

SADDLEBACK WAY SENIOR'S CONGREGATE HOUSING PROPOSAL

COMMUNITY LIAISON SUMMARY

1.0 INTRODUCTORY NEIGHBOURHOOD FLYER

An introductory flyer was distributed to 74 households within the 50m surrounding property boundary describing the proposal. The flyer garnered responses from the community and raised several concerns and expectations that are important to the adjacent neighbours. These concerns include:

- Increased traffic created by the proposed use,
- Concern about the private easement and protection of trespass by construction workers,
- Potential for parking shortfall and excess street parking,
- Sightline safety concerns at the Saddleback Way access,
- The private driveway concerns and question the ability for the development to use the same access,
- The development of 107 seniors' congregate housing being too great for the site,
- There is anxiety about rock shaping and potential damage caused by blasting and assurance needed for restitution or repair.
- Community communication between the developer and the residents during development as it affects vehicle mobility interruption and blasting notifications, and
- Construction cleanliness and dust control concerns.

The neighbourhood concerns were addressed directly to the complainant and reminded the neighbour of the upcoming virtual Town Hall meeting when their points can be discussed with the community.

2.0 COMMUNITY INFORMATION WEBSITE

The community information flyer directed the public to a website that hosted more information on the proposal. This site included the product description, illustrations, project animation and public response survey. The site is www.willistonsaddleback.ca. The survey results are attached as of April 30th, 2021. The general overview is about 50% of the respondents are neutral or favour the proposal and 50% are opposed.

3.0 VIRTUAL TOWN HALL

A virtual Town Hall was hosted on April 20, 2021. This meeting attracted 19 participants from the community. The project was introduced and technical assessments that replied to the concerns of the community as they related to traffic, safety, blasting best management practices, transit upgrades, parking requirement and variance for height and loading stall count

were presented. Following the presentation, the floor was opened to questions and replies taken in the order of the community member sign into the Town Hall. The concerns listed above were further detailed and assurances were offered by the developer as it related to communication, construction site cleanliness, worker's parking during construction and management to prevent trespass on their private lane. Additional information was requested regarding the implications of rock shaping and potential for blasting to cause damage to nearby residences. We contacted T&A Rockworks, the local blasting specialist, and provided their information web site link to the neighbourhood for distribution over their neighbourhood Facebook Group.

4.0 ONGOING LIASION

Community members have requested information by email and phone regarding traffic and land altering implications. Individuals have been provided with traffic and rock work protocol processes and studies.

ATTACHMENTS

1. Introductory Neighbourhood Flyer
2. Website Link – www.willistonsaddleback.ca
3. Survey Link – www.surveymonkey.com/r/G5YHM5G
4. Virtual Town Hall Invitation
5. Survey Results to May 7, 2021

Dear Neighbor:

RE: Development Permit and Zoning
Text Amendment Application for
2416 Saddleback Way



NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING



Introducing The Williston

We are pleased to introduce our proposal to construct a Senior's Congregate Housing facility, located at 2416 Saddleback Way.

We welcome you to take some time to review the following information and graphics. We have provided an additional link to our online survey and website below, or you may provide written feedback to the contact listed below.

Congregate housing is a residential form that offers seniors the opportunity to share in a community of like-minded individuals within a similar stage of their lives.

The residents are offered a 'residential hotel' setting with options for meals, house keeping and laundry services. Each home is fully independent with a kitchen, laundry, sleeping and entertainment space along with ample outdoor terraces or balconies.

Recreation and hobby facilities are supplemented with a bistro, dining room, lounges, assembly room and fitness facilities.



Form & Character

The building is formed in five slope-adaptive adjoining blocks that step along the frontage of Saddleback Way.

The contemporary style is tempered by reference to traditional architecture details including post and rail balconies, and board/batten siding and cornices.

The central feature hosts the dining and other common facilities with a dramatic trellis and integrated terraces.

