

SUBMISSIONS

(File No. DP 23-19, 3830 Gellatly Road)

NO.	DATE RECEIVED	TIME RECEIVED	RECEIVED FROM
Submissions included with agenda to Council			
1.	February 8, 2024	12:21 PM	Davies, Sharon
Submissions included with late agenda items to Council			
1.	February 8, 2024	6:54 PM	Fischer, Corey
2.	February 11, 2024	6:42 PM	McLuskey, Kevin
3.	February 12, 2024	11:47 AM	Lock, Taylor
4.	February 12, 2024	2:56 PM	Brace, Bob and Wendy
5.	February 12, 2024	3:10 PM	Bennett, Glenn and Walker, Tana
6.	February 12, 2024	3:17 PM	Bergen, Diana
7.	February 12, 2024	3:17 PM	Bennett, Glenn and Walker, Tana

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, File Number (DP 23-19)
Date: February 8, 2024 6:54:21 PM

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Hello, thank you for sending the Notice for Development Permit DP 23-19.

I am writing in opposition to this development moving forward at this time.

The reason for my objections are that this is too much construction all at once for our neighbourhood: the nearby Carbury development is still under construction, and the nearby Shorerise development is just beginning.

My wife and I strongly feel that these 2 projects should be completed, and at least create a Traffic Calming Plan and a southbound connecting sidewalk along Gellatly, before DP 23-19 breaks ground. I know that many of my neighbours also feel similarly.

I am not against civic density, but further development in this neighbourhood when so much is incomplete is unfair to us who are living through it.

Please consider halting DP 23-19 until my above stated suggestions are complete.

Thank you for your consideration.

Corey Fischer
3873 Glen Canyon Drive

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Corey Fischer | Program Director

Pattison Media

Kelowna: 103.1 Beach Radio | 104.7 The Lizard | Kelowna10

Vernon: 107.5 Beach Radio | VernonMatters

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Cc: [REDACTED]
Subject: Attention: Corporate Officer, File Number (DP 23-19)
Date: February 11, 2024 6:42:35 PM
Attachments: [DP 23-19.pdf](#)

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Hello, I see the submission must have a name and address.
Kevin McLuskey
3824 Gellatly Rd
West Kelowna, BC
V4T 2K6

K McLuskey

3824 Gellatly Rd South
West Kelowna, V4T 2K6

10th February, 2024

City of West Kelowna

Corporate Officer, Municipal Hall
2670 Cameron Rd, West Kelowna
BC, V1Z 2T6

RE: Notice of Development Permit DP-23-19

To Honorable Mayor and Council

As a long time resident, concerned citizen and neighbor of the proposed development (DP-23-19) I feel I must put forward my concerns.

The proposed development was recently zoned R4 medium density which is clearly laid out in the Zoning Bylaw (10.10 Medium Density Multiple Zone). As the neighbor of the property adjacent to the West and North, I strongly feel that the offsets proposed will significantly affect my property and any future plans I may have. The zoning is clear in the 10.10 regulation table minimum and maximum/minimum offsets and property density.

I realize that there is a need for housing in the area, however; there is already a significant development south of me (Shorerise). This will already put a strain on the current traffic in the area. All this traffic will create a safety issue as we still do not have a curb for pedestrians to safely walk the entirety of Gellatly Rd. So the proposed development (20 units) will 100% have vehicles parked on the road and will most likely be parked in front of the high pressure gas plant.

This is concerning, if people park in front of the gate it becomes a safety concern for the utility to have access. The proposed 4 visitor parking lots for 20 units will surely have parking related issues. I reference Elliot Rd and Gossett Rd where the road is car to car. The report to council talks about the area being underutilized, I find that to be untrue as we already have a very large development underway and many people use the area for recreation pursuits.

The council report dated Feb 13, 2024 states it has met zoning bylaw however in the table it requires 12 not 11 spaces.

Other things of concern:

- Increase traffic being a safety concern due to lack of parking (11 spaces not 12)



- Emergency access to the high pressure gas line (fortis) and plant (see picture below).



- Snow removal
- If parking overflows, there is a school bus stop directly across from the property, so may be a safety issue to children
- Curb and gutter should be installed at the developer cost. These additional costs should not be borne by taxpayers.



- My property's fire safety (hydrant access)



- My lot is already thin and my house is grandfathered on variance to the orchard. This will seriously hamper any plans for my property if the proposed offsets are approved.
- As I will be the property most affected, I do not see any fencing being erected and being a pet owner I am very concerned about there being a retaining wall, four buildings and no fencing provided in the back of their development. If the variances are approved I would hope counsel will see that solid privacy fencing would need to be installed.



