

SUBMISSIONS

Development Permit with Variances
(File No. DP 22-26 3401 Sundance Dr)

NO.	Date RECEIVED	TIME RECEIVED	RECEIVED FROM
Submissions included with Report to Council			
1.	May 10 th 2023	8:30 AM	Jones, Sharon & Robert
Submissions included with late agenda items to Council			
2.	May 12 th 2023	12:41 PM	Peterson, Jamie
3.	May 12 th 2023	6:31 PM	Fairman, Kaylee
4.	May 13 th 2023	8:26 AM	Hennig, Josh
5.	May 13 th 2023	4:11 PM	Getty, Richard & Sinclair, Tracy
6.	May 13 th 2023	5:06 PM	Smiley, Karen
7.	May 13 th 2023	7:20 PM	Parrott, Lyndsay
8.	May 13 th 2023	11:15 PM	Pan, Queena
9.	May 13 th 2023	11:19 PM	Ying, Mei
10.	May 14 th 2023	4:35 PM	Ruscheinsky, Todd & Koral, Jo-Anne
11.	May 14 th 2023	7:41 PM	Larratt, Ian & Carolyn
12.	May 14 th 2023	9:34 PM	Larratt, Bruce
13.	May 15 th 2023	7:18 PM	Manaog, Heather
14.	May 15 th 2023	7:57 AM	Tyabji, Alex
15.	May 15 th 2023	3:22 PM	Savan, Andreea

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: City Clerk - DP 22-26
Date: May 12, 2023 12:41:56 PM
Attachments: [Letter to City of West Kelowna re; DP22-26.pdf](#)

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Good afternoon,

Please find enclosed my letter opposing to the variance in regards to DP 22-26.

Yours truly,

Jamie Peterson

May 12, 2023

West Kelowna City Council
2760 Cameron Road
West Kelowna, BC V1Z 2T6

Attention: City Clerk

Re: DP22-26

Proposed Development Permit with Variance for egress/ingress from Ensign Quay Lane

I understand that there is a proposed Development Permit with Variance (DP 22-26) for the construction of 58 townhouses with egress from Ensign Quay Lane.

I have a number of concerns regarding this development, and specifically with the development using the Ensign Quay Lane.

My primary concern is with safety. At the end of Ensign Quay Lane is a daycare and already it is difficult to drop off and pick up my children from that daycare. The biggest issue being the sharp turn near the beginning of Ensign Quay Lane. That turn is blind and there is not enough room for 2 vehicles to travel along the Lane at the same time, unless both vehicles are narrow, and even then with 2 narrow vehicles, you are passing with less than a foot of space between them.

Currently, in the event of an emergency, fire trucks may not be able to 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. If more vehicles were to use this Ensign Quay Lane, it would make it even more difficult for emergency vehicle.

Currently, if there is a delivery truck, or any vehicle that is slightly wider than an average vehicle, making deliveries to any of the homes along the Ensign Quay Lane, there is not room for a vehicle to pass the delivery truck. Instead, you have to pull to the side of the Ensign Quay Lane, which many of the home owners dug out to allow for additional parking (as their driveways are shallow and there are no other options for additional parking), when you can (as long as there is an open spot) to allow the delivery truck to finish its delivery, drive the rest of the way down the Ensign Quay Lane and use the daycare's private parking to make a 4 or 5 point turn in order to turn around and come back down the Lane, before you can pull out of a spot and proceed down the Lane.

With respect to the sharp corner at the beginning of the Ensign Quay Lane: it is treacherous in the winter. On numerous occasions last winter when I have been either picking up or dropping my children off at daycare, there have been vehicles coming down the Ensign Quay Lane towards Ensign Lane, as they are unable to see around the turn, they nearly turned into my vehicle as I am driving up the Ensign Quay Lane towards that turn. In those events, with the very

icy conditions, I had to back down the Ensign Quay Lane and into Ensign Lane while a vehicle comes down towards me, sometimes being unable to stop in a timely manner, forcing me to back down ever further, hoping I don't back into another vehicle traveling along Ensign Lane.

With the proposed development, you would have an additional 58 townhouses meaning at least 60 extra vehicles travelling along the Access Road, plus that many more delivery vehicles. Not to mention the work vehicles that would need to use the Access Road to get to the development. That much traffic would make the already unsafe road an absolute disaster and would be a very negligent act for the City to allow the Ensign Quay Lane to be used in that manner, unless the City makes alterations to the Lane to make it a safe option prior to any work being done on the development.

