



CITY OF WEST KELOWNA PUBLIC HEARING LATE ITEMS AGENDA

Tuesday, March 23, 2021, 6:00 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

Pages

2. INTRODUCTION OF LATE ITEMS

***2.1. Correspondence received from the following:**

3

- Julia Hargreaves
- Hayley Newmarch
- Steve and Loree Fagan
- Foks and Wisniewska
- Reinhard and Michelle Kapelle
- Nuska Mustoevic
- Lionel Bateman
- Jeff Fuller
- Jeff Fuller
- Katie Leslie Timmermans
- Betty Maurice
- Renee Hyettem
- Brent Soroka
- Arlene Henderson
- Jia Lanlian
- David Blanchette
- Karin Herzog (5 submissions)
- Chantelle Shardelow
- Jeanette Girardi
- Stefanie Girardi

- Lohn
- Otto Lohn
- Annika Gyori
- Greg Gyori
- Victoria Gyori
- Garson Gyori
- 59 name Petition

PUBLIC HEARING SUBMISSIONS

Zoning Amendment Bylaw No. 154.100

(File No. Z 20-05)

NO.	Date RECEIVED	TIME RECEIVED	RECEIVED FROM
Submissions included with Public Hearing Report to Council			
Submissions included with Rescheduled Public Hearing Report to Council			
1.	Feb 16, 2021	2:27 PM	Helmuth Kimmich
2.	Feb 17, 2021	1:03 PM	Andrew Stevens
3.	Feb 19, 2021	11:57 AM	Laurine Semeniuk (Email + delivered copy)
4.	Feb 21, 2021	10:28 AM	Kathleen & Richard Andrews
5.	Feb 21, 2021	12:27 PM	Aaron & Jessica Davenport
6.	Feb 22, 2021	9:23 AM	Jason Hudson
7.	Feb 22, 2021	3:19 PM	Chantelle & Lynton Shardelow
8.	Feb 22, 2021	8:33 PM	Tom & Pam Morgan
Submissions included with late agenda items to Council			
9.	March 19, 2021	12:12 Pm	Hargreaves, Julia
10.	March 20, 2021	4:00 PM	Newmarch, Hayley
11.	March 21, 2021	12:55 PM	Fagan, Steve & Loree
12.	March 22, 2021	8:30 AM	Foks & Wisniewska
13.	March 22, 2021	10:50 AM	Kapelle, Michelle
14.	March 22, 2021	1:23 PM	Mustoevic, Nuska
15.	March 22, 2021	1:23 PM	Bateman, Lionel
16 A	March 22, 2021	1:23 PM	Fuller, Jeff
16 B	March 22, 2021	1:23 PM	Fuller, Jeff
17	Removed as 16 A and B were combined as 1 submission		

PUBLIC HEARING SUBMISSIONS

Zoning Amendment Bylaw No. 154.100
(File No. Z 20-05)

18.	March 22, 2021	1:23 PM	Timmermans, Katie Leslie
19.	March 22, 2021	3:01 PM	Maurice, Betty
20.	March 22, 2021	1:23 PM	Hyettem, Renee
21.	March 22, 2021	1:23 PM	Soroka, Brent
22.	March 22, 2021	1:23 PM	Henderson, Arlene
23.	March 22, 2021	1:23 PM	Jia, Lanlian
24.	March 22, 2021	1:23 PM	Blanchette, David
25.	March 22, 2021	1:23 PM	Herzog, Karin (5 submissions total)
26.	March 22, 2021	2:55 PM	Shardelow, Chantelle
27.	March 22, 2021	2:55 pm	Girardi, Jeanette
28.	March 22, 2021	2:55PM	Girardi, Stefanie
29.	March 22, 2021	2:55 PM	Lohn
30.	March 22, 2021	2:55 PM	Lohn, Otto
31.	March 22, 2021	2:55 PM	Gyori, Annika
32.	March 22, 2021	2:55 PM	Gyori, Greg
33.	March 22, 2021	2:55 PM	Gyori, Vicktoria
34.	March 22, 2021	2:55 PM	Gyori, Garson
35.	March 22, 2021	2:55 PM	Petition (59 signatures who didn't submit a separate submission)

