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**From:** Lee Mossman [REDACTED]  
**Sent:** June-10-19 12:13 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Attn: City Clerk - Re: DP 18-33, 3764A Wetton Rd.

Dear Mayor and Council

I would like to make a submission opposing the proposed variances for DP 18-33, (3746 Wetton Rd.)

I am opposed for several reasons:

- Reducing parking stalls from 53 to 36 will force some residents to park on the streets where there are very few safe areas for street parking. There is not enough shoulder area to park safely without clogging up then narrow streets. As noted in the staff report to Council, the parking will "result in negative impacts to future residents of the site as well as those of the surrounding area."
- Increasing allowable building height from 9 meters to 14 meters would directly impact the view of the lake and natural areas of residents in the NEO apartments and surrounding homes. The residents of the NEO apartments who have combined, and just within the last year, paid upwards of 8 million dollars to have those views. Allowing the build height to exceed zoning requirements would adversely affect residents in the surrounding area. The loss of mature trees and natural areas would further the negative impact on surrounding residents.
- Reducing the rear parcel setback for Building 2 encroaches the riparian zone of Smith Creek. To construct an underground parking area with an access road below building two at the requested variance, would require substantial and significant retaining structures to compensate for the steep slope down to Smith Creek. The drawings shown do not reflect the actual topography of the area and the retaining structures required. It is deceiving the viewer by showing a pleasant flat green scape below building two when there is currently nothing but slope down to Smith Creek.

Respectfully submitted

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