



Memo

To:	Abraham Nordine Farkas Developments	From:	Jordan Peterson Kelowna B.C.
File:	Lot 38 Sundance Dr Development	Date:	September 17, 2020

Reference: Lot 38 Sundance Dr Temporary Use Permit Materials Crushing Rationale Revision 1

The intent of this memo is to explain the rationale behind the request for a Temporary Use Permit from the City of West Kelowna to crush and process approximately 15,000 m³ of on-site rock for re-use on-site. The project consists of constructing 35 units in 10 separate townhome buildings on a steep hillside, consisting of mainly bedrock. Due to the nature of the topography and geology there will be a considerable amount of material to be excavated during construction, most of which is solid bedrock. In an effort to re-use this material for structural fill beneath foundations, road gravels, trench backfill, and slope backfills it will need to be processed and analyzed before being deemed acceptable for such uses. To haul this material away, process and haul back to site poses several other issues beyond the increase in cost.

Environmental Impacts

Hauling material would certainly have negative environmental impacts due to the number of trucks running full time removing material off site. Based, on 18 m³ per truck it would take approximately 833 truckloads to remove all this material from site. At 1-hour round trips, that is 833 hours of truck runtime. The aforementioned times do not include hauling processed material back to site, once the site has been excavated.

Traffic impacts

As mentioned in the above section the amount of traffic increase would be noticeable, especially for the residents of Sundance Drive and Shannon Way who would have a consistent stream of dump trucks through their residential neighbourhood.

Duration

The duration of crushing activities is anticipated to be shorter than the duration that hauling would take. Therefore, local residents would see less impacts, for a shorter period of time from on-site processing compared to hauling.

Safety

The onsite crushing process is localized to the construction site and therefore mitigates risk to the site alone and significantly reduces the risk created by dump trucks driving through residential neighbourhoods on a continual basis.

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Abraham Nordine

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Any on-site crushing and processing will conform to the of City West Kelowna Applicable Bylaws.

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Attachment: Ensign Bros Lot 38 Temporary Use Permit Work Plan
Site Plan Temporary Us Permit Crushing On-Site Mapping Stage 1 and Stage 2

c. C.C.