



CITY OF WEST KELOWNA PUBLIC HEARING LATE ITEMS AGENDA

Tuesday, May 25, 2021, 6:00 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

Pages

2. INTRODUCTION OF LATE ITEMS

***2.1. Re: 5.1, Z 20-11, 2416 Saddleback Way**

4

Letters received from the following:

- David and Sabine Simpson
- John and Margaret Ramsay
- Mike Porter
- Don and Gwen Evers
- D. Notter and D. Fraser
- Nicole and Steven Cressman
- Daniel Geistlinger

***2.2. Re: 5.2, Z 20-04, Goats Peak (Block C)**

23

Letters received from the following:

- Carol Lind-Petersen
- John and Brenda Currie
- Eric Connell and Coleen Hogan
- Rod McLeod
- Marcelle Sprecher
- Larry Hancock
- Deborah Wagener
- Les and Judy Liebrecht
- Ernest and Jennine Gulkiewich

- Katarina and Stefan Zaremba
- Sylvia Woolley
- Maria Kretschmann
- Darrell Brewer
- Joan Barlow Marven
- Geoffrey Hatfield
- A. Green
- Clair and Darrell Gunderson
- Bev Lainchbury
- Judge Denis Lordon (Retired) and Kathleen Hogan Lordon, Q.C.
- Doug Harstrom
- Lori Woynarski
- The Gellatly Bay Goats Peak Community Association
- John Hogbin and Maureen Clark
- Lyman and Charlene Robinson
- Jacqueline and Lorne Chestnut
- Harry and Barbara Collier
- Marie Sprecher
- Dave and Judy Hoeght
- Fil and Karen Mauro
- Ramona and John Palmatier
- Nick and Linda Poznikoff
- Toby and Suzanne Brine
- Dr. John Carmichael
- Beverley Zelinski
- Vera Sawchuk
- Peter Paulsen and Caprice Desjardins
- Maurice and Linda Mireau
- John and Gail Appleby

- Peter Pugsley and Lise Demeter
- Colin and Margaret Miles
- Deanna and Robert Stinson

PUBLIC HEARING SUBMISSIONS

Zoning Amendment Bylaw No. 154.102
(File No. Z 20-11 2416 Saddleback Road)

NO.	Date RECEIVED	TIME RECEIVED	RECEIVED FROM
Submissions included with Public Hearing Report to Council			
1.	May 17, 2021	10:16 PM	Mike Porter
2.	May 18, 2021	12:07 PM	Paul Chelli
3.	May 19, 2021	8:21 AM	Geoff Sawyer
4.	May 19, 2021	11:51 AM	Kelsey & James Galbraith
5.	May 19, 2021	2:11 PM	Bonnie & Cecil Damery
6.	May 20, 2021	7:45 PM	Bill Cheetham
7.	May 20, 2021	10:20 PM	Greg Wilson
Submissions included with late agenda items to Council			
8.	May 21, 2021	8:35 AM	David Simpson
9.	May 21, 2021	9:31 AM	John & Margaret Ramsay
10.	May 21, 2021	12:21 PM	Additional information for submission #1 from Mike Porter
11.	May 21, 2021	1:16 PM	Don & Gwen Evers
12.	May 21, 2021	3:48 PM	D.Notter & D.Fraser
13.	May 21, 2021	3:59 PM	Nicole & Steven Cressman
14.	May 21, 2021	3:51PM	Daniel Gesitlinger
15.			
16.			
17.			
18.			
19.			
20.			

8

May 21, 2021
@ 8:35 AM

Municipal Hall
2760 Cameron Road
West Kelowna, BC
V1Z 2T6

May 21, 2021

Attn: City Clerk, File Number (Z 20-11)
By Email – submissions@westkelownacity.ca

Dear City Clerk,

We are submitting this letter to speak against the amendment of zoning bylaw no. 154.102 located at 2416 Saddleback Way. We are opposed to the amendments that would allow the building of the congregate housing because it has a negative impact on our home and neighborhood, it does not provide adequate parking, and it is primarily a business and not a family dwelling.


This development will have a negative impact on our home due to the proposed blasting. This blasting will jeopardize the safety and integrity of our home. Our home should not be put at risk of damage because of a newbuild. Although the developer has stated they will repair any damage done, this is not acceptable to us. It will devalue our home and every home in this neighbourhood.

The developer clearly stated that there will be 78 parking stalls. This is completely inadequate for the 107 units as well as staff, visitors and for the planned events. This will result in many vehicles parking on the street. Due to the slope and curve of Saddleback Way, street parking would have a negative impact to traffic and pedestrians safety.

Although people will reside in this new development it is primarily a business. As with most businesses, there will be staff coming and going 24/7. The business will require maintenance staff and large truck deliveries. These activities do not belong in this quiet family residential neighbourhood.

We feel leaving the afore mentioned property zoned as residential is much more suitable for this neighbourhood. To allow this project as design to blast will be detrimental to our neighbourhood because it puts the structure of our homes at risk. The need for street parking will have a negative impact to traffic and pedestrian safety. To allow a business with staff and delivery trucks is utterly not suitable and unacceptable. In summary, we are strongly opposed to the text amendment to allow congregate housing.

Respectfully,



David & Sabine Simpson
3154 Saddleback Place
West Kelowna, BC
V4T 2Z6

9 May 21, 2021
@ 9:31 AM

May 17, 2021

2413 Saddleback Way
West Kelowna, BC
V4T 2Z6

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

Attention: City Clerk

Re: Zoning Amendment Bylaw no. 154.102
2416 Saddleback Way, West Kelowna, BC
Lot 41, DL 703, ODYD, Plan KAP88313
File No. Z 20-11

Dear Sir or Madam

Thank you for the opportunity to have a voice in the aforementioned zoning amendments on the above bylaw. It is our opinion that this development will proceed even though there is substantial opposition by the residents to it in our neighbourhood.

These are our concerns:

1. Is the size of the project; when we purchased our home in 2018, we were advised by our realtor that the land across the street was to be developed and that the size was to be around 40 units.
2. The proposed height variant that has been proposed by the developer to allow for a 4-story apartment development from the existing provision of 3 stories. If the development was kept to 3 stories would that reduce the number of occupants?
3. Is regarding insufficient onsite parking for residents and staff, allowing for Saddleback Way to become very congested and increased parking directly in front of our homes by staff and residents of the complex. We participated in the virtual town hall meeting that occurred on April 20th and felt that regardless of ours and our neighbours expressed concerns regarding parking that there would be no resolution to street congestion and that parking for the existing homeowners would become challenging. Staff parking should be free to alleviate parking congestions on the nearby streets. It is our view that additional steps by the City of Kelowna need to happen to ensure that the parking spaces in front of our homes are allocated to the home owners, and that signage or permits need to be issued to the residents being negatively impacted by increased parking on Saddleback Way.
4. What is being done to address the increased noise from large delivery vehicles to the existing residents?
5. Traffic on Asquith can be very congested as vehicles/trucks take loads to the transfer station. On several occasions we have had to sit in traffic due to this congestion which impedes us

getting to our home. Careful consideration needs to happen to determine the safest locations for the proposed bus stops for residents.

6. Blasting will occur to accommodate the tiering of the hillside and that there is third party Blaster's insurance will be responsible for any damage emanating from the blasting activity. All homes within the blasting area should automatically have a comprehensive inspection done, with copies of all videos and written materials must be provided to the homeowners. If this does not happen then the developer should provide us with written instructions on how and when we can request a comprehensive inspection. Homeowners must receive a copy of all videos and reports.
7. Blasting schedule must be provided to all residents to ensure that all appointments etc. will not be impeded while blasting occurs.

Please be advised that we have plans to participate in the live webcast on May 25, and plan on registering to speak at the Public Hearing.

Yours truly,

John and Margaret Ramsay

#10 May 21, 2021 @ 12:21 PM

Meg Jacks

From: Mike Porter [REDACTED]
Sent: May 21, 2021 12:21 PM
To: City of West Kelowna Submissions
Cc: Mike Porter; [REDACTED]
Subject: FW: File Z 20-11 re: 2416 Saddleback Way Development
Attachments: Saddleback Concerns Survey Monkey Results.pdf

Importance: High

Please also pass along copies of our neighborhood survey (attached).
80% of the respondents oppose this project as presented.
Too big, too much traffic, significantly alters the peaceful quiet character of the cul-de-sac.
Thanks.

[REDACTED]
Mike Porter
[REDACTED]
D: [REDACTED]
[REDACTED]
[REDACTED]

From: Mike Porter [REDACTED]
Sent: Tuesday, May 18, 2021 12:14 PM
To: Mike Porter [REDACTED]
Subject: Fwd: File Z 20-11 re: 2416 Saddleback Way Development

Mike Porter
[REDACTED]

Get [Outlook](#) for iOS

From: Mike Porter [REDACTED]
Sent: Monday, May 17, 2021 10:16:03 PM
To: submissions@westkelownacity.ca <submissions@westkelownacity.ca>
Cc: Mike Porter [REDACTED]
Subject: File Z 20-11 re: 2416 Saddleback Way Development

Please confirm receipt of this email.