Even 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. I recommend a council member physically visit the community on Ensign Quay Lane to see how apparent these concerns will become.

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.

Yours truly,

A black rectangular box redacting the signature of Jamie Peterson.

Jamie Peterson
3617 Brown Road
West Kelowna, BC V1Y 6L2

From: 
To: [City of West Kelowna Submissions](#)
Subject: Attn city clerk DP-22-26
Date: May 12, 2023 6:31:21 PM
Attachments: [sundanceemail.pdf](#)

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Please see my letter attached below re: the development proposal for 3401 Sundance Drive

Thank you

Kaylee Fairman

RE: File # DP 22-26 3401 Sundance Drive

May 12, 2023

City Clerk

Municipal Hall 2760 Cameron Road, West Kelowna V1Z 2T6

Email: submissions@westkelownacity.ca

Dear City Hall & Council:

As a resident of the area and longtime resident of West Kelowna, I would like to express my concern over this development and the variances proposed. I have safety concerns regarding the traffic on Sundance and Upper Sundance, especially in case of fires or emergencies as this development will drastically increase the amount of traffic in the area and vehicles on the road. I also have worries regarding the loss of habitat and green space, as I routinely use that property as a thru road when walking my dog and see many animals and birds use the trees on that empty lot. Will there be a green space added to Shannon Lake or the Sundance Drive area to combat this? Will any of the trees remain on this lot? Additionally, I would like to express my concerns regarding the pressure that a development of this size will place on our local area and infrastructure as this is a very large increase in resources. In particular, water usage in our area, especially when we do not have a functioning water treatment plant and are on a boil water advisory constantly since I have lived here on Sundance. In addition, I also believe that having the appropriate turnaround near the terminus of this private hillside lane is important for drivers and local traffic, as well as for emergency vehicles such as firetrucks and ambulance. The ONE variance I do agree with in the development permit submitted is the increase in the retaining wall height. Thank you for your consideration and for taking the time to review this letter.

Sincerely,

Kaylee Fairman

2304-2200 Upper Sundance drive, West Kelowna BC, V4T 3E8

email: [REDACTED]

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: City Clerk - DP 22-26
Date: May 13, 2023 8:26:08 AM

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Josh Hennig 2088 Rosealee Court West Kelowna

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. As someone who has worked on this street I can't stress enough the complete lack of space and parking. Seven homes was already too much for this road. 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,

Josh Hennig 2088 Rosealee Court West Kelowna

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Cc: [REDACTED]
Subject: ATTN: City Clerk- DP 22-26
Date: May 13, 2023 4:10:48 PM

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Attn: City Clerk REGARDING DP 22-26
2023

May 13,

Hello Council,

My name is Richard Getty and my wife is Tracy Sinclair. We own a home at 2097 Ensign Quay Lane.

We have read the Notice for Development Permit with Variance (DP 22-26) and are totally against it. I hope you all have come by and had a look at our road and subject property.

- 1) We have a very small road (as you know it's referred to as a Lane)**
- 2) We have very little parking, no sidewalks or curbs. Now you want to take this away? Has anyone watched a family walking along the dark Ensign Quay Lane Road pushing a baby stroller and navigating moving vehicles? And now you want to add more homes and vehicles like large pickups and SUV's? This is a recipe for disaster.**
- 3) When you come up please have the Fire Department bring up a Fire Truck, or any Emergency vehicles and try to get around the sharp narrow corner onto the Lane. Another recipe for a major disaster. Have the City Trash and Recycling trucks try to make it onto the Lane. I would like to see how are they going to turn around. In fact, how are any vehicles going to turn around? All access for this development should be from Sundance Drive.**
- 4) And last, when the next big rain falls comes, there will be flooding. Who will be responsible for flooded homes? Taking away all those trees and cramming in more townhomes there will be huge water issues. This property is very steep.**

I would like all these safety concerns and issues to be on record if this goes through. If the council passes this Variance there could be big Legal

problems for the City down the road when one of these catastrophes happens.

Please come and have a look and thank you all for your time.

Regards
Richard Getty &
Tracy Sinclair

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: City Clerk - DP 22-26
Date: May 13, 2023 5:06:06 PM

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Hello. My name is Karen Smiley and I am currently an owner of a home and an operator of a licensed daycare at 2125 Ensign Quay Lane.

I am writing because I have some serious concerns about the proposal put forward on the laneway. I am encouraging all members of council to please vote to reject this proposal. I have lived on this laneway for over 6 years and have seen multiple safety issues regarding the private laneway. Adding so many homes onto a road that was simply not designed for it is going to be disastrous.

