



CITY OF WEST KELOWNA REGULAR COUNCIL ADDENDUM

Tuesday, June 25, 2019, 6:00 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

Pages

2. INTRODUCTION OF LATE ITEMS

- | | | |
|-------------|--|-----------|
| *2.1 | Re. DP 18-29, Development Permit with Variances, 1975 Shannon Lake Road (see item 8.1.1 under Division Reports) correspondence received from: | 2 |
| | Page 72.1 | |
| | <ul style="list-style-type: none">• Beacon Geotechnical Ltd. to New Town Planning• Barbara & Stan Clarke | |
| *2.2 | Re. DP 18-33 Development Permit with Variances, A 3746 Wetton Road (see item 8.1.2 under Division Reports) correspondence received from: | 6 |
| | Page 109.1 | |
| | <ul style="list-style-type: none">• William Mossman• Kiranprit Sidhu | |
| *2.3 | Re. DP 18-42, Development Permit and Development Variance Permit, 2200 Majoros Road (see item 8.1.3 und Division Reports) correspondence received from: | 8 |
| | Page 165.1 | |
| | <ul style="list-style-type: none">• Nick Romanakis• Dale Choquette | |
| *2.4 | Re. Amendment to Bylaw Notice Enforcement Bylaw (see item 8.3.1 under Division Reports) Replacement Page 297 | 10 |
| *2.5 | Re. 2018 DRAFT Statement of Financial Information, SOFI, (see item 8.3.4 under Division Reports) Replacement Pages 334 and 335 | 11 |



BEACON GEOTECHNICAL LTD.

June 21, 2019

Beacon File No: 06-J00484

New Town Planning
1464 St. Paul Street
Kelowna, BC
V1Y 2E6

Attention: Mr. Keith Funk

Re: Review of Utility Installations for Treasure View Estates, West Kelowna, B.C.

At your request, Beacon Geotechnical Ltd. has carried out a review of the proposed installation of the buried utilities for the Paradise View Estates on Shannon Lake Road. The purpose of the review was to estimate the potential for a mass movement of the adjacent rock cut which could potentially cut access to the residents of the Paradise View Estates development.

We based our review on three drawings prepared by New Town. These drawing present the section through the existing road structure showing the depth of cut for the installation of the utilities and a plan showing the location of the utilities with respect to the rock cut. In addition, Beacon has been involved with the development in the area since 2004 with reports for the safe development of the adjacent property, including a review of the rock fall potential along the strata access road.

Based on the available information, we understand that the buried utilities will have a minimum cover of 1.5 metres and blasting will be required to achieve the depth of burial. We have assumed that the blasting contractor selected for the project is a qualified professional and is familiar with blasting in urban environments. The adjacent rock cut is approximately 8 metres high, with an accumulation of talus above the rock cut. We know that the rock cut has potential for rock fall to impact the access road and that a barrier curb was constructed to manage rock fall events on site.

Based on our review, we are of the opinion that the risk of a catastrophic rock mass failure, severing access to the strata units to the east is negligible provided that a qualified blaster, with experience in urban blasting is selected to carry out the blasting contract.

We trust that this memo satisfies your present requirements. If you have any questions, please feel free to contact our office.

Yours truly,
Beacon Geotechnical Ltd.



Chris Wallis, P.Eng.
Geotechnical Engineer

#10

HAND DELIVERED TO CITY CLERK

June 21, 2019

Mayor and Council Members
City of West Kelowna
2760 Cameron Road
West Kelowna, BC V1Z 2T6



**RE: Development Permit with Variance DP 18-29, Lot A DL 2602 ODYD Plan KAP92694, Location at
1975 Shannon Lake Road**

Dear Mayor and Councillors,

My husband and I live in Treasure View Estates and we have a few, very important, concerns in regards to the development that is being proposed at the above noted property as follows:

1. The access road leading to our homes (20 Manufactured Homes) up from Shannon Lake Road will drastically reduce our access in and out of our properties when the developers start removing the rocks and fill from the property with dump trucks.
2. Ambulances and Fire Trucks will be hindered if there are dump trucks lined up for loading. We are all seniors and only a few minutes wait could mean life or death.
3. We are actually situated downhill from this development site where the owners want to use the same drainage sewers as we use, which could possibly cause a back-up at our end of the road. I don't believe that our sewer system was built for or could handle an additional 97 units of drainage/sewage disposal.
4. Digging up our road for sewers would go directly down the center and we wouldn't be able to by-pass it.
5. Once this development is built there will be too many vehicles using the access road, which is not really built for that amount of traffic. Also, there is already shale rock falling that has to be cleaned up regularly and if the roadway is widened, someone's vehicle will get hit. As we've seen on Hwy 97 south, fencing doesn't seem to help when there is a rock slide.
6. The bottom of the access road will have school buses and city transit buses stopping where young children will be waiting at the busiest times of the day resulting in no one being able to exit onto Shannon Lake Road.
7. Perhaps the city should consider traffic lights at this point of Shannon Lake Road as no one would be able to exit around a school bus or city transit bus – accidents would definitely happen.
8. The loading zone for that development is ridiculous because there would be people walking across the access road for their deliveries that could cause an accident.

