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FEB 16 2021

1.

Feb 16, 2021 @ 2:27pm

Meg Jacks

CITY OF WEST KELOWNA
Development Services

From: [REDACTED]
Sent: February 16, 2021 2:27 PM
To: City of West Kelowna Submissions
Cc: [REDACTED]
Subject: Attention: City Clerk file # Z 20-05

CITY OF WEST KELOWNA
PLANNING DEPARTMENT

ATTACHMENT: 4

FILE NO.: Z 20-05



Dear Sir/Madam

I would like to express my strong opposition to the proposed RC3 zoning change for the property located 2485 Hayman Rd., West Kelowna.

I have no issue with controlled progress and development and have accepted recent changes to the RC1 zoning requirements such as the minimum lot size reduction from 700m² to 500m², however this proposal to further reduce minimum parcel size to 325m² is to much of a change that will significantly alter the character of the Lakeview Heights neighbourhood. Additionally, the developers request for a setback variance from 4.5 m to 1.5m compounds the problem even further.

There are numerous issues that are apparent with this proposal. One item that is often overlooked is the on street parking that occurs due to small property developments. Although building requirements stipulate two parking spaces per dwelling unit, realistically not many homeowners actually use their garage for parking. In many cases the garage just becomes a secondary storage area and vehicles end up being parked on the street. This is particularly of concern for a small home built on a very small corner lot with an adjacent property that is also being modified to include two separate rental units.

Regards,

Helmuth Kimmich
645 Scantland Rd. West Kelowna, BC
[REDACTED]

Meg Jacks

From: Andrew Stevens [REDACTED]
Sent: February 17, 2021 1:03 PM
To: City of West Kelowna Submissions
Subject: Attn: City Clerk, File Number (Z 20-05)

Hello,

I am writing to express my concern for the Development Proposal sign posted at 2485 Hayman Rd. The proposal is to rezone a portion of the lot from Single Family Residential zone (R1) to Compact Single Detached Residential zone (RC3) for the purpose of a 2 lot subdivision.

I don't believe that changing the zoning of this property would fit well with the community layout and having such a high density of homes and carriage homes on a small track of what is now R1 zoned land would not benefit the community at large. I also believe that this might set a future precedent for other property owners to try and maximize their property footprint by re-zoning and building high density detached housing in the area.

Thank you for your time and consideration,

Andrew Stevens
2750 Lakeridge Rd, West Kelowna, BC V1Z 1Y2

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FEB 17 2021

CITY OF WEST KELOWNA
Development Services

3

Feb 19, 2021

11:57 AM

City of West Kelowna

Development Services

2760 Cameron Road

West Kelowna, BC V1Z 2T6

FEB 18 2021

CITY OF WEST KELOWNA
Development Services

Re: "Zoning Amendment Bylaw No. 154.100"

Location 2485 Hayman Rd. West Kelowna

Legal Description: Lot 5, DL 2689, ODTD, Plan KAP22622

File No.: Z 20-05

Dear Sirs:

When we purchased our property, we had the expectation that the area would remain zoned R1. Changing the area's zoning to allow RC3, compact developments significantly changes the character of the neighbourhood. The zone change would be inconsistent with current surrounding property use and could result in the devaluation of our property values.

The proposed RC3 lot is located at the corner with intersecting roads adjacent to a stop sign and fire hydrant. A concern is that parking issues could arise as a good portion of the property bordering the street would not be available for overflow vehicle parking. This would result in vehicles being parked further along the road in front of neighbouring properties.

Failing to park in front of the neighbours' properties and parking along side said lot, it would pose a danger zone. Cars would have to drive into the center of the road in order to bypass the parked cars before coming to a stop at the stop sign. Presently, the lots in our neighborhood are large enough to accommodate overflow vehicles. There is not the same room for an adequate driveway on this proposed lot. The lot is too small.

We have many people taking their walks on our roads. We have no sidewalks. With cars parked on the road they would have to walk around the cars and possibly be in danger of on coming cars.

