

Public Hearing
to be held at
Penticton Trade and Convention Centre
273 Power Street, Penticton, B.C.

Monday, November 2, 2020
at 6:00 p.m.

1. Mayor Calls Public Hearing to Order for **“Zoning Amendment Bylaw No. 2020-41”** 1-36

CO Reads Opening Statement and Introduction of Bylaw

“Zoning Amendment Bylaw No. 2020-41” (375 Smythe Drive)

Purpose: To amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot 2 District Lot 196 Similkameen Division Yale District Plan KAP90446, located at 375 Smythe Drive from A (Agriculture) zone to RM1 (Bareland Strata Housing). Add Section 10.7.3.2: “In the case of Lot 2 District Lot 196 Similkameen Division Yale District Plan KAP90446, located at 375 Smythe Drive, duplexes are not permitted, townhouses are not permitted, the maximum density shall be 27 single detached dwellings, and the maximum building height for principal buildings shall be 10.5m.”

The applicant is proposing to subdivide the property to create a 27-lot bare land strata development consisting of single detached dwellings.

Notice: The Public Hearing was advertised in the Penticton Herald Newspaper on Tuesday, October 27, 2020 and Wednesday, October 28, 2020 (pursuant to the *Local Government Act*).

CO Correspondence received regarding the Zoning Amendment Bylaw (as of noon Wednesday, October 28, 2020).

Mayor Requests the Director of Development Services describe the proposed bylaw

Mayor Invitation to applicant for comment or elaboration on the application

Mayor Invitation to telephone participants to present their views

Mayor Invites those in attendance to present their views

Mayor Invites Council members to ask questions

Mayor Invites applicants to respond to questions and participants may provide new additional information

PUBLIC HEARING for “Zoning Amendment Bylaw No. 2020-41” is terminated and no new information can be received on this matter.

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

Tuesday, October 6, 2020
at 1:00 p.m.

Resolutions

10.4 Zoning Amendment Bylaw No. 2020-41
Re: 375 Smythe Drive

311/2020

It was MOVED and SECONDED

THAT Council give first reading to "Zoning Amendment Bylaw No. 2020-41", for Lot 2 District Lot 196 Similkameen Division Yale District Plan KAP90446, located at 375 Smythe Drive, a bylaw to rezone the subject property from A (Agriculture) zone to RM1 (Bareland Strata Housing) zone with the following site-specific provisions:

- In lieu of Section 10.7.1.4, duplexes are not permitted.
- In lieu of Section 10.7.1.7, townhouses are not permitted.
- In lieu of Section 10.7.2.3, the maximum density shall be 27 single detached dwellings.
- In lieu of Section 10.7.2.6, the maximum building height for principal buildings shall be 10.5m.

AND THAT prior to the adoption of "Zoning Amendment Bylaw No. 2020-41", the developer is required to pay an amount equal to 15% of the upgrade costs based on the final intersection design of Smythe Drive and Lakeside Road determined through the Transportation Masterplan;

AND THAT Council direct staff to refer the application to the October 21, 2020 meeting of the Agricultural Advisory Committee for feedback on "Zoning Amendment Bylaw No. 2020-41" prior to the Public Hearing;

AND THAT Council forward "Zoning Amendment Bylaw No. 2020-41" to the November 3, 2020 Public Hearing.

CARRIED UNANIMOUSLY

Council Report

penticton.ca

Date: October 6, 2020
To: Donny van Dyk, Chief Administrative Officer
From: Steven Collyer, Planner 1
Address: 375 Smythe Drive

File No: RMS/375 Smythe Dr

Subject: Zoning Amendment Bylaw No. 2020-41

Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2020-41", for Lot 2 District Lot 196 Similkameen Division Yale District Plan KAP90446, located at 375 Smythe Drive, a bylaw to rezone the subject property from A (Agriculture) zone to RM1 (Bareland Strata Housing) zone with the following site-specific provisions:

- In lieu of Section 10.7.1.4, duplexes are not permitted.
- In lieu of Section 10.7.1.7, townhouses are not permitted.
- In lieu of Section 10.7.2.3, the maximum density shall be 27 single detached dwellings.
- In lieu of Section 10.7.2.6, the maximum building height for principal buildings shall be 10.5m.

AND THAT prior to the adoption of "Zoning Amendment Bylaw No. 2020-41", the developer is required to pay an amount equal to 15% of the upgrade costs based on the final intersection design of Smythe Drive and Lakeside Road determined through the Transportation Masterplan;

AND THAT Council direct staff to refer the application to the October 21, 2020 meeting of the Agricultural Advisory Committee for feedback on "Zoning Amendment Bylaw No. 2020-41" prior to the Public Hearing;

AND THAT Council forward "Zoning Amendment Bylaw No. 2020-41" to the November 3, 2020 Public Hearing.

Strategic Priority Objective

Community Vitality: The City of Penticton, guided by the Official Community Plan, will promote the economic wellbeing and vitality of the community.

Proposal

The applicant is proposing to subdivide the property to create a 27-lot bare land strata development consisting of single detached dwellings. The applicant has submitted an application to rezone the property

from A (Agriculture) to RM1 (Bareland Strata Housing) in order to facilitate the proposed strata subdivision. The proposed rezoning includes site specific provisions to prohibit duplexes and townhouses, to limit the maximum number of single detached dwellings to 27, and to allow a maximum principal building height on strata lots of 10.5m.

Background

The subject property is 4.9 hectares (12 acres) in size and is located on the north side of Smythe Drive (Figure 1). The surrounding land uses are primarily residential and agricultural in nature. The property is near the Lakeside Road residential corridor, and in an area of wineries and other agricultural uses. Smythe Drive is the main access road into Skaha Bluffs Provincial Park to the east. The property is approximately 450 metres east of Lakeside Road, and across Smythe Drive from Painted Rock Winery. The lands slope down towards the west with a total change in grade of approximately 80 metres from east to west. Much of the property was historically used as an orchard. The most environmentally-sensitive area on the site is along the northwest edge of the parcel, as indicated in a preliminary Environmental Assessment report. The applicants have engaged a number of professionals to prepare background reports to assess the development capability of the site, outlined in the Letter of Intent (Attachment 'D').

The property is zoned A (Agriculture) and is designated 'Detached Residential' by the OCP. The OCP contains a site-specific policy statement on this property allowing a maximum of 27 single detached dwellings, with the opportunity for secondary suites but not for carriage houses. The property is not within the Agricultural Land Reserve (ALR).

This Zoning Amendment Bylaw application was submitted in 2018 along with a related OCP amendment application. As the new OCP was under development at that time, the City coordinated the OCP amendment application for the subject property jointly with the new City-wide plan. When the new OCP was adopted in August 2019, a site-specific policy statement affecting this property was implemented after public engagement. Now that the OCP designation is in place, the applicants are proposing to rezone the property to align with the OCP designation and facilitate a strata subdivision. The original proposal for this property was a development including up to 65 townhouses under the RM3 (Medium Density Multiple Housing) zone. Through the public engagement process of developing the new OCP, the proposal has been revised to the current request for a maximum of 27 single detached dwellings in a future strata development under the RM1 (Bareland Strata Housing) zone.

Financial Implication

The existing intersection at Lakeside Road and Smythe Drive has pre-existing issues that the City is responsible for upgrading. While this proposed development is not creating these issues, it will increase the



Figure 1 - Location Map

traffic using this intersection and increase the priority for upgrading this intersection. If this development is supported by Council, the City's Transportation Masterplan will likely increase the prioritization of these upgrades. Staff are recommending that Council require the developer to provide a financial contribution to assist with offsetting the cost of future intersection upgrades equal to 15% of the cost for the chosen intersection design through the Transportation Masterplan.

This development will bring a total of \$350,811.00 in Development Cost Charges (DCCs) to help offset the added demands on municipal infrastructure and services from the proposed development.

Additionally, the applicant is responsible for all development costs associated with the subject property, including the extension of water and sanitary sewer mains as outlined in the Technical Review section of the report.

Technical Review

This application was reviewed by the Technical Planning Committee (TPC). Requirements of the future strata subdivision stage have been provided to the applicant. The property is within the Environmental and Hillside Development Permit Areas as designated by the OCP. As a condition of subdivision, an Environmental Development Permit and a Hillside Development Permit will be required. The property is located within the wildfire interface. The applicant has engaged qualified professionals to review the suitability of the proposed development in terms of the environmental features and wildfire interface risk. A geotechnical engineer will be required to ensure future grading and development remains stable for the long term.

Development Engineering: On-Site Requirements

Due to the location of the property at the end of the City's water supply system, there are significant challenges in providing water to the property and to provide sufficient flows to meet the required fire demand. The water service for this site will need to be pumped with a private pump station in order to provide suitable pressures to the entire site and to meet the fire demand. This will be addressed with 100% on-site storage of the required fire water.

As a condition of subdivision the developer will be required to create a storm water plan to manage the storm water on site. This will ensure that there is no negative impacts from the proposed development on the adjacent Gillies Creek.

Development Engineering: Off-Site Requirements

Access to the subject property is through the existing intersection at Lakeside Road and Smythe Drive. This intersection has a number of pre-existing conditions that limit sight-lines and reduce the functionality of the intersection. The City has commissioned a number of traffic assessments over the years considering a range of upgrade options. While the intersection also supports the Skaha Bluffs Provincial Park, Painted Rock Winery and several residential properties, the addition of these new units are anticipated to increase traffic by 15%. As such, staff are recommending that Council require the developer to provide the City a 15% financial contribution to the future intersection upgrade.

The upgraded intersection design will be approved by Council as part of the Transportation Masterplan. Early estimates of intersection upgrades are as much as \$1.5 million. A 15% contribution of this amount would equate to \$225,000. The Zoning Amendment Bylaw will not be adopted prior to the City receiving the

15% financial contribution to the cost of upgrading the intersection, should Council approve this recommendation.

As the Transportation Masterplan is completed, feedback from the community and the vision for the entire Lakeside Road corridor can be incorporated into a final decision on the intersection design.

Development Statistics

The following table outlines how the proposed development meets the applicable Zoning Bylaw regulations:

	RM1 Zone Requirement	Provided on Plans
Minimum Parent Parcel Lot Width:	40 m	Approx. 260 m
Minimum Parent Parcel Lot Area:	6,000 m ²	49,000 m ²
Maximum Strata Lot Coverage:	50% (single storey building) 40% (two storey building)	Maximum 50% for single storey dwelling ⁽³⁾ Maximum 40% for two-storey dwelling ⁽³⁾
Maximum Parent Parcel Density:	Maximum 27 single detached dwellings ⁽¹⁾	27 strata lots for single detached dwellings
Vehicle Parking:	2 parking spaces per single detached dwelling 1 additional space per secondary suite	Minimum 2 spaces per single detached dwelling ⁽³⁾ Minimum 1 additional space per secondary suite ⁽³⁾
Required Parent Parcel Setbacks Front Yard (Smythe Drive): Side Yard (east): Side Yard (west): Rear Yard:	4.5 m 4.5 m 4.5 m 4.5 m	Minimum 4.5 m ⁽³⁾ Minimum 4.5 m ⁽³⁾ Minimum 4.5m ⁽³⁾ Minimum 4.5m ⁽³⁾
Maximum Building Height	10.5 m ⁽¹⁾	Maximum 10.5 m
Other Information:	<ol style="list-style-type: none"> 1. Proposed site specific provision 2. Duplexes and townhouses are not permitted uses - an additional site-specific provision 3. Building setbacks, building heights, strata lot coverage and parking requirements will be confirmed at the building permit stage 	

Analysis

The OCP designation for the property is 'Detached Residential'. This property has a site-specific policy statement which limits the number of single detached dwellings on the property to 27, allows secondary suites, and prohibits carriage houses (Figure 2). This site-specific policy statement was developed through the creation of the new OCP, adopted by Council in 2019.

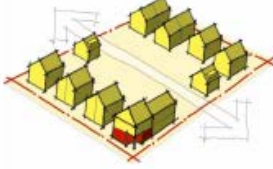
Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
 <p>Detached Residential</p>	Lower-density areas of single detached houses and/or duplexes in primarily residential neighbourhoods including single-detached bareland stratas	<ul style="list-style-type: none"> Single detached houses with secondary suites or carriage houses Duplexes Small-scale neighbourhood commercial building (e.g., corner store, coffee shop) Manufactured homes 	<ul style="list-style-type: none"> Residential Limited retail/service 	<ul style="list-style-type: none"> 1 or 2 units per lot Generally up to 2 ½ storeys to reflect 30' maximum in Zoning Bylaw 	<ul style="list-style-type: none"> R1 R2 R3 RD1 RSM C2
<p>Site-Specific Detached Residential Policy Statement: 375 Smythe Drive: a maximum of 27 detached single-family houses are permitted on this site. Houses may include secondary suites but not carriage houses.</p>					

Figure 2 - Detached Residential designation with site-specific policy for 375 Smythe Drive

The Detached Residential land use designation supports lower-density neighbourhoods with properties having 1 to 2 dwelling units. Common housing forms in the Detached Residential designation include single detached dwellings, with or without a secondary suite or a carriage house, and duplexes as long as there is a maximum of 2 dwelling units on-site. The proposed rezoning to facilitate a 27 lot strata subdivision of single detached dwellings is consistent with the uses envisioned in the Detached Residential land use designation. Duplexes and carriage houses, while consistent with the Detached Residential designation, are not permitted uses in the proposed site-specific rezoning.

Staff consider that the proposed rezoning will allow for development that conforms to several OCP policies (Attachment 'D'). The strata subdivision configuration maintains a large portion of the property undeveloped to create an environmental buffer around the proposed strata subdivision (Attachment 'E').

Staff consider that the application proposes an appropriately scaled development in an area of the community that has been identified for low density residential development by the OCP. The site-specific OCP designation outlines a maximum 27 single detached houses on this property, which is consistent with the proposed rezoning. The Zoning Amendment Bylaw includes site-specific provisions such as limiting the maximum density, prohibiting townhouses and duplexes, and increasing the maximum building height in order to be consistent with the development regulations in other single detached residential zones such as R1 and R2.

This property falls within an Environmental Development Permit Area and Hillside Development Permit Area as designated by the OCP. Should the subject rezoning be approved, an Environmental Development Permit and Hillside Development Permit will be required as conditions of the Preliminary Layout Approval (PLA) of the proposed strata subdivision. Council is the approval authority for Hillside Development Permits, and should the rezoning be approved and PLA issued, a Hillside Development Permit application will come before Council for consideration at the appropriate time.

Given that there is adequate policy through the OCP to support the rezoning and future development, staff recommend Council give first Reading to "Zoning Amendment Bylaw No. 2020-41" and forward it to the November 3, 2020 Public Hearing, after the October 21, 2020 Agriculture Advisory Committee meeting.

Alternate Recommendations

Council may consider the proposed rezoning is not appropriate for the subject property and that the lands should remain zoned A (Agriculture). If this is the case, Council should deny first reading of Zoning Amendment Bylaw No. 2020-41. Staff are recommending against this option as, in staff's opinion, the proposed rezoning is consistent with the OCP.

- 1. THAT Council deny first reading of Zoning Amendment Bylaw No. 2020-41.

Council may choose to support the Zoning Amendment Bylaw without the financial contribution to intersection improvements at Lakeside Road and Smythe Drive. Council may consider this option if they consider that the financial contribution would cause an undue hardship on the developer. The developer is responsible for significant, although standard expenses in developing the property including the extension of municipal infrastructure. In addition, Council may feel the Lakeside Road and Smythe Drive intersection safety concerns pre-date this proposed development and the developer should not be responsible for a financial contribution to its future upgrades. If this is the case, Council may choose to give first reading of Zoning Amendment Bylaw No. 2020-41, and exclude the recommendation that the developer be responsible for a financial contribution towards intersection upgrades.

- 2. THAT Council give first reading to Zoning Amendment Bylaw No. 2020-41 AND THAT the developer is not required to provide a financial contribution to future upgrades of the intersection of Lakeside Road and Smythe Drive.

