

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

Monday, June 20, 2022
at 6:30 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
Anthony Haddad, General Manager, Community Services
Blake Laven, Director of Development Services
Steven Collyer, Planner I
Kristen Dixon, General Manager of Infrastructure
Paula McKinnon, Deputy Corporate Officer

1. Call to order

Mayor Vassilaki called the public hearing to order at 6:39 p.m. for Official Community Plan Amendment Bylaw No. 2022-29 and Zoning Amendment Bylaw No. 2022-30.

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. "Official Community Plan Amendment Bylaw No. 2022-29" (850 Wiltse Boulevard and 160 Crow Place)

The purpose of "Official Community Plan Amendment Bylaw No. 2022-29" is to amend Official Community Plan Bylaw No. 2019-08 as follows:

Amend Map 1: Future Land Use, to adjust the mapping of existing 'Ground Oriented Residential', 'Detached Residential' and 'Parks' future land use designations and to add the 'Urban Residential' future land use designation

for Lot B District Lot 2710 Similkameen Division Yale District Plan 43260 Except Plans KAP72732 and EPP74771 and Lot A District Lot 2710 Similkameen Division Yale District Plan KAP70035, located at 850 Wiltse Boulevard and 160 Crow Place.

“Zoning Amendment Bylaw No. 2022-30” (850 Wiltse Boulevard and 160 Crow Place)

The purpose of “Zoning Amendment Bylaw No. 2022-30” is to amend Zoning Bylaw No. 2021-01 as follows:

Rezone Lot B District Lot 2710 Similkameen Division Yale District Plan 43260 Except Plans KAP72732 and EP74771 and Lot A District Lot 2710 Similkameen Division Yale District Plan KAP70035, located at 850 Wiltse Boulevard and 160 Crow Place from A (Agriculture) to R1 (Large Lot Residential), R2 (Small Lot Residential), RD2 (Duplex Housing: Lane), RM1 (Bareland Strata Housing), RM2 (Low Density Multiple Housing), RM3 (Medium Density Multiple Housing), P1 (Public Assembly), P2 (Parks and Recreation) and A (Agriculture) and add the following site specific provisions: “In the case of Lot B District Lot 2710 Similkameen Division Yale District Plan 43260 Except Plans KAP72732 and EP74771 and Lot A District Lot 2710 Similkameen Division Yale District Plan KAP70035, located at 850 Wiltse Boulevard and 160 Crow Place, townhouses and duplexes shall not be permitted, and the maximum building height for principal buildings shall be 10.5m.; and “In the case of Lot B District Lot 2710 Similkameen Division Yale District Plan 43260 Except Plans KAP72732 and EP74771 and Lot A District Lot 2710 Similkameen Division Yale District Plan KAP70035, located at 850 Wiltse Boulevard and 160 Crow Place (adjacent to Hawthorn Drive cul-de-sac), apartments shall not be permitted, and principal building height is limited to three (3) storeys.

The Corporate Officer advised that 15 letters have 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.

- Donna Butler, Ecora Designs, Agents for development site, provided history on Wiltse Holdings Ltd. Informed owners allowed public to use their private property. Commented five City community plans included north block for urban development since 1982, 2019 plan reinforced urban designation. Owners pursuing development for at least 20 years after completion of flats. Advised by City in late 1990s to prepare area structure plan for North and South block, area structure plan adopted by City in 2014. Owners working closely with City to establish zoning for North Block, conducted extensive studies and onsite planning for 686 proposed units. Owners worked with City to develop infrastructure for development, all utilities considered, new water system proposed with new reservoir and connection to Carmi Road system under Ellis Creek, involved owners purchasing land and making application to Provincial government to bring waterline through crown lands, process nearing completion. Commented North Block will be no more or less affordable than any other market housing in City. Commented wouldn't expect to see any development for at least three years. Commented from financial perspective, at full buildout, payment of almost \$12 million in DCCs towards City infrastructure, annual taxes of \$1.5 million for all units and payments by each resident for sewer, water, electric to cover operations and maintenance of utilities, developer to pay

for all infrastructure and development costs. Commented land supply in City is limited, based on Community Plan last major development site in City.

- Georgia Wiltse, on behalf of Wiltse Holdings Ltd., informed over last four years, payed and registered land easements on behalf of City to bring water to the subdivision. Commented of land being rezoned, 54% earmarked as parkland, meeting with PIB to find out about fourth pillar and requirements. Gone into negotiations with developer who they feel will bring a legacy development in name of Wiltse family and City, developer done beautiful subdivision in lower mainland and Vernon.
- James Brown, Brunswick Street, concerned about wildfire evacuation routes, issue that needs to be seriously addressed. Inquired about disability access to development. Inquired if transit will serve development. Inquired about EV charging stations.

