



CITY OF WEST KELOWNA REGULAR COUNCIL ADDENDUM

Tuesday, March 24, 2020, 6:00 P.M.
LIONS COMMUNITY CENTRE
2466 MAIN STREET, WEST KELOWNA, BC

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2. INTRODUCTION OF LATE ITEMS	
*2.1 E-mail received from Jaime Crocker and Tyler Odegard, dated March 20, 2020, re DP 19-23, Multiple Residential Development Permit with Variances, 2750 Olalla Road (see Item 8.1.1 under Development Services)	2
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Collette Beggs

Subject: RE: DP 19-23

From: Jaime Crocker <[REDACTED]>
Sent: March-20-20 7:43 PM
To: info west kelowna <info@westkelownacity.ca>
Subject: DP 19-23

Attn: City Clerk,

Property Owners:
Jaime Crocker and Tyler Odegard
836 Hawthorne Rd
West Kelowna, B.C.
V1Z 1N6
Lot affected: LOT G DISTRICT LOT 2689 OSOYOOS DIVISION YALE DISTRICT PLAN 18513

Legal Description of property in question: LOT A DL2689 ADYD PLAN 28409 EXEMPT PART IN PLAN EPP85670

We are writing due to the recent letter we received on the notice for development permit with variances. We strongly oppose these changes. We believe this will devalue our property having a large complex looking down on our backyard.

We wish to attend the meeting on March 24th, however due to recent COVID-19 outbreak we are wondering if it will be postponed.

How can we lobby against these changes?

Regards,
Jaime and Tyler

Att: City Clerk Re (DP 19-23) Notice of Variance to by law No. 0154

I am opposed to the development permit being approved and also the variances that were asked for.

An important role of council is to develop bylaws that establish, maintain and reflect community standards. I do not believe these requests for by-law variances and the variances themselves reflect the community standards. This developer has repeated asked for "special treatment" in requesting variances to the established and approved by-laws. The current by-laws do not take into consideration the topography of this particular piece of land as the most impacted road is Hawthorne Road which to begin with is at least 20 feet below the 1st floor of the proposed building. Because Hawthorne is 20 feet below the 1st floor from Hawthorne road this 6 story building will be an 8 story building from the Hawthorne Road vantage point. This project is not built adjacent to a flat piece of land.

All of the residences on Hawthorne Drive will be significantly impacted by this 6 (8 story) building.

This project will significantly reduce the value of my home. Disrupt my privacy and cause huge light pollution. The 6 floors will block out the sun at certain times of the day and year and will block out my view of the night sky. The current 6 floors that seem to be approved will tower directly over my house decreasing the value of my home **enormously**.

I am also completely opposed to all of the requests for variance requests.

Zoning By-laws were created for a specific reasons in West Kelowna they were developed by our professionals and passed by council for a reason.

CD9 S.4.2 **No increase** to the number of stories. This building needs to remain per the currently zoning. This increase in stories will decrease the value of my home even more. Increase the invasion of my privacy even more. Please note; that Hawthorne Road is 20 feet below this land to increase the height makes it 8 stories from the backyards of all the residences I do not believe this request reflects the values of the community. No.

CD9 S.4.2 **No reduction** in minimum set back distance for the six floor deck. This is important as a buffer zone between my property and others property. Six floors up it will tower over my backyard. The 6th floor should not be allowed to be set back from the distance. Greater invasion of my privacy. Does not meet community standards.

CD9 S.4.6 (v) **No increase to height** for the first two stories abutting zone A1 Zone and ALR. This will increase the overall height of the whole building. This will greatly increase the invasion of privacy. This Variance will decrease the value of my home even more. The light pollution will be greater the higher the building. **No to increase the height for the first two stories.**

CD9 S.4.3 to reduce the min. interior side No to reducing the minimum interior side parcel setback for building and structures. Too close to other buildings. No

S.410.1 reduce the number of **loading spaces absolutely no**. They will need all of the loading spaces. People and trucks will have a great deal Of difficulty as it is on this dead end turning around will be a nightmare. The traffic load created by this development will be so great the 5 spaces will be needed daily for the residents and freight delivery. They will end up using the road as loading spaces. No to reducing loading spaces. Will be too congested.

