



## CITY OF WEST KELOWNA REGULAR COUNCIL ADDENDUM

Tuesday, September 17, 2019, 6:00 P.M.  
COUNCIL CHAMBERS  
2760 CAMERON ROAD, WEST KELOWNA, BC

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	Pages
<b>2. INTRODUCTION OF LATE ITEMS</b>	
<b>*2.1 Replacement Page 2 of the September 3, 2019 Regular Council Minutes, re TUP 19-02, 1680 Ross Road (see Item 4.3 / page 14 of the agenda package under Adoption of Minutes)</b>	<b>3</b>
<b>*2.2 Okanagan Basin Water Board News Release dated September 6, 2019 (see Item 5.1 and 5.2 under Mayor and Councillor's Reports)</b>	<b>4</b>
<b>*2.3 Remove Pages 53, 54, 55 and 56 of the Agenda (these pages were placed incorrectly in the agenda and are being replaced in the appropriate section)</b>	
<b>*2.4 DVP 19-10, Development Variance Permit, 159-4035 Gellatly Road South (Item 8.1.1 under Division Reports)</b>	<b>6</b>
Letters received from the following:	
<ul style="list-style-type: none"><li>• Marie Sprecher, Marcelle Sprecher, Carmen Walisser, Tino Sprecher and Gotfried Sprecher</li><li>• Geoffrey Hatfield</li><li>• Marcelle Sprecher</li><li>• Lyman Robinson</li><li>• Larry Hancock</li><li>• Dave Hoeght</li><li>• Ove and Mona Kvist</li></ul>	
<b>*2.5 DVP 19-13, Development Variance Permit, 2335 Thacker Drive (Item 8.1.2 under Division Reports)</b>	<b>17</b>
Letters received from the following:	
<ul style="list-style-type: none"><li>• Heather Spinney</li><li>• Ryan Peterson</li><li>• E. Austin</li><li>• E. Austin</li></ul>	

- Heather and Stephen Spinney

**\*2.6 City Hall Renovation Update (see Item 8.4.1 under Division Reports)**

**8. DIVISION REPORTS**

**8.4 CHIEF ADMINISTRATIVE OFFICER**

**\*8.4.1 City Hall Renovation Update**

25

Information Report from the CAO

CARRIED UNANIMOUSLY

4. **ADOPTION OF MINUTES**

5. **MAYOR AND COUNCILLOR'S REPORTS**

5.1 **Mayor Milsom**

5.1.1 **Regional District of Central Okanagan Highlights from the Regional Board Meeting held August 26, 2019**

6. **DELEGATIONS**

7. **UNFINISHED BUSINESS**

8. **DIVISION REPORTS**

8.1 **DEVELOPMENT SERVICES**

8.1.1 **TUP 19-02, Temporary Use Permit, 1680 Ross Road**

It was moved and seconded

Resolution No. C316/19

**THAT** Council approve the Temporary Use Permit (TUP 19-02) to allow for wholesale sales and major repairs (structural and mechanical) of vehicles on the subject property at 1680 Ross Road (Lot 2, DL 507, ODYD, Plan KAP15908) for a period of one year, subject to the conditions outlined in the attached Permit (Attachment 1); and,

**THAT** issuance of the Temporary Use Permit (TUP 19-02) be subject to the following conditions:

- a. The issuance of a Building Permit to address requirements to convert the building from an office occupancy to a vehicle repair occupancy;
- b. The submission of an Operation Plan with measures to prevent any potential spills or contamination from the activity to the satisfaction of the Director of Development Services;
- c. The installation of a solid screen (i.e. slats in the chain link fence), landscaping and irrigation to the satisfaction of the Director of Development Services; and
- d. The submission of a landscape security in the amount of \$1,413.23 prior to the issuance of this permit.