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

- Jane Thornthwaite, Partridge Drive, submitted submission, not against development, supportive of densification, smart development in City centres. Smart development is with transit, amenities and infrastructure, no plans in development for transit. Living in middle of construction zone, endless trucks, anticipates development will take several years. Mostly concerned about lack of transit, this development only promotes cars, more cars, under impression City was very environmentally conscious. Issue with inadequate access, reminded about Kamloops Juniper residents, scare last year with one access road, bumper-to-bumper traffic evacuating during wildfire. Concerned about wildfire evacuation, irresponsible to pile people with only two access routes. Commented beautiful environment drew to live in Penticton, sees lots of clearcutting, not good for slopes, fires, mudslides and landslides. Trees hold soil in place. Cities have to do a better job of managing land regarding wildfire prevention. Consider climate, clear cutting of lands is irresponsible.
- Kyle, Hawthorne Drive, asked Council to consider lawsuits at Kettle Ridge, reject traffic calming obstructions, clarify about three-metre buffer change and keep access to trails. Implore Council to limit on entire Wiltse block to less than 600 homes. Need to make changes, reduce urban sprawl. Plan does not fit OCP, does not reduce emissions, does not fit City's budget, extra traffic will not fit roads, speed of construction will not fill number of lots in reasonable timeframe. Older OCPs planned for low density residential, proposal is for 686 homes on half of north block, unknown on other half, on track for 1400 homes once east side is planned, double what was envisioned, overload downhill infrastructure built to support low density residential. North Block will be least energy and cost efficient development, it is urban sprawl. Commented City talking about taking out loans for bike lanes and other infrastructure, not a good time to take on debt, increasing interest rates. Access to trail on east, huge benefit to City and animals and more attractive to future buyers. Ecora recently accused of overloading existing downhill infrastructure at Kettle Ridge, Implores Council to read reviews. Attended all three engagement sessions, researched speed and traffic as key concerns raised, proposed solutions exacerbates main concerns. Hawthorne residents requested a fair amount of buffer, three meters is tiny, path likely require removal of trees and retaining walls, opposite of what was requested, does not want a path. Implore to limit number of homes, not needed, won't fit.
- Lori Goldman, Dauphin Avenue, commented Kelowna decided not to build new suburb in upper Mission because it is urban sprawl, terrible for environment. City agreed to climate emission reductions, must honour. Concerned homes will not serve workers, students, families seniors in need of housing, population experiencing high stress. Need to encourage densification, affordable units or coops in central area where systems are in place. All resources stretched, water is an issue, if development goes ahead, water must be supplied, build reservoir, great deal of damage and cost. Crossroads in 2022,

planetary crisis, Council has opportunity to protect children and species in making Penticton a gem in Okanagan and BC. Implores Council to not go ahead with development.

- Jose Gaspar, Wiltse Blvd, has lived in area for 7 years now, very familiar with private property, responded to survey, same concerns as others. Has objections to use of Wiltse Blvd because of school, concerned about traffic and north Wiltse sidewalk, doesn't want to see anyone get hurt. Observed great potential for water runoff right on Wiltse from mountain, can cause sufficient damage to road, storm sewer couldn't handle it, area is prime absorption land, sand and gravel, water needs some place to go, recommended on survey to take a good look at area and visualize situation. Commented Wiltse Blvd and area can be spared with a road directly to Industrial along Ellis Creek. Concerned sewer will backup between Wiltse Blvd and Pineview, design properly at the top. Commented Wiltse Blvd and Pineview roads should be left alone, too many risks with water and sewer.
- Ariana and Jesse, Hanes Street, in support of project. Commented approaching stage of growing family, buying house, not enough stock in market, increasing stock will help. Population not going down, not going to be able to house a young community, not enough space. City will make sure there is safe water and sewer and to not affect water and migration of animals. Commented main concern is there is needs to be more stock, more housing.
- Sandy Dunn, Westview Drive, hopes correct information is provided with regards to infrastructure required for development of this size. Look at infrastructure, schools, traffic, transit, more stoplights base of Pineview or Dartmouth to help with flow, consider water, sewer. Hopes the right information has been provided to make decision.
- Berry Chickloski, Evergreen Drive, provided letter, beautiful piece of property, uses property daily. Commented can be nice development if done right. Staff report and developer addressed a few things, lots that still needs to be talked about, have not heard about traffic, natural areas, hillside development. Concerns not adequately addressed, development can be awesome, needs a bit more thought, protect environment and areas of property that are gems. Implore council to send back to drawing board, get it right the first time.
- Madeline and Rick Furlong, Partridge Drive, sent letter, not acknowledged. Not against development for future growth, opposed to this high density proposal, not future forward or innovative approach. Agree with all opposing comments made tonight and through ShapeYourCity. Development has very large footprint, little sustainability and preservation of natural landscape, extremely disruptive to existing wildlife. Development does not support most recent eco trends. Commented traffic, growth and safety huge concern, lack of another viable evacuation route. Should not proceed without a speed monitored construction vehicle only route, many safety issues already, other route has school zone. City's responsibility to plan diligently, consider Okanagan Avenue, extend through gravel pit for temporary construction route. Conduct Bike traffic study first. Request council read, research, address issues from comments and feedback, hopes council will make right decision.
- Ajeet Brar, Wiltse Drive, as young person hoping to live here for rest of life, affordability is main concern, 17% of Pentictonites can afford home averaged at \$480K, proposed housing price \$900-\$1.6 million. Shocked at applicant's perspective regarding affordability. Applicants representing themselves, private interest. Attended two engagements, bringing in people but not willing to take care or those who already live here, solution is council has power to enter into housing agreement over land. Hopes council takes time to not rush and push through project, Skaha Bluffs is current example of need. Take time to rezone in phases, build-in housing agreements, retirees largest population in Penticton, time to make housing available and affordable for people that

