

From: [Stephen Graham](#)
To: [MayorAndCouncil](#)
Cc: [Rick de Jong](#); [Tasha Da Silva](#); [Jason Friesen](#); [Stephen Johnston](#); [Garrett Millsap](#); [Carol Zanon](#)
Subject: November 14 meeting - RE: DP 21-01 - Legacy Townhomes
Date: December 5, 2023 2:50:02 PM

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Dear Mayor & Council,

I hope this finds you, and finds you well. Recently (Nov. 14th), our development project was presented to you with our DP application DP 21-01. As you may recall there were some supportive comments with others not so much. I am reaching out to you with this email to provide you with some additional information that I hope will assist you in approving our DP application to move forward for us to build Legacy Town Homes. I should let you know, if and when our DP application comes before Council consideration, it will not have changed. Our family simply does not have any further resources to put toward another redesigning of the development proposal. If Legacy Town Homes isn't approved, we'll be forced to sell the property and end our 50-year+ history in Westbank. Likely, the current buildings will be demolished and the lot will sit empty until conditions "catch-up" to the vision of the new OCP.

To first clear up some items about the proposal:

- Our family owns and **will** operate the development, continuing to be the "good neighbours" we've always been.
- This is (much needed) purpose-built rental development, supported by CMHC's affordable housing programs (10-year covenant - on title).
- Town homes support a much needed diversity of dwelling types as not everyone is suited for apartment living (i.e. families).
- The "lane way" is actually a sanitary sewer "right-of-way" (easement) that cannot be built on.
- Until the sanitary sewer is relocated to Old Okanagan Hwy., larger buildings are not viable between Bering Rd. and Gosset Rd.
- Primary vehicle access to the new development will be from Old Okanagan Highway with the lane promoted as a one-way departure for traffic.
 - There's very little traffic utilization of that portion of the lane (10 cars/ day average).

- We will never sell or rent the parking to non-residents of the development.
- Significant snow accumulations will be removed (trucked away) from the development.
- Molok waste receptacles are serviced (emptied) by a Hyab (crane) truck, lifting over the access area as needed (twice a month for about 20-minutes).

What you might also want to consider:

- We built and lived in this house, our family home (property) for over 50-years. We loved the walkable location and plan to own it generationally, for another 50-years. Beyond our family, we'll likely donate it to starting a Community Land Trust.
 - Over the years we've shared our home in many ways, at times having 4-dwelling suites on this property.
 - Being so walkable, historically with our shared Residents - we have found the following...
 - 35% did not have a vehicle, often because of the walkable location, sometimes for economic reasons.
 - 35% had only 1-vehicle registered to their suite.
 - 30% had one or more vehicles registered to their suite as we ensured residents were conducive to available suites.
 - We've never rented any part of available parking areas to non-residents and never burdened our neighbours with excess cars.
- Cities don't just make density with changing their OCP, **Cities "grow" into higher density** - often one building at a time.
- Currently, there is no defined zoning for building to the new OCP. We couldn't even propose a high-rise if we wanted to.
- The West Kelowna Fire Department does not have the apparatus (trucks) or training to support high-rise developments.
- Currently, there is NO STORM WATER SYSTEM to accommodate drainage from this area.
 - WFN lands offer the only access to storm water drainage and have limited capacity to do so - as we've narrowly achieved.
- Due to traffic sightlines, 3-parking stalls were removed from the development in favour of community traffic safety.
- We worked with Planning for over 6-years (pre-dating the new OCP), through the pandemic and city-directed design changes.
- Staff 1st wanted road dedication land then changed their mind - costing us \$100K for redesign and 8-month delay in DP submission.
- IF you vote NO, more than \$600K will have been spent to **NOT BUILD** a single home for anyone.

- IF you vote YES, 10-new housing units (net) will be added to the Missing-Middle housing needs of TODAY.
- In 20 to 30-years, today's higher density townhome development might likely make way for the higher density of the new OCP.
- OCP's are fluid in nature, reflecting where we might like to be in the future, WE STILL NEED HOMES for today.
- As **a purpose-built rental project**, we've worked diligently with West Kelowna and CMHC's affordable housing program.
 - There will be a 10-year affordability covenant registered on title, adding to affordable housing supply - today and years to come.
- Costing over \$15K per stall, do we want to build affordable housing for people or places to park a car they "might" have?

I have written to "Mayor and Council" previously, unfortunately, absent of reply. Being told we are not able to speak during Council Meetings, I hope you will find no offence to this correspondence and read this as the opportunity for contextual understanding, as that is the only intention. With my gratitude and greatest respect, I have nothing more to offer than this direct appeal as I leave this to your considered determination and thank you for your time and diligence.

Most sincerely,

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