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From: Lee Mossman [REDACTED]
Sent: June-10-19 12:13 PM
To: info west kelowna <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

William Mossman
407 - S.L. 43, Strata Plan EPS5581

407- 2550 Majoros Rd.
West Kelowna, BC
V4T 0A6

From: Kiranprit Sidhu [REDACTED]
Sent: June-24-19 4:00 PM
To: info west kelowna <info@westkelownacity.ca>
Subject: Attn: City Clerk - RE: File No DP 18-33

Dear Sir / Madam,

I write in connection with the above planning variance application. I have examined the variance requests and I know the site well. I wish to object strongly to the development variance requests in this location.

I am an owner of a property within 100 metres of the subject property. There are currently already 4 condominium buildings with over 300+ units on Majoros Road (NEO and Carrington Ridge). There are also another 3 condo buildings that are under construction between NEO (2250 Majoros Rd) and Carrington Ridge (3605, 3615, 3625, 3635 Carrington Rd). Currently, Majoros Rd already has an evening parking problem. All of Majoros Road gets full of cars on the street from occupants of all the condo units every evening. The cars are parked along Majoros Rd from the Carrington Ridge condo rental buildings up to Witt Rd. Reducing parking from 36 stalls in this proposed development variance will only worsen the already bad parking problem on the streets.

Further, I am strongly against increasing the allowable building height from 9.0 m to 14 m. The development is right beside a green belt and stream. At 9 m, the building will not obstruct the view of the lake from my property but at 14 m the building will protrude and obstruct part of our view of the lake. This will decrease my property value. In addition, it will prevent me from enjoying an unobstructed view of the beautiful Okanagan Lake and surrounding scenery. My building was only completed in February of 2019 and we were told there would be no obstructions to the view. I checked with city hall at the time regarding the development and was told 9 m would not obstruct our view. Please do not increase the height of the building so that the new building residents as well as existing residents (such as myself) can all share and enjoy an unobstructed view of the lake.

Further, I am strongly against reducing the required rear parcel boundary setback for Building 2 from 7.5 m to 4.5 m. The rear parcel setback is to protect the stream and green belt that is home to a lot of wildlife which is important to the ecosystem. There are countless species of deer, birds, marmots, and plants that exist in the current stream and green belt area. Decreasing the boundary setback means allowing the developer to further encroach on the habitat of the wildlife that currently calls it home.

In summary, I am strongly against development variance requests 1, 2, and 4 for DP 18-33.

Thank you.

Kiranprit Sidhu
307-2250 Majoros Road, West Kelowna