



CITY OF WEST KELOWNA REGULAR COUNCIL ADDENDUM

Tuesday, May 28, 2019, IMMEDIATELY FOLLOWING THE PUBLIC HEARING AT 6:00 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

Pages

2. INTRODUCTION OF LATE ITEMS

***2.1 Re. DP 18-29, 1975 Shannon Lake Road (see item 8.1.2 under Division Reports to be Pages 128.1-128.9) e-mails received from:**

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- Lee & Doris Karvonen
- Kenn and Fran Kardish
- Treasure View Estates residents

From: lee [REDACTED]
Sent: Thursday, May 23, 2019 10:59 AM
To: [REDACTED]
Subject: Input from Carol

Hi Carl,

This email is for Carol.

Hi Carol,

We have received a letter from the City of West Kelowna regarding a Development Permit with Variance No. DP 18-29 for 1975 Shannon Lake Road for a 97 unit townhouse development. If you recall, when coming to our place you have to go up the road from Shannon Lake road and around a bluff to our small street. This development site is just across the road from the bluff. We have great concerns with two different issues. The greatest is the fact that we have been threatened by two different forest fires since we've lived here. One was the Rose Valley and the second most recent one was just on the other side of Shannon Lake Road which started at the Smith Creek area, which you are familiar with, and which moved quickly over to our area. Should they build a large complex at the above location, we have one little road to be able to evacuate. Our twenty houses on our little street wouldn't have a hope of getting out of here should there be another fire, because of all the people from the townhouse complex having immediate access to the one little road. This is bazaarre. Obviously, the city permit department or whoever gives the okay has not even considered this. Our street has the hillside on one side which has a small forested area which is an immediate threat to the whole street, should there be ash or sparks from a close fire. We would like to hear from the city on how they expect us to be able to evacuate should we need to. Considering the fire danger threat with the oncoming hot summer, this needs their immediate attention before allowing this building project to go through.

The second problem is that this is a 55+ community, and we were told that the above development would include families. Our street is just wide enough for two cars to pass, with one turnaround at the end. There is no way that we wouldn't have children biking, skate boarding etc. on our street, which could pose a huge danger to them as we are not a gated community, and a stressful situation for us when we are having to back out of our driveways, etc. There needs to be more investigation into this situation before the city issues a permit to begin construction of such a large complex on this site.

Carol, we would appreciate it if you could personally read this to your fellow council members at the meeting scheduled for 28 May. We believe that this would be a more powerful way of getting their attention. We are also sending a copy to your Planning Manager, Brent Magnan. However, your personal attention to this would be very much appreciated. Thank you.

Sincerely,

Lee & Doris Karvonen

#4

-----Original Message-----

From: [REDACTED]
Sent: May-26-19 10:47 AM
To: info west kelowna <info@westkelownacity.ca>
Subject: File No. DP18-29

Dear Sirs/Mesdames

Please find attached our response to your undated letter received by us on May 16, 2019.

Kenn and Fran Kardish

Kenn and Fran Kardish
Treasure View Estates
3-2025 Shannon Lake Road
West Kelowna, B.C. V4T 1V5



City of West Kelowna
Development Services
2760 Cameron Road
West Kelowna, B.C.

May 24, 2019

Attn: City Clerk

VIA EMAIL: info@westkelownacity.ca

Dear Sirs/Mesdames:

RE: File NO. DP18-29

We have your undated letter received by hand at our residence on May 16, 2019.

Our concerns are:

1. No Restrictions. Our residence in Treasure View Estates is a 55+ community. We are concerned that the designation of our Community becomes meaningless and redundant with a 97 unit townhouse development, without restrictions, being allowed next door.
2. Traffic and People. In fact, the above becomes more pronounced by the proposed utilization of our driveway as access to the new development. This would significantly increase the number of people and vehicles virtually on the same property.

We are entitled to the peaceful occupation, tranquility and enjoyment of our property. We expect our City Government, with its authority delegated from the Province, to support us in our requests for the foregoing. We trust that your decision will be favourable and satisfactory to our retirement community.

Yours truly,

Kenn and Fran Kardish

Treasure View Estates residents
2025 Shannon Lake Road
West Kelowna, B.C. V4T 1V5
27 May 2019

Mr. Brent Magnan
City Planning Manager
Attn: City Clerk



@12:59pm

Dear Mr. Magnan:

We have received a letter from the City of West Kelowna regarding a Development Permit with Variance No. DP 18-29 for 1975 Shannon Lake Road for a 97 unit townhouse development. The council meeting to consider this project is scheduled for 28 May of this year. When coming to our street, the twenty homes of 2025 Shannon Lake Road, you have to go up the lane from Shannon Lake Road and around a bluff to our small cul-de-sac street. This development site is just across the road from the bluff. We have great concerns with several issues.