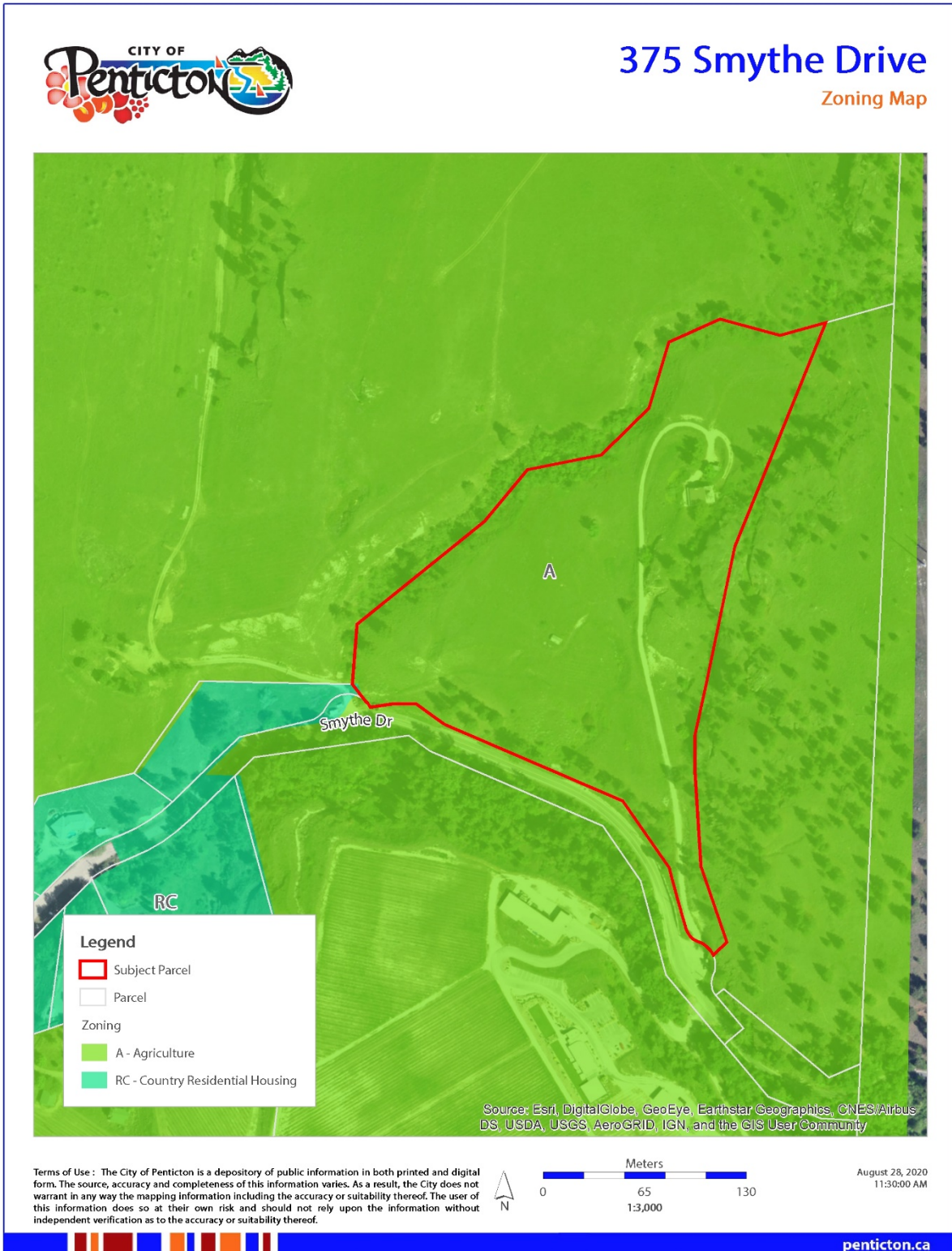
Attachments

- Attachment A – Zoning Map
- Attachment B – Official Community Plan Map
- Attachment C – Property Photos
- Attachment D – Letter of Intent
- Attachment E – Official Community Plan Policy Review (staff)
- Attachment F – Proposed Strata Subdivision Plan
- Attachment G – Zoning Amendment Bylaw No. 2020-41

Respectfully submitted,
Steven Collyer, RPP, MCIP
Planner 1

Director <i>BL</i>	A/Chief Administrative Officer JB
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Attachment A – Zoning Map



Attachment B – Official Community Plan Map

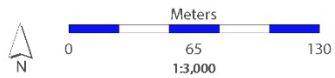


375 Smythe Drive

Official Community Plan Map



Terms of Use: The City of Penticton is a depository of public information in both printed and digital form. The source, accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user of this information does so at their own risk and should not rely upon the information without independent verification as to the accuracy or suitability thereof.

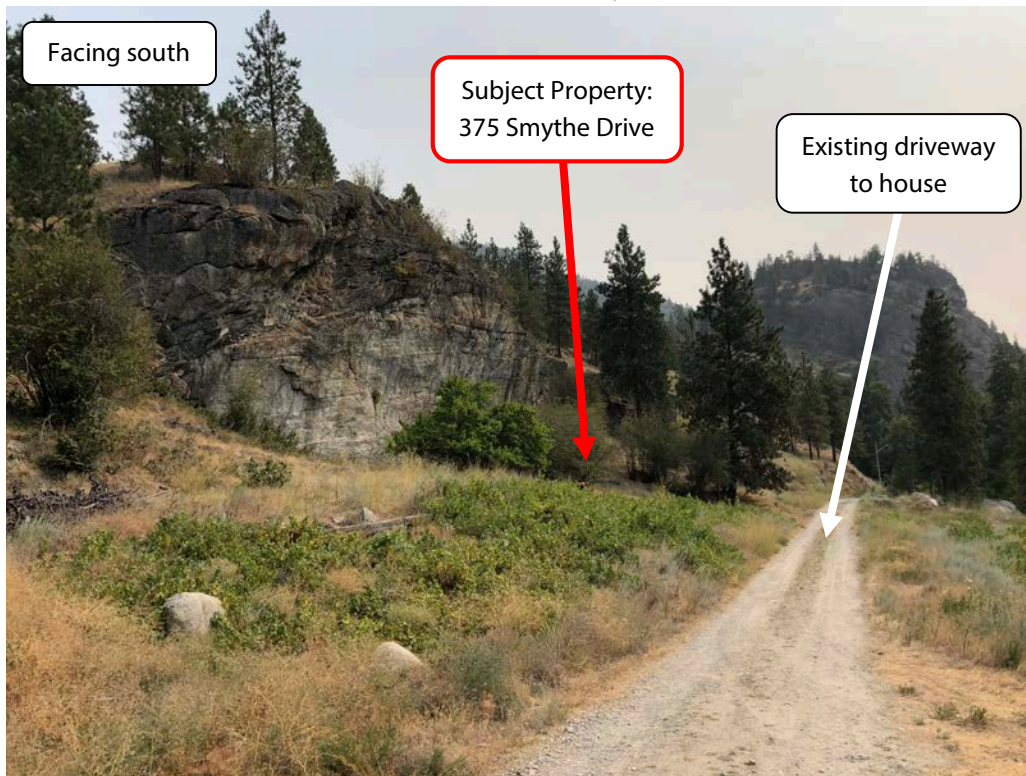


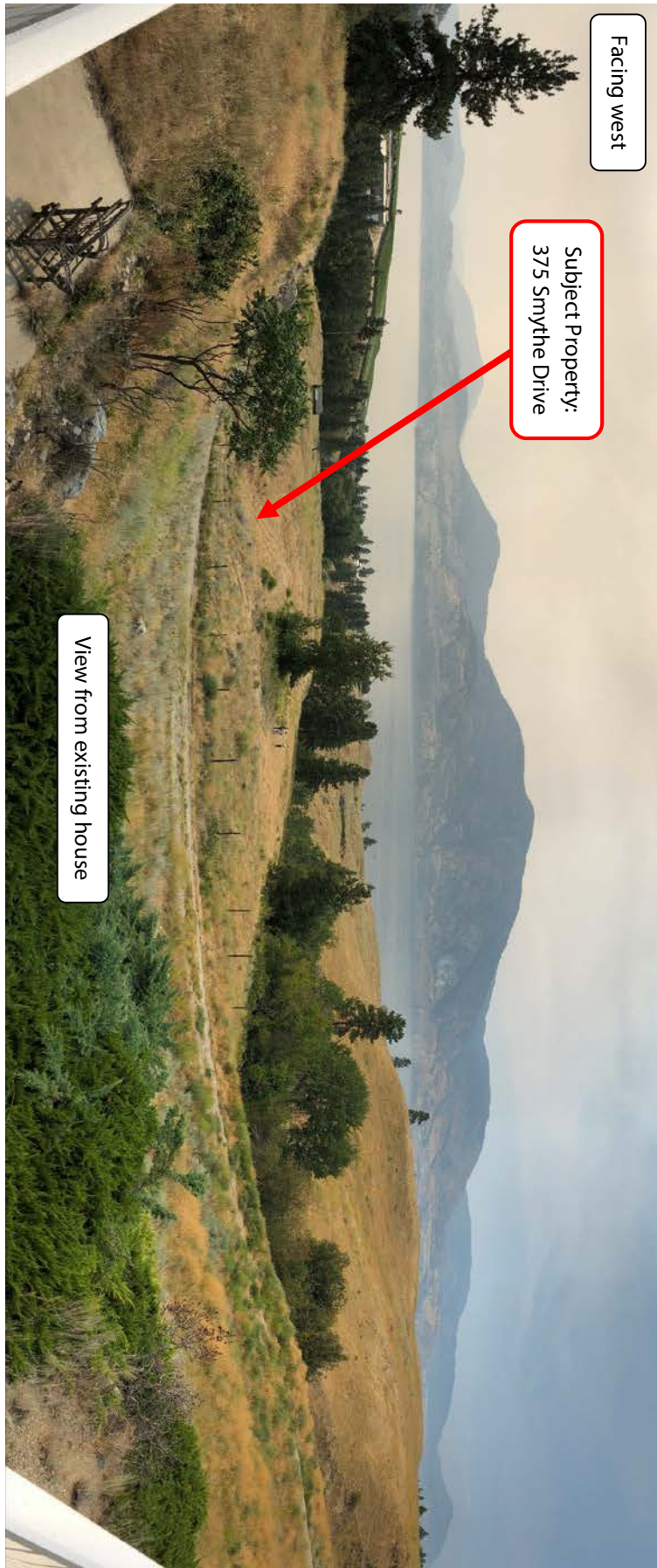
August 28, 2020
11:30:59 AM



penticton.ca

Attachment C – Property Photos





Attachment D – Letter of Intent



October 29, 2019

Ecora File No.: CP-19-143-SKI

City of Penticton
171 Main Street
Penticton, BC V2A 5J9

Attention: Planning Department

Reference: Amendment to Rezoning Application for 375 Smythe Drive

Ecora Engineering and Resource Group Ltd. (Ecora) was requested to prepare an amendment to the Rezoning Application of March 2018 for 375 Smythe Drive. The original application was to amend the Community Plan and rezone the site to RM3 for 65 townhouse units. Since the original rezone application was submitted, participation by the Owner in the new Community Plan process including consultation with the neighbourhood has resulted in the new OCP designation of Detached Residential with up to 27 single family lots on the property. The rezone application is amended to RM1, with some site specific provisions.

Proposed Development

The Concept Plan for the site is for a bare land strata development of 27 lots, accessed from the eastern end of Smythe Drive. The lots are largely located on the former orchard bench lands of the property. An emergency egress route is proposed from the western end of the property to a lower area of Smythe Drive.

This site is designated as a "Hillside Development Permit Area" and as an "Environmental Protection Development Permit Area". At the time of subdivision, Development Permits will be required to address Community Plan guidelines for Hillside and Environmental purposes. Note that the development Concept Plan reflects protection of environmentally sensitive lands and steep slopes / hazard lands.

RM1 Zone

The design of the strata development presented for the Community Plan Review process was based on the R1 zone. In discussions with City staff, it was agreed that the RM1 zone, being the bare land strata zone, is the most appropriate for this development. This zone would be amended with Site Specific provisions for 375 Smythe Drive as follows:

- **Section 10.7.1 Permitted Uses :**
Remove .7 townhouse as a permitted use. Note that this zone does not permit carriage houses.
- **Section 10.7.2 Subdivision and Development Regulations :**
 - Amend .4 Maximum density from 25 dwellings / ha to a maximum of 27 single family dwellings
 - Amend .6 Maximum height: i. Principal building from 8.5m to 10.5m, being the maximum height in the Single Family R1, R2 and R3 zones.

Ecora Engineering & Resource Group Ltd.
201 - 294 Main Street, Penticton, BC V2A 5B2
| P: 250.492.2227 | F: 250.492.2135
www.ecora.ca



These amendments to RM1 zone represent the development limitations outlined in the new Community Plan for 375 Smythe Drive.

Background Professional Reports

In support of development of 375 Smythe Drive, a number of professional reports were submitted as follows:

1. Servicing: Water service to the new development will be connected to the existing main in Smythe Drive with a booster pump located at the base of the development. On-site private water storage comprised of 5 x 100,000 L storage tanks will provide domestic water and fire protection. The strata will be responsible for this system. Sanitary sewer will gravity into the existing sanitary sewer main in Smythe Drive. Storm water will be collected in on-site storage facilities to be infiltrated into the ground or slow-released into the existing culvert in Smythe Drive that flows into Gillies Creek. All services will be installed to City standards and at the cost of the Developer.
2. Geotechnical: Rock Glen Consulting Ltd, Geotechnical Assessment for Proposed 3 Lot Subdivision at 417 Smythe Drive, 2009. The report notes that slopes adjacent to and within the property are generally stable, native soils are suitable for residential housing and there is a low risk of landslides. A plan was provided to identify developable areas at 375 Smythe Drive. Updated assessment 2018 for 375 Smythe Drive development site. Review of buildable area slope setbacks for Lot 2. Preparation of "Developable Area Plan".
3. Environmental:
 - a. Lisa Scott, 4850 Lakeside Road Environmental Assessment – Phase 1. 2007. Environmental Impact Assessment of 4 parcels including the subject site. The subject property is noted largely as "Cultivated Orchard" with some steep slopes. There is a riparian area along the northern edge of the site and along Gillies Creek. Habitat types on the site include Paper Birch – Snowberry along the southern side and Ponderosa Pine - Selagenella. The upper eastern portion of the site with rocky outcrops and grass lands has some high habitat values – most of this area is located on the adjacent lot B that is zoned CA, Conservation Area.
 - b. Wildrock Environmental. Consultants Environmental Assessment and Mitigation Plan. 2018. Prepared for 375 Smythe Drive. Notes that much of the subject site was used as an orchard and a residence. Established Environmental Sensitive Area ratings, with the cultivated orchard area that is rated as ESA 4. ESA 1 lands located along the southern, north eastern and part of the north western slopes of the property. Some ESA designations 2 and 3 along the north western slopes. Avoid development in ESA 1 area and offset any impacts in ESA 2 and 3 areas. Noted no impact of the Gillies Creek Riparian Area on the developable area of Lot 2.
4. Forest Fire Interface: F. Marshall. Wildland Fire Urban/Interface Report for Painted Rock Vineyards, 2008. This report reviewed lands both on the north and south side of Gillies Creek - the northern lands are the subject of this application, The overall fire hazard rating of the site and adjacent area is Low to Moderate. The draw located along the northern edge of the bare land strata subdivision was rated as having a Moderate fire hazard. Recommendations for development include FireSmart principles and fuel modification in the north draw. The Gillies Creek draw, with valuable riparian and habitat values, should largely be left as is, with some minor work suggested.
5. Riparian Area Assessment: Wildstone Information Requirements to complete RAR assessment 2007. This letter recommends a 15 - 30.0m SPEA along Gillies Creek.
6. Archaeological: Penticton Indian Band. Preliminary Archaeological Impact Assessment. 2018. This assessment identified an area of high potential along the northern slopes of Gillies Creek and the draw along

the northern edge of the site. PIB will work with the owner to avoid impacting the site or recovering site information and conduct further monitoring during land altering activities.