CARRIED: Councillors Zanon and Zilkie opposed

8.1.2 **DVP 19-09, Development Variance Permit, 3004 Shaleview Drive**

September 6, 2019

## **NEWS RELEASE**

# **OKANAGAN WATER BOARD ANNUAL MEETING PUTS SPOTLIGHT ON VALLEY-WIDE WATER CONNECTION**

**Kelowna, B.C.** – The Okanagan Basin Water Board held its Annual Meeting today at Rotary Centre for the Arts in Kelowna, showcasing its work over the past year and previewing projects for the year ahead.

“The theme we chose this year is ‘One valley. One water.’, explained Board Chair Sue McKortoff. “The water of our valley, from the upper reservoirs, to the streams and lakes that flow through our valley bottom, and the groundwater that goes unseen, is all connected, from Armstrong to Osoyoos. At the same time, we live – and a growing number of people are joining us here – in Canada’s most water-stressed region,” she added. “We have experienced varying degrees of drought and flood. And water, being the source of all life, requires everyone, residents and even visitors, the business community, government and utilities, to be good stewards, helping preserve and protect it. Our Annual Meeting is a celebration of the work done over the past year to meet that challenge, and preview plans for the coming year.”

“Our accomplishments are due in large part to our partnerships,” added Water Board Exec. Dir. Anna Warwick Sears. That collaboration continues to grow, she said, and is reflected in the progress made this year on drought management in our valley, flood planning, determining Environmental Flow Needs (the water needs for fish and the environment) on significant streams in the valley, invasive mussel prevention, and more.

An example of that cooperation was on display at the meeting with a panel discussion, entitled “Behind the scenes at the Emergency Operations Centre.” The panel included presentations by Sandra Follack - City of Kelowna's Deputy Fire Chief and Central Okanagan Emergency Program Coordinator, Todd Cashin - Regional District of Central Okanagan's Community Services Director and Planning Section Chief for Central Okanagan's EOC, and Canadian Forces Capt. Carsten MacLean, BC Dragoons' Adjutant.

“Emergencies in the Okanagan, the types of events that result in the opening of an EOC, have been linked to extremes in precipitation, either flooding or wildfires made worse by extended dry weather” Sears explained. The panel included a discussion about up-to-date flood mapping and other water-related data used to help address these emergencies. “This type of data is important in helping deal with these crises as they unfold, but also in helping our communities develop long-term plans to avert future disasters.”

In reviewing the past year during her own presentation of the Annual Report, Sears noted a common theme with the Water Board's various projects – collaboration with a common goal to ensure the region's resilience. And as the OBWB looks forward to another year, she added the recently announced AquaHacking Challenge as another project with the same goal, inviting and mentoring young tech-savvy youth to tackle some of the Okanagan's most pressing water issues.

“No one knows what the future will bring, but we are working on solutions to help us meet the challenges of today and tomorrow,” said Sears.

The annual meeting included the awarding of the “Make Water Work Community Champions” title, this year to the District of Peachland for collecting the most water conservation pledges per capita. This is Peachland's 2<sup>nd</sup> win after winning the title in 2016.

Make Water Work is a valley-wide outdoor water conservation initiative of the OBWB's Okanagan WaterWise program, created and delivered in partnership with local governments and utilities throughout the valley.

"We are so proud to be the '2019 Make Water Work Community Champions,'" said Peachland Mayor Cindy Fortin. "And although the recognition is wonderful, and the competition is fun, I'm so pleased that the conservation message is getting out there, not just to Peachland residents, but to the whole Okanagan.

"I'd like to thank the OBWB and Okanagan WaterWise for organizing this awareness campaign, and the other communities' Mayors, Council members, staff, businesses and residents for supporting such a worthy cause. Hopefully one day competitions like this won't be necessary and, instead, water conservation will be the norm."

Although Make Water Work has awarded prizes to individual pledgees since 2011, the friendly community-to-community challenge began in 2014. The first Community Champion was Oliver, followed by Armstrong in 2015, Peachland in 2016 and Armstrong again in 2017 and 2018.

The Make Water Work campaign continues until the end of September. The Okanagan Valley is still in Level 2 drought with some South Okanagan creeks facing low stream flows. People are being asked to conserve, ensuring enough water for late-summer/fall crops and returning salmon. Okanagan residents can find outdoor water conservation tips, watering restrictions for their community, the 'Make Water Work Plant Collection,' and pledge for a chance to win WaterWise yard prizes at [www.MakeWaterWork.ca](http://www.MakeWaterWork.ca).

