

DEVELOPER LED INFOOMATION SESSION:

Developer Led Public information meeting summary for the rezoning the property on 6137 & 6147 Lipsett Ave Peachland,

- The public information meeting engagement was on Monday, October 23, 2023 4:00 pm – 6:00 pm at 5878 Beach Ave, (Peachland Chambers board room) in Peachland BC,
- The Meeting was mailed out on Oct 5, 2023 to the 100m Buffer list supplied by the Development Department.
- Meeting information was posted on the development proposal on the lots.
- The meeting was also advertised through online social media channels, Facebook sites Peachland Neighbors & Peachland Good Neighbors
- As well as a leaflet hand delivered to the 100m Buffer List one week before the meeting, labeled “Rezoning Handout” in the appendix).
- Feedback was gathered through the in-person meeting, as well as distributed surveys titled: **6137 & 6147 Lipsett Ave Neighborhood Survey**
- Twenty-six people were recorded on the attendance sheet

WHAT WAS PRESENTED AT THE MEETING?

At the developer led public information meeting, we presented 7 poster boards with the following information. Attached copy in the appendix.

- Introduction boards with information explain the reason for the public meeting.
- A map showing the two property and the surrounding area.
- A process diagram showing the Peachland rezoning and development process.
- Details regarding the proposed change from rural residential (RR-1) to multi-unit residential – medium density (RM-4) in accordance with the Official Community Plan (OCP). Future Land Use and the Lower Princeton Land Use Plan. Information on the two lots with the current RR1 zoning and the proposed OCP zoning of RM4
- Prelim Site Plan - Cantiro presented its initial site plans for townhomes, giving location of possible road entry location and the location of the possible town homes.

- Prelim Elevations and Section – Cantiro presented two cross sections showing what the OCP zoning high could be and what we are proposing for our town home design high, helping to understand the view would look like standing on the patio of 6136 Lipsett Ave.
- About Cantiro – Cantiro presented this to show that we are not a fly by night building company, that we have been in business for more than 25 yrs. and produced and achieved multiple community awards.

COMMUNITY OUTREACH SUMMARY:

Provided a summary of the feedback from the Twenty-six people were recorded on the attendance sheet top three concerns that were discussed include,

- Concerns about Proposed Development (13 responses):
 - Residents express concerns about the proposed development and its impact on the community's character, views, and quality of life.
- Attainable Housing (7 responses):
 - Residents discuss their thoughts on attainable housing in the area, with questions about affordability and the need for infrastructure to support families.
- Traffic and Infrastructure (5 responses):
 - Residents raise concerns about traffic, road conditions, and infrastructure requirements, including the impact of climate change and water shortages.
- (Please note some feedback from the attendees touched on multiple issues and thus were counted respectively)
- The community responded positively to the concept of attainable housing during the Peachland Lipsett Rezoning public information meeting. While expressing support for the idea, community members had specific questions and concerns about the affordability of housing in the proposed development.
- Most of the community members are unaware of the OCP (Official Community Plan) and what it allows for in terms of density and development.
- The community had brought up several issues: main concerns were sightlines, design, density, and predominantly, traffic concerns. The responses highlighted worries about the impact of increased density on traffic flow, potential confrontations between pedestrians and cars, and the overall strain on the existing infrastructure. These concerns underscored the community's apprehensions regarding the potential implications of rezoning and development on their living environment and daily experiences, particularly in terms of traffic-related challenges.

INCORPORATION OF FEEDBACK:

During this rezoning initiative, our objective is to integrate the valuable input received during the public information session, Peachland staff evaluations, and the discussions held during the 1st and 2nd Council meetings. Subsequently, we aim to craft a comprehensive development permit set.

Key considerations encompassing sight lines, the elimination of street parking, and an adjustment in the front setback will be thoroughly examined and taken into account. Furthermore, enhancements to the interior site will involve the incorporation of privacy screens for adjacent properties and interior traffic signage.

The deliberations regarding site signage and the stop sign at the Lipsett Ave and Aitken Rd intersection were discussed. We are committed to collaborating with the city to address these concerns effectively, with the overarching goal of mitigating traffic speed and minimizing the risk of personal and property-related accidents.

REPORTING BACK:

Cantiro intends to distribute this report to the email addresses provided during the public information meeting. Following this, our aim is to re-establish communication with the neighbors, focusing on the most effective channels, to solicit their feedback on the preliminary designs.