Traffic Report: Opus Traffic Review for the proposed Smythe Drive Area Plan. 2007. Pre-Design Safety Review of Smythe Drive and Lakeside Road. 2008. A Traffic Study by Opus Hamilton Consultants from 2007 was prepared for the larger development of 75 townhouses and 57 townhouses proposed at that time. Based on the trip generation rates in this study, afternoon peak traffic generated by a new development on Smythe Drive would represent about a 3% increase in traffic on Lakeside Road. However, in the peak afternoon hour traffic leaving and returning at Smythe Drive would increase from 36 existing vehicles by about 14 additional vehicles. While not a large impact, the proposed development would increase the number of turning movements at this intersection. The 2008 study discussed the sight line issues with the intersection of Lakeside and Smythe and proposed 4 conceptual options to improve safety.

Intersection of Lakeside Road and Smythe Drive

There are a number of overall concerns about Lakeside Road and traffic volumes. This Collector Road is developed as a rural cross-section, with no curbs and sidewalks for pedestrians and narrow or no road shoulder for cycling safety. The intersection with Smythe Drive has safety concerns due to limited sight lines for traffic approaching from the south due to horizontal and vertical curves and a step bank and vegetation on the east side of the roadway.

The City is in the process of reviewing intersection improvement options and be recommending an approach to addressing safety concerns.

There has been extensive public consultation on the proposed development during the Community Plan Review process. Additional input will be sought by the Owner, either in conjunction with the City's consultation on intersection improvement options or at a separate event.

We trust this proposal meets your present requirements. If you have any questions or comments, please contact the undersigned.

Sincerely

Ecora Engineering & Resource Group Ltd.

Donna Butler, MCIP, RPP
Senior Planner
Direct Line: 250.492 2227 x 1070
Email: donna.butler@ecora.ca

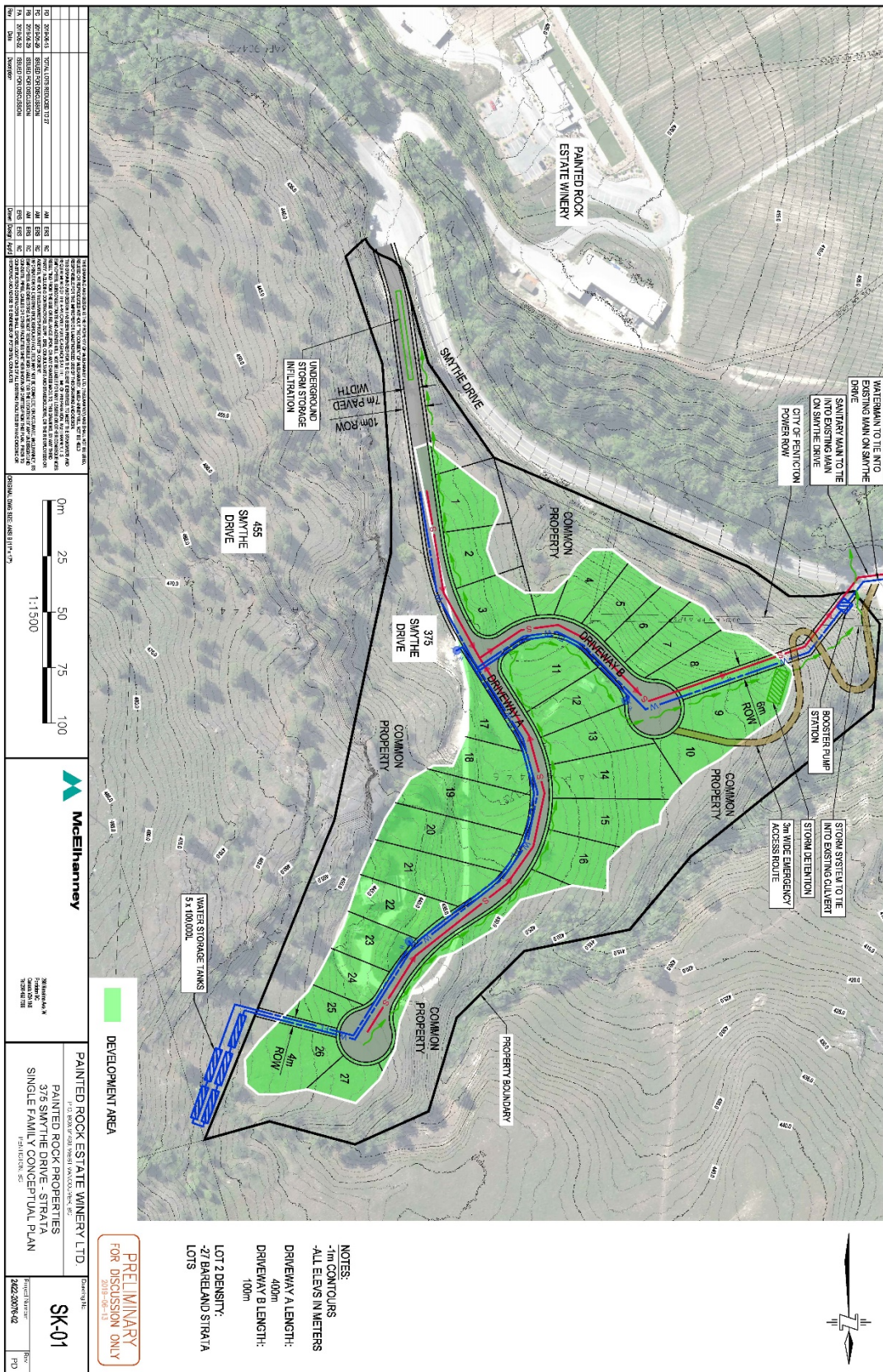
Attachment E – Official Community Plan Policy Review (staff)

- Policy 4.1.1.2 Avoid development in environmentally-sensitive areas, geological hazard and flood hazard areas, on steep slopes, in agricultural areas and in areas not readily served by transit.
- The applicant has contracted environmental, geotechnical, wildfire and riparian consultants to determine the proposed strata subdivision layout. The compact nature of the proposed strata subdivision maintains a substantial area of the lot as common property and undeveloped.
- Policy 4.1.1.3 Evaluate the short-term and long-term financial, ecological and social costs and benefits of all proposed new greenfield (largely on hillsides) development proposals through analysis of full life cycle costs of infrastructure, including replacement, and services, and structured assessment of environmental and social impacts.
- This proposed development was considered through the development of the OCP. The applicant is required to pay Development Cost Charges, as well as additional infrastructure for the provision of water and sanitary to service the development.
- Policy 4.1.1.4 Ensure all new developments fully cover the cost of the required infrastructure and services they require, including roads, water, sewer, storm water, and provision of parks, schools, and emergency services.
- The developer is responsible for infrastructure services related to the proposed development. Staff are recommending that Council require the developer contribute to future intersection upgrades at Smythe Drive and Lakeshore Road.
- Policy 4.1.3.4 Encourage developments that include one-bedroom and two-bedroom units in suitable neighbourhoods to enable people to downsize as they age and to provide entry-level housing for those people entering the housing market. At the same time, provide 3-bedroom units, or larger, to accommodate families.
- The proposed strata subdivision will consist of single detached dwellings, with the opportunity for secondary suites. These housing types provide options for families, renters, and multigenerational households.
- Policy 4.1.4.1 Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
- The developers and their contracted professionals have designed the proposed strata subdivision in relation to its context. The development area is limited to 2.44 hectares (50% of the property) to maintain an environmental buffer around the development. The development area was also reviewed by the Geotechnical engineer and located accordingly based on the site conditions.

- Policy 4.1.4.2 Ensure that housing – both owner occupied and rental – is well-managed and meets community expectations for standards of maintenance, upkeep and cleanliness.
- The proposed development is a strata which will maintain the common property on the lot.
- Policy 4.1.6.1 Ensure all residential neighbourhoods in Penticton provide a range of appropriately-scaled housing types and tenures, employment opportunities such as home-based businesses, transportation options like walking and cycling, social supports such as childcare facilities, and access to green space and parks.
- The proposed rezoning allows for single detached dwellings with the opportunity for secondary suites. These housing types provide ownership and rental options for residents, as well as the opportunity for multigenerational households. Staff will encourage the developer provide common amenity space for the strata. While it is located close to a provincial park, on-site amenity space will be valuable for future residents.
- Policy 4.2.7.8 Ensure new residential developments provide an appropriate amount of parking for residents and their guests.
- The applicant will be required to provide the required number of parking spaces per strata lot, at the development stage. The Zoning Bylaw requires 2 parking space per single detached dwelling, with one additional parking space if a secondary suite is constructed in the single detached dwelling.
- Policy 4.4.1.1 Protect neighbourhoods and agricultural areas in wildfire interface areas, and the city at large, through implementation of wildfire best management practices, such as ecologically-appropriate FireSmart, in new neighbourhood and infrastructure design, building construction and management of individual properties.
- The applicant is aware of FireSmart practices, which guide the strata subdivision configuration and future building materials.
- Policy 4.4.2.1 Identify environmentally sensitive area and riparian areas, and protect them through application of the Environmental and Riparian Development Permit Guidelines.
- An Environmental Development Permit is required as a condition of strata subdivision, should the rezoning be approved. The applicant has provided Environmental Assessment Reports which have led to the proposed strata subdivision layout and configuration.
- Policy 4.4.2.2 Identify, preserve, protect, connect, restore and enhance wildlife corridors through land use designations, zoning and covenants.
- Preliminary environmental reports have guided the proposed strata subdivision into the current configuration. An environmental buffer is maintained around the perimeter of the property and 50% of the site is outside the development area.
- Policy 4.4.4.4 Encourage the development of compact, mixed-use neighbourhoods, where appropriate, and support transit use, walking, cycling, car-sharing and low-emission vehicles.
- The proposed strata subdivision is concentrated in one area of the lot and maintains a large amount of the property undisturbed. The strata

subdivision layout maintains environmental features around the development and provides natural recreation opportunities to residents on the common property.

Attachment F – Preliminary Strata Subdivision Plan



Bylaw No. 2020-41

A Bylaw to Amend Zoning Bylaw 2017-08

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 2017-08;

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. 2020-41".

2. **Amendment:**

Zoning Bylaw No. 2017-08 is hereby amended as follows:

- 2.1 Rezone Lot 2 District Lot 196 Similkameen Division Yale District Plan KAP90446, located at 375 Smythe Drive from A (Agriculture) zone to RM1 (Bareland Strata Housing).
- 2.2 Add Section 10.7.3.2: "In the case of Lot 2 District Lot 196 Similkameen Division Yale District Plan KAP90446, located at 375 Smythe Drive, duplexes are not permitted, townhouses are not permitted, the maximum density shall be 27 single detached dwellings, and the maximum building height for principal buildings shall be 10.5m."
- 2.3 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	6	day of	October, 2020
A PUBLIC HEARING was held this	2	day of	November, 2020
READ A SECOND time this		day of	, 2020
READ A THIRD time this		day of	, 2020
ADOPTED this		day of	, 2020

Notice of intention to proceed with this bylaw was published on the 27 day of October, 2020 and the 28 day of October, 2020 in the Penticton Herald newspaper, pursuant to Section 94 of the *Community Charter*.

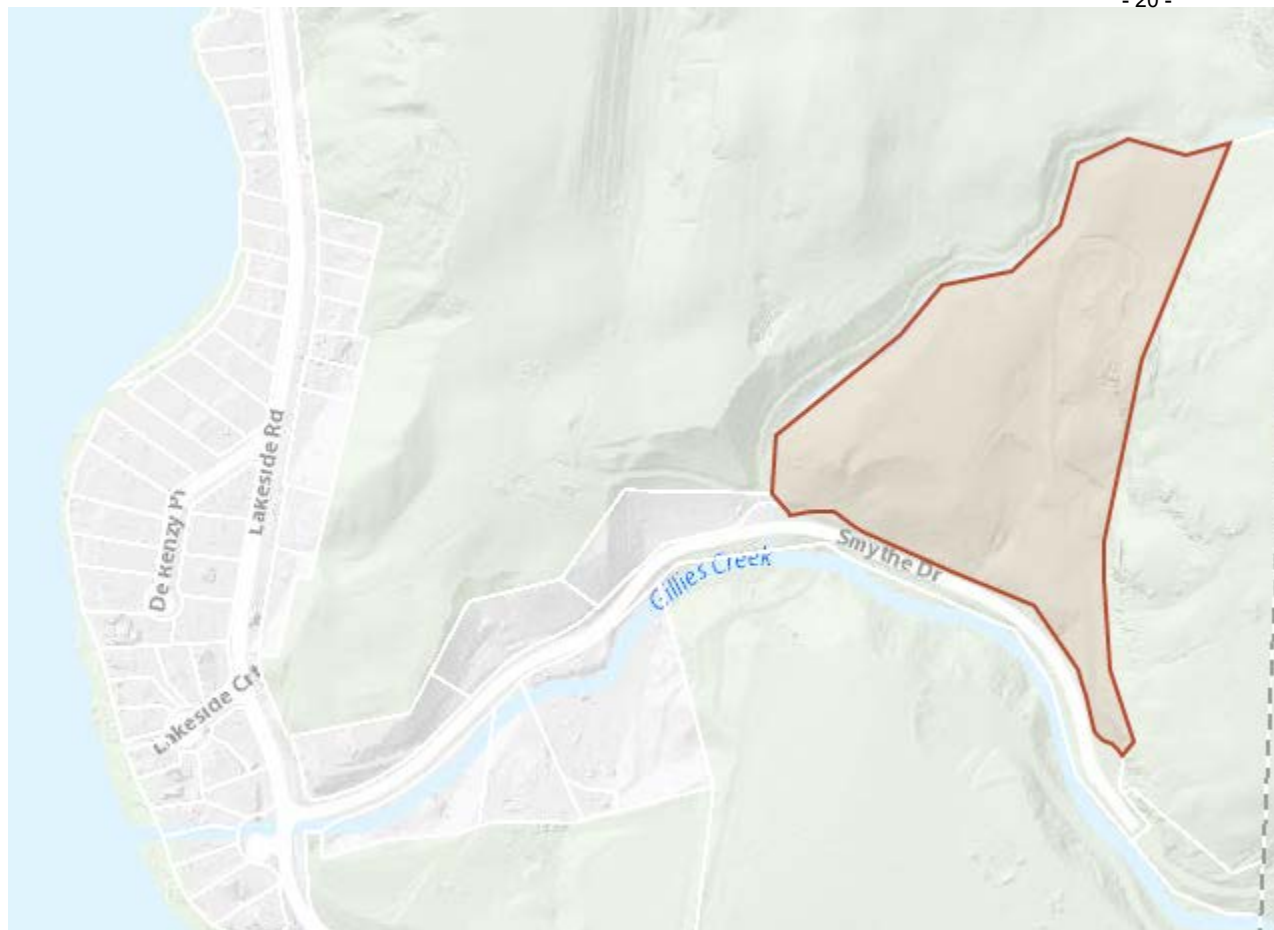
John Vassilaki, Mayor

Angie Collison, Corporate Officer

Rezone 375 Smythe Drive

From A (Agriculture) zone to RM1 (Bareland Strata Housing) zone with the following site-specific provisions:

- In lieu of Section 10.7.1.4, duplexes are not permitted.
- In lieu of Section 10.7.1.7, townhouses are not permitted.
- In lieu of Section 10.7.2.3, the maximum density shall be 27 single detached dwellings.
- In lieu of Section 10.7.2.6, the maximum building height for principal buildings shall be 10.5m.



City of Penticton – Schedule ‘A’

Zoning Amendment Bylaw No. 2020-41

Date: _____

Corporate Officer: _____

Mayor John Vassilaki

October 28, 2020

Councillor Julius Bloomfield

Councillor Katie Robinson

Councillor Jake Kimberley

Councillor Judy Sentes

Councillor Frank Regehr

Councillor Campbell Watt

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

Dear Mr. Mayor and Councillors

RE: 375 Smythe Drive Rezoning – Zoning Amendment Bylaw No. 2020-41

As follow up to our July 16, 2020 letter to staff and our October 6, 2020 letter to Council please accept this as our submission to the November 2, 2020 Public Hearing for the rezoning of 375 Smythe Dr, on behalf of the Lakeside Corridor Residents (LCR) group.