#9 March 19, 2021
@ 12:12 PM

Meg Jacks

From: Fred / Julia Hargreaves - [REDACTED]
Sent: March 19, 2021 12:12 PM
To: City of West Kelowna Submissions
Subject: Attn: City Clerk

RECEIVED

MAR 19 2021

CITY OF WEST KELOWNA
Development Services

Attention City Clerk: File # Z 20-25

Objection to the proposed rezoning to RC3 2485 Hayman Road

Julia Hargreaves
910 Stuart Road
West Kelowna BC V1Z 1H1

19 Mar 2021

A man called at my door asking me to sign a form for a rezoning proposal on 2485 Hayman Road. I thought he was actually against the proposal. I realized my mistake once he left with my signed copy and I now wish to withdraw my original consent and object formerly to the rezoning.

I wish to object on the grounds that the proposed rezoning is going to affect the neighbourhood negatively by increasing density, traffic and noise. And the privacy of the residents living right next to the property.

Traffic is an issue. Stuart road is already getting increased heavy vehicle traffic since the completion of Bouchery upgrades. What used to be a quiet road is now subject to speeding traffic and trucks. Setting a precedent for increased density in the area as a whole is putting a strain on residential roads not designed to take high traffic loads.

Lakeview Heights is a special neighbourhood. Residents here bought their homes because they want the rural character of the neighbourhood, with large yards, no street lighting or sidewalks. If this density increase rezoning goes ahead more people will take advantage of this precedence, ruining the character of this great neighbourhood.

The builder is making a profit from their new build, which usually devalues a neighbourhood and kills its soul. The owner will not be resident after the build is complete.

Please do not let this happen in our very special neighbourhood.

10 March 20,
2021 @ 4:00pm

Meg Jacks

From: Hayley Williamson [REDACTED]
Sent: March 20, 2021 4:00 PM
To: City of West Kelowna Submissions
Cc: [REDACTED]
Subject: City Clerk: File Z 20-05
Attachments: 2021-03-20 15-53.pdf

Hello,

Please see the signed petition below in regards to the RC3 zoning application. I live at 2418 Crestview Road and we would like to keep the neighbourhood as a R1 zoning neighbourhood. We do not want to densify the neighbourhood with RC3 zoning. We are comfortable with single family homes with one legal suite per property.

Thank you,

Hayley Newmarch

RECEIVED
MAR 20 2021
CITY OF WEST KELLOWNA
Development Services

City of West Kelowna - Objections to the proposed RC3 zoning application File No.: Z 20-05

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than R1.

1. We purchased our properties with the expectation that the area would remain zoned R1. Changing the areas zoning to allow RC3 compact developments significantly changes the character of the neighbourhood. The zone change would be inconsistent with current surrounding property use and could result in devaluation of property values.
2. As this proposed RC3 lot is located on a corner property with intersecting roads, adjacent to a stop sign and fire hydrant, our concern is that on street parking issues could arise as a good portion of the property adjacent to the street would not be available for overflow vehicle parking. This would then force vehicles to being parked further along the road in front of neighbouring properties.
3. The RC3 proposal is an attempt to subdivide an additional small lot form an existing R1 zoned property, which is currently being renovated to include two rental units. The concern is the very concentrated living accommodations in a current R1 zoned neighbourhood.
4. It appears that the property owner will not be residing near or on the premises, further contributing to potential noise issues in such a densely populated area, as there is no landlord present to monitor potential bylaw violations.

March 20/21
(Date)

Heather Newmark
(Contact)

[REDACTED]
(Phone Number)

#11 March 21
2021
@ 12:55 PM

Meg Jacks

From: [REDACTED]
Sent: March 21, 2021 12:55 PM
To: City of West Kelowna Submissions
Cc: [REDACTED]
Subject: Attn: City Clerk, File # (Z 20-05)

Follow Up Flag: Follow up
Flag Status: Flagged

Attention: City Clerk

We are writing to object to the proposed RC3 zoning application at 2485 Hayman Road. We protest any change of the land development code which would zone the property to any classification other than R1.