We live directly across from the proposed development on Saddleback Way, and while we do not oppose a Congregate Housing development, we adamantly do oppose the sheer size of it, specifically the outrageous number of units being potentially added to our cul-de-sac.

Saddleback Way is home to 32 homes from one end to the other, and offers a quiet, peaceful neighbourhood with little to no concerns about traffic or noise. We purchased our home here because we wanted to live in a quiet, peaceful neighborhood with little to no traffic, so our kids and neighbours can safely enjoy being out in the neighbourhood, without having to worry about a 300% increase in traffic at all hours of the day and night.

Our children and our neighbourhood children can currently play outside in our cul-de-sac without having to worry about hundreds of additional vehicle trips per month coming and going up and down Saddleback Way. Constructing a 107-unit apartment style building for seniors will completely change the peace and quiet character of our family-oriented cul-de-sac, potentially quadrupling the number of residences. Our kids will no longer be able to play outside on their bicycles or scooters.

The proposed development of 107 units provides seriously inadequate on-site parking for tenants, guests and relatives of potential residents. If one were to drive by The Heritage development on Brown Road, council will notice that (post-construction) on-street parking usage is still incredibly high. There are rarely any on-street parking spaces available and their parking lots are full (I drive by daily).

While Saddleback Way does allow on street parking, we ask the City to come and see what the crest of Saddleback Way would look like from a safety aspect as cars round the hill, to the top of the hill. It is a blind summit, and our children will definitely be at risk. Our neighbours walking their pets will be at risk. Will the developer install speedbumps to slow vehicles as they come up into our quiet cul de sac?

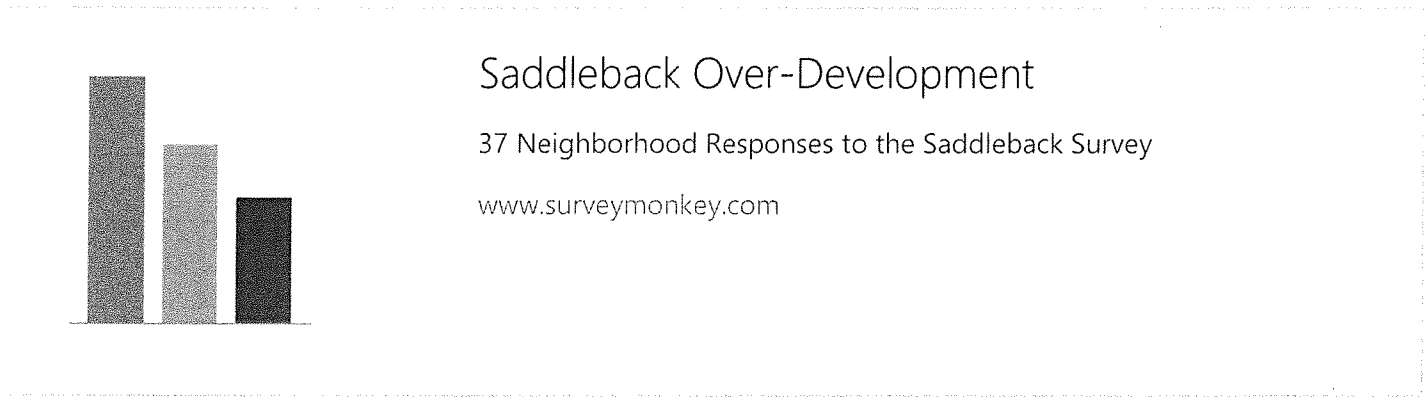
The "road study" completed for the City and presented to the locals (a small table indicating an additional 18 cars per day - really?) did not include the additional increase in taxis, shuttle buses, emergency vehicles, visitors, employees and delivery vehicles which will completely change the character of the neighborhood. There was no mention of demographics in the study (who exactly would be coming and going?), and the numbers presented were completely unprofessional and did not communicate true, realistic data to the attendees.

We also add that the ramp leading up to the proposed development is incredibly steep. While the developer has offered to widen the access point, in the winter months we have observed cars and trucks backing up to our front lawn, to take a run at the access lane, and fail to get up in the winter, over and over, even with regular plowing. It is a significant hazard and obstacle, for residents and emergency vehicles. Further to above, how will seniors get out and about in the neighborhood (we are above the snow line up here).

There were also discussions from the Developer to help with transit service being added to the Asquith/Saddleback turnoff. We would ask Council to come up for a visit on any Saturday or Sunday to try and squeeze through the traffic lined up at the transfer station. Even with flagging crews there regularly, the risk of an accident would be compounded significantly with seniors trying to negotiate a huge gauntlet of traffic. Significant risk to everyone on foot.

Lastly, we surveyed the neighborhood using Survey Monkey, and found that the majority of our neighbours also oppose this development. The link to the results is here <https://www.surveymonkey.com/results/SM-CV3C37389/>

Please print the attached survey for council to review as part of this submission.



K Michael Porter
2419 Saddleback Way
West Kelowna BC
V4T2Z6

RESPONDENTS: 38 of 38

ADD TO DASHBOARD ▼

SAVE AS ▼

QUESTION SUMMARIES

INSIGHTS AND DATA TRENDS

INDIVIDUAL RESPONSES

Page 1

Q1

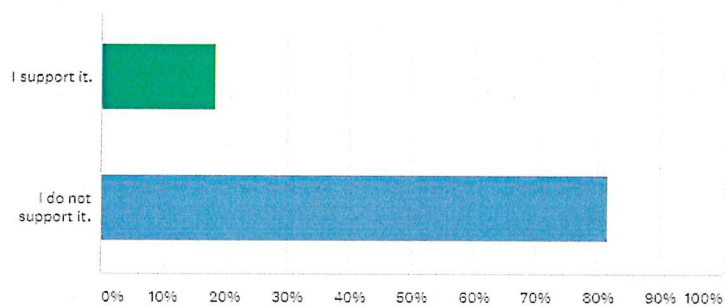


Customize

Save as ▼

How do you feel about a 107 unit seniors apartment type building potentially being constructed on the Saddleback Way cul-de-sac?

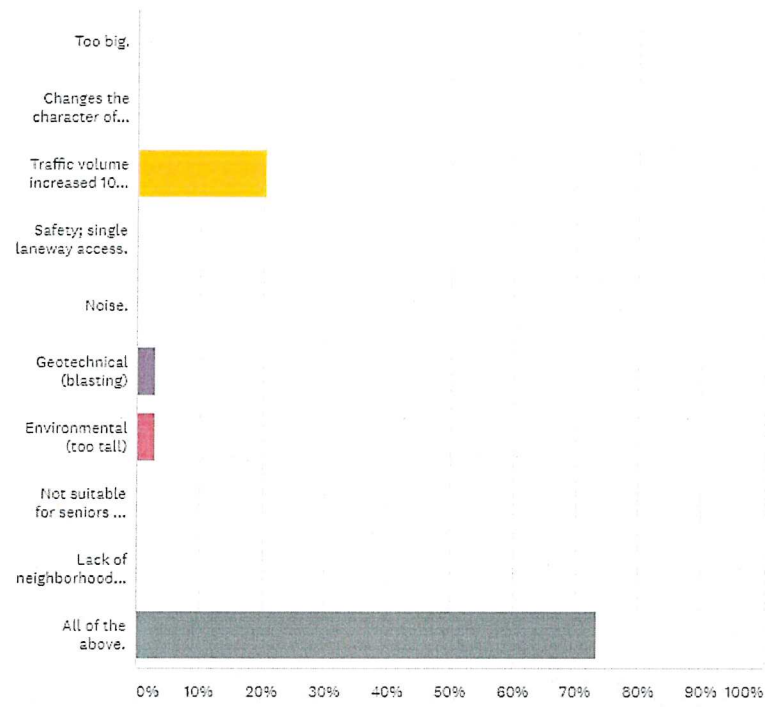
Answered: 38 Skipped: 0



ANSWER CHOICES	RESPONSES	
I support it.	18.42%	7
I do not support it.	81.58%	31
TOTAL		38

What concerns do you have (if any) about the proposed development?

Answered: 34 Skipped: 4





▼ All of the above. 73.53% 25



TOTAL 34

Comments (12)


RESPONSES (12) WORD CLOUD TAGS (0)

 Sentiments: OFF 

 Add tags ▼ Filter by tag ▼

Search responses  


Showing 12 selected responses

 Most of the above listed options

3/24/2021 8:58 PM

[View respondent's answers](#)


[Add tags ▼](#)

 There goes the quiet and peaceful neighborhood. Traffic 24-7. Not acceptable.

