

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

Tuesday, May 2, 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
Kristen Dixon, General Manager of Infrastructure
Blake Laven, Director of Development Services
Paula McKinnon, Deputy Corporate Officer
Steven Collyer, Senior Planner

1. Call to order

Mayor Bloomfield called the public hearing to order at 6:01 p.m. for Zoning Amendment Bylaw No. 2023-14.

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. 2023-14" (924 Fairview Road)

The purpose of "Zoning Amendment Bylaw No. 2023-14" is to amend Zoning Bylaw No. 2023-08 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), to facilitate the construction of a 6-unit townhouse development.

The applicant is proposing to construct a 6-unit townhouse development consisting of two, three-storey triplexes accessed from an internal driveway. Each unit has its own garage and rear yard space.

The Corporate Officer advised that one letter has been received since the printing of the agenda.

DELEGATIONS

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

- Tony Giroux (via Zoom), Giroux Design Group, on behalf of applicant, available to answer any questions.
- Lynn Kelsey, Oakville Street, commented knowledge of home, getting into driveway is difficult, must cross double wide bike lane to enter and exit, can only turn around at the back to exit. Commented getting out is even more difficult, can't block bike lane to see oncoming traffic, traffic coming from three different ways, referenced photo from staff PowerPoint, horrible visibility. Agrees with removal of trees of heaven. Commented need to do infill, need to do it smart, do it right the first time, this is not the place for density, going to be a problem, someone will get hurt coming in or out, extremely busy intersection. Commented no access from lane, makes it impossible for fire truck, garbage truck. Commented need to do smart density, this is dumb density, putting people at risk, huge safety risk.
- Lori Goldman (via Zoom), Dauphin Avenue, commented goal of developers is to maximize investment, nice design. Commented need to engage community consultation, work with community partners. Commented very dense development, only three bedroom units, way too many, no accommodation for bachelor, part of modest densification which we need. Commented no space for community garden, larger area for recreation and play for all age groups. Commented cars crossing bike route, very dangerous, waste bins will also be problem. Inquired if will meet new step code that came in yesterday. Commented densification is important, not right property for this many houses.

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

- Jordan Shade, Backstreet Blvd., spoke in opposition, no fire lane, safety hazard. Commented already sign selling units, think that it will be rubber stamped. Commented needs an exit for fire department, inquired if fire department weighed in on this. Hopes council will not support.
- Karen Wilson (via Zoom), Fairview Road, commented unsafe without access to proper parking, no fire lane, seen numerous almost accidents, doesn't understand why have to live like chicken coups with no safety, disagrees with proposal.
- William Hammond, Fairview Road, referenced photo from staff PowerPoint, Scott Avenue before bike lane was 50km road, left road for fire safety, when configuration was changed under road and safety there was a two-year freeze, dangerous intersection to start with, bike lane great, front access area has to be under study. Commented four houses behind are high density, excuse of trying to buy property behind, taking more rental property from poor people, move through houses and sell twice. Commented original cattle ranch bearer that built town hundred years ago developed well systems in that area, major well by KVR trail, septic fields and tanks, keep moving things around, don't take us back to cholera. Commented bio spheres on both sides will be affected greatly. Commented fire lane if paved will ruin all trees, animal corridor, rental property on one side has little children that watch the birds, houses at back are already below

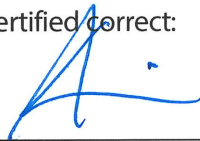
level, will be in a cave. Commented if structure put in all trees will need to be removed.

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

- Tony Giroux (via Zoom), on behalf of applicant, responded made legit effort to purchase property from neighbor to have lane access, wasn't possible after multiple attempts. Responded doesn't see six units impacting traffic, developer has no issues having right lane only exit. Responded technical planning committee reviews with all departments, buildings will have sprinklers, more room to turn around now, garage bins put out at doors, storage space provided for bins, no issue for large vehicles to pull in. Responded doesn't know about for sale sign, not unusual for developer to put up sign, not obnoxious but hopeful thing to do. Responded representing developer as designer, a lot of uncertainty whether to proceed. Responded amount of people using bike lane in city, far less than number of vehicles traveling down street, as people get used to home environment, sad thing if bike lane stops development, sad consequence. Responded entire province under step code 3, if changes before construction and goes to step code 4, will comply, step code 3 excellent efficient design, each unit own private back yard, we do not have ideal properties, not asking for any variances, lower density than OCP allows, meet all requirements of zoning bylaw, more parking on site than required. Responded appreciates concerns, always fear with new development on existing neighbours, often becomes asset to neighbourhood, brings in families that take care of properties. Responded looked at previous concerns and made adjustments remaining affordable. Asked not to reduce number of units, approve development as is, if exit is of concern consider right turn only exit or other compromise that makes everyone feel comfortable.
- Councillor Gilbert, clarified for sale sign is for Argyle property.

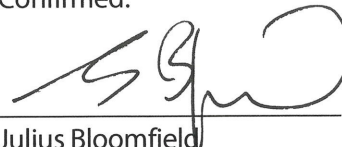
The public hearing for "Zoning Amendment Bylaw No. 2023-14" was terminated at 6:32 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



Julius Bloomfield
Mayor