

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

Tuesday, September 6, 2022
at 6:00 p.m.

- Present:** Mayor Vassilaki
Councillor Bloomfield
Councillor Miller
Councillor Regehr
Councillor Robinson
Councillor Watt
Councillor Sentes
- 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
Kristen Dixon, General Manager of Infrastructure
Steven Collyer, Planner I
Nicole Capewell, Planner I
Paula McKinnon, Deputy Corporate Officer

1. Call to order

Mayor Vassilaki called the public hearing to order at 6:17 p.m. for Official Community Plan Amendment Bylaw No. 2022-46 and Zoning Amendment Bylaw No. 2022-47.

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. "Official Community Plan Amendment Bylaw No. 2022-46" (655 Ellis Street)

The purpose of "Official Community Plan Amendment Bylaw No. 2022-46" is to amend Official Community Plan Bylaw No. 2019-08 as follows:

Amend Map 1: Future Land Use of Official Community Plan Bylaw No. 2019-08, by amending the future land use designation for Lot 1 District Lot 202 Similkameen Division Yale District Plan EPP120346, located at 655 Ellis Street, from 'Ground Oriented Residential' to 'Urban Residential'.

“Zoning Amendment Bylaw No. 2022-47” (Ellis Street)

The purpose of “Zoning Amendment Bylaw No. 2022-47” is to amend Zoning Bylaw No. 2021-01 as follows:

Rezone Lot 1 District Lot 202 Similkameen Division Yale District Plan EPP120346, located at 655 Ellis Street, a bylaw to rezone the subject property from ‘P1 (Public Assembly)’ to ‘RM5 (Urban Residential)’.

The applicant is proposing to construct a three-storey, 16-unit apartment building located at 655 Ellis Street.

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.

- Joel Walters, Timmins Street, available to answer any questions.
- Matt Hopkins, Balfour Street, in support of proposal, Housing Assessment Needs report shows shortage of homes, bench mark is high, most people can’t afford, very, very difficult to live here, housing desperately needed. Parking mandates, too much parking, problem is parking mandates mandate every single person purchasing parking space, cost downloaded on tenants, no opportunity to get out of parking, didn’t have parking mandates would be able to build more, mandate encourages more cars, eliminates consumer choice.

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.

- No one spoke.

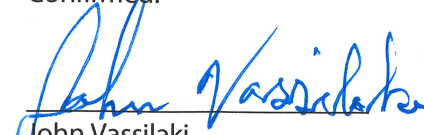
The public hearing for “Official Community Plan Bylaw No. 2022-46” and “Zoning Amendment Bylaw No. 2022-47” was terminated at 6:24 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



John Vassilaki
Mayor