It appears that the property owner will not be residing near or on the premises, further contributing to potential noise issues in such a densely populated area, as there is no landlord present to monitor

potential bylaw violations.

On a personal note, I am a long time original resident in my home. I have enjoyed the openness of our neighbourhood properties. To think that I would have potentially four different residences (I've been told a possible carriage house) next door makes me shudder. Some of the fruit trees have already been cut down and I am told that the rest of the trees will also be cut down. The plan is for the house to be much closer to the road than mine, hemming in the openness I have been enjoying. Instead of seeing these beautiful trees, my view would be the back side of a house, were this proposal to go through.

I am opposed to this proposed lot setting a precedent for our neighborhood.

Another aspect of a potential problem is that with the legalization of marijuana, the chances of having pot smokers next door would be four times greater. I have three neighbors who have told me of their problems in this area. All three have young children. The smoke wafts into their yards, and the smell is horrible, and detrimental to their families' health. One of my neighbors tells me that they cannot use their deck when they have their smokes. Another has two little ones They rent a suite downstairs. Initially, they were smoking pot in the house but did eventually limit their smoking to the outdoors. Nevertheless, there is still pot smoke wafting outside. The third neighbor also have children and they had trouble with the smoke while their children were playing outside. I would not want to have this happen next door, potentially, by increasing the density.

In conclusion, I am very much opposed to the proposed RC3 Rezoning of the above named lot and would appreciate your respect for my opinion.

Sincerely,

[REDACTED]
Laurine Semeniuk

2540 Crestview Road

West Kelowna, BC V1Z 1Z3

Telephone No. [REDACTED]
[REDACTED]

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FEB 18 2021
CITY OF WEST KELOWNA
Development Services

February 21, 2021

4
Feb 21, 2021
@ 10:28 AM

Attn: City Clerk, File No. Z 20-05

RE: Proposed RC3 Zoning Application for 2485 Hayman Rd., West Kelowna

Dear Sir/Madam,

As owners of property affected by the proposed zoning change outlined in the referenced file (Z 20-05), we object to any change of the Land Development Code which would zone the property to any classification other than R1 due to the following reasons:

- Changing the zoning of the referenced property to RC3 would add housing to an area that is inconsistent with the surrounding/adjacent buildings and land. It would be inappropriate to add this type of housing when you take into consideration the surrounding character of the area known as Lakeview Heights.
- We purchased property in Lakeview Heights with the expectation that the area would remain zoned R1 – Single Family Residential. Allowing RC3 developments would significantly impact the current character of the neighbourhood and undoubtedly devalue surrounding properties.
- Parking and traffic will be a definite concern. The proposed changes are for a property on a corner lot, adjacent to a stop sign and fire hydrant. There is already extremely limited on-street parking in the immediate area. There will be no room for overflow vehicle parking, forcing overflow parking further along the road in front of neighbouring properties. Furthermore, the intersection at Crestview Road and Hayman Road is a blind corner. With current construction of the property already set to create a dwelling for two rental units, a third dwelling will only add to parking issues and increased traffic, creating overly concentrated living accommodations in a R1 zoned neighbourhood. This will undoubtedly make walking and driving in the neighbourhood more dangerous.
- The proposed zoning change will set a precedent for Lakeview Heights, as other developers would no doubt follow suit, looking to cash in on high density rental properties. It will irreversibly change the surrounding form and character of the area, devastating those who live here by creating dangerous driving/walking conditions and devaluing our properties.

Please do not rezone 2485 Hayman Road from Single Family Residential (R1) to Compact Single Detached Residential zone (RC3). This rezoning would have devastating long term effects on our well-loved neighbourhood, Lakeview Heights.

