 meters off of that, net width of lane will be increasing. Commented parking for residents is internal, some parking off lane for commercial uses and will function as access way right now into site. Responded all units designed at grade with access from street level, provisions to allow for lifts in units. Responded designing commercial unit on corner with rooftop patio to liven up street and address goals of northern gateway plan, townhouse units south facing have ability for rooftop patios. Responded EV charging will be providing EV stations for commercial, residential will have ability but not imposed. Responded softscaping where appropriate, using grass and mulch, corner or power and Westminster as patio space. Responded not going for six storeys due to depth of project, providing two stalls per unit, not in best interest for aesthetic or marketability point of view.
- Blake Laven, Director of Development Services, responded six-metre lane is typical all over city, confident lane is wide enough. Commented north-south lane will get constructed out. Commented developer will include corner cuts to make navigation around that area easier, should see improvements. Commented eleven street trees will be included along Power and Westminster, once matured will create desired effect.
- Councillor Bloomfield, commented on landscaping plan counted 19 trees and 79 shrubs.

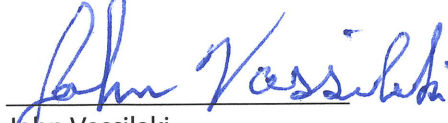
The public hearing for "Zoning Amendment Bylaw No. 2022-25" was terminated at 7:03 p.m. p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:


John Vassilaki
Mayor