



TO: Regional Board of Directors

FROM: Chair Karla Kozakevich, Electoral Area “D”

DATE: December 6, 2017

RE: Public Hearing Report - Amendment Bylaw Nos. 2603.16 and 2455.39, 2018

Purpose of Bylaw:

The purpose of Amendment Bylaw Nos. 2603.16, 2018 and 2455.39, 2018, to implement the Okanagan Falls Town Centre Plan (2017) as it relates to the Electoral Area “D” Zoning Bylaw. Specifically, the amendments to the Electoral Area “D” Zoning Bylaw No. 2455, 2008, propose to apply a new “Okanagan Falls Town Centre (OFTC)” Zone to those parcels of land generally situated north of Highway 97 in Okanagan Falls between the Okanagan River Channel to the west, Skaha Lake to the north and Main Street to the east. This new OFTC Zone will, amongst other things:

- expand the range of permitted uses;
- eliminate the requirement for the provision of ground floor retail/commercial uses currently mandated by the C4 and CT1 zones;
- establish a minimum residential density of 40 units/parcel;
- establish a maximum residential density of 100 units/ha;
- apply a minimum parcel size for subdivision of 1,000 m²; and
- apply a maximum building height of 15.0 metres.

The proposed amendments to the Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2603, 2013, is to introduce policy statements supporting the proposed density of 100 units/ha as well as supporting proposal to increase height in the OFTC between 8th and 9th Avenues, subject to the provision of affordable housing, community infrastructure or the provision of other community benefits.

Public Hearing Overview:

The Public Hearing for Bylaw No. 2603.16 and 2455.39, 2018, was convened on Thursday, December 6, 2018 at 9:00 am, at the RDOS Board Room, 101 Martin Street.

Present

Chair Karla Kozakevich
 Director Manfred Bauer
 Director Spencer Coyne
 Director Ron Obirek
 Director Subrina Monteith
 Director Suzan McKortoff

Representing

RDOS, Electoral Area “E”
 RDOS, Village of Keremeos
 RDOS, Town of Princeton
 RDOS, Electoral Area “D”
 RDOS, Electoral Area “I”
 RDOS, Town of Osoyoos

Director Doug Holmes	RDOS, District of Summerland
Director Mark Pendergraft	RDOS, Electoral Area "A"
Director Rick Knodel	RDOS, Electoral Area "C"
Director Petra Ventimillia	RDOS, Town of Oliver
Director John Vassilaki	RDOS, City of Penticton
Director Jake Kimberley	RDOS, City of Penticton
Director Tony Boot	RDOS, District of Summerland
Director Tim Roberts	RDOS, Electoral Area "G"
Director Frank Regehr	RDOS, City of Penticton
Director Julius Bloomfield	RDOS, City of Penticton
Director Riley Gettens	RDOS, Electoral Area "F"
Director George Bush	RDOS, Electoral Area "B"

Members of the Regional District staff present were:

- Bill Newell, Chief Administrative Officer
- Brad Dollevoet, Development Services Manager
- Christopher Garrish, Planning Supervisor
- Evelyn Riechert, Recording Secretary / Planner

There were no members of the public present.

Chair Kozakevich called the Public Hearing to order at 9:00 a.m. at the Regional District of Okanagan Similkameen Board Room, 101 Martin Street, Penticton, pursuant to Section 464, 465 & 468 of the *Local Government Act* in order to consider Bylaw No. 2603.16 and 2455.39, 2015.

In accordance with Section 466, the time and place of the public hearing was advertised in the November 21 and 28th editions of the Penticton Western.

Copies of reports and correspondence received related to Bylaw No. 2603.11, were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There were no written briefs submitted at the public hearing.

Chair Kozakevich called a first time for briefs and comments from the floor and noted that a binder is available which includes all written comments received to date and anyone wishing to review the comments could do so.

C. Garrish, Planner, outlined the history of the OK Falls Town Centre project and proposed bylaws.

Chair Kozakevich asked if anyone wished to speak to the proposed bylaw.

Chair Kozakevich asked a second time if there was anyone who wished to speak further to the proposed bylaw.

Chair Kozakevich asked a third time if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the public hearing closed at 9:10 am.

Recorded by:

Confirmed:

Confirmed:

ERiechert



Karla Kozakevich

Evelyn Riechert
Recording Secretary

Christopher Garrish
Planning Supervisor

Karla Kozakevich
Chair