Respectfully,

Aaron & Jessica Davenport
2525 Crestview Road
West Kelowna, BC
V1Z 1Z4



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CITY OF WEST KELOWNA
Development Services

5
Feb 21, 2021
@ 12:27 PM

Meg Jacks

From: Richard And Katy Andrews <[REDACTED]>
Sent: February 21, 2021 12:27 PM
To: City of West Kelowna Submissions
Subject: Opposition to Rezoning, 2485 Hayman Road from R1 to RC3

Date : February 19, 2021-02-18

Regarding the property:
PID: 006-793-339 Lot #5: KAP22622, Address 2485 Hayman Road

To whom it may concern,

We are writing this letter to object to the proposed rezoning of the property listed above, 2485 Hayman Road in Lakeview Heights, from R1 to RC3 zoning.

We live close by and have resided in this neighbourhood for 28 years. We live in an area with single family homes on larger lots. The changing of zoning to allow RC3 compact development, significantly changes the character of the neighbourhood from which we originally chose to live in. This is inconsistent with the current surrounding properties and could result in a devaluation of properties.

It is our understanding that the owner of such a development would not be living on the premises. With rental properties and a more densely populated zoning area, no landlord would be present to monitor noise levels or other potential bylaw violations.

With the proposed RC3 changes to 2485 Hayman, there are safety concerns to consider. It is a corner property at the intersection of Crestview and Hayman Roads. The slope of the approach of Hayman Road and more cars parked along both streets due to denser housing, would make it very hard to have a clear view from the stop sign on Crestview Road.

The rezoning of this property from R1 to RC3 will set an unwanted precedent in this Lakeview area. This would change the future building density of Lakeview Heights and other developers will follow suit.

For the above reasons we, as residents of the neighbourhood, are strongly opposed to the zoning changes of Lot #5 KAP22622, address 2485 Hayman Road, changing from R1 zoning to RC3 zoning.

Thank you for considering our objections.

Sincerely,
Kathleen and Richard Andrews
715 Issler Road

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FEB 22 2021

CITY OF WEST KELOWNA
Development Services

6 Feb 22, 2021
@ 9:23 AM

Attention: City Clerk, File Number (Z 20-05)
City of West Kelowna
Development Services
2760 Cameron Rd
West Kelowna BC, V1Z 2T6

Hello,

My name is Jason Hudson and I live two doors down from the proposed rezoning (Z 20-05 Zoning Amendment Bylaw No. 154.100) of 2485 Hayman Rd. I am **ADAMANTLY OPPOSED** to the proposed rezoning and variance as contemplated by the developer at 2485 Hayman road.

I don't understand the City's process for allowing a change to a zoning bylaw, or for granting a variance.....but I do understand the character of our neighborhood, and the impact that a precedent setting development like this will have on our quality of life.

I understand that the OCP designation for Lakeview Heights is set at medium density and that the city plan is looking towards increasing the density in the area. I do recognize the need for higher density development in our community. I don't think that anyone will argue the need for compact, affordable housing. However, to allow the first redevelopment in our neighborhood to proceed in this location, where it is only feasible with variances is not appropriate, for a number of reasons, including:

- Formal pedestrian connectivity within the neighborhood is lacking. Our low-density neighborhood was developed without sidewalks and pedestrian corridors because of the low volume of traffic, and the low speed of travel on our roadways. This development, and those that follow, will bring more children and seniors to the neighborhood, without addressing this critical safety issue. With Issler park and many young families in the neighborhood, we have children of all ages trying to access the park and there are no sidewalks to safely provide access to the park. With increased density in the area we will see an increase in traffic on roads that are already dangerous for pedestrian and cyclist safety. Families also like to walk their dogs in the area which is becoming increasingly dangerous with speeders on Hayman Road and no sidewalks to provide safe passage.
- Lack of public transit. As the density of the neighborhood increases so should the access to public transit. Increasing density without a supporting public transportation system is irresponsible.
- Lack of visibility or line-of-sight issues on Hayman Road. 2485 Hayman Road is located at the corner of Crestview Road and Hayman Road, as well it is located in close proximity to a blind curve in Hayman Road. Vehicles regularly travel this section of Hayman Road at high speeds often making it difficult to turn left safely from Crestview Road onto Hayman Road. Adding a building next to the stop sign at the corner of Crestview Road and Hayman Road will decrease the line of sight even more to traffic coming around the blind corner on Hayman Road. If vehicles are parked on the side of the road at 2485 Hayman Road due to lack of adequate parking on the property, that will also negatively impact the issue of seeing oncoming traffic when turning left from Crestview Road onto Hayman Road. Adding additional driveways at this location will only further increase the potential for a serious accident. This development will add a driveway in a corner of an already busy road.
- Although the development is technically far enough away from the ALR to meet minimum setbacks, I don't believe that it meets the spirit of the guideline. ALR setbacks are in place to not only protect agricultural land, but also to decrease the nuisance to residents associated with