Respectfully submitted

Bev Guest

832 Hawthorne Road.

Collette Beggs

Subject: RE: City Clerk re DP19-23

From: Arn/Daph <[REDACTED]>
Sent: March-23-20 3:13 PM
To: info west kelowna <info@westkelownacity.ca>
Subject: City Clerk re DP19-23

Mar. 23, 2020, 3.12pm

City of West Kelowna

Development Services

2760 Cameron Road, West Kelowna, BC, V1Z 2T6

info@westkelownacity.ca

Attn: City Clerk

Arnold Nesdoly, 856 Hawthorne Rd. West Kelowna, V1Z 1N6; Re; DP 19-23

City of West Kelowna officials and elected Representatives. I have just received a request to amend the Lakeview Village development.

First I am extremely concerned about the disregard and respect for the tax payers by Elected Officials and staff.

This request has been submitte during spring break. It only allows a week before a vote is taken on these changes. Under normal circustances many of the tax payers involved would be away on vacation after they received this notice and would return home to find that something they would have presumed to be finalized some time ago has in fact been changed, (I am presuming of course it will be approved). Not exactly the first time this tactic has been used.

Second: The document sent out lacks proper documentation to make any kind of a reasonable assement as to why these changes have been proposed. Oh, yes, a resturant I guess is, or could be presumed to be self explanatory, but the location is on top of some building# of unknown location. Coming to City Hall is not an acceptable solution to this.

Third; Changes to heights and setbacks are hardly minimal changes and should require a neighbourhood meeting with proper diagrams etc., prior to a request to amend. It could be that the "Association" was consulted. But then, is there more than one board member directly affected?, Hardly the neighbourhood to be consulted.

Fourth; As I have previously indicated to council that this devoplement changes the 'look and feel' of the neighborhood and crowds the airspace that we presently have, so any addicitional changes should not be allowed!

Tax Payer Arnold Nesdoly

From Jody Dozois

827 Hawthorne Road Kelowna BC V1Z1N5

Attn: City Clerk Re: (DP 19-23) Notice of Variance to by law No. 0154

This letter is in response to the notification of this variance application. This is notification that not only am I opposed to the development permit which has already been approved but more significantly the variances to by-laws and plans that are being requested at this meeting and on this application.

Furthermore to send official complaint that due to the pandemic that is occurring many people are not comfortable going into a public space and we are all supposed to be self-isolating and social distancing. This developer appears to be trying to rush this through while we are all VERY occupied with other matters.

I believe that this development already will have significant negative impact to the community in many areas and that council should be standing up to our community values and to By-Laws which are put in place for very specific reasons. Allowing developers to repeatedly ask for variances and adjustments to those is in not in keeping with standards council is elected to uphold. Further to that, the bylaws that are already in place are not considering the direct impact of the height of the land being built on which is significantly higher than the homes on Hawthorne road. This building is going to actually be 8 stories higher than our home and the homes directly adjacent. It is going to be a giant tower of light and building above us. Allowing ANY height or encroachment variance is going to be even more significant negative impact on our privacy, and values of our home and on light pollution. Further to that there is no information in this letter sent out or this variance that there is an additional 100 units being added.

We already have a SIGNIFICANT water issue on Hawthorne road, with water pressure sometimes so low you can not do laundry, and then so high it blows the irrigation systems apart. Furthermore, the traffic is already horrendous on Boucherie and Thacker and with the already approved units going to be huge impact, adding more is just not acceptable.

I am opposed to all of the requests for variance requests.

CD9 S.4.2 **No increase** to the number of stories of any part of the building. This building needs to remain per the currently approved plan. Hawthorne Road is already more than 2 stories **below this land to increase the height** makes it 8 stories from the backyards of all the residences. 8 story buildings to not fit in the community standards. Light will also project Much further down the neighborhood. Visible privacy will be affected.

CD9 S.4.2 **No reduction** in minimum set back distance for the six-floor deck. This is important as a buffer zone between property directly adjacent to the land. There will be noise issues, but also visible privacy of adjacent homes will be significantly affected.

CD9 S.4.6 (v) **No increase to height** for the first two stories abutting zone A1 Zone and ALR. This will increase the overall height building and create more light pollution of our homes and invasion of visible privacy. This Variance will decrease the value of our homes. **No to increase the height for the first two stories.**

CD9 S.4.3 **NO** to reduce the min. interior side No to reducing the minimum interior side parcel setback for building and structures. This brings it way to close to all areas and limits the ability of adding privacy screening that the developer is supposed to be putting between homes and the ALR

S.410.1 reduce the number of **loading spaces absolutely no**. Tenants will require loading spaces and if have nowhere to park will be blocking public roads or other tenant spaces. The traffic load created by this development will be so great the 5 spaces will be needed daily for the residents and freight delivery. Will be too congested. **NO** to reducing loading spaces.

Jody Dozois