

Public Hearing
to be held at
City of Penticton Council Chambers
171 Main Street, Penticton, B.C.

Monday, February 1, 2016
at 6:00 p.m.

- | | | |
|-------|--|------|
| Mayor | Calls Public Hearing to Order for “Zoning Amendment Bylaw No. 2016-03” | 1-26 |
| CO | Reads Opening Statement and Introduction of Bylaw | |
| | “Zoning Amendment Bylaw No. 2016-03” (451 Churchill Avenue) | |
| | Purpose: To amend Zoning Bylaw No. 2011-23 as follows: | |
| | Rezone Lot 4, District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 2444, located at 451 Churchill Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane). | |
| | The applicant is proposing to subdivide the property with the intent of constructing a front-to-back duplex on each lot. | |
| | Notice: The Public Hearing was advertised in the Penticton Western News on Friday, January 22, 2016 and Wednesday, January 27, 2016 (pursuant to the <i>Local Government Act</i>). | |
| CO | Correspondence received regarding the Zoning Amendment is attached (as of noon Wednesday, January 27, 2016) | |
| Mayor | Requests the Director of Development Services describe the proposed amendments | |
| Mayor | Invitation to applicant for comment or elaboration on the application | |
| Mayor | Invites those in attendance to present their views | |
| Mayor | Invites Council members to ask questions | |
| Mayor | Invites applicants to respond to questions and those in attendance may provide new additional information | |

PUBLIC HEARING for “Zoning Amendment Bylaw No. 2016-03” is terminated and no new information can be received on this matter.

- 1 -

Regular Council Meeting
held at City of Penticton Council Chambers
171 Main Street, Penticton, B.C.

Monday, January 11, 2016
at 6:00 p.m.

Resolutions

7. Reconsideration of Bylaws and Permits

8. Staff Reports

8.3 Zoning Amendment Bylaw No. 2016-03
Re: 451 Churchill Avenue

14/2016

It was MOVED and SECONDED

THAT "Zoning Amendment Bylaw No. 2016-03", a bylaw to amend Zoning Bylaw 2011-23 for Lot 4, District Lot 4, Group 7, Similkameen Division Yale District (Formerly Yale-Lytton), District Plan 2444, located at 451 Churchill Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), be given first reading and forwarded to the February 1st, 2016 Public Hearing; AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2016-03", a 1.9 m road widening be registered with the Land Title Office;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2016-03", approve Development Variance Permit PL007547, for Lot 4, District Lot 4, Group 7, Similkameen Division Yale District (Formerly Yale-Lytton), District Plan 2444, located at 451 Churchill Avenue, a permit to reduce minimum lot width from 13m to 9.1m and lot area from 390m² to 325m² in the RD2 zone to allow for a two lot subdivision;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2016-03", approve Development Permit PL007548, for Lot 4, District Lot 4, Group 7, Similkameen Division Yale District (Formerly Yale-Lytton), District Plan 2444, located at 451 Churchill Avenue, a permit that allows for the construction of a front-to-back duplex on both newly formed lots.

CARRIED UNANIMOUSLY

Council Report

penticton.ca

Date: January 11, 2016 **File No:** RZ PL007546, DVP PL007547, and DP PL007548
To: Eric Sorensen, Chief Administrative Officer
From: Lindsey Fraser, Planner I
Address: 451 Churchill Avenue
Subject: Zoning Amendment Bylaw No. 2016-03
and DVP PL007547 and DP PL007548

Staff Recommendation

Zoning Amendment

THAT "Zoning Amendment Bylaw No. 2016-03", a bylaw to amend Zoning Bylaw 2011-23 for Lot 4, District Lot 4, Group 7, Similkameen Division Yale District (Formerly Yale-Lytton), District Plan 2444, located at 451 Churchill Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), be given first reading and forwarded to the February 1st, 2016 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2016-03", a 1.9 m road widening be registered with the Land Title Office;

Development Variance Permit

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2016-03", approve Development Variance Permit PL007547, for Lot 4, District Lot 4, Group 7, Similkameen Division Yale District (Formerly Yale-Lytton), District Plan 2444, located at 451 Churchill Avenue, a permit to reduce minimum lot width from 13m to 9.1m and lot area from 390m² to 325m² in the RD2 zone to allow for a two lot subdivision;

Development Permit

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2016-03", approve Development Permit PL007548, for Lot 4, District Lot 4, Group 7, Similkameen Division Yale District (Formerly Yale-Lytton), District Plan 2444, located at 451 Churchill Avenue, a permit that allows for the construction of a front-to-back duplex on both newly formed lots.

