

## SUBMISSIONS

(File No. DP 24-10, 2419 Mountains Hollow Lane)

NO.	DATE RECEIVED	TIME RECEIVED	RECEIVED FROM
<b>Submissions included with agenda to Council</b>			
1.	July 15, 2024	4:45 PM	Prochazka, Andrea
2.	July 15, 2024	9:29 PM	Stehmeier, Josh
3.	July 16, 2024	7:54 PM	Kshyk, Beverley
4.	July 17, 2024	7:12 AM	Genio, Morgan
5.	July 17, 2024	8:34 PM	Straatsma, Hazel
6.	July 18, 2024	1:04 PM	Nelson, Kara & Anders
<b>Submissions included with late agenda items to Council</b>			
1.	July 19, 2024	4:33 PM	Charles, Kirsten
2.	July 21, 2024	3:34 PM	Hebert, Patty
3.	July 21, 2024	1:48 PM	McKenzie, Bronte
4.	July 22, 2024	6:06 AM	Matthews, Lanine
5.	July 22, 2024	6:13 AM	Rusk, Greg & Tamie
6.	July 22, 2024	11:51 AM	Leonard, John
7.	July 22, 2024	1:38 PM	Guy, Karen (60-person petition)
8.	July 22, 2024	1:41 PM	Van Dolder, Craig
9.	July 22, 2024	2:37 PM	Mucha, Jamie & Jeff
10.	July 22, 2024	3:21 PM	Geddes, Grant & Cathy

**From:** [City of West Kelowna Submissions](#)  
**To:** [Rebecca Narinesingh](#)  
**Subject:** FW: DP 24-10 notice we oppose  
**Date:** July 22, 2024 11:16:37 AM

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**From:** Kirsten Charles [REDACTED]  
**Sent:** Friday, July 19, 2024 4:33 PM  
**To:** City of West Kelowna Submissions <submissions@westkelownacity.ca>  
**Subject:** DP 24-10 notice we oppose

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My husband and I along with our [REDACTED] live at 2412 Ryser place.

We oppose the proposed development DP 24-10 in Tallus Ridge for the following reasons

1. Increased population to an area that does not need it. It is a quiet place to live and we do not need more traffic.
2. Taking away of recreation land that we walk and ride our bikes through. Our son has played in that area for 2 years and you will be taking away his space. Many kids play in the forest. We want to encourage our kids to play outside and this will be gone.
3. Impact on the deer and other wildlife. Making them move again.

Why does the city of West Kelowna continue to want to develop every square inch of land. Enough is enough. Leave the land alone and let our son keep his memories. Let us keep our area quiet so we can enjoy less cars and traffic in the area.

Put the development so where else. Actually in my opinion put it no where. West Kelowna does not need more housing.

Kirsten Charles

**From:** [City of West Kelowna Submissions](#)  
**To:** [Rebecca Narinesingh](#)  
**Subject:** FW: Development Permit (DP 24-10)  
**Date:** July 22, 2024 11:16:54 AM

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**From:** Patty Hebert [REDACTED]  
**Sent:** Sunday, July 21, 2024 3:34 PM  
**To:** City of West Kelowna Submissions <submissions@westkelownacity.ca>  
**Subject:** Development Permit (DP 24-10)

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July 21, 2024

City of West Kelowna  
Attn: Corporate Officer  
**Re: File DP 24-10**  
Location 2419 Mountains Hollow Lane

To whom it may concern:

I am writing to voice my objection to the above-mentioned project. The following are my concerns:

1. Traffic on Mountain Hollow Lane. We are concerned about the safety of the residents who use this street. A development of this size will increase the amount of traffic on an already busy street.
2. Vehicle parking on Mountains Hollow Lane – this street is already a hazardous area, let alone when vehicles are parked on it. The map you provided looks like one of the accesses to this development will be off of Mountains Hollow Lane. In the wintertime when the street is icy....and it often is, the vehicles come down the street sideways and spin out going up. There never seems to be enough parking for these types of developments at the city should consider designating this street as no parking.
3. The long-ago promised traffic circle at the bottom of Tallus Ridge Drive seems to have been lost. It is already a death trap trying to get on to Shannon Lake Road yet the city continues to approve more townhouse like the ones on Shannon Lake.... these people all drive cars. Additional development without improving the road and sidewalks systems in this area is another aspect of the poor planning process of the city.
4. This area is home to a lot of wildlife.... the loss will force them into people's yards and

gardens.