3/24/2021 8:44 PM

[View respondent's answers](#)


[Add tags ▼](#)

 Kills the quiet cul de sac feel. Traffic will put children at risk due to long sweeping blind corner.

3/21/2021 10:47 AM

[View respondent's answers](#)

[Add tags ▼](#)



 Single private lane access point is ridiculous. Create access road off Asquith

3/21/2021 10:46 AM


[View respondent's answers](#)

[Add tags ▼](#)

 Add tags  Filter by tag 

Search responses  


Showing 12 selected responses

 In great need of senior building not on native land re taxes

3/20/2021 10:40 AM


[View respondent's answers](#)


Add tags 

 The developers have asked for 107 units when 54 units is too much for our quiet and kid friendly neighborhood.

3/16/2021 12:53 PM


[View respondent's answers](#)


Add tags 

 Sorry how exactly does it makes sense to double the number of residents on a SFH family oriented

3/15/2021 1:47 PM

[View respondent's answers](#)

Add tags 



 Lane way other than access to development is private property. There will be a war if any construction traffic uses it. Construction traffic will be an issue. Common sense says this proposal is not meant to be in this area. But City of West Kelowna will ignore the residents as usual

3/12/2021 10:16 PM

[View respondent's answers](#)

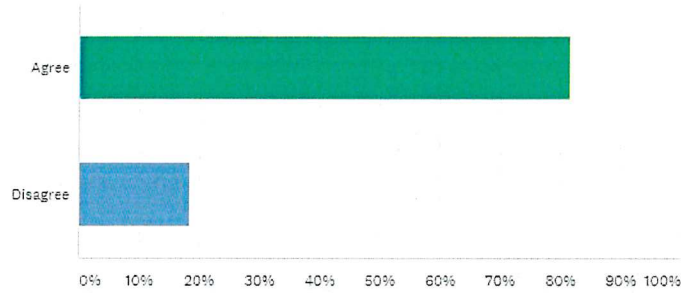
Add tags 

Q3

 Customize  Save as

I am concerned the City is more interested in building their tax revenues, versus building and conserving positive family oriented neighborhoods.


Answered: 38 Skipped: 0



ANSWER CHOICES	RESPONSES	
▼ Agree	81.58%	31
▼ Disagree	18.42%	7
TOTAL		38

Comments (6)

[RESPONSES \(6\)](#) [WORD CLOUD](#) [TAGS \(0\)](#)

 Sentiments: OFF ☐

PAID FEATURE

Text Analysis lets you search and tag comments and see word clouds of frequent words and phrases. To get this feature, upgrade to a paid plan.

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Add tags

Filter by tag

Search responses



Showing 6 selected responses



Why even consider something so misplaced as this potential development. Greedy for tax dollars to build roundabouts everywhere?

3/24/2021 8:44 PM

[View respondent's answers](#)

[Add tags](#)



The fact that this is even being considered shows that the city has misguided priorities

3/21/2021 10:46 AM

[View respondent's answers](#)

[Add tags](#)



Cut your operating budget and make smarter decisions regarding densification of neighbourhoods. This project makes no sense at all and will devalue surrounding homes.

3/16/2021 12:53 PM

[View respondent's answers](#)

[Add tags](#)



It will degrade values of all homes that are already there. Create a laneway from Asquith for all that traffic.



It will degrade values of all homes that are already there. Create a laneway from Asquith for all that traffic.

3/15/2021 1:47 PM

[View respondent's answers](#)

[Add tags](#)



City planners may see this as exciting mix for the neighborhood, but the planners have not spent anytime up Saddleback to understand and empathize with home owners.

3/12/2021 12:28 PM

[View respondent's answers](#)

[Add tags](#)



Look at the scale of the developer drawing. You cannot even park cars on Saddleback Way, and hope to safely travel up and down the hill. Children will be in harms way and potentially killed by excess traffic.

3/12/2021 12:24 PM

[View respondent's answers](#)

[Add tags](#)

Date: May 21, 2021

To: West Kelowna City Clerk - File # (Z 20-11)

From: Don & Gwen Evers - 3159 Saddleback Place

RE: Zoning Amendment Bylaw No. 154.102

11 May 21, 2021
@ 1:16 PM

We are opposed to the proposed zoning amendment for the following reasons:

Zoning

This property was never zoned for this type of development and the proposed change is excessive and unacceptable. Leave the zoning as it is!

Construction Issues

Initial preparation of the property will include many months of drilling/blasting and removal of rock and dirt. Demolition and construction equipment and vehicles will create very loud/continuous/irritating noise that will occur all day!

Traffic

Initial construction equipment and workers will cause significant traffic and parking issues on local streets. Once constructed - this site would cause an increased and on-going flow of vehicles related to staff, visitors & deliveries.

Vehicle increase leads to noise, congestion, irritation & safety concerns.

Parking

Regardless of the proposed designed parking spaces - **there will never be enough** and this will result in vehicles parking on the adjacent streets.

Neighbourhood

The Saddleback neighbourhood is one of the most desirable areas to live in West Kelowna! This proposed project will change that forever! Less desirable areas always result in lower house prices.

Note: Before you consider this amendment - ask yourself: IF you lived on Saddleback would you want this project on your street? Neither do we!

Your consideration is appreciated!



12 May 21, 2021
@ 3:48 PM

Meg Jacks

From: Unknownuser <[REDACTED]>
Sent: May 21, 2021 3:48 PM
To: City of West Kelowna Submissions
Subject: File Z 20-11 re: 2416 Saddleback Way

Dear City Clerk, please attach our concerns for file # Z 20-11

We are against the proposed Commercial Business: "Seniors Congregate Housing" proposed for the residential community of Saddleback Way and Saddleback Place.

The volume, infrastructure, topography and grades, seasonal maintenance of local infrastructure, the introduction of Emergency Services traffic and sirens to supplement normal daily operations is not the right location. The footprint and disruptions of a Seniors congregate housing is not new to us, as we observe and hear Emergency services and the accompanied sirens played into local residential streets on Old Okanagan Hwy, Reece and Orlin Rd, with a volume unmatched to other neighbourhoods.

Engineered hillside slippage is already prevalent and will be amplified by the required close proximity blasting. Dissipating energy at property cliff drops is massive concern.

amenities to entertain seniors, compounded by the fact that the grades here are so prevalent that you are either only going up a steep hill or down a steep hill is not conducive to basic walking activities for a senior demographic.

The lack of park space for seniors and the fact that grades here are so prevalent, culminated by bus services on an extremely busy road grade pitch is not conducive to a 'congregate' level of senior lifestyle and thus would vastly increase vehicular traffic. The steep grades are so prevalent that you are either only going up a steep hill or down a steep hill and that is not conducive to basic of walking activities for a senior demographic.

The proposed cross walk at the north side of Asquith and Saddleback Way would require Seniors to cross a heavy grade with no traffic calming from vehicles and bikes descending Asquith, then cross again in front of the heavily trafficked RDCO Landfill Transfer Station ingress/egress, then down a hill grade to a waiting bus stop on a slant. Often the Transfer station traffic is lined up down the hill to Shannon Lake Rd., while local traffic and busses are held hostage until the Transfer station has moved enough traffic to allow passage on Asquith. I have personally witnessed vehicles do U-turns while in the line up to the Transfer station, and in doing so, pull out in front of opposing traffic descending downhill, often fully loaded and with trailers in tow. Vehicles are often over taking oncoming descending traffic on the wrong the side of the road on a blind curve, to get around the traffic jams that can take 20 minutes to get through. This is a danger for Emergency Service vehicular traffic and the general public at large, pedestrian and vehicular. The traffic study for this project has provided a disservice and did not make the appropriate efforts over time to acclimatize the area and seasonal elevational factors and finally the impending connection of Tallus to Asquith that will add more volume.

The Business has stated that all onsite parking will be PAY parking for residents AND Staff, which means there will be many cars parking on the streets at all times: congregate residents, staff and visitors wishing to not to pay. This will affect road maintenance especially in the winter, children playing in this closed cul-de-sac neighborhood in between cars dodging extra traffic of commercial vehicles and Congregate family visitors unfamiliar with the neighborhood looking for exits and turn arounds. The Builder has already stated that neighbourhood roads are designed for on street parking and they expect to capitalize on that and that has been factored that into their parking plan and has asked the city to reduce their required onsite parking in a presentation they had with residents. Like KGH, we can expect staff to be parking offsite in residential streets as pay parking is a deterrent and financial setback for some. Water pressure in

this neighbourhood is already an issue in comparison other serviced areas of West Kelowna and the draw of a Commercial development like this with its demands will greatly affect existing services and infrastructure.