Strategic priority objective

N/A

Background

The subject property (Attachment 'A') is zoned R2 (Small Lot Residential) and is designated in the City's Official Community Plan as LR (Low Density Residential). Currently, the site contains an older single family

dwelling. It is the intention of the owner to demolish the house, subdivide the property into two lots and construct a front-to-back duplex on each lot. In order to do so, the owner will require a variance to the minimum lot size and lot width and will need to rezone those lots for duplex housing.

The area contains a mix of single family homes, duplexes, and small apartment buildings. A similar development (subdivision to two smaller lots for the purpose of duplex construction) was recently completed on the same street at 707 and 717 Churchill Avenue. In this case, Council approved the same variance as what's being proposed here, as well as the rezoning from R2 to RD2 (DVP PL2014-075 and RZ PL2014-073).

The LR (Low Density Residential) designation envisages single family homes and duplex style construction. This designation was established via the Downtown West Neighbourhood Plan in 1999. Prior to this, the area was slated for medium-density future development; the low-density designation came in an effort to preserve the area's character. Sound planning principles indicate that the appropriate densification in urban areas is warranted and creates more sustainable forms of development.

Proposal

The applicants are requesting that the subject property be rezoned from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane). The applicants are also requesting a Development Variance Permit to vary the following sections of Zoning Bylaw 2011-23, to accommodate subdivision of the lot:

- Section 10.6.2.1 reduce minimum lot width from 13m to 9.1m
- Section 10.6.2.2 reduce minimum lot area from 390m² to 325m²

Furthermore, the applicants require Development Permit approval for the form and character of the building.

Financial implication

N/A

Technical Review

This application was reviewed by the City's Technical Planning Committee; no significant issues arose in the process. A small road widening of 1.9 meters will be processed at the time of subdivision to facilitate the development of a continuous sidewalk along Churchill Street. Typical frontage upgrade and servicing requirements have been identified for the Subdivision and Building Permit stage of the project, if the rezoning and variance permit applications are supported by Council. These items have been communicated to the applicant.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the rezoning application:

Item	Requirement RD2 Zone	Provided on Plans
Minimum Lot Width:	13 m	9.1 m (variance required)
Minimum Lot Area:	390 m ²	325 m ² (variance required)
Maximum Lot Coverage:	40 %	40 %
Maximum Density:	0.95 FAR	0.80 FAR
Vehicle Parking:	4 spaces	4 spaces
Required Setbacks Front yard (Churchill Avenue): Side yard (east): Side yard (west): Rear yard (lane):	4.5m 1.5m 1.5m 6.0m	4.5m 1.5m 1.5m 6.0m
Maximum Building Height:	10.5m	10.2m
Other Information:	- Property is in the Downtown Multiple Family DPA - The plans generally conform to the DPA guidelines. - Staff note that no variances are being requested to the development regulations (only variances to lot).	

Analysis

Zoning Amendment

Support Zoning Amendment

When reviewing rezoning applications to allow for the construction of duplexes within LR designations, the OCP asks staff and Council to consider that the following:

1. Does the area have existing duplexes?
2. Is the area in close proximity to multiple family, commercial, or institutional uses; and,
3. Is the area predominately a single family neighbourhood that is undergoing redevelopment?

Churchill Avenue already contains several duplexes and the area, including Alexander Avenue and Heales Avenue to the South, has seen many duplexes constructed over the years. Additionally, there are several small apartment buildings and other multi-family developments in the area. It is an area within close-proximity to downtown shops and services, further supporting the rationale for modest density increase. Given that the above policies apply to the subject property, this lot is suited to the zoning change, anticipated in this application.

The proposed zoning amendment also meets other OCP policies:

- Encourage an intensification of residential land use and density in areas where existing services can accommodate higher density
- Encourage a diversified range of housing types

Given the above, there is adequate policy to support the proposal to rezone from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane) and support is recommended for first reading of the zoning amendment bylaw.