Please consider these objections when reviewing the project.

Thank you.

Patty Hebert

2446 Mountains Hollow Lane

West Kelowna BC V4T 3H5

**From:** [City of West Kelowna Submissions](#)  
**To:** [Rebecca Narinesingh](#)  
**Subject:** FW: Attn: Corporate officer, File number (DP 24-10)  
**Date:** July 22, 2024 11:16:56 AM

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**From:** Bronte McKenzie [REDACTED]  
**Sent:** Sunday, July 21, 2024 1:48 PM  
**To:** City of West Kelowna Submissions <submissions@westkelownacity.ca>  
**Subject:** Attn: Corporate officer, File number (DP 24-10)

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Dear Corporate officer,

Further to my previous email, I've attached some pictures of the resident bear that lives in the proposed development area.

Kind regards,

Bronte McKenzie  
6-2283 Shannon heights ct  
West Kelowna BC  
V4T3B9

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**From:** [City of West Kelowna Submissions](#)  
**To:** [Rebecca Narinesingh](#)  
**Subject:** FW: ATTN: Corporate Officer, Like Number (DP 24-10)  
**Date:** July 22, 2024 11:17:08 AM

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-----Original Message-----

From: Lanine Matthews [REDACTED]  
Sent: Monday, July 22, 2024 6:06 AM  
To: City of West Kelowna Submissions <[submissions@westkelownacity.ca](mailto:submissions@westkelownacity.ca)>  
Subject: ATTN: Corporate Officer, Like Number (DP 24-10)

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Hello,

I received your NOTICE FOR DEVELOPMENT PERMIT (DP 24-10) in the mail last week I am an 8 year resident of Tallus Ridge. I want to let you know that I moved here from the Fraser Valley. After 45 years of living in the hustle and bustle of traffic, a growing community, and the ridiculousness of constant building going on around me, I chose this beautiful and peaceful community to settle in.

I can tell you the I am absolutely appalled at this NOTICE FOR DEVELOPMENT PERMIT (DP 24-10). Not only are you ruining a park that myself, and many others frequent to enjoy the beauty around us, you are taking this away from our children. I can not even count the amount of people I see on these trails every day. There are kids up there that look for dinosaur bones, and have been doing this for two years now.

You are taking a home away from all the wildlife that call this mountain home. You now force them to come in to communities to make their way to Shannon Lake to drink from. Are you planning on building a walk over for them to get there safely? This puts their lives at risk. People get annoyed that they come through yards, and then you have them euthanized. This is disgusting. You are facing them out of their homes. Shame on you!!

Yesterday, I spent 94 minutes on the phone with a Professor from the UBC Facility of Forestry in Vancouver. For every tree that is being butchered, it is the responsibility of the city to report the number of trees cut down to the Forestry, and three trees are to be planted for each tree that is removed, and is to be sustainable in three years. My questions to you are: How many trees are you planning on butchering, how many trees are being planted, and where are they being planted. UBC Facility of Forestry said that we have the right to know the answers.

I have watched you destroy the lands near Shannon Lake, there is more lands destroyed on Old Okanagan Highway As a small community, you are smothering us, pushing people out, lowering the prices of our homes, causing unbelievable traffic With the last development that you allowed to go through, when it is complete, there will be close to 200 extra vehicles on the road in the morning and in the afternoon What are you going do to accommodate us that commute... Have you tried commuting to downtown Kelowna every day? I didn't sell my million dollar home in the Fraser Valley and buy in this beautiful community to live in a city like area. You have made an incredible mess of the Tallus Ridge area.... And all for the sake of a few extra dollars..... It is really disgusting...

Again... I say .... SHAME ON YOU!!

