

THE CORPORATION OF THE CITY OF ENDERBY

Report of a **Public Hearing** held on August 21, 2023 at 4:35 p.m. in Council Chambers.

Present: Mayor Huck Galbraith
Councillor Tundra Baird
Councillor Roxanne Davyduke
Councillor David Ramey
Councillor Brian Schreiner
Councillor Sarah Yerhoff

Absent: Councillor Shawn Shishido

Staff: Chief Administrative Officer – Tate Bengtson
Chief Financial Officer – Jennifer Bellamy
Planner – Kurt Inglis
Clerk-Secretary – Andraya Holmes

Mayor Galbraith read the rules of procedures for public hearings and introduced the following bylaws:

Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1773, 2023 and Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1774, 2023

Legal: Lot 1 Block 1 Section 26 Township 18 Range 9 West of the 6th Meridian
Kamloops Division Yale District Plan 1094 Except Plan M13332 and Lot 2 Block
1 Section 26 Township 18 Range 9 West of the 6th Meridian Kamloops Division
Yale District Plan 1094
Address: 902 Regent Avenue, Enderby, BC V0E 1V1 (Lot 1) and 906 Regent Avenue,
Enderby, BC V0E 1V1 (Lot 2)
Applicant: James Kay
Owners: Teri Robson and Andrew Kivari

The Planner provided an overview of the background information related to the bylaws.

Mayor Galbraith invited members of the public from the gallery to make representations.

Esther Langridge, 809 Regent Avenue, Enderby BC

- Opposed to the application
- Concerns about loss of the unconstructed road portion of Regent Avenue, currently used as a sledding hill in the winter.
- Concerns about traffic and safety of children biking.

Joe Langridge, 809 Regent Avenue, Enderby BC

- Opposed to the application.
- Concerns about loss of the unconstructed road portion of Regent Avenue, currently used as a sledding hill in the winter.

John Langridge, 809 Regent Avenue, Enderby BC

- Opposed to the application.
- Concerns about loss of the unconstructed road portion of Regent Avenue, currently used as a sledding hill in the winter.
- Concerns about trees being removed from the hillside.
- Concerns about machinery in the neighbourhood during construction.

Katherine Langridge, 809 Regent Avenue, Enderby BC

- Opposed to the application.
- Presented to Council a survey that she conducted of 17 property owners in the neighbourhood.
- Concerns about water and erosion caused by removal of trees.
- Concerns about destruction of animal habitat.
- Concerns about infrastructure.
- Concerns about increased traffic both during and after construction.
- Concerns about parking.
- Concerns about loss of green space.
- Concerns about increased density.
- Concerns about renters.
- Concerns about room in schools.

John Brennan, 1104 High Street, Enderby BC

- Opposed to the application.
- Concerns about infrastructure.
- Concerns about removal of trees and erosion.
- Concerns about safety of children using the walkway from Salmon Arm Drive to High Street.
- Concerns about the possibility of a dumpster being placed on the property.
- Concerns that there isn't a final plan as to what will be built.
- Concerns about the width of High Street.
- Concerns about other properties in the area being rezoned for higher density in the future.
- Concerns about the current state of High Street, as well as water lines in the area.
- Concerns about a lack of sewer backflow preventers on buildings in the area.
- Concerns about a gas main that goes up the unconstructed portion of Regent Avenue.
- Concerns about distance from a fire hydrant as well as access for firetrucks.

Jim Soper, 123 Cliffview Drive, Enderby BC

- Opposed to the application.
- Concerns about loss of the aesthetics and quietness of the neighbourhood.
- Concerns about removal of trees on the property.
- Concerns about loss of wildlife habitat.
- Concerns about water runoff.
- Concerned that this lot is not large enough for the proposed development.

Andrew Bos, 812 Regent Avenue, Enderby BC

- Opposed to the development
- Concerns about the potential height of the development.
- Concerns about removal of trees on the property.
- Would like to see plans for the project.
- Concerns about water runoff.
- Concerns about the cost of rentals.
- Concerns that this decision may set a precedent for other properties in the area.
- Would prefer a single-family dwelling on this lot.

Angie Riggall, 1102 High Street, Enderby BC

- Opposed to the application.
- Does not trust developers.
- Concerned that there will be more requests for variances in the future.
- Would like letters sent to homeowners within a larger radius around the subject property.
- Opposed to rentals.
- Concerns that this decision may set a precedent for other properties in the area.