D. Notter

D. Fraser

3167 Saddleback Place, West Kelowna

13 May 21, 2021
@ 3:59 PM

Re: Zoning Application Z-20-11, for Lot 41, DL 703, ODYD, plan KAP88313 address known as 2416 Saddleback Way

Atten: City Clerk

We are opposed to this development proposal in its current form for several reasons, including, fit in the neighbourhood, traffic issues on Asquith and Shannon Lake Road, Inadequate Parking, size, height and density.

The proposed development of congregate housing does not fit into the single family residential zoning of the rest of the neighbourhood. Neither, the Saddleback Neighbourhood, nor the Smith Creek or the Smith Creek Hills Neighbourhood up the road, do not have any multi-family housing of any sort – not a duplex, townhouse or even carriage houses. It does not make sense to have a multi unit residential apartment building with a commercial zoning element to be placed amongst the Single Family houses. I would suggest that introduction of other multi family housing be considered instead.

Traffic Issues on Asquith and Shannon Lake Roads pose another issue with having a development proposal of this magnitude. The Shannon Lake corridor is already very busy with the multiple, multi family housing developments along the road make for a lot of traffic on a narrow, winding road that does not have adequate sidewalks, lighting, crosswalks, turning lanes or traffic calming measures of any sort. Furthermore, the intersection at Asquith and Shannon Lake Roads is very busy and difficult to turn left onto or off of Shannan Lake Road and major improvements need to be made before adding an additional 100 plus units and staff to run the facility. Asquith Road itself is a problem, as the road is used to access the RDCO Transfer facility entrance, which is located directly across from the access point to the proposed development, and is often backed up on the days that the Transfer Station is open (Friday, Saturday, Sunday and Monday). We are thankful that there is now traffic control personnel that come on the really busy days, as the road is often backed up half way down Asquith and we were not able to safely access the entrance to our homes and dangerous for vehicles trying to exit the Transfer Station.

Inadequate Parking is an issue. The proposed development stated that they plan on charging for parking, which does not make sense as there is currently free street parking on the streets surrounding the proposed facility. Staff especially will not pay, even if there is enough parking for everyone. I have worked for facilities such as this one in the past, and the staff parking on the streets in front of residential homes was a source of frustration for the residents that lived there and couldn't have their guests come and park anywhere close to the home they were visiting, nor was it pleasant for the staff that were being yelled at, cars vandalized and intimidated by the upset residents and their guests.

The size, height and density of this magnitude does not make sense in this neighbourhood. The height of 4 stories is set to be to the edge of the cliff so that the 4 storey proposed development will be built straight up atop the already 1 to 2 storey height bed rock.

I urge Council to encourage the developer to scale down the proposal to something more reasonable.

Thank you, Nicole and Steven Cressman

3153 Saddleback Place.

14 May 21, 2021 @ 3:51 PM

Meg Jacks

APRIL PEARSON | RECEPTIONIST/CLERK I | CITY HALL
2760 Cameron Road, West Kelowna, BC V1Z 2T6
778-797-1000 | www.westkelownacity.ca
CONNECT WITH US ONLINE
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-----Original Message-----

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of DANIEL GEISTLINGER
Sent: May 21, 2021 3:51 PM
To: [info@west kelowna](mailto:info@westkelownacity.ca) <info@westkelownacity.ca>
Subject: File Z 20-11 re: 2416 Saddleback Way Development

My wife and I live in the Saddleback development and have been here since 2011. This is where we have chosen to raise our two kids who are 9 and 12. The neighbourhood offers a friendly and quiet setting which is very family oriented.

We have learned that there is a proposed development of 107 units in our neighbourhood which is significantly larger than the initially proposed 14 unit development that we were aware of.

The scale of this development in this settings is really disappointing. We expect this to create significant issues during the build but also long term traffic and parking concerns which will impact the tranquility and safety of the neighbourhood.

Please do not put this size of development in our neighbourhood. This would have a negative impact on our community and our family.

Thanks,
Dan

Origin: https://www.westkelownacity.ca/en/city-hall/contact-us.aspx?_mid_=1100

PUBLIC HEARING SUBMISSIONS

Zoning Amendment Bylaw No. 154.94 & OCP Amendment Bylaw No. 100.61
(File No. Z 20-04 Goats Peak (Block C))

NO.	Date RECEIVED	TIME RECEIVED	RECEIVED FROM
Submissions included with Public Hearing Report to Council			
Submissions included with late agenda items to Council			
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2.	May 20, 2021	6:00 PM	John & Brenda Currie
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19.	May 21, 2021	8:57 AM	Judge Denis Lordon (Retired) and Kathleen Hogan Lordon

PUBLIC HEARING SUBMISSIONS

Zoning Amendment Bylaw No. 154.94 & OCP Amendment Bylaw No. 100.61
(File No. Z 20-04 Goats Peak (Block C))

20.	May 21, 2021	9:07 AM	Doug Harstrom
21.	May 21, 2021	9:08 AM	Lori Woynarksi
22.	May 21, 2021	9:08 AM	The Gellatly Bay Goats Peak Community Association
23.	May 21, 2021	9:43 AM	John Hogbin & Maureen Clark
24.	May 21, 2021	9:55 AM	Lyman & Charlene Robinson
25.	May 21, 2021	11:12 AM	Jacqueline & Lorne Chestnut
26.	May 21, 2021	11:02 AM	Harry & Barbara Collier
27.	May 21, 2021	11:47 AM	Marie Sprecher
28.	May 21, 2021	12:05 PM	Dave & Judy Hoeght
29.	May 21, 2021	12:22 PM	Fil & Karen Mauro
30.	May 21, 2021	12:23 PM	Ramona & John Palmatier
31.	May 21, 2021	12:26 PM	Nick & Linda Poznikoff
32.	May 21, 2021	12:27 PM	Toby & Suzanne Brine
33.	May 21, 2021	12:56 PM	Dr. John Carmichael
34.	May 21, 2021	1:23 PM	Beverley Zelinski
35.	May 21, 2021	1:32 PM	Vera Sawchuk
36.	May 21, 2021	1:28 PM	Delivered letter – Peter Hugh Paulsen
37.	May 21, 2021	2:02 PM	Maurice & Linda Mireau
38.	May 21, 2021	2:31 PM	John Appleby
39.	May 21, 2021	3:11 PM	Peter Pugsley & Lise Demeter
40.	May 21, 2021	3:48 PM	Colin & Margaret Miles
41.	May 21, 2021	11:02 AM	Deanna & Robert Stinson

1 May 20, 2021
@ 5:27 PM

Meg Jacks

From: Carol Lind Petersen [REDACTED]
Sent: May 20, 2021 5:27 PM
To: City of West Kelowna Submissions
Subject: Goats Peak Development

Attention: City Clerk
File - Z20-04

This is a formal request that any future action on the proposed development at be suspended pending the City's confirmation that the following issues will be addressed:

1. that the roadworks required to upgrade Gellatly Road South from Highway 97 to Whitworth Road be completed in advance of any further development being approved along Gellatly Road South. The area has seen increasing vehicular, cyclist and pedestrian traffic over the past 10 years with existing and new developments in Glenrosa neighbourhood, the area parks, new Kerr property development, the lake attraction as well as wine route tourists; not to mention plans for new waterfront developments. The road is currently not maintained, and even if maintained, is not safe.
2. that a proper storm drainage system will be included as a precursor to the development plan. Presently overflow water from the street drains into Power's Creek an important Kokanee spawning channel. It appears that "the temporary detention pond on a flat bench in Block D with an overland overflow ditch to Gellatly Road" (page 34 of the development proposal) is an attempt to circumvent the City's responsibility to install a proper drainage system for storm water now. It is of deep concern that this overflow will drain into homes in our strata and onto other properties below our strata.

Yours truly,

Carol Lind-Petersen

259 - 4035 Gellatly Road South
West Kelowna, BC
V4T 1R7

#2 May 20, 2021
@ 6:00 pm

Meg Jacks

From: John & Brenda Currie [REDACTED]
Sent: May 20, 2021 6:00 PM
To: City of West Kelowna Submissions
Subject: Goats Peak

Attention: City Clerk
File - Z 20-04

This is a formal request that any future action on the proposed development at Goat's Peak be suspended pending the City's confirmation that the following issues will be addressed:

1. that the roadworks required to upgrade Gellatly Road South from Highway 97 to Whitworth Road be completed in advance of any further development being approved along Gellatly Road South. The area has seen increasing vehicular, cyclist and pedestrian traffic over the past 10 years with existing and new developments in Glenrosa neighbourhood, the area parks, the new Kerr property development, lake attractions as well as wine route tourists; not to mention plans for the new waterfront developments. The road is currently not maintained, and even if maintained, is not safe.
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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

John & Brenda Currie
Canyon Ridge
260 4035 Gellatly Rd S.
West Kelowna, BC
V4T 1R7

#3 May 20, 2021
@ 6:16 PM

Meg Jacks

From: Coleen Hogan [REDACTED]
Sent: May 20, 2021 6:16 PM
To: City of West Kelowna Submissions
Subject: Re: Goat's Peak Development

West Kelowna City Council,

My husband and I have been residents of West Kelowna for 22 years and have lived in the Gellatly Bay area for the past 8 years. During this period of time we have seen a substantial increase in growth within our community and subsequent increase in traffic issues, particularly on the waterfront. The absence of a town center in West Kelowna has most definitely increased the activity in this neighborhood, as it is one of the few places within our city to gather.

