

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

Tuesday, April 18, 2023
at 6:00 p.m.

Present: Mayor Bloomfield
Councillor Boulton
Councillor Gilbert
Councillor Graham
Councillor Konanz
Councillor Miller
Councillor Watt

Staff: Donny Van Dyk, Chief Administrative Officer
Angie Collison, Corporate Officer
Angela Campbell, Director of Finance & Administration
Blake Laven, Director of Development Services
Kristen Dixon, General Manager of Infrastructure
Paula McKinnon, Deputy Corporate Officer
Nicole Capewell, Planner I

1. Call to order

Mayor Bloomfield called the public hearing to order at 6:00 p.m. for Official Community Plan Amendment Bylaw No. 2023-10 and Zoning Amendment Bylaw No. 2023-11.

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. 2023-10" (674 & 686 Martin Street)

The purpose of "Official Community Plan Amendment Bylaw No. 2023-10" is to amend Official Community Plan Bylaw No. 2019-08 as follows:

Amend Map 1: Future Land Use by changing the future land use designation for Lot 7 Block 34 District 34 District Lot 202 Similkameen Division Yale District Plan 269 Except Plan KAP58563, located at 674 Martin Street, and Lot 8 Block 34 District Lot 202 Similkameen Division Yale District Plan 269, located at 686 Martin Street, from 'Urban Residential' to 'Downtown Mixed Use'.

"Zoning Amendment Bylaw No. 2023-11" (686 Martin Street)

The purpose of "Zoning Amendment Bylaw No. 2023-11" is to amend Zoning Bylaw No. 2023-08 as follows:

Rezone Lot 8 Block 34 District Lot 202 Similkameen Division Yale District Plan 269, located at 686 Martin Street, from RD1 (Duplex Housing) to C5 (Urban Centre Commercial).

The applicant is proposing to construct a five-storey, mixed-use development featuring commercial retail space at grade along Martin Street with 18 residential dwelling units on floors 2-4 and a common amenity area on floor 5.

The Corporate Officer advised that no letters have been received since the printing of the agenda and distributed to Council.

DELEGATIONS

Mayor Bloomfield asked the public for the first time if anyone wished to speak to the application.

- Cal Meiklejohn, Meiklejohn Architectural Design, on behalf of applicant, available to answer any questions.

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


- Jordan Shade, Backstreet Blvd, spoke in support of development.

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

- Lynn Kelsey, Oakville Street, commented about Penticton Indian Band archaeological assessment, asked for feedback in terms of that request.
- Cal Meiklejohn, Meiklejohn Architectural Design, on behalf of applicant, responded, new information, have not had any conversations with owner and cannot provide answer at this time.
- Blake Laven, Director of Development Services, responded a lot of Penticton is within area of high to medium archaeological potential, reviews happen at appropriate stage when ground is broken.

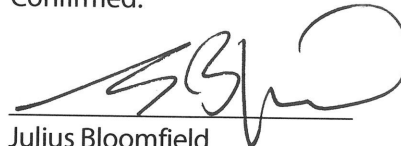
The public hearing for "Official Community Plan Amendment Bylaw No. 2023-10" and "Zoning Amendment Bylaw No. 2023-11" was terminated at 6:09 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



Julius Bloomfield
Mayor