ATTACHMENTS:

- Appendix A - Notification Materials (*Example*)
- Neighborhood Mail out and leaflet
- Poster boards
- Survey

Thank you,

Paul Donaldson

Operations Manager, Okanagan

M.250-801-0113

17511 108 Avenue NW Edmonton, AB T5S 1G2

100m buffer Owner and property addresses

PO BOX 1011 PEACHLAND BC V0H 1X0
17511 108 AVE EDMONTON AB T5S 1G2
6155 LIPSETT AVE PEACHLAND BC V0H 1X7
6155 LIPSETT AVE PEACHLAND BC V0H 1X7
17515 108 AVE NW EDMONTON AB T5S 1G2
6159 LIPSETT AVE PEACHLAND BC V0H 1X7
7160 PAULUS CRES BURNABY BC V5A 1P5
6146 AITKENS RD PEACHLAND BC V0H 1X7
6148 LIPSETT AVE PEACHLAND BC V0H 1X7
6142 LIPSETT AVE PEACHLAND BC V0H 1X7
6154 LIPSETT AVE PEACHLAND BC V0H 1X7
6162 LIPSETT AVE PEACHLAND BC V0H 1X7
6130 LIPSETT AVE PEACHLAND BC V0H 1X0
6139 AITKENS RD PEACHLAND BC V0H 1X7
6145 AITKENS RD PEACHLAND BC V0H 1X7
6136 LIPSETT AVE PEACHLAND BC V0H 1X7
659 HENRY RD GIBSONS BC V0N 1V2
6109 LIPSETT AVE PEACHLAND BC V0H 1X7
6109 LIPSETT AVE PEACHLAND BC V0H 1X7
6201 HEIGHWAY LANE PEACHLAND BC (V0H 1X7)
6137 LIPSETT AVE PEACHLAND BC (V0H 1X7)
6147 LIPSETT AVE PEACHLAND BC (V0H 1X7)
6160 HIGHWAY 97 PEACHLAND BC (V0H 1X7)
6120 HIGHWAY 97 PEACHLAND BC (V0H 1X7)
6140 HIGHWAY 97 PEACHLAND BC (V0H 1X7)



All data, information, and maps are provided "as is" without any warranties and should be used for reference purposes only. The author makes no warranties, express or implied, as to the use of the information obtained from this product.

CANTIRO

Amazing Lives Happen Here

Development Open House / Public Information Meeting

Dear Neighbors and Peachland Residents,

All are welcome and invited to attend a Open House / Public Information Meeting
For a proposed residential development at

6137 & 6147 Lipsett Ave

An Application to rezone the two parcel of and that is 1.72 acres from Rural Residential (RR1) to Multi-Unit Residential (RM3) to allow up to 42 multi-family units has been submitted to District of Peachland
This development proposal aligns and is consistent with the Official Community Plan for Medium Density Residential(MDR) land used designation

This is your opportunity to learn about the application; to ask questions; and, to share Your Thoughts, suggestions, and concerns, It is our opportunity to gather your input and suggestions and respond to these in our report to the District of Peachland Council

Location

5878 Beach Ave , Peachland BC

Date

Monday, October 23, 2023

Time

4:00 pm. - 6:00 pm.

We are looking forward to seeing you there

Best Regards, Paul Donaldson , (Cantiro Lipsett LP - Property Owner)

Email: pdonaldson@cantiro.ca Phone 250-801-0113

(Proposed rezoning information attached)

Reminder of Meeting Coming up

Dear Neighbors and Peachland Residents

All are welcome and invited to attend an Open House / Developer Led Public Information Session for the proposed rezoning of:

6137 & 6147 Lipsett Ave

from **Rural Residential (RR1)** to **Multi-Unit Residential (RM4)**. These two parcels of an approximate area of 1.72 acres have been submitted to the District of Peachland.

This rezoning proposal **aligns and is consistent** with the Official Community Plan for Medium Density Residential (MDR) land used designation.

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Email: pdonaldson@cantiro.ca Phone 250-801-0113

DEVELOPMENT PROPOSAL



File # Z23-03 - Zoning Amendment Bylaw 2333 - 6137 and 6147 Lipsett Avenue, Peachland, BC

Summary: An application to amend the Zoning Bylaw from Rural Residential (RR1) to Multi-Unit Residential - Medium Density (RM4) for a multi-family residential townhome project.