We have noted that it has taken many years to finally upgrade Gellatly Road and are concerned that Gellatly Road South may be neglected in the future. It is already experiencing a high volume of traffic and will continue to grow as the wine trail expands and residential housing development continues at such a rapid pace. It is our hope that the City of West Kelowna Council will recognize the need to plan ahead and develop better roads and access to Gellatly Road South from Highway 97 to The Cove Resort! It is currently very narrow and also treacherous for walkers/bikers in the area. We would hope that the city would plan ahead in development to this area and provide the same benefits as provided in the Boucherie Road development prior to allowing further growth and expansion of the area.

Respectfully yours,

Eric Connell/Coleen Hogan

2376 George Court

West Kelowna

BC

V4T2K4
[REDACTED]

#4 May 20, 2021
@ 6:19 PM

Meg Jacks

From: Rod McLeod [REDACTED]
Sent: May 20, 2021 6:19 PM
To: City of West Kelowna Submissions
Subject: Goats Peak Development

This is a formal request that any future action on the proposed development at be suspended pending the City's confirmation that the following issues will be addressed:

1. that the roadworks required to upgrade Gellatly Road South from Highway 97 to Whitworth Road be completed in advance of any further development being approved along Gellatly Road South. The area has seen increasing vehicular, cyclist and pedestrian traffic over the past 10 years with existing and new developments in Glenrosa neighbourhood, the area parks, new Kerr property development, the lake attraction as well as wine route tourists; not to mention plans for new waterfront developments. The road is currently not maintained, and even if maintained, is not safe.

2. that a proper storm drainage system will be included as a precursor to the development plan. Presently overflow water from the street drains into Power's Creek an important Kokanee spawning channel. It appears that "the temporary detention pond on a flat bench in Block D with an overland overflow ditch to Gellatly Road" (page 34 of the development proposal) is an attempt to circumvent the City's responsibility to install a proper drainage system for storm water now. It is of deep concern that this overflow will drain into homes in our strata and onto other properties below our strata.

Yours truly,
Rod McLeod
257-4035 Gellatly Rd South
West Kelowna BC
V4T1R7

#5

May 20, 2021
@ 9 35 PM

Meg Jacks

From: [REDACTED]
Sent: May 20, 2021 9:35 PM
To: City of West Kelowna Submissions
Subject: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

This is a formal request that any future action on the proposed development at Goat's Peak be suspended pending the City's confirmation that the following issues will be addressed:

1. that the roadworks required to upgrade Gellatly Road South from Highway 97 to Whitworth Road be completed in advance of any further development being approved along Gellatly Road South. The area has seen increasing vehicular, cyclist and pedestrian traffic over the past 10 years with existing and new developments in Glenrosa neighbourhood, the area parks, the new Kerr property development, lake attractions as well as wine route tourists; not to mention plans for the new waterfront developments. The road is currently not maintained, and even if maintained, is not safe.
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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

Marcelle Sprecher
President, Strata Plan KAS 1001 - Canyon Ridge
156 - 4035 Gellatly Road South
West Kelowna, BC
V4T 1R7

#6

May 20, 2021
@ 9:44 PM

Meg Jacks

From: Larry Hancock [REDACTED]
Sent: May 20, 2021 9:44 PM
To: City of West Kelowna Submissions
Subject: Goats Peak development

Follow Up Flag: Follow up
Flag Status: Flagged

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

Larry Hancock
283-4035 Gellatly Rd S
West Kelowna BC.
V4T-1R7

Sent from my iPad

7 May 20, 2021
@ 9:55pm

City Clerk
Municipal Hall

V1Z2T6

**Re: Notice of Public Hearing(Z-20-04) to be held on May 29, 2021.
Goats Peak development**

This is a formal request that any future action on the proposed development at Goat's Peak be suspended pending the City's confirmation that the following issues will be addressed:

1. that the roadworks required to upgrade Gellatly Road South from Highway 12 to Highway 12A be completed in advance of any further development being approved along Gellatly Road South. The area has seen increasing vehicular, cyclist and pedestrian traffic over the past 10 years with existing and new developments in Glenrosa neighbourhood, the area parks, the new Kerr property development, lake attractions as well as wine route tourists; not to mention plans for the new waterfront developments. The road is currently not maintained, and even if maintained, is not safe.
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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

[REDACTED] - CANYON RIDGE

DEBORAH WAGENER
126-4035 GELLATLY ROAD SOUTH
WEST KELLOWNA, BC
V4T 1R7

8 May 20, 2021
@ 10:00 PM

Meg Jacks

From: judy liebrecht [REDACTED]
Sent: May 20, 2021 10:00 PM
To: City of West Kelowna Submissions
Subject: Fwd: Public Hearing - Goat's Peak Development - LETTERS TO CITY OF WEST KELOWNA
- DUE DATE FRIDAY, MAY 21 BY 4:00 PM - URGENT
Attachments: Public Hearing.pdf, ATT00001.htm

Les and Judy Liebrecht #150-4035 Gellatly Road, Canyon Ridge.

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: May 20, 2021 at 9:30:20 PM PDT
To: [REDACTED]
Subject: Fwd: Public Hearing - Goat's Peak Development - LETTERS TO CITY OF
WEST KELOWNA - DUE DATE FRIDAY, MAY 21 BY 4:00 PM - URGENT
Reply-To: [REDACTED]

Hello Canyon Ridge Owners

Our regrets for the late notice here.

On Tuesday, May 25, the City of West Kelowna will be holding a hearing about the development at Goat's Peak - Development Permit Z 20-04. Please see the attached mailing that was sent to those Owners at Canyon Ridge who live within 100 meters of the new development.

Your strata council sees two very critical issues that should be addressed before any development proceeds. To that end, we have drafted the following letter which you may wish to forward directly by email to the City if you are in agreement with it. The Strata Council will send a letter as well. There is strength in numbers.

Submissions, including your name and address, must be sent by email BY **TOMORROW - FRIDAY, MAY 21 at 4:00 PM**. as follows:

The email address is - submissions@westkelownacity.ca.

Thank you

Canyon Ridge Strata Council

SUGGESTED LETTER TO CITY OF West Kelowna

City Clerk
Municipal Hall
2760 Cameron Road

West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

This is a formal request that any future action on the proposed development at Goat's Peak be suspended pending the City's confirmation that the following issues will be addressed:

1. that the roadworks required to upgrade Gellatly Road South from Highway 97 to Whitworth Road be completed in advance of any further development being approved along Gellatly Road South. The area has seen increasing vehicular, cyclist and pedestrian traffic over the past 10 years with existing and new developments in Glenrosa neighbourhood, the area parks, the new Kerr property development, lake attractions as well as wine route tourists; not to mention plans for the new waterfront developments. The road is currently not maintained, and even if maintained, is not safe.

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

INSERT YOUR NAME AND ADDRESS - including Canyon Ridge in your address

#9 May 20, 2021
@ 10:03 PM

Meg Jacks

From: Jeannine Gulkiewich [REDACTED]
Sent: May 20, 2021 10:03 PM
To: City of West Kelowna Submissions
Subject: Public Hearing - Goat's Peak Development

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,
Ernest & Jennine Gulkiewich
162 Canyon Ridge
4035 Gellatly Rd. South
West Kelowna BC
V4T 1R7

10 May 20, 2021
@ 10:15 PM

Meg Jacks

From: Katarina Zaremba [REDACTED]
Sent: May 20, 2021 10:15 PM
To: City of West Kelowna Submissions
Subject: Gellatly Rd development proposal

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,
Katarina & Stefan Zaremba
Canyon Ridge,
293, 4035 Gellatly Rd. S.
West Kelowna, BC,
V4T 1R7

Meg Jacks

#11 May 20, 2021 @ 10:11pm

From: Sylvia Woolley [REDACTED]
Sent: May 20, 2021 10:11 PM
To: City of West Kelowna Submissions
Subject: Fwd: Public Hearing - Goat's Peak Development - LETTERS TO CITY OF WEST KELOWNA - DUE DATE FRIDAY, MAY 21 BY 4:00 PM - URGENT
Attachments: Public Hearing.pdf

Sent: Thursday, May 20, 2021 9:30:20 PM

Subject: Fwd: Public Hearing - Goat's Peak Development - LETTERS TO CITY OF WEST KELOWNA - DUE DATE FRIDAY, MAY 21 BY 4:00 PM - URGENT

Of to those Owners at Canyon Ridge who live within 100 meters of the new development.