As this proposed RC3 lot is located on a corner property with intersecting roads, adjacent to a stop sign and fire hydrant, our concern is that on-street parking issues will arise as a good portion of the property adjacent the street would not be available for overflow vehicle parking thus forcing vehicles to be parked on the road in front of neighboring properties and on Hayman Rd. The recent sale of a 13 acre parcel of land on Hayman will undoubtedly further increase the traffic along Hayman. As well, whenever Boucherie Rd. is closed, Hayman becomes a major Lakeview Heights thoroughfare to Highway 97.

The RC3 proposal is an attempt to subdivide an additional small lot from an existing R1 property which is currently being renovated to include two rental units. The concern is very concentrated living in an R1 zoned neighborhood. Further, if the first small lot is permitted, the owner will attempt to add another small lot on the south side of the existing house. The result being would be two compact houses on either side of the existing house. I own a vacant lot at Crestview and Buena Vista; what is stopping me from selling the vacant lot to a developer who will create two small lots again? The responsible thing to do is build a house under the R1 zoning.

It appears the property owner will not reside near or on the property. So, this will be a multi-dwelling rental property creating noise and other problems, in a quiet, family-oriented neighborhood.

We purchased our property with the expectation that the area would remain zoned R1. Changing the area zoning to allow RC3 compact developments significantly changes the character of the neighborhood. The zoning change would be inconsistent with surrounding property use and could result in devaluation of property values. Is this a part of Council's plan to get the new Fire Hall on Stuart/Harmon Rd, by rezoning from R1 to industrial use for Fire Hall? Will there be consultation with the neighborhood?

Steve and Loree Fagan
2355 Crestview Road

RECEIVED
MAR 21 2021
CITY OF WEST KELLOWNA
Development Services

#12 March 22
2021
@ 8:30 am

March 21, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

Re: 2485 Hayman Road Rezoning to create RC3 Lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate smaller and more affordable housing and we are not opposed to this happening in our neighborhood.

We currently reside at 990 Regal Rd, West Kelowna, B.C. V1Z 1S5

[Redacted signature]

[Redacted signature]



Meg Jacks

13 March 22, 2021
@ 10:50 AM

From: Michelle Kapelle [REDACTED]
Sent: March 22, 2021 10:50 AM
To: City of West Kelowna Submissions
Subject: ATTN: City Clerk -- File Number (Z 20-05)
Attachments: ATTN: City Clerk _ File No. (Z 20-05).pdf

RECEIVED
MAR 22 2021
CITY OF WEST KELOWNA
Development Services

City of West Kelowna – Objections to the proposed RC3 zoning application File No.: Z 20-05

Date: 22 March 2021

ATTN: City Clerk File Number (Z 20-05)

Regarding the Property: PID: 006-793-339; Lot # 5; Plan #KAP22622; Address: 2485 Hayman Rd

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby strongly protest any change of the Land Development code which would zone the property to any classification other than R1.

We, the undersigned object to the proposed rezoning of the subject property being rezoned to accommodate a smaller RC3 lot. We are opposed to this rezoning being approved in Lakeview Heights.

Reasons for Objections:

1. This rezoning will encourage other owners in the area to rezone their property for the purpose of capitalizing on the rental market. This would continue to transform this quiet semi-rural neighbourhood into one which resembles an overcrowded and noisy urban area.
2. The subject property at 2485 Hayman will require driveway access either on Hayman or on Crestview road. This raises tremendous concern for the safety of motorists and families who use the roads continually throughout each day.
3. Hayman road has become busier over the years therefore rezoning at 2485 Hayman Road will only intensify the congestion and safety concerns at the intersection of Crestview and Hayman.
4. In recent years as some properties are purchased, they have become rental properties. Rentals do not provide the same control as owner occupied properties. Multiple families residing on one property poses a significant parking issue on Crestview. Rezoning the lot at 2485 Hayman for two multi-family rental houses will result in more vehicles in the area. This will substantially increase the risk for the safety of children, adults, and motorists.
5. Without exception we are not in favour of the proposed RC3 rezoning at 2485 Hayman Road.

Sincerely,

Reinhard and Michelle Kapelle

2490 Crestview Road, West Kelowna, BC V1Z 1Z3



14 March 22, 2021
@ 1:23 PM

MAR 11, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

RECEIVED

MAR 22 2021

CITY OF WEST KE
Development Services

Re: 2485 Hayman Road Rezoning to create RC3 lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate a smaller RC3 lot. We recognize the need to provide smaller and more affordable housing and are not opposed to this happening in our neighborhood.