Deny Zoning Amendment

Council may consider that duplex style development is not appropriate for the lot. If this is the case, Council should deny the first reading of the zoning amendment bylaw.

Development Variance Permit

Approve Development Variance Permit

The applicant is requesting a variance to enable the subdivision of the subject property. To accommodate that subdivision, the lot size and lot area will need to be varied.

Council may support the rezoning application, but may consider that the variances being requested are not reasonable. The Staff recommendation recognizes that infill development often requires variances.

The lot size being proposed is common in the core area of Penticton. A lot area of 325m² can comfortably support a duplex, including the provision of yard space and adequate parking. The RD2 zone requires that each unit have one parking stall from the rear lane – this requirement has been met. The design is considered to represent a positive visual impact on the area's character.

Densification across the entire City is a reality if the City is to provide housing options for new residents. It is especially important that this densification be done in areas close to downtown amenities. In an effort to be sensitive to existing neighborhoods, and increase density in a modest way, infill development should be encouraged.

Given the above, staff find the request reasonable and recommend that Council support the application.

Deny Development Variance Permit

Council may consider that the creation of these smaller lots will have a negative impact on the neighbourhood. If that is the case, Council should deny the variance request.

Development Permit

Approve Development Permit

This property is within the 'Downtown Multiple' Development Permit area, as such, a DP is required. Although this DP can be staff-issued, it has been included in this report for Council's decision in order to streamline the application process.

The design presented by the applicant has been created with street presentation and architectural interest in mind. The siting, form and character are appropriate, particularly when considered contextually with other contemporary development in the area. As such, staff recommend that Council approve the Development Permit.

Deny Development Permit

Council may consider that the developer can change the design to more accurately reflect the current built form of the neighbourhood, or soften the impact of the development on neighbouring properties. If this is the case, Council should deny the permit.

Alternate Recommendations

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2016-03" and deny support for DVP PL007546 and DP PL007549.
2. THAT Council give first reading to "Zoning Amendment Bylaw No. 2016-03" but deny support for DVP PL007546 and DP PL007549.
3. THAT Council give first reading to "Zoning Amendment Bylaw No. 2016-03", and support DVP PL007546 and DP PL007549 with conditions that Council feels are appropriate.

Alternate recommendations

Attachment A:	Subject property location map
Attachment B:	Zoning map of Churchill / Alexander neighbourhood
Attachment C:	OCP map of subject property
Attachment D:	Images of subject property
Attachment E:	Proposed site plan and renderings
Attachment F:	Letter of intent
Attachment G:	Draft DVP
Attachment H:	Draft DP

Respectfully submitted,

Lindsey Fraser
Planner I

Approvals

Director	City Manager
JGH	ES

Attachment A – Subject Property Location Map



Figure 1: Subject property highlighted in blue

Attachment B: Zoning Map of Churchill/Alexander Neighbourhood



Figure 2: Subject property currently zoned R2 (Small Lot Residential)

Attachment C – OCP Map



Figure 3: OCP Map shows subject property as LR (Low Density Residential)