Applicant: Cantiro Homes Lipsett LP • 250-801-0113 • pdonaldson@cantiro.ca



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www.peachland.ca/subscribe

DISTRICT OF PEACHLAND
Planning & Development Services
5880 Bouth Avenue • Peachland, BC
250-767-3707



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www.peachland.ca/subscribe

DISTRICT OF PEACHLAND
 Planning & Development Services
 1000 Buck Avenue • Peachland, BC V0W 1S7
 (250) 741-3197





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Email: pdonaldson@cantiro.ca Phone 250-801-0113

(Proposed rezoning information attached)



7

1 comment



Like



Comment



Send



Top contributor
Thanks for sharing that.

Like Reply



Comment as Paul Donaldson



2:34



Peachland Good Neighb...



Oct 23 · [Public]



Reminder - 4pm to 6pm today, open house meeting on the new Lipsett townhome development

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Developer Rezoning
Public Info Session

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Email: pdonaldson@cantiro.ca Phone 250-801-0113

(Proposed rezoning information attached)

7

1 comment

Like

Comment

Send



2:37



1/2

< Peachland Good Neighb... 🔍 ☰



Oct 16 · 👥

Next Monday's meeting details regarding 42 townhouse development proposal on Lipsett:
Original 'For Sale Advert' is here stating 'potential' for 42 town homes:

<https://hmcommercial.com/wp-content/uploads/2022/04/Brochure-6137-6147-Lipsett-Ave.pdf>

Next Monday's Meeting Details:

CANTIRO
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Developer Rezoning
Public Info Session

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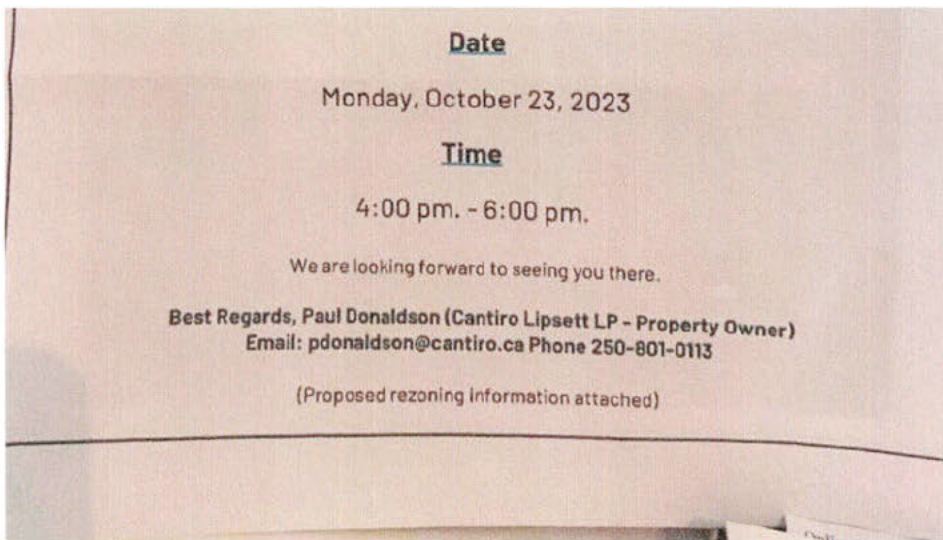


2/2



Peachland Good Neighbours

Chris Bryson · Oct 16 ·



4

All comments



Top contributor

It says the 23rd...?

5w Like



Author

already changed to next Monday ::

5w Like



Top contributor

I thought I slept in waaay too long for a minute...

5w Like



Commenting has been turned off for this post.



Public Meeting Sign-in for 6137 & 6147 Lipsett Avenue

Oct 23, 2023 @ 5878 Beach Ave

Name	Address	Email	Contact # (Optional)
	4724 Backsmith		
	6130 Lipsett		
	6145 Attkens Rd		
	6139 Attkens		
	6306 Topham A		
	6084 Jackson CR		
	6136 Lipsett		
	6154 Lipsett		
	ELLISON AVE		
	4160 Princeton Ave		
	6417 Bulger Ave		
	6432 Stuart		
	6439 Stuart Cres		
	5768 MacKenzie		
	6536 Bulger		
	5768 Mac Kenzie		
	6122 LIPSETT AVE		
	6439 BULGER		
	6148 LIPSETT		
	6155 Lipsett		
	6155 Lipsett		
	107-5300 Huxtable		
	u		
	6423 Stuart Cres		
	6156 WILSON RD		