In conclusion, I hope that the City honors their bylaws (option #1 Council Report) as written and not approve the development in its current design. I feel that the requests are going to adversely affect my property, general area and not improve our City. So I firmly oppose the proposal as designed and the variances they seek from the mayor and council to approve. I graciously thank you for your consideration.

Sincerely,

K McLuskey

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: corporate officer, File number (DP 23-19)
Date: February 12, 2024 11:46:56 AM

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Subject: Opposition to Proposed Townhouse Development at 3830 Gellatly Road

Dear West Kelowna City Council Members,

I am writing to express my strong opposition to the proposed townhouse development at 3830 Gellatly Road, which is currently under consideration by the city council. As a resident of the neighborhood affected by this proposed development, I have significant concerns about its potential impacts on our community.

While I understand the need for additional housing options in our city, I believe that this particular development is not suitable for the existing residential neighborhood. The proposed project, consisting of 20 townhomes across four three-storey buildings, raises several issues that must be addressed before moving forward.

First and foremost, the proposed development would exacerbate the existing traffic congestion in our neighborhood. Gellatly Road already experiences heavy traffic flow, and the addition of 20 townhomes would only further burden the infrastructure. Moreover, the lack of safe parking available is a pressing concern. With Gellatly Road lacking street parking and only minimal parking available on Glen Canyon Drive, the proposed development would undoubtedly lead to parking shortages and safety hazards for residents and visitors alike.

Additionally, the potential increase in speeding due to the higher occupancy resulting from the townhouse development poses a significant risk to the safety of pedestrians and other road users. This concern is particularly alarming given the ongoing development in the area, such as the Goats Peak project, which is already contributing to congestion along Gellatly Road.

Furthermore, the minor variances related to setbacks and driveway width, as well as the proximity to a FortisBC right of way, raise questions about the compatibility of the proposed development with the surrounding neighborhood.

In light of these concerns, I urge the city council to carefully consider the impact of the proposed townhouse development on our community and to prioritize the well-being and safety of residents. Alternative solutions that address the housing needs of our city while minimizing negative impacts on existing neighborhoods should be explored.

Thank you for considering my concerns regarding this matter. I respectfully request that you vote against the approval of the proposed townhouse development at 3830 Gellatly Road.

Sincerely,

Taylor lock
3865 glen canyon drive
[REDACTED]

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Townhouses at 3830 Gellatly Road South
Date: February 12, 2024 2:56:15 PM

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Dear Sir/Madam:

I live at 3833 Glen Canyon Drive.

There is a proposal for 20 townhouses to be built at 3830 Gellatly Road. According to the map, it is actually on Gellatly Road South.

I am vehemently opposed to the number of homes proposed for this lot.

Firstly, Gellatly Road South is too narrow and without shoulders and sidewalks on parts of it. There is already a significant increase in traffic on the road due to all the townhomes built and being built further down the hill. Secondly, with the already approval of development of the Goats Peak homes, the infrastructure will not support the additional traffic volume.

Gellatly Road South is already being treated like a race track, endangering young families living along the road.

The area along this road is home to numerous Moose, deer, coyotes and bears already being pushed out due to the Goats Peak construction.

Sincerely,

Bob & Wendy Brace
Sent from my iPhone

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attention cooperate officer file number DP-23-19
Date: February 12, 2024 3:10:19 PM

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Hi there

I am writing on behalf of my husband Glenn Bennett and Tana Walker-Musgrove owners of 3831 gellatly road South West kelowna bc v4t 2p7 in opposed of the suggested development of 3830 gellatly road South of the 20 new town houses. The main road of gelltaly road South is already busy and noisy as it. Adding more traffic is not needed when there is enough traffic and people treating it like a race track.

Sincerely

Glenn Bennett and Tana Walker

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Townhomes
Date: February 12, 2024 3:17:36 PM

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City of West Kelowna council,

I am opposed to the proposed 20 unit townhouse development on 3830 Gellatly Road.

This location is not suitable for the proposed number of occupants and the parking spaces required for the vehicles.

Requires “variants” indicates just that!

(Just look down the road at the townhouse development and notice that there are already vehicles parked in the bicycle lane and creating a hazard to cyclists and motorists)

This property also borders a large cherry orchard. The frequent crop spraying that occurs during the growing season causes hazardous air pollution and noise pollution; placing multi-family units in this location will be an invitation for numerous health issues for the residents.

Sincerely D. Bergen

Sent from my iPhone

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attention cooperate officer file number DP-23-19
Date: February 12, 2024 3:17:39 PM

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Hi there

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Sincerely

Glenn Bennett and Tana walker