All of us that live up here are expecting you to do what ever you feel like anyways... I look forward to your answers for my questions, and I await your reply



Regards,  
Lanine Matthews  
53-2490 Tuscany Drive  
West Kelowna BC, V4T 3M4

One of many really annoyed Tallus Ridge residents

**From:** [City of West Kelowna Submissions](#)  
**To:** [Rebecca Narinesingh](#)  
**Subject:** FW: Attn: Corporate Officer, File number (DP 24-10)  
**Date:** July 22, 2024 11:17:16 AM

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**From:** Tamie Rusk [REDACTED]  
**Sent:** Monday, July 22, 2024 6:13 AM  
**To:** City of West Kelowna Submissions <submissions@westkelownacity.ca>  
**Subject:** Attn: Corporate Officer, File number (DP 24-10)

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Greg & Tamie Rusk - 2439 Paramount Drive, West Kelowna, BC V4T 3K4

In response to the development permit for 2419 Mountains Hollow Lane we would like consideration given to the location of these townhomes for the reasons below:

1. Preservation of the sensitive ecosystem which was identified as P1 in the Schedule B zoning bylaw map dated No. 0265, 2022. This area should remain as such and not be included in subject property.

2. Various wildlife, some threatened (Rubber Boa) inhabit this area as their home.

As per your 2016 Mission & Goals statement: Goal 2: Protect our Environment & Showcase Our Natural Playground.

"Support preservation of important ecosystems, wildlife habitats, and wilderness areas in a way that ensures they continue to be part of the West Kelowna community for generations to come". The development permit addresses this property as a "Sensitive Terrestrial Ecosystem", so why the development?

The most recent mission statement also addresses in key terms; Natural Environment, "more than ever, protection for the environment and its natural assets is critical".

3. The congestion brought on by growing traffic is a concern due to lack of infrastructure.

4. This lack of infrastructure in the planning and development of Tallus Ridge is growing consistently. This can be seen by the lack of exit routes when potential disasters happen, ie wildfires.

5. As sold to us when we purchased our home in 2014 was the selling feature presented as "Nature just steps away" seems to be diminishing with the continued development.

In closing, one only has to look at the green space to see a sensitive ecosystem filled with Aspen, Birch, Willow, and Poplar trees that are home for many varieties of birds and mammals. It seems to be a unique area that is hard to find.

In keeping with the City of West Kelowna's mission statement from 2016 to today, protection of these sensitive ecosystem has to remain in the forefront as to not forget the reasons why we enjoy living in BC so we may enjoy the beautiful landscape we have been provided.

Thank you for your consideration

Greg and Tamie Rusk

**From:** [City of West Kelowna Submissions](#)  
**To:** [Rebecca Narinesingh](#)  
**Cc:** [Brad Clifton](#)  
**Subject:** FW: Attn. Corporate Officer, File Number (DP 24-10)  
**Date:** July 22, 2024 11:56:39 AM

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-----Original Message-----

From: John Leonard [REDACTED]  
Sent: Monday, July 22, 2024 11:51 AM  
To: City of West Kelowna Submissions <[submissions@westkelownacity.ca](mailto:submissions@westkelownacity.ca)>  
Subject: Attn. Corporate Officer, File Number (DP 24-10)

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Hello,

I am a West Kelowna property owner living close to (below) this proposed development.

I welcome new residential developments however I do have one serious concern to express with this particular one.

During a public meeting regarding a previous development proposal for this particular property the City planning staff assured those in attendance that included in the City's potential development approval was a requirement that future Strata townhome owners on that property would be responsible for the shale/rock falling and ongoing cleanup of same as necessary into the future for the rock wall that fronts below the property and runs along side most of the length of Tuscany Drive. A lot of shale/rock falls from that rock face and further and more substantial shale/rock fall is a concern in the event that heavy equipment including potential blasting occurs on that site.

I do not believe that the taxpayers of West Kelowna should bear the ongoing and future costs associated with shale/rock falling from that rock wall.

Future Strata owners of any potential approved townhome development on that site should bear that financial responsibility and any associated legal liability in my opinion.

Thank you for your consideration.

Best Regards

John Leonard  
4-2490 Tuscany Drive  
West Kelowna, BC  
V4T 3M4

Sent from my iPhone

22 July 2024

**Attn: Corporate Officer, File Number DP 24-10**

**Re: Submission Opposing Development Permit Application DP 24-10**

I am writing not only for myself but on behalf of a large number of Tallus Ridge Residents (list of names and/or email address below) to formally oppose the development permit application DP 24-10. The proposed development raises several critical concerns that will negatively impact our community. Below, I outline the key reasons for my opposition, focusing on traffic congestion, environmental impact, population density, existing housing infrastructure, and community well-being.

