

**Collette Beggs**

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**Subject:** RE: Letter of Opposition to amendment of City of West Kelowna Official Community Plan Amendment Bylaw NO. 0100.55, 2019 and amendment of Zoning bylaw No. 0154.(Bylaw No. 0154.74)

**From:** Deb Drissell [REDACTED]

**Sent:** January 26, 2020 4:23 PM

**To:** MayorAndCouncil <mayorandcouncil@westkelownacity.ca>

**Cc:** [REDACTED] Deb Drissell [REDACTED]

**Subject:** Letter of Opposition to amendment of City of West Kelowna Official Community Plan Amendment Bylaw NO. 0100.55, 2019 and amendment of Zoning bylaw No. 0154.(Bylaw No. 0154.74)

Dear Mayor and Council

Apparently the above noted was posted on the City Website on Friday, January 24. Many of us in Casa Loma were unaware of this amendment. I don't anticipate being able to attend the meeting on Tuesday at 6pm, therefore, I would ask that you please accept this letter outlining my strong opposition to the noted by law amendments. My husband and I bought our home in Casa Loma in 2014 as it was promoted as a quiet community close to Kelowna. As you are aware, Casa Loma can only be reached from the first off ramp on the west side of the bridge. Campbell Road is a single access road with one partial shoulder. The community of Casa Loma has no sidewalks and limited night lighting, and there have been numerous complaints over the last 5 years about the impact of speeders and traffic volume on our roadway and the near collisions of pedestrians and speeding vehicles who go through stop signs or speed and almost lose control on the road. I and many others have written and called over the years about the safety concerns of pedestrians because of speeding vehicles on the roadway. Nothing has been done to alleviate the concerns. As a very strong community, Casa Loma recently fought against Blackmun Bay. Thank you to the majority of council who had the insight to vote against it. Now here we are again with our neighbours in Lakeview Heights concerned about another development and one which does have an impact on Casa Loma residents even though we were not directly given notice about it. The proposals again have significant negative impacts on the environment, the animal corridor, the Okanagan Lake, water demand issues, the safety of the residents, major traffic issues and the loss of resource land itself.

The big concern of course is not only the development on the hillside but also the proposed amendment of the OCP from resource land to single family resident and proposed rezoning from RU4 to R1. This lower portion development is right beside Casa Grande Drive. It is my understanding that although it says 15 houses to go in there, that it could be as many as 31 homes. This will again affect traffic, fire safety and water demand. I understand that it would be hooked into the Casa Loma water system. The water demand would be significant with potentially 31 more homes there which of course always results in higher utility costs to your citizens. The fact that even more agricultural land is gone is also significant and one that you as council should be cognizant of. When agricultural or rural source land is gone, it is gone forever.

The development of the lower portion does not align with the the objectives and guidelines of the Hillside Development Permit area included in the OCP which is to protect people and property from hazardous conditions in the natural environment, prevent the creation of hazardous conditions resulting from development on hillsides, protect the natural environment, its ecosystems and biological diversity on hillsides etc. The lower portion has an extreme wildfire hazard assessment rating.

The CWK has an Official Community Plan, which is the guiding template for the city staff, developers and residents to follow. I strongly oppose all of the rezoning but in particular the rezoning and amendment of the OCP in respect to the lower portion by Casa Grande as set out in the proposal. We have already spoken to many people who are frustrated with the continuous proposals of getting rid of natural habitat, wildlife corridors, agricultural or resource land, and "jamming" houses

into a rural "resource" setting without the foresight to see the consequences of these actions. The consequences are serious and lack foresight.

Thank you very much

Debra Anne Drissell  
2575 Campbell Road  
West Kelowna, B.C.  
V1Z 1S9

**Collette Beggs**

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**Subject:**

RE: Attn. City Clerk File No. Z18-08 Bylaw No. 0154.74 2377 Thacker Drive Lot 108, DL 1118, ODYD, Plan 5381 Except Plan 43347

----- Forwarded message -----

**From: John Martin** <[REDACTED]>

**Date:** Sun, Jan 26, 2020 at 5:16 PM

**Subject:** Attn. City Clerk File No. Z18-08 Bylaw No. 0154.74 2377 Thacker Drive Lot 108, DL 1118, ODYD, Plan 5381 Except Plan 43347

**To:** <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>

John Martin

454 Casa Rio Drive

West Kelowna, BC V1Z 3L6

Re:

File No: Z18-08

Bylaw No: 0154.74

2377 Thacker Drive Lot 108, DL 1118, ODYD, Plan 5381 Except Plan 43347

Dear Council,

The Casa Loma area is being exacerbated by continued increased density development proposals of residences in direct contravention of NFPA (National Fire Protection Association) standards and guidelines. The quantity of housing units; approximately 280, is already outside the guidelines of NFPA 1141 5.1.4.1 (a). Part of this guideline directs development areas to provide access roads based on the number of household units. The requirement for 100-600 households is 2 access routes. These guidelines are brought about for public and emergency service safety.