Attachment D – Images of Subject Property



Figure 4: Looking toward the front of 451 Churchill Ave from Churchill Ave



Figure 5: View towards 451 Churchill Ave from lane

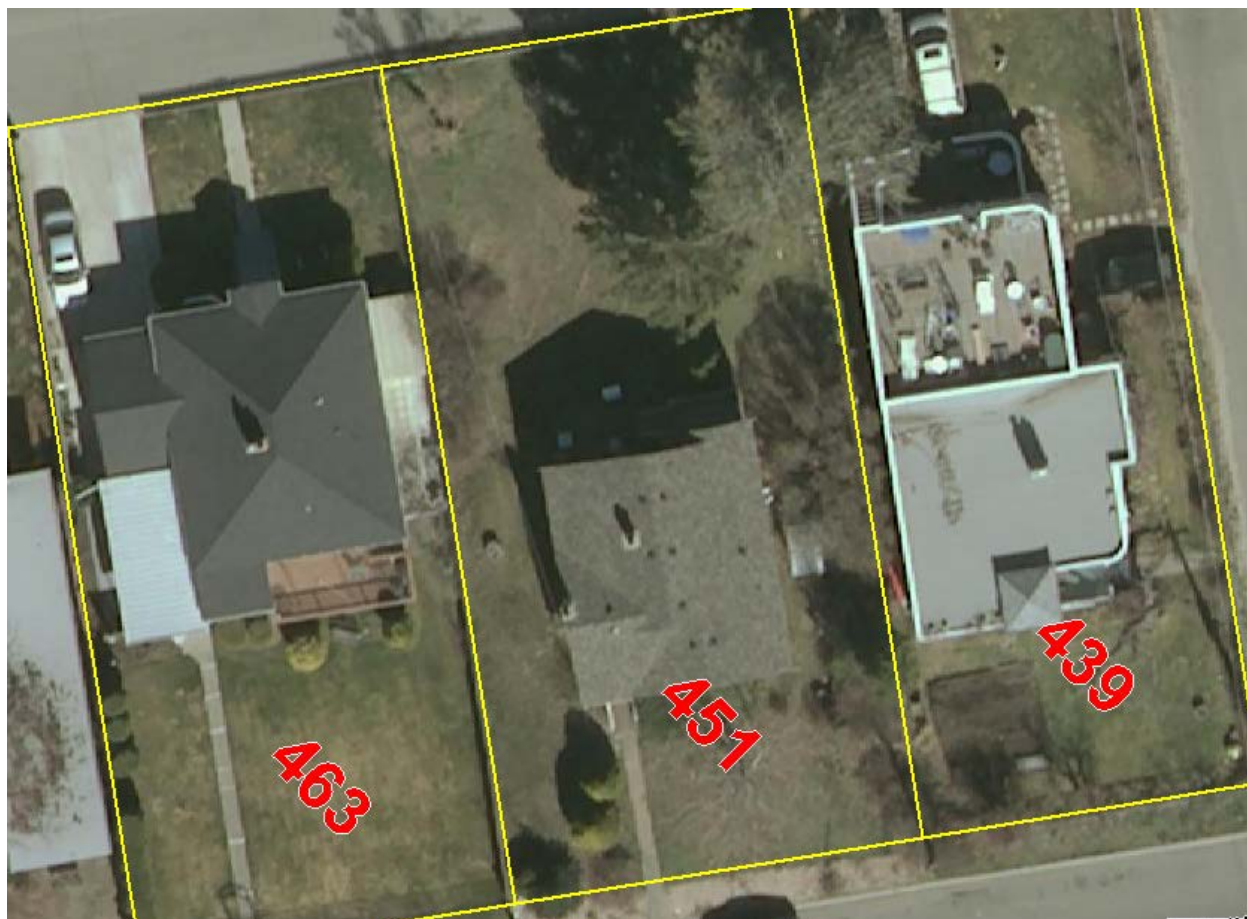


Figure 6: Close-up aerial photo of 451 Churchill Ave with neighbouring properties