We cannot support the proposed bylaw amendment as it stands until we hear from the City as to when and how a number of issues will be dealt with. Most of these are issues that we brought up last year during the OCP process and again this summer in our correspondence ahead of this rezoning. They could have significant liability issues to the City, and pose undue risks not only to local residents, but to our future neighbours, Skaha Park visitors, winery patrons, tourists and cyclists from PACA to Ironman to Granfondo.

As we said many times last year, we support development – the right development. We are pleased to see that no more than 27 lots are being proposed, as outlined in the OCP. As both residents and taxpayers witnessing the decimation of our City budget due to the pandemic, we are very supportive of staff's recommendation that the developer contribute 15% toward the Smythe Dr intersection cost, and that Council not adopt the bylaw amendment until this contribution is made. We are also happy to hear members of Council being supportive of a solution to this dangerous intersection ahead of the development proceeding. We look forward to the day when we won't have to roll our windows down to listen for speeding traffic coming around the blind corner.

While the intersection is arguably the most obvious challenge to be solved if this development is allowed to proceed, there are other issues that might not be as obvious that we will touch on, broadly categorized as:

1. Traffic Safety
2. Fire Risk
3. Flooding
4. Permits & Approvals

We all want to see the City do this right, and create a win-win for not only the landowner but for the City and its residents. But before we go on, we would like to provide a brief introduction to our group.

LAKESIDE CORRIDOR RESIDENTS GROUP

The Lakeside Corridor Residents (LCR) group consists of 200+ local residents generally south of Skaha Lake Park. In 2018 and 2019 we made submissions as part of the OCP process that stated our preferred land uses for 375 Smythe Dr in order of preference:

- Property remain Agricultural (agricultural land, once developed, is gone for good)
- Property be Country Residential (up to 12 one-acre lots with some agricultural uses)
- Property be Detached Residential (27 single-family lots; this was adopted in the OCP)

Our neighbourhood survey in 2018 showed the first two options to be preferred. Faced with the alternative of 65 multi-family units originally proposed last year, as a group we agreed to support the 27-lot Detached Residential option in the new OCP. It reduced traffic and was more in keeping with the character of our neighbourhood (versus 65 townhouse units).

REZONING PROCESS

Now we are in the rezoning process – a more detailed process. The question remains for Council, is this the best ultimate use of this land and the best location for a 27-lot luxury home subdivision?

On October 21st the City's Agricultural Advisory Committee denied acceptance of the Council Report that recommends the rezoning, based on concern over the loss of more agricultural land.

The wildfire this summer was a wake-up call to future hillside development in the wildland-urban interface. Our residents were shaken to their core believing they could lose their homes as they sat on evacuation notice watching the flames spread above the Skaha Bluffs. While we do thank Council, staff and the BC Wildfire service for their tremendous efforts, we also request Council seriously consider this decision.

ISSUES TO RESOLVE

We understand that not all the issues may be resolved at this rezoning stage, but need clarity on how and when they will be addressed. These were not addressed in the Council Report for this rezoning. City staff has provided us some comment, but gaps remain. This written submission requests that prior to approval of the zoning amendment bylaw, the City sit down with our community and the applicant to get some commitment on resolving the following issues:

1. Traffic Safety

- Implement Interim Traffic Safety Measures – Ahead of the ultimate and expensive (\$1.5 Million) intersection solution for Smythe Dr, the City should consider adopting traffic safety measures on Lakeside Rd like the eight proposed in our July 2020 report submitted as part of the *Transportation Master Plan* process. Our neighbourhood survey shows strong support for low-cost measures on Lakeside Rd such as restricting truck traffic, reducing the speed limit by 10

km/h adjacent to houses and driveways, adding signed & painted crosswalks at five key locations, narrowing vehicle lanes via new painted buffers (like S. Main St.), implementing improved signage and traffic calming approaching Smythe Dr, plus a few other measures. We also request the City amend their Transportation Safety Policy to align with other municipalities that allow *appropriate* traffic calming measures on collector roads like Lakeside Rd. Our neighbourhood supports Lakeside Rd remaining a scenic semi-rural road.

- Cap the number of secondary suites – Either prohibit or cap the number of secondary suites to 25% of the lots, to avoid increased traffic volumes and to limit any short-term rental pool to a reasonable number. City staff gave us a level of comfort last year that only 2 to 3% of homes apply for secondary suites. The current rezoning does not cap secondary suites, and while unlikely, as many as 27 could be built, doubling the unit count to 54. This is a planned luxury home strata within a prime tourist accommodation area (near Skaha Bluffs Park and Skaha Lake). We are not against a secondary suite for family members in need. A cap of six secondary units seems reasonable, being 10 times the City average. If legal advice is required to determine the viability of a cap, we request Council seek a legal opinion. If not viable and/or as a possible alternative, a binding commitment from the developer to incorporate a 25% short-term rental cap into the strata bylaws could be considered, a provision not uncommon in stratas. The proposed cap would keep traffic volumes more reasonable on narrow Smythe Dr and on Lakeside Rd, plus maintain the character of our neighbourhood and the spirit of our OCP work.
- Require a public footpath – require a simple trail or footpath across the proposed development to accommodate the many climbers and walkers now using the narrow road up to Skaha Bluffs Park. Such a footpath was committed to by the landowner in a 2009 consultant’s report, in exchange for a relaxation of City standards to narrow the Smythe Dr extension. Working with the landowner and BC Parks to extend this further up to the Bluffs would also be desirable, though it’s perhaps not a matter for this rezoning.

2. Fire Risk

- Fix the fire hydrant flow deficiencies – The *Water Master Plan* first identified 15 years ago that fire hydrant flows on Smythe Dr & Lakeside Rd are deficient. A mile of water main on Lakeside Rd south of Finnerty Rd was scheduled for replacement in 2017, and the water main up Smythe Dr was scheduled for 2013. The 2010 plan suggested holding off on the planned upgrades, and using the proposed water tanks in the development as a “shared” alternative, at a cost-saving to both the developer and the City. This is still a good idea. However, the Council Report does not address this. To protect its own system, the City may have to operate, but could recover costs from the strata. If the water situation is not resolved, then using City water mains to fill the proposed tanks will make our inadequate fire protection worse, not by a lot, but still worse. After this summer’s wildfire, the “shared” solution seems an obvious win-win for all involved.
- Dedicate an emergency egress route to Lakeside Rd - The dead end length of Smythe Dr is non-compliant¹. Right now there are three occupied houses on Smythe Dr just a bit beyond the 150

¹ Greater than 150 meters long to bulb or and greater than 210 meters if there is an alternate access like a lane or walkway, and a looped water main.

meter limit (by about 35 meters). With this development as proposed there will be 27 more homes even further down (served by an entrance 700 meters down the Smythe Dr dead end, and an emergency access 400 meters down, or more than 2.5 times the 150 meter maximum). A secondary egress route, used in emergency, was proposed a decade ago on the perimeter of the winery property to the south (owned by the same landowner) presumably down to Lakeside Rd near Dog Beach. This or another route should be dedicated. Future residents deserve this.

- Remedy the fire response time – It remains our understanding that the development site is beyond the 10 minute fire truck response time from the nearest fire station on Dawson Ave. On its own, perhaps this would not be a big issue, but combined with inadequate fire hydrant flows in the existing neighbourhood and no secondary egress route being proposed for the development, it begs the question is this something that should be overlooked too?

3. Flooding

- Require a Flood Hazard Report - In 2008 the City's rezoning checklist included the developer submitting a flood hazard report for Gillies Ck to Skaha Lake. This is no longer proposed, but should be. The development is proposed to possibly release stormwater into Gillies Ck. The creek runs under Lakeside Rd and Lakeside Ct via culverts. In the spring of 2018 runoff from the development property damaged Smythe Dr and water ran onto properties on Lakeside Ct. A 1:200 year flood analysis could simply be included as a separate chapter in the stormwater plan already required, and should look at potential flooding plus erosion and sediment travel during construction and thereafter. It is important to protect our water, and avoid flooding and erosion like that experienced from new development in Naramata in 2018.

4. Permitting & Approvals

- Require a Riparian Development Permit - This is required for privately-owned land before subdividing, construction, or altering the land within 30 meter of Gillies Ck, but is not listed as a City requirement, in spite of the proposed construction for the subdivision entrance, booster station, and/or other infrastructure being within this distance. A riparian report was completed a decade ago for the original road extension. A permit for the new works should be required too.
- Require new or updated reports – A number of decade-old reports referenced for this rezoning have not been updated specifically for this new development proposal (i.e. traffic report, riparian assessment, and forest fire interface). One report that City staff says has not been submitted by the developer at all is a *Soils & Agricultural Capability Report*, as noted at the October 21st Agricultural Advisory Committee meeting. Can updates relevant to this specific development proposal and recent events (i.e. wildfire) be provided?
- Clarify the 455 Smythe Dr approval process – The developer proposes to construct potable water tank infrastructure (and may need a pump house) on lot 455 Smythe Dr, but this lot is not part of the zoning bylaw amendment at hand. The property is designated a Natural & Conservation (N&C) area, situated between the development property and Skaha Bluffs Park. If

a separate public process is required for this property, and the property is necessary for the servicing of the development property at hand, can the rezoning of the development property be approved by Council? Should there be a concurrent approval process on the two properties? Can Council and staff clarify the approval process for this N&C property?

REQUEST OF COUNCIL

We don't expect all of these issues to be addressed at the Public Hearing on November 2, 2020. What we do request is that Council hold off on final reading to allow reasonable time for these issues to be addressed among the landowner/developer, local residents and City representatives. We are more than happy to meet.

The bylaw amendment can then better reflect past recommendations and commitments, the City's current design requirements and our neighbourhood's aspirations. It can also reduce the liability on the City and the risks to current residents, future residents and visitors.

Can Council afford the liability and risk of leaving these issues unaddressed?

The LCR remains available to meet and work toward resolution, to improve our neighbourhood and our City. We trust this is helpful in your consideration of this amendment. If you have any questions please do not hesitate to contact us.

Best Regards,



Randy Boras, M.Sc., P.Eng.
Lakeside Road Resident
4777 Lakeside Road, Penticton, BC



J.P. Kaumeyer
Lakeside Road Resident
4785 Lakeside Road, Penticton, BC

C: Lakeside Corridor Residents group

From: Shane Spence
Sent: Sunday, October 25, 2020 11:45 PM
To: Public Hearings
Subject: 375 Smythe Drive Rezoning

We Shane and Vicki Spence fully support all of the agendas being brought forth by the Lakeside Corridor Residence's .

We encourage the city to review and consider these proposals.

Regards,

Shane Spence , Vicki Spence, Joshua Spence, Verna Flack...

198 Derenzy Place
Penticton, B.C.
V2A-8W7

Sent from my iPhone

From: John Sorel
Sent: Monday, October 26, 2020 9:38 AM
To: Public Hearings
Subject: Fwd: 375 Smyth Rd Development

>
> As a resident on Lakeside Road adjacent to Smyth Road, I am pleased to support the Lakeside Corridor Residents position on the above development.
> Thank you.
> John Sorel
> 4809 Lakeside Rd
> Penticton BC
> V2A 8W6
>

From: Jeff Mcginley
Sent: Monday, October 26, 2020 10:35 AM
To: Public Hearings
Subject: 375 Smythe Drive rezoning

We are emailing in reference to the 375 Smythe Drive , Penticton rezoning.
We are owners of land potentially impacted by the rezoning. Our address is 126 Derenzy Place Penticton.

We fully support and back the LCR position .

Best Regards,
Jeff and Chris McGinley

126 Derenzy Place
Penticton.

Sent from my iPhone

From: Public Hearings
Subject: 375 Smythe Dr. rezoning

From: lori Spence
To: publichearings@penticon.ca
Cc:
Bcc:
Date: Sun, 25 Oct 2020 19:29:02 -0700
Subject: 375 Smythe Dr. rezoning

My name is Lori Spence. I live at 4769 Lakeside Road. I am with the LCR group. I DO NOT agree with the rezoning for 375 Smythe Dr. for 27 new homes, with possibility of secondary suites. I am not opposed to Development, and believe this property could be rezoned as 'Country Residential'. There should be an Agriculture Component to this development as it is already zoned Agricultural. If this is passed, what precedent would be set for future changes to all lands? This property is a natural wildlife setting. It is west of the beautiful Skaha Bluffs., enjoyed by locals and tourists year round. This proposal of this kind of development, with NO infrastructure would be an insult to the natural beauty surrounding it. Not to mention the impact of vehicles up and down the existing non conforming road. Lakeside Road is already compromised with the speed and volume of traffic. There is insufficient allowances for biking/walking paths on one of the most used roads for cycling in the city!

Please listen to the community.
Thank You.
Lori Spence

From: Bonnie Bodtker
Sent: Monday, October 26, 2020 3:49 PM
To: Public Hearings
Subject: 375 Smythe Dr. Rezoning

I would like to lend my full support to the Lakeside Corridor Residents' (LCR) proposals and requests arising from the development under consideration at 375 Smythe Dr.

I am particularly concerned about the intersection at Smythe Dr. and Lakeside Rd. with the increased traffic that this development would incur .

It is obvious that some control and safety measures need to be put into place BEFORE any construction begins. A significant portion of those costs, 15%+ , should be borne, up front, by the developer.

Respectfully,
Bonnie Bodtker
4531 Lakeside Rd.

From: Public Hearings
Subject: 375 SMYTHE DR Rezoning

From:
Sent: Wednesday, October 28, 2020 7:26 PM
To: Public Hearings <publichearings@penticton.ca>
Cc: Lakeside Corridor
Subject: Re: 375 SMYTHE DR Rezoning

Hello.

We're following up on this email with our address: 138 Lakeside Court.

Thank you.

Sent from my iPad

On Oct 26, 2020, at 19:24, wrote:

Good evening.

We are unable to attend the public hearing on November 2 regarding the 375 Smythe Dr. Rezoning.

In lieu of our attendance, we are sending this email to indicate our support for the proposals outlined below by the Lakeside Corridor Residents.

The proposals are reasonable to protect the safety of residents and visitors to the area, as well as the sustainability of the area.

Thank you,

Josh and Laura Stigall
(On behalf of the Estate of Kathryn Vernon)

From: Brenden Flundra
Sent: Monday, October 26, 2020 8:22 PM
To: Public Hearings
Subject: 375 Smythe Dr rezoning

To whom it concerns:

I, Brenden Flundra and my wife Breanne Flundra reside at 4564 Lakeside Rd. in Penticton. In regards to the proposed development stated I support the Lakeside Corridor Resident's concerns; along with the recommendations they have put forward to the City and the developer.

Not limiting the number of secondary suites will most defiantly increase the total vehicles per household and add to the traffic issues and volume on Smythe Dr. and Lakeside Rd.

The narrow road with little to no shoulder up Smythe Dr is a hazard to pedestrians. Improvements to the width must be addressed.

Traffic measures must be put in along Lakeside road as vehicle speeds are much above posted speed limits and commercial traffic is ever increasing.

Thank you for the consideration of these concerns from your citizens.

From: D Regulant
Sent: Tuesday, October 27, 2020 7:53 AM
To: Public Hearings
Subject: 375 Smythe Dr Rezoning

Hello. My name is Darlene Regulant

#119-3948 Finnerty Rd Penticton BC. V2A 8P8

I support the LCR !!

Sent from my iPhone

From: Bih Lang Yong
Sent: Tuesday, October 27, 2020 4:00 PM
To: Public Hearings
Cc:
Subject: Referencing " 375 Smythe Drive Rezoning"

Support the LCR position

My name is Bih Lang Yong
Address: 109-3948 Finnerty Road, Penticton, BC V2A 8P8

Sent from my iPad

From: Kevin Harvey
Sent: Wednesday, October 28, 2020 6:11 PM
To: Public Hearings
Subject: 375 Smythe Dr Rezoning

I would like to let you know that I am in full agreement with the Lakeside Corridor Residents that the re zoning for 375 Smythe should not be granted until all the recommendations of the "LCR" be accepted..

