CITY OF PENTICTON

Minutes

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Public Hearing

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

Tuesday, August 16, 2022
at 6:00 p.m.

Present:	Mayor Vassilaki Councillor Bloomfield Councillor Miller Councillor Robinson Councillor Watt Councillor Sentes
Absent:	Councillor Regehr
Staff:	Donny Van Dyk, Chief Administrative Officer Angie Collison, Corporate Officer Angela Campbell, Director of Finance & Administration 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 6:48 p.m. for Zoning Amendment Bylaw No. 2022-43.

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. <u>"Zoning Amendment Bylaw No. 2022-43" (747 and 755 Revelstoke Avenue)</u>

The purpose of "Zoning Amendment Bylaw No. 2022-43" is to amend Zoning Bylaw No. 2021-01 as follows:

> Rezone Lot 49 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1049, located at 747 Revelstoke Avenue, and Lot 48 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 1049, located at 755 Revelstoke Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

The applicant is proposing to construct one two-storey, back-to-back duplex on each subject property.

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.

- Tony Giroux, via Zoom, Representing Applicant, available to answer any questions.
- Richard Overstall, Revelstoke Avenue, reviewed public notice and council report, helpful exchange with staff, all legal boxes ticked off, tight parking situation not addressed on Revelstoke Avenue, relatively small lots, road access driveways on side of street, grandfathered in, legal non-conforming, restricts parking. Commented two vacation rental properties on street, produce significant amount of vehicles, average two vehicles per household, inquired with Planning Department that development was providing one parking space per household, told "we feel adequate for City", not based on data, two spaces realistic, development required to provide two off-lane parking spaces. Commented supports densification, impact should not be shorted by citizens to reduced development costs.
- James Brown, Brunswick Street, no sidewalks on Revelstoke Avenue, Oakville Street, Fairway Avenue, safety concern, must go opposite traffic to be seen in wheelchair, inquired what is being done to address issue.

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

- Chad Siemens, via Zoom, Revelstoke Avenue, neighbouring property, second residence, operating as short-term rental, concerned about two storey back-to-back neighbour, height of development overlooks front and back yard, higher than would like to see, privacy concerns, height blocks all daylight coming from west, made improvements to backyard, would hate for it to change, rendering shows residence in complete shade. Commented parking restricted space in neighbourhood, parallel parking only, same in neighbouring properties, some parking off back lane, front would have visitors using spaces and overflowing to neighbours. Commented enjoys property for personal enjoyment and short-term rentals, construction duration, 1.5m from property line, have not seen an mitigation for construction, assured no development when did that change, as new owners, owned for 9months, made steps to improve property indoors and outdoors respecting neighbourhood, concerned about consistency. Commented small dwelling, not dominating lot, not opposed to responsible development or improvement, more consultation on mitigation impact on neighbourhood.

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

- Lynn Kelsey, Oakville Street, concerned about blocked sunlight in area, personally feeling effect of duplexes, they are tall.
- Tony Giroux, via Zoom, Representing Applicant, responded meets city parking requirements, one parking stall per unit, precedence in community, been doing this for years, providing two parking spots off lane, should also be allowed to park in front of their property, room off lane for third parking spot if becomes requirements, everyone on street must take responsibility for parking. Responded city to address installing sidewalks, at least at one side of street. Commented housing more important than parking for vacation rentals. Responded two storey buildings, style of roof peaked, if

building measured to normal standard, would be 6-7m. Responded one bedroom window facing side properties, doesn't perceive privacy issues. Responded two storey building, blocking sun, rendering shot at different times of day, will be enough sun for garden, peak heat in summer provides extra shade, less need for cooling home, height of building is nothing out of ordinary, buildings have crawl space, shorter than building on Kamloops. Responded character of neighbourhood is multifamily infill, style fits character. Responded distance to property line typical to all homes, 5ft setback not asking for any reductions, consistent to what's being built in neighbourhood, doesn't anticipate parking to be issue, additional parking could be added if required, trying to avoid putting more asphalt in.

The public hearing for "Zoning Amendment Bylaw No. 2022-43" was terminated at 7:15 p.m. and no new information can be received on this matter.

Certified correct:

Angie Collison
Corporate Officer

Confirmed:

John Vassilaki
Mayor