



**Regular Council Meeting**  
held at City Hall, Council Chambers  
171 Main Street, Penticton, B.C.

**Tuesday, July 5, 2022**  
**at 1:00 p.m.**

- Present:** Mayor Vassilaki  
Councillor Sentes  
Councillor Miller  
Councillor Regehr  
Councillor Robinson
- Absent:** Councillor Bloomfield  
Councillor Watt
- 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  
Len Robson, Public Works Manager

**1. Call to Order**

The Mayor called the Regular Council Meeting to order at 1:00 p.m.

**2. Introduction of Late Items**

**3. Adoption of Agenda**

238/2022

**It was MOVED and SECONDED**

THAT Council adopt the agenda for the Regular Council Meeting held on July 5, 2022 as presented.

**CARRIED UNANIMOUSLY**

**4. Recess to Committee of the Whole**

Council recessed to a Committee of the Whole Meeting at 1:01 p.m.

**5. Reconvene the Regular Council Meeting**

Council reconvened the Regular Council Meeting at 1:30 p.m.

**6. Adoption of Minutes:**

6.1 Minutes of the June 21, 2022 Special and Regular Meeting of Council

239/2022

**It was MOVED and SECONDED**

THAT Council adopt the Special and Regular Council Meeting minutes of June 21, 2022 as amended.

**CARRIED UNANIMOUSLY**

**7. Consent Agenda:**

240/2022

**It was MOVED and SECONDED**

THAT Council approve the Consent Agenda:

1. Minutes of the June 20, 2022 Public Hearings.

**CARRIED UNANIMOUSLY**

**8. Staff Reports:**

8.1 Section 57 Notice on Title

Re: 162 Wiltse Place

Jim and Denise McIntosh were provided an opportunity to make representation to Council and spoke in opposition to the Section 57 action.

241/2022

**It was MOVED and SECONDED**

THAT Council direct staff to work with the home owners of 162 Wiltse Place to address outstanding permits before the end of the year, before proceeding with a Section 57 Notice on Title.

**CARRIED UNANIMOUSLY**

8.2 Reconsideration Request for Remedial Action Requirements

Re: 434 Lakeshore Drive West

Property owner did not attend but provided comments to Council in writing.

242/2022

**It was MOVED and SECONDED**

THAT Council, pursuant to section 78 of the *Community Charter*, after reviewing the correspondence that is attached herein as Attachment A, and after providing the owners of the Property at 434 Lakeshore Drive West (the Property) having a legal description of: Lot 1, District Lot 4 Group 7 Similkameen Division Yale District Plan 35081 Except Plan EPP91648 (Parcel Identifier: 002-898-331) with the opportunity to make representations to Council, then reconfirm the remedial action requirements imposed on the Property, through Council Resolution No. 198/2022, on June 7, 2022.

**CARRIED UNANIMOUSLY**

8.3 Penticton Curling Club – Grant Application, Loan Agreement and 10-Year Lease Renewal Request

243/2022

**It was MOVED and SECONDED**

THAT Council receive into the record the report dated July 5, 2022 titled “Penticton Curling Club – Grant & Lease Request”;

AND THAT Council support the grant request by the Penticton Curling Club for a Capital Project Grant through the Community Gaming Grants;

AND THAT Council approve staff enter into a loan agreement with the Penticton Curling Club for an interest free loan to a maximum amount of \$100,000 to be repaid at \$1,500/month for building upgrades including electrical panel, carpet and bathrooms;

AND THAT Council authorize staff to enter into a 10-year nominal Lease agreement with the Penticton Curling Club, for the purpose of operating a curling club;

AND THAT the disposition of City lands be advertised pursuant to Section 26 of the *Community Charter*;

AND FURTHER THAT the Mayor and Corporate Officer be directed to execute the lease agreement.

**CARRIED UNANIMOUSLY**

8.4 North Gateway Redevelopment and Investment Strategy

244/2022

**It was MOVED and SECONDED**

THAT Council receive into the record the report dated July 5, 2022 titled “North Gateway Redevelopment & Investment Strategy – Proposed Plan”;

AND THAT Council approve the North Gateway Redevelopment & Investment Strategy and direct staff to move forward with implementation.

