

# COUNCIL MEETING SUBMISSIONS

(File No. DP 22-10)

NO.	Date RECEIVED	TIME RECEIVED	RECEIVED FROM
<b>Submissions included with Late Items Agenda</b>			
1.	August 21, 2022	2:25AM	Zhu, ShangNing
2.	August 21, 2022	11:13AM	Atkinson, Deborah
3.	August 22, 2022	7:36AM	McNutt, Jason
4.	August 22, 2022	7:39PM	Taubensee, Dan

#1. DP 22-10 August 21, 2022  
@ 2:25 AM

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Attn: City Clerk DP 22-10 / 1397 SCOTT CRES SHANGNING ZHU  
**Date:** August 21, 2022 2:25:21 AM

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Dear City Clerk and Council,

I'm the home owner of 1397 Scott Crescent that is one house down from the proposed development on 1386 Bear Creek Rd.

I do not support this application. I understand new housings are needed, so densification should happen, which is why I was vocal about the original subdivision. The previous owner of 1383 Scott Cres informed me and the neighbour that she made a covenant on the maximum height on 1386 Bear Creek, which is lower than 1383 Scott's lower deck. The current proposal on variance is not in line with that. This would disturb our view of the lake.

This current lot access for 1386 Bear Creek is also in a high traffic area with a blind driveway, and the way that driveway opens will create a high chance for head on collision. The driveway proposed is also at the grade of 19.2%. I think the access needs to be drop to a level close to the road, it probably requires higher retaining wall, but that way this site could have another basement level to allow for more spaces inside. It would not disturb our view and the driveway would be lower or equal to 12%.

Thank you

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Sincerely,

**ShangNing Zhu**

1397 Scott Crescent, West Kelowna, BC V1Z 2P7

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** 1386 Bear Creek Rd Lot B DL 3866 ODYD Plan EPP62793 File # DP 22-10  
**Date:** August 21, 2022 11:13:33 AM

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Att'n City Clerk

When our neighbour subdivided they told us that they put a covenant on the lot saying that the buyers couldn't build higher than their bottom deck, which would still be about 4 feet higher than my bottom deck, but it wouldn't take too much away from our view. They don't own the property anymore so even if they didn't go through with the covenant, I am asking you to consider the affect this will have on neighbours. With the extra height it would totally take away our view therefore decreasing our property value and the everyday enjoyment of our lake view. I would hope that we could come to an agreement which would satisfy the new owner and the neighbours.

Please consider this request.

Thank you  
D. Atkinson

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** DP 22-10  
**Date:** August 22, 2022 7:36:17 AM

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To Whom It May Concern,

As Tenants of 1383 Scott Crescent, our backyard is directly behind 1386 Bear Creek Rd. Based on the letter received, it is our understanding the Developer/Owner would like to receive approval to increase the permitted height and positioning of the future residential building. Having recently moved into our new home, we have the intentions of residing at this property for the next 8-10 years. One of the main reasons for moving into our home is the spectacular views at all levels of the house. With the proposed variance, this would negatively impact the current view from our lower deck which extends the full length of our home. That said, we do not agree with the proposed variance and would greatly appreciate the City of West Kelowna maintaining its permitted height of a building wall face of 9.0m and permitted grade of driveway grade of 12.0%.

Kind Regards,

Jason McNutt

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Fwd: Submission regarding DP 22-10 with Variance  
**Date:** August 22, 2022 7:39:55 PM  
**Attachments:** [West Kelowna DP 22-10 Submission Letter.pdf](#)

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Hi there,  
Sadly, it looks like I had an incorrect email address when I sent this last night. If it's not too late now, please forward this along.  
Thank you.

----- Forwarded message -----

**From:** **Dan Taubensee** [REDACTED]  
**Date:** Sun, Aug 21, 2022 at 10:03 PM  
**Subject:** Submission regarding DP 22-10 with Variance  
**To:** <[submissions@westkelowna.ca](mailto:submissions@westkelowna.ca)>  
**CC:** [REDACTED]

To whom it may concern,  
Please ensure that the attached letter is forwarded to City Council as soon as possible. From what I understand, this development application is scheduled to go for Council consideration at the regular meeting on August 23<sup>rd</sup>, 2022.  
Thank you for your help.

Dan Taubensee

# Dan Taubensee, re. DP 22-10

Sunday, August 21, 2022

Dear Members of City Council,

*I am writing today to express my concern that **DP 22-10 should not be approved** until the safety and quality of traffic flow on Bear Creek Road can be significantly enhanced; to do otherwise will be putting lives at risk.*

I am new to West Kelowna, having just moved back to this community a few months ago after having attended high school here many years ago. I live several hundred metres uphill of the proposed development location (1386 Bear Creek Road) on the opposite side of Bear Creek Road.

My specific concern is with the driveway on this development, which will be steeper than normally allowed and will exit directly onto the downhill side of Bear Creek Road just after a blind corner. Because I live there, I know how many people speed down that hill and around those corners. I also commute with my bicycle on Bear Creek Road every weekday. As you probably know, a cyclist was killed recently on Horizon Drive, and I have heard it was a collision between cyclist coming downhill around a corner while a vehicle emerged from a driveway.

Horizon Drive has had other vehicle fatalities recently, and it is only a matter of time before we have more here on Parkinson/Bear Creek Road. These roads were not built with the volume and speed of today's traffic in mind.

Fortunately, a variety of speed-reducing, traffic-calming engineering elements could be added to these roads to force drivers to slow down. In addition, other safety features such as guard rails, bike lanes, paved shoulders, and streetlights could make a significant difference in saving lives.

Please make these investments BEFORE approving this development or any others like these along steep, curvy and dangerous roads.

Thank you for your time and consideration.

Dan Taubensee

1301 Bear Creek Rd, West Kelowna, BC V1Z 2P7