We currently reside at

2130 CRESTVIEW



NUSKA MUSTOCEVIC

#15 March 22, 2021
@ 1:23 PM

MAR 11, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

RECEIVED

MAR 22 2021

CITY OF WEST K.
Development Services

Re: 2485 Hayman Road Rezoning to create RC3 lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate a smaller RC3 lot. We recognize the need to provide smaller and more affordable housing and are not opposed to this happening in our neighborhood.

We currently reside at 2477- PRAIRIEVIEW RD



LEONIE BATTEN

16 March 22,
2021
1:23 PM

March 12, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

RECEIVED
MAR 22 2021
CITY OF WEST KELLOWNA
Development Services

Re: 2485 Hayman Road Rezoning to create RC3 Lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate smaller and more affordable housing and we are not opposed to this happening in our neighborhood.

We currently reside at 2518 THACHER, West Kelowna, B.C. _____



JEFF FAIR

March 22,
2021
@ 1:23 PM

March 12, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

RECEIVED
MAR 22 2021
CITY OF WEST KELLOWNA
Development Services

Re: 2485 Hayman Road Rezoning to create RC3 Lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate smaller and more affordable housing and we are not opposed to this happening in our neighborhood.

We currently reside at 710 STUART, West Kelowna, B.C. _____

JEFF FULLER

#18 March 22,
2021
@1:23 PM

March 12, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

RECEIVED
MAR 22 2021
CITY OF WEST KELLOWNA
Development Services

Re: 2485 Hayman Road Rezoning to create RC3 Lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate smaller and more affordable housing and we are not opposed to this happening in our neighborhood.

We currently reside at 2512 Tractor Dr. West Kelowna, B.C. V1Z 3N3

Katie Leslie-Timmermans



Meg Jacks

19
March 22, 2021

From: BETTY MAURICE [REDACTED]
Sent: March 22, 2021 3:01 PM
To: City of West Kelowna Submissions
Subject: ZONING AMENDMENT - 2485 HAYMAN ROAD

@ 3:01 PM

I am opposed to this amendment from R1 to R3. I live on Crestview Road and regularly pass this property.

Initially, I thought the plan was for an additional house. Much to my dismay, there are to be 3 houses on this lot - the original house plus two more.

Has there been a change in the requirements that would allow for this drastic change?

In my view this is the tip of the iceberg. It is the start of changing the character of the neighbourhood.

Developers don't care about their neighbours.

Parking: this is on a corner. Hayman Rd. is not the safest road to park on and it is limited. Where will everyone park?

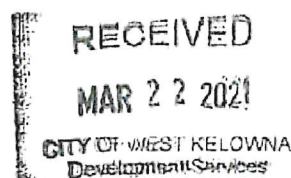
I ask you to reject this amendment.

Regards,

BETTY MAURICE

2310 CRESTVIEW ROAD

WEST KELOWNA, BC V1Z 1Z1 [REDACTED]



#20 March 23,
2021
@ 1:23 PM

March 12, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

RECEIVED
MAR 22 2021
CITY OF WEST KELLOWNA
Development Services

Re: 2485 Hayman Road Rezoning to create RC3 Lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate smaller and more affordable housing and we are not opposed to this happening in our neighborhood.

We currently reside at 2459 Collingwood Rd, West Kelowna, B.C. V1Z 2C3



Renee Huethe

March 12, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

#21. March 22,
2021
@ 1:25 PM

RECEIVED
MAR 22 2021
CITY OF WEST KELLOWNA
Development Services

Re: 2485 Hayman Road Rezoning to create RC3 Lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate smaller and more affordable housing and we are not opposed to this happening in our neighborhood.

We currently reside at 2459 COLLINGWOOD RD, West Kelowna, B.C. V1Z 2C3



BRENT T. SOROKA

22 March 22
2021
@ 1:23 PM

March 16, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC
V1Z 2T6

RECEIVED
MAR 22 2021
CITY OF WEST KELLOWNA
Development Services

Re: 2485 Hayman Road Rezoning to Create RC3 Lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate smaller and more affordable housing and we are not opposed to this happening in our neighbourhood.

