

Lillian Klaamas

From: mayorandcouncil
Sent: Tuesday, November 02, 2021 3:29 PM
To: City Clerk
Subject: FW: Opposed to Rezoning 1875 Richter

For public hearing Nov 16

From: Amanda Snyder <amanda.lee.snyder@gmail.com>
Sent: Monday, November 01, 2021 8:09 PM
To: Brad Sieben <BSieben@kelowna.ca>; Charlie Hodge <CHodge@kelowna.ca>; Gail Given <ggiven@kelowna.ca>; Loyal Wooldridge <LWooldridge@kelowna.ca>; Luke Stack <lstack@kelowna.ca>; mayorandcouncil <mayorandcouncil@kelowna.ca>; Maxine DeHart <mdehart@kelowna.ca>; Mohini Singh <msingh@kelowna.ca>; Ryan Donn <RDonn@kelowna.ca>
Subject: Opposed to Rezoning 1875 Richter

CAUTION: External email - Check before you click!

Dear Mayor Basran and Counsellors,

I would like to again express my concerns to you about the rezoning and development proposals for 1875 Richter.

As a heritage professional and a resident of Rowcliffe Ave, I oppose the zoning change request. The zoning would be better suited to RU7 to match some of the other developments in the area. Though changing the zoning will set a precedent on the street, what I am most disturbed by is the form and character of the proposed apartment, including the massing. It does not suit the neighbourhood in the least. This sort of design belongs beside Highway 97 or in a modern/contemporary neighbourhood. It looks more like a motel than a residence. The massing is out of keeping with the neighbourhood, as are the setbacks. All of the trees have already been cut down to make way for the large structure. I also note that the access to the new development is via an alley lane only, which means access is limited and will drive more traffic around Rowcliffe and the alley itself. There simply is not enough space for the proposed apartment. In short, I do not support this development plan and hope the City will intervene to make it better.

As I know from being on the Heritage Advisory Committee, Kelowna's 'heritage conservation areas' are under a great deal of development strain. Currently, Rowcliffe and Sutherland are more intact and better preserved than many parts of Abbott. It would be a shame to see the City accept this proposal and have another downtown neighbourhood marred by ill-suited development.

Thank you for your time,
Amanda

MEETING:	2021-11-16	ITEM:	21!
BYLAW:	12289	PLANNING	<input checked="checked" type="checkbox"/>

Lillian Klaamas

From: mayorandcouncil
Sent: Wednesday, November 03, 2021 8:34 AM
To: City Clerk
Subject: FW: I am opposed to the Rezoning of 1875 Richter

For public hearing

From: Doreen Morash <doramor@hotmail.com>
Sent: Tuesday, November 02, 2021 7:06 PM
To: mayorandcouncil <mayorandcouncil@kelowna.ca>
Cc: Charlie Hodge <CHodge@kelowna.ca>; bsieben@kelowna.ca; Mohini Singh <msingh@kelowna.ca>
Subject: I am opposed to the Rezoning of 1875 Richter

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Hello. My name is Doreen Morash and I live at 816 Sutherland Avenue. My opposition to this rezoning is for several reasons. Primarily this is a single family designated area and that's why I bought my house here. Several carriage houses have been built behind our homes in the alley between Sutherland and Rowcliffe and the congestion with cars has really increased. There is no way 2 cars can pass each other and we have to pull over in order to have the other car pass by. The developer has plans to build 20 apartments on that Richter property! Can you imagine how this density will impact our neighborhood? This type of housing is not suitable for our neighborhood. We do not want the nature of our part of town destroyed. I am totally opposed to this rezoning!

Doreen Morash
250 868 2753
Doramor@hotmail.com

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MEETING: 2021-11-16	ITEM: 21.1
BYLAW: 12289	PLANNING <input checked="" type="checkbox"/>

Lillian Klaamas

From: Marlene Hutton <huttonmarlene1@gmail.com>
Sent: Thursday, November 04, 2021 3:19 PM
To: City Clerk
Subject: I am opposed to the rezoning of 1875 Richter Street

CAUTION: External email - Check before you click!

I am strongly opposed to the proposed zoning change at 1875 Richter Street Kelowna BC not only because I fear for the safety of seniors like myself A rental of this size is not suitable to the nature of the existing neighbourhood The alley which will be the only access is already seriously compromised by the installation of a bike lane on Sutherland St Also surrounding areas will suffer a lack of already limited parking I have already twice had my TELUS lines torn down by over sized vehicles in the lane which is their only access in some cases I can't imagine your traffic people would welcome this if given a voice or given some time to research the problems the extra traffic will create. The lane is presently my only exit from my property I seriously hope this project will not go forward

Marlene Hutton
740 Sutherland Ave Kelowna BC V1Y5X5

Sent from my iPhone

MEETING:	2021-11-16	ITEM:	21.1
BYLAW:	12289	PLANNING	<input checked="checked" type="checkbox"/>

Lillian Klaamas

From: mayorandcouncil
Sent: Monday, November 08, 2021 8:50 AM
To: City Clerk
Subject: FW: Development at 1875 Richter St

MEETING: 2021-11-16	ITEM: 21.1
BYLAW: 12289	PLANNING <input checked="" type="checkbox"/>

For public hearing

From: Barb MacWilliams <bjmacwill@gmail.com>
Sent: Friday, November 05, 2021 8:58 AM
To: mayorandcouncil <mayorandcouncil@kelowna.ca>
Subject: Development at 1875 Richter St

CAUTION: External email - Check before you click!