This structured opposition highlights the major concerns that support rejecting the development permit application DP 24-10. Each section provides specific reasons and potential consequences to strengthen the argument against the proposed development.

**\*\*Traffic Concerns\*\***

Mountains Hollow is already a highly trafficked road, with significant congestion during peak hours. Introducing additional residential units will exacerbate this issue, leading to:

- Increased traffic congestion
- Longer commute times for residents
- Higher risk of accidents
- Increased pollution from idling vehicles

Our current infrastructure is not equipped to handle an influx of new residents, and further development will only strain the existing road network.

**\*\*Environmental Impact\*\***

The proposed development is in close proximity to a sensitive ecosystem. This area is home to various species of flora and fauna that could be adversely affected by construction and increased human activity. Concerns include:

- Disruption of local wildlife habitats
- Potential pollution of nearby water bodies
- Loss of green spaces
- Degradation of air quality

Protecting our environment is crucial, and allowing this development would pose a significant threat to the local ecosystem.

**Submission Opposing Development Permit Application DP 24-10**

**\*\*Population Density\*\***

Our community is already densely populated. Adding more residential units will lead to:

- Overcrowding
- Strain on public services (schools, healthcare, emergency services)
- Reduced quality of life for existing residents
- Increased noise pollution

The infrastructure and services in our area are not designed to support a substantial increase in population.

**\*\*Existing Housing Infrastructure\*\***

There are already many new townhomes (in the area. Adding more will:

- Oversaturate the housing market
- Lead to potential decreases in property values
- Increase competition for limited resources and amenities
- Create an imbalance in the housing supply and demand

It is unnecessary to approve additional developments when there are already ample new homes available.

**\*\*Community Well-being\*\***

One of the most significant concerns is the disruption to the enjoyment and well-being of current residents. The proposed development will:

- Lead to a loss of community character and charm
- Increase noise levels, particularly during construction
- Reduce the availability of recreational spaces
- Compromise the peaceful and quiet nature of our neighborhood

Residents chose to live here for its tranquility and community spirit, which will be jeopardized by this development.

**\*\* Additional Impacts as experienced by current residents during the build of the Tallus on the Green Townhomes \*\*\***

The proposed development of new townhomes in Tallus Ridge presents numerous issues that warrant strong opposition. One significant concern is the blasting required for construction, which poses serious risks to the structural integrity of existing homes and could lead to potential safety hazards for residents. Additionally, the presence of trade companies during construction often results in increased garbage, littering, and cigarette butts scattered throughout the area, creating an unsightly and unhealthy environment for the community. The impact on parking is another pressing issue; the influx of construction vehicles and later, new residents, would exacerbate the already limited parking situation, directly affecting the current residents' ability to find convenient and safe parking spaces.

**Submission Opposing Development Permit Application DP 24-10**

Moreover, the development would further restrict access to sidewalks and play areas for children, compromising their safety and reducing the available space for outdoor activities. These factors collectively contribute to a significant decline in the quality of life for Tallus Ridge residents. It is crucial to consider these impacts and prioritize the well-being and safety of the current community over the proposed development.

**\*\*\* MOUNTAINS HOLLOW ROAD \*\*\***

Mountains Hollow Road presents a significant danger due to the high speeds at which vehicles often travel. The reckless driving behavior observed on this road has led to several hazardous incidents, one of which occurred directly outside my property (corner unit of Nature's Gate – my property sides Mountains Hollow and is at the corner of Eagle Ridge Drive). In a recent incident, a speeding vehicle struck a power line, causing the entire pole to crash into my yard. This close call was alarming, as the pole could have easily struck someone, (including my daughter getting in or out of her door) potentially resulting in severe injury or even death. The aftermath of this event left excessive sharp debris scattered across my property, creating an additional hazard and a cleanup burden.

Moreover, the impact did not end with the fallen pole. ANOTHER vehicle collision that happened previously also struck the electrical conduit box directly beside the power pole, raising serious concerns about the potential for electrical hazards. The damage to the conduit box could have disrupted power supplies, caused electrical fires, or posed electrocution risks to anyone in proximity. The severity of these risks underscores the urgent need to address the speeding issue on Mountains Hollow Road. There is now a make-shift concrete barrier protecting the electrical box. Very micky mouse.