Paul Donaldson

From: Paul Donaldson
Sent: Friday, October 27, 2023 2:32 PM
To: Anthony Nguyen
Cc: Stewart Fraser
Subject: FW: 6137 and 6147 Lipsett Ave Neighborhood Survey

If you are able to add this to the report

Paul

From: [REDACTED]
Sent: Friday, October 27, 2023 2:24 PM
To: Paul Donaldson <PDonaldson@cantiro.ca>
Subject: 6137 and 6147 Lipsett Ave Neighborhood Survey

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mr. Donaldson,,

I am a 31 year resident of Peachland. I moved here because I wanted to live in a small, quiet, rural town, with community spirit.

I cannot begin to explain how upsetting the thought of this development is.

Far from the Official Community Plan that " growth will maintain or improve quality of life for residents, creating livable neighbourhoods, preserving natural beauty, rural values, small town character and creating harmonious sensitive integration".

The current plan is in direct conflict with the OCP but then again the OCP is written with cross purposes, as density is also mentioned.

I am not anti development, it is rather the type of development proposed. It makes no sense to build this proposal in the middle of an established neighbourhood of single family homes. The traffic alone will be a nightmare. I am hoping you will be able to negotiate with council.

It has been said that the proposal is aimed at affordable living for families. The question needs to be raised, do we have the infra structure to support the goal of attracting families? Such as, expansion of the elementary school, building a middle school and high school, additional medical care, children and after school programmes, jobs, organized sports leagues and expanding family friendly stores, as well as creating a road system that can safely handle additional traffic.

The more likely scenario is that this proposal would attract tourists who would invest in a second home. The likelihood of increased noise and partying is disturbing.

The increase in noise and traffic would overall decrease our quality of life, contrary to the OCP values.

The rural country roads will not support the building process nor the ongoing increase in traffic.

In accordance with the thoughtful goals and values of the OCP and the integrity of our quaint town, I respectfully request that the only type of development allowed on this property would be for a small number of single family homes.

Respectfully

[Redacted signature]

[Redacted] address 6437 Bulyea Ave Peachland BC V0H 1X7

6137 & 6147 Lipsett Ave Neighborhood Survey

Name: [REDACTED] Address: 107-5300 Houston Rd.
Email: [REDACTED]

1. What works with the rezoning and preliminary development site plan & elevations?

2. What improvements can be made?

3. What are your thoughts on attainable housing in the area? *We support*

4. Other thoughts and suggestions on the development

good luck.

Please email or call if you have any additional concerns or question to

Paul Donaldson, Operations Manager

Email: pdonaldson@cantiro.ca, Phone 250-801-0113

6137 & 6147 Lipsett Ave Neighborhood Survey

Name _____
Email: _____

Address _____

Wilson Rd Peasland

1. What works with the rezoning and preliminary development site plan & elevations?

NOT TO SPOIL THE VIEWS OF existing homes

2. What improvements can be made?

FAIRLY STRAIGHT FORWARD.

3. What are your thoughts on attainable housing in the area?

RENTALS WILL Probably be proposed

4. Other thoughts and suggestions on the development

TRAFFIC AT THE ENTRANCE IS IN A DANGEROUS AREA.

Please email or call if you have any additional concerns or question to

Paul Donaldson, Operations Manager

Email: pdonaldson@cantiro.ca, Phone 250-801-0113

CANTIRO

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Developer Rezoning
Public Info Session

6137 & 6147 Lipsett Ave Neighborhood Survey

Name

Email:

Address

4660 Princeton Ave

1. What works with the rezoning and preliminary development site plan & elevations?

NOT much.

2. What improvements can be made?

Different entrance point
Sidewalks both sides from Princeton Ave to Hushy lane.

3. What are your thoughts on attainable housing in the area?

It's not attainable to younger families
Area needs up grading so it's easier to walk + play in area

4. Other thoughts and suggestions on the development

maybe mixing duplexes

Please email or call if you have any additional concerns or question to

Paul Donaldson, Operations Manager

Email: pdonaldson@cantiro.ca, Phone 250-801-0113

6137 & 6147 Lipsett Ave Neighborhood Survey

Name: [REDACTED] Address: 6417 Bullock Ave
Email: [REDACTED]

1. What works with the rezoning and preliminary development site plan & elevations?

- on site parking only (works)
- sidewalks
-

2. What improvements can be made?

- price for new families? homeowners??
- sightlines to be modeled so they don't block views of existing homeowners/public.