A copy of the 2019 Annual Report can be found at <http://www.obwb.ca/overview/annual-reports/>.

-30-

**MEDIA CONTACT:**

Corinne Jackson, OBWB – Communications Director  
Office: 250-469-6271 Mobile: 250-718-7249  
E-mail: [corinne.jackson@obwb.ca](mailto:corinne.jackson@obwb.ca)

September 10<sup>th</sup>, 2019

Development Services  
City of West Kelowna  
Municipal Hall  
2760 Cameron Road  
West Kelowna, BC. V1Z 2T6



Attention Levan King Cranston

Re : File No. DVP 19-10 Variance Permit  
Unit 159 Canyon Ridge

We are the co-owners, with Marie Sprecher as the resident, of unit # 135 in Canyon Ridge. We are opposed to the granting of variance permit # DVP 19-10 for Unit 159. We believe that the extension of this deck over such a narrow greenway will significantly affect the privacy and enjoyment of the residents beside Unit 159 and those across the greenway. By extension, we believe this will affect the values of all of our homes in Canyon Ridge.

Additionally, the requested structure will not be consistent with the appearance and size of neighbouring homes.

We are concerned that the granting of this requested variance will create a precedent for future requests and that the character of the community will be changed for the worse.

In the interests of the Canyon Ridge Community, we respectfully request that the City of West Kelowna Council deny this request.

Thank you.

Sincerely,

Marie Sprecher, Marcelle Sprecher, Carmen Walisser, Tino Sprecher and Gottfried Sprecher  
# 135 - 4035 Gellatly Road South  
West Kelowna, BC. V4T 1R7

September 10<sup>th</sup>, 2019

Development Services  
City of West Kelowna  
Municipal Hall  
2760 Cameron Road  
West Kelowna, BC. V1Z 2T6



Attention Levan King Cranston

Re : File No. DVP 19-10 Variance Permit  
Unit 159 Canyon Ridge

I am the co-owner and resident of unit # 156 in Canyon Ridge and I am writing to express my opposition to the granting of variance permit # DVP 19-10.

The Canyon Ridge Council previously approved deck extensions for two homes and I believe that this latest request was approved based on that history. The previous deck extensions overlook the Canyon, not neighbouring homes, therefore there are no issues regarding the privacy of the other owners.

This latest request is quite different in that the proposed deck overlooks a very narrow greenway. A deck extension of the size that has been requested will create major privacy issues for the owners on both sides and more so for the owners below this house (across the greenway), who will now have a second story deck structure directly overlooking their first story patio and home.

In addition, the requested structure will not be consistent with the appearance and size of decks of neighbouring homes.

I believe that the granting of this requested variance will open up the doors for other such requests and that the character of the community will be changed for the worse. Ultimately we will be facing a loss of value in our homes when potential buyers see the unsightly mix of designs and the potential for invasion of privacy by any such future requests.

It would appear that the Strata Council has not taken into account that different parts of Canyon Ridge have unique environments – as mentioned earlier, this area has a very narrow greenway – and the number of letters opposing the variance attests to

the concerns over their approval of this request. This issue may have been averted if the neighbouring owners had been consulted prior to the decision being made.

In the interests of the Canyon Ridge Community, I would respectfully request that the Council set aside any decision on the variance request DVP 10-10 and turn it back to the Canyon Ridge Strata Council for them to review their decision taking into consideration input from all parties.

Sincerely,



Geoffrey Hatfield  
# 156 - 4035 Gellatly Road South  
West Kelowna, BC. V4T 1R7





September 10<sup>th</sup>, 2019

Development Services  
City of West Kelowna  
Municipal Hall  
2760 Cameron Road  
West Kelowna, BC. V1Z 2T6



Attention Levan King Cranston

Re : File No. DVP 19-10 Variance Permit  
Unit 159 Canyon Ridge

I am co-owner and resident of unit # 156 in Canyon Ridge and I am opposed to the granting of variance permit # DVP 19-10. I believe that the granting of this request will result in a significant loss of privacy and enjoyment of the residents beside and across the very narrow greenway from Unit 159. It also has great potential to affect the entire community if this request is approved.