Even for current residents, the laneway has been a contentious issue. Currently we have issues where people are parking on the laneway, blocking traffic as well blocking access for emergency vehicles. I have taken multiple pictures throughout the years and have even called in to complain that in the event of an emergency at our daycare it would be hard to get first responders to our location. During the winter months, this problem escalates so much that we no longer accept daycare clients without 4 wheel drive vehicles because it's simply not safe.

To add an additional 18 houses with short driveways and reduce parking is absolutely insane to me. We don't even have sidewalks or street lighting and all traffic is funnelled through a very small blind corner that comes to a steep cliff without barricades.

If you don't believe me then PLEASE and I mean PLEASE come and see this area for yourself before you agree to this proposal. Then imagine yourself with over 2x more traffic (There are 7 houses currently, adding 18 more to this laneway will take us from 7 to 25 dwellings!). It also then connects not to a road, but ANOTHER private laneway that is constantly blocked by vehicles parking where they should not be parking.

Parking bylaws are not enforced here by the city. Once this goes through and people park on the laneway, because of their small driveways and lack of guest parking, it's going to start WARS between neighbours. You're not supposed to park on the laneway, but many do. We have already had fights because people can't get home because they are blocked.

I can already foresee the other issues being brought forward with these variances. For example: All garbage bins are brought below to a lower road, garbage collection does not happen up here because garbage vehicles cannot turn around. Snow removal does not occur on the laneway or the road below. Where the heck is snow going to go? That's what loading zones can AND should be used for in winter.

The variance to forgo the requirement to install a turn around at the end of the lane, reduced loading zones, and parking sizes... Is this serious? Should we just

forgo every bit of infrastructure required for safe neighbourhoods? There is every opportunity to do the right thing and have sensible development in this area, but I would implore you that before we add this many units onto a small laneway, that we consider other safer options.

We should have a second egress connecting Ensign Quay Lane to Sundance Dr. This is because evacuating a daycare in the event of an emergency with 25 homes on a single vehicle corner is a risk that we should not be taking. Emergency vehicles should not have to spend time trying to reverse up laneways and having to compete with 25 homes trying to possibly leave. This is not something a first responder should be dealing with and is not a risk we should be taking.

We already live with these risks on this laneway but accepting this proposal will make things much worse. I support development, but we can do better than this.

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: (ENSURE ATTN; CITY CLERK - DP22-26 IS INCLUDED IN SUBJECT LINE OF EMAIL AS WELL, or it will not be read during meeting)
Date: May 13, 2023 7:20:01 PM
Attachments: [Concerns Ensign Quay.docx](#)

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Good Morning,
Please see attached, My concerns surrounding the proposed development project on Ensign Quay, West Kelowna.

Please feel free to reach out with any questions or concerns
Warmest Regards,
Lyndsay Anne Parrott

TO:

submissions@westkelownacity.ca

SUBJECT:

Attn: City Clerk - DP 22-26

Lyndsay Anne Parrott

3565 Paynter Road,

West Kelowna, B.C., V4T 1R1

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. There is barely enough room for one car to pass through some days and if there were to be more housing that would increase the amount of traffic on the road.

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 listening and have a good day.

Warmest Regards,

Lyndsay Anne Parrott

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: City Clerk - DP 22-26
Date: May 13, 2023 11:15:44 PM
Attachments: [City Clerk DP 22-26 QP.pdf](#)

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Evening,

Attached below is my letter with concerns for the development DP 22-26.

Thank you for your time and have a great day!

Cheers,

Queena Pan

Queena Pan
2119 Ensign Quay Lane
West Kelowna, B.C, V4T 2Z4

Dear Attn: City Clerk – DP 22-26

I hope this letter find you well. My name is Queena and a resident on Ensign Quay Lane. I am writing to the council regarding the Development Permit with Variance (DP 22-26) as I have serious safety concerns with the proposal.

I live on a narrow private lane that can barely have two small vehicles driving at the same time. There is a sharp turn to enter our lane and you cannot see oncoming traffic. No emergency vehicles would ever be able to come up in case of an emergency. There is no area for turn around either. Vehicles need to use the driveways our homes to be able to turn around; assuming that there is an open driveway. It is already a chaos with just 7 houses, I cannot imagine having 18 more houses across from us.