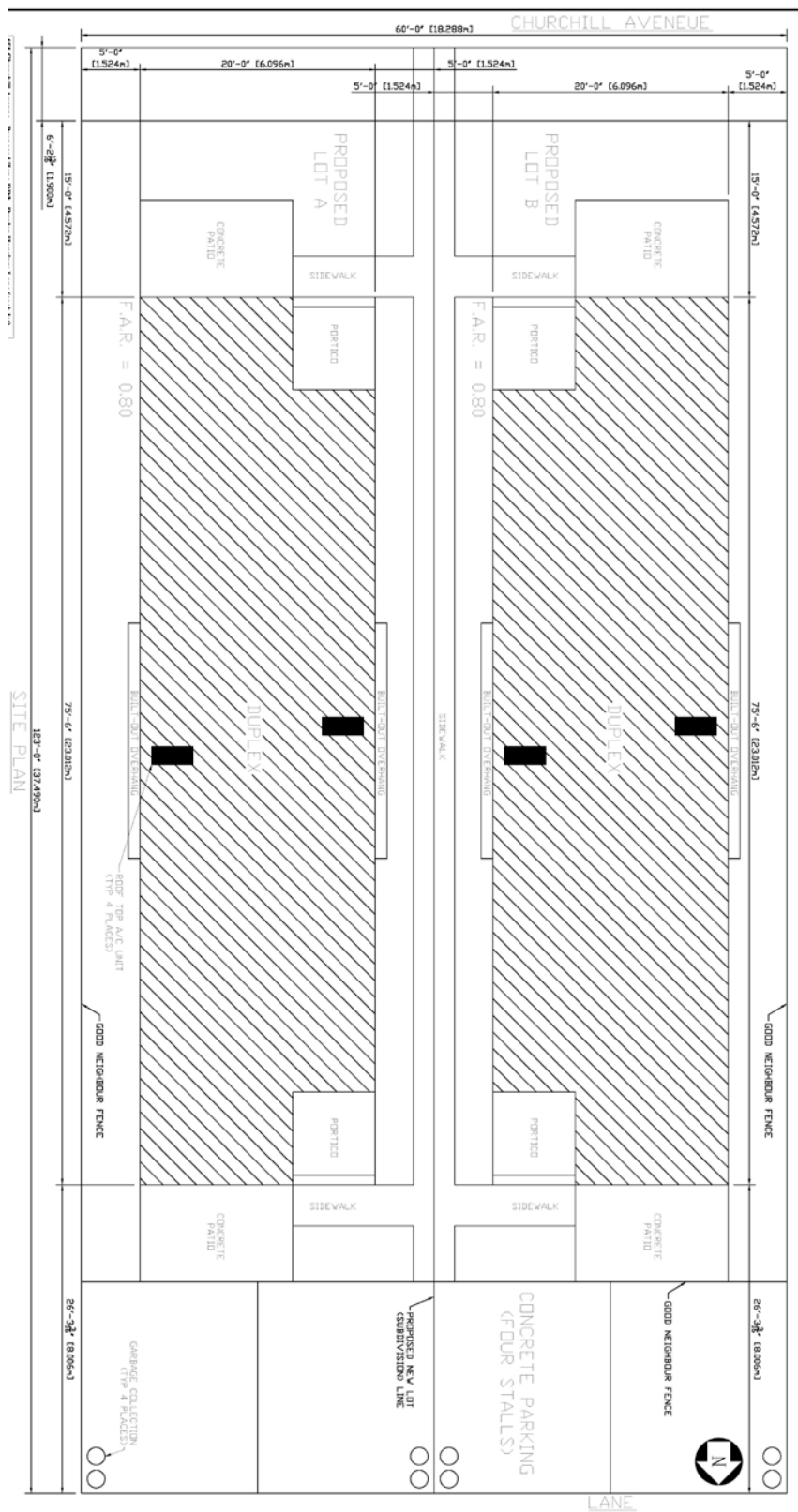




Figure 7: Looking north from Churchill Avenue



Figure 8: Looking south from lane



Figure 9: Looking East



Figure 10: Looking West

Attachment F – Letter of Intent from Applicant

RECEIVED

By Heather McDonald at 12:58 pm, Nov 25, 2016

Freestyle Developments Inc.
142 Penrose Court
Penticton, BC, V2A 9B6

The City of Penticton
171 Main Street
Penticton, BC, V2A 5A9

Re: Proposed development of 451 Churchill Avenue

To Whom It May Concern:

Our Company, Freestyle Developments is composed of me, Rob Linder, my partner, Brad Klingspohn and our wives Jill Mulligan and Caryn Klingspohn. We own 451 Churchill Avenue. We are all long time residents of Penticton. Caryn and Brad were both born and raised in Penticton and my wife, Jill and I have called Penticton home for over 20 years.

Freestyle is a developer that builds high quality aesthetically pleasing homes in the neighborhood of the proposed development. We have been involved in the development of 434, 442, 450 and 720 Alexander Avenue, 581 Churchill Avenue, 113 Maple Street and currently under construction 1028 Dynes Avenue.

Our application entails requests for Rezoning, Development Permit, Development Variance Permit and Subdivision.

The property is zoned R2 – Small Lot Residential. The Official Community Plan (OCP) designation is LR – Low Density Residential which permits both single family homes and duplexes. We are requesting a rezoning of the property to RD2 - Duplex Housing: Lane. This request meets the requirements of the OCP.