Sylvia Woolley
106-4035 Gellatly Rd S
West Kelowna

Canyon Ridge

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

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Power's Creek, an important Kokanee spawning channel. It appears that "the temporary detention pond on a flat bench in Block D with an overland overflow ditch to Gellatly Road" (page 34 of the development proposal) is an attempt to circumvent the City's responsibility to install a proper drainage system for storm water - now. It is of grave concern that this overflow will drain into homes in this strata and onto other properties below our strata.

Thank you in advance for your consideration and respect for our concerns.

Yours truly,

INSERT YOUR NAME AND ADDRESS - including Canyon Ridge in your address

12 May 20, 2021
@ 10:19 PM

Meg Jacks

From: Mary [REDACTED]
Sent: May 20, 2021 10:19 PM
To: City of West Kelowna Submissions
Subject: Goat's Peak Development - LETTER TO CITY OF WEST KELOWNA
Attachments: Public Hearing.pdf

Subject: Goat's Peak Development - LETTER TO CITY OF WEST KELOWNA

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

Maria Kretschmann

#255-4035 Gellatly Rd S.

Canyon Ridge

#13 May 21, 2021
@ 6:45 AM

Meg Jacks

From: Darrell Brewer [REDACTED]
Sent: May 21, 2021 6:45 AM
To: City of West Kelowna Submissions
Subject: RE: Notice of Public Hearing (Z-20-04) to be held May 25, 2021 Goat Peak Development

Municipal Hall,
2760 Cameron Road,
West Kelowna, B.C.
V1Z 2T6

Notice of Public Hearing (Z-20-04) Goat's Peak Development

This is a formal request that any future action on the proposed development at Goat's Peak be suspended pending the City's confirmation that the following issues be addressed:

1. That the roadworks required to upgrade Gellatly Road South from Highway 97 to Whitworth Road be completed in advance of any further development being approved along the Gellatly Rd. South. This area has seen increasing vehicular, cyclist, pedestrian and pedestrian with dogs traffic over the past 10 years. Note: increase in the numbers of people and traffic at the Glen Canyon Park, the new Kerr property development, lake attractions such as the Gellatly Nut Farm, playgrounds, parks and marina with boat launch. Note that on weekends for part of the year, the boat launch overflow parking often extends to Wentworth Road making this road extremely used and dangerous. This road is definitely not safe in its current state.
2. That a proper storm drainage system will be included as a precursor to the development plan. Presently, overflow water drains into Power's Creek, an important Kokane spawning channel. It appears that the 'temporary' detention pond on a flat bench in Block D with an overland overflow ditch to Gellatly Road, is an attempt to circumvent the City's responsibility to install a proper drainage system for storm water. It is of grave concern that this overflow will drain into homes in this strata and on to other properties below.

Thank you in advance for your consideration and respect for our concerns.

Yours truly,
Darrell Brewer
Unit 115 4035 Gellatly Rd. S.
West Kelowna, B.C.
V4T 1R7
Canyon Ridge

Sent from my iPad

#14 May 21, 2021
@ 7:34 AM

Meg Jacks

From: Joan Marven [REDACTED]
Sent: May 21, 2021 7:34 AM
To: City of West Kelowna Submissions
Subject: Fwd: Public Hearing - Goat's Peak Development - LETTERS TO CITY OF WEST KELOWNA
- DUE DATE FRIDAY, MAY 21 BY 4:00 PM - URGENT
Attachments: Public Hearing.pdf

Sent from my iPad.

Begin forwarded

submissions@westkelownacity.ca.

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

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grave concern that this overflow will drain into homes in this strata and onto other properties below our strata.

Thank you in advance for your consideration and respect for our concerns.

Joan Barlow Marven
4035 Gellatly Road S

West Kelowna
V4t 1R7

#15 May 21, 2021
@ 7:36 AM

Meg Jacks

From: Geoffrey Hatfield [REDACTED]
Sent: May 21, 2021 7:36 AM
To: City of West Kelowna Submissions
Subject: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

Geoffrey Hatfield
Canyon Ridge
#156 - 4035 Gellatly Road South
West Kelowna V4T 1R7

#16 May 21, 2021
@ 7:38 AM

Meg Jacks

From: [REDACTED]
Sent: May 21, 2021 7:38 AM
To: City of West Kelowna Submissions

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

A Green
131 4035 Gellatly Rd S (Canyon Ridge)
Westbank Bc

17 May 21, 2021
@ 8:20 AM

Meg Jacks

From: Claire Gunderson [REDACTED]
Sent: May 21, 2021 8:20 AM
To: City of West Kelowna Submissions
Subject: Fwd: Public Hearing - Goat's Peak Development - LETTERS TO CITY OF WEST KELOWNA
- DUE DATE FRIDAY, MAY 21 BY 4:00 PM - URGENT
Attachments: Public Hearing.pdf

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

Claire & Darrell Gunderson
Unit 101- 4035 Gellatly Rd S

Canyon Ridge Subdivision

Meg Jacks

#18 May 21, 2021
@ 8:29 AM

From: Bev Lainchbury [REDACTED]
Sent: May 21, 2021 8:29 AM
To: City of West Kelowna Submissions
Subject: Goats Peak development

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,
B Lainchbury
#132 4035 Gellatly Road South
Canyon Ridge

Meg Jacks

19 May 21, 2021 @ 8:57 AM

From: Kathy Lordon [REDACTED]
Sent: May 21, 2021 8:57 AM
To: City of West Kelowna Submissions
Subject: Re: Z 20-04 Public Hearing. Attention: City Clerk

Mayor and Members of Council,

In 2017 my husband and I chose Canyon Ridge Strata here in West Kelowna as our life long dream of a retirement home. We left our life in New Brunswick and moved here.

We choose this location because of the beautiful setting, close to the waterfront, near all amenities and on the wine trail. My husband is a fly fisherman and the idea of the spawning Kokanee at the bottom of Powers Creek was a game changer. Our home had a view of Goats Peak, bordered on Glen Canyon and a partially finished sidewalk leading to the waterfront. The drive or walk to the waterfront is/ was particularly dangerous due to the narrow corner by the entrance to the Glen Canyon Park and the lack of any space on either side of the road. If we walk to the waterfront, we literally are forced to enter the woods or back into the Bylands fence, especially if two cars from opposite directions are encountered at the same time. We stopped walking. We drive our car down to the waterfront now. All year long we encounter a very risky experience at the same corner, this is worsened by the fact that, in addition to no space on either side of the road, the pavement has collapsed on both sides of the corner. It's really scary if we encounter walkers and a car from the opposite direction at the same time.

I understand the City has no plans to fix this situation. This, despite the present dangers and the continued population growth in this area.

Now we look out our front window and our views of Goats Peak are almost completely obliterated by the construction of the new Kerr Properties development. Our homes vibrate from the construction machinery and are basements have cracked from the extreme compaction.

Excess Drainage from Gellatly Road S ends up in Powers Creek, unfiltered and where the Kokanee spawn! We totally get and even support development but please, please don't approve the Goats Peak development without fixing Gellatly Road South, especially between Canyon Ridge and the waterfront. Be aware that we are here in these retirement years to enjoy this place.

The water drainage into Powers Creek is unacceptable and the proposal to use a detention pond on the table above our property at Goats Peak is really worrisome.

Please use the money from these developers to establish proper drainage systems with filtration that goes right to the lake.

Not doing so amounts to possible disastrous and expensive consequences for us all.

We thank you for taking the time to seriously consider and act upon the points we have raised.

Yours very truly,

Judge Denis Lordon (retired) and Kathleen Hogan Lordon, Q.C.
258-4035 Gellatly Road S
West Kelowna, BC
V4T 1R7
[REDACTED]

20 May 21, 2021 @ 9:07 AM
Meg Jacks

From: [REDACTED]
Sent: May 21, 2021 9:07 AM
To: City of West Kelowna Submissions
Subject: Re: Notice of Public Hearing (Z-20-04) to be held on May 25, 2021. Goats Peak development

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing (Z-20-04) to be held on May 25, 2021. Goats Peak development

This is a formal request that any future action on the proposed development at Goat's Peak be suspended pending the City's confirmation that the following issues will be addressed:


1. that the roadworks required to upgrade Gellatly Road South from Highway 97 to Whitworth Road be completed in advance of any further development being approved along Gellatly Road South. The area has seen increasing vehicular, cyclist and pedestrian traffic over the past 10 years with existing and new developments in Glenrosa neighbourhood, the area parks, the new Kerr property development, lake attractions as well as wine route tourists; not to mention plans for the new waterfront developments. The road is currently not maintained, and even if maintained, is not safe.
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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

Doug Harstrom
133 – 4035 Gellatly Rd, S.
West Kelowna, BC, V4T 1R7
[REDACTED]

This e-mail message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.