James Kay, Applicant

- Desire is to create affordable housing in Enderby.
- Units in this triplex will have 2 or 3 bedrooms and are intended for families.
- Plan is to build one triplex and does not have any future development plans in the area at this time.
- Delivered a brochure to neighbouring properties and received no feedback.
- Has received input from engineers and building professionals that this project is doable on the subject lot.

Bonnie Hardy, 1106 Sicamous Street, Enderby BC

- Opposed to the application.
- Concerns that many people in the neighbourhood did not receive the brochure from Mr. Kay.
- Noted that the greenspace mentioned in the brochure will not be a public park.
- Concerns about the cost of infrastructure required for this development.
- Concerns about fire flows.

John Brennan, 1104 High Street, Enderby BC

- Concerned what will happen when the current owners of 117 Cliffview sell their property.
- Would like the remainder of the unconstructed portion of Regent Avenue to be a public park or trail.

Mr. Brennan asked how voting works for this matter because of the absence of Councillor Shishido.

Chief Administrative Officer responded that Council has quorum to make a decision; however, because the proposal involves a change to the Official Community Plan, a majority of the total number of Council members must vote in favour of the application. In this case, the application must have four votes in favour to be approved, regardless of the number of Council members then in attendance.

Angie Riggall, 1102 High Street, Enderby BC

- Concerns about ground water.

- Asked if the triplex will be strata or rentals. Wanted it to be strata so there would be no rentals, only ownership.

Mayor Galbraith asked if there were any written submissions.

The Planner read the following written submission.

Bonnie Hardy, 1106 Sicamous Street, Enderby BC

- Concerns that letters were only sent to properties within 30 metres.
- Opposed to the application.
- Concerns about effects on infrastructure.
- Concerns about drainage and run-off.
- Concerns about safety and flow of traffic.
- Concerns about parking.
- Concerns about road conditions and a lack of upgrades in the area.
- Concerns about a lack of sidewalks.
- Concerns about noise.
- Concerns about landscaping.
- Concerns about access for firetrucks.
- Concerns about distance from a fire hydrant.
- Concerns about garbage pickup and snow removal.
- Stated that the neighbourhood consensus is that they would prefer a single-family dwelling.
- Asked if there will be strata for the units in the triplex.
- Concerns about surface water runoff.
- Concerns that the slope of the lot is too steep.
- Concerns about the safety of pedestrians on the High Street walkway during construction.
- Concerns about erosion and removal of vegetation.
- Concerns about an increased demand on water and sewer systems and impacts to water pressure in the neighborhood.
- Concerns that this rezoning may set a precedent for future developments in the area.

Mayor Galbraith opened the floor to questions from Council.

Councillor Schreiner asked for clarification on the notification process for these types of applications.

Chief Administrative Officer responded that properties within 30 metres of the boundaries of the subject property receive a letter. For the remainder of the community, the City uses notifications in the local paper and on the City's website.

Council discussed concerns of drainage and increased runoff.

Chief Administrative Officer clarified that the developer is required to submit a storm water management plan that is acceptable to the City and up to good engineering standards, and must meet pre-development flows.

Councillor Ramey asked Mr. Kay if the intent is to stratify the units.

Mr. Kay responded that it would be his desire to create ownership, but that he is unable to commit at this stage to whether the units will be strata or rental.

Councillor Davyduke asked about the gas line that was mentioned that may run up the unconstructed portion of Regent Avenue.

Planner responded that the developer will have to send referrals out to utility companies who will assess the area and give direction to the developer as to what will need to be done to protect their interests.

Councillor Baird asked about garbage disposal on the property.


Planner responded that for multi-family developments garbage pick-up is the responsibility of the owner. They may choose to have a dumpster, but it must be a solid and secured container to not attract wildlife.

Councillor Ramey asked if there is any intent to keep trees on the property.


Mr. Kay responded that he must clear enough to create access and a building pad, but that he intends to preserve as much as possible.

Mayor Galbraith made his closing statement and declared the Public Hearing closed at 6:34 p.m.

Pursuant to Section 465 (6) of the *Local Government Act*, I, Tate Bengtson, Corporate Officer, hereby certify this to be a fair and accurate report of the Public Hearing held on August 21, 2023.



Signature



Date