

From: [REDACTED]
To: [Planning; Brittany Nichols](#)
Subject: Letter of Support
Date: June 23, 2024 11:46:12 AM

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Hello,

I am writing to express my strong support for Cantiro's proposed development of medium-density residential units in our neighborhood, Lipsett/Peachland. As both a resident and a developer, I believe this project will bring substantial benefits to our area and meet the evolving needs of Peachland residents.

This development promises to enhance our community by providing a variety of high-quality living spaces that are both modern and accessible. Medium-density housing is a critical step in addressing the growing demand for diverse housing options, which can attract a wider range of residents, including young professionals, families, and seniors. Such diversity strengthens our community fabric, fostering a more inclusive and vibrant neighborhood.

Furthermore, Cantiro's proposal aligns with sustainable development practices, ensuring that new housing integrates seamlessly with the existing environment while minimizing ecological impact. The planned green spaces, pedestrian pathways, and community amenities will contribute to the overall quality of life for all residents, promoting a healthier and more connected community.

Approving this development will also have positive economic implications. Increased residential capacity can lead to a boost in local businesses, support job creation, and enhance municipal revenue through property taxes. This economic growth, coupled with thoughtful urban planning, will help Peachland thrive both socially and economically.

I urge the District of Peachland to approve Cantiro's proposed development, recognizing the numerous advantages it will bring. I am confident that this project will be a valuable addition to our neighborhood, providing high-quality living spaces while respecting and enhancing the character and needs of our community.

Thank you for considering my support for this important development.

Sincerely,

Owner of 4641 Princeton Ave

From: [Brittany Nichols](#)
To: [Karen Babin](#)
Cc: [Sarah Summers](#)
Subject: FW: Letter of Support for 6137 and 6147 Lipsett Ave
Date: June 25, 2024 8:28:11 AM

Good Morning Karen,

Please see below for letter regarding Z23-03 for Councils consideration.

Thanks

Brittany Nichols, BSc, EP
Manager of Planning | District of Peachland

From: [REDACTED]
Sent: Monday, June 24, 2024 4:54 PM
To: Planning <planning@peachland.ca>; Darin Schaal <dschaal@peachland.ca>; Brittany Nichols <bnichols@peachland.ca>
Subject: Letter of Support for 6137 and 6147 Lipsett Ave

To whom it may concern,

My name is [REDACTED] and I am an owner at 4607 Princeton Ave.

I am writing to express my support for the proposed development of medium density residential units by Cantiro in our neighborhood, at 6137/6147 Lipsett Avenue Peachland.

As a resident of this community, I believe that this project will bring significant benefits to our area and it addresses the needs of aspiring residents/families.

The demand for housing in Peachland along the Lower Princeton Neighborhood and surrounding areas has increased substantially. The introduction of medium density residential units will provide diversity of housing options for families looking to live in our community. This will aid in accommodating different income levels and lifestyles, contributing to the overall inclusivity in our neighborhood.

The proposed development aligns with the goals of the Official Community Plan, by providing diverse housing options.

Furthermore, Cantiro has committed to a max of 34 Units and the height to 12m which shows Cantiro's commitment to respecting the existing form, character and overall feel of the neighborhood.

I urge our Mayor and Council to approve this development, recognizing the benefits it will bring to our area. Cantiro's commitment to quality design, sustainable building practices, and community engagement is evident. I believe this project will be a positive addition to our neighborhood, providing high-quality living spaces while honoring the character and needs of our community.

Thanks,

[REDACTED]