agricultural operations. At the very least, the City should be looking to implement a transitional density along agricultural interfaces. This approach is consistent with other municipalities who value agriculture and seek to protect our farmland.

- The developer speaks at length about his return on investment in his application. I am sure we can all agree that one man's return on investment cannot be considered to be more important than the wellbeing of an entire neighborhood.
- The developer also details the increases in property tax that will be generated through the development, and the benefit that the City will receive because of it. This is a false argument as is thoroughly documented and understood that residential development is cost neutral to a municipality, at best.
- Lack of onsite parking on the new lot created. A 6m driveway is not sufficient to allow for most vehicles to be parked without impacting streetscape. Further, the lack of onsite parking will just force residents to park on the street where there are already parking constraints.
- We have several rental properties in the area which result in increased street parking. This makes an already dangerous road worse for children and residents walking or cycling. As it is, there is no room in many areas to allow safe parking off the roadway (i.e. parking on the shoulder or boulevards). Many vehicles are often parked on the edge of the road, which is only wide enough to allow two vehicles to safely pass each other. There is no signage to indicate that parking on the road is not allowed, so it will and does happen. Hayman Road is a major thoroughfare in the area and parking on the road would be dangerous.

The rezoning of neighborhoods should be a gradual process, one that is done where the land is of adequate size, and not requiring variances to bend the bylaws. Council should be taking the opportunity to address issues within the areas that are to be rezoned first to ensure there is a smooth transition to higher density housing.

For the first foray into increased density in Lakeview Heights, we should not be considering a proposal that also requires a precedent setting variance. This proposal will increase the density in an area that already has issues with traffic, rentals, street parking, and safe walking/cycling paths for our children and residents. The city needs to look at a slower approach to rezoning, one that will follow a sensible, with lots of adequate size to avoid variances that will further impact the residents of the neighborhood.

My family and I chose to move to this neighborhood because it offered larger lots for our children to play and grow. As we were looking at properties around West Kelowna, we looked at areas with higher density and decided against buying in those neighborhoods because we wanted more space. We made the conscious choice to purchase a home in a neighborhood that offered us the larger lots and the lower density that we were looking for. The community we chose will be irreversibly affected if this proposal goes through and it will allow other developers to move in and further take away the character and safety of our community for their own financial advantage.

Thank you for your consideration,

Jason Hudson
2530 Crestview Rd
West Kelowna, BC
V1Z 1Z3

#7 Feb 22, 2021
3:19 PM

City of West Kelowna – Objections to the proposed RC3 zoning application

File No.: Z 20-05

Date: 14 Feb 2021

Regarding the property:

PID: 006-793-339 Lot#: 5 Plan #: KAP22622, Address: 2485 Hayman Rd.

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than R1 .

We, the undersigned object to the proposed rezoning of the subject property being rezoned to accommodate a smaller RC3 lot. We are opposed to this rezoning being approved in Lake View Heights.

Reasons for objection.

1. This rezoning will set a presidency in the area.
2. The proposal will irreversibly change the housing density of Lake View Heights as other developers will follow suite.
3. The subject property will require driveway access either on Hayman which is on a blind corner or opposite 2505 Hayman rd. driveway. Vehicles from this proposed property will be parked along Crestview rd. which poses extra risk to road users approaching the stop on the corner of Crestview and Hayman rd. as they will have to drift into the center of the road to pass the parked cars.
4. There is no guarantee that the developer will not add a carriage house to the existing lot after the rezoning is approved. This will compound the challenges on this corner and potentially lead to decreased property values in the area.