For RD2 – Duplex Housing: Lane zoning, the minimum lot area is 390 square meters and the minimum width is 13 meters. We are requesting a variance to allow for 340 square meters lot area and 9.1 meters lot width. We are making this request to allow for the property to be subdivided into two lots allowing for construction of a single front to back duplex on each lot. We've attached our renderings of this proposal to the letter.

We realize there might be concern that two duplexes on the property might be overbearing and look like they are too close to the neighboring homes. The duplexes will be 1.5 m away from the neighbor's property lines and 1.5 m away from each other's property lines as stated in the zoning bylaw. Therefore there will be 3 m between all buildings involved.

If a single duplex building was to be constructed on the property it would also be 1.5 m from the neighbor's property lines. The distance would be the same between the neighbors with one or two duplex buildings on the property. Even with the current zoning, R2 – Small Lot Residential, the minimum distance would still be 1.5m, so no matter what type of home is constructed the distance to the neighbors property lines remains the same.

The construction a duplex on each of the subdivided lots will provide more space and significantly less building area. Viewed from the avenue or lane two duplexes on the property will have a width of 6 m each for a total of 12 m. If a single duplex was constructed on the same lot it would have a width of 15.2 m giving it a 25% overall larger home area.

If we receive approval for the subdivision we will not add secondary suites even though they are permitted, each lot will have one duplex with two units. If we do not get approval for our proposed subdivision we would most likely construct a single duplex on the property and in this case we would add secondary suites. This is not our preferred option; its construction with two secondary suites would have the same number of units as with the approval of the subdivision.

We bought the property for \$460,000 and are currently planning on listing each unit for sale for \$499,000 after construction. By allowing two duplexes on the property the cost of each home will be very close to the price we paid for the property, therefore providing more families the chance to buy in this highly desirable Neighborhood.

Home prices are determined by the price of the land and the price of the land in this area is one of the highest in the city. In order to reduce the prices of the homes we are devolving we are requesting the subdivision which in turn will allow us to price the homes so they are in the price range of significantly more people.

If we were to construct a single duplex, with two suites on the property we would have to set the asking price of each unit around \$900,000 which would make it out of the price range of allot of people looking for homes in the area.

In summary, rezoning of the 451 Churchill Avenue allows for the construction of a duplex. Secondary suites are permitted in duplexes. If we were to construct one duplex on the property we would provide secondary suites. If the property was subdivided we would not provide secondary suites. In each case the total number of units on the property will be four. Therefore the subdivision will not increase the density of the property. The overall building area with the construction of a single duplex on the property will result in twenty five percent more building area being viewed from the avenue or lane. Our proposed development meets all subdivision and development regulations of RD2 – Duplex Housing: Lane zoning with the exception of our request for a variance for lot area and width. We believe the City's would like to see more homes and more affordable homes in the downtown area given its OCP designation. Our proposal for subdivision of the property and constructing two duplexes does just that without being overbearing or unsightly.

Sincerely Yours,

Rob Linder
142 Penrose Court
Penticton, BC, V2A 9B6

Attachment G – Draft DVP



City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Variance Permit

Permit Number: DVP PL 007547

Freestyle Development Inc.
142 Penrose Court
Penticton, BC V2A 9B6

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:

Legal: Lot 4, District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 2444
Civic: 451 Churchill Avenue
PID: 011-015-136
3. This permit has been issued in accordance with Section 922 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2011-23, as shown in the plans attached in Schedule A:
 - Section 10.6.2.1: Reduce the minimum lot width from 13m to 9.1m
 - Section 10.6.2.2: Reduce the minimum lot area from 390m² to 325m²

General Conditions

4. In accordance with Section 928(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule A.
5. In accordance with Section 926 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs,

please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the _____ day of _____, 2015

Issued this _____ day of _____, 2015

Dana Schmidt,
Corporate Officer

Page 2 of 2

Attachment H – Draft DP



City of Pentiction
171 Main St. | Pentiction B.C. | V2A 5A9
www.pentiction.ca | ask@pentiction.ca

Development Permit

Permit Number: DP PL007548

Freestyle Development Inc.
142 Penrose Court
Pentiction, BC V2A 9B6

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:

