

From: stephen spinney [REDACTED]
Sent: September 11, 2019 9:43 PM
To: Levan King Cranston <Levan.KingCranston@westkelownacity.ca>
Subject: Hello Levan

Hello Levan ,
Re:DVP19-13

Here is a video and picture of the non permit,oversize structure which is partially constructed and has taken our lake view at our expense.Please share with Mr. Magnan and Mr Mayor and Council.

Thankyou very much.

Heather Spinney
2329 Thacker Dr.
West Kelowna



Sent from my iPhone

OPINION OF VALUE

Location: 2235 Thacker Dr., West Kelowna

File No.: DVP 19-13

To Whom it May Concern:

I am a licensed real estate professional with Royal LePage Kelowna for the past 12 years and remain in the top 3% of agents at Royal LePage.

It is my experience, that the value of a lake view measured in monetary terms can vary. After reviewing sales in the neighbourhood, I estimate a lake view can sell \$50,000 to \$100,000 more. Therefore, the loss of a lake-view narrows the prospective buyers affecting re-sale and reduces the value of the property.

Sincerely,



Ryan Peterson
Real Estate Professional
Royal LePage Kelowna



Attention: City Clerk
Brent Maghan
Planning Manager

Variance Permit (DVP 19-13)
2335 Thacker Dr. West Kelowna.

My residence: 2320 Thacker Dr; within 100 metres of above property.

The owner of accessory building, chose^{not} to comply with existing bylaw by not obtaining a variance permit.

This might seem a trivial matter but for the fact the stated structure totally takes away the immediate neighbour's view of the lake. Furthermore this devalues a seniors property. This does not seem fair.

Over the last few years my immediate neighbourhood has deteriorated and I feel bylaws have been ignored even after legitimate complaints.

We have lived at this address for 46 years and would like to see the bylaws respected.

The neighbour next to 2335 has lived in the immediate area for many years, having grown up in a pioneer family. It seems cruel to take away the immeasurable satisfaction of ^{their} lake view.

E. Rustin

Attention: Levan King Cranston

Subject: Variance Permit (DVP 19-13)

2335 Thacker Dr. West Kelowna
Dear Mr. Cranston:

I should state, my residence: 2320 Thacker Dr. within 100 metres of above property.

The owner of above property chose not to comply with existing bylaw by not obtaining a Variance permit or any permit, for his accessory structure.

This might seem a trivial matter but for the fact the stated accessory structure totally takes away his next door neighbour's view of the lake. Furthermore this devalues his neighbour's home value. This does not seem fair.

My family has lived at this address for 46 years. Over the past few years my immediate neighbourhood has become quite unsightly. At times bylaws have been ignored even after legitimate complaints. Having bylaws respected, if it takes follow-up, would make for better neighbours and neighbourhoods.

The neighbour next to 2335 Thacker Dr. has lived in the immediate area for many years, having grown up in a pioneer family who's father contributed in many ways to make a welcoming neighbourhood.

E. Cranston



Phone [REDACTED]

WRITTEN SUBMISSION - ATTN: CITY CLERK

Re:

File #: DVP 19-13

Location: 2335 Thacker Dr. West Kelowna

Property affected:

2329 THACKER DR. WEST KELOWNA

Heather + Stephen Spinney

To: *B. Magnan + L. King Cranston
*Mayor and Council



It is very concerning to us, the siting and deliberate placement of the non permit, oversize structure.

It is noncompliant with City of West Kelowna bylaws and negatively impacts our lakeviews, our yard and disrespects our property land value.

It is too large a structure to be that close. It encroaches on our property. What we see now is an oversize structure that resembles an army barracks.

We have been honest taxpaying citizens at this address for 23 years and now the pleasure and enjoyment of our lakeviews has been TAKEN from us.

2.

No more lakeview.
No more twinkling lights of
Kelowna during the night.
Gone.

The accessory structure which applicant created, has two oversize picture windows and the view from them is the lakeview which had been ours for 23 years. Taken from us now at our expense.

Our realtor has advised us that foreseeable resale of our home/property, will be diminished by between \$60,000.00 - \$100,000.00 due to the construction of the oversize, non permit structure and our lost lakeviews.

This places undue hardship on us.

We seniors need protection.

We need advocates for our Rights.

I invite Mr. Magnan and Mr. King Cranston to come sit on our deck, or look out of any of our picture and patio windows, to realize what an objectionable structure has been erected. We would need to stand on our roof now, to get the view we have lost.

Where is the good neighbor ordinance?

The non permit structure at issue is partly constructed and I do not accept applicants' "oh I made a mistake", as applicant is VERY well versed in this type of construction. To make my point, one can go to applicants' mortgage broker website and in part it reads and I quote -

"... with an extensive background in construction and renovation business I have worked with investors, developers, general contractors and renovators..." etc - end quote.

It is also IRONIC that farther along in the same website it states, and I quote -

"... Through my experience, I realize the value in home ownership..." etc. - end quote.

It appears that applicant does not value our homeownership or respect our property value by taking away our lakeviews. All disappeared to us now.

Ironical that with all this "experience," applicant failed numerous times to obtain permits from City of West Kelowna.

Is this the precedent the City of West Kelowna wants to set for the neighborhood? No permits.

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Applicant can easily locate accessory structure on upper southwest area of their property, where it would not interfere with their neighbor to the south, themselves, nor us.

Where is the Accountability?
Where is the Responsibility?
Where is the Integrity?

Clearly the only decision to be made is to have the structure taken down.

Please Mr. Mayor and Council,
do NOT reward someone who has repeatedly and intentionally avoided protocol and consideration for good neighbor or City of West Kelowna bylaws and permits.

Emphatically non support for this oversize, encroaching, non permit structure, that does ^{NOT} blend in with the neighborhood.

If laws and bylaws requirements by City of West Kelowna, are made but not enforced, then what is the point of having laws?

Thankyou.



September 10, 2019.