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CITY OF WEST KELLOWNA
Development Services

5. Both Hayman Rd & Crestview Rd do not have sidewalks. The proposal will result in vehicles being parked on the street increasing danger to pedestrians who will have to walk in the street. Vehicles parked on the side of the road will be a particular danger to the children that have to use these roadways to get to Issler park on Issler Rd as well as the schools in the area.
6. We oppose more rental properties in the neighborhood where the owner is not present as rentals do not provide the same control as owner occupied properties.
7. Visually the proposed property will be out of place as it will be set forward as opposed to all the other houses on Crestview rd.
8. Without exception the adjacent property owners are not in favor of the proposal.

Thank you for considering our objections.

Sincerely

Lynton & Chantelle Shardelow

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CITY OF WEST KELOWNA
Development Services

#8 Feb 22, 2021

8:33 pm

February 19, 2021

City of West Kelowna
Development Services
2760 Cameron Road
West Kelowna, BC
V1Z 2T6

Attention: City Clerk, File Number (Z 20-05)

Objection to RC3 zoning application File No. Z 20-05

Lot 5, DL 2689, ODYD, Plan KAP22622, 2485 Hayman Road, West Kelowna

With respect to the City of West Kelowna Council's proposed amendment to Zoning Bylaw No. 0154 to rezone the property at 2485 Hayman Road, West Kelowna from Single Family Residential (R1) to Compact Single Detached Residential (RC3) for the purpose of a 2 lot subdivision, we would like to lobby our concerns and objections, as owners of a nearby residence, as follows:

1. Road Safety: Line of site hindrance around Hayman Road corner
 - a. Building

The property under consideration is on a corner of Hayman Road and Crestview Road. This intersection is well used by Crestview Road properties to access Hayman Road and then Stuart Road in order to travel west toward Boucherie Road or to access Thacker Road to reach the shopping center on Anders Road.

Hayman Road curves around 2485 Hayman Road, the property under current consideration. Because of this curve, from the Crestview stop at the Hayman-Crestview intersection there is a very short line of vision when checking for traffic coming from the right (south) on Hayman toward Stuart Road. Turning left onto Hayman from Crestview requires significant diligence, especially in the winter when the streets are difficult to maneuver in icy/snowy conditions, as vehicles often come around that corner quickly.

The proposed rezoning would position a new residential building with reduced setbacks to both the Hayman and Crestview frontages at this intersection. This would create an additional obstacle around which to check for oncoming traffic, particularly when turning left from Crestview onto Hayman, making this a more hazardous intersection.

b. Parked vehicles

The original building on this property is currently being renovated by the new owners to create two separate residences. This will reasonably result in a greater number of vehicles being parked on the property.

The addition of another residential building on the proposed rezoned small corner portion of this site would exacerbate this concern, particularly if it, too, were to include a secondary suite. Vehicles parked close to or on the sides of either Hayman Road or Crestview Road at this property would potentially further hinder visibility on this blind corner, creating an even more hazardous situation for turning left onto Hayman Road from Crestview Road.

2. Community Character

We also believe that positioning a residential building with such a reduced setback from Crestview Road would change the community character. The original homes in this neighborhood are situated well back from the road, creating a "communal" field of unobstructed frontages. Being set so much closer to Crestview Road, the proposed new building would change the street character, and would particularly affect the adjacent property's view, likely its summer afternoon sunshine, and potentially its value as well.

3. Density

Redevelopment that could allow 2 residences (main and suite) on each of the subdivided lots, plus a potential carriage house on the east side of the original lot, would create a density far in excess of other lots in the neighborhood.

We understand the desire for "fill-in" homes, however we feel that this current proposal is neither appropriate nor safe.

Thank you for taking our concerns into consideration with regards to this rezoning proposal.

Thomas and Pamela Morgan
2505 Crestview Road, West Kelowna