reside here. Recalls Mayor concerned with upkeep of development once built, report shows tax revenue enough to self-sustain area built, doesn't account for cost of upkeep downhill infrastructure, DCCs are great but one-time payment, property taxes only enough to maintain property. Recalls Councillor Robinson concerned about trees, majority of trees concentrated in areas going to be developed, rest of area not developable and being donated to City. Parkland proposed majority under forest power lines, donation of land is disingenuous, Fortis BC owns right of way. Council is decision maker for public.

Mayor called a recess at 8:00 p.m. and reconvened the Public Hearing at 8:12 p.m.

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

- Ted Machinenko, Rogers Crescent, concerned about traffic and speed, noticed in OCP two access points to proposal, Wiltse and Pineview, Pineview cannot be widened, Wiltse primary roadway to supply traffic flow to almost 700 homes, traffic management plan grossly underestimated number of vehicles. Bike lanes not answer for this development, implores Council not to turn Wiltse into something like Martin Street, go back to 2014 OCP, maintain smaller footprint to development. Recalls pandemonium of 1994 evacuation order for fire at top of Wiltse, evacuation plan for 700 more homes not proposed relating to two entry and egress roadways, Pineview too narrow, too steep, Wiltse traffic calming doesn't work, still have same flow. Inquired why Wiltse family hasn't developed another access point through Cantex property. Commented something this large should have gone to referendum.
- Jordan Shade, Backstreet Blvd., concerned if fire occurs, narrow road, people sitting to evacuate, inquired if access to proper resources will be available for fire fighters, no plans in proposal. Recalls brochure for Sendero Canyon and Skaha Hills including transit, putting cart before horse. Commented need mix of town homes, low income housing, co-op.
- Ajeet Brar, Wiltse Blvd, add to record recalls Councillor Miller asking what is affordable housing, responded difficult to define, part of market price, Housing Needs Assessment Report answers 30% of pre-tax income affordable housing. Encourages Council to read submitted letter and 2017 Housing report to make best decision for Penticton.
- Kelly Mercer, Ecora Engineering, address questions, City heavily promoting fire smart communities, early stages, only zoning at this point. Responded to three-metre buffer, won't be pathway, just buffer space behind Hawthorne. Responded full connection between north and south block and access to Provincial park. Responded roads comply with City bylaws, two collector roads through development. Responded mixed-use development, will have more affordable developments. Responded storm water controlled and maintained by City, full storm water management plan will be designed and approved by City. Responded Skaha Bluffs cannot develop land until upgrade water system, buyer in place. Responded all infrastructure assessed for last five years, can handle density.
- Gary Vlieg, Creative Transportation Services, conducted traffic assessment for development, looked at nine different traffic intersections, ensure transportation network can deal with development. Clarified public transport under BC Transit, working with staff to determine best routes, ridership and community well served, additional density and development key to expanding services, nearest bus stop over a km away, not viable, standard to be viable must be walkable distance. With development will create loop connecting Wiltse to Pine Ridge. Commented study available through staff for traffic, used actual numbers from similar developments, layered other developments and existing and anticipated traffic. Looked at nine intersections, concluded those

intersections function well now and into future. Stated development can proceed without having impact on City transportation system.

- Donna Butler, Ecora Designs, responded development directly adjacent to urban area, services and road are right there, developer will pay for all infrastructure related to development. Responded once zoning in place there will be no doubling of developments, Zoning Bylaw has limits. Original structural plan had 670 units on North Block plus many hundreds on South Block, number quoted. Responded environmental assessment determined highest value land is steep cliff east of Fortis right-of-way, lands 100% protected from development. Responded environmentally sensitive area two, 84% of land being protected, rest of development taking place on low value environmental habitat. Clarified Wiltse Holdings owns land, Fortis has only right-of-way, transfer land to City as park, popular 1.4km trail. Responded Wiltse Holdings does not own Cantex land to connect down, no other options available, adequate traffic access from Dartmouth and Pineview.

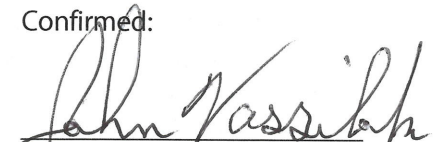
The public hearing for "Official Community Plan Bylaw No. 2022-29" and "Zoning Amendment Bylaw No. 2022-30" was terminated at 8:31 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



John Vassilaki
Mayor