

THE CORPORATION OF THE DISTRICT OF PEACHLAND

**Public Hearing Minutes
Held Wednesday June 25, 2008, at 7:00 p.m.
In the Peachland Community Center
For
Amendment Bylaw Number 1866 & Bylaw Number 1867**

PRESENT: Mayor Reid, Councillors Condon, Fraser, Hallberg, Thorne and Moritz (7:03 pm)

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

ABSENT: Councillor Nielsen

**OPEN PUBLIC
HEARING**

Mayor Reid opened the Public Hearing at 7:00 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 zoning application Z08/1,002 for Lots 45, 46, 47 and 48, Plan 10665, DL220, located at 4178 Lake Avenue, 4186 Lake Avenue, 4189 13th Street and 4183 San Clemente Avenue. Owner: Lake View Construction Inc. Applicant: Focus Architecture Inc.

Zoning Amendment Bylaw Number 1866, 2008, proposes to rezone the subject properties from R-1 (Single Family Residential) to CD-10 (Comprehensive Development Zone – Oasis).

Official Community Plan Amendment Bylaw Number 1867, 2008 proposes to amend the following sections of the Official Community Plan Bylaw Number 1600, 2000 as follows:

Section 15.6 – The Gateway at 13th Street is amended to read “2. Maximum height shall not exceed 4 storeys or 16.8m (55ft) along 13th Street between Beach Avenue and San Clemente Avenue. Fire Hall buildings containing tower elements shall not exceed 18.3m (60 ft) in height.”

Section 15.1 “e) Fire Halls” be added to the list of uses encouraged in the “Gateway at 13th Street”

Beach Avenue Neighbourhood Plan Appendix E

Section 7.2.3 The Gateway at 13th Street amended is to read “2. Maximum height shall not exceed 4 storeys or 16.8m (55 ft) along 13th Street between Beach Avenue and San Clemente Avenue. Fire Hall buildings containing tower elements shall not exceed 18.3m (60 ft) in height.”

Section 7.2.3.1 “f) Fire Halls” be added to the list of uses encouraged in the “Gateway at 13th Street”.

Proposed is a 4 storey, mixed use development containing 6 commercial retail units and 14 multiple dwelling units. A Comprehensive Development Zone is proposed to accommodate the mixed-use nature of the project.

February 26, 2008 Council passed First and Second Reading of Zoning Amendment Bylaw Number 1866, 2008.

March 25, 2008 Council passed First and Second Reading of Official Community Plan Amendment Bylaw No. 1867, 2008.

Required advertising was undertaken and written notices were forwarded to residents within 100m of the site.

Submissions Received

Lenard Welygaw, 4184 San Clemente Drive

-believes that only the majority of Peachland residents and landowners in the immediate area should have a say in the proposed Bylaw changes

Referral Comments:

Ministry of Transportation – no concerns

Shaw Cable – to supply materials and to complete installation

Terassen Gas – no concerns, although developer may need to move the bus stop location

BC Hydro – developer required to provide a Right of Way

Building Inspection – flood plain elevations will have to be met.

Mayor Reid confirmed with the Director of Planning Dave Smith that Schedules P1-P9 and Landscape schedules are the permanent documents attached to and forming part of the Amending Bylaw Number 1866, 2008

No representation came forward.

Director of Planning answered Council’s questions regarding recent Official Community Plan amendments.

Mayor Reid stated that the adopted OCP amendments are an issue raised for debate at another meeting.

The proponent S2 Architecture gave a presentation

The building is to convey a clean modernist aesthetic with a deliberate balance of efficiency and controlled adornment:

-the architecture of building allows large set backs from the front street
-same height as Gateway Building across the street

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- 6 commercial retail units and 14 multiple dwelling units, underground parking for residential
- providing 61 parking stalls, only 50 parking stalls are required
- camouflage the service parking area
- landscape around property edges
- extra steps have been taken to make sensitive interface for immediate neighbour to the east including the planting of sizable trees along the residents next door and the development

Mayor Reid stated a clarification of the following schedule to be entered in the Bylaw:

Landscape Schedules: Landscape L1- dated June 25/08, Landscape L2 – dated June25/08

Schedules P1 – P9 dated Feb 18/08

Mayor Reid asked a first, second and third time if there was anyone present who wishes to make representations with respect to either of these Bylaws.

No representation came forward

CLOSE
PUBLIC HEARING

Mayor Reid declared the Public Hearing for Bylaw Number 1866 and Bylaw number 1867 closed at 7:36 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.