**CARRIED UNANIMOUSLY**

8.5 Signing Officers for SOEC 2022 and Subsequent Years

245/2022

**It was MOVED and SECONDED**

THAT Council approve signing authorities for the City’s SOEC bank accounts at Valley First Credit Union as follows:

- Cliff Last, Director of Finance, South Okanagan Events Centre
- Susan Coombes, Senior Finance Manager, South Okanagan Events Centre
- Dean Clarke, General Manager, South Okanagan Events Centre
- Kevin Webb, Assistant General Manager, South Okanagan Events Centre
- Mary Richards, PTCC Director of Sales, Penticton Trade and Convention Centre
- Donny van Dyk, Chief Administrative Officer, City of Penticton
- Angela Campbell, Director of Finance and Administration, City of Penticton
- Elma Hamming, Manager of Finance, City of Penticton

Signing officers for membership 2491223 (South Okanagan Events Centre) for the calendar year ended December 31, 2022 and subsequent years until changed.

**CARRIED UNANIMOUSLY**

8.6 In-Year Grant Request

246/2022

**It was MOVED and SECONDED**

THAT Council approve a \$5000 cash grant to the Canadian Mental Health Association, funded through surplus.

**CARRIED**  
**Councillors Regehr and Robinson, Opposed**

8.7 Fees and Charges Amendment Bylaw No. 2022-07

247/2022

**It was MOVED and SECONDED**

THAT Council give first, second and third reading to "Fees and Charges Amendment Bylaw No. 2022-07", a bylaw to amend:

- Appendix 4 – Building Department Fees;
- Appendix 6 – Cemetery;
- Appendix 7 – Electric Utility;
- Appendix 11 – Garbage Rates;
- Appendix 18 – Parking;
- Appendix 19 – Parks and Sports Fields; and
- Appendix 20 – Planning and Development.

**CARRIED UNANIMOUSLY**

The Mayor recessed the meeting at 2:55 p.m. and the meeting reconvened at 3:10 p.m.

- 8.8 Zoning Amendment Bylaw No. 2022-35  
Development Variance Permit PL2021-9198  
Development Permit PL2021-9199  
Re: 650 and 666 Eckhardt Avenue West

248/2022

**It was MOVED and SECONDED**

THAT Council give first reading to "Zoning Amendment Bylaw No. 2022-35" for Lot 3 District Lots 2 and 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 1655 Except Plan B4197, located at 650 Eckhardt Ave W and That Part of Lot 3 Shown on Plan B4197; District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 1655, located at 666 Eckhardt Ave W, a bylaw to rezone the subject properties from C7 (Service Commercial) to C3 (Mixed Use Commercial)

AND THAT Council forward "Zoning Amendment Bylaw No. 2022-35" to the July 19, 2022 Public Hearing;

AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2022-35", require a 2.9m road dedication along the northern property line (Eckhardt Avenue West) to be registered with the Land Title Office;

AND THAT Council, in accordance with Section 507 of the *Local Government Act*, require the following excess and extended services:

1. Design and construction to the centerline of Pacific Crescent from the western property line of 666 Eckhardt Ave to connect to Railway Street.

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2022-35", consider "Development Variance Permit PL2021-9198", for the subject properties located at 650 and 666 Eckhardt Avenue West, a permit to vary the following sections of Zoning Bylaw No. 2021-01:

1. Section 11.3.2.5: to increase the maximum height from 18m to 21.1m; and,
2. Section 11.3.2.6: to reduce the minimum front yard from 3.0m to 2.0m

AND THAT Council, subject to approval of "Development Variance Permit PL2021-9198", approve "Development Permit PL2021-9199", for the subject properties at 650 and 666 Eckhardt Avenue West, a permit to allow for the construction of a 6-storey, mixed-use development, containing 2,600 sq. ft. of commercial retail space and 70 residential units.

**CARRIED UNANIMOUSLY**

8.9 Development Variance Permit PL2022-9326  
Re: 109 Lee Avenue

Council invited the Applicant to speak to the DVP application and answer any questions.

249/2022

**It was MOVED and SECONDED**

THAT Council approve "Development Variance Permit PL2022-9326" for Lot 2 District Lot 189 Similkameen Division Yale District Lot 5411, located at 109 Lee Avenue, a permit to vary the following section of Zoning Bylaw 2021-01 in order to construct a carriage house:

1. Section 8.2.3.3: to increase the maximum building footprint for a carriage house in the R1 (Large Lot Residential) zone from 90m2 to 109m2;

AND THAT Council direct staff to issue "Development Variance Permit PL2022-9326".