In the winter it is not safe to drive up not just our lane that has a steep sharp turn, but another private steep road to get to our lane. My vehicles with good winter tires have troubles climbing those hills. Most of the time, I must leave my vehicles down the mountain. With an additional 18 houses with 2 vehicles per house, it is a death sentence to drive in on both private roads in the winter. There are no street barriers to protect us from the cliff we must drive up every day. There are also no street snow removals that come up to either private lane. We must shovel the snow across the street, but if there are going to be 18 houses, where are we to shovel the snow to.

On the end of our lane and the hill on the back of our houses are dry grasses. If there was a fire, how is 50+ vehicles supposed to evacuate, because there is no way a fire truck can come up Ensign Quay Lane. There not even a sidewalk here if we wanted to evacuate by foot. We ask that the council visit our lane and the proposed site.

Thank you for your time and have a great day!

Cheers,

Queena Pan

May 12, 2023

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: City Clerk - DP 22-26
Date: May 13, 2023 11:19:39 PM
Attachments: [City Clerk DP 22-MYC.pdf](#)

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Hello,

Attached is my letter to the council in regards to the development DP 22-26.

Thank you,
Mei

Mei Ying Cao
2119 Ensign Quay Lane
West Kelowna, B.C, V4T 2Z4

Dear Attn: City Clerk - DP 22-26,

My name is Mei Ying and I am a resident on Ensign Quay Lane. I am writing to you in regards to safety concern for the DP 22-26 proposal.

There are currently 7 houses on Ensign Quay Lane and it is already a safety concern as our street is narrow with a dangerous tight corner at the entrance. The proposed development will exponentially increase the traffic on our street, which can barely have two cars driving at once. There are no room for parking as is. Where would the vehicles from the proposed 18 townhouses go, there is no where to park.

Our street does not have a turning point, people use private drive ways to turn around. Service and emergency vehicles cannot come up to our street. They cannot fit the tight corner. This is the truth! Around 2017, one of our carbon monoxide detector went off. We called the West Kelowna fire station, they were sent over to check. They could not come up to our house. They parked the fire truck down the mountain and all 4 fire fighters walked up the mountain to our home. Ask them, they will have records of the incident and coming for an inspection.

If there were a situation where residents have to evacuate, how is our lane supposed to support everyone. The winter is brutal as is, we push the snow across the lane where the townhouses would be. I have no idea where the snow will go if there are town houses there; the city does clear our lane.

I hope you understand our concerns and make the appropriate decision for your residents and community.

Sincerely,
Mei Ying Cao

May 12, 2023

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: City Clerk DP 22-26
Date: May 14, 2023 4:35:10 PM

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Todd Ruscheinsky/Jo-Anne Koral
2111 Ensign Quay Lane

To whom it may concern;

My husband and I built this home in 2006 when there was very few homes around! Our foundation has 20ft walls buried due to the unstable hillside! I can't imagine what damage will occur further to our homes if 20 more townhouses are put on it! We also were nervous about the lane considering how narrow it was and not having snow removal or garbage pick up was definitely a deterrent but we fell in love with the green area behind us and the beautiful view. We were told then that because it was a private lane there would be no chance of further building! To fantasize 20 more homes on it is beyond ludicrous but severely unsafe as there is no turn around for emergency vehicles, no actually no access because of the 17ft sharp, blind corner and absolutely no parking..no where for snow to go and unimaginable that it possibly could even be contemplated! Please someone from the city come drive up and just see what challenges even 7 homes have here!

We implore you not to allow this development to go through on this tiny little lane!

Thank you

Todd Ruscheinsky/ Jo-Anne Koral
2111 Ensign Quay Lane

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Cc: [MayorAndCouncil](#)
Subject: Attn: City Clerk (Regarding DP 22-26 from Ian & Carolyn Larratt of 3025 Ensign Lane)
Date: May 14, 2023 7:41:15 PM
Attachments: [DP 22-26 Ian & Carolyn Larratt 3025 Ensign Lane.pdf](#)

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Please find attached a letter from my wife and I regarding our concerns regarding DP 22-26. We are the owners of 3025 Ensign Lane, West Kelowna, BC.

Ian Larratt
250-868-1696

Ian & Carolyn Larratt
57 Eugene Ave
Whitehorse, YT Y1A 4A3

May 14, 2023

City of West Kelowna
2760 Cameron Rd
West Kelowna, BC V1Z 2T6

Attn: City Clerk (DP 22-26)

Dear Sir/Madam,

My wife and I are the owners of 3025 Ensign Lane, West Kelowna. We are writing to express our concerns regarding the proposed variances for DP 22-26 at 3401 Sundance Dr, West Kelowna.

