

THE CORPORATION OF THE DISTRICT OF PEACHLAND

**Public Hearing Meeting Minutes
Held Thursday, May 12, 2011 at 7:00 p.m.**

**In the Peachland Community Centre
For**

Official Community Plan Bylaw 1600, 2000 Amendment Bylaw No. 1975, 2011

PRESENT

Mayor Fielding, Councillors Bell, Broadaway, Condon, Fraser, Moberg and Schierbeck

CAO Elsie Lemke
Director of Operations Doug Allin
Director of Planning & Development Dave Smith
Executive Assistant Erin Boyes
Planning Administrator Heidi Simkins
Municipal Consultant Jag Dhillion
Urban Systems Consultant Don Dobson

CALL TO ORDER

Mayor Fielding opened the Public Hearing at 7:00 p.m.

SUBMISSIONS

Mayor Fielding read out a statement identifying the rules and procedures of the Public Hearing to be followed for the Hearing. He made it clear that the issues are restricted to the items within the proposed Bylaw.

Municipal Consultant Jag Dhillion gave a presentation on the Area Structure Plan (ASP) for the proposed New Monaco Development, noting that:

- Council gave first and second reading to the Official Community Plan (OCP) Amendment Bylaw on February 8, 2011
- Council stipulated that New Monaco held public information meetings as well as elaborating the ASP to show building height and form, water availability, compatibility with the District's OCP, and highway access intentions
- The proposed OCP Amendment Bylaw will incorporate the ASP into the OCP
- An ASP is a conceptual planning framework for a geographical area within a community
- New Monaco has held public information meetings on March 2, April 5 and April 30
- The proposed development is looking to create a sustainable, economically viable and environmentally responsible community
- The development is proposing approximately 40 single family homes, 2292 townhomes and apartments, 168 vacation properties, 100 hotel rooms, 150,000 square feet of office space, 105,000 square feet of retail and between 100-300 units for senior / congregate care units
- Three distinct zones have been outlined: West area which will be primarily single family homes, central which will be a mixed residential, and the East zone which will be mixed use residential and the village centre
- The proposed density is at 20.8 unit per acre with 100 senior units or 22.4 units per acre with 300 senior units

- The mixed use development objectives include: local employment and increased consumer choices, tax rate diversification, economic benefits, tourism and increased business opportunities
- The proposed benefits include: affordable housing, diversified tax base, pedestrian access to shopping and commerce, sustainable development, transportation improvements
- Concerns surrounding the development include highway access, water availability, compatibility with the OCP, and the Regional Growth Strategy (RGS), and amenity contributions
- The municipal development approval process includes amending the OCP by adding the New Monaco ASP into the current document, then a Phased Development Agreement (PDA) and a Zoning Amendment Bylaw will need to be drafted and adopted, with development and building permits to follow
- The PDA will outline amenity contributions provided to the District
- The Zoning Amendment Bylaw will address more specific aspects of the development such as building height, the extent of the development and where it will take place on the property
- A development permit process would take place after that which would provide notice to adjacent property owners including the design, character, and form of the development

Director of Planning and Development Dave Smith presented the development referrals provided by other agencies, and responses that were received after the agenda printing, noting that:

- The Regional District of Central Okanagan (RDCO) noted in their referral letter that the RGS is not a land use plan, and that the District has adopted the RGS into its OCP
- Ministry of Transportation and Infrastructure (MOTI) has provided interim comments noting that a protected 'T' intersection will not meet all the performance requirements for Phase 1 build out; safe and efficient travel management are very important parts of the MOTI review
- Peachland Fire and Rescue Services noted that wildfire interface management should not be an issue with the development, and that area would be required for equipment storage and appropriate access would be necessary
- Fortis Energy Inc. noted that upgrades to the gas line will be required prior to development permits being issued
- The Integrated Land Management Bureau would like the development to have water access, however the development is not adjacent to Okanagan Lake, no further comments were received on the crown lands adjacent to the development site
- The Ministry of Natural Resources (formally the Ministry of Environment) noted that any environmentally sensitive areas should remain protected, attention should be given in regards to water and sewer management
- The Interior Health Authority noted that the Water Master Plan needs to be referenced
- The District's Public Works Department noted that following issues need to be considered: water system upgrades, sanitary sewer systems, storm water management, Peachland road networks, and traffic impact studies
- Canada Post noted that central mail delivery will be required
- Referrals were not received from BC Hydro, Telus, Shaw Communications, School District No. 23, RCMP, West Kelowna or the RDCO Engineering department