Although the Canyon Ridge Strata Council has previously approved deck extensions for two homes, these previous extensions overlook the Canyon itself and therefore there are no issues regarding the privacy of the other owners. These extensions are also not visible from the rest of the estate. In one instance I understand that Council requested that the Owner receive the approval of neighbours affected by the extension prior to their approval. It has also been my knowledge that it was the practice of the Strata Council in the past to request input from affected neighbours prior to external changes to property. I am not sure why that process was not followed in this instance. I have been made aware of the serious concerns and stresses placed on neighbours living beside and across the greenway by this request.

In addition, the requested structure will not be consistent with the appearance and size of neighbouring homes.

I believe that the granting of this requested variance will set a precedent for additional requests and that the character of the community will be changed for the worse. Ultimately we will be facing a loss of value in our homes when potential buyers see the unsightly mix of designs and the potential for invasion of privacy by any such future requests.

In the interests of the Canyon Ridge Community, I respectfully request that the City of West Kelowna Council deny the request of the new Owner in Unit 159.

Since [REDACTED]

Marcelle Sprecher  
# 156 - 4035 Gellatly Road South  
West Kelowna, BC. V4T 1R7  
[REDACTED]

**Lyman R. Robinson, Q.C.**

**#299 - 4035 Gellatly Road  
West Kelowna, B.C.  
V4T 1R7**

September 12, 2019

City of West Kelowna  
Municipal Hall  
2760 Cameron Road, West Kelowna, BC V1Z 2T6

**DELIVERED BY HAND: September 12, 2019**

**Attn: City Clerk**

**Re: Development Variance Permit (DVP 19-10)**

Dear Members of Council:



This letter is a revised and abridged version of a letter that we sent to City Planner in August, 2019. My wife and I are the owners of #299 - 4035 Gellatly Road. S. which is located to the south and below the property applying for the variance. This letter is sent on behalf of both of us.

We are opposed to granting the variance application for the following reasons:

1. Development Variance Permit Application DVP 19-10 seeks increase the maximum parcel coverage from 40% to 47.95% and the vary the rear setback from a minimum of 3.0 m to 1.07 m for the purpose of accommodating a deck extension on Strata Lot 129, DL487, Strata Plan 1001. These are not minor variances where the applicant is seeking approval for the construction of a deck with the result that the developed area is over the limit by a few tenths of one percent and the set back is being reduced by a few centimeters. The applicant is seeking a substantial variance on both counts. The application proposes to increase the maximum parcel coverage from 40% to 47.95% which is almost a 20% increase to maximum parcel coverage. The proposal to reduce the required set back from 3.0 m to 1.07 m means that the required setback is being reduced by almost two-thirds.

2. When we and our neighbors purchased our homes, we relied on the City's development bylaws and were comfortable knowing that no major exterior additions, such as the one proposed by Development Variance Permit DVP 19-10, would be added to homes in our area of Canyon Ridge.

3. Canyon Ridge is a well planned community that is designed to maximize privacy. The decks on adjacent houses are constructed in a manner whereby the decks on adjacent houses do not look over the neighbors deck or look into the adjacent neighbor's house or the houses in the street below. If the application is approved, it will adversely affect the privacy of neighbors

4. We have lived in our home for 5 years. The neighbors, who are immediately adjacent to the subject property have resided in their homes for probably 10 years. How long will the applicant live in the subject property? An anecdote will serve to make my point. A year or two ago, another strata lot in Strata Plan KAS 1001 was granted a variance to increase the size of his deck size. The deck faced the canyon and apparently few if any opposed the variance. The home on that strata lot is now listed for sale. The remaining neighbors have to live with the expanded deck even though the owner who built the expanded deck has apparently decided to move away. The same applies to DVP 19-10. If the application is approved, all the neighbors are stuck with an expanded deck for years to come regardless of how long the applicant lives there.