**CARRIED**

**Councillor Sentes, Opposed**

8.10 Zoning Amendment Bylaw No. 2022-36  
Development Permit PL2022-9385  
Re: 169 Maple Street

250/2022

**It was MOVED and SECONDED**

THAT Council give first reading to "Zoning Amendment Bylaw No. 2022-36", a bylaw to rezone Lot B District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan EPP119095, located at 169 Maple Street, from R2 (Small Lot Residential) to RD4 (Low Density Cluster Housing); AND THAT Council forward "Zoning Amendment Bylaw No. 2022-36" to the July 19, 2022 Public Hearing;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2022-36", approve "Development Permit PL2022-9385" for 169 Maple Street, a permit to approve the form and character of a four-unit cluster housing development consisting of two side-by-side duplexes.

**CARRIED UNANIMOUSLY**

8.11 Zoning Amendment Bylaw No. 2022-37  
Development Variance Permit PL2022-9303  
Development Permit PL2022-9302  
Re: 924 Fairview Road

251/2022

**It was MOVED and SECONDED**

THAT Council give first reading to "Zoning Amendment Bylaw No. 2022-37", a bylaw to rezone Lot 1 District Lot 250 Similkameen Division Yale District Plan 37914, located at 924 Fairview Road, from RD1 (Duplex Housing) to RM2 (Low Density Multiple Housing);

AND THAT Council forward "Zoning Amendment Bylaw No. 2022-37" to the July 19, 2022 Public Hearing;

AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2022-37", require a 0.8m road dedication along the frontage of the subject property be registered with the Land Title Office;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2022-37", consider "Development Variance Permit PL2022-9303", a permit to vary Section 10.9.2.9 of Zoning Bylaw 2021-01, to reduce the required rear yard setback from 6.0m to 5.4m;  
AND THAT Council, subject to approval of "Development Variance Permit PL2022-9303", approve "Development Permit PL2022-9302", a permit to approve the form and character of a 7-unit townhouse development.

**CARRIED UNANIMOUSLY**

8.12 Official Community Plan and Zoning Amendment Application  
Re: 655 Ellis Street

252/2022

**It was MOVED and SECONDED**

THAT Council, following the Community Engagement for OCP Amendments Procedure, direct staff to commence public engagement for a proposed Official Community Plan amendment application to change the future land use designation from 'Ground Oriented Residential' to 'Urban Residential' and a Zoning Amendment Bylaw application to rezone the properties from P1 (Public Assembly) to RM5 (Urban Residential) in support of a three-storey, 16-unit apartment building located at 655 Ellis Street.

**CARRIED UNANIMOUSLY**

**9. Bylaws and Permits**

Councillor Miller declared a conflict of interest due to his employment in media and left the meeting at 3:48 p.m.

9.1 Public Notice Bylaw No. 2022-34

253/2022

**It was MOVED and SECONDED**

THAT Council adopt "Public Notice Bylaw No. 2022-34".

**CARRIED UNANIMOUSLY**

Councillor Miller returned to the meeting at 3:50 p.m.

**10. Notice of Motion**

**11. Business Arising**

254/2022

**It was MOVED and SECONDED**

THAT Council direct staff to work with the Downtown Penticton Business Improvement Association and install a rainbow crosswalk on Front Street.

**CARRIED UNANIMOUSLY**

**12. Public Question Period**

**13. Council Round Table**

**14. Adjournment**

255/2022

**It was MOVED and SECONDED**

THAT Council adjourn the July 5, 2022 Regular meeting of Council at 4:14 p.m.

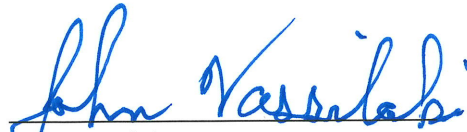
**CARRIED UNANIMOUSLY**

Certified correct:



\_\_\_\_\_  
Angie Collison  
Corporate Officer

Confirmed:

  
\_\_\_\_\_  
John Vassilaki  
Mayor