The site development shields the required parking from public view within a 2-level parkade situated behind the building along the BC Hydro right-of-way.

Access is off the existing easement on the west side to an internal driveway that leads to the principle entry and porte-cochere.

A secondary pedestrian access central to the structure fronts onto Saddleback Way. Stepped retaining or rock cut excavation

will occur as needed on the northern end of the Saddleback Way frontage and at the secondary entry.

Permitted Uses

This parcel has R3 land use zoning with the provision for 3 storey apartment development form. The proposed use of the site is to permit congregate housing for seniors.

The present R3 zone permits Care Facility use defined as a licensed facility under the

Community Care & Assisted Living Act. This form is limited to governmental licensed and often publicly funded facilities.

The proposal is to create a private care facility not engaging the governmental license. The required use for this approach is Congregate Housing. Therefore, this

application also includes a text amendment application to add Congregate Housing as a permitted use, for this property only.



Height & Massing

The back to front step reduces site disturbance but also results in a zoning variance when compared to the overall height and number of storeys, even though each half of the split complies with the zone limitations independently.

The overall front elevation and internal building height is consistent with the 3 storey building height intent of the zone. From the pedestrian realm, the building will appear to be 3 storeys.



Mobility & Parking

The parking for residents, visitors and staff is within a two level parkade nested against the BC Hydro ROW.

The independent structure is supplemented by three loading bays sufficient to meet the bylaw requirements.



Conclusion

The Williston is a development to serve the great needs of West Kelowna's older residents. This facility will offer an option for folks from the neighbourhood to 'age-in-place' among friends and a setting familiar to locals.

The development is designed as a high-quality structure with the use of premium materials and a comfortable residential styling.

Adding 'Congregate Housing' to the land use for this location only refines the intent

for a Care Facility to permit identical service outside of the limiting licensing maximums to provide a higher-than-average quality of home and facility.



Online Survey

Please scan the below QR code, or go to: <https://www.surveymonkey.com/r/G5YHM5G>



www.willistonsaddleback.ca



SADDLEBACK SENIORS CONGREGATE HOUSING

VIRTUAL TOWN HALL MEETING INVITATION

We invite you to an opportunity to share your opinions or ask questions about the proposed seniors congregate housing proposal on Saddleback Way within a virtual Town Hall discussion.

TOWN HALL MEETING

ZOOM MEETING LINK

<https://us02web.zoom.us/j/83310642705?pwd=aTBXa0JzWVBVcWJKaE04eHorZ3FBQT09>

This link may require you to download
Zoom software for free at:

<https://zoom.en.softonic.com/download>

Tuesday, April 20

6:00 -7:30PM

6:00 -6:05 Welcome – Facilitator Introduction

6:05-6:15 – Project Overview

6:15-6:30 – Technical Overview

Traffic Impact Study & Parking
Land Shaping & Blasting
Transit Upgrades

6:30-7:30 Public Q & A

Participants are invited to post questions beforehand by email to:

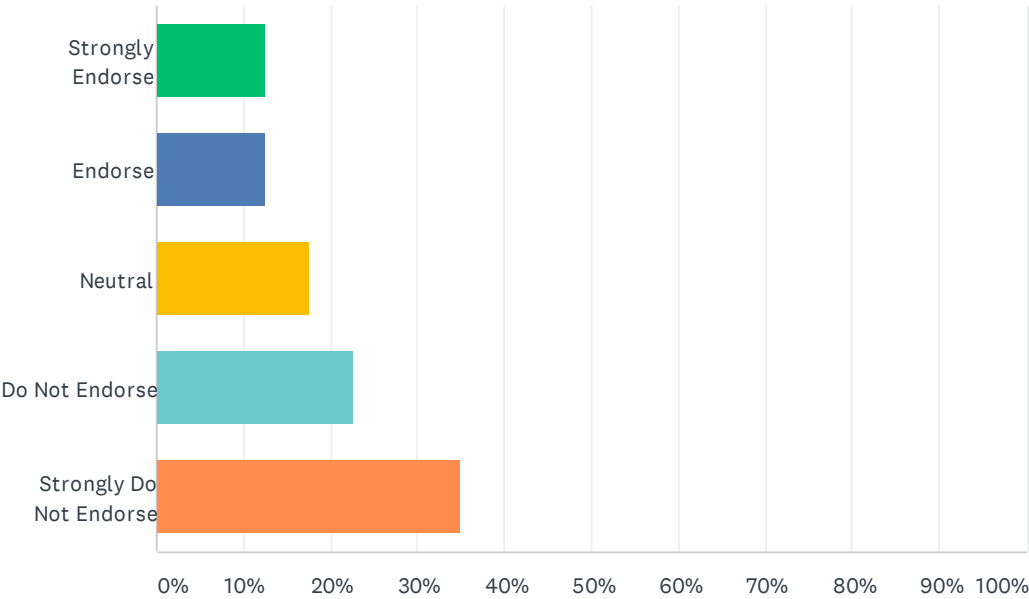


or:

presenters will be given time in the order of their request at the Town Hall meeting.

Q1 Do you endorse "aging in place" for neighborhood residents?

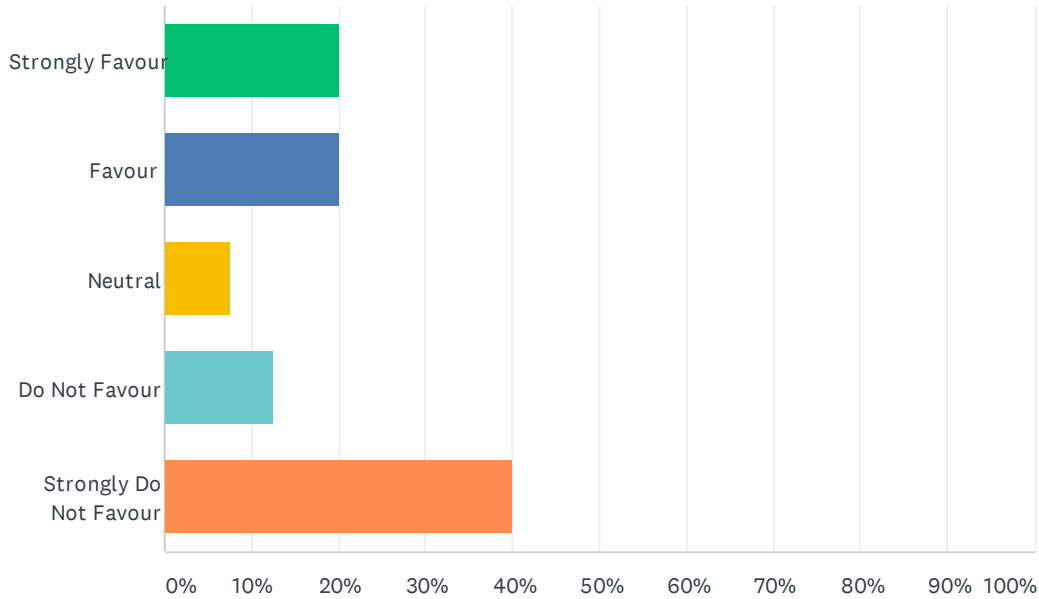
Answered: 40 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly Endorse	12.50%	5
Endorse	12.50%	5
Neutral	17.50%	7
Do Not Endorse	22.50%	9
Strongly Do Not Endorse	35.00%	14
TOTAL		40

Q2 The present zoning permits apartments. Do you favor Seniors' Congregate Housing over market apartments?