Here is a little background on the NFPA.

## National Fire Protection Association

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The NFPA was established in 1895 and today, have over 300 safety standards that are adopted in more than 100 countries. These standards are developed with input from over 260 Technical Committees comprising of:

Insurance representation

Business and industry

Trade and professional associations

Federal, state/provincial, and local governments

Health care facilities

Safety equipment manufactures and distributors

Fire services

Architects and engineers

These standards are updated every 3 to 5 years to keep them current.

The NFPA standards and guidelines are recognized as the base of **Best Business Practices**

They are not legally binding per se, but have been adopted as the best "**standard of care**" for individuals, cities and industry. When litigation is considered, lawyers often turn to the applicable best "standard of care" in determining their course of action.

Council is well aware of the sensitivity of knowingly proceeding outside the standards and guidelines of the NFPA.

The city of West Kelowna has shown that NFPA standards are a significant requirement in the hiring process for its fire service. NFPA standards are also present in the BC Fire Code and the SOG (Standard Operating Guidelines)/SOP's (Standard Operating Procedures) of your fire service. Thus, you have shown your acceptance of NFPA standards as valuable and reputable.

The Province of BC councilor and mayor responsibilities under the community charter are **to consider the standard of care (well-being) and interests of the municipality and its community.**

Lot 7, if rezoned R1, could accommodate up to 31 additional houses with the Zoning Bylaw No.0154 Parcel Size of 550m<sup>2</sup> and a lot size of 17,224m<sup>2</sup>.

This lower portion, Lot 7, is not only adding to the densification and safety issues of the Casa Loma Area but it is also in a ESA-2 (second highest ecological environmental impact) area, it is within The Casa Loma extreme wildfire hazard area, it is in a rockfall hazards area, and is also outside the objectives and guidelines of the OCP Hillside Development permit area

I feel that council should oppose this rezoning unless the lower section (Lot 7) is included in the rezoning from RU4 to P1 of the middle section.

John Martin (B.Admin)

Outta The Hat Incorporated

Fire and Hazardous Materials Consultant/Educator

Retired: Toronto Fire Service Captain

Ontario Fire College Adjunct Lead Instructor

Pro Board/IFSAC Lead Evaluator

HUSAR Canada Task Force 3

Provincial CBRNE Responder

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**John Martin**



**Collette Beggs**

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**Subject:** RE: OC Planning Amendment Bylaw 0100-55

**From:** G Huggins (via Google Docs) <[REDACTED]>  
**Sent:** January-26-20 7:07 PM  
**To:** Chris Oliver <[Chris.Oliver@westkelownacity.ca](mailto:Chris.Oliver@westkelownacity.ca)>  
**Subject:** OC Planning Amendment Bylaw 0100-55

fairviewhuggins@gmail.com has attached the following document:



### OC Planning Amendment Bylaw 0100-55



Hello Chris

Please find attached our concerns regarding the proposed development Application Z 18-08, Official Plan Amendment No 0100.55 and Zoning Bylaw Amendment No 0154.74

G.L. Huggins for E. A. Zdralek, property owner located at 2411 Campbell Rd. West Kelowna, BC  
Google Docs: Create and edit documents online.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because someone shared a document with you from Google Docs.

Google

## **OC Planning Amendment Bylaw 0100-55**

### **Zoning Amendment Bylaw 0154.74**

Jan 26, 2020

**From: E.A. Zdralek 2411 Campbell Rd, West Kelowna, BC V1Z 1S9**

**Legally described as: Lot 1 Plan KAP41453 District Lot 485&522 Land District 41**

**PID: 014-418-967**

The east boundary of the property under discussion and the above mentioned legally described property owned by E.A. Zdralek share a common boundary.

The concerns that we have regarding the proposed development as reported in the Public Hearing Report Dated January 17, 2020 are as follows:

**Drainage issues:** E.A. Zdraleks property has been adversely affected by drainage issues resulting from development in the area at two different locations. We have expressed written concerns to the Regional District and the City regarding both issues and we still experience runoff during storm events.