The frequent speeding not only endangers residents and their properties but also impacts the overall safety of the community. Children playing outside, pedestrians walking along the road, and even other drivers are at constant risk due to the excessive speeds at which some vehicles travel. The narrowness of the road, the camber of the road going into the corner where a proposed entrance to this new development is slated and the limited visibility in certain areas exacerbate these dangers, making it imperative that measures are taken to enforce speed limits and enhance road safety.

This recent incident involving the power line and electrical conduit box serves as a stark reminder of the potential consequences of unchecked speeding on Mountains Hollow Road. It is clear that without intervention, the likelihood of future accidents remains high. The community's safety should be the top priority, necessitating the implementation of traffic calming measures such as speed bumps, increased signage, and more rigorous enforcement of speed limits.

Addressing these dangers is not merely a matter of convenience but a critical issue of public safety. The well-being of residents, the protection of property, and the prevention of future accidents depend on taking decisive action to curb speeding on Mountains Hollow Road. ***The incident outside my property, with the fallen power pole and damaged electrical box, highlights the urgent need for comprehensive solutions to ensure that such hazardous events are prevented in the future.***

In conclusion, the persistent speeding on Mountains Hollow Road poses a severe threat to the safety and security of the community. The incident involving the power line and electrical conduit box outside my property is a vivid example of the potential dangers that speeding can cause. **THE LAST THING WE NEED IS ANOTHER TOWNHOUSE DEVELOPMENT IN THIS DIRECT AREA.**

**Submission Opposing Development Permit Application DP 24-10**

To protect residents and prevent further accidents, it is crucial to implement effective traffic calming measures and enforce speed limits rigorously. Only through such proactive steps can we ensure the safety and tranquility of our neighborhood.

**\*\*Conclusion\*\***

In conclusion, the development permit application DP 24-10 should be rejected. The proposed development will negatively impact traffic, the environment, population density, existing housing infrastructure, and the overall well-being of our community. I strongly urge the decision-makers to consider these points and prioritize the interests and quality of life of current residents over new development.

Thank you for your attention to this matter.

Sincerely,

 dotloop verified  
07/22/24 1:27 PM PDT  
FELK-AQLN-L7YQ-OB5V

Karen Guy, REALTOR

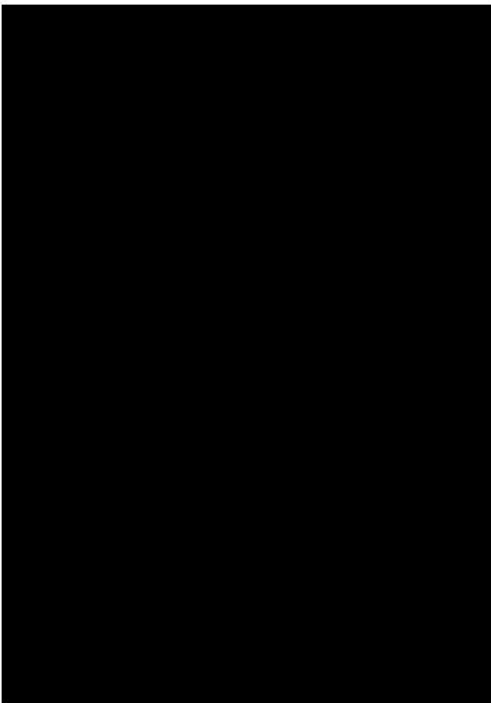
250-878-3605

[kguy@coldwellbanker.ca](mailto:kguy@coldwellbanker.ca) Coldwell Banker Horizon Realty and **Resident of Natures Gate Townhomes**

/kg

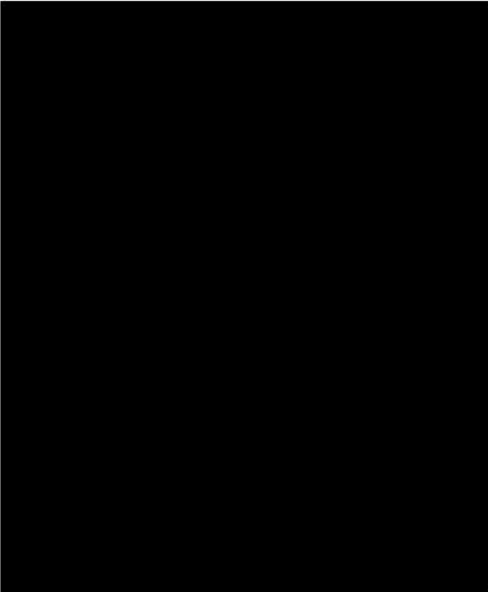
Attached list of supporting names and/or emails