1 of 2

9. Children would start using the access road not only down to Shannon Lake Road but also down the road to our homes with their skateboards and bikes. All our driveways are designed so that we all back out and, as a senior, I wouldn't want to accidentally hit any child.
10. The emergency road that leads up to another sub-division is very steep and I was told by **Darin Schaal, Planner III, on June 19, 2017 (two years ago)**, that this road was not to be used by anyone as it's not safe. Also, this road has locks on the gates at both the top and bottom stopping access. This same planner also said that the residents of our street would get a letter notifying us if re-zoning was requested by the developer which wasn't done until it was almost too late, and then the letters were hand delivered to each of our homes addressed to "OCCUPANT" for the first meeting. Please note that we have names and should have been addressed as such, the same way you send our tax bills. Again, we received a hand delivered letter to "OCCUPANT" for the upcoming meeting on June 25, 2019.
11. How will both addresses, 2025 and 1975, be put at the bottom of the same access road from Shannon Lake Road – very confusing to visitors and deliveries?
12. Will these units allow rentals and if so, who will be responsible? We wouldn't want this development to turn into a slum, which would reduce the values of our homes.

I have seen how some developments have been created in the Shannon Lake area and blocked roads seem to be the norm.

As you can see by this letter, safety is one of our biggest priorities both during construction and after. I don't believe that this access road will be big enough to handle the traffic from 97 units of the development and 20 units from our present complex.

I really don't think a lot of consideration by the Planning Department was taken into account and that a multi-family project of this size would be a good idea next to a Seniors 55+ complex.

I also don't think that either the Mayor or any of the Councillors would like a development with this density of family townhomes next door to their homes if they were retired.

Both my husband and I were at the first meeting regarding this development and plan to attend the upcoming meeting on June 25, 2019.

Sincerely,

[REDACTED]

Barbara & Stan Clarke
9-2025 Shannon Lake Road
West Kelowna, BC V4T 1V5
[REDACTED]

#1

From: Lee Mossman [REDACTED]
Sent: June-10-19 12:13 PM
To: info west kelowna <info@westkelownacity.ca>
Subject: Attn: City Clerk - Re: DP 18-33, 3764A Wetton Rd.

Dear Mayor and Council

I would like to make a submission opposing the proposed variances for DP 18-33, (3746 Wetton Rd.)

I am opposed for several reasons:

- Reducing parking stalls from 53 to 36 will force some residents to park on the streets where there are very few safe areas for street parking. There is not enough shoulder area to park safely without clogging up then narrow streets. As noted in the staff report to Council, the parking will "result in negative impacts to future residents of the site as well as those of the surrounding area."
- Increasing allowable building height from 9 meters to 14 meters would directly impact the view of the lake and natural areas of residents in the NEO apartments and surrounding homes. The residents of the NEO apartments who have combined, and just within the last year, paid upwards of 8 million dollars to have those views. Allowing the build height to exceed zoning requirements would adversely affect residents in the surrounding area. The loss of mature trees and natural areas would further the negative impact on surrounding residents.
- Reducing the rear parcel setback for Building 2 encroaches the riparian zone of Smith Creek. To construct an underground parking area with an access road below building two at the requested variance, would require substantial and significant retaining structures to compensate for the steep slope down to Smith Creek. The drawings shown do not reflect the actual topography of the area and the retaining structures required. It is deceiving the viewer by showing a pleasant flat green scape below building two when there is currently nothing but slope down to Smith Creek.

Respectfully submitted

William Mossman
407 - S.L. 43, Strata Plan EPS5581

407- 2550 Majoros Rd.
West Kelowna, BC
V4T 0A6

From: Kiranprit Sidhu [REDACTED]
Sent: June-24-19 4:00 PM
To: info west kelowna <info@westkelownacity.ca>
Subject: Attn: City Clerk - RE: File No DP 18-33

Dear Sir / Madam,

I write in connection with the above planning variance application. I have examined the variance requests and I know the site well. I wish to object strongly to the development variance requests in this location.