We currently reside at 923 McCawley West Kelowna, BC V1Z 1R9

[REDACTED]

ARLENE HENDERSON

23 March 21
2021
@ 1:23 PM

March 17, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

RECEIVED
MAR 22 2021
CITY OF WEST KELLOWNA
Development Services

Re: 2485 Hayman Road Rezoning to create RC3 Lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate smaller and more affordable housing and we are not opposed to this happening in our neighborhood.

We currently reside at 1011 Ogden Rd., West Kelowna, B.C. V1Z 1R2

Lanlian Jia



March 17, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

24 March 21,
2021
@ 1:23 PM

RECEIVED
MAR 22 2021
CITY OF WEST KELLOWNA
Development Services

Re: 2485 Hayman Road Rezoning to create RC3 Lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate smaller and more affordable housing and we are not opposed to this happening in our neighborhood.

We currently reside at 2704 Cordova Way, West Kelowna, B.C. V1Z 2N3

DAVID BLANCHETTE



25 March 22
2021
@ 1:23 PM

West Kelowna
March 19th, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

RECEIVED
MAR 22 2021
CITY OF WEST K.
Development Services

Re: 2485 Hayman Road Rezoning to create RC3 lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate a smaller RC3 lot. We recognize the need to provide smaller and more affordable housing and are not opposed to this happening in our neighborhood.

We currently ^{own} reside at 2935 THACKER DR. West Kelowna
BC V1Z 3G1



Karin Herzog

March 21, 2021
@ 1:23 pm

West Kelowna
MARCH 19th, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

RECEIVED
MAR 22 2021
CITY OF WEST KELLOWNA
Development Services

Re: 2485 Hayman Road Rezoning to create RC3 lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate a smaller RC3 lot. We recognize the need to provide smaller and more affordable housing and are not opposed to this happening in our neighborhood.

We currently ^{own} reside at 3035 Beverly Place West Kelowna
BC V1Z 2A5

Karin Herzog

March 22, 2021
@ 1:23pm

West Kelowna
March 19th, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

RECEIVED
MAR 22 2021
CITY OF WEST
Development Services

Re: 2485 Hayman Road Rezoning to create RC3 lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate a smaller RC3 lot. We recognize the need to provide smaller and more affordable housing and are not opposed to this happening in our neighborhood.

We currently reside at own 2547 Hillsborough Place in
West Kelowna BC V1Z 3G1

Karin Herzog



March 22, 2021
@ 1:23 PM

West Kelowna
MARCH 19th, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

RECEIVED

MAR 22 2021

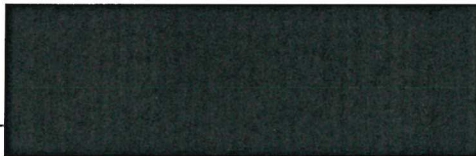
City of West Kelowna
Development Services

Re: 2485 Hayman Road Rezoning to create RC3 lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate a smaller RC3 lot. We recognize the need to provide smaller and more affordable housing and are not opposed to this happening in our neighborhood.

We currently reside at

3075 BEVERLY PL WEST KELOWNA
B.C. V1Z 2A5



KARIN HERZOG



March 22,
2021
@ 1:23 PM

WEST KELOWNA
MARCH 19th, 2021

City of West Kelowna
2760 Cameron Road,
West Kelowna, BC.
V1Z 2T6

RECEIVED
MAR 22 2021
CITY OF WEST KELOWNA
Development Services

Re: 2485 Hayman Road Rezoning to create RC3 lot

We are aware of the proposed rezoning of the subject property being rezoned to accommodate a smaller RC3 lot. We recognize the need to provide smaller and more affordable housing and are not opposed to this happening in our neighborhood.

