

Hihannah Land & Cattle Co, Ltd.
3rd Floor, 1665 Ellis Street
Kelowna, B.C.
V1Y 2B3

September 18, 2020

City of West Kelowna
2760 Cameron Road
West Kelowna, B.C.
V1Z 2T6

Re. Development Permit Application – Variances & TUP, Lot 38 Sundance Drive

To whom it may concern.

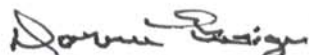
Hihannah Land & Cattle Company is the registered owner of Lot 37 Plan KAP 90501 Sundance Dr, Lot 40 Plan KAP 90501 Hihannah Dr and Lot B Plan KAP 81833 Sundance Drive; These properties are neighboring the subject property, Lot 38 Plan KAP 90501, 3404 Sundance Drive. Kindly accept this letter as formal support for the development permit variance application from Farkas Developments Inc. of a 35 unit townhome subdivision. Farkas Developments has relayed the need for 5 variances:

1. Loading Spaces from 3 to 1
2. Rear setback from 7.5 m to 6.27 meters
3. Maximum building height (B units), from 12.0 meters to 13.23 meters
4. Maximum number of storeys (B units), from 3 to 4
5. Maximum retaining wall height – from 2.5 meters to 5.26 meters

In each case we support the requested variance. Additionally, for items #2, #3, #4, it is our Lot B (zoned P1 that is private parkland) that borders the entire rear yard setback of Lot 38. We also support the Temporary Use Permit for crushing on site as it will alleviate a substantial amount of traffic and improve safety during construction. This is a hillside development and the design challenges Farkas Developments has faced is understandable and the solutions are the best use of the topography and commendable.

We trust you find our comments on this proposal satisfactory.

Sincerely,



Doreen Ensign
President

Attached: Site Plan dated September 11, 2020

Nicholas Klervering
109 - 770 Rutland Road
Kelowna, B.C.
V1X 3B7

September 20, 2020

City of West Kelowna
2760 Cameron Road
West Kelowna, B.C.
V1Z 2T6

Re. Development Permit Application DP 20 09 – Variances & TUP, Lot 38 Sundance Drive

To whom it may concern,

I am the owner of Lot 39, KAP90501, 3357 Hihannah View. My property borders the subject property Lot 38, 3404 Sundance Drive.


Mr. Farkas has consulted with myself about the proposed development. During that consultation I have released the easement Lot 39 had over Lot 38 along with Lot B.

I wish to hereby offer my support for his company's Temporary Use Permit for crushing on site and the Development Permit application with associated Variances:

1. Loading Spaces from 3 to 1
2. Rear setback from 7.5 meters to 6.27 meters
3. Maximum building height (B units), from 12.0 meters to 13.23 meters
4. Maximum number of storeys (B units), from 3 to 4
5. Maximum retaining wall heights – from 2.5 meters to 5.26 meters

I believe the proposal is a good use of the subject property and works with the natural topography and balances the needs and concerns of the existing neighborhood.

Sincerely,


Nicholas Klervering
Owner, Lot 39