

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

Monday, June 20, 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
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 6:00 p.m. for Official Community Plan Amendment Bylaw No. 2022-22 and Zoning Amendment Bylaw No. 2022-23.

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. 2022-22" (435 Green Avenue West)

The purpose of "Official Community Plan Amendment Bylaw No. 2022-22" is to amend Official Community Plan Bylaw No. 2019-08 as follows:

Amend Map 1: Future Land Use, by changing the future land use designation for Lot 3 District Lots 379 and 182 Similkameen Division Yale District Plan 6750 Except Plan H14743, located at 435 Green Ave West, from 'Detached Residential' to 'Ground Oriented Residential'.

"Zoning Amendment Bylaw No. 2022-23" (435 Green Avenue West)

The purpose of "Zoning Amendment Bylaw No. 2022-23" is to amend Zoning Bylaw No. 2021-01 as follows:

Rezone Lot 3 District Lots 379 and 182 Similkameen Division Yale District Plan 6750 Except Plan H14743, located at 435 Green Avenue West, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

The applicant is proposing to build an 84-unit strata townhouse development on the subject property.

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.

- Neil Braun, Owner, Porchlight Developments, and Brian Corkum, Architect, speciality building starter homes, underserved and in-demand market in Penticton, listened to comments regarding density and height from previous application, lower density from previous application. Significantly lower cost, \$500-600K range. Provided site context photos, aerial views, illustration of existing condition. Respect heritage site and protect riparian zone, save as many trees as possible, working with habitat for humanity to repurpose existing building. Extensive environmental study done, identified areas where construction will and will not be permitted, restoration area, new and existing planting. Traffic impact assessment done, minor impact to neighbourhood, two access points to site, no significant impact to Green Avenue. Density is fairly low density, not huge impact to local traffic. Described proposed development, 84 units, 2 and 3-bedroom town home units, two storey lots around perimeter, three storeys in middle. Reduced lot coverage, density and height to what is allowable. Heat pumps will be used, 20% better than the energy codes. Every unit has its own identity, quality, durable materials.
- Councillor Bloomfield, commented plan is evolving in mostly positive way. Inquired about quality of life for buyers. Concerned about lack of secure storage for two-storey units. Inquired about amenity spaces, playground areas, dog areas. Commented developers responsible to have adequate, responsible recreation areas.
- Brian Corkum, responded under-stair storage provided, smaller affordable homes have less storage, amenity storage and closets in each unit and garage. Responded amenity to west and north will include fairly sized playground for kids, utilize asphalt next to riparian area for kids. Responded each unit has 8x20 patio for extra storage, can lock bikes to. Commented transition from apartments to town homes, some sacrifices, offsite storage always an option.
- Councillor Sentes, inquired how referenced riparian areas will be protected.
- Environmental Consultant, responded enhanced by planting in northern and western section, fencing around perimeter to prevent further encroachment and minimize any further damage.
- Councillor Sentes, commented Penticton challenged by fires, inquired about referenced cedar shakes.
- Brian Corkum, responded probably using hardie board, looks like cedar shake.
- James Brown, Brunswick Street, in favour of project. Concerned about wheelchair access, becoming senior with mobility challenges, inquired how developer addressing mobility

needs. Inquired about garbage, recycling and composting.

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

- No one spoke.

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

- No one spoke.

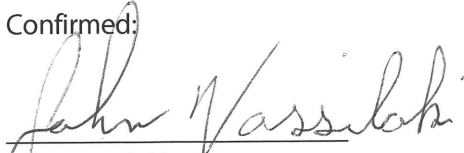
The public hearing for "Official Community Plan Bylaw No. 2022-22" and "Zoning Amendment Bylaw No. 2022-23" was terminated at 6:37 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



John Vassilaki
Mayor