

1.1 Resubmitted.
March 2, 2021
@ 4:59 PM

Meg Jacks

From: Paul Shul [REDACTED]
Sent: March 2, 2021 4:59 PM
To: City of West Kelowna Submissions
Subject: Attn: City Clerk, File Number (Z 20-13)
Attachments: IMG_4261.JPG

Good afternoon,

We are 27 year homeowners and residents of Westside/West Kelowna and have just moved into our new home in November that we had built at 2493 Tallus Heights Drive which is immediately kitty corner to the Willow Development Proposal at 2500 Tallus Heights Lane, West Kelowna Legal Description: Lot 13, DL 3793, ODYD, Plan EPP83661 .

Having lived in West Kelowna Estates continually since 1994 we have seen and experienced first hand the detrimental impact on quality of life in a single detached home residential neighbourhood when illegal and legal suites permeate the area. Traffic increases, narrow streets which were not designed and built for on-street parking become congested with renters and renter's guests vehicles, exiting your driveway becomes a risky venture because of increased traffic and decreased sight distances, snow removal and street sweeping are impeded, and noise and nuisance levels rise.

When we purchased our \$350,000 lot in spring of 2020 and spent over a million dollars here building our dream home I relied on the City of West Kelowna enforcing the existing development bylaws and guidelines to maintain the neighbourhood accordingly. There are plenty of areas where homes with secondary suites can be built in accordance with the existing development bylaws and guidelines. There is no compelling reason to allow this developer to back in and be granted an amendment to allow a secondary suite on a parcel less than 550 m2.

As a long time property owner, tax payer, resident and voter living immediately adjacent to the property in question, I adamantly oppose granting of this text amendment and development proposal.

Rhonda and Paul Shul
2493 Tallus Heights Drive,
West Kelowna, BC

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CITY OF WEST KELOWNA
Development Services

2 March 2,
2021
@ 11:33PM

Meg Jacks

From: Brandon [REDACTED]
Sent: March 2, 2021 11:33 PM
To: City of West Kelowna Submissions
Subject: Attn: City Clerk, File Number (z 20-13) - Brandon Shul 2516 Crown Crest Drive

I am writing in opposition to the zoning amendment to bylaw no 154.101 for 2500 Tallus Heights Lane in West Kelowna.

I have concerns with the building of a suite on a lot smaller than 550m². Along with many other concerns, a major one is the unlikely ability to achieve the one or two off road parking spaces on this lot with its indicated setbacks which is required for legal suites in west kelowna. Already with the abundance of legal and illegal suites in the area, on street parking has become overwhelming and comes with a handful of issues. This past winter, the upper subdivisions of Tallus Heights had poor snow clearing due to the amount of cars on the streets preventing the snow plows from being able to do their jobs. With the amount of sand on the roads in Tallus currently, it is looking like the spring will pose the same issues for the street sweepers. Visibility also becomes an issue, as cars parked on streets decrease visibility. The ICBC Drivers Licensing manual for new drivers even states this on page 60- "If you see cars parked by the side of the road, be careful. A child may be walking out from between them..." Knowingly increasing that risk in a subdivision that has a large young family demographic would be negligent.

My partner and I moved to the area to raise our family, and are not opposed to suites in general, but would like to see them done properly in order to maintain safety and prevent the overcrowding of our streets. If anything I would like to see greater enforcement of bylaws in regards to illegal suites and on-street parking.

Thank you for your consideration,
Brandon Shul

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