

Public Information Session - May 30, 2024

Name	Address	Contact Information
[REDACTED]	6106 Lipsett	[REDACTED]
[REDACTED]	6106 Lipsett	[REDACTED]
[REDACTED]	5235 Buchanan Road	[REDACTED]
[REDACTED]	Ellison Ave	[REDACTED]
[REDACTED]	City Hall	[REDACTED]
[REDACTED]	City Hall	[REDACTED]
[REDACTED]	6155 Lipsett	[REDACTED]
[REDACTED]	Gibsons	[REDACTED]
[REDACTED]	6146 Aitkens Road	[REDACTED]
[REDACTED]	46606 Princeton Ave	[REDACTED]
[REDACTED]	6109 Lipsett Ave	[REDACTED]
[REDACTED]	6145 Aitkens Road	[REDACTED]
[REDACTED]	6130 Lipsett	[REDACTED]
[REDACTED]	6536 Bulyea	[REDACTED]
[REDACTED]	6142 Lipsett Ave	[REDACTED]
[REDACTED]		[REDACTED]
[REDACTED]	6136 Lipsett	[REDACTED]
[REDACTED]	6136 Lipsett	[REDACTED]
[REDACTED]	4724 Blacksmith Place	[REDACTED]
[REDACTED]	6336 Bulyea Avenue	[REDACTED]

Developer Rezoning Public Info Session - Summary

Residents have expressed a cautious approach to fully adopting the RM4 zoning and the proposed Lipsett Avenue development.

Residents are keen on ensuring that height restrictions, setbacks, and density implications are carefully considered. The community values the inclusion of green spaces and ensuring the development incorporates seamlessly into the neighborhood. There is interest in the rooftop patios to ensure that they are well-maintained and thoughtfully designed to complement the existing views. However, some residents oppose the inclusion of rooftop patios in the development altogether. Further, residents are focused on mitigating potential traffic congestion and parking issues.

Many attendees appreciate that Peachland is currently an affordable, attractive, and safe place to live. They have expressed a preference for developments that align with the neighborhood's character and improve the overall living environment. Residents are open to future projects that bring value to the community while enhancing its unique qualities.

We are confident that, working together, we can achieve a development that benefits both current residents and future occupants.

Public Meeting Sign-In

6137 & 6147 Lipsett Ave, May 30th, 2024

Name	Address	Email	Phone Number (Optional)
[REDACTED]	6106 Lipsett	[REDACTED]	[REDACTED]
Brittany Nichols	City Hall	[REDACTED]	[REDACTED]
Suzuki Summers	City Hall	[REDACTED]	[REDACTED]
[REDACTED]	#235 - BUCHANAN	[REDACTED]	[REDACTED]
[REDACTED]	ALISON AVE	[REDACTED]	[REDACTED]
[REDACTED]	6155 Lipsett	[REDACTED]	[REDACTED]
[REDACTED]	Gibsons	[REDACTED]	[REDACTED]
[REDACTED]	6146 AITKEN ST	[REDACTED]	[REDACTED]
[REDACTED]	4660 Perinton Ave.	[REDACTED]	[REDACTED]
[REDACTED]	6109 Lipsett Ave	[REDACTED]	[REDACTED]
[REDACTED]	6145 AITKEN RD	[REDACTED]	[REDACTED]
[REDACTED]	6130 Lipsett H	[REDACTED]	[REDACTED]
[REDACTED]	4536 Bullyea	[REDACTED]	[REDACTED]
[REDACTED]	6142 Lipsett Ave	[REDACTED]	[REDACTED]

6137 & 6147 Linsett Ave Neighborhood Survey

Name: [REDACTED]

Address: 4724 Backsmith place

Email: [REDACTED]

Lipsett
Big Property

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

* - Elevating site plan
- from driveway

2. What improvements can be made?

Bigger setback from road

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

4. Other thoughts and suggestions on the development.

Please email or call if you have any additional concerns or questions to:

Paul Donaldson, Operations Manager

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

6137 & 6147 Lipsett Ave Neighborhood Survey

Name: [REDACTED]

Address: 6136 lipsett

Email: [REDACTED]

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

consider RM3. lower height
access - 3 way stop

2. What improvements can be made?

lower height, no rooftop patios

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

these will not be attainable housing!

4. Other thoughts and suggestions on the development.

blasting a concern
wild life a concern
traffic a concern.

character design!
not brown
boxes
with

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Paul Donaldson, Operations Manager

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

6137 & 6147 Lipsett Ave Neighborhood Survey

Name: _____

Address: 6536 Bulver Avenue

Email: _____

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

The District is currently looking at redefining RMA zones for this area. The height restrictions for RMA are not suitable here.

2. What improvements can be made?

Remove the rooftop decks with staircases to improve the sightlines which are blocked by the sections provided.

Remove lower gravel road. Site needs more green space than shown.

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



GET RID OF ROOF TOP PATIO'S & STAIRCASE ACCESS. These patios are never used as they are not adjacent to living space & are hot. This would resolve the sight lines.

4. Other thoughts and suggestions on the development.

Make sure the sidewalk is built along the street as part of this development.

The sides of units facing Lipsett should be designed better than a "back" face as these are fronting neighbours across the street. No big fences along the street.

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6137 & 6147 Lipsett Ave Neighborhood Survey

Name: _____

Address: _____

Email: _____

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

I don't welcome rezoning

2. What improvements can be made?

*Entrance way very concerning
Height of retaining wall is concerning
Number of parking spots/household very concerning.
Intersection safety concerns*

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

Build RR1 single residential homes, like the rest of the neighborhood.

4. Other thoughts and suggestions on the development.

*I am not in favor of this development
What are the plans for the power pole and 2 power boxes - is it going further south or underground?*

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

6137 & 6147 Lipsett Ave Neighborhood Survey

Name: _____

Address: _____

6142 Lipsett Ave Peachland.

Email: _____

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

2. What improvements can be made?

- Take away patio rooftops. - won't be used
or may not be maintained by
property owners
(eyesore).

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

• Not needed. It's already 'affordable'
in Peachland (in comparison to
Vic/Vanc.).

4. Other thoughts and suggestions on the development.