- It was also noted that if the development proceeds, communication with these agencies will be ongoing
- 24 letters from the public were received by 4 p.m.
- 6 letters supported the development, noting environmental sustainability, economic benefits, employment and increased traffic safety
- 14 letters did not support the development, noting an oversaturation of housing market, other competing development, finite Peachland resources, overpopulation
- 4 letters were neutral, and noted the need to review the Water Master Plan, future costs to taxpayers and access to the development

Mark Holland, Principal of the HB Lanarc Consultants Ltd, gave a presentation on the proposed OCP Bylaw Amendment to include the New Monaco ASP, noting that:

- Council approved the OCP ASP planning process for the District process in 2008
- The proposed development land is not in the ALR
- Regional growth will be necessary along the transportation corridors of the Okanagan Valley, Peachland is along the core transit area
- Pace of planning vs. pace of growth in a community
- Competing with other developments in the Okanagan rather than competing with developments in Peachland
- The New Monaco Development thriving alongside both the Pincushion Ponderosa development and the Downtown redevelopment
- The RDCO being the fastest growing area in British Columbia, a large demand for housing in the next 10 years to compliment the growth
- The importance of creating a healthy and strong downtown area
- Smart growth and a diversity of housing and commercial structure to create a comprehensive community
- The development being environmentally friendly, and not having a visual impact on the community due to the location
- Affordable housing allotment being negotiated in the PDA stage
- Park, natural space and roads being similar in design to the Downtown Charrette plan
- A gradual rate of development
- Enough raw water supply available for the total build out phases
- Working closely with the District and MOTI for the past two years to identify highway access options, and safety being a foremost concern
- Secondary or emergency access options
- Working with the IHA to build a healthy community with a medical health and wellness center, and for senior care
- Tourism and artesian focus within the development
- Taxes and development cost charges (DCC;s), as well as job creation throughout the phases of development
- Working with the other Peachland developments to build a vibrant community
- The next steps will involve incorporation of the ASP into the OCP, a PDA and rezoning bylaw, all of which will involve public consultation
- Community benefits including: housing, jobs, facilities, services, recreation, open spaces, safety, arts, culture and learning opportunities

PUBLIC COMMENTS Mayor Fielding opened the floor to public comments:

James Blond, 5409 Clements Crescent:

- Attended the public information meetings
- Economic benefits are positive
- In support of the development

Don Wigfield, 3608 Lever Court:

- New Monaco has commented that they would like to be respectful of Peachland history by working with the Historical Society on street naming
- In support of the development

Meghan Anger, 5175 Clarence Road:

- The New Monaco development will provide benefits to the community, including affordable housing, employment, and diversity in demographics
- In support of the development

Wayne Wallace, 94 Wire Court, Edmonton Alberta:

- Is a partner in the New Monaco development project
- Addressing resident concerns over whether the development will have the financing to continue and the experience to complete the plan
- In support of the development

Lisa Kilgour, 5409 Clements Crescent:

- The New Monaco development will provide needed economic stimulus to Peachland
- The location and population planning will sustain the development
- In support of the development

Gordon Harris, 3641 Walker Road:

- Letter submitted in submission package addressed his feelings towards the project

Chris Byrd, 5294 Sutherland Road:

- It is important to have a diverse community
- Solid economic benefits
- Artesian benefits
- In support of the development

Wilma MacKinnon, #24-5431 Chidley Road

- Has been following the development since it was first presented
- Positive housing options, health and wellness focus, employment, arts opportunities
- Concerns surrounding loss of agricultural lands, and safe highway access
- In support of the development

Norm Porter, Ponderosa Pincushion Treegroup Development:

- Planning for growth is important at any stage of development
- The impacts surrounding growth and development for Peachland in the future
- The golf course redevelopment within the Ponderosa Pincushion development was mandated by the District
- Ponderosa Pincushion will be a stronger development because of the golf course and the dynamics it will create for the District
- Downtown redevelopment is more crucial than having another large multi-phased development such as New Monaco
- Affordable housing and employment creation is being planned in the Ponderosa Development
- Is against the development

Graham Todd, 3976 Beach Avenue:

- Tourism is an important aspect of Peachland
- Concerns over water management for future developments
- Growth management and green spaces are important to the community
- In support of the development

Anne Wigfield, 3608 Lever Court:

- Has attended the New Monaco information sessions and has a solid understanding of the ASP and its benefits to the community
- The development is forward-thinking, comprehensive environmentally and economically
- The development is more than just homes; it will be parks, jobs and build a stronger community overall
- The development will add value to Peachland through the harmonization with other Peachland developments
- The New Monaco philosophy is sustainable and will enhance the topography of the property, it will not divide the community
- In support of the development

Greg Germain, 3599 Hwy 97 North

- He is one of the New Monaco partners
- Read out a letter from Rob Haberman addressing the senior care options
- Is in support of the development

Deborah Livingstone, 6005 Turner Avenue:

- Peachland is ready to change, the New Monaco development is complex and unique
- The development will add depth to the community including social and cultural changes
- In support of the development

The Public Hearing recessed at 9:00 p.m.