To Mayor Basran and Council

I live at 766 Sutherland Ave. My back alley is between Sutherland and Rowcliffe and I want to give some feedback about the proposed building on 1875 Richter St.

I agree that the lot is large enough to support multi family dwellings and that there is a need for more rental units, especially affordable units.

I do support a multi family unit. I think the height of the proposed design is fine.

I do not support 20 one unit apartments at that site.

One bedroom units are usually rented by singles or couples. And will these units turn into B&Bs? What is the rationale for the one bedroom units versus accommodation for people with children? There is a need for affordable units for families.

I see **parking and traffic** as an issue. On site parking does not account for 2 vehicle couples or visitors. Three visitor spots???

Rowcliffe has recently implemented 2hr parking due to people parking all day while working downtown. The **Sutherland folk have reduced parking due to the bicycle lane.** (I love the bicycle lane and sympathize when my guests mumble about having to park further) Where will these new residents and visitors park? There is no parking on Richter.

My bigger concern is the lane access and increased traffic up and down the lane. The lane is like a street to the folk who live in the carriage houses and a common socializing space for the backyard neighbours on Rowcliffe and Sutherland. There are **only 2 exits from the U shaped lane.** Both on Rowcliffe. The Sutherland exits have been closed. Drivers speeding up and down the lane to exit create a danger to animals, children and adults leaving their yards.

Central Green exits onto Richter and if the bus stop is a problem for this site to access Richter, the bus stop can be moved.

Rowcliffe and Sutherland Avenue residents have a strong Neighbourhood group. Our current project is improving the look of our common alley and folk have put up new fencing, cleaned up and repaired and painted existing structures.

I do hope that the City takes the residents concerns into account and approves a building that suits the location.

Thanks,

Barbara MacWilliams
766 Sutherland Ave

Lillian Klaamas

From: mayorandcouncil
Sent: Tuesday, November 09, 2021 1:14 PM
To: City Clerk
Subject: FW: Opposed to development at 1875 Richter OK

For public hearing

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

From: Ian Jackson-Bates <ianx2@telus.net>
Sent: Tuesday, November 09, 2021 1:08 PM
To: mayorandcouncil <mayorandcouncil@kelowna.ca>
Subject: Opposed to development at 1875 Richter OK

CAUTION: External email - Check before you click!

> Hi, my name is Ian Jackson and I live at 763 Rowcliffe ave I know that
> several of my neighbours have sent letters pointing out very Important
> concerns, such as alley safety congestion with increased traffic.
> I see real problems with garbage pickup and people moving in and out blocking access.
> I absolutely agree with these concerns being valid and realistic
>
> I would also like to point out the aesthetic of the proposed building. It seems to me that very little consideration
includes what such a building will look like in ten years of rental use. Coupled with the fact that it is between two great
old remarkable houses.
>
> Something else of concern to me is the president such an intrusion into this neighbourhood could set for other
development in what is a truly unique neighbourhood.
>
> Thank you for hearing my opinion
>
> Ian Jackson
> 2507186299
>
From Ian Jackson, iPhone

MEETING:	2021-11-16	ITEM:	21.1
BYLAW:	12289	PLANNING	<input checked="checked" type="checkbox"/>

Lillian Klaamas

From: mayorandcouncil
Sent: Tuesday, November 09, 2021 2:44 PM
To: City Clerk
Subject: FW: Opposed to Rezoning of 1875 Richter

MEETING: 2021-11-16	ITEM: 21.1
BYLAW: 12289	PLANNING <input checked="" type="checkbox"/>

For public hearing

From: Family Marin-Rasmussen <marin_rasmussen@hotmail.com>
Sent: Tuesday, November 09, 2021 2:35 PM
To: Loyal Wooldridge <LWooldridge@kelowna.ca>; Luke Stack <lstack@kelowna.ca>; Mohini Singh <msingh@kelowna.ca>; Brad Sieben <BSieben@kelowna.ca>; Charlie Hodge <CHodge@kelowna.ca>; Gail Given <ggiven@kelowna.ca>; Ryan Donn <RDonn@kelowna.ca>; Maxine DeHart <mdehart@kelowna.ca>; mayorandcouncil <mayorandcouncil@kelowna.ca>
Subject: Opposed to Rezoning of 1875 Richter

CAUTION: External email - Check before you click!