3. What are your thoughts on attainable housing in the area?

asked for price point → hard to guess now I understand, but \$950K - 1.2M does nothing for "attainable housing" in Peachland. Can't they try to hit a price point so we get more younger families in the area. Leave it RR1 density if we are not able to provide reasonable housing.

4. Other thoughts and suggestions on the development

- Too dense. Even @ 30 units you have 60 cars! The narrow road cannot handle it. Already confrontations between pedestrians and cars
- stepped housing please / sightlines important
- rules for short term rentals? &
- rules for structures on top of rooftop patios.

Please email or call if you have any additional concerns or question to

Paul Donaldson, Operations Manager

Email: pdonaldson@cantiro.ca, Phone 250-801-0113

6137 & 6147 Lipsett Ave Neighborhood Survey

Name: [REDACTED]

Address: 6122 LIPSETT AVE

Email: [REDACTED]

1. What works with the rezoning and preliminary development site plan & elevations?

n/a

2. What improvements can be made?

I LIKE THE ROOF TOP PATIO,

3. What are your thoughts on attainable housing in the area?

*I AM GOING TO PURCHASE A TOWNHOUSE
IN PEACHLAND*

4. Other thoughts and suggestions on the development

LARGER GARAGES / PARKING ON DRIVEWAY,

Please email or call if you have any additional concerns or question to

Paul Donaldson, Operations Manager

Email: pdonaldson@cantiro.ca, Phone 250-801-0113

6137 & 6147 Lipsett Ave Neighborhood Survey

Name: _____
Email: _____

Address 6536 Bulevar Ave

1. What works with the rezoning and preliminary development site plan & elevations?

Height is too tall on upper units - completely blocks views to lake from neighbours.

2. What improvements can be made?

Remove the roof decks on the higher units closest to Lipsett to improve view corridor for existing neighbours. Roof decks are very rarely used due to heat. OCP calls for view protection - this must be considered.

3. What are your thoughts on attainable housing in the area?

Stop opportunity for developers to rezone & flip via covenants & penalties. Require a non refundable bond if property is sold or not developed within specified time frame.

4. Other thoughts and suggestions on the development

Sidewalk required on Lipsett - Provide sidewalk continuity by using concrete sidewalk depression across the access.

Please email or call if you have any additional concerns or question to

Paul Donaldson, Operations Manager

Email: pdonaldson@cantiro.ca, Phone 250-801-0113

6137 & 6147 Lipsett Ave Neighborhood Survey

Name

Email:

Address

6130 Lipsett Ave.

1. What works with the rezoning and preliminary development site plan & elevations?

*Doesn't work for me other than I lose
A million dollars worth of view from Rattle Snake
To Naramatta*

2. What improvements can be made?

*Lower the level of the height of units
to half way between Telus wires and road level*

3. What are your thoughts on attainable housing in the area?

*Million plus units are not really attainable
for young families*

4. Other thoughts and suggestions on the development

*Brings nothing to me other than more traffic
more people on a terribly maintained road
to start with*

Please email or call if you have any additional concerns or question to

Paul Donaldson, Operations Manager

Email: pdonaldson@cantiro.ca, Phone 250-801-0113

6137 & 6147 Lipsett Ave Neighborhood Survey

Name: [REDACTED] Address: 6439 BULYEA AVE
Email: [REDACTED]

1. What works with the rezoning and preliminary development site plan & elevations?

ZONING IS AS OCP, BUT THE PLAN HAS ISSUES IN MY OPINION, DRIVE ACCESS POINT DANGEROUS ON BLIND HILL. BUILDING HEIGHT NEEDS TO BE LOWER TO LIMIT VIEW BLOCKING FROM SURROUNDING HOMES POSSIBLE DEVELOPMENT ON LOWER LOT? ACCESS ON GRAVEL

2. What improvements can be made?

ALTER DRIVEWAY ACCESS ROAD!!
LOWER ROOF LINES
NO PARTY DECKS - LESS DENSITY TO GIVE DECKS AND GARDENS INSTEAD OF ROOF TOP DECKS.

3. What are your thoughts on attainable housing in the area?

ATTAINABLE HOUSING, WHAT IS THAT?
5 TOWNHOME DEVELOPMENTS IN LOCAL AREA AT SATURATION POINT FOR TOWNHOMES AND MORE PLANNED!!