The current iteration of the site plan contains a number of oversites, design flaws, and liabilities that we are confident all concerned parties would like to resolve. They are as follows:

- 1) **Winter safety.** The easement from Ensign Lane that would grant access to proposed units 39-54 goes up a very steep, narrow laneway that is impassable when covered with snow. The current residents clear the snow before attempting to drive on it. Failing to do so results in packed tire prints that make the laneway hazardous even for foot traffic. Hiring a snow removal company would not sufficiently mitigate this issue as there will still be periods of time where the driveway is impassible due to snow accumulation that has yet to be cleared. There is also no space to dump cleared snow. Hauling away the snow would require equipment that would be unreasonably disruptive to the neighborhood.
- 2) **Garbage disposal.** There is not enough physical room on Ensign Lane for the required number of garbage bins. Between the current parking and garbage bin requirements, space is already very cramped. It should also be noted that our lot spans Ensign Lane, and we **do not** give our consent for any residents of the proposed development to leave their garbage or yard waste bins anywhere on our property. Leaving bins on our land, even briefly, is not a right granted by the easement. Private garbage collection will have to be organized as part of the strata arrangement.
- 3) **Parking.** Space is very limited, and there have already been parking disputes among the current neighbors. There is insufficient parking for all of the lower units (21-58) as parking is not a privilege granted by easement access. When calculating off-street parking requirements, it is important to consider that there is no on-street parking for any of these units. Vehicles parked on laneways would be subject to towing at the discretion of the respective landowners on whose land the vehicle is parked. Access to proposed units 54-56 requires crossing a portion of

our land that is used for guest parking and also for winter parking when the laneway is impassible (see red area in Appendix 1). Additionally, we believe that the turning radius for entry into units 49-52 is insufficient given the steep grade of the laneway. We strongly recommend that a traffic engineer assess the proposed site plan for flow, parking, and safety.

- 4) **Access over land not covered by easement.** Access to proposed units 52-56 would require crossing a portion of our property not covered by an easement (see blue area in Appendix 1). We **do not** give our consent to this access. On May 11, 2023, we notified the City of West Kelowna and the developer's agent of this planning oversight. Neither party was aware. This failure to identify such an obvious constraint during the discovery phase of the project is deeply concerning. It casts serious doubt on the competency of the City of West Kelowna, the developer, and the developer's agents.
- 5) **Emergency access.** My wife and I both used to work as paramedics in the Okanagan, and it is our opinion that the proposed units 21-52 are not safely serviceable by first responders. There is insufficient room to maneuver emergency vehicles on the narrow laneways. Furthermore, units 39-52 would require a response on foot when snowy – this would be especially hazardous with stretchers and gear.
- 6) **Unreasonable disturbance to neighbors during construction.** Many of the proposed units would require extensive removal of bedrock. This process is long, loud, dusty, and is in very close proximity to existing homes. The bedrock removal for the recent development on the uphill side of Sundance Dr was much farther away, yet still created noise and vibrations sufficient to rattle our windows.
- 7) **Damage to existing property.** The aforementioned bedrock removal is likely to cause vibratory damages to nearby structures. Appropriate assessment and prescription of work should be completed by qualified engineers prior to development permit approval. Any development permit should also stipulate measures to prevent damage from rockfall.
- 8) **Unnamed laneway.** The laneway that would provide access to units 39-54 is not engineered to handle the required level of traffic. It is paved with thin asphalt that already shows signs of wear from the two residences currently using it. It would have to be widened and regraded. This would also mitigate some of the concerns regarding winter conditions, however we **do not** give our consent to these measures at this time.

From an urban planning perspective, the level of proposed housing density for the lower portion of the project (units 21-58) is not appropriate for such a steep slope with such limited access/egress. The density for this area should be evaluated separately, and not as fraction of the whole property. The overall design appears to have the singular goal of maximizing the developer's profits.

We strongly urge Council to conduct a site visit.

We are also concerned that neighbors have not been adequately notified. There is only one development proposal sign on the lower portion of the property. It has been placed on Ensign Quay Lane. There is no signage on Ensign Lane, or on the unnamed laneway that accesses proposed units 39-54. One of our tenants texted us saying, "I found the development sign hiding down the street beside us. Sneaky buggers." In lieu of any evidence to the contrary, we are inclined to agree with his assessment.

As for the variances requested, we formally oppose them all. Granting them would make way, either directly or indirectly, for the preceding concerns to become a reality. We have full confidence that the

City of West Kelowna will refrain from granting any variances or development permits that would adversely affect the property value, quality of life, and safety of its citizens.