**\*\* ON BEHALF OF THE SUPPORTING NAMES AND/OR EMAILS BELOW \*\***





**Submission Opposing Development Permit Application DP 24-10**



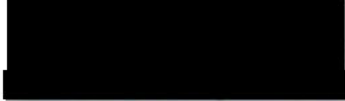
Annmarie & Wayne Wilhelm



Jeremy Schwab

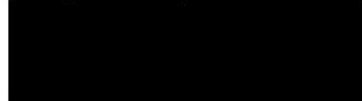


Sabrina Smith



Ken Hiles, Cheryl Hiles.

John Rowan  
Judy Rowan



Jon Dawson and Kelly Dawson  
John and Heather Shaw

**From:** [City of West Kelowna Submissions](#)  
**To:** [Rebecca Narinesingh](#)  
**Cc:** [Brad Clifton](#)  
**Subject:** FW: Attn: Corporate officer, File number (DP 24-10)  
**Date:** July 22, 2024 2:00:33 PM

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**From:** craig@vandoldermortgages.com <craig@vandoldermortgages.com>  
**Sent:** Monday, July 22, 2024 1:41 PM  
**To:** City of West Kelowna Submissions <submissions@westkelownacity.ca>  
**Subject:** Attn: Corporate officer, File number (DP 24-10)

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Good afternoon,

I am writing to you today to voice my opposition to the proposed development in the Tallus neighborhood of West Kelowna located at 2419 Mountains Hollow Lane. I know many of the neighbors in the area have already brought forth opposition and listed all the reasons why they would like to see the project not move forward. My concerns are no different than any others in the area, I am concerned about the destruction of greenspace and walking trails, destruction of wildlife habitat for deer and bears I see on a regular basis, destruction of sight lights. I am also concerned about the population density in the neighborhood and the stresses that adds to existing infrastructure. We barely have water pressure as it is up there, and water that has recently looked more like iced tea, I'm sure adding more homes will only make that worse.

I am also concerned about the oversaturation of the local market for townhomes. Between the 2 large developments along Shannon lake, and the townhomes being built above Shannon Lake rd at Edgeview we have nearly 200 new townhomes coming to market, many of which aren't selling. Last thing I want to see is a partially completed development sit stalled for years because the developer can't get the required presales to secure construction financing to move the project forward, this is a very real risk in today's market. Just look at the Trails Development in Glenrosae, what is going to happen to all those partially completed homes as all the sheeting and raw lumber begins to rot as it's fully exposed to the elements?

Thank you for your time and consideration.

## Craig Van Dolder

BC Mortgage Broker  
ON Mortgage Agent Level 2  
C. 519-372-8524

E. [craig@vandoldermortgages.com](mailto:craig@vandoldermortgages.com)

Web. [vandoldermortgages.com](http://vandoldermortgages.com)



**From:** [City of West Kelowna Submissions](#)  
**To:** [Rebecca Narinesingh](#)  
**Cc:** [Brad Clifton](#)  
**Subject:** FW: Corporate officer, File number (DP 24-10) - Submission  
**Date:** July 22, 2024 3:03:40 PM

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**From:** Jamie Mucha [REDACTED]  
**Sent:** Monday, July 22, 2024 2:37 PM  
**To:** City of West Kelowna Submissions <[submissions@westkelownacity.ca](mailto:submissions@westkelownacity.ca)>  
**Subject:** Corporate officer, File number (DP 24-10) - Submission

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Attn: Corporate officer, File number (DP 24-10)  
Re: Application for Aquatic, hillside and sensitive terrestrial ecosystem permit – by 2419 Mountains Hollow Lane, File number DP 24-10  
We are requesting additional and further review (or additional clarification) by council, for the permit application for the parcel of land 2419 Mountains Hollow Lane, File number DP 24-10 identified as the aquatic ecosystem and sensitive terrestrial ecosystem, and hillside development, and development of 48 units.

### **Factors of consideration**

#### **Setbacks from sensitive ecosystems:**

While the area has always been zoned for multi-family use, the size and number of units raises a concern about how the potential impact on wildlife and sensitive areas surrounding the development could be negatively impacted by this development.

