

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

From: LT Admin365 <ltadmin365@rdos.ca>

Sent: February 9, 2023 4:25 PM

To: Planning <planning@rdos.bc.ca>

Subject: DVP Feedback

Importance: Low

DO NOT REPLY TO THIS EMAIL! This is an automatic e-mail notification message.

The following DVP Feedback has been submitted :

Contact Name : Andy McEachern

Street Address :

City / Town : Penticton (Apex)

Email :

Project Address : 52-300 Strayhorse Road, Apex

Support the requested variances to the zoning ? : No

Additional comments : The is already issues with parking. We do not wish to see a reduction in the number of parking spaces for a commercial to residential change.

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

From: LT Admin365 <ltadmin365@rdos.ca>

Sent: February 9, 2023 4:28 PM

To: Planning <planning@rdos.bc.ca>

Subject: DVP Feedback

Importance: Low

DO NOT REPLY TO THIS EMAIL! This is an automatic e-mail notification message.

The following DVP Feedback has been submitted :

Contact Name : Lisa McEachern

Street Address :

City / Town : Penticton

Email :

Project Address : 52-300 Strayhorse Road Apex

Support the requested variances to the zoning ? : No

Additional comments : We do not support the conversion at all from commercial to residential. We do not support the removal of a parking space. No.

Lauri Feindell

Subject: FW: Application No. 12023.004-DVP

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

From: Gary Denton <

Sent: February 16, 2023 7:18 AM

To: Planning <planning@rdos.bc.ca>; Fiona Titley <ftitley@rdos.bc.ca>

Subject: Application No. 12023.004-DVP

We write in regards to the development application that is before the RDOS to vary parking requirements for a new single residential unit at 300 Strayhorse Road, Apex Mountain Resort ("AMR").

We are property owners (since 1980) in the adjacent Strata development at 330 Strayhorse Road (Beaconsfield Lodge).

The "supporting documentation" on the RDOS website does not provide the current parking available for this property nor the amount of the parking reduction requested in the DVP application.

Parking is already a significant issue at AMR and has been for many years. The situation is only getting worse. The ski resort operators are in non-compliance with the parking requirements under the Master Development Agreement with the Province. The Strata development in question at 300 Strayhorse Road currently has only space enough for a few vehicles (less than 10?). This property, consisting of approximately 40 residential units plus a sizeable commercial strata lot*, was intended to have area for dedicated parking for 80+ vehicles. However this requirement was omitted/overlooked/forgotten by the approving authorities (the RDOS and the Province of B.C.) when the Strata Plan was registered in LTO in 1994.

*it is possible that further applications to convert the remaining commercial strata lot in this Strata may be forthcoming in the future

The past practice for developments at Apex has been to waive all requirements for parking for commercial property and require inadequate and undersized parking for residential property. We are experiencing increased parking issues at Beaconsfield as a result of inadequate parking provisions for this Strata which was created in 1980-81.

It has also been the practice of the RDOS to waive all landscaping requirements for all developments at Apex. The result of this practice is what you see today when the snow is gone: a stark village area, void of almost any vegetation. Compare the AMR with the villages of Silver Star and Big White and the difference is remarkably in favour of those other Okanagan ski areas.

My point is the RDOS needs to provide responsible governance for the changing and growing AMR community. In particular, parking requirements should be increased not reduced. The parking area required per exterior parking stall should be increased to allow for the realities of a heavy snowpack and snow removal.

Thank you.

Gary Denton and Dawn Harper

Penticton, B.C. V2A 2S9

Lauri Feindell

Subject: FW: DVP Application No. 12023.004-DVP

From:

Sent: February 10, 2023 2:45 PM

To: Planning <planning@rdos.bc.ca>

Subject: DVP Application No. 12023.004-DVP

We have no objection to this development variance permit application.

Eric and Colette Stoof

Lauri Feindell

From: Colette Stoof
Sent: February 15, 2023 7:53 AM
To: Planning
Subject: Re DVP12023.004 52 -300 Strayhorse Road

Please be advised that by a majority vote of the council of Strata KAS1527 there is no objection to this variance request. Strata KAS1527 supports this variance.

Sincerely,

C. Stoof, CPA
President KAS1527