

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** ATTN Corporate officer, file DP 24-10  
**Date:** July 15, 2024 4:45:21 PM

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Hello,

I am writing in reference to the Development permit 24-10 at 2419 Mountains Hollow Lane that myself at 16-2490 Tuscany drive, West Kelowna received via mail.

I would like to share some concerns I have related to the proposed development in this space. Living in the Tuscany drive townhomes with my 2 small children is mostly wonderful, however, one aspect we struggle with significantly is safe pedestrian access out of our neighbourhood. We are essentially placed upon a road with a sidewalk that leads nowhere. My children are unable to access many of the local amenities in the shannon lake community due to a severe lack of infrastructure that would support non motorized travel. We cannot walk to school and the tennis courts due to the lack of sidewalks along shannon lake road and no crosswalk at the base of tuscan drive, we cannot walk to shannon lake, and we are also unable to safely walk to the playground next to the shannon lake community garden as there is no safe designated pedestrian access.

The absolute gem of our existence in this neighbourhood is centered atop the space in which this development is proposed to be built. We are in that forest on that hill, walking the trails, playing hide and seek, breathing in the sweet smell of balsam root, every day. The trails are how myself and my children safely walk to a playground in tallus ridge. We hang hammocks and read in that forest and we drink in the views of the sunsets on summer evenings after a heart pumping walk up the hillside. It is where we take every single guest who visits us to see the beauty of the Okanagan, showcasing a view of both lakes.

I see the entire projection of my children's childhoods shifting if this development is approved. West Kelowna is amazing because of its rich trail systems and natural playgrounds, and it is heartbreaking to consider the fact that we may lose the one thing that makes our home feel so special.

I implore our council and elected officials to consider the impact this development will have on us, your current citizens who enjoy this space for its natural beauty. If you are parents yourselves, might you consider how this loss would feel to your family and children who use this space daily?

I realize that my voice is small, so very small, next to the booming sound of development and money that accompany it, but I truly hope, perhaps it may be heard by you, those who hold the power of decision making, and that you may vote to terminate the proposed development in the name of preserving nature, beauty, health and childhood.

Thank you for taking the time to consider the perspective of current neighbours.

Andrea Prochazka  
16-2490 Tuscany drive



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**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Attn Corporate Officer File Number DP 24-10  
**Date:** July 15, 2024 9:28:51 PM

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We received the notification that there will be a townhouse development at 2419 Mountains Hollow Lane. I strongly object to this development. I have been a resident of Tallus Ridge for 8 years and have seen a lot of development during our time here. I agree development needs to take place and homes need to be built. However, the choice of the location for this development lacks an understanding of our neighborhood.

That area where you are proposing this development is destroying one of the more beautiful features of Tallus Ridge. It is a walking area used by almost everyone. It is a natural gully behind all the homes on Paramount Dr. I would be so upset if I were an owner on Paramount Dr. To think that turning that beautiful park feature into a cramped townhouse complex demonstrates poor judgment. Especially when there are other places to build.

For instance, the supposed "winery" which is built on land within the neighborhood would have been perfect for building many homes and townhouses, soccer fields, and a better park. I am assuming that the land on which the winery sits was designated as ALR, which is ironic considering it is one of the more open spaces in the entire neighborhood. So instead of using that land to build many homes, we are destroying wooded areas immediately behind existing homes to cram townhomes.

Please give your head a shake and take a walk in our neighborhood. If you do then you would see this proposal is ill conceived. If this development goes ahead then I will make a more concerted effort to vote for a new council in the next election. We need people in West Kelowna who have common sense and vision. Ruining the main natural feature of a neighborhood to cram in townhomes does not show vision or common sense.

Josh Stehmeier  
2390 Tallus Green Cres.

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Fwd: Proposal development behind Eagle Ridge Drive  
**Date:** July 16, 2024 7:53:47 PM

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**From:** Clifford Kshyk <[REDACTED]>  
**Date:** July 16, 2024 at 11:42:33 AM PDT  
**To:** Clifford Kshyk <[REDACTED]>  
**Subject: Proposal development behind Eagle Ridge Drive**

Concerns regarding this huge proposal:

-what is the timeline?

-how will the developer deal with noise and dust issues( will there be a barrier wall or fence)?

-please confirm entrance: it's showing off Mountains Hollow Rd but when I spoke with your office I was told entrance would be off Paramount?!?

Being a resident in unit 1 Natures Gate we are concerned about our peaceful setting. What is the plan for exiting from Eagle Ridge Drive as traffic on MHL has increased immensely in the last 4 years. Also exiting from Tallus Ridge on to Shannon lake Rd what are the plans?

Thank you,

Beverley Kshyk

Sent from my iPhone

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** DP 24-10  
**Date:** July 17, 2024 7:12:18 AM

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Good morning,

I am writing to oppose the development permit for 2419 Mountain Hollow Place. I believe that this will have a negative effect on our neighbourhood. Many families including ours use the beautiful trails in this area. It will disrupt the ecosystem and have a negative impact on all the wildlife living in that area.

Thank you,  
30-2490 Tuscany drive, West Kelowna  
Morgan  
Sent from my iPhone

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Attn: Corporate Officer, File Number (DP24-10)  
**Date:** July 17, 2024 8:33:51 PM

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To whom it may concern;

Please accept this letter to inform of my objection regarding DP 24-10.

Although I may not reside within the stated 100m of proposed development, I do utilize Mountain Hollows Road on a daily basis, as it is the **ONLY** main traffic artery into upper Tallus Ridge. Over the past few years, this road has increasingly become more of a hazard to pedestrians (specifically school aged children), various pedestrians trying to enjoy their neighbourhood, and wildlife.

I have witnessed first hand, many inappropriate vehicle maneuvers (on good weather days), and not to mention, near fatal maneuvers during less than optimal winter conditions. This being said, Mountain Hollows Road is one of the worst stretches when conditions ice over. I do not foresee adding additional homes to this area to make commuting any safer; as well as the traffic coming on and off Shannon Lake Road.

As previously mentioned, Mountain Hollows Road is the **ONLY** main traffic artery into upper Tallus Ridge. Reflecting on 2023's wildfire season, the addition of another development phase and increasing residents would add only to the congestion and chaos, should another disaster occur within the surrounding area as much of the Crown Land is remains thriving.

Our neighbourhood is known for accessible trails for many to enjoy. Many of which are wildlife in which have claimed this area to be theirs first. To develop more land would eradicate all things wild and completely remove the tranquility and appeal of this neighbourhood. OR it would add to the annual garbage/bear problems in which we are all very aware of.

First and foremost, this community requires appropriate infrastructure.

Thank you for your time and consideration.

Sincerely,

Hazel Straatsma  
2606 Paramount Drive, West Kelowna, BC V4T 3M6  
[REDACTED]

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** ATTN: Corporate Officer, File Number (DP 24-10)  
**Date:** July 18, 2024 1:03:58 PM

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ATTN: Corporate Officer, File Number (DP 24-10)

We are deeply concerned about the proposed townhouse development in our neighborhood, which would remove half of the mountain we regularly use for casual trail walks and to enjoy the stunning views of Okanagan Lake and Shannon Lake. One of the reasons we chose this area was because of the mountains and trees that provide privacy and a sense of being in nature. We are not in favour of this development proposal.

We are worried that this new development will lead to increased traffic in our neighborhood, as well as construction noise and excess dirt during the building process. The city has already struggled to improve infrastructure at the pace West Kelowna is growing. Are there plans to enhance amenities in this area with the addition of the townhouse development?

Kara & Anders Nelson

#20 - 2490 Tuscany Drive, West Kelowna, BC V4T 3M4