I am an owner of a property within 100 metres of the subject property. There are currently already 4 condominium buildings with over 300+ units on Majoros Road (NEO and Carrington Ridge). There are also another 3 condo buildings that are under construction between NEO (2250 Majoros Rd) and Carrington Ridge (3605, 3615, 3625, 3635 Carrington Rd). Currently, Majoros Rd already has an evening parking problem. All of Majoros Road gets full of cars on the street from occupants of all the condo units every evening. The cars are parked along Majoros Rd from the Carrington Ridge condo rental buildings up to Witt Rd. Reducing parking from 36 stalls in this proposed development variance will only worsen the already bad parking problem on the streets.

Further, I am strongly against increasing the allowable building height from 9.0 m to 14 m. The development is right beside a green belt and stream. At 9 m, the building will not obstruct the view of the lake from my property but at 14 m the building will protrude and obstruct part of our view of the lake. This will decrease my property value. In addition, it will prevent me from enjoying an unobstructed view of the beautiful Okanagan Lake and surrounding scenery. My building was only completed in February of 2019 and we were told there would be no obstructions to the view. I checked with city hall at the time regarding the development and was told 9 m would not obstruct our view. Please do not increase the height of the building so that the new building residents as well as existing residents (such as myself) can all share and enjoy an unobstructed view of the lake.

Further, I am strongly against reducing the required rear parcel boundary setback for Building 2 from 7.5 m to 4.5 m. The rear parcel setback is to protect the stream and green belt that is home to a lot of wildlife which is important to the ecosystem. There are countless species of deer, birds, marmots, and plants that exist in the current stream and green belt area. Decreasing the boundary setback means allowing the developer to further encroach on the habitat of the wildlife that currently calls it home.

In summary, I am strongly against development variance requests 1, 2, and 4 for DP 18-33.

Thank you.

Kiranprit Sidhu
307-2250 Majoros Road, West Kelowna

#1

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

From: nicholas roma [REDACTED]

Sent: June-14-19 7:06 PM

To: info west kelowna <info@westkelownacity.ca>

Subject: Attn: City Clerk

This message is in response to a notification I received in the mail, "File No. DP 18-42". It's regarding the development of 2200 Majoros Road.

Thank you for the letter. I am completely against anything to do with the development of that site. It seems it is to be built in a way that will obstruct our view of the lake. This will without a doubt negatively impact the value of not only my property, but everyone on this side of the building as well. The city should have never approved for condos to be built there. There is a giant empty field on the other side of the buildings that are already here that would be perfect for condos.

Regards.

Nick Romanakis

608-3645 Carrington Rd

#2

June 24, 2019



City of West Kelowna
Development Services
2760 Cameron Rd.
West Kelowna
V1Z 2T6

Attention: City Clerk

Subject: File #DP 18-42, Lot A DL 5058 ODYD Plan EPP23944

Dear Council,

We are owners at KAS3526, 3645 Carrington Rd., Unit 414. This proposal infringes on our view of the lake that we currently enjoy and paid for. In addition anyone on our side of the building will have their view obstructed by the placement of the proposed buildings.

While development is important we feel that our owners should not lose the view they currently have while rental properties get to enjoy the view instead.

Regards,



Dale Choquette

CITY OF WEST KELOWNA

BYLAW NO. 0093.44

A BYLAW TO AMEND THE BYLAW NOTICE ENFORCEMENT BYLAW

The Council of the City of West Kelowna in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as the "Bylaw Notice Enforcement Amendment Bylaw No. 0093.44, 2019."

2. Amendments

"Bylaw Notice Enforcement Bylaw 2010, No. 0093" is hereby amended as follows:

2.1 By deleting Section 14 in its entirety and replacing with the following Section 14:

The Following are designated classes of persons that may be appointed as Screening Officers:

- 1) Corporate Officer
- 2) Legislative Services Manager
- 3) Executive Coordinator
- 4) Bylaw Enforcement Supervisor

READ A FIRST, SECOND AND THIRD TIME THIS
ADOPTED THIS

MAYOR

CITY CLERK

City of West Kelowna
Schedule of Employee Remuneration and Expenses
for the year ended December 31, 2018
\$75,000 and over