4607 Princeton Ave

June 25, 2024

District of Peachland

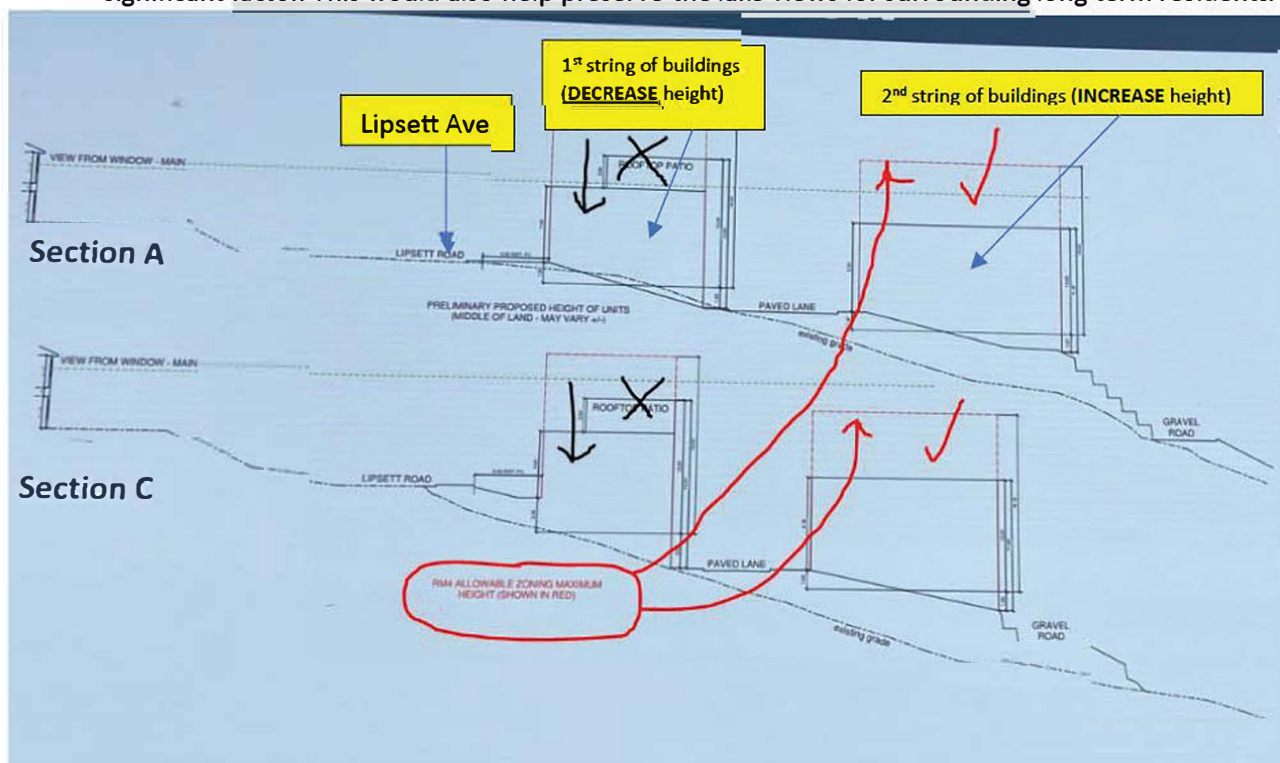
RE: Zoning Amendment Bylaw No. 2401 (6137/6147 Lipsett Ave)

Please accept this submission related to the proposed zoning bylaw amendment for 6137/6147 Lipsett Avenue. The Official Community Plan (OCP) outlines this area as a future medium density zone which is disappointing, but I request that the District of Peachland (DOP) please consider the following.

- Limit height on 1st row of buildings along Lipsett Ave
- Reject proposal for rooftop patios
- Decrease number of proposed units on property
- Enforce strict timelines on developer to complete the project

Lower height on 1st row of buildings along Lipsett Ave below 12m & increase height of 2nd row

- Because of the steep slope of the property, the developer has the opportunity to make the first string of buildings along Lipsett Ave lower than the 12m current proposal ('single family looking') (with additional walk-out lower levels due to the slope advantage) and second string of buildings down below can make up the majority of the housing opportunities for the site by making them taller. The buildings along Lipsett would then match the consistency of the existing neighbourhood (or as the District of Peachland's letter to the developer dated January 12, 2024 states: "DOP will be looking for zoning commitments that will create a "single family character" street façade and streetscape along Lipsett Ave."). In response to this, the developer indicated the "upper row front entry along Lipsett to increase pedestrian traffic and more welcoming street fronts", but it is noted that they don't mention a lower height of these buildings which is a significant factor. This would also help preserve the lake views for surrounding long term residents.



Reject proposal for rooftop patios

- Unlikely to be used given our hot Okanagan summers and routinely high winds in this area.
- They would just become an unmaintained string of neglected eyesores for surrounding neighbours, including dirt, blown tarps/umbrellas, debris and rusty forgotten barbeques.
- Given the number of units they are proposing to cram onto this small piece of land, residents would instead likely use the rooftop patios for storage (keeping their stuff high away from theft).
- If creating affordable housing is of interest, rooftop patios would only increase the cost of each unit for no benefit.

