

## CITY OF ARMSTRONG

Minutes of the Public Hearing Meeting held in the Council Chambers, 3570 Bridge Street, Armstrong, B.C., on June 25, 2018.

### PRESENT:

Council: Mayor C. Pieper  
Councillors P. Britton, S. Drapala, L. Fisher, S. Fowler, G. Froats and L. McGregor

### Regrets:

Staff: Kevin Bertles, Chief Administrative Officer / Chief Financial Officer  
Jennifer Graham, Corporate Officer / Recording Secretary  
Ryan Roycroft, Planner  
Warren Smith, Community Services Manager

Others: 65 plus (approx.) members of the public  
1 media

### CALL TO ORDER

Mayor Pieper called the Public Hearing to order at 6:15 pm.

Mayor Pieper stated “submissions by those who believe their interest in property, known as 3730 Okanagan Street is affected by the proposed City of Armstrong Official Community Amendment Bylaw No. 1820, 2018 (from Single / Two Unit Residential to Multiple Unit Residential Medium Density) and City of Armstrong Zoning Amendment Bylaw No. 1821, 2018 (from CR.1 (Country Residential 1) Zone to RM.2 (Multiple Unit Residential – apartment) Zone) located at 3730 Okanagan Street, applicant - TRTA Architecture (owner - Quality First Homes).

The Mayor read the Notice of the Public Hearing and outlined the guidelines that explain the public hearing process.

Mayor Pieper stated that two written submissions were received from Armstrong residents, both in opposition.

### Submissions:

- Colonial Farms: letter outlining concerns was written and read out by Allan King of Colonial Farms.
- Algunn Enterprises: owns the property east of subject property – concerned with access to property.

### Overview from City Planner

Planner Roycroft introduced and provided background information on the OCP and Zoning amendments that have been requested by the applicant for 3730 Okanagan Street, Armstrong, BC.

Noted that land use is the subject of these bylaws. The current plan allows for single residential or duplex. The proposed plan would supply rental housing. The public process was outlined.

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Michelle Hill – Wilson Ave, Armstrong

- Engineering concern question in regards to parking lot.

Planner Roycroft noted for roadworks a storm water plan is included and there is a guarantee that there will be no discharge.

Brian Monahan – Engineer for subject property spoke on behalf of applicant.

- The plan is very preliminary in regards to the process.
- They will provide water/sewer storm requirements and collector road across front of property.
- No work has been contemplated north of the creek – south side only.
- Improvements up to creek crossing and would include water main upgrade for fire flow.
- Pump station will be larger than required.
- Sidewalk on both sides of street, and street lights.
- Setback area has been established and pathway will remain.

**CALL FOR PRESENTATIONS AND/OR SUBMISSIONS**

The Mayor opened the floor to comments.

Robert Wagner – Wood Avenue, Armstrong – Comments and questions included:

- For the south side of property they would need Section 11, has this been considered?
- Are they going to be doing preloading?
- For properties along Wood Avenue, is City prepared to take liability for flooding basements?

Garhen, Armstrong Resident – Comments included:

- Marshlands help prepare drinking water and protect species. Spoke to the importance of retaining natural wetlands. Feels this is unacceptable in every way.

Judy Hansen – Wood Avenue, Armstrong

- Spoke of concern about water. Has water issues now.

Dorianne Kohl – Wood Ave, Armstrong

- Noted that only weeks ago, Meghan Creek flooded and Patterson Ave had to be evacuated. Asked why are we contemplating developing on wetland again?.
- Read an article from a magazine published in 1994 on development that was the scene of environmental protest here in the past.
- Ended that this proposed development should be stopped.

Petra Bader - Burns Avenue, Armstrong :

- Concerned that the OCP states that there should be no development on wetlands. Realizes that development is not prohibited but they need to go through additional regulations.

Mary Anne Domarchuk - Coldicott Drive, Armstrong

- Encouraged Council to say no to development of wetlands

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Janine Carscadden – Schubert Road, Armstrong – Comments included:

- There is pressure to build housing on vacant land but hopes that we can strive to be leaders – asked representative to be leaders.
- Asked if the land can be rezoned to not allow single residential either?

