

October 4, 2021

Wayne Kubasek
Advisory Planning Commission Chair
City of West Kelowna
2760 Cameron Road, West Kelowna, BC, V1Z 2T6

Cc: Jayden Riley, City Planner II
Carla Eaton, City Planner III
Mayor Milsom and Council

Dear Mr. Kubasek,

Re: APC's Recommendation of item 8.3 (Unaddressed Shannon View Drive OCP/zoning bylaw amends) from the June 16th APC meeting

We are writing on behalf of concerned residents. It is our contention that the APC did not exercise due diligence upon unanimously recommending the developer's application as presented by the City of West Kelowna Planning Department.

- At the onset and at numerous times throughout the presentation Carla Eaton, city planner and presenter, indicated that the illustrations were conceptual drawings only and additional refinement and detailed considerations still needed to be drafted and that it was "very early on" in the application process.
- Ms. Eaton indicated that two Baden Spa representatives were present (virtually) to answer questions however no questions from APC members were directed to the developer.
- Ms. Eaton indicated there were no technical documents available to the APC at the time of her presentation. (Transportation review, geotechnical assessment, functional servicing report, environmental assessment)
- After it was indicated that it was early in the application, APC chair Wayne Kubasek asked if the planning department would return once the city had completed the technical reports. Ms. Eaton indicated that the application may not come back to the commission and encouraged a resolution at the June 16th meeting. Mr. Kubasek's comment could be interpreted that he had some concerns with the incompleteness of the presentation.
- Ms. Eaton repeatedly indicated that the city engineering department would address their consultants' concerns as the various reports became available. This reaffirms the incompleteness of the presentation.

Most of the APC members' comments were focused on the economic benefit of a commercial development such as the one proposed. Fewer comments addressed the impact to the character and liveability of the neighbourhood and the appropriateness of such a significant change to the Official Community Plan. We are in support of economic, employment and tourism growth however many homeowners are concerned with the appropriateness of the location and the impact on their established residential neighbourhood.

Some APC members' comments included:

- Joe Gluska, who stated "When you're building a resort after (the neighbourhood has been established) this is where more detailed analysis of information is needed. Does it fit with the neighbourhood? There needs to be an in-depth look at."
- Anthony Bastiaanssen likened the development to the Sparkling Hills Resort on the outskirts of Vernon. However, a google map comparison of the two properties shows drastically different development of the surrounding neighbourhood.

With all due respect to the commission, we request the APC make a motion to rescind their previous recommendation and invite the city planning department to return to a future APC meeting once the appropriate refinements, details and technical reports are available. We feel this would provide the APC members a much clearer understanding of the proposed development and, particularly, the impact on the neighbourhood.

Sincerely,

Steering Committee

Residents Opposed to Zoning Bylaw Changes

Darlene Gowans

Tom Groat

Sylvia Johnson

Darwin Kinchen

Joe Lesosky

Lill Lesosky

Wes McInnes

Nona McInnes

Dave Plumpton

Mick Wood

Suzanne Wood

Stuart Hill