

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 6:27 p.m. for Zoning Amendment Bylaw No. 2022-37.

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. 2022-37" (924 Fairview Road)

The purpose of "Zoning Amendment Bylaw No. 2022-37" is to amend Zoning Bylaw No. 2021-01 as follows:

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).

The applicant is proposing to construct a 7-unit, three-storey townhouse development consisting of one fourplex and one triplex. Access will be from a new internal driveway and each unit will have its own garage and rear yard.

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.

- Tony Giroux, via Zoom, Giroux Design Group, representing Developer with design of project, met zoning requirements for parking, parking regulations have been explored for many years, have to find different way to deal with parking situation. Commented OCP allows 6-storey building, far denser scenario, on lower end of what OCP allows, feels it's a fair submission. Commented City taking road allowance at front, variance requesting is less than road dedication being taken. Commented doing best to provide affordable housing, family housing, make best use for land. Commented looks forward to hearing positive outcome. Available to answer any questions.
- William, lives next door to development, commented original road at end of Scott Rd., changed due to bike lane, lost all parking from end-to-end. Commented Scott Rd. forks, bike lane there, high risk for crashes. Commented overdevelopment of property, not that big. Lives in building next door, 28 units, only 24 parking stalls, parking already an issue. Commented front entrance cuts bike lane off, very damaging corner for accidents, watched emergency vehicles almost collide on several occasions. Commented area changed radically, can't have entrance crossing bike lane, high risk corner. Commented biosphere over 75 years old, amount of trees taken down detrimental to biosphere. Commented back lane very small, legal fourplex behind property, undeveloped lane. Commented impact on biosphere, wildlife, community, parking issue, due to bike lane, high impact, dangerous corner.
- James Brown, Brunswick Street, inquired about wheelchair accessibility. Commented need for market to accommodate people with barriers and disabilities.
- Brigid Kemp, Warren Avenue W, commented on new internal driveway, inquired exit onto back or Fairview.
- Lori Goldman, via Zoom, Dauphin Avenue, commented too dense with exit on dangerous corner and bike lane. Concerned about density, no accommodation for one or two bedroom, need mixed housing, building should have common space like community garden. Commented must consider people who live here, no affordable or suitable homes. Commented good to see step 3, does not see solar for roof, EV charging stations or heat pumps. Inquired if trees will be tall shade trees. Inquired about waste solutions, seeking clarity. Concerned about safety, great on bike route and providing housing. Inquired if they will be rented or for sale.

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.

- Jordan Shade, Blackstreet Boulevard, inquired about cost of rent, if building materials will be local or imported.
- Ken Simpson, Braid Street, inquired about parking, need more parking, not everyone will be riding bikes, thousands of people with mobility issues, likes to be able to get to front

door. Commented we need more parking.

- Tony Giroux, via Zoom, Giroux Design Group, responded role of developers to be profitable or won't develop. Commented put forward profitable project while addressing social housing, accessibility, energy efficiency concerns, affordable housing concerns, can't address all concerns with one development. Responded providing family housing, not for seniors, not one or two-bedroom housing, only way to be profitable is 7-family units on property to make development worthwhile. Commented complex discussion, everything adds money to development. Commented everyone attends with important specific agendas, putting forward fair project that will provide housing. Responded heat pumps, solar panels depend if developer can be profitable and afforded, must be cautious with how money is spent. Commented presenting solid development for this property.

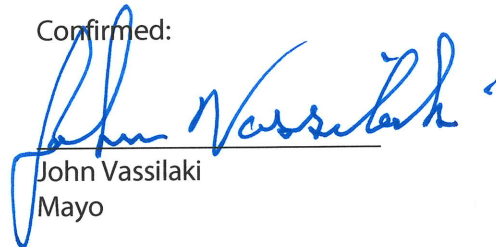
The public hearing for "Zoning Amendment Bylaw No. 2022-37" was terminated at 6:48 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



John Vassilaki
Mayo