Dear Mayor Basran and Council,

Our family, residing at 800 Rowcliffe Avenue is opposed to the development as proposed for 1875 Richter Street. Our concerns are as follows:

Parking. Whatever development goes into this property should have a minimum of one parking stall per unit for single bedroom units. Our street already has had to take measures to manage parking issues. At this point, at the cost of residents, we have implemented the first step of parking restrictions (2hr, 8am-5pm). It has helped. I have noticed though, that the street is not monitored well by by-law. By-law will drive down the street but does not get out and look for permits (or expired insurance, or people parked in front of the fire-hydrants). A 20-unit development will add an additional parking demand. And we will have to increase parking restrictions yet again. Our family parks all our vehicles on our property, and yet when we want to have company over, often there is nowhere for them to park. It is okay for a young, fit person to walk a block, but a lot harder for a senior with mobility issues.

I know the city wants to discourage vehicle use and encourage transit/cycling/walking but let's look at the facts. Almost everyone owns a vehicle. People who walk/bike/bus still usually own a family vehicle. It is very difficult to do a large grocery shop, pick up a piece of furniture or travel out of town without a vehicle. In addition, I have utilized Kelowna transit over the years and found it is inefficient and often unreliable for the cost. There are also safety issues (ie. Young females may not want to wait at bus stops in darker parts of the day. The elderly may not want to have the COVID risk of sharing the bus.)

As a recent example...the increased density on Ethel (with the multi-plexes) has caused parking problems for a property owner on Sutherland. Even with one parking spot available per unit, residents are parking in the parking lot of the church on Sutherland without permission and despite being asked not to. The church now must incur the expense and inconvenience of installing a fence and gate due to the city's unrealistic expectations that if they reduce parking requirements, there will be less vehicles. Residents move into places without parking because that is all they can find/afford, not because they don't have/want their vehicles.

Traffic. I echo the concerns of those who would share the alley with the development. Two of the alley's exits have been blocked off making the traffic flow already quite awkward at times. This is also a family neighborhood. In good weather, children and pets are out and about. People fly down the alley behind our house and many times have almost hit one or more of our family members out playing road hockey or basketball. Adding 20-units worth of traffic would make the alley very busy.

I also question how garbage will be picked up? As it is, the smaller garbage trucks find it difficult to maneuver in the alley. If the development uses large dumpsters, they will need the larger trucks for pick up. Could they safely get in/out?

Esthetics. The development as proposed is ugly. It does not fit in with the character of the neighborhood, especially with the heritage-aged homes on either side of it and on the adjacent streets. It will further erode the character of the neighborhood.

I understand increasing density is needed, but there are gentler ways to do this. 4-8 unit row houses with 1.5 parking stalls per unit and with a design that enhances the community instead of devaluing the community would be more welcome. A design respectful of neighboring properties. Traffic access off Richter might even be something to think about.

Regards,
Christina Marin and Family
800 Rowcliffe Ave.

Lillian Klaamas

From: Stephen Fleming
Sent: Tuesday, November 09, 2021 4:09 PM
To: City Clerk
Subject: FW: Opposition to 1875 Richter St. proposal

From: Dan Ransom <dransom@fusionglass.com>
Sent: Tuesday, November 09, 2021 3:52 PM
To: Colin Basran <cbasran@kelowna.ca>; Maxine DeHart <mdehart@kelowna.ca>; Ryan Donn <RDonn@kelowna.ca>; Gail Given <ggiven@kelowna.ca>; Charlie Hodge <CHodge@kelowna.ca>; Brad Sieben <BSieben@kelowna.ca>; Mohini Singh <msingh@kelowna.ca>; Luke Stack <lstack@kelowna.ca>; Loyal Wooldridge <LWooldridge@kelowna.ca>; Stephen Fleming <sfleming@kelowna.ca>
Subject: Opposition to 1875 Richter St. proposal

CAUTION: External email - Check before you click!

Good afternoon Mayor Basran, City Council Members and Mr Fleming,

Being a Rowcliffe resident for many years, I wish to express my opposition to the proposed development at 1875 Richter Street.

As a character neighborhood, this type of building is inappropriate for our street/neighborhood.

Furthermore, I believe there will be a **serious safety issue** with the added vehicles in the laneway and Rowcliffe Avenue. It is already a difficult and small lane to access and depart from. I worry about my own children, the neighborhood kids and other folks safety.

Rowcliffe Avenue is an arterial route for folks walking to the dog park and Central Green. On top of that, the Central School entrance is literally across the street from the proposed lane access! Basically a cluster of pedestrian traffic at all times of the day and year. Significantly increasing the odds of a serious accident or worse by allowing this development and subsequent traffic to proceed, would be an egregious lack of consideration for the safety of your citizens!

It is important Kelowna City council and planners advocate for smarter building and frankly more interesting buildings in the appropriate locations!

Regards,

Dan Ransom
Fusion Glassworks Inc
683 Willowpark Rd
Kelowna, B.C. V1X-5H9
1-800-663-5071
dransom@fusionglass.com
www.fusionglass.com

MEETING:	2021-11-16	ITEM:	21.1
BYLAW:	12289	PLANNING	<input checked="" type="checkbox"/>