Name	Position	Remuneration	Expenses	Total
ANDERSON, CHRIS	PUBLIC WORKS MANAGER	118,231	7,458	125,690
BATEMAN, LIONEL	FIREFIGHTER CAPTAIN/ASSIST FIRE CHIEF	154,079	1,383	155,462
BATTEN, TRACEY	DEPUTY CAO	170,787	3,885	174,671
BECKER, TROY	FIREFIGHTER	146,874	436	147,310
BIDEWELL, BRIAN	UTILITY FOREMAN WASTEWATER COLLECTION	101,627	2,453	104,080
BLISS, RICHARD	FIREFIGHTER	131,353	730	132,083
BORBA, KEVIN	FIREFIGHTER	117,720		117,720
BOUCRCHIER, KEVIN	RECREATION SUPERVISOR	79,286	1,164	80,450
BREDIN, TREVOR	FIREFIGHTER CAPTAIN	157,724	15	157,739
BROLUND, JASON	FIRE CHIEF	168,982	4,274	173,256
BROWNLIE, GEOFF	BUILDING SERVICES MANAGER	109,251	2,818	112,069
BRZEZYNSKI, KANDICE	BUILDING INSPECTOR II	76,813	1,060	77,873
CAIN, MIKE	SENIOR BYLAW ENFORCEMENT OFFICER	89,659	1,445	91,104
CAMPBELL, DAN	SYSTEMS ANALYST	78,605	325	78,930
COSTANZO, DALLAS	FIREFIGHTER	117,022		117,022
CUREATZ, NATHAN	FIREFIGHTER	120,314		120,314
DARGATZ, ROBERT	DEVELOPMENT MANAGER / APPROVING OFFICER	111,093	3,569	114,662
DAVID, AARON	FIREFIGHTER	125,247	230	125,477
DUBE, CODY	WATER TREATMENT OPERATOR III	80,928	1,825	82,753
DUECK, ELROY	BUILDING INSPECTOR III	99,779	835	100,614
DURHAM, JASON	FIREFIGHTER CAPTAIN	126,448	100	126,548
ERIKSON, GAY	RCMP INFORMATION SPECIALIST	75,227		75,227
FERBEY, DUSTIN	FIREFIGHTER	125,050	30	125,080
FILLION, ALLEN	GM OF ENGINEERING AND PUBLIC WORKS	157,794	6,221	164,015
FLETCHER, JEFFREY	FACILITIES FOREMAN	87,373	372	87,745
FRASER, BRITTON	UTILITIES FOREMAN - WATER DISTRIBUTIONS	90,786	3,812	94,598
FRASER, CLINT	FIREFIGHTER	121,973	101	122,074
GALBRAITH, JAMES	UTILITY OPERATOR III	82,278	3,132	85,410
GARTRELL, CHAD	ASSISTANT FIRE CHIEF	154,365	8,993	163,359
GATES, TREVOR	FIREFIGHTER	124,014		124,014
GOODWIN, ERIN	FACILITIES MANAGER	103,919	571	104,489
HALL, DENNIS	FIREFIGHTER	117,127	30	117,157
HARMATA, PATRICK	FIREFIGHTER CAPTAIN	144,493		144,493
HARDING, STACEY	PARKS AND FLEET OPERATIONS MANAGER	108,162	5,359	113,521
HENDERSON, NANCY	GENERAL MANAGER OF DEVELOPMENT	157,326	10,001	167,326
HILLIS, ROBERT	ENGINEERING MANAGER	113,609	3,469	117,077
HOULT, LISA	HEALTH & SAFETY ADVISOR	80,094	1,258	81,351
HROMADNIK, JASON	FIREFIGHTER	118,459	120	118,579
HURST, JARED	FIREFIGHTER	123,731	30	123,761
IKLE, RYAN	FIREFIGHTER	114,730		114,730
JONES, KIRSTEN	COMMUNICATIONS SUPERVISOR	89,893	225	90,118
JOSEFSSON, KRIS	BYLAW ENFORCEMENT OFFICER III	78,302	1,795	80,097
KADZIOLKA, RICHARD	OPERATOR III	75,138	337	75,476
KAUTH, RALF	PARKS FOREMAN	81,524	250	81,774
KAY, MICHAEL	FIREFIGHTER	123,533		123,533
KNAITNER, ENIKO	HUMAN RESOURCES ADVISOR	79,246	465	79,711
KOCH, MATTHIAS	INFORMATION SERVICES MANAGER	125,392	7,055	132,447
KUSCH, ROBERT	RECREATION AND CULTURE MANAGER	108,407	2,305	110,712
LIEBEL, TYLER	FIREFIGHTER	111,346		111,346
LINDSAY, MARK	FIREFIGHTER	123,203	103	123,306
MAGNAN, BRENT	PLANNING MANAGER	112,058	2,735	114,793
MARTIN, CURTIS	SENIOR MECHANIC	92,113	673	92,786
MASSON, JULIANNA	FORENSIC VIDEO ANALYST	79,608		79,608
MAXSON, MARK	WATER TREATMENT PLANT FOREMAN	88,332	1,355	89,687
MCCALL, RAY	PROCESS CONTROL SCADA SUPERVISOR	82,205	1,116	83,321
MCCARTHY, CONAN	FIREFIGHTER	133,157	357	133,514
MCEWAN, BRYCE	FIREFIGHTER	119,661		119,661
MINCHIN, SEAN	FIREFIGHTER	117,087		117,087
MITCHELL, DAVID	FIRE INSPECTOR	80,942	2,592	83,535
MOORE, TODD	FIREFIGHTER CAPTAIN	151,132		151,132
MOSS, CURTIS	UTILITY OPERATOR II	85,396	1,613	87,009
NEIL, STEVE	LAND AGENT	88,005	5,213	93,218
NEWMARCH, ROBERT	BUILDING INSPECTOR I	76,742	3,238	79,980