With specific reference to Building 1 and Building 2 shown on the development plan received, they appear to show only a 10.4m setback from the aquatic area as opposed to the 30m requirement. This area is also identified as sensitive terrestrial ecosystem, and sensitive hillside. It is our understanding that these parcels of land were identified as such and have been incorporated into the OCP of the community for West Kelowna.

Upon the creation of the OCP, his land It was reviewed by the Qualified Environmental Professional (QEP), and indicated that this is indeed an area of sensitive wildlife and aquatic area, and it was labelled. I have high hopes that upon the review of the applications to develop these areas, that the City of West Kelowna (development department) is taking into all consideration the impact of hillside, aquatic and sensitive terrestrial development on this area as a whole, and the impact that this will have on wildlife and environmental features that the City itself has indicated they strive to protect and preserve these types of ecosystems.

#### **Wetland and deciduous tree habitat:**

This wetland and aquatic stream and pond area is a natural habitat, and a natural firebreak from drier

coniferous trees. But the coniferous trees on the hillside provide deep amounts of shade and protection from erosion of the hillside. The protection of the mature stands of the conifer trees provide ample shade and protection for the area below, allowing it to thrive as a deciduous tree - wildlife corridor. The abundance of wildlife living in this natural stream and pond habitat requires proper protection. The OCP details that these areas need to have minimal disturbance and protection. The aquatic ecosystem guidelines require buffers to mitigate damage and disturbances, while protecting, restoring and enhancing the water / wetland / riparian and broadleaf woodland areas.

Q: How will the development support this?

Q: What considerations and requirements are placed upon these developments to ensure that there is no hillside erosion and that the proper protection will be adhered to?

Q: what reports will show the impact on species of wildlife and vegetation in this area, and how it will be affected?

Q: what protection will be offered to the wildlife - with 48 units worth of vehicles driving in and out, and the undoubtedly road conflicts that will arise?

It is my understanding that this area has been identified as a Sensitive Terrestrial Ecosystem by the QEP for a reason. This area was marked for protection.

It is my understanding that in publications from the city that the variances between the structures and the wildlife areas should be encouraging and enhancing this protection, and not making exemptions for the development.

#### **Wildlife Corridor / breeding area and refuge:**

This wildlife corridor is crucially active and all of the Shannon Lake environment is dependent upon this area.

With so many animal access corridors cut off from Shannon Lake due to existing developments that are underway, there is less access to water and refuge areas.

The mule deer does and fawns are currently residing in that area, and we see them daily right now. They are regularly found in this specific area from Spring (May/June) births, through to end of August. This is a breeding area that has been long established as we have witnessed year after year. Additionally, this area is a safe refuge, a reprieve and cool area for animals, which is why it attracts an abundance of wildlife and birds.

During the heat dome, the herd of around 15 deer settled down near the pond area and were present there for multiple weeks seeking areas of cool refuge. Due to the area being a "triangle" with multiple escape areas for the deer when predators arrive, this specific geography lends itself to protection. We have watched how the does hide fawns in the low valley for protection, and then wander up around the hillside (where the development is proposed) when black bears and coyotes enter the same area. This too is a regular occurrence throughout the spring and summer season.

Setback requirements from the aquatic sensitive ecosystem are 30 meters for a reason. The leavestrips should be maximized for this area, 30m or greater.

This is a wetland for animals and birds, both local resident species and migratory birds. Protection of this area should be placed on all developments now and in the future.

This should include protection from pollution created during construction, as well as from potential from residents (gasoline/fuel leaks/etc. on roadways), potentially rolling downhill during rainstorms into the stream and pond area.

Q: How will the developers take into account the impact of conflicts over garbage and education must be required on living with wildlife, in particular the deer (does with fawns), bears, coyotes, crows, racoons.

Q: How will this development protect the wildlife in the neighborhood?

Q: How will blasting occur in particular for the road creation across the water / wetland and protected area - also with protection of neighboring homes and wildlife in mind?