Should the proposed development go ahead, we will hold all involved parties liable for any and all damages that arise.

The following are a few additional recommendations:

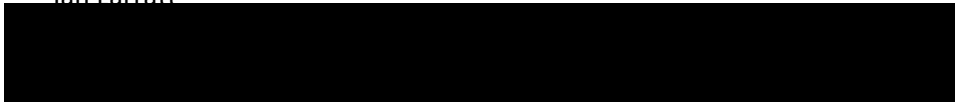
1. Hire an unbiased engineer to conduct pre- and post-construction structural assessments of those properties most likely to sustain vibratory damages during construction. The City should oversee this process at the expense of the developer.
2. Hire an unbiased property appraiser to assess the impact of the proposed development on surrounding property values. If said appraiser deems the resale value of the surrounding properties to be negatively impacted by the development, the City should refrain from granting the variances that would allow for the proposed development to be built OR compensation should be paid to affected home owners in the amount of the lost value. The site constraints on this project are such that withholding the requested variances would likely necessitate a complete redesign and would most likely rule out the possibility of building two parallel rows of townhomes (upper and lower). This is one of the reasons why we believe that the City of West Kelowna would incur substantial liability by granting the requested variances and development permit.
3. Require a deposit from the developer to be used as a means to pay for temporary accommodations and/or compensation for lost rental income for homes that may become uninhabitable during construction due to noise, vibration, etc.
4. Require that the entire project be redesigned such that all vehicular access is via Sundance Dr.

We are available for consultation and would welcome the chance to help this development become viable.

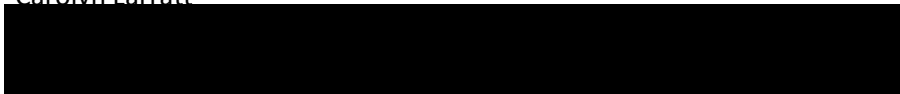
Thank you for your time and consideration,

Sincerely,

Ian Larratt



Carolyn Larratt



Appendix 1.



From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: City Clerk DP 22-26
Date: May 14, 2023 9:34:46 PM
Attachments: [Ensign DP 22_26.pdf](#)

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Hello,

Attached is my submission for inclusion in the package to Council regarding DP 22-26.

Thanks,
Bruce Larratt

Bruce Larratt
2605 Campbell Rd
West Kelowna, BC V1Z 1T1

May 14, 2023

City of West Kelowna
2760 Cameron Rd
West Kelowna, BC V1Z 2T6

Attn: City Clerk (DP 22-26)

I am requesting that Council deny Development Permit (DP 22-26) and have the applicant redesign the proposal in accordance with the City's Official Community Plan Development Permit guidelines and provide access for all units from Sundance Drive.

Providing access for 38 additional units from private lanes that are already not functioning well is not realistic and is unsafe. The proposed development would displace parking for many existing residences. Alternative access has already been identified by the proponent as shown by the construction road identified in their Construction Management Plan.

My perspective is unique in that I built and lived in the first house on Ensign Lane (2994 Ensign Way) located 40 metres away from the proposed unit 56. My son subsequently built immediately adjoining the proposed units 45-56 (3025 Ensign Lane). I was actively involved in the construction of both houses and lived at the first for five years then at the second for six years. I currently assist my son, who lives in the Yukon, with the property management of 3025 Ensign Lane. Both houses were built on steep and challenging lots without any need for variances and both have more than the required parking. Even so, parking is fully utilized. I have had my share of unpleasant exchanges over parking issues.

DP 22-26 proposes that units 39-54 would be accessed from what is being called an Ensign Lane extension, which in actual use is a driveway accessing 3025 and 3033 Ensign Lane. It rises steeply from Ensign Lane then levels off. This steep section faces north so snow or ice does not melt easily. That section must be kept clear and sanded to be kept safe in the winter. Any vehicle driving down that "extension" and turning right onto Ensign Lane will drive their front bumper into the roadway unless they swing wide to the left first. Any larger vehicle should only exit to the left as the turn is too sharp to the right. Any vehicle with a low backend such as a motorhome or ambulance can only enter the steep "extension" by driving over the gravel parking spot in front of proposed units 55/56.

Figure 7 of the Development Services Council Report shows a rendering including a lovely, grassed area opposite the lane townhomes. The only units where it may be possible to enact that rendering are 39-42. Photo 1 is the driveway servicing 3025 and 3033 Ensign Lane and referred to as the Ensign Lane extension by the proponent.

