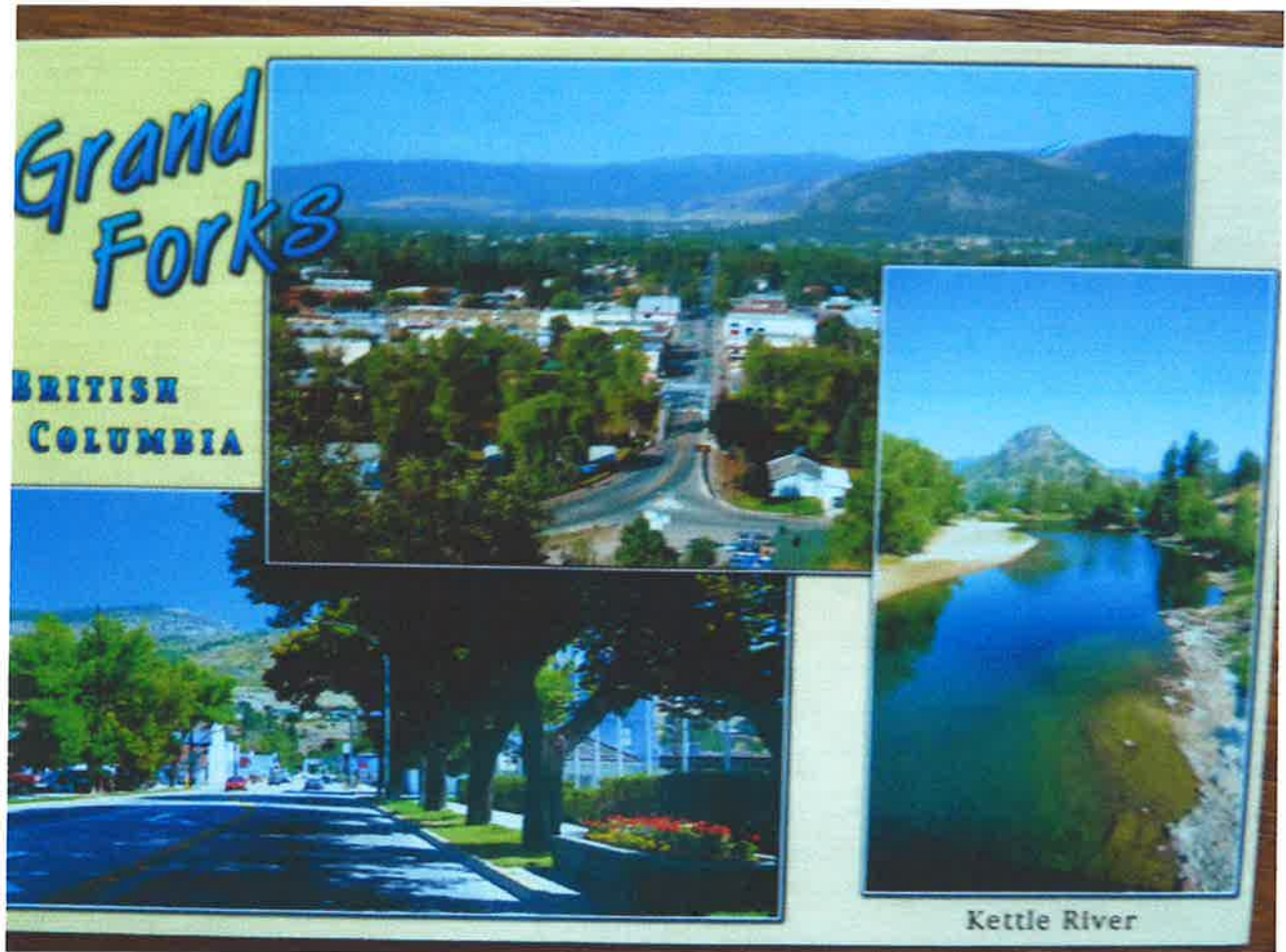


INPUT ON THE PROPOSED OFFICIAL COMMUNITY PLAN

Prepared on: November 20, 2017

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Our Neighbourhood Today

Thank you for the opportunity to contribute to the Official Community Plan Bylaw Amendment.

We live on 11 Street and are interested in how future development could impact our neighbourhood.