#### **Animal protection:**

Lastly – We would like to know how this development will adhere to OCP 4.10.5 – 4 which indicates:

*Demonstrate how the development plan will maintain entire intact ecosystems.*

*The central Okanagan basin of British Columbia is an area of great ecological significance*

*within both the province of B.C. and Canada as a whole. It is an area with high biodiversity values, and many rare and endangered ecosystems, plant and animal species. This DPA is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within West Kelowna.*

For reference, here are some of the animals we have seen in this area over the **past 17 years we have resided in Tallus Ridge.**

We hope to speak for these animals, who have no voice and cannot speak for themselves.

This list includes some of the animals and wildlife in the area that we have encountered over 17 years:

Red Tail Hawks  
Bald Eagles  
Mallard Ducks  
Red-necked Grebe  
California Quail nesting areas  
Robins  
Spotted Towhee  
Hummingbirds  
Red-winged blackbirds  
Mourning doves  
Cedar waxwings  
Mountain chickadees  
Goldfinches  
Northern Flickers (woodpeckers)  
Migratory song birds  
Crows  
Ravens  
Stellar Jays  
Magpies  
Vultures  
Little brown bats  
Owls (multiple species)  
Mule Deer  
Moose  
Black bear  
Coyotes  
Racoons  
Squirrels  
Chipmunks  
Marmots  
Martens or short-tailed Weasel  
Mice  
Voles  
Rats  
Rattlesnakes  
Bull (gopher) snakes  
Racers (unsure of exact snake species)  
Rubber boa  
Garter snakes  
Alligator lizards  
Salamanders (unsure of species type)

Frogs (unsure of species type)  
Turtles (unsure of species type)  
Cougars  
Mountain goats

*Sincerely,*

PRIVATE:

Jamie & Jeff Mucha

2527 Paramount Drive

**From:** [City of West Kelowna Submissions](#)  
**To:** [Rebecca Narinesingh](#)  
**Cc:** [Brad Clifton](#)  
**Subject:** FW: Attention: Corporate Officer - Reference File Number DB 24-10 - Submission Regarding Issues With the Proposed Development  
**Date:** July 22, 2024 3:25:33 PM

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**From:** KATHY G [REDACTED]  
**Sent:** Monday, July 22, 2024 3:21 PM  
**To:** City of West Kelowna Submissions <submissions@westkelownacity.ca>  
**Subject:** Attention: Corporate Officer - Reference File Number DB 24-10 - Submission Regarding Issues With the Proposed Development

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Greetings,

We have been residents of Paramount Drive since August 2020. Our home abuts the cul-de-sac off of Paramount Drive that apparently will be extended to serve as an access road to the proposed development.

We have concerns about the proposed development, chiefly with the increased vehicle traffic that will add to the existing traffic congestion on Shannon Lake Road and neighbouring streets. As well, though improvements to Shannon Lake Road are currently underway, Tallus Ridge Drive remains the only access to and from the Tallus Ridge neighbourhood for most area residents. Speeding vehicles and careless driving have already resulted in damaged a power pole and electrical infrastructure adjacent to several townhomes adjacent to Mountains Hollow Lane. At a minimum, even if this development were to be approved, any planned road improvements to facilitate alternate access and egress from the neighbourhood should be completed prior to commencing any new construction here.

Furthermore, the extensive site preparation that would be required prior to construction, as well as the construction itself, would inevitably drive away the wildlife that regularly inhabit and transit through the sloped forest adjacent to Paramount Park, thus adversely affecting the ecosystem and diminishing the ambience, peace and quiet, and quality of life that has drawn so many residents to the neighbourhood. The abundant deer, bears, bobcats, quail, ducks and other wildlife ought to be protected and sustained, rather than being driven out by excessive development.

We realize that some development is necessary and inevitable, however there are plenty of more appropriate areas for development in West Kelowna that will not compromise adjacent Parks and ecosystems. Being former residents of Metro Vancouver, we have seen first hand the adverse and unintended consequences of over-densification, particularly when traffic and other infrastructure fails to keep pace with increased multi-unit housing. Part of the appeal of living in West Kelowna is the sensible



integration of housing with the surrounding natural environment. That is something that we hope continues.

We are aware that many of our neighbours have similar concerns, and many have endorsed a Submission authored by a fellow resident, that clearly articulates our shared concerns and opposition to the proposed development. We were out of town and unable to endorse the Submission, however we concur entirely with the contents.

Submitted for your consideration.

Sincerely,

Grant & Cathy Geddes  
2497 Paramount Drive,  
West Kelowna, BC  
V4T 3K4