

## Summary of Public Information Meeting and Community Feedback regarding:

The Rezoning Application for 6446 Renfrew Road  
Developer: Marc Stickle, (Stickle Investments Inc.)

On the subject property at 6446 Renfrew Road, the Developer proposes to rezone 3.2 acres from *Rural Residential (RR1)* to *Multi-Unit Residential (RM3)* and *Compact Lot Residential (RC1)* to allow up to 6 lots and 25 residential units (4 single-family and 21 multi-family units). This development proposal aligns and is consistent with the Official Community Plan *Low Density Residential (LDR)* land use designation.

- The Public Information meeting took place on **Thursday, Oct. 5** from 4pm-6pm. It was held in Cul-de-sac at the upper (north) end of Stuart Crescent.
- The meeting was advertised by putting up posters on the Peachland public sign boards, electronically on the District planning websites, and an invitation was hand mailed to all properties withing 100 meters of the subject property. (Addresses supplied by District Planning staff)
- There are also large signs placed at the 3 entrances to the property. Stuart Crescent (South side of park) Renfrew Road driveway, and Stuart Road (north side connection).
- We used feedback forms onsite to gather feedback as well as having a question-and-answer session with myself and the 2 engineers from Pilling Engineering. We also provided forms to go home for those who wanted to spend more time on their response and invited them to share my name and contact information to other interested parties.
- My name, Marc Stickle (Developer, Marc Stickle, and Stickle Investments Inc) and my contact information was made available and is on all signage, posters, and notices sent out.
- We had approximately **35 people come out to the information meeting**, including the mayor and 2 District Councilors. To date we have received 38 feedback forms and/or letters from those responding to this proposal. 36 have been against the proposal at it stands and 2 are very much in support of the proposal.
- At the information meeting we went over the current zoning and what we are proposing, discussed the proposed road extension through the park and asked for feedback on additional park space including an area adjacent to the existing ravine park to have a fenced off-leash dog park.
- A copy of the Feedback form is attached.
- There was also a 100-name petition from these and other community residents that opposed the proposal.

- It should be noted that there were several rumours circulated by some in attendance:
  - Specifically, that the Ravine and park was going to be filled with dirt from top to bottom and the memorial bench would also be buried in dirt.
  - The pathway through the park would no longer be available.
  - That peoples' views would be blocked, when we have not even completed our designs and have no specific roof elevations completed.
  - That the townhomes would be filled with noisy partygoers from Vancouver and Alberta and wreck the peace and quiet of the community.
  
- Below is a summary of the feedback from this meeting including the major issues, and the number of people mentioning specific concerns.

### **6446 Renfrew Concerns from Public Information Meeting**

#	Against the proposal and Concerns
29	<u>Density</u> is too high/no multi-family in area/should be Single Family
24	Poor or inadequate neighbourhood <u>infrastructure</u> * <u>Increased Traffic-Roads</u> too narrow and/or in poor condition Water resources Fire readiness or response No RCMP office in Peachland Unreliable/non-redundant power grid Need for more schools, doctors, medical clinic
14	<u>No to Dog Park or Any Park in neighbourhood.</u> Noise and more people
10	<u>Impact on wildlife</u> - the park is a wildlife corridor and should not be filled to cross. The park should not be blocked or crossed with a road unless it is a bridge.
8	Noise in general and particularly from rooftop terraces
8	Not in alignment with OCP
7	Geological concerns, specifically slope stability and drainage
5	No to the Stuart Road connection-more traffic and noise
5	My view will be impacted/Height of 3 story units
5	It is just for the District to generate more taxes
5	No to any development at all. Keep Rural Residential and orchard or vineyard
4	Depreciated property values
3	No more multi-family in Peachland

- 2 Increase in Greenhouse Gas Emissions
- 1 No more young families-too much noise
- 2 Townhomes will attract tourists, renters, and partiers from Alberta and Vancouver
- 1 Too much recent development in Peachland
- 1 Not enough parking on plan shown
- 1 Escalating taxes to support required infrastructure
- 1 Increased Crime

