



BEACON GEOTECHNICAL LTD.

June 21, 2019

Beacon File No: 06-J00484

New Town Planning
1464 St. Paul Street
Kelowna, BC
V1Y 2E6

Attention: Mr. Keith Funk

Re: Review of Utility Installations for Treasure View Estates, West Kelowna, B.C.

At your request, Beacon Geotechnical Ltd. has carried out a review of the proposed installation of the buried utilities for the Paradise View Estates on Shannon Lake Road. The purpose of the review was to estimate the potential for a mass movement of the adjacent rock cut which could potentially cut access to the residents of the Paradise View Estates development.

We based our review on three drawings prepared by New Town. These drawing present the section through the existing road structure showing the depth of cut for the installation of the utilities and a plan showing the location of the utilities with respect to the rock cut. In addition, Beacon has been involved with the development in the area since 2004 with reports for the safe development of the adjacent property, including a review of the rock fall potential along the strata access road.

Based on the available information, we understand that the buried utilities will have a minimum cover of 1.5 metres and blasting will be required to achieve the depth of burial. We have assumed that the blasting contractor selected for the project is a qualified professional and is familiar with blasting in urban environments. The adjacent rock cut is approximately 8 metres high, with an accumulation of talus above the rock cut. We know that the rock cut has potential for rock fall to impact the access road and that a barrier curb was constructed to manage rock fall events on site.

Based on our review, we are of the opinion that the risk of a catastrophic rock mass failure, severing access to the strata units to the east is negligible provided that a qualified blaster, with experience in urban blasting is selected to carry out the blasting contract.

We trust that this memo satisfies your present requirements. If you have any questions, please feel free to contact our office.

Yours truly,
Beacon Geotechnical Ltd.



Chris Wallis, P.Eng.
Geotechnical Engineer

#10

HAND DELIVERED TO CITY CLERK

June 21, 2019

Mayor and Council Members
City of West Kelowna
2760 Cameron Road
West Kelowna, BC V1Z 2T6



**RE: Development Permit with Variance DP 18-29, Lot A DL 2602 ODYD Plan KAP92694, Location at
1975 Shannon Lake Road**

Dear Mayor and Councillors,

My husband and I live in Treasure View Estates and we have a few, very important, concerns in regards to the development that is being proposed at the above noted property as follows:

1. The access road leading to our homes (20 Manufactured Homes) up from Shannon Lake Road will drastically reduce our access in and out of our properties when the developers start removing the rocks and fill from the property with dump trucks.
2. Ambulances and Fire Trucks will be hindered if there are dump trucks lined up for loading. We are all seniors and only a few minutes wait could mean life or death.
3. We are actually situated downhill from this development site where the owners want to use the same drainage sewers as we use, which could possibly cause a back-up at our end of the road. I don't believe that our sewer system was built for or could handle an additional 97 units of drainage/sewage disposal.
4. Digging up our road for sewers would go directly down the center and we wouldn't be able to by-pass it.
5. Once this development is built there will be too many vehicles using the access road, which is not really built for that amount of traffic. Also, there is already shale rock falling that has to be cleaned up regularly and if the roadway is widened, someone's vehicle will get hit. As we've seen on Hwy 97 south, fencing doesn't seem to help when there is a rock slide.
6. The bottom of the access road will have school buses and city transit buses stopping where young children will be waiting at the busiest times of the day resulting in no one being able to exit onto Shannon Lake Road.
7. Perhaps the city should consider traffic lights at this point of Shannon Lake Road as no one would be able to exit around a school bus or city transit bus – accidents would definitely happen.
8. The loading zone for that development is ridiculous because there would be people walking across the access road for their deliveries that could cause an accident.

9. Children would start using the access road not only down to Shannon Lake Road but also down the road to our homes with their skateboards and bikes. All our driveways are designed so that we all back out and, as a senior, I wouldn't want to accidentally hit any child.
10. The emergency road that leads up to another sub-division is very steep and I was told by **Darin Schaal, Planner III, on June 19, 2017 (two years ago)**, that this road was not to be used by anyone as it's not safe. Also, this road has locks on the gates at both the top and bottom stopping access. This same planner also said that the residents of our street would get a letter notifying us if re-zoning was requested by the developer which wasn't done until it was almost too late, and then the letters were hand delivered to each of our homes addressed to "OCCUPANT" for the first meeting. Please note that we have names and should have been addressed as such, the same way you send our tax bills. Again, we received a hand delivered letter to "OCCUPANT" for the upcoming meeting on June 25, 2019.
11. How will both addresses, 2025 and 1975, be put at the bottom of the same access road from Shannon Lake Road – very confusing to visitors and deliveries?
12. Will these units allow rentals and if so, who will be responsible? We wouldn't want this development to turn into a slum, which would reduce the values of our homes.

I have seen how some developments have been created in the Shannon Lake area and blocked roads seem to be the norm.

As you can see by this letter, safety is one of our biggest priorities both during construction and after. I don't believe that this access road will be big enough to handle the traffic from 97 units of the development and 20 units from our present complex.

I really don't think a lot of consideration by the Planning Department was taken into account and that a multi-family project of this size would be a good idea next to a Seniors 55+ complex.

I also don't think that either the Mayor or any of the Councillors would like a development with this density of family townhomes next door to their homes if they were retired.

Both my husband and I were at the first meeting regarding this development and plan to attend the upcoming meeting on June 25, 2019.

Sincerely,

[REDACTED]

Barbara & Stan Clarke
9-2025 Shannon Lake Road
West Kelowna, BC V4T 1V5
[REDACTED]