Decrease number of proposed units on property to 25 plus flex units (original proposal)

- It is recognized that the Developer profits more from building 34 units plus flex units, however this not outweigh the interests of the preserving the single family character street façade and streetscape along Lipsett Ave.
- Trying to fit almost 40 families (34 units plus flex units) plus their cars/trucks/boats/RVs/visitor parking, etc) onto such a small area of land would not be suitable for the single family character of the surrounding single family residential neighbourhood.
- I encourage the DOP to consider that this property is on the edge of the future OCP medium density area and consider a lower number of units on the property to coincide with the surrounding single dwelling family neighbourhood. The few other properties that are on the very edge of the med density area in the OCP are newer single family dwellings (see picture below).
- 25 vs 34 units would decrease project completion timeline, lessening the impact of development on surrounding residents.



Enforce strict timelines on developer to complete the project

- Very concerned about the impact of disruption this will have on the neighbourhood. Developer indicates this project may take several years to complete.
- Noise from blasting/drilling/sawing/nailguns, ugly tall industrial fences, construction equipment and debris, workers parking all along Lipsett and Aitkens Ave, and the many years of inevitable project delays.
- I encourage the DOP to enforce strict timelines on the developer to complete this project.



6142 Lipsett Ave
Peachland BC

From: [Planning](#)
To: [Karen Babin](#)
Cc: [Brittany Nichols](#)
Subject: FW: 6137 and 6147 Lipsett Avenue - Zoning Amendment Bylaw #2401
Date: June 25, 2024 8:42:04 AM

Hi Karen,

Please see below for letter regarding Z23-03 for council consideration.

Sarah Summers,

Planner 1
District of Peachland
5806 Beach Ave, Peachland, BC, V0H 1X7
Email: ssummers@peachland.ca
Phone: 778-760-5177
Website: www.peachland.ca

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From: [REDACTED]
Sent: Monday, June 24, 2024 10:56 PM
To: Planning <planning@peachland.ca>
Subject: 6137 and 6147 Lipsett Avenue - Zoning Amendment Bylaw #2401

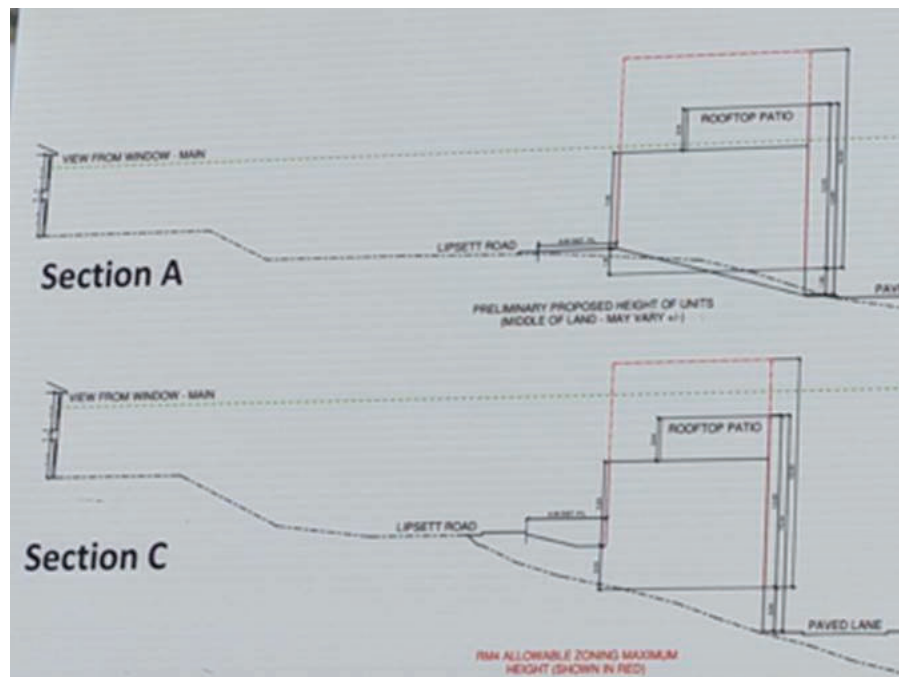
You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear members of Council,

We, the owners of 6145 Aitkens Road are a neighbouring property of 6137 and 6147 Lipsett Ave with Zoning Amendment Bylaw #2401. We have attended the first 2 public information meetings and have the following concerns:

1. Height of proposal:

The appeal of this area of Peachland above the highway, for us and many others, is the natural sloping landscape that allows for all properties to have a beautiful view of Okanagan Lake. Cantiro is an Edmonton based company with their building experience being on flat land and their current Penticton development being on flat land so it is not surprising they are not considering others' views. The proposal does not conform to the surrounding neighbourhood in recognizing views from neighbouring properties (see below image). It is disappointing the developer isn't being more considerate of this and leveraging the natural slope in the design with the allowable height to be at least 2 meters less than what is proposed, which may mean fewer units.



