

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Attention City Clerk - DP 22-26  
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From Sharon and Robert Jones

LOT 4 PLAN KAP78710  
DISTRICT LOT 2044, OSOYOOS DIV. OF YALE LAND  
DISTRICT PID: 026-380-749

After reviewing the delivered Notice for Development Permit with Variance (DP 22-26) with the members of our community, we believe the decision to move forward with the proposed development variances for the construction of 58 townhouses would be unsafe and problematic for a number of reasons.

Our primary concern is with safety. In the past several years, we have had very dry summers and with plans for these townhomes to be built so close together, along with the reduced boundary setbacks, any severe situation involving a fire would bring large-scale destruction to the homes and structures located nearby. In the event of an emergency, fire trucks could not properly tend to the buildings, as the lane has a sharp, blind corner with a narrow width under 17 feet and a sharp turning radius that a vehicle over 32 feet would not be able to navigate. Even if a small fire truck, ambulance or other emergency vehicle was able to manage their way up the lane, there is no turn around location, thus causing extended time concerns and even unnecessary deadly circumstances.

Another major concern is the likely degradation of the physical landscape on the hill side which we worry will cause some level of instability and even possibly water runoff concerns, erosion and potential flooding with landslides. In regard to maintenance and upkeep around the new properties during winter months, there should be a designated area on the property for snow removal and snow storage.

We believe the situation of the resulting reduced parking, loading and visitor parking for the new properties should be considered a non-starter, as there is already insufficient space for parked vehicles on Ensign Quay Lane and Ensign Lane, with a width of under 17 feet. With the reduced driveway sizes, it is simply not feasible to suggest an alternative for additional parking.

The city's waste disposal trucks currently do not drive up Ensign Quay Lane, so there are serious concerns about what will happen with emptying garbage, recycle and compostable bins for all of the newly proposed townhomes.

Ensign Quay Lane has a width of less than 17 feet wide with no turnaround and with the 7 current homes, the proposal of an additional 20 homes, the expectation is a minimum of 60 additional vehicles using this laneway with no parking, no turnaround and only one shared egress and ingress entryway..

To possibly remedy many mentioned safety issues above access to the new development should be from Sundance Drive and townhomes should be reduced by a third in size. We recommend a council member physically visit our community on Ensign Quay Lane to see how apparent these concerns will become.

The mixture of juvenile and adult trees will be a loss to the neighbourhood, not only in regard to screening, shade and greenery but also with the loss of the roots would most likely destabilize the hillside. As a whole, this green area is a visually enjoyable aspect for the entire community and will have a negative impact with insensitive and obstruction overbuilding on greenery and openness.

In conclusion, it is not safe to add that number of dwellings to a blind drive, narrow single entrance/exit and non-turn around lane.

Thank you for your assistance with this matter,  
Owners Lot 4