

September 7th , 2023

Mayor and Council
City of West Kelowna
2760 Cameron Road
West Kelowna B.C. V1Z 2T6

Dear Mayor and Council,

Re: Daimler Road Safety Improvements

Introduction

1360948 BC Ltd., represented by the LandVision Group, (the “developer”) has made an application to increase the density of the property at 2741 Auburn Drive to accommodate 401 condominium homes, from the currently approved 220 units.

The project is adjacent to a road network that is experiencing pressures from the existing traffic and parking demands. Daimler Road lies adjacent to Constable Bruce Middle School, which contributes to congestion and safety concerns at school drop-off and pick-up hours. The intersection at Old Okanagan Highway and Byland Road is already operating at failing levels of service during the school peak hours. Additionally, staff have noted that there is a parking issue on Auburn Drive at the school fields during soccer season, that causes conflict with industrial traffic travelling to and from the industrial lands to the north. These problems have been identified for quite some time, and were previously discussed by West Kelowna, the School District and the Ministry of Transportation and Infrastructure (MoTI).

As a part of the analysis of the development proposal for Auburn Drive, Align Engineering was commissioned by the City of West Kelowna to review current and future traffic safety concerns and propose solutions. Several options have been presented, and after discussions with City Engineering staff, Option 1 was selected as the preferred improvement approach. This option includes dual left turns from Daimler northbound to Highway 97, restricting the through and left turn movements from Old Okanagan Highway and Byland Road, and a roundabout at Auburn Road and Daimler Drive.

Cost Share and Phasing Model

The developers of the Auburn Project wish to be part of the solution. Because the proposed road works will alleviate existing traffic problems, regardless of whether the Auburn project proceeds, the developers respectfully request that Council consider a cost share model to assist with the expense of these road improvements as follows:

Phase	Item	Building Phase	Cost Share
1	<ul style="list-style-type: none"> Extra Parking & Frontage works Auburn Road 	Building Permit for 1 st unit	100% LandVision
	<ul style="list-style-type: none"> Daimler Dual Left Turn Hwy 97 		50% Landvision 50% West Kelowna
2	OOR/Byland/Daimler Intersection & Auburn Roundabout	Building Permit for 236 th unit	50% Landvision 50% West Kelowna

The cost of the required works would be secured at building permit, and constructed concurrently with that phase of development so that the improvements are complete by the time each building is occupied.

1. As a condition of the 1st building permit, Landvision will commit to the frontage improvements along Auburn Drive including extra parking for the soccer fields and will provide 50% of the cost of the dual left turn improvements at Daimler Road and Highway 97.
2. As a condition of the building permit for the 236th unit, Landvision will provide 50% of the cost of the roundabout at Auburn and Daimler Road, and the intersection improvements at Old Okanagan Highway and Byland Roads.

Conclusion

A phased cost share model between the developer and the City of West Kelowna will guarantee that the works are constructed in a timely manner to offset the impacts of the development as it builds out. We look forward to working with the City to improve safety and traffic efficiency in this neighbourhood.

Respectfully,

LandVision Group