4. Other thoughts and suggestions on the development



LESS DENSITY TO ALLOW FOR GARDENS + DECKS AND THEREBY LESS TRAFFIC ON ROADS, THIS TRAFFIC ADDING TO 2 OTHER DEVELOPMENTS DOWN RENFREW AND BULYEA ADDING TO 3 OTHER DEVELOPMENTS ON PRINCETON ON FARM ROADS, TOO MUCH TRAFFIC
SHORT SITED THINKING OF BUILD IT AND MOTI WILL COME, WE'VE BEEN WAITING 10 YEARS FOR TREPANIER TRAFFIC LIGHT

Please email or call if you have any additional concerns or question to

Paul Donaldson, Operations Manager

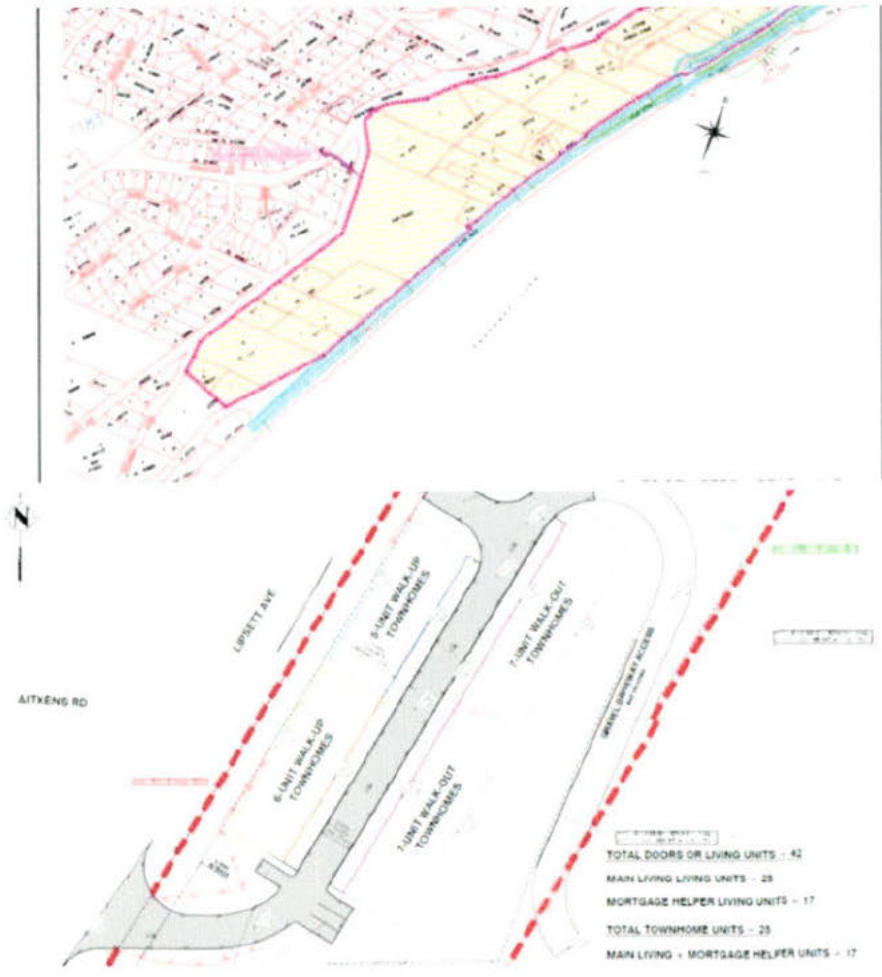
Email: pdonaldson@cantiro.ca, Phone 250-801-0113

1/3

<  Peachland Neighbours 

Oct 25 · 

clearly no responsible plan. i'm guessing the developers will be pitching the 'Amazing Views' during sales, at the same time removing views of older established residential. If this type of plan the future? Why shoe horn in the first few homes right against the one road that can't handle the pressure. Acquire more land over the hill and plan on road access within the planned 60 acres. Answer, cash in hand for an Alberta developer and questionable judgment by your elected officials.



 Like  Comment  Share

Rules

 Comment as Paul Donaldson   



Peachland Neighbours



2/3

[Redacted] · Oct 25 ·

Hello neighbours,

Just sharing some concerns/questions that came up from a Developer's information session about rezoning for 2 lots on Lipsett Ave into 30-42 townhome units.