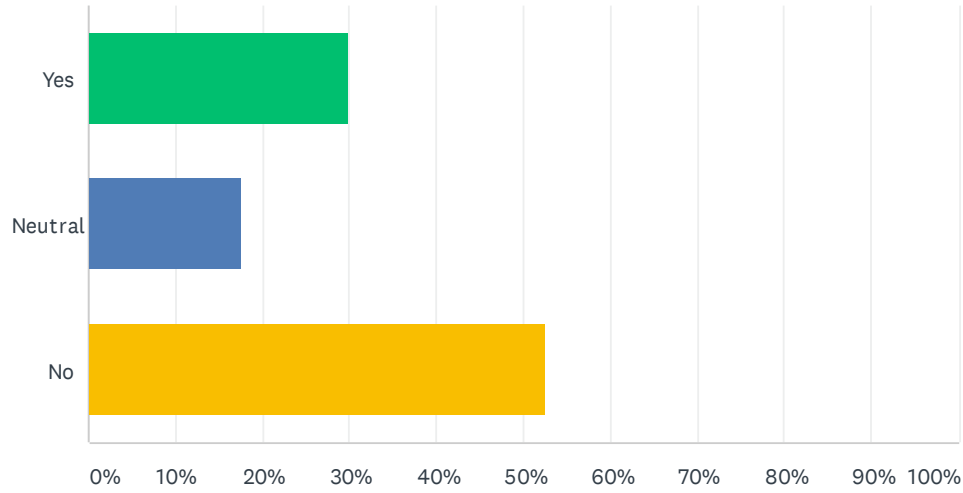
Answered: 40 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly Favour	20.00%	8
Favour	20.00%	8
Neutral	7.50%	3
Do Not Favour	12.50%	5
Strongly Do Not Favour	40.00%	16
TOTAL		40

Q3 The architecture is segmented and stepped to adapt to the natural grade. Do you like the way the building adapts to the terrain?

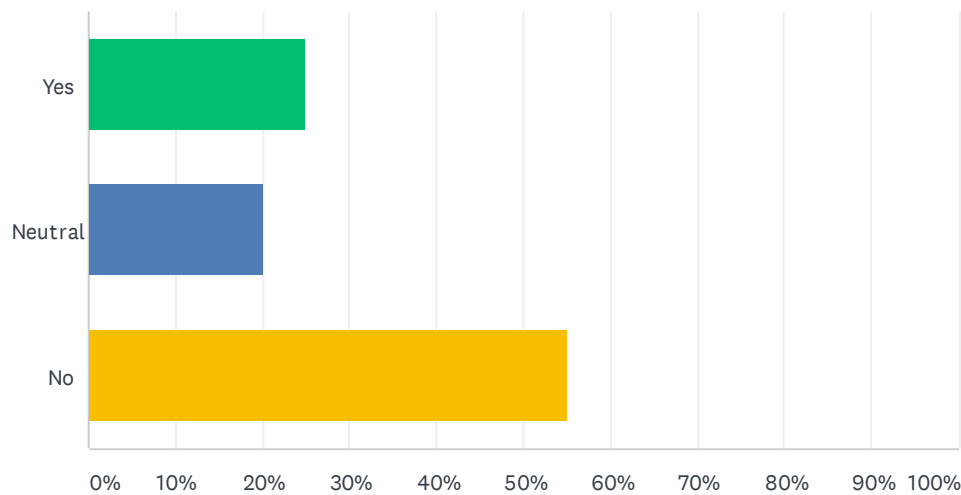
Answered: 40 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		30.00%	12
Neutral		17.50%	7
No		52.50%	21
TOTAL			40

Q4 Do you find the building attractive?