Our section of 11 Street is unique because it is only 1 block long, bordered by Central Avenue/Perley School Playground to the south and by "Zak's Farm" to the north. There is alley access at the north end of the block to 10th Street and 12 Street, so local vehicle traffic is low.

The block has some beautiful, large Maple trees on the boulevard. The neighbours rake bags and bags of leaves each fall season, which saves the City from the chore.

There is pride in ownership. There are no unsightly premises on the block.

There is a sense of neighbourhood and community on this block. Six years ago, the second year of our arrival on 11 Street, we initiated a committee to organize the Annual Block Party, which is held the Saturday after Labour Day. It's pot luck and all neighbours on our section of 11 Street, alleyway neighbours from 10th and 12th Street are invited. Turnout is approximately 75% of households and was 34 smiling faces in 2017.

So, in summary, today 11th Street is green, well-kept, friendly and architecturally pleasing.

Our Neighbourhood in the Possible Future

It is noteworthy there is a Carpenter/House builder/Developer, Mr. Guy Dubeault, who lives in our neighbourhood. To our knowledge, Mr. Dubeault built one house and refurbished one house on 11 Street. He owns two more vacant lots (possibly 3, depending upon zoning and the Official Community Plan passing) on 11 Street, each of which are on either side of our house.

To our knowledge, Mr. Dubeault owns 1 old rental property on 12 Street and he has just completed building a bungalow behind our house on 12 Street. He also owns the end vacant lot on 12 Street.

So, Mr. Dubeault's future intentions and the liberalization proposed in the Official Community Plan for secondary suite, garden suite and subdivision lots could significantly and negatively impact our neighbourhood in general and me specifically.

The Impact of the Proposed Official Community Plan on our Neighbourhood

Because we are not in the building, development or city planning business, it is difficult for us to understand in its entirety the impacts the proposed Section 4.3 "Policies" will have on our neighbourhood.

Specifically, Policies, Section 4.3.16: the impact of lowering minimum dwelling size, enabling garden suites and laneway houses and other measures as appropriate to increase density and infill development;

And, Section 4.3.19: enable increased residential density across all residential land uses through incremental development of small dwellings, suites, micro-apartments and tiny houses.

Further, the new section 14.10 titled "Accessory Dwelling Unity and Tiny House Development Permit Area", ADU and DPA, proposed to be added to the "Guiding Principles" could have detrimental impact on the visual integrity and livability of our neighbourhood, despite the best of intentions to be "designed for durability and have an attractive appearance over the long term".

In the ADU/DPA section we are heartened to see that "buildings should be clad with durable, aesthetically acceptable and environmentally friendly materials at least as good of quality as the primary dwelling: vinyl and aluminum siding is not acceptable.

As ordinary citizens, we do not notice any difference in the required parcel size or requirements, between R-1 (Residential – Single & Two Family) Zone and R1-A (Residential – Single Family) Zone, except the R-1 Zone will allow one single family dwelling, plus, one secondary suite and one garden suite or Tiny House on Wheels; or, one two-family dwelling, plus one garden suite or Tiny House on Wheels. So, we would like the proposed bylaw to specify how R-1 and R1-A zoning decisions are made and by whom.

We request the City tell us what could be built today on the two lots on either side of our house: 7481 – 11 Street and 7519 – 11 Street. We request also the City tell us what could be built on these two lots, if the Proposed Community Plan Bylaw Amendment is approved.

We propose that the Community Plan include notification to an impacted neighbourhood that a Zoning Change has been requested in their area. Also included should be adequate time for individuals to respond to the requested zoning change; in our opinion the timeline to formally respond should be 4 months to reflect the "snowbird" lifestyle of some community members.

In Summary

Fundamentally, we acknowledge we cannot impact growth in our neighbourhood and community. But all stakeholders can minimize possible negative impacts of their decisions and developments on neighbouring properties.

There is a requirement for clear definitions and guidelines, both objective and subjective, on decisions on new buildings that will impact existing neighbours. Included in this are factors such as the new building height, the new building proximity to neighbours, the new building window locations, the new building orientation, lot landscaping, lot parking and lot outside sitting areas.

Our intent here is not to stop progress.

Our intent is to ensure decisions are in fact progressive for all stakeholders.

We do want to continue sharing with our neighbours the annual "raking of the maple leaves" and we look forward to organizing our Seventh Annual Block Party!