[Redacted] · Oct 25 ·

Good Day All. Please have a look at the following maps. Also I welcome fact check on my understanding of the potential development. A group of investors wish to develop an extremely small plot of land. Just under 1.75 acres. This plan suggests 42 homes can be held on this postage stamp sized lot. It is referred to RR4 Medium Density rezoning requirements. If you go with provincial averages of 1.5 cars per household that puts some 60 cars clinging to this hillside. Three visitors park spots are proposed. Parking will spill over to a Lipsett, a street that is ill equipped to handle such a burden. Lipsett south of Princeton has some very narrow sections, offers no sidewalks to protect foot or bike traffic. The entrance will be below Aitkens and has always been a dangerous blind spot. If you do some more math on this 60 acre parcel the District is eyeing overall. 60 acres x 35 cars per acre. 2100 cars in an area that the District in its own Princeton Development Plan suggests moving to alternate transportation. Away from cars? Bus/Bike/Foot. I don't know if you've ever tried to walk on Lipsett or Princeton. But it's very dangerous.

Medium density and Mortgage Helps suggests young families. We don't even have a High School. And clearly no responsible plan. I'm guessing the developers will be pitching the 'Amazing Views' during sales, at the same time removing views of older established residential. If this type of plan the

Rules



Comment as Paul Donaldson



3/3

Peachland Neighbours



Like Comment Share

10 reactions

2 shares

Top comments



[Redacted name]

Top contributor

You are absolutely correct, so disappointed in our city Council. We are experiencing the same nightmare on Bulyea Avenue not the right place for this kind of development and certainly no infrastructure.

3w Like Reply

5 reactions



[Redacted name]

Don't understand the the logic with 1.5 cars?? That's half a car lolol or referral to 1 vehicle and maybe a smart car?

3w Like Reply

1 reaction

Rules



Comment as Paul Donaldson



From: [REDACTED]
To: [Lor Pellegrino](#)
Subject: Development on Lipsett
Date: Friday, September 22, 2023 12:30:16 PM

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Lor ...I understand you received my email to Darin . I would highly recommend you drive up to the intersection I have described in my email and witness the concerns first hand , especially around 4/5 pm . Add to the existing traffic , the potential future construction traffic during the Falls development process and ongoing development on Renfrew . I'm hoping our council members had a positive result from MOTI at UBCM regarding the intersection at Renfrew and the Highway .

However , my main concern is still the intersection with Aitkens ,Lipsett and the intended access for the 2 lots mentioned in my email .

Thanks , [REDACTED] .6136 Lipsett ave
Sent from my iPad

From: [Darin Schaal](#)
To: [REDACTED]
Cc: [Lor Pellegrino](#)
Subject: RE: 6137 and 6147 Lipsett ave
Date: Thursday, September 21, 2023 2:40:18 PM

Hi [REDACTED]

Thank you for your email. I'm forwarding it to Lor Pellegrino, who is the District Planning Manager and she's also managing this application.

Regards,

Darin Schaal, RPP, MCIP
Director of Planning and Development Services
5806 Beach Avenue
Peachland, BC V0H 1X7
Direct: 250-767-3702
www.peachland.ca

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-----Original Message-----

From [REDACTED]
Sent: Tuesday, September 19, 2023 3:06 PM
To: Darin Schaal <dschaal@peachland.ca>
Subject: 6137 and 6147 Lipsett ave

Dear Darin ,

I have written to you previously with regard to the rezoning and development of the two properties mentioned above . My main concern is with the access onto Lipsett ave .now that the Falls at Renfrew is a go .I would seriously hope that any further development on Lipsett or Renfrew be discouraged until MOTI have actually completed the proposed protected T improvement to the Renfrew /HWy 97 intersection. I live at 6136 Lipsett ave at the brow of the hill across from the proposed development . Traffic uses Aitkens as a short cut from Princeton heading to the south , Lipsett is becoming extremely busy . The afor mentioned development plans to access Lipsett below the brow of the hill , offset from the Aitkens intersection , blind to any traffic heading south on Lipsett ave . It's already a dangerous intersection even for us to access from our driveway as traffic tends to speed .

I notice another plan at 6446 Renfrew road , again . Same concerns apply .

I sincerely hope that our representatives at the UBCM will make a very strong point for that protected T and planners will take a long look at my concerns before anymore multi family developments are approved where residents may feel safer using Lipsett rather than the Renfrew /HWy 97 intersection when heading North .

Thank you for your time .