Proposed units 53-56 have no legal access as their driveways cross 3025 Ensign Lane. The proponent was unaware of this oversight until my son pointed it out a few days ago. This space is a useful parking space especially in the winter if the driveway is too icy.

When my mother-in-law purchased both lots in 2004 there was no “extension”. Chris Ensign explained to me that the easement was necessary so that 3033 Ensign Lane could access from above as the lot was too steep to have direct access from Ensign Lane. Easement access for the DP subject property was included only to keep options open. It was never intended or designed to be the primary access for so many units.

There are other issues on Ensign Lane including drainage, address confusion and snow removal all of which will be compounded by the scale of the proposed development.

Being very familiar with the subject property and neighbourhood, I see two ways forward for the developer that would benefit the community. The first is to build only the 20 proposed townhomes fronting Sundance Drive. The second is to purchase both 3025 and 3033 Ensign Lane and include that land in a development that has proper street access.

I plan to attend the council meeting on Tuesday and look forward to hearing the presentations and discussion.

Kind Regards,
Bruce Larratt

Photo 1: Driveway for 3025 and 3033 Ensign Way taken from the far side of Ensign Lane.



From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: City Clerk
Date: May 15, 2023 7:17:38 AM

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File number DP 22-26

Good morning,

I am writing against the proposed development on Sundance Drive, specifically the number of variances requested and the large volume of homes being added to the single family neighborhood.

I understand that development will happen, but would rather see single family homes. Upgrades to road infrastructure needs to happen first. Especially sidewalks added to Shannon lake rd and a roundabout on Daimler to be able function and flow with the already increased development in the neighborhood.

We moved to the okanagan 7 years ago, specifically to West Kelowna to get away from crowded neighborhoods and to enjoy the naturally beauty West Kelowna and would hate to see council turn our neighborhood into crowed car lined streets. Plus where would all these cars park during snow events when there are no parking allowed on the streets?

Thank you for accepting my letter against the development.

Heather Manaog
2130 Shamrock Dr

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: ATTN: City Clerk DP 22-26
Date: May 15, 2023 7:57:40 AM

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Alexander Tyabji
2125 Ensign Quay Lane

I have reviewed the notice of development for DP 22-26 and I am writing with serious concerns over the safety for the residents in this area going forward. I urgently ask you to do a site visit before even considering such variances.

Just last winter I came dangerously close to driving off the cliff at Ensign Quay Lane. The ice was packed due to light traffic and even though we collectively paid for snow removal on the road, it was a dangerous thick sheet of ice. My 4 wheel drive f150 came inches away from going down the embankment. If I was in my 2 Wheel Drive Vehicle, I know I would have gone down the cliff. This corner is a serious risk during the winter months as I have seen vehicles stuck blocking the only access point into and from our laneway. I have pictures and have documented these issues over the years.

In the summer months, this laneway backs onto a slope of dried grass and dead weeds. We literally had a giant grassfire on shamrock this year, which is one of the roads below. We are at a serious risk of having a grass fire of our own and if you don't believe me, come for a visit and take a look at the end of the laneway yourself in July or August.

The closest fire hydrant is at the end of Ensign Quay Lane. How are we going to evacuate 25 homes and a daycare when competing firetrucks are trying to drive up? If a fire truck is parked at the hydrant, how are parents going to come and get their children from the daycare during an evacuation.

There is no reason to grant any of the variances for this development. It is a large piece of land and these requests are clearly to maximize profits and leave the aftermath to the residents of this area. When I built my home, I changed my design to fit the rules of the area and this developer should do the same. Every request is to put more and more houses on a laneway that clearly wasn't designed for it.

In writing this letter, I am documenting that I have informed you of this serious safety risk. If something happens because of an emergency and there is a serious injury or death as the result of not having proper emergency vehicle access then you and the city should be held responsible.

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Fwd: Attn: CITY CLERK - DR 22-26 ENSIGN DEVELOPMENT
Date: May 15, 2023 3:21:59 PM

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To whom it may concern

My name is Andreea Savan, and I am the owner of 2115 Ensign Quay Lane.

After reviewing the Notice for Development Permit with Variance (DP 22-26) with members of our community, I believe the decision to move forward with the proposed development variances for the construction of 58 townhouses would be unsafe and problematic for many 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 emergence, fire would be unable to properly tend to the buildings, as the lane has a very sharp, blind corner with a narrow width under 17' and a very sharp turning radius that a vehicle over 32' would not be able to navigate. Even in the event that a small fire truck or an ambulance would be able to make their way up there, there is no turn around location which would cause further time delays and even unnecessary deadly circumstances, especially with the additional vehicles belonging to residents of these townhomes.