One serious concern is the fact that we have been threatened by two different forest fires since we've lived here. One was the Rose Valley Fire and the second most recent one was just on the other side of Shannon Lake Road which started at the Smith Creek area and which moved quickly over to our area. Should the developers build a large complex at the above location, we have one little road to be able to evacuate in such an eventuality. Our twenty houses on our little street would have a serious problem getting out of here should there be another fire, because of all the people from the townhouse complex having immediate access to the one little road. This is bizarre. Obviously, the city permit department or whoever gives the okay has not even considered this. Our street has the hillside on one side which has

a small forested area which is an immediate threat to the whole street, should there be ash or sparks from a close fire. We would like to hear from the city on how they expect us to be able to evacuate suddenly should we need to. Considering the fire danger threat with the oncoming hot summer, this needs their immediate attention before allowing this building project to go through.

Another problem is that this is a 55+ community, and we were told that the above development would include families. Our street is just wide enough for two cars to pass, with one turnaround at the end. As we are not a gated community, there is no way that we wouldn't have children biking, skate boarding, or playing on our street, which could pose a huge danger to them and a stressful situation for us when we are having to back out of our driveways or proceed up or down the street. In addition to this, we would expect a great deal of noise and activity in what should be a quiet and peaceful community. At the very least, the developers should be expected to pay for a gate to restrict unfettered access to our street.

Also, we have been informed that the permit allows for 97 units, but the variance requested would allow 3 to 4 storeys instead of the present two. This kind of density may be appropriate for busy urban areas but is hardly the type of density for what is virtually a rural area. We find it difficult to believe that 97 units could be placed on that small parcel of land, even two units high. If it must be developed, half that number would be more than enough to fit comfortably. We understand that the variance would allow for patios. These no doubt tiny pads would, supposedly, take the place of yards. We would prefer that the developers would be more concerned with livable space instead of sardine-like packed high density units. Just because 97 units could be crammed onto that small area doesn't mean they should be.

But an overriding concern of ours is that we are being informed after the fact of the permit issue. Where was the letter delivered to each of our households advising us that such a permit was being considered? That was when our feedback might have carried more weight. That was when we might have been able to stop the building, if not completely, then at least partially.

Apparently the city lost, or never had, 20 addresses to which letters were never sent, the ones which would have advised us about the possibility of the permit. Originally, the previous owner had planned to put in 32 units. A development that size, possibly with age restrictions, would have been much more palatable to our community.

And that brings us to perhaps the most serious concern. 97 family units, with probably 2 vehicles per unit, could potentially add 184 vehicles to the already busy Shannon Lake Road. We find it difficult to imagine where all those vehicles, along with 97 units would fit on that parcel of land. And, since this property is being tied into our sewer line, our one way out will be compromised while the builders blast rock and dig a trench to join our line. And where will the workers on this site park? Not on our street. Eventually, when the land is covered with the necessary foundations, the workers may have to be bused in. The impending noise and dust and mess from construction will make our formerly peaceful and quiet neighbourhood far less desirable.

And perhaps an even more serious concern is what might be lack of access in case of emergency. Our community's citizens are older and we have often had ambulances and fire trucks here to tend to 911 calls. Should our one narrow road be blocked during construction and an emergency occurs, what will happen? It seems that this proposed development was not seriously thought out. This is not surprising since our assessments have

been all over the place and assumptions have been made about changes to properties that did not occur such that we wonder if any competent assessment people work for the city. One of our members was down at city hall challenging her assessment and learned that the clerk she was dealing with could not find Treasure View Estates in the records. The proof of this was sent to us in a letter from a current councillor who advised us that "DP 18-29 was deferred from the last council meeting when we were informed that the notification mailings had missed several homes. Since then we have learned that the mailing list missed 20 homes due to an error in the City's GPS mapping system." So, if we don't exist in the city's records, how do you find us to send annual tax bills? After all, this community has only been here since 2006.

There needs to be more investigation into this situation before the city issues a variance to allow such dense construction of this large complex on this site. In fact, surely the city should be able to reverse its permission for an entirely inappropriate development.

Thank you for your attention to this matter. Many of us from Treasure View Estates will be attending the 28 May meeting and we expect to be heard.

Sincerely,

Lee & Doris Karvonen
Jeanette Edel
Camille & Brenda Bussiere
Maurice & Barb Brule
Judy Onderko & Gordon Bauer
Bruce and Regina Strachan
Tom Richardson
Jan Petrie

Wayne & Averil Horner
Stan & Barb Clarke
Jo-Ann & Andrew Walters
Pauline & Rob Roche