2. Roof top patios:

Rooftop patios that neighbours must look down on for their views is not desirable for either party. We do think they work well where the neighbourhood land is flat and not obstructing views. A reality for the Okanagan valley is that the rooftop patios become far too hot to use given our climate so temporary shade structures will be introduced by occupants, further obstructing views from neighbours. A hazard at this particular site is the amount of wind that rushes up from the bend in the lake at Squally Point and down from the hilltops of upper Princeton. Cantiro staff have been numerous times to resurrect their property sign that has blown down. Temporary structures added to rooftop patios such as umbrellas or gazebos will become a safety hazard in such winds. We are suggesting no rooftop patios in the proposal.

3. Lack of non-motorized vehicle infrastructure:

We are understanding that the goal is higher density and more affordable housing but this proposal is encouraging more motorized vehicle traffic to the area without any consideration to other forms of transportation such as walking or cycling paths, even to the local business district and recreation areas. Adding 130+ more individuals to the area with an already taxed transportation infrastructure is less than desirable. Consideration and funds should be given to such infrastructure by the developer and all levels of government.

4. Lack of Motor Vehicle Parking:

Our understanding is that all proposed 34 units have 2 assigned parking spaces in a garage, plus there will be visitor parking for the complex. Cantiro would not comment on the number of stalls or their location on the site at the meetings. We also understand that some of the 34 units will have secondary suites, for which assigned parking has not been considered. We are concerned about the number of adequate parking spaces for the entire complex and are worried about spillover onto surrounding streets. This needs to be addressed, which may suggest fewer units.

5. Road Traffic Safety:

We have been told by the developer that sidewalks will be installed in front of the property. What will they attach to at either end since the rest of Lipsett, apart from at the Sundstrom strata, does not have any sidewalks? Will funding from government complete these necessary sidewalks for safety?

For road safety at the Lipsett/Aitkens/ proposed development corner will three way stop signs be added? The existing stop sign is not adhered to already on Aitkens road. Will cars be allowed to park on Lipsett in front of the site causing congestion as previously demonstrated at Lipsett outside Sundstrom? With further development proposed at The Falls neighbourhood, Lipsett will become a very busy street. It is already used as a cut-through from Princeton down to the highway via Heighway and Renfrew.

6. Precedence setting for future developments:

Since this is the first townhouse development in the Lipsett area it will set a precedence for future developments. We are not against development but it needs to be done in a responsible way that fits in with the existing neighbourhood. We understand the push for higher density and affordable housing but we believe these places will still be out of financial reach of regular people. We trust that you, on council, will consider this and the impacts (1 to 5 above) on the surrounding community neighbourhoods.

Cantiro Homes' tagline is "we create environments for amazing lives to happen". Our question is, what happens to the amazing lives of the people who were already living happily here? Will they be considered?

Regards,

[Redacted signature]

From: [REDACTED]
To: [Planning](#)
Subject: Zoning Ammdt Bylaw No 2041 Lipsett
Date: June 13, 2024 1:08:48 PM

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Council: I am writing in support of this project. It increases available housing, it creates density where we need it (near downtown) and it creates more affordable housing than the usual \$1.6 million dollar plus 4000 plus square foot houses that are more commonly built in Peachland.

I have no personal interest in or connection to this project or the developer, other than a concern for my granddaughter and other young people who may want to live in Peachland and buy a home here when they are older.

As to traffic, I have lived at the Terraces Townhouse project on Huston Rd (58 units, all with double garages) for 17 years, our unit faces the gate and Huston Rd. On average, about 1 or 2 cars enter or leave every hour. No traffic problem at all.

This project will have only 34 units. I encourage council to base their traffic opinion on traffic expert reports, rather than hysterical imaginings of nearby NIMBY project opponents.

Consider voting for the young folks in Peachland, they are enduring harsh economic times and need the support of us older folks.

[REDACTED]
Unit 107-5300 Huston Rd, Peachland V0H 1X2 [REDACTED]

Sarah Summers

From: Darin Schaal
Sent: June 24, 2024 8:02 AM
To: Sarah Summers; Brittany Nichols
Subject: FW: Cantiro's development on Lipsett

Follow Up Flag: Follow up
Flag Status: Flagged

Sarah, Brittany,

See [REDACTED] email below regarding the Cantiro application. It can be included in the public correspondence received.

