


From: 
To: [City of West Kelowna Submissions](#)
Subject: DP 24-09; DEVELOPMENT PERMIT WITH VARIANCES 3401 SUNDANCE DRIVE LOT 37, DL 2044, ODYD, PLAN KAP90501
Date: May 22, 2024 2:40:10 PM

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TO: submissions@westkelownacity.ca

SUBJECT: INFORMATION DP 24-09; DEVELOPMENT PERMIT WITH VARIANCES 3401
SUNDANCE DRIVE, Lot 37, DL 2044, ODYD, Plan KAP90501

Attn: Corporate Officer DP 24-09

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

First I would like to say that the Developer has come along way since their first proposal, however there are four outstanding issues that should be fixed prior to approval.

- (1) Not to allow variance for maximum building height for units 55-58,
- (2) Not to allow access for units 55-58 Ensign Quay Lane,
- (3) In their site plan physically show where the snow storage locations are,
- (4) In their site plan physically show location for the developments storage area of garbage, recycling and yard waste. As they will be large private bins similar to those in condo units or malls servicing 58 units.

Reference (1), These four units are the closest units to several single family dwellings and will be the highest. The mass bulk and height of these townhomes will be destructive and in reality is overbuilding within 30 feet of single homes. This development will drastically reduce the openness of Ensign Quay Lane. The design is insensitive, visually incongruous and is detrimental to the streetscape. This would put townhomes directly across the lane of single family detached homes. These townhomes would be overbearing as they would be 4 stories high (including roof top patios) over 40 feet in height. Thus blocking light and views of the single story homes across the lane. I have not found townhomes with that height within such a close proximity of single family homes anywhere else in the city. The main reason many purchase in this neighbourhood was the degree of spaciousness, sunlight, views and privacy

(privacy is especially a big concern with roof top patios that close, being able to look down into neighbours house and yard).

Reference (2), Not allow access for units 55-58 from Ensign Quay Lane. Now in the letter the developer sent out 8 February 2024, para 3 sub para (3) they state that “no units are proposed fronting/accessing Ensign Quay Lane” this seems to be an out right lie as in their site plan diagram those four units do front and are accessed by Ensign Quay Lane (attached are the letter and site plan from developer). In the cities own development regulations, (2.2.6) it states that “lanes are intended to provide SECONDARY access to subdivision or development”, NOT PRIMARY. (It seems that this has been overlooked at each meeting, if the city stipulates that Lanes are a secondary access how can they now become primary?) If you approve this you will have many dwellings having to use a lane as the primary access, that only has one way in or out. Site circulation is not adequate and will hinder not only residence and guests but also emergency response and would still be a safety issue.

Reference (3), If the city does not force the developer to physically have and show the snow storage areas, the area the developer chooses will not be adequate. Area should be shown and approved by city. The city should just not accept the developers word that it has several temporary snow storage areas.

Reference (4), If the city does not force the developer to physically have and show large private bin (recycling, garbage, yard waste) storage area, the developer will not have adequate location for this. As developer stated this development will have private garbage, recycling, yard waste pick up where is this to be stored until it is picked up. Keeping in mind this is for 58 units so that is a fair amount of stuff to be stored. It would be similar to a condo/apartment, mall or business it would require large bins, and without a designated area they would most likely occupy the spot of the hammerhead turn around or a visitor parking stall. Both would be uncondusive. City must ensure there are designated areas.

If the city finds that the four units must be built on Ensign Quay Lane a solution would be do not allow the height variance.

Thank you for your assistance in and with enforcing and rectifying these four issues.

Rob and Sharon Jones

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Re: DP22-26
Date: May 22, 2024 4:20:54 PM

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hi sorry its for file # DP-24-09 please see attached
thank you

On Wednesday, May 22, 2024 at 02:20:25 PM PDT, City of West Kelowna Submissions <submissions@westkelownacity.ca> wrote:

Good afternoon,

Thank you for your email. We are not accepting submissions for this file however I have forwarded this information to the file manager for their knowledge.

Sincerely,



NATASHA PATRICELLI | LEGISLATIVE SERVICES ASSISTANT | CITY HALL

2760 Cameron Road, West Kelowna, BC V1Z 2T6

778.797.2212 | www.westkelownacity.ca

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From: arash [REDACTED]
Sent: Wednesday, May 22, 2024 1:16 PM
To: City of West Kelowna Submissions <submissions@westkelownacity.ca>
Subject: Re: DP22-26

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Hello

We own the house on 2991 Ensign Lane, West Kelowna.

There have been incidents in the past few years during the road construction, a few rocks came down, one really big rock hit our car that was parked in our driveway. The car had to be taken to a body shop to get fixed. We are concerned that one of these rocks may hit a person and cause an irreversible damage. We don't feel safe.

Also Ensign Lane is a very narrow private road that is used to service the few houses that are on Ensign Lane and Ensign Quay, this road will not support upwards of 200 cars including service trucks, garbage trucks, delivery trucks,.... passing through daily.

Arash Momtazian

2991 Ensign Lane West Kelowna

On Tuesday, May 16, 2023 at 08:57:12 AM PDT, City of West Kelowna Submissions <submissions@westkelownacity.ca> wrote:

Hello,

Thank you for your submission in accordance with DP 22-26.
I have provided this to the file manager.

Should you have any further questions or concerns, please do not hesitate to contact our office.

Thank you,



CASEY LOUDOUN | PLANNING TECHNICIAN | CITY HALL

2760 Cameron Road, West Kelowna, BC V1Z 2T6

778.797.8897 | www.westkelownacity.ca

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Find out more about the [Development Cost Charges Update](#) and the City's [Official Community Plan Update](#)

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From: arash [REDACTED]
Sent: May 15, 2023 11:31 PM
To: City of West Kelowna Submissions <submissions@westkelownacity.ca>
Subject: DP22-26

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Hello

Me and my family own the house on 2991 ensign lane, west Kelowna.