Yours truly,

A large black rectangular redaction box covering the signature of Lyman Robinson.

Lyman Robinson

Attention City Clerk,

Re file #: DVP 19-10, 159-4035 Gellatly Rd S, West Kelowna.

I have received notification of a request for a variance for a deck extension in our gated community at Canyon ridge.

This time it is strata lot 129, DL 487, ODYD Strata Plan KAS 1001.

About one year ago council allowed such a variation at number 285, in spite of the owner building his deck without a permit and asking for permission later. I note that the setback on that deck (285) still does not appear to be inside of the allowed 6 foot setback and that no one appears to have followed up from your bylaws department to ensure that it does by doing an actual measurement.

In any event, the strata developer initially built sizable, tasteful decks on every house that respected everyone's privacy and the overall design plan. There is no need for anyone to expand their deck and thereby intrude on the privacy of their neighbours. This particular request for a Variance will in fact, impact the MAXIMUM number of neighbours possible, due to its position. Once again the demand for names to be revealed will result in conflict and some neighbours reluctant to give their real opinion.

Count me among the OPPOSED for the above reasons.

SINCERELY,

Larry Hancock

Unit 283-4035 Gellatly Rd S.,

West Kelowna.



September 13<sup>th</sup>, 2019

Development Services  
City of West Kelowna  
Municipal Hall  
2760 Cameron Road  
West Kelowna, BC. V1Z 2T6

Attention Levan King Cranston

Re : File No. DVP 19-10 Variance Permit  
Unit 159 Canyon Ridge

I am the co-owner and resident of unit # 289 in Canyon Ridge and I am writing to express my opposition to the granting of variance permit # DVP 19-10.

I believe that previous permits were granted for deck extension on other occasions, but this application is substantially different in that the other two had no effect on the basic layout of the community because they were ridge lots so therefore did not interfere with any neighbouring properties to the rear, but more importantly, the owners obtained the permission of the neighbors. I also believe that the other two extensions did not exceed the 40% "Maximum parcel coverage" but if they did, it was certainly not by the 7.95%, or nearly a 20% variance.

This request is very different in this proposal would interfere with the view and privacy of the neighbors on either side and behind. It is also not consistent with the decks of the other properties in the complex.

In addition, the neighbors are adamantly opposed to this proposal, and this is causing ongoing grief.

While I normally support the decisions of the council at our strata, in this case I don't feel they took into consideration the size of the deck, the privacy issues, and the turmoil it has caused. Soon it may be an open door for other to do whatever they want, thereby spoiling the overall layout of our community.

I fear there may be somewhat of an exodus of my neighbors, causing a downward effect of our property values.

Therefore, I would respectfully request that the Council not allow this application to move forward.

Sincerely,

Dave Hoeght  
289 – 4035 – Gellatly Road S., West Kelowna, B.C. V4T 1R7

**From:** [info west kelowna](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Canyon Ridge Variance request- Unit 159.docx  
**Date:** September 13, 2019 1:47:52 PM  
**Attachments:** [Canyon Ridge Variance request- Unit 159.docx](#)

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**From:** [REDACTED]  
**Sent:** September-13-19 12:15 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Canyon Ridge Variance request- Unit 159.docx

Please see the attached letter in regards to DVP19-10

Thank you.

**From:** [info west kelowna](#)  
**To:** [dev services](#); Tracey Batten; Shelley Schnitzler  
**Subject:** FW: Development Variance Permit (DVP 19-10)  
**Date:** September 16, 2019 8:37:51 AM

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

From: ove kvist [REDACTED]  
Sent: September-14-19 2:11 PM  
To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
Subject: Development Variance Permit (DVP 19-10)

September 14, 2019

City of West Kelowna  
Development Services  
2760 Cameron Road  
West Kelowna, B.C. V1Z 2T6

Ove and Mona Kvist, owners  
301 - 4035 Gellatly Road, South  
West Kelowna, B.C. V4T 1R7

Attention: City Clerk

Dear Sirs:

Re: Development Variance Permit No. DVP 19-10

As the owners of unit 301, directly below unit 159, we are against this variance permit for a deck extension.