Legal: XX
Civic: XX Churchill Avenue (separate permits to be prepared when subdivision complete)
PID: XX
3. This permit has been issued in accordance with Section 920 of the *Local Government Act*, to permit the construction of a front to back duplex as shown in the plans attached in Schedule A.
4. In accordance with Section 925 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$3820.00 must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 925(2.1) of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule A or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 5 only if:
 - a. the permit has lapsed as described under Condition 8, or
 - b. a completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities, provided in Schedule B, must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security as follows:

1 st Inspection	No fee
2 nd Inspection	\$50
3 rd Inspection	\$100
4 th Inspection or additional inspections	\$200

General Conditions

7. In accordance with Section 928(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule A.
8. In accordance with Section 926 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
9. This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.
10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the _____ day of _____, 2015

Issued this _____ day of _____, 2015

Dana Schmidt,
Corporate Officer

Bylaw No. 2016-03

A Bylaw to Amend Zoning Bylaw 2011-23

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2011-23;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2016-03".

2. **Amendment:**

2.1 Zoning Bylaw 2011-23 Schedule 'A' is hereby amended as follows:

Rezone Lot 4, District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale-Lytton), District Plan 2444, located at 451 Churchill Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	11	day of	January, 2016
A PUBLIC HEARING was held this	1	day of	February, 2016
READ A SECOND time this		day of	, 2016
READ A THIRD time this		day of	, 2016
ADOPTED this		day of	, 2016

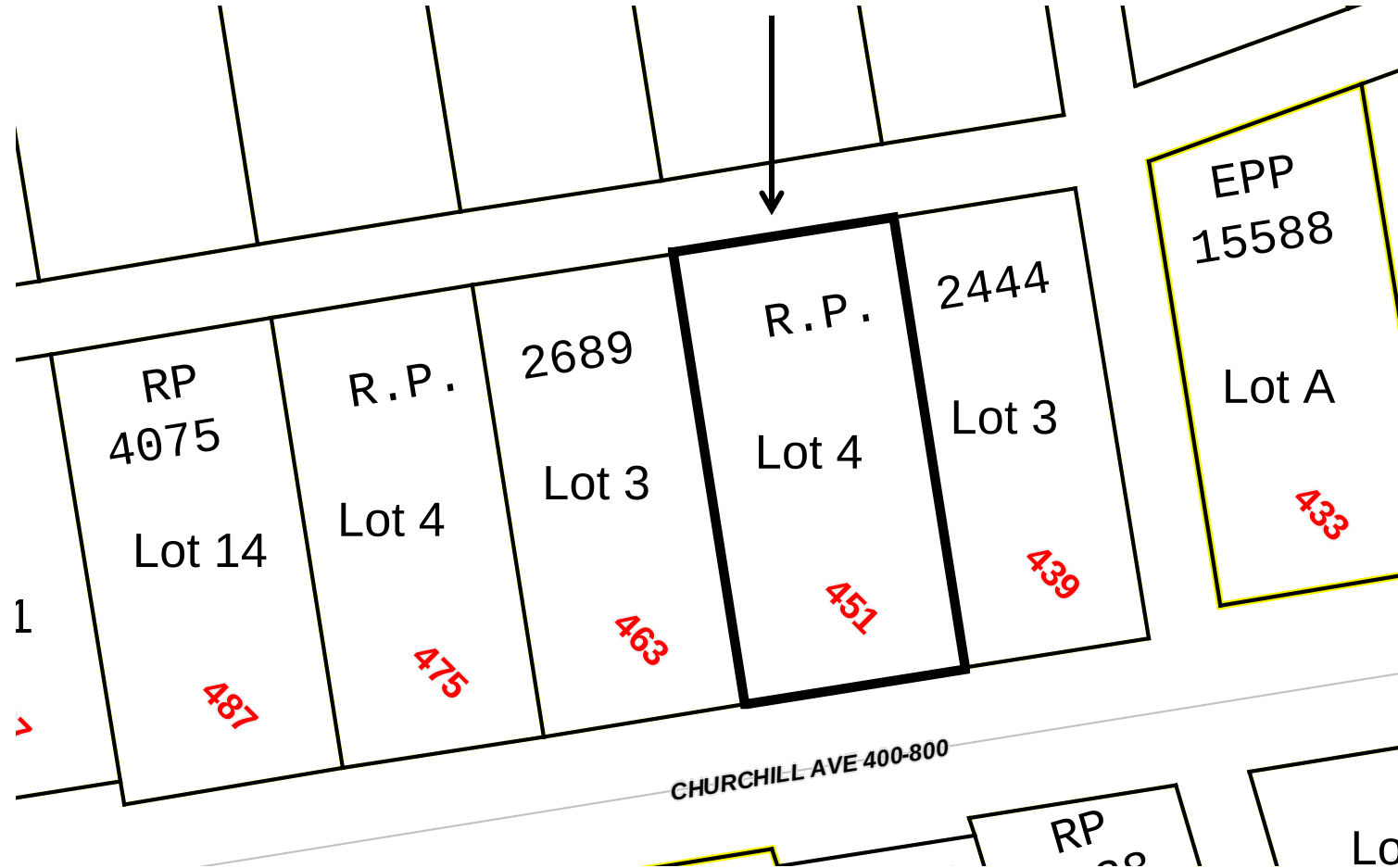
Notice of intention to proceed with this bylaw was published on the 22 day of January, 2016 and the 27 day of January, 2016 in the Penticton Western newspaper, pursuant to Section 94 of the *Community Charter*.