We currently ~~reside~~^{OWN} at 3090 Beverly Place
West Kelowna BC. V1Z 2A5



KARIN HERZOG

26 March 22, 2021
@ 2:55 PM

City of West Kelowna - Objections to the proposed RC3 zoning application File No.: Z 20-05

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than R1 due to the following reasons:

1. The zone change seeking high density is inconsistent with the statement in the official community plan (OCP).
 - a. "Ensure that housing development is appropriate and sensitive to the surrounding uses and to the surrounding form and character of the area."
 - b. "Ensure infill housing is sited to complement the type, form, scale, use and character of adjacent buildings and ensure private outdoor spaces are respected."
2. We purchased our properties with the expectation that the area would remain zoned R1. Changing the areas zoning to allow RC3 compact developments significantly changes the character of the neighbourhood. The zone change would be inconsistent with current surrounding property use and could result in devaluation of property values.
3. As this proposed RC3 lot is located on a corner property with intersecting roads adjacent to a stop sign and fire hydrant, our concern is that on street parking issues could arise as a good portion of the property bordering the street would not be available for overflow vehicle parking. This would result in vehicles being parked further along the road in front of neighbouring properties.
4. The RC3 proposal is an attempt to subdivide an additional small lot from an existing R1 zoned property, which is currently being renovated to include two rental units. The concern is the effects of overly concentrated living accommodations in a current R1 zoned neighbourhood.
5. It appears that the property owner will not be residing near or on the premises, further contributing to potential noise issues in such a densely populated area, as there is no landlord present to monitor potential bylaw violations.



14 Feb 2021
(Date)

Chantelle Shardelow
(Contact)

[REDACTED]
(Phone Number)

Z 20-05

March 22/2021

Geometre Guindé.
2465 Harmon Rd.
West Kelowna V1Z 2C1

#27

March 22,
2021
@ 2:55 PM

I am addressing this letter to council as I moved here to West Kelowna from Surrey nearly four years ago.

You only have to look to Surrey (the lower mainland) at how mega homes with multiple suites and absent landlords destroyed what could have been such a wonderful place to live.

Reasonable subdividing of a large lot can be looked at as proper densifying a neighbourhood. But looking to create multiple suites destroys a neighbourhood. Renters don't have the permanent roots in a area that create HOMES not just houses with a tax base.

Condo's and Apartments plus a inlaw suite are available for people to rent. Area's are gone for this purpose and must be respected.

People make a huge investment to live in a neighbourhood not a rental district.

Thank you for reading what
I have to say about this issue



28

March
22, 2021
@ 2:55 PM

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than R1.

1. We purchased our properties with the expectation that the area would remain zoned R1. Changing the areas zoning to allow RC3 compact developments significantly changes the character of the neighbourhood. The zone change would be inconsistent with current surrounding property use and could result in devaluation of property values.
2. As this proposed RC3 lot is located on a corner property with intersecting roads, adjacent to a stop sign and fire hydrant, our concern is that on street parking issues could arise as a good portion of the property adjacent to the street would not be available for overflow vehicle parking. This would then force vehicles to being parked further along the road in front of neighbouring properties.
3. The RC3 proposal is an attempt to subdivide an additional small lot form an existing R1 zoned property, which is currently being renovated to include two rental units. The concern is the very concentrated living accommodations in a current R1 zoned neighbourhood.
4. It appears that the property owner will not be residing near or on the premises, further contributing to potential noise issues in such a densely populated area, as there is no landlord present to monitor potential bylaw violations.

March 22/2021
(Date)

2465 Harmon Rd
West Kelowna
Jennette Girardi
(Signature)

(Phone Number)

March 22/2021

Stefanie Girardi
2315 Crestview
West Kelowna



#29
March 22, 2021
@ 2:55 PM

City of West Kelowna - Objections to the proposed RC3 zoning application File No.: Z 20-05

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4. It appears that the property owner will not be residing near or on the premises, further contributing to potential noise issues in such a densely populated area, as there is no landlord present to monitor potential bylaw violations.



7/2/22
(Date)

Terence Lohm
(Contact)

[Redacted]
(Phone Number)

#30 March 22
2021 @ 2:55 PM

City of West Kelowna - Objections to the proposed RC3 zoning application File No.: Z 20-05

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than R1.

