

# SUBMISSIONS

(File No. DP 21-36, 2237 Shannon Lake Road)

NO.	DATE RECEIVED	TIME RECEIVED	RECEIVED FROM
<b>Submissions included with agenda to Council</b>			
1.			
<b>Submissions included with late agenda items to Council</b>			
1.	January 21, 2024	3:55 PM	Patzer, Jeff and Joanne
2.	January 22, 2024	11:09 AM	Krieger, Johann
3.	January 22, 2024	1:57 PM	Knapp, Brian

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Fwd: Development Permit DP21-36  
**Date:** January 21, 2024 3:55:15 PM

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Sent from my iPad

Begin forwarded message:

**From:** j Patzer [REDACTED]  
**Date:** January 21, 2024 at 3:49:42 PM PST  
**To:** [REDACTED]  
**Subject:** Development Permit DP21-36

Attn: Corporate Officer

## File number DP21-36

We are the property owners and residents of 2228 Helgason Drive for close to 18 years, which backs onto the subject property.

This development next to our property line will probably impact us the most in our Golf course community.

We expected that someday there would be some type of housing built on the empty property below us, so it is no surprise that this may happen.

We are not apposed to the project, however we do have a major concern.

Our lot extends downward and it is heavily forested behind our home.

These trees must be preserved with no root systems compromised from excavations. As the issue is of utmost importance to us, we must to be contacted and advised of the proximity details with reassurance and respect to our property prior to construction.

Regards,  
Jeff and Joanne Patzer  
2228 Helgason Dr.  
West Kelowna

Sent from my iPad

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Submission for DP 21-36 attn to Corporate officer  
**Date:** January 22, 2024 11:08:57 AM

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Attn: Corporate Officer

File Number: DP 21-36

From Johann Krieger, 2216 Helgason Drive, West Kelowna

Reading the purpose of the property 2237 Shannon Lake Road I see many concerns:

1.

Placing a retaining wall of 4m instead of 2.5m is adding critical 1.5m on the top of the heights, currently allowed. Additionally to this, what I understand from 3., it's reducing the front parcel from 4.5m to 0m.

There is a pedestrian walkway in front of the purpose property. This is the main walkway for all residences of Shannon Lake Golf Estate to the Bus route, which includes school. If something falls by mistake or purpose from 4m+ height, it can kill a person. It is a height of a 2.5 storey house. It is very dangerous to have something like this in our daily traffic routine. I'm not aware of seeing something like this in my life.

Every rule including this one has a purpose and I would like to see to hold this rule.

2.

Adding an additional storey is not a good idea as well. In this case, the application is raising the building height for 6.69m, which is actually more than TWO storeys! 16.69m is equal to 5.5 storey building. This building will block the view and privacy from Helgason Drive properties. When you buy a property, view and privacy are critical to you. All residences of Shannon Lake Golf Estate did choose to live there because of privacy. Now, like a giant coming up in your backyard, what is 6.69m higher as actually were allowed when you bought your property. Instead of seeing maximum roofs from some townhouses below you will see apartments storey walls horizontally from you. It is not downtown here, correct?

3.

It is sometimes impossible to have 4.5m set back in the mountain elevations area where we live. And it is fair to ask to reduce the front or site boundary set back for a LITTLE. But I disagree with removing the setback 100%. There is a reason to have this.

I understand the current challenge in the house shortage and adopting changes on zones and rules, but it must be done reasonably. Breaking three existing rules in such a way is way over my acceptance.

Thank you for your time to investigate this project.

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Fwd: DP 21-36  
**Date:** January 22, 2024 1:57:16 PM

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

**From:** Brian Knapp <[REDACTED]>  
**Date:** Mon, Jan 22, 2024 at 1:51 PM  
**Subject:** DP 21-36  
**To:** <Submissions@westkelownacity.cab>  
**Cc:** Brian Knapp <[REDACTED]>

I live above the proposed development. It is already a very busy road -- what is the developer going to do to mitigate traffic issues?

I would like to attend the meeting, but my wife is in the hospital with blood cancer.

Please put forward my concerns.

At this point, I reject this idea.

brian knapp

2224 Helgason Dr.

[REDACTED]