Gail Salter – Meadowcreek, Armstrong

- Reminded Council of water issues in Armstrong and that we do not need to add to them.

Jill de la Salle – 2375 Fletcher Avenue, Armstrong

- Would like to see privately owned lands preserved.
- Asked how we as a community look out for landowners as well.

Garhen, Armstrong Resident

- Noted that there is a stewardship program through Province for owners.
- Stated that North Okanagan region is water poor..

Kaila Sinclair – Adair Street, Armstrong

- Questioned why are we paying for this study of these lands.

Planner Roycroft noted the Developer is responsible for all costs including geotechnical works and studies. The study may be flood mapping and it is being done through a grant.

Janine Carscadden – Schubert Road, Armstrong

- Asked if there can be more than one environment consultant to get opinions.
- Noted that the Developer cannot be allowed to do work until zoning is changed.

The Public Hearing recessed at 7:00 pm to Call to Order the Regular Council meeting.

The Public Hearing reconvened at 7:04 pm.

Susan Schaffer – Jarvis Street, Armstrong

- Question: Can this land be rezoned to wetlands so it can not be zoned?

Planner Roycroft commented that the OCP and rezoning can be changed by Council. It should follow similar process as this with public input. It is recommended that if Council tries to down zone they should talk to owner and offer compensation.

Garhen, Armstrong Resident – Comments included:

- Under current legislation they could do a resolution to down zone. Make Armstrong an example, be leaders.

Lori Marlow, Okanagan, Armstrong

- Stated that this is beautiful land, lets keep it the way it is.

Rhiannon Galantra– Rankin Place, Armstrong – Comments included:

- people here have spent time in wetlands and lands have to be preserved.
- Really against this. On behalf of this community would like to see visionary community.

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Ken Chapman – Rosedale, Armstrong

- Asked how would land in perpetuity work if council was in favour. Mentioned conservancy fund.

Mayor Pieper noted the conservancy fund is a Regional District initiative.

Robert Wagner, Armstrong Resident

- Asked if Armstrong can start planning greenspaces and wildlife corridors?

Natalie Smith – Pleasant Valley Road, Armstrong

- Noted that she stands firmly against this development, would like to build roots and family in Armstrong and that it is important for young people to be able to enjoy nature.

Laura Richey – Highland Park Rd, Armstrong – Comments included:

- the wetland is a treasure and few communities have something this beautiful.
- Stands firmly against this and to consider rezoning this.

Question from floor

- When is wetland mapping scheduled to be completed?

Mayor Pieper noted that it should be completed this summer – mapping being done encompasses Meighan and Deep creeks.

Garhen, Armstrong Resident

- Asked if houses on other side of marsh are experiencing flooding basements.

Ken Smedley - Wood Avenue, Armstrong

- Noted that this is last opportunity to speak.
- Opposes the rezoning

Mayor Pieper reaffirmed that this is the only opportunity for public to speak.

Garhen, Armstrong Resident

- Asked if Council have read about or researched the value of wetlands

Question from floor

- What happens with parking?

Engineer of Developer stated that parking lots are not subject to the 5 metres above water mark.

Dorianne Kohl – Wood Avenue, Armstrong

- Read a poem she wrote in 1994.

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Janine Carscadden – Schubert Road, Armstrong

- Said that this is not an adversarial relationship and hoping Council will make a responsible decision and asked what can the community do to support this as well. Councillor Drapala stated that he appreciates everyone coming to meeting and sharing thoughts.

Danyan Martwig – Pleasant Valley Road, Armstrong

- Stated she is grateful to grow up and live here and hopes that we can provide lands for future generations.

Brodie Muskett Becker Street, Armstrong

- Very opposed to any development on swamp. Completely disagrees with this zoning change.

**HEARING CLOSED**

Upon no further representations or submissions the Mayor declared the public hearing closed at 7:35 pm.

CERTIFIED as being a fair and accurate report of the public hearing.

*Signature on File*  
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CORPORATE OFFICER

*Signature on File*  
\_\_\_\_\_  
MAYOR