Best regards..
Kevin Harvey
139-3948 Finnerty Road
Penticton, BC.
V2A 8P8

R A Nickel
4767 Lakeside Rd
Penticton, B.C.,
V2A 8W6
Oct 30, 2020

City of Penticton
171 Main St.
Penticton, B.C.,
V2A5A9

Re 375 Smythe Drive Rezoning-Zoning Amendment Bylaw No. 2020-41

Dear Mr. Mayor and Councilors:

I am a member of the Lakeside Corridor Residents Group and support the concerns this group has in terms of this 27-lot zoning amendment. The concerns relate to access issues, Lakeside road hazards, flood containment, stormwater management, fire protection.

While I agreed to the 27-lot development in the OCP process I am now seriously questioning whether these small pockets of development on the dry hillsides should really be enabled. My rationale for stating this stems from the wildfire that ravaged the area this summer. Without benefit of a major provincial forest fighting force in the City at the time I am certain this proposed development would have been totally destroyed with possible loss of life. Is this good planning and is the risk and liability faced by the City with knowledge of wildfire threat been sufficiently assessed?

In addition to this I am still bothered by the fact the development is fraught with challenges, some of which cannot be practically resolved and will necessitate compromise by the City. Am referring to grade of access, emergency redundant safety route, utilization of agriculturally capable land and the mere fact that this concentrated pocket of development sets a precedent for the large tract of vacant agricultural land to the North. This block of land is probably the largest undeveloped vacant agricultural land in the City.

In summary I believe the recent fire experience necessitates a relook at the long-term ramifications and wisdom of enabling pockets of development on dry hillsides susceptible to uncontrollable wildfires.

Yours truly

R A Nickel

From: Cathy Fouchard
Sent: Friday, October 30, 2020 1:13 PM
To: Public Hearings
Subject: 375 Smythe Drive Rezoning

Mayor and Councillors:

We would like to voice our support for the lakeside Corridor Residents position regarding the rezoning of 375 Smythe Drive, Penticton.

The Lakeside Corridor organizing group have put a lot of thought and educated recommendations forward for the rezoning of this property.

Considering the fire situation here in Penticton this past summer it's essential to make certain that adequate fire hydrants and egress from the Smythe Drive property are in place. Other reports recommended (flood and riparian) should also be required, as they would be for other residents. Results of these surveys could flesh out any new build directives.

I've contacted the city previously regarding our traffic concerns along Eastside Road and, specifically, the junction of Smythe Drive and Eastside Road. Adding a development at 375 Smythe will only add to this problem area and increase traffic along Eastside Road. This site needs to be addressed regardless if the development on Smythe Drive goes ahead or not. The winery has added a lot of traffic as will this development hence, both parties should be responsible for part of the cost of any work done to make this a safer junction.

If the city agrees to the 27 units being proposed they also should put a limit on the number of secondary suites, if any, that can be built. If the city does not cap the number of secondary suites they are really be agreeing to a 54 unit development. That is NOT ok.

Finally, we often walk up Smythe and access Skaha Bluffs. There is very little room for a pedestrian (many whom are walking animals) and a vehicle to pass. The suggestion of a public pathway would be prudent for all concerned.

Sincerely,

Cathy and Joe Fouchard
118 Derenzy Place
Penticton, B.C.
V2A 8W7

From:
Sent: Friday, October 30, 2020 2:55 PM
To: Public Hearings
Subject: 375 SMYTHE DR REZONING

I Mandy Horiachka fully support the LCR position. I own and live in my residence at 4744 lakeside road by myself for 3 years now. The speeding traffic is out of control, especially the stretch along lakeside road and derenzy turn off. The number of big trucks driving unnecessarily using this road instead of the highway is absolutely ridiculous!

I'm terrified to walk along the road with my dog to the dog park as it's an accident waiting to happen. Something needs to happen immediately before someone is killed.

Thank you for reading.
Mandy Horiachka

From: Loreen Paananen
Sent: Friday, October 30, 2020 3:05 PM
To: Public Hearings
Subject: 375 Smythe Dr rezoning

Public Hearings

I support the Lakeside Corridor Residents position on the 375 Smythe Dr rezoning.

It is sad that it takes a fire to realize just how bad the traffic is along lakeside road. The road being closed for the week during that time reinforced how the road should be- a residential road not a secondary highway.

It is absolutely dangerous trying to get in and out of our driveways. The speed with which the trucks travel is scary. We live on the base of an incline where they accelerate without any consideration to speed limits or the residents of the neighborhood. The added volume from the above development will only magnify the issue.

Among other significant issues with additional stress on existing infrastructures and inadequate emergency response. The development should be limited to 27 single family homes and restrictions put on secondary suites.

Concerned lakeside resident
Loreen Paananen
3969 Lakeside Rd

Sent from my iPhone

From: Donald Tatham
Sent: Friday, October 30, 2020 3:41 PM
To: Public Hearings
Subject: 375 SMYTHE DRIVE REZONING

To whom it may concern,

I would like to make it known to city council that I am in support of the LCR position as outlined in their letter dated October 28, 2020.

Best Regards

Donald Tatham
4739 Lakeside Road

From: Lyse & Randy Boras-Deselliers
Sent: Friday, October 30, 2020 3:42 PM
To: Public Hearings
Subject: 375 SMYTHE DR REZONING, from Lyse Deselliers, 4777 Lakeside rd

Hello,

I would like to express my full support for the LCR and it's proposals.

I will be at the hearing hoping to speak to council if time allows.

Thank you,

Lyse Deselliers
4777 Lakeside rd

From: T Ashton
Sent: Friday, October 30, 2020 4:54 PM
To: Public Hearings
Subject: Public Hearing Nov 2 Zoning Amendment Bylaw No. 2020-41

To: Mayor Vassilaki and City Council:

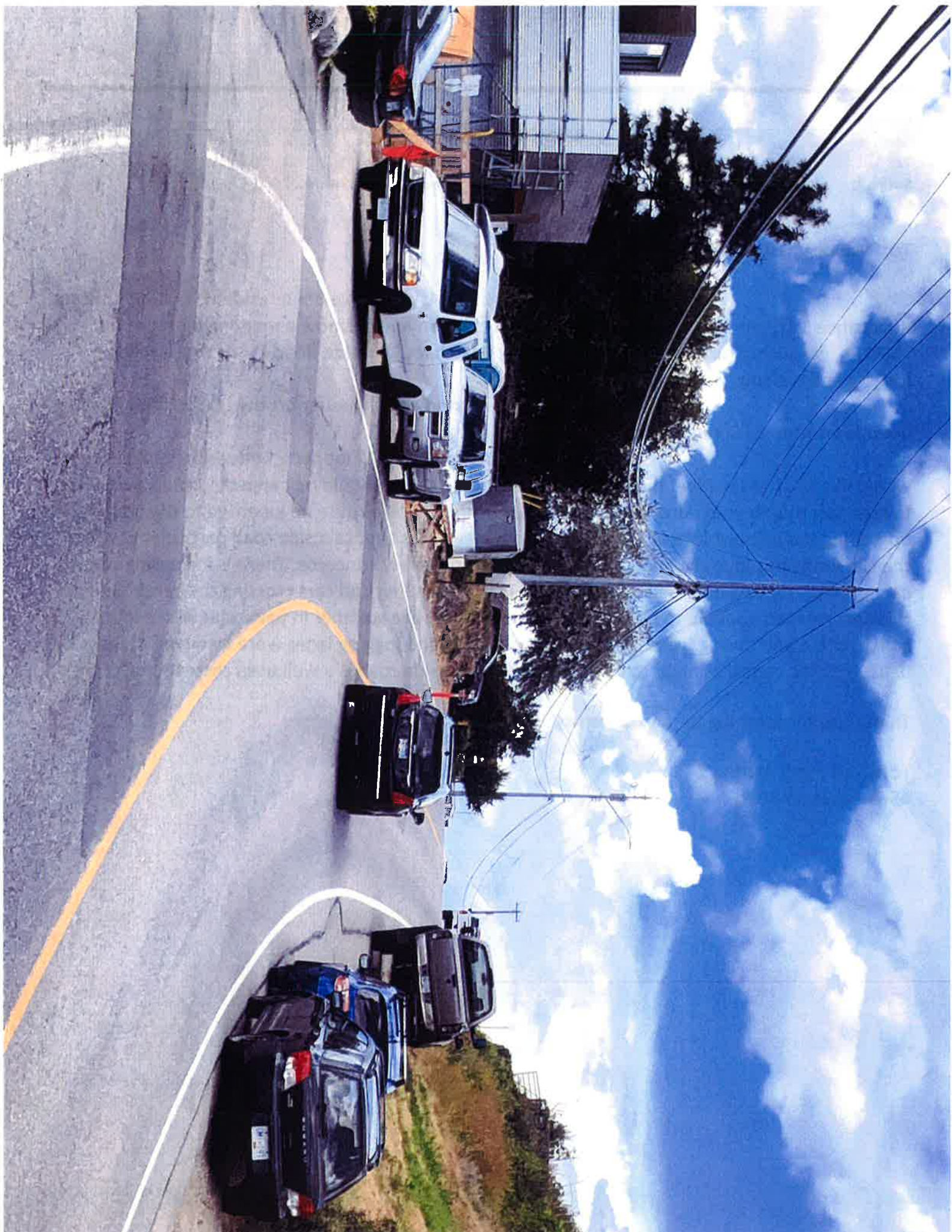
We, Tom and Betty Ashton have been residents of 4569 Lakeside Road since 1973. In our home we have raised 4 children and it is now a meeting place for our children, grandchildren and friends. Our family have used Lakeside Road for driving, cycling, jogging and walking.

We have participated and fully support the LCR position that has been submitted to Council re the 375 Smythe Dr Rezoning.

We, in particular favor the 27 lot detached residential option but would like to stress we feel the number of secondary suites should be capped. I would also wish to mention that in your consideration that the proposed bike route be extended to the city limits upgrading the present bike lanes which were added years ago. Lakeside road particularly within the city limits has in my opinion significant increasing safety concerns. There is increasing truck, car, cycling, jogging and pedestrian traffic. Traffic speeding and cars crossing the center line on this narrow road appears to be not uncommon. During the summer in particular with a lot of construction and during garbage pick up, the cycling and jogging lanes were frequently blocked. I believe traffic concerns need to be addressed as Lakeside road is a well used recreational corridor.

Thank you for listening to our concerns

Tom and Betty Ashton
4569 Lakeside Road



From: Brian Edge
Sent: Friday, October 30, 2020 6:35 PM
To: Public Hearings
Cc: Brian Edge
Subject: Public Hearing 375 Smyth Road

Subject Property: 375 Smythe Drive Lot 2, District Lot 196, Similkameen Division Yale District, Plan KAP90446
Application: Rezone PL2018-8231

I wish to support the *Lakeside Community Residents* and share my concerns about this proposed rezoning for a 27 lot development.

The City of Penticton has promoted tourism (Ironman as an example) in the area for cycling along this route. While small improvements have happened over the past few years, it remains a dangerous place to cycle due to traffic. Adding 27 more homes that may all contain suites (total of 54 units) could add between 54 and 81 more vehicles to this very busy road.

Until safe bike lanes in this area become a priority for the City of Penticton, further development that adds more cars is dangerous.

Brian Edge
410 West Bench Drive
Penticton, BC V2A 8X9

Sent from [Mail](#) for Windows 10

From: Al Browning
Sent: Friday, October 30, 2020 9:37 PM
To: Public Hearings
Cc: 'Lakeside Corridor'
Subject: FW: 375 Smythe Dr rezoning

I support the LCR position. Allen Browning, 110 Derenzy Place, Penticton, BC V2A-8W7.

From: Millie Browning
Sent: Friday, October 30, 2020 9:38 PM
To: Public Hearings
Cc: 'Lakeside Corridor'
Subject: FW: 375 Smythe Drive rezoning

I support the LCR position.

Millie Browning,
110 Derenzy Place,
Penticton BC
V2A-8W7

From: Paul Bouchard
Sent: Saturday, October 31, 2020 7:47 AM
To: Public Hearings
Subject: 375 Smythe Hearing input: "Zoning Amendment Bylaw No. 2020-41"

Mayor and Council.

I am travelling and unable to attend in person. Please add my comments to the public record of the Public Hearing for your consideration.

Sincerely

Paul and Sally Bouchard
45 Smythe Dr.

SUBMISSION: "Zoning Amendment Bylaw No. 2020-41"

We've lived for 20 years at the intersection of Smythe and Lakeside Rd., perched above the intersection with a front row seat.

Three comments:

1. While a welcome bromide for a few local residents, turning a Collector Road (Lakeside) into a 40 km speed zone is not in the broader community's interests. I think of busy traffic on rural collector roads through the winding villages of Europe when I say that pragmatic citizen responsibility is more heavily relied on there... and should be(come) our model here.

2. In the same vein, imagining a Traffic Circle at Smythe and Lakeside Rd. is a multi-departmental, complicated public works effort and is an excessive boondoggle. And to what end?

Instead: Visibility "creates time" and is the most effective (and cheap) way to enhance safety, allowing drivers, cyclists, and pedestrians (if they are a *responsible participant* in public safety) to see what's coming.

With nearly zero cost, incredibly effective visibility (safety) gains were achieved on the east side of the Lakeside at Smythe intersection in summer 2020, simply by brushing the weed trees on the East bank. Almost 2 seconds of "sightline" safety was gained for left turners from Smythe onto Lakeside.

Similarly, should they seek it to provide visibility (safety) gains for drivers accessing Lakeside from the west approach (the cul de sac) the city could also spend a small few dollars to achieve it: improve access to Lakeside from city land and right-of-way at the *southerly portion* of the cul de sac lands, currently used as an *ad hoc* visibility hedge.

3. The Developer's intentions will undoubtedly add a load and some strain to the status quo. Accordingly, the city must balance that and extract a portion from the developer, as is currently imagined in the 15% cost share for the Traffic Circle *boondoggle*. The traffic circle (which you don't need) should be killed and *the focus of developer funded local enhancement* by Staff should be CHANGED.

Why not amend the negotiation to enhance more effective “strain reducers”, such as walking path’s and improvements to the foot and cycle traffic on the ***fast eroding Smythe Drive***? That’s a much smarter place to spend the **developers contribution to the betterment of the immediate neighborhood**. Enhance the linear park that Smythe is.

In summary, Public education (the application of “nudge” theory), accompanied by Signage, Line Painting, and Brushing of overgrowth is the cost effective, pragmatic approach which I hope the city will adhere to, simultaneously preserving taxpayer capital in the approaching years ahead, post-Covid.

Council and Staff, **don’t lose sight of the forest for the trees...**

Cheers

Pb

From: KEITH BOSWELL
Sent: Saturday, October 31, 2020 9:06 AM
To: Public Hearings
Subject: 375 SMYTHE DR REZONING

I support the LCR position

Keith
Keith Boswell
4597 Lakeside Road,
Penticton, BC
V2A 8W4

From: Greg Labonte
Sent: Saturday, October 31, 2020 9:19 AM
To: Public Hearings
Subject: 375 Smythe Drive rezoning

I support the LCR position on this matter as it directly affects us.

Greg Labonte
170 Derenzy Place Penticton
Sent from my iPad

--

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From: Edward Farrauto
Sent: Saturday, October 31, 2020 9:48 AM
To: Public Hearings
Subject: 375 Smythe Drive Rezoning

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I fully support the agenda items brought forward by the Lakeside Corridor Residences.

Regards,
Ed Farrauto

4573 Lakeside Rd
Penticton, BC

V2A 8W4

From: GAIL BOSWELL
Sent: Saturday, October 31, 2020 9:51 AM
To: Public Hearings
Subject: 375 Smythe Dr. Rezoning

Regarding the 375 Smythe Dr. Rezoing.
I'm not in support of the rezoning for this area.
Traffic is a huge problem all along Lakeside Rd. & I support the Lakeside Co-orridor Residents.
Gail Boswell
4597 Lakeside Rd.

From: Sharon Romank
Sent: Saturday, October 31, 2020 1:09 PM
To: Public Hearings
Cc: Lakeside Corridor
Subject: Zoning Amendment Bylaw No. 2020-41" (375 Smythe Drive)

Hi,

I understand that the mayor has called a public hearing to amend the above bylaw. I would like to be recorded as supporting the Lakeside Corridor position to the bylaw to rezone the bylaw for 375 Smythe Dr. .