Such an extension would not only invade our privacy but also have a negative impact on our property value from the lack of that privacy.

It would also set a PRECEDENCE for our community which was well planned for consistency in its development and offered a measure of privacy to each home.

Please seriously note our objections to this proposed project!

Yours truly,

Ove and Mona Kvist  
Sent from my iPad



**From:** stephen spinney [REDACTED]  
**Sent:** September 11, 2019 9:43 PM  
**To:** Levan King Cranston <[Levan.KingCranston@westkelownacity.ca](mailto:Levan.KingCranston@westkelownacity.ca)>  
**Subject:** Hello Levan

Hello Levan ,  
Re:DVP19-13

Here is a video and picture of the non permit,oversize structure which is partially constructed and has taken our lake view at our expense.Please share with Mr. Magnan and Mr Mayor and Council.

Thankyou very much.

Heather Spinney  
2329 Thacker Dr.  
West Kelowna



Sent from my iPhone

OPINION OF VALUE

Location: 2235 Thacker Dr., West Kelowna

File No.: DVP 19-13

To Whom it May Concern:

I am a licensed real estate professional with Royal LePage Kelowna for the past 12 years and remain in the top 3% of agents at Royal LePage.

It is my experience, that the value of a lake view measured in monetary terms can vary. After reviewing sales in the neighbourhood, I estimate a lake view can sell \$50,000 to \$100,000 more. Therefore, the loss of a lake-view narrows the prospective buyers affecting re-sale and reduces the value of the property.

Sincerely,



Ryan Peterson  
Real Estate Professional  
Royal LePage Kelowna



Attention: City Clerk  
Brent Maghan  
Planning Manager

Variance Permit (DVP 19-13)  
2335 Thacker Dr. West Kelowna.

My residence: 2320 Thacker Dr.; within 140 metres of above property.

The owner of accessory building, chose<sup>not</sup> to comply with existing bylaw by not obtaining a variance permit.

This might seem a trivial matter but for the fact the stated structure totally takes away the immediate neighbour's view of the lake. Furthermore this devalues a senior's property. This does not seem fair.

Over the last few years my immediate neighbourhood has deteriorated and I feel bylaws have been ignored even after legitimate complaints.

We have lived at this address for 46 years and would like to see the bylaws respected.

The neighbour next to 2335 has lived in the immediate area for many years, having grown up in a pioneer family. It seems cruel to take away the immeasurable satisfaction of <sup>their</sup> lake view.

E. Rustin



Attention: Levan King Cranston

Subject: Variance Permit (DVP 19-13)

2335 Thacker Dr. West Kelowna  
Dear Mr. Cranston:



I should state, my residence: 2320 Thacker Dr. within 100 metres of above property.

The owner of above property chose not to comply with existing bylaw by not obtaining a Variance permit or any permit, for his accessory structure.

This might seem a trivial matter but for the fact the stated accessory structure totally takes away his next door neighbour's view of the lake. Furthermore this devalues his neighbour's home value. This does not seem fair.

My family has lived at this address for 46 years. Over the past few years my immediate neighbourhood has become quite unsightly. At times bylaws have been ignored even after legitimate complaints. Having bylaws respected, if it takes follow-up, would make for better neighbours and neighbourhoods.

The neighbour next to 2335 Thacker Dr. has lived in the immediate area for many years, having grown up in a pioneer family who's father contributed in many ways to make a welcoming neighbourhood.

E. Cranston

WRITTEN SUBMISSION - ATTN: CITY CLERK

Re:

File #: DVP 19-13

Location: 2335 Thacker Dr. West Kelowna

Property affected:

2329 THACKER DR. WEST KELOWNA

Heather + Stephen Spinney

To: \*B. Magnan + L. King Cranston  
\*Mayor and Council



It is very concerning to us, the siting and deliberate placement of the non permit, oversize structure.

