



July 30, 2016

City of West Kelowna - Development Services

2760 Cameron Road
West Kelowna, B.C.
V1Z 2T6

Attention: Andy Gaylor, Planner

Dear Sir,

Re: OCP Amendment and Rezoning referral Z16/05
- 2295 Shannon Way

The **Shannon Lake Neighbourhood Association** received your referral regarding the subject property at 2295 Shannon Way. On receipt we posted the referral on our web-site and e-mailed our membership to advise of the referral. We have received feedback on the development as presented and this letter documents the issues that have been raised by our membership.

Specifically:

a) Access

- a. The current access off Shannon Way is generally considered very poor with regards to sightlines and this section of Shannon Way sees a lot of fast driving
- b. Further, Shannon Way, at certain times of the day, now backs up past this access due to the lack of a controlled intersection for through traffic on Shannon Lake Road
 - i. The Neighbourhood Association has repeatedly brought-up the issue of traffic improvements at Shannon Lake Road/Shannon Way with Council and improvements need to be made to help address this intersection
- c. A re-work of the existing access to address the approach slope and sight line issues plus speeding on Shannon Way past this entrance would be requested
- d. Alternately, the option noted in the referral cover of an access being allowed by the City/Province directly from Shannon Lake Road would be the most desirable to the Neighbourhood

- b) Form and Character
 - a. The development should respect the fact it is located in a residential neighbourhood setting with appropriate form and character which the current renderings provided appear to do.
 - i. Complementary/muted colour scheme
 - ii. Sloped/residential roofline elements
 - iii. Façade/Cladding with some residential elements
 - b. The Neighbourhood Association would request that the Planning Department ensure that the ultimate form and character of this development continues to reflect the residential locale of this property
- c) Potential Uses
 - a. There is concern that two of the uses listed could generate long term neighbourhood issues and these are not generally supported:
 - i. Outdoor Storage
 - 1. Regarding unkempt or unsightly materials
 - ii. Vehicle Washing Facility
 - 1. Regarding excessive traffic concerns

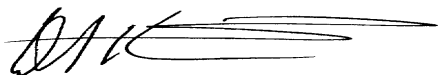
The referral, as presented, does not specify the ultimate zoning to be applied for? If the building is to be changed from the site plan, elevation, and 3D rendering that are included with the referral package the **Neighbourhood Association** would request the opportunity for further input/comment once the actual zoning or building form, if different than currently presented, is determined.

We understand an information session was held earlier this spring with the immediate neighbours. The **Association** was unaware of this session at the time but we know that at least one of our members attended. The comments we received from the member who attended were positive. Going forward we trust the parties concerned will consider our comments in a positive manner on this initiative.

Thank you for your consideration and anticipated attention to our comments.

Best regards,

Shannon Lake Neighbourhood Association



Dave Mathieson, President.

info@shannonlake.org

250-768-8064 c: 604-230-6534