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: Monday, June 24, 2024 4:59 AM
To: Darin Schaal <dschaal@peachland.ca>
Subject: Cantiro's development on Lipsett

I'm currently in Tokyo on my way home. I understand cantiro's application for medium density has been revised to a less dense coverage from its original design. I believe their proposal makes a lot of sense. The benefits will make a noticeable difference.

As owner of 4649 Princeton Avenue my property falls under the same OCP. I agree with their plan as it does not over density the area. God knows we need more residential units at a fair price plus the fact it increases the districts tax base. I will try and make the meeting.

Regards,

[REDACTED]

Sent from my iPhone

From: [Planning](#)
To: [Karen Babin](#)
Cc: [Brittany Nichols](#)
Subject: FW: Support for Cantiro's Medium-Density Residential Development in Lipsett/Peachland
Date: June 25, 2024 8:20:44 AM

Hi Karen,

Please see below for letter regarding Z23-03.

Thanks,

Sarah Summers,

Planner 1
District of Peachland
5806 Beach Ave, Peachland, BC, V0H 1X7
Email: ssummers@peachland.ca
Phone: 778-760-5177

Website: www.peachland.ca

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From: [REDACTED]
Sent: Tuesday, June 25, 2024 12:55 AM
To: Planning <planning@peachland.ca>
Subject: Support for Cantiro's Medium-Density Residential Development in Lipsett/Peachland

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To Whom It May Concern,

I am writing to express my support for Cantiro's proposed development of medium-density residential units in the Lipsett/Peachland neighborhood.

As a developer and owner of a nearby project, I see the potential benefits this development could bring to the area. The demand for housing in Lipsett/Peachland is growing, and this project will provide much-needed housing options for various income levels and lifestyles.

I urge the District of Peachland to consider approving this development, as it will address the housing needs of our community and contribute to the area's growth.

Cheers,

[REDACTED]

From: [Brittany Nichols](#)
To: [Karen Babin](#)
Cc: [Sarah Summers](#)
Subject: FW: Letter of Support for 6137 and 6147 Lipsett Ave. Peachland
Date: June 24, 2024 3:31:27 PM

Hi Karen,

Another letter of support has been received for file Z23-03, for councils' consideration.

Thanks

Brittany Nichols, BSc, EP

Manager of Planning | District of Peachland

From: [REDACTED]
Sent: Monday, June 24, 2024 3:00 PM
To: Brittany Nichols <bnichols@peachland.ca>; Planning <planning@peachland.ca>; Darin Schaal <dschaal@peachland.ca>
Subject: Letter of Support for 6137 and 6147 Lipsett Ave. Peachland

Good Day

I am writing you today to offer my full support for the development proposed by Cantiro Developments on the parcels 6137 and 6147 Lipsett Ave in Peachland.

I am familiar with both the properties as well as Cantiro themselves. It is my strong opinion that Peachland is very fortunate to have such a world-class, experienced, and well backed company such as Cantiro developing in its district.

The proposal aligns with the current Official Community Plan which plans for medium density housing in the area.

With the cost of housing going up astronomically over the past several years, many buyers including young families struggle to afford to live in the Okanagan. Offering a product such as affordable townhomes in the district of Peachland would be a positive move for the community.

Peachland already has enough high-end properties to cater to the vacation market. What Peachland does not have, is attainable housing and long term rental units that the average family and individual can afford. Attracting more young families as well as individuals that will live year-round / full-time in the community would bring more stability to the local businesses,

an increase to the local workforce, an increase in school attendance and therefore funding, and a sizable increase to the overall tax base of Peachland.

It is my understanding that Cantiro has offered many alterations and concessions to the district regarding their application to RM4. I have listed below the main concessions which I believe shows a strong willingness by Cantiro to work with the district, the residents of Peachland, and the neighbourhood area near Lipsett Ave.

- The project is being designed to the minimum density permitted in the OP
- Significant alterations have been made after initial public consultation including:
 - Caveating the density down to a max of 34 Units and the height to 12m.
 - Increasing the setbacks from Lipsett from 4.5m to 6m
 - Removal of on street parking
 - Increasing the parking ratio to 2 stalls per unit
 - 10% of the units will have “flex units

The Okanagan along with Peachland is growing at a strong rate. Although this kind of change and growth can be hard on some residents, one must consider the overall town and its ability to maintain and improve its infrastructure, it's amenities, and it's fiscal strength.

I believe support for this project and others like it is crucial in ensuring new people are moving to the community.

I strongly support thos development project.

Sincerely