Another major concern is the likely degradation of the physical landscape on the hillside, which we worry will cause some level of instability, and even possibly water runoff concerns, erosion and potential flooding or landslides. In regards 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. Not only that but who would be responsible for snow removal? The city of West Kelowna? Currently the city of West Kelowna does not take responsibility for Ensign Quay lane, so if these homes will have access from Ensign Quay lane, will they be responsible or the city. We have already approached this issue with the city

in the past and we were told a plow does not fit up Ensign Quay Lane, and also has no way to turn around.

We believe the situation of the reduced parking, loading and visitor parking for the new townhomes 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'. With the reduced driveway sizes, it is simply not feasible to suggest an alternative so additional parking.

The city's waste disposal trucks currently do not drive up Ensign Quay Lane, so there is serious concern about what will happen with emptying garbage, recycle and compostable bins for all these newly proposed residences.

Ensign Quay Lane has a width of 17' with no turn around and with the 7 current homes, the proposal for an additional 20 homes, the expectation is a minimum of 6- additional vehicles using this laneway with no parking, no turnaround and only one shared egress and ingress entryway.

To possibly remedy many of the above mentioned safety concerns, access to the new development should be from Sundance Drive and townhomes should be reduced by 1/3 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 neighborhood, 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 while, this green area is a visually enjoyable aspect of this entire community and will have a negative impact with the insensitive and obstruction overbuilding on greenery and openness.

I find it very interesting how laws, bylaws, regulations as well as building requirements can change depending on what is convenient and for whom. I built my home in 2016, I had just moved out here from Ontario, it was my first home, we were starting a life, starting a family, planning and building for our future. 2115 Ensign Quay Lane was the last home to be built on that Lane. It was a challenging build due to the limited amount of space, for materials as well as for machinery. But it was a challenged we welcomed, it was a start to our life and a way to prove to ourselves what we were capable of accomplishing. I cannot even begin to imagine what building 58 new townhomes, 28 of them off Ensign Quay lane, I cannot imagine what that would be like, or how you would even get an excavator in there, or a pumper for the concrete, or even a delivery truck to deliver materials or lumber or trusses.

When we build this home we were told that it was legal for us to build a legal suite, which we did. When it came to occupancy, we were granted occupancy for the main part of the house, but not the suite. It was not a matter of construction or building code, everything was perfect in that regard, but it was a matter of signatures. We have a double car garage with a double driveway as well as enough space for another car beside the driveway. We met all the requirements, except for signatures, which were never mentioned to us before. We were required to have a signed approval from each homeowner Ensign Quay Lane, as well as Ensign Lane, indicating they approved for us to have a legal suite, which would create more, people and of course more traffic. Now this makes no sense, especially when you look at the big picture now, if a small 1 bedroom legal suite was an issue at that time, how is it that 58 new townhomes is all of a sudden ok. 2125 Ensign Quay Lane, they were building a beautiful space in the basement for childcare, a necessary and much sought after service in the community, and they were also required to get the same signatures due to the increased traffic.

It seems like we fast forward a few years and we are now looking at 58 more townhomes, 28 of each accessing from Ensign Quay lane, which just a few short years ago had difficulties accepting increased traffic of a 1 bedroom legal suite and a childcare space. How is this fair, how is this an example of West Kelowna treating all members of it's community the same way? Let's have this developer get signed approvals from all homeowners affected by this development. Let's have the homeowners have a real say in the decision making, just like they would've had a real say in my home. The small portion of the West Kelowna community is already underserved. We pay property taxes just like any other residents, yet we do not have the privilege of having out garbage picked up in front of our house, or our street snow plowed.

I'd like to propose a trial run. Let's have an emergency drill, just with the homes and residents which currently reside on Ensign Quay Lane. Lets hypothesize (god forbid) a fire and a 911 call. What would you have there 2 firetrucks, min 1 ambulance and min 1 police vehicle. How would that turn out, where would they go, how would they park, how would they work around each other? Let's see how that goes and now let's imagine 28 more residence on the opposite side of the currently existing homes on Ensign Quay Lane

In conclusion I, and we, do not feel that it would be safe to add that number of dwellings in this area, with such a blind drive, narrow single entry/exit, as well as no turn around

Thank you for your assistance in this matter.



owner of 2115 Ensign Quay Lane

West Kelowna, BC