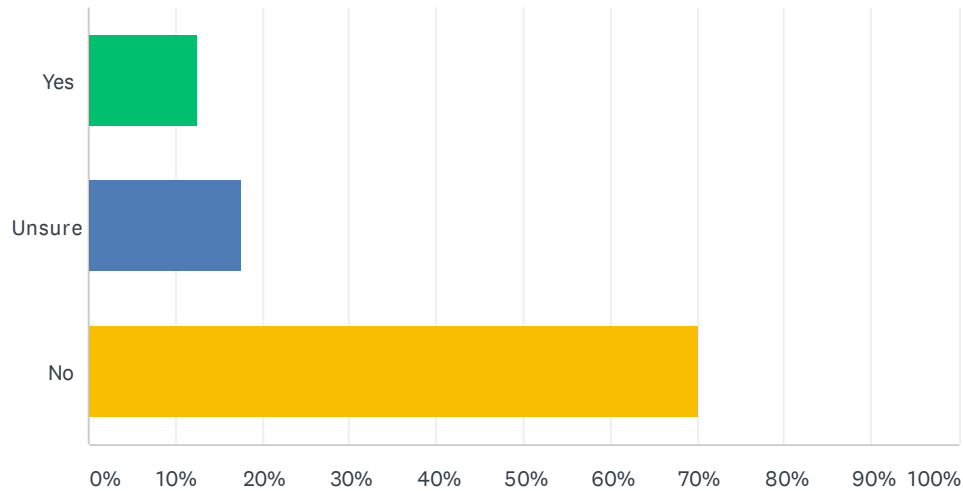
Answered: 40 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	25.00%	10
Neutral	20.00%	8
No	55.00%	22
TOTAL		40

Q5 Do you think that there are people in your neighborhood that would benefit from living in a Seniors Congregate Housing facility now, or in the near future?

Answered: 40 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	12.50%	5
Unsure	17.50%	7
No	70.00%	28
TOTAL		40

Q6 Do you have any other Comments?

Answered: 37 Skipped: 3

Q6 Do you have any other Comments?

Answered: 37 Skipped: 3

#	RESPONSES	DATE
1	this area was NOT built to withstand any more blasting, and there is already sluffing of the whole hill side that will be exacerbated by any more blasting. DO your homework, there is lots of ground water seepage from this hill and it's already affecting folks down below in broadview. Putting seniors on a steep HILL ?? really? no safe bus service without walkers rolling down a super steep hill. snow service up here is dismal at best, how are ambulances to get to residents on a regular basis. this area was to be high end town homes. the dump/transfer station across the road blocks traffic constantly so vehicles are constantly overtaking oncoming traffic on a blind corner, and you want to add 107 units, plus influx of family visitors lost looking for this site. water pressure up here is terrible already, put the RIGHT build in instead of undue peril.	4/13/2021 7:32 PM
2	This is a very small residential area with only two dead end streets and only one road in and out. The access, if you build this complex will create major traffic congestion in and out of the area which is already hazardous due to the additional traffic to access the Westside Transfer Station. This residential neighborhood is too small for such a large complex.	3/23/2021 12:27 PM
3	Much too big of a project for the area	3/20/2021 2:41 PM
4	The large number of units in this development is concerning as it will undoubtedly increase traffic into the neighbourhood- and especially for those living on existing easement. Residents have expressed they would rather access to development be from east side of Block 1. Residents who live along saddleback way across from this development will also experience extensive noise from blasting and construction. Strong emphasis should be on ensuring saddleback way frontage has lush greenery and large trees to line the streets. We don't want to have a massive building in our face.	3/15/2021 6:00 PM
5	I like this idea way better than low income housing. Less traffic this way	3/14/2021 3:49 PM
6	I strongly prefer this project to market or low income housing that would add much greater traffic density to the neighbourhood	3/13/2021 7:31 PM
7	Love the idea	3/13/2021 6:06 PM
8	I am all for this. I like the idea of having seniors instead of townhouses or condos	3/13/2021 3:44 PM
9	To put such a huge project in a quiet residential neighbourhood is ridiculous to say the least. You can put the "seniors care " spin on it all you want but this is a joke. Will we get a tax break for the interruption of our quiet neighbourhood, or benefit from the extra traffic, parking on our road,? Definitely not ! It should be noted the lane adjacent to the project is private property. Having said that the way City of West Kelowna operates this project will be crammed down the throats of this neighbourhood. So Any construction traffic will not be permitted if so there will be a huge problem. This land has gone from 30 units to 70 units to 104 units. Enough is enough respect the hard working home owners of the neighbourhood and take this large scale project somewhere else.	3/13/2021 9:09 AM
10	I think if you change the roadway entrance to the east side of the complex to avoid extra traffic in front of existing houses you will get a better buy in from the neighbourhood. That is everyone's main concern. Also the roadway currently planned is too narrow and on a steep incline. It is technically a private drive not a city street, therefore does not get winter road maintenance ie plowing. Neighbourhood is also concerned about the increased traffic impact it will have on Shannon lake road and Asquith which is currently extremely busy when the transfer station is open on Friday to Monday.	3/12/2021 5:21 PM
11	We don't want this in the neighborhood	3/12/2021 4:48 PM
12	It's too tall, too much density for the area. Not in favour of this development	3/12/2021 4:39 PM
13	One access road is going to be convoluted, especially that small road. Another (main) access	3/12/2021 1:28 PM