1. We purchased our properties with the expectation that the area would remain zoned R1. Changing the areas zoning to allow RC3 compact developments significantly changes the character of the neighbourhood. The zone change would be inconsistent with current surrounding property use and could result in devaluation of property values.
2. As this proposed RC3 lot is located on a corner property with intersecting roads, adjacent to a stop sign and fire hydrant, our concern is that on street parking issues could arise as a good portion of the property adjacent to the street would not be available for overflow vehicle parking. This would then force vehicles to being parked further along the road in front of neighbouring properties.
3. The RC3 proposal is an attempt to subdivide an additional small lot form an existing R1 zoned property, which is currently being renovated to include two rental units. The concern is the very concentrated living accommodations in a current R1 zoned neighbourhood.
4. It appears that the property owner will not be residing near or on the premises, further contributing to potential noise issues in such a densely populated area, as there is no landlord present to monitor potential bylaw violations.



22 April
(Date)

Debbie Fohn
(Contact)

[REDACTED]
(Phone Number)

31 March 22
2021
@ 2:55 PM

City of West Kelowna - Objections to the proposed RC3 zoning application File No.: Z 20-05

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March 21 2021

(Date)

Annika Gyori

(Contact)

(Phone Number)

#32 March 22, 2021
@ 2:55 PM

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March 21 2021 Greg Gyori
(Date) (Contact)

[Redacted]
(Phone Number)

33 March 22, 2021
@ 2:55 PM

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Vicktoria Gyori

March 21 2021

(Date)

(Contact)

(Phone Number)

#1 56 March 22
2021
@ 2:55
pm

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Garson Gyori

March 21 2021
(Date)

[Redacted Signature]
(Contact)

[Redacted Phone Number]
(Phone Number)

#35

City of West Kelowna - Objections to the proposed RC3 zoning application File No.: Z 20-05

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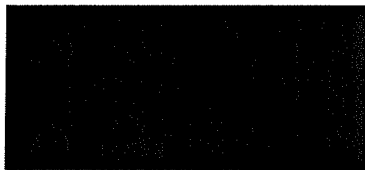
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(Date)

(Contact)

(Phone Number)



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(e-mail)



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2

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Wendy Blancher

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3

[Redacted Signature]

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Sandy Blancher

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4

[Redacted Signature]

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Jenny Wesnoski

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5

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(Name)

2319 Hayman Rd

(Address)

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6

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W. Gross

(Name)

2507 Hillborough Rd.

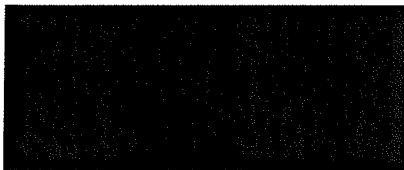
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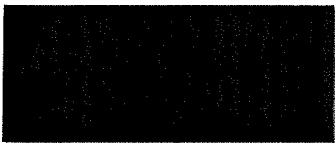
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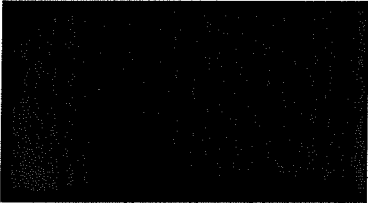


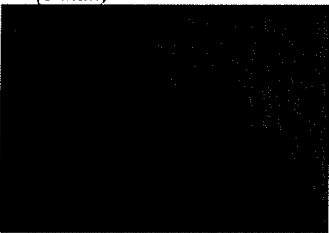
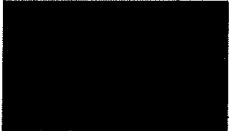


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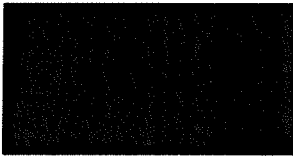
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Waylon Ng 2500 Crestview Rd
(Name) (Address)

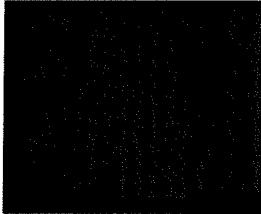
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Kathleen Andrews 715 Issler Rd. West Kelowna B.C.
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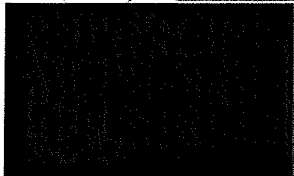
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2 [Redacted] Eugene Karmuk 2532 Hylton Rd
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