

September 10th, 2019

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



Attention Levan King Cranston

Re : File No. DVP 19-10 Variance Permit
Unit 159 Canyon Ridge

We are the co-owners, with Marie Sprecher as the resident, of unit # 135 in Canyon Ridge. We are opposed to the granting of variance permit # DVP 19-10 for Unit 159. We believe that the extension of this deck over such a narrow greenway will significantly affect the privacy and enjoyment of the residents beside Unit 159 and those across the greenway. By extension, we believe this will affect the values of all of our homes in Canyon Ridge.

Additionally, the requested structure will not be consistent with the appearance and size of neighbouring homes.

We are concerned that the granting of this requested variance will create a precedent for future requests and that the character of the community will be changed for the worse.

In the interests of the Canyon Ridge Community, we respectfully request that the City of West Kelowna Council deny this request.

Thank you.

Sincerely,

Marie Sprecher, Marcelle Sprecher, Carmen Walisser, Tino Sprecher and Gottfried Sprecher

135 - 4035 Gellatly Road South
West Kelowna, BC. V4T 1R7



September 10th, 2019

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



Attention Levan King Cranston

Re : File No. DVP 19-10 Variance Permit
Unit 159 Canyon Ridge

I am the co-owner and resident of unit # 156 in Canyon Ridge and I am writing to express my opposition to the granting of variance permit # DVP 19-10.

The Canyon Ridge Council previously approved deck extensions for two homes and I believe that this latest request was approved based on that history. The previous deck extensions overlook the Canyon, not neighbouring homes, therefore there are no issues regarding the privacy of the other owners.

This latest request is quite different in that the proposed deck overlooks a very narrow greenway. A deck extension of the size that has been requested will create major privacy issues for the owners on both sides and more so for the owners below this house (across the greenway), who will now have a second story deck structure directly overlooking their first story patio and home.

In addition, the requested structure will not be consistent with the appearance and size of decks of neighbouring homes.

I believe that the granting of this requested variance will open up the doors for other such requests and that the character of the community will be changed for the worse. Ultimately we will be facing a loss of value in our homes when potential buyers see the unsightly mix of designs and the potential for invasion of privacy by any such future requests.

It would appear that the Strata Council has not taken into account that different parts of Canyon Ridge have unique environments – as mentioned earlier, this area has a very narrow greenway – and the number of letters opposing the variance attests to

the concerns over their approval of this request. This issue may have been averted if the neighbouring owners had been consulted prior to the decision being made.

In the interests of the Canyon Ridge Community, I would respectfully request that the Council set aside any decision on the variance request DVP 10-10 and turn it back to the Canyon Ridge Strata Council for them to review their decision taking into consideration input from all parties.

Sincerely,



Geoffrey Hatfield
156 - 4035 Gellatly Road South
West Kelowna, BC. V4T 1R7



September 10th, 2019

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



Attention Levan King Cranston

Re : File No. DVP 19-10 Variance Permit
Unit 159 Canyon Ridge

I am co-owner and resident of unit # 156 in Canyon Ridge and I am opposed to the granting of variance permit # DVP 19-10. I believe that the granting of this request will result in a significant loss of privacy and enjoyment of the residents beside and across the very narrow greenway from Unit 159. It also has great potential to affect the entire community if this request is approved.

Although the Canyon Ridge Strata Council has previously approved deck extensions for two homes, these previous extensions overlook the Canyon itself and therefore there are no issues regarding the privacy of the other owners. These extensions are also not visible from the rest of the estate. In one instance I understand that Council requested that the Owner receive the approval of neighbours affected by the extension prior to their approval. It has also been my knowledge that it was the practice of the Strata Council in the past to request input from affected neighbours prior to external changes to property. I am not sure why that process was not followed in this instance. I have been made aware of the serious concerns and stresses placed on neighbours living beside and across the greenway by this request.

In addition, the requested structure will not be consistent with the appearance and size of neighbouring homes.


I believe that the granting of this requested variance will set a precedent for additional requests and that the character of the community will be changed for the worse. Ultimately we will be facing a loss of value in our homes when potential buyers see the unsightly mix of designs and the potential for invasion of privacy by any such future requests.

In the interests of the Canyon Ridge Community, I respectfully request that the City of West Kelowna Council deny the request of the new Owner in Unit 159.

Since 

Marcelle Sprecher

156 - 4035 Gellatly Road South

West Kelowna, BC. V4T 1R7


Lyman R. Robinson, Q.C.

**#299 - 4035 Gellatly Road
West Kelowna, B.C.
V4T 1R7**

September 12, 2019

City of West Kelowna
Municipal Hall
2760 Cameron Road, West Kelowna, BC V1Z 2T6

DELIVERED BY HAND: September 12, 2019

Attn: City Clerk

Re: Development Variance Permit (DVP 19-10)

Dear Members of Council:



This letter is a revised and abridged version of a letter that we sent to City Planner in August, 2019. My wife and I are the owners of #299 - 4035 Gellatly Road. S. which is located to the south and below the property applying for the variance. This letter is sent on behalf of both of us.

We are opposed to granting the variance application for the following reasons:

1. Development Variance Permit Application DVP 19-10 seeks increase the maximum parcel coverage from 40% to 47.95% and the vary the rear setback from a minimum of 3.0 m to 1.07 m for the purpose of accommodating a deck extension on Strata Lot 129, DL487, Strata Plan 1001. These are not minor variances where the applicant is seeking approval for the construction of a deck with the result that the developed area is over the limit by a few tenths of one percent and the set back is being reduced by a few centimeters. The applicant is seeking a substantial variance on both counts. The application proposes to increase the maximum parcel coverage from 40% to 47.95% which is almost a 20% increase to maximum parcel coverage. The proposal to reduce the required set back from 3.0 m to 1.07 m means that the required setback is being reduced by almost two-thirds.