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road off of asquith would be MUCH better for this area.

14	Way too big, give your heads a shake. Looking forward to presenting our concerns to the mayor at city hall, you money grubbing anti-family neighborhood slugs.	3/12/2021 12:36 PM
15	This proposal is completely inappropriate for both the neighborhood and for the physical location and topography of the property. The development likely doubles the population in the 2 small cul de sacs which were designed and intended for low density, quiet single family homes. Access is incredibly poorly planned off the steep right of way which vehicles struggle to get up in the winter with larger vehicles, such as ambulances and delivery vehicles often simply not able to navigate the right of way at all in the winter. This is an incredibly poorly thought out access plan that would be a safety issue. A new location must be found. The site is not suitable.	3/11/2021 7:05 PM
16	I feel that this Care Facility is not suited for this neighbourhood. The entire facility will be built on a hill. Most seniors want flat easy walking access to their homes and amenities. They will have to drive or be shuttled to any shopping in this area. In addition, even walking in the neighbour will be a challenge for most seniors. Most of the neighbour are working families or recently retired that are very active.	3/11/2021 5:58 PM
17	I have some concerns with the parking & traffic this larger complex will bring, the current zoning & sizing is even debatable. I'm not apposed to the senior complex, my concern is for the larger size (over triple what the development was initially intended) and lack of parking for this many units. The hills in both directions do not provide seniors with active outdoor options. I state this as our parents are looking into the Heritage complex due to the flat surfaces & roads in that area. I hope there are considerations for exiting onto Asquith or a lane through as the transfer station on weekends already poses an issue with us exiting & returning to our homes on saddleback,	3/11/2021 5:27 PM
18	This monstrosity does not belong in a single family home neighborhood and is a massive eyesore. You can bet the city will be hearing opposition to this.	3/11/2021 5:25 PM
19	Too [REDACTED] big. No consideration for the character of the neighborhood in a cul de sac [REDACTED] off.	3/11/2021 3:57 PM
20	Not suitable or feasible for that location. Would look like a monstrosity with no such other buildings even close to in the area.. Blocks views and enjoyment for other owners in the immediate area and would be dangerous to that street in the event of evacuation procedures if necessary.	3/8/2021 12:25 AM
21	If this proposal gets approved we will be leaving this community. The community we have chosen to raise our small kids and had hoped to remain here for the long term. The proposal includes the use of the existing laneway access to our house, therefore the increase in traffic will greatly increase the noise and congestion of our laneway in which we PAY to have the snow cleared from. And making it unsafe for kids. We are 100% opposed to this proposal. Should the proposal remove the use of the existing laneway as access for the development we may reconsider. We can assure you, everyone in the area will respond in the same manner.	3/1/2021 1:25 PM
22	I sincerely hope this development does not proceed and devalue the entire community. I understand that the land needs to be developed but to put a 'residential hotel' on an otherwise quiet street doesn't seem to align with the overall community plan.	3/1/2021 12:16 PM
23	DO NOT agree with adding an additional level to the original submitted proposal	2/26/2021 4:23 AM
24	Beautiful	2/24/2021 10:51 AM
25	Our culdesac is way too small and access not appropriate for this proposal. The land is not zoned for the use for which you are applying. While congregate housing may be suited for appropriately zoned locations, this is not the place for it. Asquith Road is already very busy with the transfer station. Your proposal, if approved, would add an enormous amount of traffic between residents, staff, and visitors, not to mention medical personnel and emergency vehicles that would likely frequent the housing. Aside from traffic, I do not understand how other infrastructure, such as water, sewer could support the proposed number of residents.	2/23/2021 12:35 PM
26	I'm not sure this is a great location for Seniors.. the hills are steep to get around and the bus on Asquith offers no shelters.. this area of Roads isn't serviced well in Winter.	2/21/2021 6:57 PM
27	Not a good fit for this neighborhood. Will devalue homes already here.	2/21/2021 6:55 AM

