

THE CORPORATION OF THE DISTRICT OF PEACHLAND

**Public Hearing Minutes
Held Tuesday June 24, 2008, at 6:00 p.m.
In the Peachland Community Center
For
Amendment Bylaw Number 1882, 2008**

PRESENT: Mayor Reid, Councillors Condon, Fraser, Hallberg, Nielsen, Thorne and Moritz

CAO Elsie Lemke
Corporate Officer Polly Palmer
Director of Planning & Development Services David Smith
Fire Chief Grant Topham

Members of the Public
Members of the Media

**OPEN PUBLIC
HEARING**

Mayor Reid opened the Public Hearing at 6:00 p.m. and explained the process to be followed for the Hearing. He made it clear that the issues are restricted to the items within the proposed Bylaw.

Director of Planning David Smith presented background information for rezoning application Z08/1,004 for Lot A, Plan 30459, DL 490 and Lot 1, Block 7, DL 490, Plan 125, Except Parcel A on Plan B7450 located at 4534 Princeton Avenue and 5919 Columbia Avenue. The applicant is proposing to rezone the subject properties from R-1 (Single Family Residential) and R-5 (Special Care Housing) to R-3 (Multiple Family Low Density Residential zone). The applicant wishes to construct 20 Multiple Dwelling Strata Units including two buildings separated by a central covered corridor space. The site is 1.33 acres (0.544 ha) in size. The existing residential building on the site will be demolished.

There was a previous application to re-zone the site to R-4 Multiple Family Dwelling zone (32 units) in 2007. This application was denied. However, associated with this application, an OCP map amendment was approved to re-designate the site from "Low Density Residential" to "Medium Density Residential" in 2007.

Required advertising was undertaken and written notices were forwarded to residents within 100m of the site. No submissions received.

Technical Considerations:

- Geo-technical and Hydro-technical analysis
- A complete design brief and costs for engineering services (peer review)
- A Storm-water Management Plan (peer review)
- Fire Flow Analysis Report (peer review)
- A Traffic Impact Analysis (peer review)
- A Concept Landscape Plan (special attention paid to retaining walls as requested)

All these components were provided for the previous application, and are being revised to fit the current application.

Fire Chief Grant Topham summarized some referral comments and requirements:

- Foot access around building
- Lock box at entrance
- Assurance that grade to parking lot is accessible
- Building and Fire codes are met
- Sprinklers will be dealt with in the next development process

S2 ARCHITECTURE

Presentation given by Dave Symons from S2 Architecture including changes made to the proposal since previous application in 2007:

- Smaller footprint (shortened building by two units)
- Greater attention to sustainable development in design (minimum LEED Bronze Standard to be achieved)
- Princeton Avenue design including reduction of curve
- Treatment of retaining wall
- Lower height by one storey
- Options looked at to improve walking access to Princeton Ave. from the building entrance
- Improved access from Columbia Avenue to the parkade
- Greater setbacks from Princeton Ave and relocation of Swimming Pool

Mayor Reid asked a first, second and third time if there was anyone who wanted to make representations with respect to this rezoning application.

No representation came forward.

**CLOSE
PUBLIC HEARING**

Mayor Reid declared the Public Hearing for Bylaw Number 1882 closed at 6:25 p.m.

(original is signed by the Mayor & Corporate Officer)

Certified Correct

Mayor

Corporate Officer

Dated at Peachland, B.C.
This 8th day of July, 2008.