I support the need for development in Penticton but also recognize that now is the time to make sure this development is done wisely taking into consideration impact issues re the vehicle traffic, fire, Smythe Dr walking traffic , the wild life corridor, the environment etc. Let's make this a model development for the future.

Sharon Romank

138 Derenzy Dr, Penticton , BC , V2A 8W7

From: Wendy Nickel
Sent: Saturday, October 31, 2020 1:18 PM
To: Public Hearings
Cc:
Subject: 375 Smythe Drive Rezoning/Zoning Amendment Bylaw No. 2020-41

City of Penticton
171 Main St.
Penticton, BC V2A 5A9

Dear Mr. Mayor and Councillors

I am a member of the Lakeside Corridor Residents Group and support the concerns this Group has in terms of this 27-lot zoning amendment as indicated in the letter/ report of 28 October sent to Council on behalf of the LCR by R. Boras and J.P. Kaumeyer.

Further I firmly believe the agricultural component of this area should not be lost. Also the proposed use of the property (455 Smythe Drive) designated as a Natural and Conservation area between the proposed development area and Skaha Bluffs Provincial Park should be assessed separately.

With respect to traffic safety I am adamantly in support of implementing low cost traffic safety measures as opposed to a city suggestion of a roundabout (traffic circle) at the intersection of Smythe Drive and Lakeside Road. The developer should contribute 15% toward the intersection cost as a condition of the bylaw amendment. I respect the traffic issue remains with the forthcoming Transportation Master Plan.

I appreciate the opportunity to contribute to the discussions relating to the proposed development of 375 Smythe Drive.

Regards
Wendy Nickel
4767 Lakeside Road
Penticton, BC V2A 8W6

From: CHRIS MACKAY
Sent: Saturday, October 31, 2020 8:45 PM
To: Public Hearings
Subject: LCR

Too damn much traffic already on this road and the new apartment building is not yet complete.

Chris and Judy MacKay
111-3948 Finnerty Road
Penticton.

From:
Sent: Saturday, October 31, 2020 8:49 PM
To: Public Hearings
Subject: 375 smythe drive resining

To Mayor and City Council

I Very much support the LCR position regarding the rezoning of 375 smythe.

This is agricultural land and has been since I moved here, 33 years ago, I do not think we should be losing agricultural land and I do not think it is fair to the neighbours to increase the traffic , noise and add more safety issues to lakeside road

Thank you very much

Brian Spence

4769 Lakeside Rd

Penticton bc

Sent from my iPhone

From:
Sent: Saturday, October 31, 2020 9:40 PM
To: Public Hearings
Cc:
Subject: 375 Smythe Rezoning (Zoning Amendment Bylaw No 2020-41)

Penticton City Mayor and Council,

I fully support the submission/position put forward by the Lakeside Corridor Residents group with the addition of two key components-

- 1) A restrictive covenant placed on the bare land strata limiting short-term rentals to 0
- 2) That COP place speed limit signage every kilometer ON BOTH SIDES OF Lakeside Road beginning at the City entrance from the south and from Skaha Lake Marina at the North; signage along Smythe advising "Narrow Road", "Hidden Driveways", "Watch for Pedestrians", "Slow - Provincial Park Ahead"

We love our neighbourhood and feel most fortunate to live here, but the constantly increasing traffic from Heritage Hills and Okanagan Falls that treat our small rural roadway as a major highway (often travelling in excess of 80 kilometers an hour) is not acceptable- to approve an additional 27 homes on this same corridor is irresponsible on COP's behalf without significant additions to traffic safety measures and policing for same.

Please note we would have had a significant delegation in person at the Public Hearings were it not for Covid- while I appreciate Mayor & Council moving forward on same our lack of personal attendance should not be penalized but rather respected given the increasing challenges of the pandemic...perhaps

Zoom meetings should be considered for all Public Hearings moving forward?

Best Regards,
Lauren

Lauren J. Cornish

From: Sandy Congram
Sent: Saturday, October 31, 2020 10:24 PM
To: Public Hearings
Subject: 375 Smythe Drive Rezoning

I live in the area that would be affected by this rezoning and have a number of concerns that I don't feel have been fully addressed.

1. The traffic issues that would be created at the Smythe Drive and Lakeside Road intersection, as well as the additional traffic from this development seem to have lots of proposals but no definite plan or timeline of when this issue would need to be resolved. There is also a need for appropriate emergency exit/s. What are the plans to resolve this and what are the timelines for this to happen?
2. This land is farmland and as such, I feel that consideration must be given to the loss of agricultural land and how to reconcile this with these types of developments. Is there any consideration being given for how to balance this development with the loss of farmland?
3. The size of the development at 27 single homes still cuts into the agriculture aspect of the land and the number of suites should be restricted to less than 10 to maintain the rural feel of this area.
4. Adequate water supply to the development is a concern for this many people given that the water system in this area was previously slated for upgrades but that did not occur. Is the proposed reservoir adequate for general and emergency fire protection given the distance from the fire halls? This is also a concern, given the interface with the forest and the possibility of forest or grass fires. What are the timelines to improve this and who would pay for this?
5. Has site geotechnical stability been addressed as there are apparently sinkholes in the area? In this regard, can this site handle the proposed development?
6. Are sewage lines adequate to handle the increased demand and if not what is the timeline for this to be improved and who pays for this?
7. This site is a known endangered riparian area. What are the plans to protect these endangered species?

Given that there are so many issues that have been put forward but not adequately resolved, I feel this rezoning should not be passed at this time, until concrete solutions to these issues are in place. Due to COVID I will not be at the meeting in person.

Thank you for considering my concerns.
Sincerely
Sandra Congram

From: Patricia Hudson
Sent: Sunday, November 1, 2020 2:20 AM
To: Public Hearings
Subject: 375 Smyth Drive

Dear Sirs,

Rezoning 375 Smythe Drive

I am the owner of 4789 Lakeside Road which has been my home for over 30 years. Unfortunately, I am unable to attend the Council meeting on 2nd November where the above mention rezoning application is being considered.

As a resident who is directly affected by this development and indeed any decisions made in in relation to the intersection I am taking this opportunity to share my views on these important inter related matters.

As a business woman and taxpayer, I am acutely aware of the financial constraints on City budgets at the current time and for the need to prioritise projects that really can contribute to the 'economic wellbeing and vitality of our community' in the short to medium term. Facilitating developer aspirations should not be high on the list of priorities.

I remain of the view that the land in respect of which rezoning is being requested should remain agricultural. If not, that the designation should be 'Country Residential' which is more in keeping with the neighbourhood and has the added benefit of either not increasing or having a lesser impact on traffic using Lakeside Road. From a practical perspective every little helps in finding a resolution to this traffic issue.

Whilst the above states my preferred position on this matter I am reluctantly supportive of the proposed rezoning provided that it reflects the issues that have been clearly set out in the letter from the LCR. Clarity at an early stage makes for less mismatching of expectations subsequently and puts the City in a stronger negotiating position.

I particularly object to the current open ended position in relation to secondary suites. I do not believe they are appropriate and their inclusion potentially intensifies the development in what is clearly recognised as an environmentally sensitive area where the issue of fire has taken on new meaning in light of the wild fires this summer. In addition, that Council Report notes that Policy 4.1.1.2 advocates 'Avoiding' not shoe horned developments into these sensitive areas.

The wild fires this summer served as a wakeup call for the suitability of developments on hillsides in what is recognised in the Council Report as a 'wildfire interface'. Whilst the response to the fires demonstrated the brilliance of the fire services it has to be recognised that it came at a considerable financial, emotional and mental cost to the community. Consequently, the appropriateness of this development should be revisited a new in light of this experience. It is not enough to simply rely on previous assessments of the risk and its consequences. We are living in a world being changed in real time by the effects of the pandemic where actions that can negatively impact the environment demand greater scrutiny including of potential additional financial costs.

I would also ask who is that going to purchase these homes and am sceptical about the suggestions in the Council Report that these 'expensive homes' will be used for 'downsizing' as opposed to being purchased as second homes.

As regards the intersection I have to trust that an appropriate solution will be reflected in the Transportation Masterplan. I have grave misgivings about the preferred option of City staff and specifically a roundabout. Not only is this a very costly solution at a time of budgetary constraint it is inappropriate given the nature of the road in which it would be constructed.

In reality Lakeside Road is a winding scenic road around the lake that becomes a residential road albeit that it is used inappropriately used by many in preference to Highway 97. It is a matter of form versus substance and the adoption of the sort of traffic calming measures proposed by the LCR, which are cheaper and more in keeping with the neighbourhood, should be implemented at least to test their effectiveness.

There is also considerable financial merit in this approach that defers major expenditure until such time as these cheaper measures, which should in any event be implemented, are tested and shown to be wanting. However, I am fully supportive of a 15% contribution to the cost of any measures by the developer. Also, that any rezoning is not adopted until such contribution has been made.

Kind regards,

Patricia Hudson

Owner 4789 Lakeside Road

From: John Hughes
Sent: Sunday, November 1, 2020 7:14 AM
To: Public Hearings
Cc: Lakeside Corridor
Subject: 375 Smythe Dr Rezoning

To Whom It May Concern,

Attention to the Corporate Officer, City Of Penticton

My Name is John Hughes. I reside at 144 Lakeside Crt, Penticton. I am very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Yours truly,

John Hughes

Richard W Porter
186 Lakeside Court
Penticton, British Columbia V2A 8W7

His Worship the Mayor and Honourable Council Members,
City of Penticton
171 Main Street
Penticton, British Columbia
V2A 5A9

November 1, 2020

RE: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Dear Mayor and City Council Members,

I am writing to call your attention to my full support of the initiatives and position taken by the Lakeside Corridor Residents group as specified in their letter to you dated October 28, 2020. This letter regards the concerns of rezoning 375 Smythe Drive and offers well-reasoned recommendations for your careful consideration and hopefully, approval. Thank you!

Most sincerely, yours,

Richard W. Porter

Cc: John Vassilaki
Julius Bloomfield
Jake Kimberly
Frank Regehr
Katie Robinson
Judy Sentes
Campbell Watt

Via email

From: Carolae Donoghue
Sent: Sunday, November 1, 2020 11:00 AM
To: Public Hearings
Subject: Smythe Drive Rezone

Dear Mayor & Council Members:

I am writing in support of LCR's position on the 375 Smythe Drive rezone.

Having played a major part in the fight against the proposed privatization of Skaha Park, I believe taxpayers/residents' voices must be heard in a democratic society.

Thank you.

Respectfully submitted,

Carolae Donoghue
122-3948 Finnerty Road
Penticton, BC, V2A 8P8

Sent from [Mail](#) for Windows 10

From: Susan Labonte
Sent: Sunday, November 1, 2020 11:18 AM
To: Public Hearings
Subject: 375 SMYTH DR REZONING

Hello,

Please note that I support the LCR position letter put forward to the City of Penticton on October 28th by the Lakeside Corridor Residents group.

Thank you,

Susan Labonte
170 Derenzy Place
Penticton, BC
V2A 8W7

From: Morgan Ratsoy
Sent: Sunday, November 1, 2020 11:47 AM
To: Public Hearings
Subject: 375 SMYTHE DR REZONING

Hello,

My name is Morgan Ratsoy and I live at 3977 Lakeside rd. I support the Lakeside Corridor Residents concerns around the 375 Smythe Drive rezoning bylaw. I care about traffic safety and noise issues on Lakeside Rd and also, the wildfire made me think twice about our fire protection. I want to see the City do things right on Smythe Dr and around Skaha Buffs Park, Gillies Creek & Skaha Lake.

Morgan Ratsoy
3977 Lakeside rd



Virus-free. www.avast.com

From: Linda Johnston
Sent: Sunday, November 1, 2020 12:09 PM
To: Public Hearings
Subject: Zoning Amendment Bylaw No. 2020-41

We have a home at 4069 Lakeside Road and have been alarmed by the steady increase in traffic on our road over the last five years. There is no enforcement of speed or truck traffic. There are no adequate and safe walking & cycling lanes which has made for increased accidents and dangerous conditions for residents.

We do not agree with allowing secondary suites to the homes in this new approved subdivision. It will only cause more traffic and more dangerous situations along Lakeside.

Until the city can address the safety issues along Lakeside there should be strict adherence to limited development.

Sincerely,
Ken & Linda Johnston
4069 Lakeside Road

Sent from my iPhone

From: Paul Gibbons
Sent: Sunday, November 1, 2020 12:14 PM
To: Public Hearings
Subject: 375 SMYTHE DR REZONING

To Whom it may concern.

Paul Gibbons of 4545 Lakeside Road supports the LCR position on the rezoning of 375 Smythe Drive...

Paul Gibbons



Virus-free. www.avg.com

From: Sharon Gibbons
Sent: Sunday, November 1, 2020 12:18 PM
To: Public Hearings
Subject: 375 Smythe Drive Rezoning

I strongly oppose the rezoning of 375 Smythe Drive and I support the LCR position. Sharon Gibbons

Sent from my iPhone

From: Claire Keys
Sent: Sunday, November 1, 2020 1:15 PM
To: Public Hearings
Subject: 375 Smythe Dr Rezoning

Yes I support the LCR position.
My name is Claire Keys
4560 Valleyview Road, Penticton

Thank you.

4560 Valleyview Road
Penticton BC V2A 8V8

From:
Sent: Sunday, November 1, 2020 1:31 PM
To: Public Hearings
Subject: 375 SMYTHE DRIVE REZONING

I support the LCR position in this matter.

Also, more needs to be done to curb speeding and using private property as roundabouts.

And because of traffic, deer, garbage trucks, and bikers with bad attitudes, it is unsafe to walk along this stretch of road.

Brian Lessard

Sent from Mail for Windows 10

From:
Sent: Sunday, November 1, 2020 1:36 PM
To: Public Hearings
Subject: Proposed development / Rezoning of 375 Smythe Drive

Chris Turner
4789 Lakeside Road.

To The Mayor and Penticton City Council.

The LCR position submitted to Penticton City Council has my full support.

My wife Patricia Hudson has written at length **independently** on this subject which was submitted to City council, and I agree with her views entirely.

I personally am of the opinion the land should remain zoned as agricultural, but am willing to accept the proposed building of 27 detached single dwellings with restrictions on the building of secondary suites.

Thank you for your consideration of a concerned member of te LCR.

From:
Sent: Sunday, November 1, 2020 2:11 PM
To: Public Hearings
Subject: Rezoning of 375 Smythe Dr

Dear Mayor and Council:

We are very supportive of the position taken by the lakeside Corridor. Residents group in their letter of October 28th, 2020 regarding the rezoning of 375 Smythe Dr.

Gayle & Todd Finlayson
4010 Finnerty Rd
Penticton, BC V2A 8W2

From: barbara dawson
Sent: Sunday, November 1, 2020 3:05 PM
To: Public Hearings
Cc: Morgan Ratsoy
Subject: Re: 375 SMYTHE DR REZONING

I'm sorry I wrote the wrong address. My Address is 3977 Lakeside Rd.
Thank you!
Barb Dawson

On Oct 30, 2020, at 5:02 PM, barbara dawson

wrote:

Hello,
My name is Barb Dawson and I live at 3877 Lakeside rd. I support the Lakeside Corridor Residents concerns around the 375 Smythe Drive rezoning bylaw.. I care about traffic issues on Lakeside Rd and also, he wildfire made me think twice about our fire protection. I want to see the City do things right on Smythe Dr and around Skaha Buffs Park, Gillies Creek & Skaha Lake.

From: Fritz
Sent: Sunday, November 1, 2020 3:07 PM
To: Public Hearings
Cc: Lakeside Corridor
Subject: 375 Smythe Dr Rezoning

To:
Mayor and Council

I have been a farmer located on Valleyview Rd for over 40 years. I have sat on the Penticton Agricultural Advisory Board for over 15 years. I believe the rezoning of this parcel from Agricultural to Bareland Strata Housing is counter not only to the OCP, and by precedence will be detrimental to the future of all agricultural land in the city of Penticton. This parcel is situated next to the largest parcel of Ag land in the city. While this acreage is not currently being farmed, it has the potential to be a very productive farm. Having residential interface with this large agricultural parcel will cause potential problems with the act of farming, (ie: spraying, noise, dust,) that have always been a major conflict for residents and farmers alike.