 Please consider the environment before printing this email.

21 May 21, 2021
@ 9:08 AM

The City of West Kelowna

Submissions@westkelownacity.ca

This is a formal request that any future action on the proposed development at the suspended pending the City's confirmation that the following issues will be addressed.

1. That the Roadworks required to upgrade Gellatly Road South from Highway 97 to Whitworth Road be completed in advance of any further development being approved along Gellatly Road South. The area has seen increasing vehicular, cyclist and pedestrian traffic over the past 10 years with existing and new developments in Glenrosa neighbourhood, the area parks, new Kerr property development, the lake attraction as well as wine route tourists, not to mention plans for new waterfront developments. The road is currently not maintained and even if maintained is not safe. People are parking on Gellatly Road south with big trucks with boats attached and if you meet another car you have to come to a complete stop to drive on Gellatly Road South.
2. That a proper storm drainage system will be included as a precursor to the development plan. Presently overflow water from the street drains into Power's Creek an important Kokanee spawning channel. It appears that "the temporary detention pond on a flat bench in Block D with an overland overflow ditch to Gellatly Road" (page 34 of the development proposal) is an attempt to circumvent the City's responsibility to install a proper drainage system for storm water now. It is of deep concern that this overflow will drain into homes in our strata and onto other properties below our strata.
3. We need the City to look at proper bike lanes (Width) to be installed not like what was done on Boucherie Road. You are taking your life into your own hands walking or biking on Gellatly Road South.

Yours truly



Lori Woynarski
137, 4035 Gellatly Rd. S.
West Kelowna, BC V4T 1R7

22

May 21, 2021

@ 9:08 AM

May 21, 2021

Attention: City Clerk
via Email (submissions@westkelownacity.ca)

RE: FILE NUMBER Z 20-04 (NOTICE OF PUBLIC HEARING TO BE HELD ON MAY 25, 2021) GOATS PEAK DEVELOPMENT

To Whom This May Concern,

Please accept this submission for the above noted public hearing regarding the present and urgent concerns of the Gellatly Bay Goats Peak Community Association (GBGPCA) regarding the proposed Goats Peak Development Proposal.

Background

At the Council Meeting of December 8, 2020, Council gave first and second reading to a development proposal and directed the staff to schedule the matter for public hearing (Item 8.2.1 of Council Minutes). The addendum to Council Minutes (at page 27) contains the Council Report with disclosure of the proposal for this development.

The first phase of Goat's Peak Comprehensive Development Plan (CDP) proposes "to amend the official community plan land use designations and concurrently rezone the subject properties." The plan (and this is the first phase of future proposed development at Goats Peak) is to create approximately 60 family residential lots and 82 single family or duplex lots and, 42 townhouse units in the Goats Peak/Gellatly Bay Area.

Membership Concern #1 Trail Preservation

The proposed development area encompasses portions of historic trails, now in use by the community and formally mapped out and accepted as such originally by the City of West Kelowna and then by the Regional District. This mapping was completed by the Gellatly Bay Trails and Park Society, volunteers who with community partnerships and government assistance have dedicated consideration time and labour to the mapping, maintenance, and preservation of these trails.

The GBGPCA members have indicated a strong interest in the preservation of these trails during the Goats Peak Development. The CDP addended to the minutes of the December 8 Council Meeting indicates at page 33, under the title "Trails and Connectivity", "a change to the previously identified trail plan." It states the revisions are minor and that the updated plan "provides a clear indication for the expectation that the developer provides a variety of connectivity options for existing and future residents." The CDP goes onto say that "While the plan will likely be refined during subsequent development, it is important to highlight that the applicant shares the recognition that these trails are a key amenity to existing and future residents. These works will be secured through a covenant and statutory right of way that ensure the works or a portion of the works occur with subsequent phases of subdivision."

23 May 21, 2021
@ 9:43 AM

Meg Jacks

From: JOHN HOGBIN [REDACTED]
Sent: May 21, 2021 9:43 AM
To: City of West Kelowna Submissions
Subject: Public Hearing - Goat's Peak Development
Attachments: Public Hearing.pdf

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021 - Goats Peak Development

This is a formal request that any future action on the proposed development at Goat's Peak be suspended pending the City's confirmation that the following issues will be addressed:

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2. that a proper storm drainage system will be included as a precursor to the development plan. Presently overflow water from the street drains into Power's Creek, an important Kokanee spawning channel. It appears that "the temporary detention pond on a flat bench in Block D with an overland overflow ditch to Gellatly Road" (page 34 of the development proposal) is an attempt to circumvent the City's responsibility to install a proper drainage system for storm water - now. It is of grave concern that this overflow will drain into homes in this strata and onto other properties below our strata.

Thank you in advance for your consideration and respect for our concerns.

Sincerely,

John Hogbin and Maureen Clark
163-4035 Gellatly Road South
West Kelowna, B.C.

Meg Jacks

24 May 21, 2021
@ 9:55 AM

From: Lymanrobinson [REDACTED]
Sent: May 21, 2021 9:55 AM
To: City of West Kelowna Submissions
Subject: Public Hearing (Z-20-04) - GOATS PEAK Development

Prior to approving this Development, the following issues need to be addressed:

1. Storm Water Runoff: Based on the information provided by the developer at a Public Information session in the summer of 2014, the plan for storm water runoff was to create a catch basin on the west side of Gellatly Road just north of Heritage Park. This catch basin would only drain into a runoff pipe if the depth of the water in the catch basin exceeded a certain height which, as I recall, was about 6 feet. When it reached that height, the water would then enter a pipe that carried it down to around the Bylands corner. This is unacceptable for at least 2 reasons. First, it would create a prime mosquito breeding area. Secondly, there are children who run around in Heritage Park and there would be a danger of them falling into water in the catch basin.

A requirement should be imposed that storm water be collected in the area of the development and transmitted downhill in an enclosed pipe.

2. The roadway of Gellatly Road South needs several upgrades: Entry to and exit from Heritage Park needs to be made much safer. There are very poor sight lines at that point for any traffic turning left into the park or turning left when exiting the park. It is also very dangerous for pedestrians to cross to or from the Park to the sidewalk located on the east side of Gellatly Road. Again, there are very poor sight lines to see traffic approaching on Gellatly Road South. Part of this danger is caused by the excessive speed of many vehicles on Gellatly Road South at that point. Many travel well in excess of 50 kph.

The lack of any sidewalks around the "Bylands corner" makes pedestrian travel very dangerous. The right angle turn of the roadway at that point makes it impossible for large trucks or vehicle with trailers to make the turn and stay on their own side of the centre line.

Thank you for considering our concerns.

Yours truly,
Lyman and Charlene Robinson
#299 - 4035 Gellatly Road South
West Kelowna, BC.

25 May 21, 2021
11:12 AM

Meg Jacks

From: [REDACTED]
Sent: May 21, 2021 11:12 AM
To: City of West Kelowna Submissions
Subject: Fwd: Public Hearing - Goat's Peak Development - LETTERS TO CITY OF WEST KELOWNA
- DUE DATE FRIDAY, MAY 21 BY 4:00 PM - URGENT
Attachments: Public Hearing.pdf

Sent from my iPad

Date: May 20, 2021

**Subject: Fwd: Public Hearing - Goat's Peak Development - LETTERS TO CITY OF
WEST KELOWNA - DUE DATE FRIDAY, MAY 21 BY 4:00 PM - URGENT**

Jacqueline and LOrne Chestnut
103-4035 Gellatly Rd S
[REDACTED]

T

C

City Clerk
Municipal Hall


2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

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Thank you in advance for your consideration and respect for our concerns.

jacqueline and LOrne Chestnut
103-4035 Gellatly Rd S
canyon Ridge


2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

26
May 24, 2024
@ 11:02 AM

Re: Notice of Public Hearing (Z-20-04) to be held on May 25, 2021. Goats Peak development

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2. that a proper storm drainage system will be included as a precursor to the development plan.

Page 55 of 75

Thank you in advance for your consideration of our concerns.