City of West Kelowna
Schedule of Employee Remuneration and Expenses
for the year ended December 31, 2018
\$75,000 and over



Name	Position	Remuneration	Expenses	Total
ONYSCHUK, RYAN	FIREFIGHTER	128,899	0	128,899
PARRO, TRAVIS	FIREFIGHTER	125,205	12	125,217
PEARSON, MATTHEW	MECHANIC	79,137	724	79,862
PEDERSEN, TEHLANE	UTILITY OPERATOR III	84,584	3,396	87,981
PERROTT, FREDERICK JOHN	ECONOMIC DEVELOPMENT OFFICER	93,536	9,305	102,841
PETERS, BOB	FIREFIGHTER CAPTAIN	155,435		155,435
PIKE, NATHAN	FIREFIGHTER CAPTAIN	153,148	30	153,178
REESE, KYLE	ROADS & DRAINAGE SUPERVISOR	87,696	236	87,933
RICCIUTI, DANIEL	UTILITIES SUPERVISOR	102,280	5,320	107,600
ROBERTS, MARK	FLOOD REMEDIATION PROJECT SUPERVISOR	84,752	3,406	88,158
RUSSELL, TROY	FIREFIGHTER CAPTAIN	137,899	990	138,889
SAVIN, TERRY H	FIRE PREVENTION OFFICER	134,873	4,375	139,248
SCHNITZLER, BRADLEY	FIREFIGHTER	111,299	0	111,299
SCHNITZLER, SHELLEY	LEGISLATIVE SERVICES MANAGER	102,245	644	102,889
SIAVASHI, LISA	REVENUE, REPORTING, AND RISK MANAGER	99,179	1,629	100,808
SNOW, CATHERINE	DEVELOPMENT ENGINEER	79,062	585	79,648
STRATYCHUK, COLIN	BUSINESS ANALYST	77,432	1,865	79,297
TRACY, PATTY	HUMAN RESOURCES MANAGER	137,335	4,197	141,532
UMMENHOFER, MICHAEL	PURCHASING MANAGER	103,926	2,216	106,142
VISSCHER, JOSH	UTILITY FOREMAN - MAINTENANCE	97,363	608	97,971
WATSON, BRENT	ASSISTANT FIRE CHIEF	168,490	5,185	173,675
WEILL, JASON	FIREFIGHTER	122,496		122,496
WILLIAMS, LISA	RECREATION FACILITIES BOOKING CLERK	81,086	1,293	82,379
WOYTAS, VINCENT	UTILITY OPERATOR II	77,702	787	78,489
YOUNG, LYLE	FIREFIGHTER CAPTAIN	164,659		164,659
ZAFFINO, JIM	CHIEF ADMINISTRATIVE OFFICER	217,676	7,954	225,629

Subtotal for Over \$75,000 in remuneration & expenses	9,992,150	163,686	10,155,836
Under \$75,000 in remuneration & expenses	6,687,317	142,132	6,829,449
Total	16,679,467	305,818	16,985,285

Employers portion of Employment Insurance and Canada Pension Plan - Receiver General	723,057
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**Prepared under the Financial Information Regulation, Schedule 1, Subsection 6 and the Financial Information Act, Section 2.*

Notes:

Remuneration includes any form of salary, wages, bonuses, gratuities, and taxable benefits.

Expenses includes travel expenses, memberships, tuition, relocation, vehicle leases, extraordinary hiring expenses, registration fees and similar amounts paid directly to an employee, or to a third party on behalf of the employee, and which has not been included in "remuneration".

Expenses are not limited to charges that are generally perceived as perquisites or bestowing personal benefit and may include expenditures required for employees to perform their job functions.