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Rezone 451 Churchill Avenue
From R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane)

- 23 -



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2016-03

Date: _____

Corporate Officer: _____

It falls to me to point out that any lack of objection to the proposed development at 451 CHURCHILL AVE does not stem from any community support for the project.

The community had previously made exhaustive efforts to object to such developments of 4 plex's on small-family lots at 433, 707/717 Churchill Ave.

These extensive efforts produced not an iota of change to either plan under 2 different councils.

We now recognize this sham of democracy for what it is and the futility of constructive comment. Our position as community members will be ignored and even more irritating; the development will be passed under the auspices of "THE COMMUNITY PLAN."

We are faced with a council which rolls over with the obsequiousness of a Labrador dog in the face of any developer bearing permit monies and the potential to increase the tax base (preferably four fold) all other aspects of planning will fade into the sunset.

RECEIVED
CITY OF PENTICTON

JAN 26 2016

BUILDING DEPARTMENT

We are not ludite enough to deny the need for replacement of some of the housing stock and the virtue of densification; but to allow the beautiful garden suburb that was Churchill Ave, Alexander & Lakeshore drive to evolve into sardine suburbia is not appropriate development.

There is no consideration for natural beauty, privacy, neighbourliness, green spaces, parking provision; architectural merit or diversity, or the value of lilac hedges and roses to a strolling evening tourist trade.

Cash is king, the holy grail of development is maximum lot coverage & the cheapest design that can possibly be pimped as high end!!

We residents are left with increased taxes, as lot prices inflate and become unaffordable for young families & the constant irritant that we are paying the wages of the decision makers.

We realise of course that this charade of democracy and planning is being played out throughout our good city as well evidenced in the Skaha Park debacle.

Penticton - a place to leave forever 277

Paddy Smith
439 Churchill Ave
Penticton

RECEIVED
CITY OF PENTICTON

JAN 26 2016

BUILDING DEPARTMENT

From: Bruce@schoenne.com
Sent: January-28-16 8:57 AM
To: Public Hearings
Subject: Re: 451 Churchill Ave

Mayor and Council,

My name is Bruce Schoenne and I live at #202-402 Lakeshore Drive.

As many of you know our company developed the property at 707 and 717 Churchill Avenue in 2015. Controversial as it was at the time, a number of neighbours have since reached out and expressed their approval. The applicants appear to be proposing a very similar development.

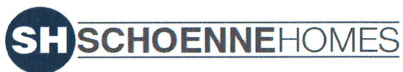
For the record, I do not know nor have I ever met the applicants.

Following a review of the developers plans and proposal I am of the opinion that it would be a great addition to the neighbourhood and this community. This community needs more good design and densification and I believe this proposal meets both of those requirements.

I am therefore in support of the development proposal at 451 Churchill Ave.

Respectfully submitted

Bruce Schoenne, President
Schoenne Homes Inc.
HPO Lic#39867
Cell: [250.490.6770](tel:250.490.6770)



[google.com/+SchoenneHomes](https://www.google.com/+SchoenneHomes)

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