The parcel at 375 Smyth is good agricultural land and my firm belief is it should remain zoned Ag. This parcel certainly pertains to the City's Official Plan: "OCP Policy 4.1.1.2 Avoid development in environmentally-sensitive areas, geological hazard and flood hazard areas, on steep slopes, in agricultural areas and in areas not readily served by transit."

I trust that Mayor and Council will recognize the importance of preserving our farmland and the ability to farm for future generations.

"Saving farmland also provides fiscal stability for local governments. Studies in both the U.S. and Canada show that farmlands more than pay for the municipal services they require, while taxes on residential use, on average, fail to cover costs."

Thank You,
Fritz Hollenbach
4560 VALLEYVIEW RD
Penticton, BC

From: Lyse & Randy Boras-Deselliers
Sent: Sunday, November 1, 2020 4:07 PM
To: Public Hearings
Subject: 375 Smythe Dr rezoning. Letter from Lyse Deselliers, 4777 Lakeside rd

Good evening, Mr Mayor, councillors, city staff.

My name is Lyse Deselliers and I am a resident of Lakeside road at 4777 lakeside rd. I also happen to be married to Randy Boras but I am not speaking for him today as he does that very well on his own. I am here though to support the LCR.

So to start, I am not an engineer or a planner. I am a retired veterinarian who now paints artwork for a living, and my engineering knowledge stops at the word “cantilever” and “gabion basket”. So I know little about the proper speed that should be mandated and enforced on a road with little to none line of sight. No, for that I trust that the city has a good group of engineers who will do everything they can to keep my kids safe. Instead my children have to gun it after a small prayer and “listening for traffic” hoping that they don’t get t-boned while exiting our little cul de sac. So I can only trust my city to listen to good, well researched data, and implement decent, financially feasible options to keep my family and my neighbours safe. And when I fill out a Traffic safety complaint form, like I did 2 years ago, I hope to get some sort of acknowledgment, but I am still waiting.

So, I really don’t know what a proper fire protection water flow is. Again, when buying a house along the lake in this beautiful community, I have no reasons to believe that the water flow, whatever it is, is inadequate to keep my home from burning down. I trust the city with its elected officials as well as its staff to do all they can to fulfill their duty to their citizens to keep them safe and not postpone recommended upgrades years after years. I mean, I trust the city would tell me that the flow is inadequate so that I am ready should a forest fire jump lakeside road or should my bbq explode, catching my house on fire. Or should I count on the BC Fire Services helicopters to come to my rescue? (like they did so well this summer). No, I believe the city will either remedy any deficit in flow asap or will inform everybody in the city who are in the same predicament so that they can also be prepared to lose it all. I’d like some action, or solid commitment or perhaps a reduction in our sizeable taxes.

Finally I marvel when the city goes out on the one hand collecting at great length the opinion of everyone about the OCP or the cycling lanes or the Skaha beach future, because the citizens made it clear at the last election that they wanted to be listened to. Kudo on that. But, I believe that on the other hand, the city will also listen to concerned citizens who go out of their way to follow the rules of public engagement, collecting signatures while knocking on doors, doing surveys, having numerous meetings, trying to meet staff and councillors, doing extensive research and giving presentations to council and the OCP committee. Not running to the media first thing but being respectful of proper procedure. I want to believe the city will take good minutes of the meetings where these concerned citizens eloquently make their points using power point presentations and put out some “ask”. I want to believe that the staff will cooperate and share information from the city to the concerned group (like a city financed loan made to the developer) and again pass on information from the group to the councillors in a timely fashion, making the process as transparent and unhindered as I believe it should be.

I am not here to “admire” the issues we are discussing, like Obama would say not to do. I am here to endorse the practical solutions proposed by the LCR that will have a real impact on the lives of the present and future citizens of this beautiful city. I want to know that the future newspapers stories will not use any of the names of the people involved here today in the same story lines as “ignored the issue before disaster struck” or “failed to implement practical timely solutions that could have save lives” or “did not do their due diligence, or simply their job”.

I want to believe that you Mr Mayor, councillors and especially all city planners and engineers, are people who take pride in protecting the citizens who elected them or who pay for their salaries. It’s a responsibility that I believe you are all well capable of meeting as you have been chosen to do so and I am looking forward to seeing it demonstrated practically in the near future. Thank you.

Lyse Deselliers

From: Selwyn Redivo
Sent: Sunday, November 1, 2020 4:28 PM
To: Public Hearings
Subject: 375 Smythe Drive Rezoning

Dear City of Penticton, Mayor, and Council,

the 375 Smythe Drive Rezoning application is not ready to go before a council reading, yet - the issues, which the proposed undertaking raises, have not been fully addressed. For their nature and extent, please refer to the Lakeside Corridor Residents letter of October 28, 2020.

There are those who don't understand, or don't want to understand, what it means to be responsible to themselves, their neighbors, and the environment around them. Because of this, others are obliged to do extra work in order to bridge the gap, do damage control, and repair... But with thorough preparation, the better the outcome. So, please, for the sake of preserving the integrity of a unique part of the Okanagan (not only for those who live here now, but everyone, in the future), please proceed with caution and foresight in handling Smythe Drive rezoning.

Thanks!

Sincerely yours,

Selwyn Redivo

4529 Lakeside Road,
Penticton, B.C. V2A 8W4

Dear City Council

At a city council meeting, about a year ago, I, and others, voiced our serious concerns to you about dangerous traffic issues throughout the Lakeside corridor, and a particularly dangerous strip on Eastlake road that required immediate action. Excessive speed, inappropriate parking, and blind corners, coupled with large construction vehicles filling the lanes was creating a very unsafe environment for pedestrians, cyclists and motorists, and would only get worse. These issues which needed immediate attention a year ago have only been exasperated with the continued building of houses in this already dangerous stretch of road. The community relied on you to take the dangerous situation seriously and work on our behalf to ensure our safety going forward. A councillor familiar with the road, promised to do something about the speed, but nothing was done. When video aired last year on the local news, which validated the clear and immediate danger of the road, you still did nothing. It wasn't until this last month, when I sent you video of the extremely dangerous circumstances our neighborhood is experiencing that you thanked me for bringing it to your attention. Bringing it your attention? – it was brought to your attention a year ago. It is your responsibility to field these concerns and to take action as required in a timely manner. Unfortunately, the general consensus in our neighborhood is that you don't follow up and take action. We feel powerless in the process so what is the point.

So here we are, a year later, with the Lakeside Corridor Residents team driving the safety bus, raising the alarm on current and future traffic safety, and fire protection safety for the lakeside corridor. They are working with a sense of urgency because more than likely you will go forward with the approvals of the development of the Painted Rock Property without the necessary infrastructure in place proactively. The entire lakeside corridor is not in a ready state to address the current outstanding traffic safety issues, so how can you move forward with additional building when you can't fix the current issues? The road simply cannot handle it, and the safety of the community should be the priority ahead of development. I am not against development but I am for proper, thoughtful and forward thinking implementation that mitigates impacts before they occur. I also have it on good authority, that there is currently a need for an additional fire hall, and firefighters to manage the city's current needs. Until that is addressed, and a

robust fire protection plan is in place, it is irresponsible to move forward until this issue is appropriately actioned.

When you interview for a job, you are asked questions that elicit your past behaviors so as to predict future behaviors. We now know your past behavior as it pertains to addressing traffic safety throughout the lakeside corridor. This gives us little confidence in this council's ability to make our community safe but I strongly urge the city to ensure that all required infrastructure is in place before any additional development is approved for the Lakeside corridor.

Sincerely,

Kendra Mitchell
4005 Finnerty Rd
Penticton, BC

From: Jim Cove
Sent: Sunday, November 1, 2020 5:26 PM
To: Public Hearings
Cc:
Subject: 375 SMYTHE DR REZONING

To whom this is directed,
concerns.

With regards to rezoning 375 Smythe Dr. I support the LCR position and there

Jim Cove,
4007 Finnerty Rd.

Sent from Jim Cove's iPhone

From: Lorraine Cove
Sent: Sunday, November 1, 2020 5:31 PM
To: Public Hearings
Subject: 375 Smyth dr rezoning

Lorraine Cove
4007 Finnerty Rd

To whom this may concern,
Regarding 375 Smyth drive rezoning I support the LCR position and there concerns.
Thank you,
Lorraine Cove

Have a great day!

From: Connie Redknap
Sent: Sunday, November 1, 2020 6:35 PM
To: Public Hearings
Subject: 375 Smythe Drive Rezoning Bylaw

There was an environmental forum before the 2018 municipal election. Two prospective councilors spoke strongly about the challenges of hillside development. Both were elected. It is my hope that all city councilors are taking seriously the consequences of removing more and more land zoned for agriculture and approving residential development.

It is important to have residential growth. However, as pointed out by other residents of Lakeside Corridor, there are clear disadvantages to having this development proceed including traffic issues, flooding and fire risks, which became all too real for us this past summer.

I do not support this hillside development. There is room for residential development closer to downtown where there are existing utilities, schools, services, public transit, and fewer traffic management challenges. Many working people needing housing are young families who are seeking a *walkable* community with *affordable* housing. Their needs should be addressed first.

There is a considerable amount of residential development both recent and proposed on the fringes of the city, many in locations where fire risk is high. As more and more agricultural land is now vineyards/wineries (120 now in the Okanagan) and housing development, less and less land is available for food production.

A local hotel produces a lot of food on a small local farm for their high end restaurant. It would be nice to see more of that local food production here. There are still farms and orchards in the region and locals like to support them. However, currently too much of the food purchased here is trucked long distances - a lot of it grown and processed in the US. There are many new and progressive food growing systems happening in the US and other parts of the world. There are systems such as vertical farming that facilitate 4-season high production on small land parcels. I would like the City to acknowledge the importance of becoming more self sufficient regarding food production.

I acknowledge this development offers some benefits to the City. I also note that the Agricultural Advisory Committee voted against rezoning this property. If 27 units are built I suggest there should be no suites and that all recommendations by neighbours are addressed and that the necessary road, footpath, and access measures are done before this project starts. Most importantly, I would like to see the developer rethink this project and give consideration to other potential uses of this beautiful parcel of land with the current zoning.

Connie Redknap
116 Lakeside Court

From: KATHY SOREL
Sent: Sunday, November 1, 2020 6:50 PM
To: Public Hearings
Subject: 375 Smyth rd development and road improvements

To Penticton council,

I do support Lakeside Corridor Residents concerns.

I am reminding council that people have died at our driveway(on a motorcycle) and in a car in the past. Also deer and a wolf have died in our driveway. Folks speed up our hill and down our hill constantly. So very dangerous for us to get in our hidden driveway.....

Thank you ,
Kathleen Lashbrook Sorel
4809 Lakeside Rd,,
Penticton

Sent from my iPhone

From: Nicolla Kaumeyer
Sent: Sunday, November 1, 2020 7:32 PM
To: Public Hearings
Subject: 375 Smythe Rd Application for Rezoning

Dear Penticton Mayor and Councillors,

My name is Nicolla Kaumeyer, and I reside at 4785 Lakeside Road, Penticton, B.C. This email is to notify you that I support the concerns of the Lakeside Corridor Residents and agree that the rezoning of this area will have a series of negative effects on the residents within our corridor and the greater Lakeside Road community.

As proud Pentictonites, I kindly ask that you put yourself in the shoes of the members of the Lakeside community and consider our concerns as if they were your own.

Kind thanks,
Nicolla Kaumeyer

From: Matt Boras
Sent: Sunday, November 1, 2020 7:35 PM
To: Public Hearings
Subject: Rezoning of 375 Smythe Drive

Hi,

My name is Matthew Boras and I live at 4777 Lakeside Road.

I support the LCR position outlined in their letter dated October 28th, 2020 regarding zoning bylaw amendment 2020-41 for 375 Smythe Drive.

Cheers,

Matthew Boras

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: Eric Paakspuu
Address: 172 Lakeside Court. Pen. B.C.

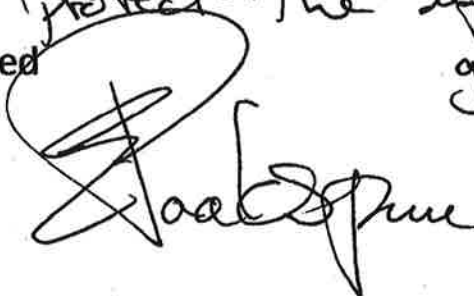
Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

I have lived here for over 20 years & am very concerned that our "corridor" truly needs restrict^{us} of large trucks & a mediatioⁿ to protect the safety of walkers, bikers & general users of our corridor.

Signed



From: William Muir
Sent: Sunday, November 1, 2020 8:36 PM
To: Public Hearings
Subject: Reference - 375 Smythe Drive Rezoning

Dear Mayor and Council, City of Penticton

We support the position of the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Regards,
William and Evelyn Muir
162 Derenzy Place, Penticton, BC, V2A 8W7

Sent from my iPad

From: David Hasdell
Sent: Sunday, November 1, 2020 8:48 PM
To: Public Hearings
Subject: 375 Smythe Rezoning Bylaw

Sir,

I am a resident of 184 Derenzy Place, Penticton, I am a member of The lakeside Corridor Residents, and have followed all the submissions to council. I would like to provide some feedback prior to the meeting.

There will be additional traffic onto Lakeside Road from this development, a dangerous intersection. I support an upgrade, as with careful design it will slow down N/B traffic prior to reaching the intersection, I have heard a traffic circle is being considered, in my opinion that would be ideal. There would also be traffic calming required for the N/B and S/B approaches, as considerable traffic calming would be required prior to a vehicle entering a traffic circle. Currently from the intersection N/B it is treated as a race track. I am a retired police officer, with extensive speed enforcement experience, thus an ability to accurately estimate the speed of vehicles. Speeds in that area are often 20-30 over the limit in the 15 percentile range of total vehicles. An intersection upgrade, along with a slightly lowered speed limit and traffic calming would have the potential to make the roadway leading to the intersection safer, the intersection itself, and go a long way to improving the overall safety not only for the residents adjacent to Lakeside Road, but also the many other users, walkers and cyclists. and improve a longstanding concern from residents. A win win for the potential new residents, existing residents and the many multi use road users.

I think careful consideration should be given to l sticking to the total of 27 units. The developer may not get permission for a carriage house/secondary suite on each site, but if some are allowed, how would future homeowners be prevented from appealing that.

Like many others the recent fire was a wake up call, the ability of our fire service to respond is excellent, but they require sufficient water supply and pressure. Adding houses also adds fuel for fires. Additional houses above Lakeside Road brings the chance of hot embers and the added risk of other fires.

Kind regards,

David Hasdell,
184 Derenzy Place,
Penticton,
V2A 8W7.

From: Matt Kaumeyer
Sent: Sunday, November 1, 2020 9:12 PM
To: Public Hearings
Subject: 375 Smythe Rd Application For Rezoning

Dear Penticton Mayor and Councillors,

My name is Matt Kaumeyer and I reside at 4785 Lakeside Road. I am emailing you today to voice my support for the concerns of the Lakeside Corridor Residents. I am strongly Against the rezoning of this area and the potential effects it will have on the Lakeside Corridor Residents and surrounding areas.

I strongly hope you will take the time to consider the concerns of myself and the other corridor residents.

Kinds regards,

Matt Kaumeyer

From: Mike Vinter
Sent: Sunday, November 1, 2020 9:37 PM
To: Public Hearings
Subject: 375 Smythe Rezoning

I support the LCR position on the rezoning at 375 Smythe Drive. I am the owner of 130 Lakeside Court.

Regards,

Mike Vinter

From: Brent Edge
Sent: Sunday, November 1, 2020 10:04 PM
To: Public Hearings
Subject: Zoning Amendment Bylaw No. 2020-41

Brent Edge owner 699 Heather Road, Penticton B.C. V2A6N8

Thank you for the opportunity to provide comments regarding Zoning Amendment Bylaw No. 2020-41 375 Smythe Road

Attached staff reports indicate that this development will add an additional 15% traffic load to Lakeside Road and Smythe Road intersection and that the anticipated intersection upgrade timeline will be required to be advanced at an estimated cost of \$1.5 million. Given the financial situation of the City and its reserve funds, I don't feel it is the time to be giving \$225,000 to a developer based upon the idea that the financial contribution for the intersection upgrade would cause an undue hardship on the developer.

