

**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 6:18 p.m. for Zoning Amendment Bylaw No. 2022-36.

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. 2022-36" (169 Maple Street)**

The purpose of "Zoning Amendment Bylaw No. 2022-36" is to amend Zoning Bylaw No. 2021-01 as follows:

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).

The applicant is proposing to rezone the subject property to enable the construction of a four-unit cluster housing development. The proposal consists of two duplexes, one facing Maple Street and the other facing the rear lane. The buildings are two-storeys in height, with all parking off the rear lane.

The Corporate Officer advised that two 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.

- Chris Schoenne, Applicant, 290 Abbott Street, addressed construction noise and dust, understands it's a nuisance, takes neighbours experience very serious, available to answer any questions.
- Lynn Kelsey, Oakville Street, commented lives close to developer's site, compliments workers, respectful to neighbours, worksite very clean.
- Lori Goldman, via Zoom, Dauphin Avenue, climate related concerns, inquired about plans for EV charging stations and solar installation on roof, whether will definitely put in heat pumps.

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

- Ken Simpson, Braid Street, inquired about proposed parking stalls.

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

- Chris Schoenne, Applicant, responded in regards to climate, trying to obtain BC step code four, higher level than required. Responded will not be putting in solar from get go but will have everything ready and in place, plan to offer as package, ductless vent units with heat pumps. Responded five stalls, one stall for each unit, visitor, on street parking is sparse, shouldn't be an issue based on observations.

The public hearing for "Zoning Amendment Bylaw No. 2022-36" was terminated at 6:27 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison  
Corporate Officer

Confirmed:



John Vassilaki  
Mayor