It is noncompliant with City of West Kelowna bylaws and negatively impacts our lakeviews, our yard and disrespects our property land value.

It is too large a structure to be that close. It encroaches on our property. What we see now is an oversize structure that resembles an army barracks.

We have been honest taxpaying citizens at this address for 23 years and now the pleasure and enjoyment of our lakeviews has been TAKEN from us.

2.

No more lakeview.  
No more twinkling lights of  
Kelowna during the night.  
Gone.

The accessory structure which applicant created, has two oversize picture windows and the view from them is the lakeview which had been ours for 23 years. Taken from us now at our expense.

Our realtor has advised us that foreseeable resale of our home/property, will be diminished by between \$60,000.00 - \$100,000.00 due to the construction of the oversize, non permit structure and our lost lakeviews.

This places undue hardship on us.

We seniors need protection.

We need advocates for our Rights.

I invite Mr. Magnan and Mr. King Cranston to come sit on our deck, or look out of any of our picture and patio windows, to realize what an objectionable structure has been erected. We would need to stand on our roof now, to get the view we have lost.

Where is the good neighbor ordinance?

The non permit structure at issue is partly constructed and I do not accept applicants' "oh I made a mistake", as applicant is VERY well versed in this type of construction. To make my point, one can go to applicants' mortgage broker website and in part it reads and I quote -

"... with an extensive background in construction and renovation business I have worked with investors, developers, general contractors and renovators..." etc - end quote.

It is also IRONIC that farther along in the same website it states, and I quote -

"... Through my experience, I realize the value in home ownership..." etc. - end quote.

It appears that applicant does not value our homeownership or respect our property value by taking away our lakeviews. All disappeared to us now.

Ironical that with all this "experience," applicant failed numerous times to obtain permits from City of West Kelowna.

Is this the precedent the City of West Kelowna wants to set for the neighborhood? No permits.

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Applicant can easily locate accessory structure on upper southwest area of their property, where it would not interfere with their neighbor to the south, themselves, nor us.

Where is the Accountability?  
Where is the Responsibility?  
Where is the Integrity?

Clearly the only decision to be made is to have the structure taken down.

Please Mr. Mayor and Council,  
do NOT reward someone who has repeatedly and intentionally avoided protocol and consideration for good neighbor or City of West Kelowna bylaws and permits.

Emphatically non support for this oversize, encroaching, nonpermit structure, that does <sup>NOT</sup> blend in with the neighborhood.

If laws and bylaws requirements by City of West Kelowna, are made but not enforced, then what is the point of having laws?

Thankyou.



September 10, 2019.





INFORMATION ONLY COUNCIL REPORT  
Finance, Administrative & Protective Services  
For the September 17, 2019 Council Meeting

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DATE: September 13, 2019  
TO: Mayor and Council  
FROM: Paul Gipps, Chief Administrative Officer  
RE: City Hall Renovation Update

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**BACKGROUND:**

In mid August of 2019, I initiated a realignment of the organization to better facilitate a more agile operation that can move a number of corporate initiatives forward.

To date we have new reporting structures and are in the early stages of reviewing our operational processes to better facilitate the changes I have put forward.

One of the changes I am implementing is the collocation of key team members to take advantage of the new working relationships, which facilitate improved cooperation and communication between departments.

To achieve this we are undertaking a small renovation at City Hall that is estimated not to exceed \$40,000.

The renovation will bring communications and economic development teams together and create space for our senior management team to work in close proximity of each other.

The work is expected to begin immediately and be complete by mid October.

**FINANCIAL IMPLICATIONS:**

The proposed renovation at City Hall was not envisioned in the 2019-2028 financial plan but could be funded from the contingency line item in the facilities budget. Any resultant shortfall in that area at year-end would be booked against the operating surplus reserve.

**REVIEWED AND APPROVED BY:**

Warren Everton, Director of Finance/CFO  
Tracey Batten, Deputy CAO/Corporate Officer  
Paul Gipps, CAO

Powerpoint: Yes ☐ No ☒