

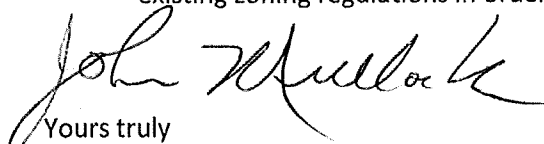
December 1, 2018


Office of the City Clerk  
City of Kelowna  
1435 Water St.  
Kelowna BC V1Y 1J4

To Kelowna City Council ;

We are strongly opposed to the proposed variances to the project planned for 665 Boynton Place under DVP18-0143. The proposed variances are an attempt by the developer to increase the density on the rather small piece of land left over after townhouses were built farther north on Boynton. While this will increase their profits it will leave those of us who live here with significant problems. These variances are not appropriate for the following reasons :

- 1) Higher density creates access and parking issues on Boynton Place. There is only one exit from the area and there is already considerable street parking on both sides from the existing development at Boynton Place. There are few sightlines and a curved road. More cars equal more traffic and more chances for collisions as people attempt to leave or return and find parking.
- 2) The proposed reductions are significant, a 75% reduction in front yards and 67% reduction in side yards. The loss of front, side and rear yards means that the buildings will loom over each other and neighbouring townhouses and single family homes and detract from the look of an overall attractive neighbourhood of low rise homes. The proposed development then does not act as a transition between single family and higher density; it puts higher density right in the middle.
- 3) This piece of property is zoned RM4 Transitional Low Density and has been since we purchased our lot in 2007. All purchasers of townhouses and single family lots need to be able to rely on existing zoning regulations in order to feel that we know what we are getting in to.

  
Yours truly  
John Mullock

  
Shelley Johnson

708 Traditions Crescent  
Kelowna, BC V1V 2Y2

MEETING: 2018-12-04	ITEM: 7.5
BYLAW: DVP 18-0143	PLANNING <input checked="" type="checkbox"/>

December 2, 2018

City of Kelowna Staff and Council

**Re: DVP18-0143**

By email.

To whom it may concern:

We live in the Traditions subdivision of single-family homes at 753 Traditions Crescent.

**We are writing over safety concerns.** We find that the current vehicle access in and out of this neighbourhood is already very disquieting with the infill of townhomes along Boynton and additional new homes within the Highland Terraces and Highland Park subdivisions. Both sides of Boynton are frequently aligned full of extra vehicles due to insufficient parking with the two existing townhouse developments. At peak times of the day when people are coming and going, or getting in and out of cars, it can be quite worrisome navigating through here. This requires very cautious driving. As we have a number of properties under construction and yet to be constructed, extra traffic from tradespeople adds to this burden.

**DVP18-043:**

- We are pleased with the overall design and appreciate this ground-oriented design.
- We oppose the proposed variances of rear yards along Highpointe Drive that constrain sightlines within close proximity of the Highpointe and Boynton intersection, and feel that the setbacks along Highpointe and this corner should be greater than minimums in the zone, or the building 12 on the corner eliminated.
- Building 12 of this proposed development has at least 2 stories of height and a sundeck which appear to impede sight lines for this intersection. The landscaping plan shows large deciduous trees outside of the 1.4-meter variance which may constrain the sightlines further. We enclose a photos taken today at the approximate viewpoint from where a vehicle would be at the stop sign on Boynton (from standing height). We have identified the property line from a corner stake, and noted the measured normal setback and variance request setback as marked on this photo as attached.
- The proposed entrance to the new development shows the vehicle access very close to the intersection at Boynton and Highpointe Drive, which may increase tension at this intersection. It is our experience that on many occasions vehicles coming down from Highpointe onto Boynton tend to cut the corner tight to take this turn at higher speeds. **A 4-way stop will alleviate this problem.**

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**Alternative recommendations to the City of Kelowna:**

- We have provided another photo of the compromised sightline of vehicles at the stop sign travelling south on Boynton. In order to see around the bank, we find we need to creep beyond the stop sign toward Highpointe Drive. The lower part of Knox Mountain Park needs levelling out to provide a better sightline to see any vehicles coming down Highpointe Drive. Adding a variance in the setbacks on the other side of Boynton compounds would make this far worse and compound the problem further.
- We also recommend that the City investigate and consider an alternate egress with a right out only from Highpointe onto Clifton. This could alleviate much of the traffic exiting Traditions, Highpointe Terraces, Highpointe as well as some of the residents in Winsome Hill and the new development thereby relieving stress on the corner of Boynton and Caramillo.

Sincerely,

Joe and Christine Ungaro

Phone: 250 762-2631