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28	It's not the appropriate location for a seniors' residence.	2/20/2021 12:34 PM
29	Area not suitable for senior's needs.	2/20/2021 12:26 PM
30	The present rock grade will not allow the "grass" frontage as presented in the proposal without severe blasting which will be a danger to existing residences. The existing neighborhood would be better served if the access to the development was on the east side instead of the west. Far too many units for the room on the parcel of land.	2/16/2021 9:01 PM
31	Too many units. Completely changes the character of a cul de sac. Too much traffic. No on street parking. Blasting. No amenities for seniors to get outside and enjoy.	2/16/2021 7:11 PM
32	Please do not build in saddleback. Take your project to a neighborhood that would flow better and would have the space for it.	2/16/2021 7:06 PM
33	As a home owner on Saddleback Way, there are "many" children who use the easement laneway, and bottom end Saddleback Way cul de sac to safely play at, riding bikes, etc. There is a safety concern with substantial increase in traffic and especially during the lengthy construction phase. Secondly, those of use that own property on the upper easement also own, pay taxes, and maintenance costs on each of our respective sections of the private road way. As this is also considered a fire access lane to our respective lots/properties, it must be recognized both during and after the construction phase that our laneway be kept clear at all times, absolutely no speeding, and respect for the safety and security of the property owners. I do recognize that residents would have a legal right of way/access. Myself in consultation with our block watch leader, have suggested that we post the laneway easement that gives access to the upper laneway, as a private property laneway which it is, to limit authorized use only. Further, I hope that the laneway that exits at the west end is not used for transport of heavy materials nor the removal of such, as we the property owners are responsible for any repair costs. I will be trying to establish the load weight limit as some sections of asphalt are showing some fracturing. Thank You Brian Gunderson 2438 Saddleback Way [REDACTED]	2/16/2021 7:01 PM
34	Concerns about only one entrance that will affect a quiet private lane way. Concerns about commercial vehicles driving down private lane way. The residents are responsible for any repairs and the pavement may not be thick enough to handle all the heavy commercial vehicles.	2/16/2021 6:24 PM
35	This area is too small to support more traffic	2/16/2021 6:22 PM
36	This proposal is absurd for the property. This is a small quiet residential area. The size is this development is outrageous. The land is home to bald eagle nests, western red bat and marmots, all of which are protected species. The easement is not suitable for this caliber of development and puts the current homes at risk should there be emergency personnel that needs to access. The grade of the land/sidewalk along saddleback is unsuitable for seniors and they would have to cross Asquith and stand along the road with no sidewalk to gain bus access. Seniors development is needed but I will fight tooth and nail to not have it be this magnitude. It is not in the best interest of the neighborhood, seniors or the wildlife that inhabits this area.	2/16/2021 6:18 PM
37	I'm not apposed to senior housing. I'm apposed to the number of units you are proposing for the area.	2/16/2021 6:17 PM