Council should only consider this zoning amendment with the condition that the developer provide the City a 15% financial contribution to the future intersection upgrades and that The Zoning Amendment Bylaw is not adopted prior to the City receiving the 15% financial contribution.

Sincerely,
Brent Edge

From: Lisa Mccall
Sent: Monday, November 2, 2020 5:20 AM
To: Public Hearings
Cc: Lakeside Corridor
Subject: 375 Smythe Dr. Rezoning

Please see this email as support for the rezoning of 375 Smythe Drive in Penticton.

Kindest regards,

Ms. Lisa McCall & Mr. Tony White

From: Gina
Sent: Monday, November 2, 2020 7:06 AM
To: Public Hearings
Subject: 375 SMYTHE DR REZONING

Good Morning
I support the LCR position on the above mentioned address.

Kind regards
Gina Vinter
130 Lakeside Crt

From: Carola
Sent: Monday, November 2, 2020 7:30 AM
To: Public Hearings
Subject: 375 Smythe Dr. Rezoning

We would like to add our voices to the discussion, and rather than itemizing all of our concerns separately, we confirm that we support the Lakeside Corridor Residents Group's position.

There are many issues around this development that remain unresolved, and further discussion and planning are necessary.

Carola Preusser and Paul Mendes
4721 Lakeside Road
Penticton

From: Janette Morris
Sent: Monday, November 2, 2020 7:48 AM
To: Public Hearings
Subject: FW: 375 Smythe Road Rezoning.

My apologies, I forgot to add my full address. I have corrected this.

From: Janette Morris
Date: Monday, November 2, 2020 at 7:45 AM
To: "publichearings@penticton.ca" <publichearings@penticton.ca>
Subject: Re: 375 Smythe Road Rezoning.

To Whom It May Concern,

I am a long time resident (26 years) of 144 Derenzy Place, Penticton. I've resided in the southern part of Penticton since the late 70's.

I have seen a huge influx of traffic along Eastside Road in the last 10 years in particular. Part in due to the development of Lakeshore Highlands and the area south of the city limits, but a large part has been in the traffic going up Smythe Road to the Skaha Bluffs. The area around Skaha Bluffs and Smythe Road is a treasure to be kept intact as much as possible. I am not anti-development, but I am mindful of the fact that we are losing a lot of our wilderness areas to over-development.

I urge the council to keep the development of this and other areas surrounding Penticton, in check. Not only is the impact of development having a negative effect on our wildlife, but is in danger of making our lives unsustainable in many ways. Water quality and availability, air quality and the convergence of so many vehicles on a landlocked city. Which we are. Land degradation has huge consequences in the areas surrounding Penticton, soil erosion and excessive nutrient runoff into the lakes being just two of them.

If we do not keep all this in mind, Penticton will become just another over developed small city, choked with traffic and no parking for residents. We are already seeing the effects of over development that has taken place in the last 10-15 years in particular.

We haven't even begun to see the impact of the large developments underway on South Main Street opposite the park or the 3 Towers on Yorkton (which does not have enough planned parking).

You, our council, were voted in to protect us and our city. Again I urge you to look closely at what is happening in this beautiful place and make decisions based on what's good for Penticton, it's residents and the land surrounding us regarding future development.

Sincerely,
Jan Morris
144 Derenzy Place
Penticton BC V2A 8W7

From: Lisa Mccall
Sent: Monday, November 2, 2020 8:11 AM
To: Public Hearings; Lakeside Corridor
Subject: 375 Smythe Drive

We own 3945 Finnerty Rd and we support the position taken by the LCR in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Dr.

Thank you
Lisa McCall & Tony White

Get [Outlook for iOS](#)

From: jim morris
Sent: Monday, November 2, 2020 8:27 AM
To: Public Hearings
Subject: 375 rezoning

City of Penticton/city council,

I fully support the LCR position on the above application.

I truly appreciate the efforts of LCR in bringing our neighbourhood into the discussion of what kind of development should be approved at 375 Smythe.

This development has long term and far reaching impacts on our neighborhood and LCR have captured these perfectly.

Sincerely

jim morris
144 Derenzy Place
Penticton BC
V2A8W7

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: Sharon & Larry Lund

Address: 4593 Lakeside Road, Penticton.

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

Signed


S. E. Lund.

Document Transmittal

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

November 1, 2020
Dropped in City Hall Mail Slot

Attention: Angie Collison, Corporate Officer

Dear Angie:

RE: 375 Smythe Drive Rezoning – Zoning Amendment Bylaw No. 2020-41

Please accept the enclosed 26 signed letters from Penticton residents regarding the above rezoning as their individual submissions toward the Public Hearing scheduled for 6 pm November 2, 2020 at the Penticton Trade & Convention Centre. Some may also be sending additional comments in due course.

Each resident requested that we collect and deliver these letters to City Hall.

If you have any questions, please do not hesitate to call me at

Best Regards,



Randy Boras, M.Sc., P.Eng.
Lakeside Corridor Residents Group
4777 Lakeside Road, Penticton, BC

Enclosed Letters:

- Hope Byrne, 160 Smythe Dr
- Shawn Byrne, 160 Smythe Dr
- Cheri Peters, 48 Smythe Dr
- Dave Peters, 48 Smythe Dr
- Rachel Peters, 48 Smythe Dr
- Evelyn & Richard Villeneuve, 102 Derenzy Pl
- Connor Spence, 4769 Lakeside Rd
- Mitch Rose, 4541 Lakeside Rd
- Hans Strobel, 4095 Valleyview Rd
- Janet Howard, 4095 Valleyview Rd
- Theresa & Henry Maktaak, 182 Green Crt
- Ms. Bernie Hradec, #104-158 Green Ave W.
- Shauna Turner, 172 Lakeside Crt
- Anne Caple, 4736 Lakeside Rd
- Leonard Caple, 4736 Lakeside Rd
- Cliff Goertz, 4583 Lakeside Rd
- Norma Garnett, 4539 Lakeside Rd
- Marlene Lionello, 4535 Lakeside Rd
- Lothar Tennings, 4150 Lakeside Rd
- Diane Perrie, 3991 Finnerty Rd
- Karen Peturssan Black, 158 Lakeside Crt
- Randy Black, 158 Lakeside Crt
- Selwyn Redivo & Dorothy Redivo, 4529 Lakeside Rd
- Carl Olsson, #110-3948 Finnerty Rd
- Karl & Frances Hollowach, #107-3948 Finnerty Rd
- Rudy, Ute & Kim Steur, 3982 Finnerty Rd

Penticton City Hall
171 Main Street
Penticton, BC
V2A 5A9

October 31, 2020

RE: 375 Smythe Drive Zoning Amendment Bylaw No. 2020-41

Dear Mayor Vassilaki and Penticton City Council,

I have concerns for my neighbourhood regarding the rezoning of 375 Smythe Drive for a new development. I am very supportive of the position taken by the Lakeside Road Corridor group with regards to this zoning bylaw amendment as outlined in their letter to the City of October 28, 2020.

Sincerely,

Anne Caple
4736 Lakeside Rd
Penticton, BC

Anna Caple.

Penticton City Hall
171 Main Street
Penticton, BC
V2A 5A9

October 31, 2020

RE: 375 Smythe Drive Zoning Amendment Bylaw No. 2020-41

Dear Mayor Vassilaki and Penticton City Council,

I have concerns for my neighbourhood regarding the rezoning of 375 Smythe Drive for a new development. I am very supportive of the position taken by the Lakeside Road Corridor group with regards to this zoning bylaw amendment as outlined in their letter to the City of October 28, 2020.

Sincerely,

Leonard Caple
4736 Lakeside Rd
Penticton, BC



Handwritten signature of Anne Caple.

November 1, 2020

Cliff Goertz
4583 Lakeside Road
Penticton, BC V2A 8W4

Penticton City Hall
c/o Corporate Officer
171 Main Street
Penticton, BC
V2A 5A9

Regarding Zoning Amendment Bylaw No. 2020-41 (375 Smythe Dr)

Dear Mayor and Council

I am a resident of Penticton living on Lakeside Road. I am in agreement with the position taken by our Lakeside Corridor Residents group in the letter they sent you dated October 28, 2020. Please do not approve this rezoning until you have worked with our residents' group to resolve the issues they have brought forward.

Yours truly,

Cliff Goertz

A handwritten signature in black ink, appearing to read "Cliff Goertz", written over a large, light-colored circular scribble or watermark.

Norma Garnett
4539 Lakeside Road
Penticton, BC
V2A 8W4

November 1, 2020

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

Attention: Corporate Officer

Dear Mayor Vassilaki and Penticton Council

For Zoning Amendment Bylaw No. 2020-41 (375 Smythe Dr)

Please take seriously the safety concerns and other issues brought up by the Lakeside Corridor Residents in their letter of October 28, 2020. I am in agreement with the concerns they have listed and fully support the reasonable requests that they have made of the City. Please resolve these before approving this rezoning.

Yours truly,

A handwritten signature in black ink, appearing to read 'Norma Garnett', written in a cursive style.

Norma Garnett

Marlene Lionello
4535 Lakeside Rd
Penticton, BC
V2A 8W6

October 31, 2020

Attention: Corporate Officer
City of Penticton
171 Main Street
Penticton, BC
V2A 5A9

Subject: Zoning Amendment Bylaw No. 2020-41 for 375 Smythe Drive

Dear Mayor Vassilaki and City Council

I request that you address the concerns laid out in the Lakeside Corridor Residents' letter of October 28, 2020 before giving final reading to this bylaw. Their position is reasonable and I am fully supportive of it.

Best regards,

A handwritten signature in cursive script that reads "Marlene Lionello".

Marlene Lionello
Lakeside Road Resident

Lothar Tennings
4150 Lakeside Road
Penticton, BC
V2A 8W4

October 31, 2020

Corporate Officer
City of Penticton
171 Main Street
Penticton, BC
V2A 5A9

Dear Mayor Vassilaki and Council

Zoning Amendment Bylaw No. 2020-41 (375 Smythe Dr)

My name is Lothar "Spike" Tennings. I support the issues raised and the recommendations made in the Lakeside Corridor Residents letter of October 28, 2020.

Yours truly,

Lothar Tennings

A handwritten signature in cursive script that reads "Lothar Tennings".

Diane Perrie
3991 Finnerty Road
Penticton, BC
V2A 8W2

October 31, 2020

Attention: Corporate Officer
City of Penticton
171 Main Street
Penticton, BC
V2A 5A9

375 Smythe Dr - Zoning Amendment Bylaw No. 2020-41

Dear Mayor Vassilaki and City Council

I fully support the Lakeside Corridor Residents and the letter they submitted on our neighbourhood's behalf on October 28, 2020. I urge Council to work with them to resolve the issues before the zoning amendment bylaw is passed. The concerns are real and the request is reasonable.

Yours truly,

A handwritten signature in cursive script, appearing to read "Diane Perrie".

Diane Perrie

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: Karen Petursson Black

Address: 158 Lakeside CrT.

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,



Signed

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: Randy Black

Address: 158 Lakeside Crf.

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards, *Randy Black*

Signed *[Signature]*

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: Selwyn Redivo & Dorothy Redivo

Address: 4529 Lakeside Road

Penticton, B.C. V2A 8W4

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

Selwyn Redivo

Dorothy R. Redivo

Signed

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

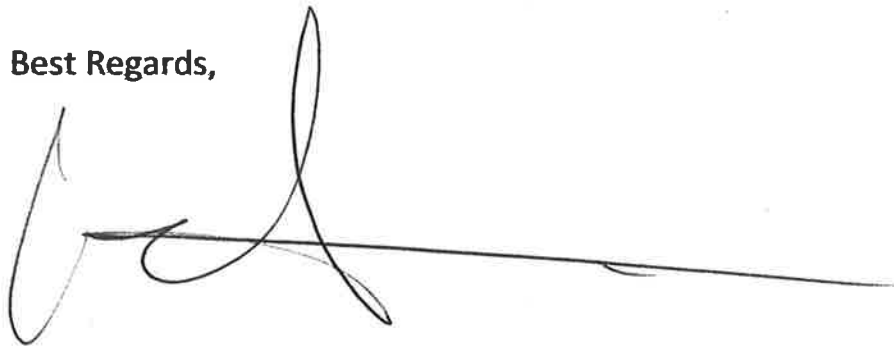
From: CARL OLSSON

Address: 110-3948 FINNERTY ROAD

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

A handwritten signature in black ink, appearing to be 'Carl Olsson', with a long horizontal line extending to the right.

Signed

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From:

Karl & Frances Hobowach

Address:

167 - 3948 Finnsbury Rd

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

KARL Hobowach
FRANCES Hobowach

Signed



To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: Ruby Steur
Address: 3982 Finnerley Rd, V3A 8W2

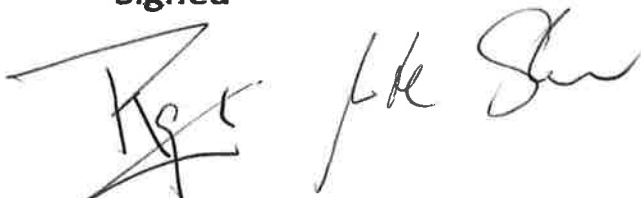
Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

Ruby Steur
UTE STEUR

Kim Steur
Signed



Kimber

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: Hope Byrne

Address: 160 Smythe Dr Penticton, BC

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

Hope Byrne

Signed

H Byrne

Major concern with high volume traffic on a dangerous corner where Smythe Dr meets Lakeside Rd.

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

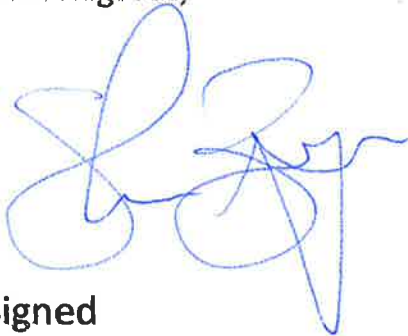
From: Shawn Byrnie

Address: 160 Smythe Dr

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,



Signed

Concern with high volume traffic
on Smythe Rd intersection with
Eastside Rd.

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: Cheri Peters

Address: 48 Smythe Dr

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

Cheri Peters
Signed



To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: Dave Peters

Address: 48 Smythe Dr.

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,


Dave Peters
Signed

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: Rachel Peters

Address: 48 Smythe Dr.

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,


Rachel Peters
Signed

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: EVELYN AND RICHARD VILLENEUVE

Address: 102 DERENZY PLACE PENTICTON BC V2A8W7

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

Signed

A handwritten signature in black ink, appearing to be 'Evelyn and Richard Villeneuve', written over a horizontal line.

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: Connor Spence

Address: 4769 Lakeside Rd

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

Connor Spence

Signed



To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: Mitch Rose
Address: 4541 Lakeside RD

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

Mitch Rose

Signed

A handwritten signature in black ink, appearing to read "Mitch Rose", written over a horizontal line.

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: Hans STROBEL

Address: 4095 Valleyview Rd.

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

Hans Strobel

Signed

Hans Strobel

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: JANET HOWARD.

Address: 4095 Valleyview Rd.

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

Signed

Janet Howard.
JANET HOWARD

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: Theresa and Henry Maktaak (MAKTAAK)

Address: 182 Green Cr. Penticton, B.C. V2A-7K5.

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

Signed

Theresa and Henry Maktaak

To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From:  BERNIE HRADEC

Address: 2104 158 Green ave West Penticton

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,



Signed



To: Mayor and City Council

October 31, 2020

Attention: Corporate Officer

Subject: 375 Smythe Drive Rezoning (Zoning Amendment Bylaw No. 2020-41)

Email to: publichearings@penticton.ca

From: SHAUNA TURNER shaunaturner@shaw.ca

Address: 172 Lakeside Court
Penticton BC
V2A 8W7

Dear Mayor and Council:

I / We are very supportive of the position taken by the Lakeside Corridor Residents group in their letter of October 28, 2020 regarding the rezoning of 375 Smythe Drive.

Best Regards,

Shauna Turner

Signed

Shauna Turner