We are not ok with the development across our house.

there has been incidents in the past few years during the road construction , a few rocks came down , one big rock hit our car that was parked in the driveway.

the car had to be taken to body shop to get fixed. we are concerned that one of these rocks may hit a person and cause an irreversible damage . We dont feel safe.

Arash Momtazian
2991 ensign lane west kelowna
[REDACTED]



CITY OF WEST KELOWNA

Development Services

2760 Cameron Road, West Kelowna, BC V1Z 2T6

Telephone: 778-797-8830

Email: Submissions@westkelownacity.ca

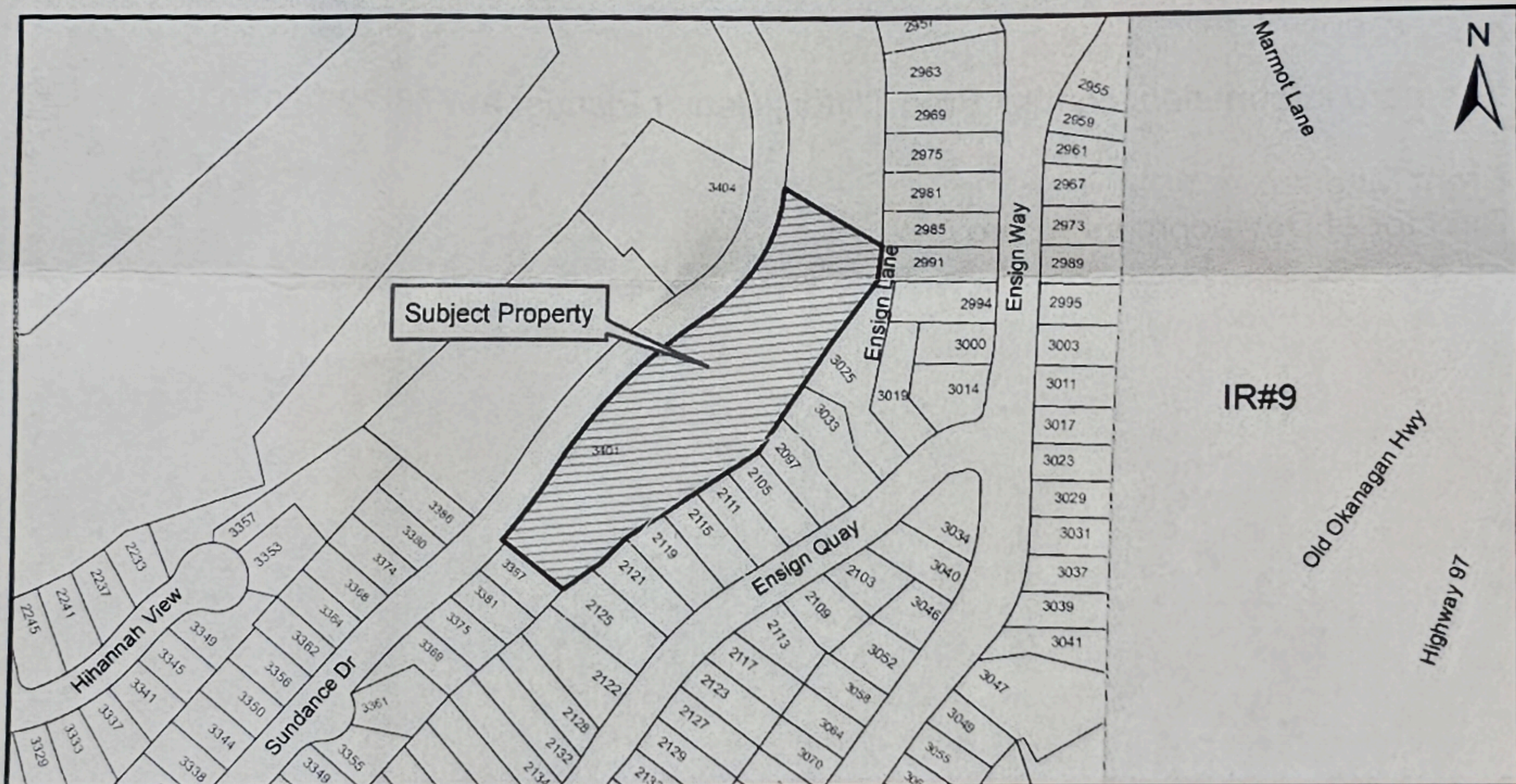
Website: www.westkelownacity.ca

NOTICE FOR DEVELOPMENT PERMIT (DP 24-09)

NOTICE is hereby given that the Council of the City of West Kelowna will be considering a resolution to issue Development Permit No. **DP 24-09** on **Tuesday, May 28, 2024 at 6:00 p.m.** via electronic means at www.westkelownacity.ca/webcasts. Please review the revision below, highlighted in red, which reflects an additional required variance.

Location	3401 Sundance Drive
Legal Description	Lot 37, DL 2044, ODYD, Plan KAP90501
File No	DP 24-09
Purpose	Development permit for Form and Character, Hillside, and Sensitive Terrestrial to permit a 58-unit townhouse development. Development Variances are also being requested for reduced parcel boundary (front, rear, and Interior side), required loading, maximum building height , access isle width and maximum retaining wall height.

Copies of the proposed permit may be viewed by contacting Development Services at 778-797-8830 or by email at dev.services@westkelownacity.ca, on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.



As an owner or tenant-in-occupation of property within 100 metres of the subject property, you are being advised of the proposed permit. Should someone other than yourself occupy your property, it would be appreciated if you would share this information with them.