

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

**Tuesday, July 19, 2022**  
**at 6:00 p.m.**

**Present:** Mayor Vassilaki  
Councillor Bloomfield  
Councillor Miller  
Councillor Robinson  
Councillor Sentes  
Councillor Watt

**Absent:** Councillor Regehr

**Staff:** Donny van Dyk, Chief Administrative Officer  
Angie Collison, Corporate Officer  
Angela Campbell, Acting General Manager, Finance & Administration  
Blake Laven, Director of Development Services  
Steven Collyer, Planner II  
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 6:00 p.m. for Zoning Amendment Bylaw No. 2022-35.

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. 2022-35" (650 and 666 Eckhardt Avenue West)**

The purpose of "Zoning Amendment Bylaw No. 2022-35" is to amend Zoning Bylaw No. 2021-01 as follows:

Rezone 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 Avenue West, 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 Avenue West, from C7 (Service Commercial) to C3 (Mixed Use Commercial).

The applicant is proposing to construct a six-storey, mixed-use development, containing 2,600 sq. ft. of commercial retail space and 70 residential units.

The Corporate Officer advised that no 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.

- Brianne McCourt, Development Manager, Mundi Construction, excited to bring project forward, 70 market rental accommodations, 2600sqft commercial space, all parking onsite and accessed via Pacific crescent.
- Jordan Shade, Backstreet Boulevard, worried parking will be like on Churchill, busy street. Commented no problem with design, just parking is worrisome especially with an event, cluttered like Churchill.
- Lynn Kelsey, Oakville Street, inquired about height being on the flight path, any better information received from Transport Canada received. Commented lives within a block, planes fly very low, concerned about height, would like more information about it.
- Lori Goldman, via Zoom, Dauphin Avenue, commented great design, wonderful to see more rental housing coming to City, super location. Commented developer addresses a lot of climate issues, dealing with great deal of heat, storms and fires, concerned about heat in City. Inquired if planted trees will be small or really providing shade canopy, solar roof or community garden, solar installed on roof for electric grid. Inquired if developer installing heat pumps. Concerned about parking, won't be enough for shopping, difficult for people to access commercial area. Guideline NF1 mentions community amenity space, inquired if will be provided.
- James Brown, Brunswick Street, in favour of project, inquired if wheel chair accessibility has been incorporated into design.

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

- Aleda Isaac, via Zoom, concerned about parking and extra traffic, asked what is being done to address traffic and resident parking.
- Lori Goldman, via Zoom, Dauphin Avenue, inquired about EV charging stations, need to provide if we are moving to our climate friendly solution.

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

- Brianne McCourt, Mundi Construction, responded 70 units proposed, providing 89 parking spaces off-street, qualified for parking reduction of one space, providing 30 additional bicycle spaces, paying cash in-lieu of both, bike parking help to off-set demand. Responded undertook traffic study to make sure existing traffic infrastructure wasn't negatively impacted. Responded building height will be reviewed by applicable agencies. Responded ten trees proposed, mix of deciduous and coniferous trees, provide nice shading as they grow. Responded additional 30 bicycle stalls, light shading, double paned windows, reaching step 1 of BC step code, decision on EV charging not made yet but can be looked at. Responded private amenity included on second floor, each unit has private balcony. Responded grade at entrance fully accessible, elevators accessing all floors.

- Ken Simpson, Braid Street, opposed to lack of parking on all projects, one per unit is not enough, looking at other sites in past that developers bought and allowed only one parking spot per unit, half units ended up with 3 cars, not enough, big problem.
- Lori Goldman, via Zoom, Dauphin Avenue, inquired about answer for solar installation and heat pumps.
- Brianne McCourt, Mundi Construction, no plan for solar installation but open to reviewing solar panels and heat pumps as option.

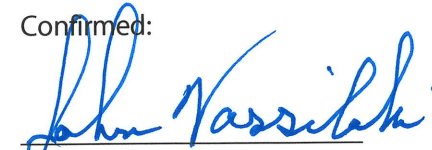
The public hearing for "Zoning Amendment Bylaw No. 2022-35" was terminated at 6:18 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison  
Corporate Officer

Confirmed:



John Vassilaki  
Mayor