



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

Monday, August 6, 2024
at 6:00 p.m.

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

Leave of Absence: Councillor Miller

Staff: Anthony Haddad, City Manager
Angie Collison, Corporate Officer
Blake Laven, Director of Development Services
Kelsey Johnson, Director of Community Services
Hayley Anderson, Legislative Assistant

1. Call to order

Mayor Bloomfield called the public hearing to order at 6:01 p.m. for "Official Community Plan Amendment Bylaw No. 2024-23" and "Zoning Amendment Bylaw No. 2024-24".

The Corporate Officer read the opening statement and introduced the purpose of the bylaws. 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*.

"Official Community Plan Amendment Bylaw No. 2024-23" (813, 825 and 877 Westminister Avenue West)

Purpose: 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 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 825 Westminister Avenue West, Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminister Avenue West, and Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658,

located at 877 Westminster Avenue West, from 'High Density Residential' to 'Tourist Commercial'; and

Add the following site-specific policy statement to Land Use Designations, Tourist Commercial: Consolidated properties of 877, 825 and 813 Westminister Avenue West: Long term residential uses are permitted.

"Zoning Amendment Bylaw No. 2024-24" (813 and 877 Westminister Avenue West)

Purpose: To amend Zoning Bylaw No. 2024-22 as follows:

Rezone Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658, located at 877 Westminister Avenue West, from CT1 (Tourist Commercial) and C7 (Service Commercial) to CT1 (Tourist Commercial); and

Rezone Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminister Avenue West, from C8 (Vehicle Service Station) to CT1 (Tourist Commercial); and

Add the following site specific provisions to section 11.10.4 .3 "In the case of consolidated Lot 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 825 Westminister Avenue West, Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 13891, located at 813 Westminister Avenue West, and Lot 1 District Lot 2 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan 15658, located at 877 Westminister Avenue West, the following shall apply:

.a Permitted Uses

These permitted uses are in addition to the permitted uses regulations of Section 11.10.1:

- Apartment
- Short term rentals

.b Subdivision and Development Regulations

Notwithstanding the subdivision and development regulations of Section 11.10.2:

- Maximum density is 2.1 FAR
- Maximum height is 24.0 m
- Minimum exterior side yard is 3.0 m
- Maximum lot coverage 40% or 90% with parkade

.c Notwithstanding Section 6.5 Parking Requirements, residential parking for apartment uses shall be 0.7 parking spaces per dwelling unit and 0.2 visitor parking spaces per dwelling unit and parking spaces for Tourist Accommodation shall be 0.7 parking spaces per short term rental unit and 0.2 visitor parking spaces per short term rental unit

.d Amenity space shall be provided at the rate of 20m² per dwelling unit or short term rental unit.

e. Bicycle parking for short term rental units shall be provided at the same rate as residential uses as shown on Table 6.4 Bicycle Parking Requirements.

The City has received a revised proposal for a mixed-use development at 813, 825, 877 Westminister Avenue West, consisting of buildings facilitating 300+ dwelling units dedicated for tourist accommodation (strata hotel) uses

as well as long term residential. The proposed change to the OCP will see full development site changed back from High Density Residential to its previous designation of Tourist Commercial. The property is also being proposed to be rezoned from a mix of CT1 (Tourist Commercial), C7 (Service Commercial) and C8 (Service Station) all to CT1, with some site specific provisions in the CT1 zone specific to the lands dealing with density, height and parking, site coverage and setbacks.

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.

- Burt Sandy, Power Street, spoke in opposition of the project citing potential evaluation criteria. Suggested the land be subdivided into two with two different zonings.
- Brigid Kemp, Warren Avenue West, spoke in support of having more homes for people to live and work in the community.
- Larry Almer, Power Street, spoke in opposition of the project. Cited concerns regarding the height of the building and the lack of parking in the area. Questioned if the current infrastructure (water, sewer) can accommodate an increase in use on the property.
- Lynn Kelsey, Oakville Street, expressed concern regarding the number of hotels in the area. Supported low-income housing with commercial in the building.
- Burt Sandy, Power Street, spoke in opposition of the project. Noted the lack of green space on the property. Noted sections of the OCP that the project does not align with.
- Burt Sandy, Power Street, spoke in opposition of the project. Noted sections of the OCP that the project does not align with. Noted concerns with parking and increased traffic at the intersection of Power Street and Westminster Avenue and the Dynes Avenue Laneway.
- Burt Sandy, Power Street, spoke in opposition to the project. Noted that feedback from the public should be weighted in relation to proximity to the project. Noted that there are only two active neighbours of the property.

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

- Tara Showbrook, asked if there is a percentage of residential versus commercial for the project.
- Burt Sandy, Power Street, spoke in opposition of the project. Noted feedback that was presented at the May 17, 2022 Public Hearing for the same address.

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

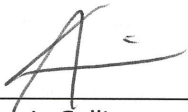
- Sean Skuter, on behalf of Dennis Skuter, Applicant responded to concerns. Noted staying in spirit of OCP by providing both tourist accommodation and long term residential. Noted that shadow drawings have been created to show where the light gets to not restrict the neighbours. Noted underground parking to provide spaces required. Noted that the height of the structure has not been decided at this time. The buildings are at end of life and would soon need to be vacated, the current residents are aware. Noted the project would be phased development to allow more time to find alternate residences for the current residents. Noted that the percentage of commercial and residential is undetermined at this time and will depend on engagement with Council, City and the community. Project will consist of studio, one and two bedrooms with

limited number of 3 bedroom units. Noted that the current residents would be able to stay on property and move units when phases of development are constructed.

- Mr. Laven, staff, provided Council with public engagement that had been done in 2022, which included endorsement from Council, Shape Your City Penticton page online, notices mailed to all properties within 100 metres, notice signs on the property, short video created and posted on shapeyourcitypenticton.ca, information posted on social media channels, consultations with targeted agencies and interest groups, issued media release and newspaper advertisements. The engagement period ran from May 31, 2024 to June 23, 2024. 235 feedback forms were received.

The public hearing for "Official Community Plan Amendment Bylaw No. 2024-23" and "Zoning Amendment Bylaw No. 2024-24" was terminated at 6:42 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



Julius Bloomfield
Mayor