#	Things that were liked
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- 2 Yes, to Dog Park
- 2 Yes, to playground or any park
- 1 Connecting the road
- 1 We need more housing
- 1 We need more multi-family housing

**Quotes from feedback forms and letters** (To help summarize sentiment about development)

- "Stop ruining Peachland with condo development."
- "Please stop valuing making cash over wildlife and lifestyle."
- "I don't believe any multi-unit housing should be built in Peachland."
- "Several rumors are circulating within the neighborhood, including:
  - The green space/dry creek bed path between Stuart and Renfrew will be filled disregarding its role as a vital wildlife corridor.
  - The developer plans to sell the property once the rezoning process is finished, and we would need to address our concerns with the new developer.
  - The commemorative bench is slated for removal.
  - The access path from Stuart to Renfrew will be lost."
- "More people, and less walking trails really looks stupid."
- ""If a developer wants to come in, rape the real estate market, and run with handfuls of cash, they should be willing to make a sizable contribution to the infrastructure before starting."
- "You cannot just fill the ravine. THIS IS OUR GREEN SPACE, AND IT IS ALREADY A PARK! This is so savage and disrespectful that it is a new level of disregard that I find shocking!"

- “There is a memorial bench in this ravine you intend to destroy. The fact that your plan is to dump dirt on this and pretend it was never there, is obscene.”
- "No children's park. We raised our kids and don't want the noise."
- "No lower prices. We don't want immigrants or affordable housing."
- “I believe the municipality wants to usher in the 15 minute city globalist agenda which everyone must fight against.”

### **What feedback has been implemented into the proposal?**

1. We plan to resubmit our original/previous plan that was submitted in March, before being told the District wanted to see a higher density and being encouraged to redesign, re-engineer, and resubmit. This will provide that largest concession to the feedback received by changing all the housing units off the Stuart Road connection to from multi-family to Single Family.
2. We will leave a small multi-family RM2 or RM3 zone off Renfrew to help cover the infrastructure and DCC cost requirements to make this project feasible and to provide a lower cost option for future Peachland residents. A Pro Forma and a feasibility study to be done prior to the revised rezoning application.
3. We will remove the park expansion and the fenced dog park from the submission, as they were both largely unpopular in the feedback. We will request a cash-in-lieu payment as was part of the original plan prior to Morgan McLeod’s insistence on a park in an unviable and unwanted location.
4. The Stuart Road Connection remains a mandatory infrastructural upgrade as planned by the District for reasons of Fire Safety. As this is not a road desired or needed by the developer and given the economic challenges and feasibility of developing this particular site, we are asking the District to cover the cost of this/the Districts road, or at a minimum, to split the costs with the Developer; Particularly as it needs to cross a park and ravine to be constructed, takes up a large swath of the best buildable land with no compensation and also in partial compensation for the extra costs generated by adding considerable redesigning, re-engineering, and carrying costs incurred by following Morgan McLeod’s lead with a second submission and now a further delay having to do a third submission.
5. What comes next: We told the neighbours at the information meeting that their feedback would be included in a report to District Planners and Council and the next step would be having council look at our proposal after we considered their feedback. I believe Joe Creron and/or Darin Schaal will also be communicating with the concerned residents’ group and council regarding the changes being made and our responsiveness to their feedback.

## **In Summary**

The feedback was as we expected from watching the recent community response on similar projects. The general sentiment by almost all responders was that they did not want to see any multi-family projects in Peachland or at the very least not in their neighbourhood. The biggest specific concerns were that the infrastructure will not be able to handle the density, an increase in noise, and impact on Wildlife (by completing the Stuart Road Connection). There was also a majority of “we were here first and should be able to decide who else can come sentiment. Many were against any development of any raw land and suggest it should just stay Rural Residential.

We have responded by eliminating all multi-family off Stuart Road and keeping only 8 units on Renfrew. We hope this meets with the approval of the neighbours, District Planning, and the District Council.