Yours truly,

[Redacted Signature]

Harry and Barbara Collier

Canyon Ridge, 238 – 4035 Gellatly Road South

West Kelowna, BC, V4T 1R7

27 May 21, 2021
@ 11:47 AM

Meg Jacks

From: Marie Sprecher [REDACTED]
Sent: May 21, 2021 11:47 AM
To: City of West Kelowna Submissions
Subject: Re: Notice of Public Hearing(Z 20-04) to be held on May 25, 2021. Goats Peak development

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z 20-04) to be held on May 25, 2021. Goats Peak development

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

Marie Sprecher

135 - 4935 Gellatly Road South

West Kelowna, BC

28 May 21, 2021
@ 12:05 PM

May 21, 2021

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

Dave and Judy Hoeght
Canyon Ridge
289 - 4035 Gellatly Road S.
West Kelowna, BC, V4T 1R7

#29 May 21, 2021
@ 12:22 PM

May 21, 2021

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6
Email: submissions@westkelownacity.ca

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

Fil & Karen Mauro
#246 4035 Gellatly Road S - Canyon Ridge
West Kelowna, BC

#30 May 21, 2021
@ 12:23 PM

Ramona & John Palmatier
#244, 4035 Gellatly Road South
West Kelowna, B.C. V4T 1R7

May 21, 2021

Via email: submissions@westkelownacity.ca

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

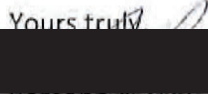
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Thank you in advance for your consideration and respect for our concerns.

Yours truly,


Ramona & John Palmatier
#244, 4035 Gellatly Road South
West Kelowna, B.C. V4T 1R7

31 May 21, 2021
@ 12:26 PM

Nick and Linda Poznikoff
159-4035 Gellatly Rd. S.
West Kelowna, B.C. V4T 1R7

May 21, 2021

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z 2T6
Email Address: submissions@westkelownacity.ca

RE: Notice of Public Hearing (Z-20-04) to be held on May 25, 2021. Goats Peak Development

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Thank you in advance to your consideration and respect for our concerns.

Yours truly,



Nick and Linda Poznikoff
Canyon Ridge
159 – 4035 Gellatly Road South
West Kelowna, B.C. V4T 1R7

32 May 21, 2021
@ 12:27 PM

Meg Jacks

From: [REDACTED]
Sent: May 21, 2021 12:27 PM
To: City of West Kelowna Submissions
Cc: [REDACTED]
Subject: Fwd: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

Hello

I have been requested to send this email to you on behalf of Toby and Suzanne Brine - their email address is above.

Marcelle Sprecher

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

Toby and Suzanne Brine
138 -4035 Gellatly Road South
West Kelowna BC
V4T 1R7

#33 May 21, 2021
@ 12:56 PM

Meg Jacks

From: Dr. John Carmichael [REDACTED]
Sent: May 21, 2021 12:56 PM
To: City of West Kelowna Submissions
Subject: Gellatly Road South

BEFORE giving approval for developments that will result in any increase in traffic volume on Gellatly Road South (between the highway and the Cove) **STOP** and activate whatever brain cells are operational among planning and city council. Currently, that road can not safely accommodate any additional traffic. The road is narrow, has a hair pin curve at the bottom of a hill at the Bylands nursery, and typically is not maintained at all well independent on the season and is a major hazard. Even now it is an accident just waiting to happen. Increasing the traffic flow at this time is simply irresponsible. Wake up!

Dr. John A. Carmichael

**313-4035 Gellatly Road South
West Kelowna BC V4T 1R7**



Meg Jacks

From: b.zelinski [REDACTED]
Sent: May 21, 2021 1:23 PM
To: City of West Kelowna Submissions
Subject: Goat's Peak Development

#34

may 21, 2021
@ 1:23 pm

As a homeowner in Canyon Ridge, 4035 Gellatly Rd S, I am in favour

Sent from my iPhone

#34

Meg Jacks

From: b.zelinski [REDACTED]
Sent: May 21, 2021 1:31 PM
To: City of West Kelowna Submissions
Subject: Goat's Peak Development

I am in favour of the 2 suggested upgrades to Gellatly Rd S before the Goat's Peak Development proceeds.
Beverley Zelinski 275-4035 Gellatly Rd S, Canyon Ridge. [REDACTED]

Sent from my iPhone

Meg Jacks

35 May 21,
2021

From: [REDACTED]
Sent: May 21, 2021 1:32 PM
To: City of West Kelowna Submissions
Subject: Public hearing (Z-20-04)

@ 1:32 PM

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

This is a formal request that any future action on the proposed development at Goat's Peak be suspended pending the City's confirmation that the following issues will be addressed:

1. that the roadworks required to upgrade Gellatly Road South from Highway 97 to Whitworth Road be completed in advance of any further development being approved along Gellatly Road South. The area has seen increasing vehicular, cyclist and pedestrian traffic over the past 10 years with existing and new developments in Glenrosa neighbourhood, the area parks, the new Kerr property development, lake attractions as well as wine route tourists; not to mention plans for the new waterfront developments. The road is currently not maintained, and even if maintained, is not safe.
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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

Vera Sawchuk
104-4035 Gellatly Road S
Canyon Ridge
West Kelowna , BC
V4T 1R7



#36 may 21, 2021
@ 1:28 PM

Peter Hugh Paulsen

**Public Hearing - Goat's Peak Development - LETTERS TO CITY OF WEST KELOWNA
- DUE DATE FRIDAY, MAY 21 BY 4:00 PM - URGENT**

1 message

Thu, May 20, 2021 at 9:32 PM

Reply-To: [REDACTED]

To: [REDACTED]

Hello Canyon Ridge Owners

Our regrets for the late notice here.

On Tuesday, May 25, the City of West Kelowna will be holding a hearing about the development at Goat's Peak - Development Permit Z 20-04. Please see the attached mailing that was sent to those Owners at Canyon Ridge who live within 100 meters of the new development.

Your strata council sees two very critical issues that should be addressed before any development proceeds. To that end, we have drafted the following letter which you may wish to forward directly by email to the City if you are in agreement with it. The Strata Council will send a letter as well. There is strength in numbers.

Submissions, including your name and address, must be sent by email BY **TOMORROW - FRIDAY, MAY 21 at 4:00 PM.** as follows:

The email address is - submissions@westkelownacity.ca.

Thank you

Canyon Ridge Strata Council

SUGGESTED LETTER TO CITY OF West Kelowna

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,


INSERT YOUR NAME AND ADDRESS - including Canyon Ridge in your address

Peter H. Poulsen



Caprice Desjardins



 Public Hearing.pdf
1660K

37 May 21 2021
@ 2:02 PM

Meg Jacks

From: Linda Mireau [REDACTED]
Sent: May 21, 2021 2:02 PM
To: City of West Kelowna Submissions
Subject: Attention City Clerk File Z20-04

Follow Up Flag: Follow up
Flag Status: Flagged

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Yours truly,

Maurice and Linda Mireau

Unit 240 - 4035 Gellatly Rd. S.
West Kelowna, BC V4T 1R7
Canyon Ridge

38 May 21, 2021
@ 2:31 PM

Meg Jacks

From: John Appleby [REDACTED]
Sent: May 21, 2021 2:31 PM
To: City of West Kelowna Submissions
Subject: Fwd: Public Hearing - Goat's Peak Development - LETTERS TO CITY OF WEST KELOWNA
- DUE DATE FRIDAY, MAY 21 BY 4:00 PM - URGENT
Attachments: Public Hearing.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

Re: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

John & Gail Appleby
#284-4035 Gellatly Rd. S.
Canyon Ridge

Meg Jacks

39
May 21, 2021 @ 3:11 PM

From: [REDACTED]
Sent: May 21, 2021 3:11 PM
To: City of West Kelowna Submissions
Cc: [REDACTED]
Subject: Fwd: Notice of Public Hearing(Z-20-04) to be held on May 25, 2021. Goats Peak development

Hello

I have been requested to send this email to you on behalf of Peter Pugsley and Lise Demeter - their email address is above.

Marcelle Sprecher

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

Peter Pugsley and Lise Demeter
239-4035 Gellatly Road South

West Kelowna BC
V4T 1R7

40 May 21, 2021
@ 3:48 PM

Meg Jacks

From: Colin and Marg Miles [REDACTED]
Sent: May 21, 2021 3:48 PM
To: City of West Kelowna Submissions
Subject: Notice of Public Hearing (Z-20-04) to be held May 25, 2021 - Goats Peak Development

City Clerk
Municipal Hall
2760 Cameron Road
West Kelowna, B.C.
V1Z2T6

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Thank you in advance for your consideration and respect for our concerns.

Yours truly,

Colin & Margaret Miles
#300, 4035 Gellatly Road S
West Kelowna, B.C. V4T 1R7
[REDACTED]

#41 May 21, 2021
@ 11:02 AM

Meg Jacks

From: Deanna Stinson [REDACTED]
Sent: May 21, 2021 11:02 AM
To: City of West Kelowna Submissions
Subject: Public Hearing - Goats Peak

Follow Up Flag: Follow up
Flag Status: Flagged

Deanna & Robert Stinson #152 4035 Gellatly Road West Kelowna BC V4T 1R7