

City of Vernon
3400 30TH Street
Vernon BC V1T 5E6

via email: PHearings@vernon.ca

RE: DVP application 00558

Dear Mayor and Council

We are one of the 34 owners at Adventure Bay that own of the property at 8800 Adventure Bay Road abutting the subject site.

Because the property owned by KAS42 will be negatively affected by the proposed DVP we object to this application for the reasons set out below:

Context

The staff report refers to additional fill placed on the subject lot to raise the building pad. KAS42 has been forced to deal with this additional fill since August 2021, when the Mr. Watson acknowledged in writing that he had placed some of this additional fill on our property. Further Mr. Watson committed to remove the material right away.

Despite these assurances, it took 4 months for Mr. Watson to remove the material from our property, and only after receiving a formal notice from the City's Bylaw Compliance and Engineering Departments. Thanks to Bryce de Dood and Jeff Reeves for their efforts on this matter. Too bad it took taxpayer money to have Mr. Watson deliver on his commitment to us.

And here we are, a year later still dealing with this additional material.

Concerns

Although staff supports a modification of Mr. Watson's original proposal, we object to it.

Rather than remove the excess material from the site, Mr. Watson wants to bring in more fill to create a larger building pad. Whereas this will maximize views from the lot and increase Mr. Waston's profit, it will negatively impact the value of our property.

Our property is currently vacant but zoned R5. Therefore, it can be developed like Mr. Watson's. However, homes placed on our property will be stuck with an 8' high wall as their backyard condition, with the corresponding negative impact on land value. As such Mr. Watson will have realized higher land values at our expense.

Mr. Watson is not proposing to build a typical landscape retaining wall. Not only are the proposed walls higher than what the Zoning Bylaw permits, they will be constructed of lockblocks similar to what MOTI uses on highway projects. Attempting to camouflage their appearance by staining them seems to make a bad decision worse. We respectfully request that

any wall that faces our property be Allen block, a much more typical landscape wall than stained lockblocks.

Conclusion

Whereas we appreciate staff's support for a modified DVP, as owners of the property most negatively affected by the proposal we object to any DVP.

Staff have advised Council there are several ways that Mr. Watson can develop his property and avoid the use of a retaining wall altogether. We encourage Council to require Mr. Watson to adopt one of these alternative approaches.

And finally, please do not financially reward Mr. Watson for not abiding with City bylaws, requiring staff time and taxpayer money to resolve earlier issues with his development, electing not to work with the existing slope, and negatively affecting the value of our land.

Sincerely

Sean Levi and Christine Dilworth
8800 Adventure Bay Road
Vernon, BC