[REDACTED]

Sent from my iPad

6137 and 6147 Lipsett Ave Peachland BC

Rezone and Development, Area Resident Concerns

Following points are taken from the 'Lower Princeton Area Sector Plan'

This is a plan paid for by the District and evolving back from 2004

- Promise to resolve development issues at a neighbourhood level
- Discourage unorganized piecemeal development.
- Discourage building on over 30% grade.
- Retaining walls to be 4ft in height, avoid fortress like walls.
- 'Road Network Plan' calls for pedestrian and cycle routes.
- Princeton Ave is an arterial road and no new driveways allowed.
- Development below Lipsett would require internal access road.
- Princess Ave @ Princeton Ave would require redesign.
- Lipsett Ave @ Princeton requires safety improvements.
- Development over 6 homes requires developer driven traffic study.

Following appears in contravention of LPASP

- No overall conceptual vision of the LPASP to guide development.
- Large development on Princess Ave. Access still unimproved (unsafe)
- Somerset Reach Development, 20ft retaining wall steps from back doors.
- No sign of bike or pedestrian safety improvements.
- Lipsett development, 42 homes on 1.5 acres, possible 60 cars within.
- Lipsett development access on blind hill. This only satisfies the developer.
- Lipsett developer offered access to further adjacent projects through his development. This will have the blind panhandle type access road for the 1.5 acre complex potentially carrying traffic for dozens of homes in the future. Not to mention construction traffic. Will be dangerous to have 11 yard concrete truck trying to safely return onto Lipsett Ave.
- Access should line up with Aitkens Rd creating a normal 4 way intersection with reasonable visibility. Only downside to this would be the developers profit.
- Overall height destroys views of existing long term residence.

From: [REDACTED]
To: [Lor Pellegrino](#)
Subject: 6137/6147 Lipsett Ave town home development.
Date: Monday, January 8, 2024 3:48:49 PM
Attachments: [6137 and 6147 Lipsett Ave Peachland BC.pdf](#)

You don't often get email from [REDACTED] [why this is important](#)

Good Day Ms. Pellegrino. [REDACTED] here. Thanks for your time on the phone the other day regarding Lipsett. As requested, please find attached a short itemization of just a few of area resident's concerns. However, allow me to expand on a few of the critical ones.

Access:

The developer is suggesting access be on Lipsett south of the three-way intersection at Aitkens Rd. This would occur just below a very blind drop in the grade of Lipsett and create all kinds of safety issues. To sweeten this option up, the developer is suggesting he would provide future access to developments below this 'Postage Stamp' complex. I'm sure future traffic flow on this Panhandle type of access will not be in the Developers sales brochure. This creates the second safety concern. I'm guessing these homes will draw young families with toddlers wanting to play near their home. You will be forcing years of potential construction traffic through this tinny corridor. There will be an ugly mix heavy and residential traffic popping out 'Blindly' onto Lipsett. I can show you the skid marks from numerous near misses at that very point in the hill. Not to mention winter conditions. Why are we passing on what seems to be the obvious point of entry? It seems only natural to drop down into the Lower Princeton Area by extending Aitkens Rd through Lipsett to create a common sense 4-way intersection with improved visibility. This would create a proper, legally structured road that you call for in your own LPASP. We feel the answer is twofold. First, the developer will erode his profit and secondly the district is ok with taking the easy way out.

Line of Site:

We are sure that the amazing views from these homes will be front and center in any sales brochures. Not so for the existing residents though. The three-store street entrance style of these homes will significantly impact the adjacent homes.

LPASP:

The Area Sector Plan suggests prohibiting 'Unorganized Piecemeal Development'...This developer is clearly trying to jam as much profit into this tiny lot as possible. Clearly, he is interested in other property adjoining this. Yet nothing shows any developmental conscious with regard to the overall area below Lipsett and Princeton. It is up to Council to take the time, especially on this key First Step to develop an area we can all hold in high regard. We would love to walk through a new and well-developed neighbourhood. Perhaps stopping at a small park with a bench and some new landscaping. We certainly have no safe walking areas as it stands.

Affordable Housing:

This is a term that escapes us. A lot of our group are older and have family struggling to purchase their first home. Some of us have helped family financially with this difficult first purchase. The small basement suites offered in this development will rent at market value. The only true affordable housing is that offered through a government owned or regulated co-op. The rent will help the family obtain a mortgage, but the young couple renting will still struggle to get ahead. Where's the fix?