

Re. 3655 & 3657 Apple Way Blvd, West Kelowna BC

Application for: Site Specific Text Amendment  
Amanda Balak (3655) & Charles Lelliott (3657)

Rationale Letter

Dear Council members,

As many of you are aware, last year upon submission of our STA applications, it came to our attention that R2 was not included in the initial program, unbeknownst to us. This came as a surprise as our homes sit on a large lot, on somewhat of a private lane, with ample parking, and our homes are upwards of 6500+sq ft collectively.

In our opinion, the STA program already protects against any issues that would arise from R2 vs R1 via the strata agreement (agreed to and signed off by strata members) and good neighbor agreement, for which we have obtained written support from all owners on our part of Apple Way Blvd that is deemed a private lane. Worth noting as well, that based on the size of our homes, it is merely coincidence that they are R2 and not R1.

In reading through the entire OCP for West Kelowna where it relates to good neighbourhood attributes, we acknowledge that there is a predominant emphasis placed on harmony amongst neighbours, harmony with the natural environment, a balance of greenspaces versus living spaces versus industrial all while driving opportunity and economic development.

As noted above, these factors are all considered, and supported by ourselves and our neighbours.

We, the owners of 3655/3657 Apple Way Blvd. feel that the ability to offer a portion of our homes to visitors of West Kelowna on a short-term basis compliments the values of the OCP, and further, supports tourism in the area, where accommodations such as ours are inadequate.

Visitors to West Kelowna generally have two options: 1 – stay in Kelowna over West Kelowna based on hotel density and availability of short-term accommodations. Or 2 – Stay in accommodations that do not favor the view, walkability, and enjoyment of West Kelowna as our homes do.

### **Support an Economically Sound Community**

*"The OCP envisions West Kelowna as a vibrant urban community. West Kelowna is well situated to attract and benefit from new development and is often referred to as the "key to the Okanagan" as it is the first community reached when travelling east to the Okanagan via the Coquihalla Connector."*

West Kelowna residents (and by proxy council) want to keep tourism dollars in West Kelowna, wanting visitors to experience our local hospitality, wineries, local beaches, parks and hiking trails. This, in turn, creates word of mouth marketing for West Kelowna, and visitors go back and tell their friends and family about our beautiful, thriving city.

Simply, offering more STA's that abide by by-laws such as fire, safety and good neighbour and strata policies, just makes sense, regardless of R2 or R1. Visually, if we had a separation between our homes, we would be permitted.

Most travelers to West Kelowna prefer to select their accommodation off AirBNB or VRBO sites, because it allows for a true vacation, where families can gather for meals, feel at home, and be hosted. Hotels in Westbank do not offer any of the above, and worse, if those travelers are forced to stay in Kelowna, that is counter-intuitive for West Kelowna.

Going through the "check-list" of the OCP:

*"Area Plans and Comprehensive Development Plans, as defined below, shall be prepared for areas where either Council has been requested to review development potential within a specified area or a proponent is contemplating a proposal which:*

- *Does not conform to the purpose and intent of the Official Community Plan;*
- *Has implications for population, number of units, servicing, social impact or economic burden for the City sufficient enough to warrant a comprehensive analysis;*
- *In Council's view may affect adjacent properties, land use or the natural environment;*
- *In Council's view may be affected by hazardous conditions;*
- *In Council's view may affect municipal heritage sites, or a revitalization area; or*
- *Includes other matters unique to the plan area under consideration that raise potential implications for quality of life in the community..."*

We confidently and comfortably do not "check off any boxes" of the above concerns of the OCP.

### **Affordable Housing**

In recent 2022 counsel meetings, the subject of affordable housing was raised by two councilors that offering too many STA's may lead to a rental housing crisis. These two things are simply not coupled, especially when seasonality is as big as it is in West Kelowna, and most owners of homes like ours would not rent to a long term renter for the lack of flexibility. For instance, our respective properties are our homes, first and foremost. Again, based on size of 3250 sq ft, we comfortable only utilize ½ of the square footage at best. We only really are looking to rent out our suites during the most temperate weather of June-Sept. in support of tourism, and we also want to retain the right to share our whole home with friends or family whenever we so choose. To be clear, we would never rent our suite to a long term renter, and therefore this is a moot point.

### **Geographic location**

As noted in the detailed Land Survey, our properties are uniquely located down a dead-end street, down a private lane with just 7 lots dotted along that lane. Apple Way Blvd is already a very low-traffic road. Granting our Text Amendment may add 1-2% higher traffic volume on the street for a couple of months in the year. Far less volume than the construction does that has been occurring for the past 2 years here. Also, noting in the attached Land Survey, parking for guests will be completely off-street, we are living on-site for safety, for maintaining cleanliness, maintaining peace/quiet and curfews.

As noted in the July 12th webcast (8.2.7. Z 22-04; Zoning Amendment Bylaw No. 0154.115, 2022; 3639 Apple Way Boulevard) there is plenty of room in our area. Two lots on the private lane have been converted to R1 already, and after connecting with all of our neighbours on the block, they too are in

support of this amendment, and also were surprised R2 was not included in the STA granting. **We have a list available of all of their names/numbers/addresses in showing their support of our Site Specific Text Amendment application.**

Further excerpt from the OCP:

*"..Community Gateway Objectives 1. Increase the profile of West Kelowna in the region.*

*2. Promote economic development.*

*3. Create a positive community impression of West Kelowna through development that fosters a welcoming, attractive and liveable image....'*

The above statements are textbook reasons why we wish to be granted Site Specific Text Amendment.

And finally:

***"...12. Ensure that all Tourist Commercial development includes the creation of facilities and amenities for the tourists that they draw to the area, that also benefit the surrounding local community. They should also generate opportunities for interaction with and employment for members of the community.. 64 Section 3: Objectives and Policies West Kelowna Official Community Plan Bylaw 2011 No. 0100.."***

In closing, our reality is that the ability to rent part of our home via STA/bnb was part of our decision to purchase in the first place. This was before the bylaws were in place, and, as you know, West Kelowna is quite a destination with not nearly enough immediate accommodations for tourism season.

As mortgage rates and cost of living continues to skyrocket, this truly is a loss of income that is debilitating to some of our personal plans, and as noted above, for our specific properties based on size and location, seems over governed and unnecessary.

Everything is complete and in compliance for submission of the STA permit or bnb approval, we just need the support of council, which we verbally had from many councilors last summer and, as noted in the webcast shared above.

We are both hopeful you can find it in your hearts and head to assist - again seeing the rationale, by-law compliance, neighbour support and goodwill. And while this is a source of income which generates income for us, it should not be lost that it generates tourism, tax dollars, as well as revenue through licensing.

**Please consider either:**

**1** - Amend the STA bylaw to include R2 WHEN strata and neighbour support exists, such as ours.

Or

**2** - Allow for BNB zoning to exist in R2 regardless of SFD or duplex status when same exists above.

Thank you for your consideration and time and we are hopeful to bring positive change and progress to our great community of West Kelowna.

Amanda Balak (3655) and Charles Lelliott (3657).