Councillor Bell left the Public Hearing at 9:00 p.m.

The Public Hearing reconvened at 9:11 p.m.

Terry Tanner, #245-5165 Trepanier Bench Road

- Both the New Monaco and Ponderosa Pincushion developments are creating a broad vision for the future
- Each development is unique
- In support of the development

Andrew Stewart, 6149 Wilson Road

- The New Monaco development will be an asset to the community creating jobs, increasing the tax base, creating new demographics and incorporating smart growth
- In support of the development

Midge Behnke, #216-4630 Ponderosa Drive

- Development is a reality for all communities
- The New Monaco development is carefully planning for the future
- In support of the development

Dora Stewart, 5851 Somerset Avenue

- Concerns surrounding water availability for future
- Future costs to the taxpayers
- The total amount of new residents being added to the community with both the New Monaco and Ponderosa Pincushion developments
- Traffic safety concerns
- Water Master Plan being revisited
- Is against the development

Patricia Ryder, 3460 Drought Road:

- The Ryder Family has owned the proposed development land for over a hundred years, considering the buyer and the intention for the property was a consideration when selling
- Believes that the New Monaco development understands the topography, environment and wildlife of the land
- The community is fortunate to have the opportunity to have a development like New Monaco being proposed
- In support of the development

Dr. Ken Rodgers, 5158 McNeil Court:

- The developments job creation is positive, economically enhancing the community
- Job creation and commerce development should be the first consideration
- Road development should be minimal on the west end of the property as it is low density housing
- Agricultural water line running across the property, using untreated water for landscaping
- In support of the development

Peter Warner, #107-5300 Huston Road:

- In support of the development

Walter Hubert, 5355 Trepanier Bench Road:

- The development is progressive and forward-thinking
- In support of the development

Wayne Champion, 4943 Princeton Avenue:

- Water supply concerns
- The District should entertain having a peer review of the water availability
- Neutral opinion overall

Richard Gordon, 6208 Haker Place:

- Consultation, diversity and moderation are keys to having developments succeed
- Need a sustainable perspective for the District, and also globally
- Water availability concerns
- In support of the development

Bert Putt, 5176 MacNeil Court:

- The development positively incorporates community diversity, affordable housing, green concept, family focus and job creation
- Housing market concerns
- Ponderosa Pincushion development and New Monaco both have futures in Peachland
- In support of the development

Trance Blackman, 567g Macgregor Road:

- Progressive changes
- Environmentally conscious and sustainable development
- In support of the development

Peter Behke, #216-4630 Ponderosa Drive:

- The New Monaco plan is pleasing
- The medical and wellness services, and senior care plans are important for the community
- Attracting families will help the Peachland businesses to thrive
- Is in favor of both the Ponderosa Pincushion and New Monaco developments
- In support of the developments

Dwayne Smith, 4159 3rd Avenue:

- In support of the development

Tracy Hesla, 6167 Gillam Crescent:

- The New Monaco development is necessary for Peachland
- The design is sustainable, and will meet residents needs
- There is a great deal of social sustainability, housing variety, positive management of green spaces, and enhancement of the local economy
- In support of the development

Mayor Fielding asked three times if any other speakers wanted to come forward to speak relative to OCP Amendment Bylaw No. 1975, 2011.

No one came forward.

Councillor Moberg responded that the highway underpass option is the only safe access point and would like it to be included in the ASP.

Councillor Condon commented that jobs need to be established first with trails and parks in perpetuity to the District, and noted that the underpass is the most notable highway access option.

Mayor Fielding commented that Council will be examining the comments and submissions expressed at the Public Hearing in the near future, and then will make a decision as how to proceed.

Councillor Schierbeck commented that it is important to verify that the park spaces will remain in perpetuity to the District of Peachland.

Mark Holland responded to the comments about park perpetuity, noting that they will provide certainty to the District either through a covenant, strata agreement or through purchase and will be determined at the PDA level.

Mark Holland also concluded by thanking the public for their comments.

CLOSE or ADJOURNMENT

Mayor Fielding declared the Public Hearing meeting closed at 10:08 p.m.

CARRIED

(Original signed by Mayor and Corporate Officer)

Certified Correct

Mayor

Corporate Officer

Dated at Peachland, B.C.
This 24th day of May, 2011.