2. When we and our neighbors purchased our homes, we relied on the City's development bylaws and were comfortable knowing that no major exterior additions, such as the one proposed by Development Variance Permit DVP 19-10, would be added to homes in our area of Canyon Ridge.

3. Canyon Ridge is a well planned community that is designed to maximize privacy. The decks on adjacent houses are constructed in a manner whereby the decks on adjacent houses do not look over the neighbors deck or look into the adjacent neighbor's house or the houses in the street below. If the application is approved, it will adversely affect the privacy of neighbors

4. We have lived in our home for 5 years. The neighbors, who are immediately adjacent to the subject property have resided in their homes for probably 10 years. How long will the applicant live in the subject property? An anecdote will serve to make my point. A year or two ago, another strata lot in Strata Plan KAS 1001 was granted a variance to increase the size of his deck size. The deck faced the canyon and apparently few if any opposed the variance. The home on that strata lot is now listed for sale. The remaining neighbors have to live with the expanded deck even though the owner who built the expanded deck has apparently decided to move away. The same applies to DVP 19-10. If the application is approved, all the neighbors are stuck with an expanded deck for years to come regardless of how long the applicant lives there.

Yours truly,

A large black rectangular redaction box covering the signature of the sender.

Lyman Robinson

Attention City Clerk,

Re file #: DVP 19-10, 159-4035 Gellatly Rd S, West Kelowna.

I have received notification of a request for a variance for a deck extension in our gated community at Canyon ridge.

This time it is strata lot 129, DL 487, ODYD Strata Plan KAS 1001.

About one year ago council allowed such a variation at number 285, in spite of the owner building his deck without a permit and asking for permission later. I note that the setback on that deck (285) still does not appear to be inside of the allowed 6 foot setback and that no one appears to have followed up from your bylaws department to ensure that it does by doing an actual measurement.

In any event, the strata developer initially built sizable, tasteful decks on every house that respected everyone's privacy and the overall design plan. There is no need for anyone to expand their deck and thereby intrude on the privacy of their neighbours. This particular request for a Variance will in fact, impact the MAXIMUM number of neighbours possible, due to its position. Once again the demand for names to be revealed will result in conflict and some neighbours reluctant to give their real opinion.

Count me among the OPPOSED for the above reasons.

SINCERELY,

Larry Hancock

Unit 283-4035 Gellatly Rd S.,

West Kelowna.



September 13th, 2019

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

Attention Levan King Cranston

Re : File No. DVP 19-10 Variance Permit
Unit 159 Canyon Ridge

I am the co-owner and resident of unit # 289 in Canyon Ridge and I am writing to express my opposition to the granting of variance permit # DVP 19-10.

I believe that previous permits were granted for deck extension on other occasions, but this application is substantially different in that the other two had no effect on the basic layout of the community because they were ridge lots so therefore did not interfere with any neighbouring properties to the rear, but more importantly, the owners obtained the permission of the neighbors. I also believe that the other two extensions did not exceed the 40% "Maximum parcel coverage" but if they did, it was certainly not by the 7.95%, or nearly a 20% variance.

This request is very different in this proposal would interfere with the view and privacy of the neighbors on either side and behind. It is also not consistent with the decks of the other properties in the complex.

In addition, the neighbors are adamantly opposed to this proposal, and this is causing ongoing grief.

While I normally support the decisions of the council at our strata, in this case I don't feel they took into consideration the size of the deck, the privacy issues, and the turmoil it has caused. Soon it may be an open door for other to do whatever they want, thereby spoiling the overall layout of our community.

I fear there may be somewhat of an exodus of my neighbors, causing a downward effect of our property values.

Therefore, I would respectfully request that the Council not allow this application to move forward.

Sincerely,

Dave Hoeght
289 – 4035 – Gellatly Road S., West Kelowna, B.C. V4T 1R7

From: [info west kelowna](#)
To: [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)
Subject: FW: Canyon Ridge Variance request- Unit 159.docx
Date: September 13, 2019 1:47:52 PM
Attachments: [Canyon Ridge Variance request- Unit 159.docx](#)

From: [REDACTED]
Sent: September-13-19 12:15 PM
To: info west kelowna <info@westkelownacity.ca>
Subject: Canyon Ridge Variance request- Unit 159.docx

Please see the attached letter in regards to DVP19-10

Thank you.

From: [info@westkelowna](mailto:info@westkelowna.ca)
To: [dev services](mailto:dev@westkelowna.ca); Tracey Batten; Shelley Schnitzler
Subject: FW: Development Variance Permit (DVP 19-10)
Date: September 16, 2019 8:37:51 AM

-----Original Message-----

From: ove kvist [REDACTED]
Sent: September-14-19 2:11 PM
To: [info@westkelowna](mailto:info@westkelowna.ca) <info@westkelowna.ca>
Subject: Development Variance Permit (DVP 19-10)

September 14, 2019

City of West Kelowna
Development Services
2760 Cameron Road
West Kelowna, B.C. V1Z 2T6

Ove and Mona Kvist, owners
301 - 4035 Gellatly Road, South
West Kelowna, B.C. V4T 1R7

Attention: City Clerk

Dear Sirs:

Re: Development Variance Permit No. DVP 19-10

As the owners of unit 301, directly below unit 159, we are against this variance permit for a deck extension.

Such an extension would not only invade our privacy but also have a negative impact on our property value from the lack of that privacy.

It would also set a PRECEDENCE for our community which was well planned for consistency in its development and offered a measure of privacy to each home.

Please seriously note our objections to this proposed project!

Yours truly,

Ove and Mona Kvist
Sent from my iPad