Location 1: Currently there is a storm sewer collection area located at the NE junction of Campbell Rd and Casa Rio Drive. The hayfield located to the north of the collection area has been seriously impacted by runoff.

Location 2: Currently there is a storm sewer drain located on the east side of Campbell Rd at the junction to 2411 Campbell Rd. This storm sewer flows under the road and drains on the beach access located at the south west corner of Lot 522. The problem is since the beach access has been utilized as a roadway entrance for 2387 Campbell Rd and all remaining areas of the beach access are utilized as storage by 2387 Campbell Rd, there is no apparent ditching, other than at the southernmost extent of the beach access and the drainage flow is directed south towards our private property. Lot 522 is seriously impacted by major runoff every heavy rainfall event.

**Rock fall issues:** We concur with the concerns of City of West Kelowna. We have experienced falling rock, tires and discharges from swimming pools that have gouged the hillside below.

**Neighbour Trespass Issues:** I have concerns that a neighbouring house and sewage system is located on our property boundary lines. The neighbour excavated down to the escarpment and dumped the overburden on our private property without permission.

**Current use:** The neighboring property Lot 485 is currently used as hay field, fenced as cattle pasture and apiary. We are concerned regarding buffer issues having recently experienced a FIRB complaint where our barking farm dog went mysteriously missing after the first complaint.

Prepared and Submitted by: G.L. Huggins (daughter of property owner)



**Collette Beggs**

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**Subject:** RE: Application: Z 18-08 (2377 Thacker Road Proposed Development)

**From:** Ryan Holt <[REDACTED]>  
**Sent:** January 26, 2020 9:42 PM  
**To:** MayorAndCouncil <mayorandcouncil@westkelownacity.ca>  
**Subject:** Application: Z 18-08 (2377 Thacker Road Proposed Development)

Hi Mr Mayor and City Councilors,

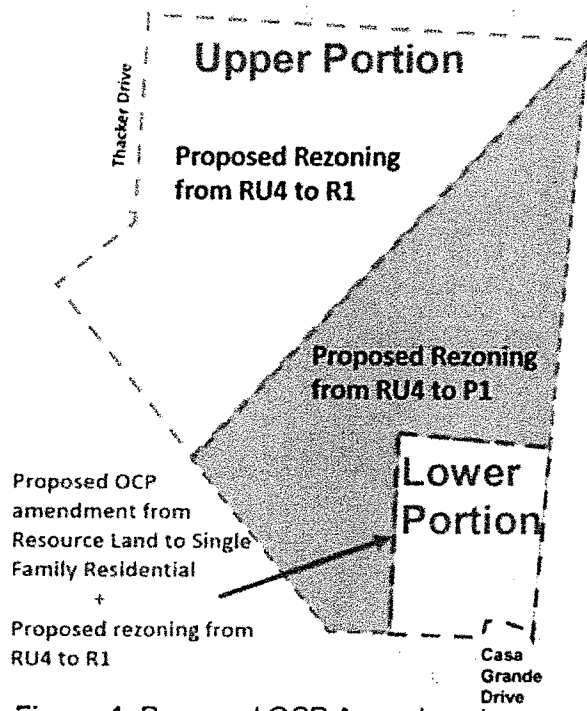
Hope your new year is off to a good start.

The project under File #Z18-08 (2377 Thacker Road Proposed Development) is of concern to many residents in Casa Loma including myself and the CLCA board.

My personal view of this project is that the uphill portion (nearest Thacker Road) seems like a reasonable area to develop if the developer takes care to not disturb the slope and is required to leave a significant and defined number of trees to avoid erosion of the slope. There is a risk for residents living below this part of the development regardless so we trust this will be a rigorous process and much scrutiny placed on reducing the damage to the hillside.

With regards to the area below, nearest Casa Grande in the Casa Loma area, it is **way** too steep to develop responsibly, regardless of what conditions are imposed on the developer.

We hope City Council will ensure that density will be limited on the upper portion below (yellow area) to a minimal number of larger lots, and the lower area (green area) should be kept off-limits for development to avoid disturbance to the unstable and steep slope, interference with the wildlife corridor, inadequate access via Casa Grande drive, NFPA fire access issues, and a general lack of unsuitability for a subdivision location.



Thanks,  
Ryan Holt  
2615 Campbell Road

**Collette Beggs**

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**Subject:** RE: proposed development 2377 Thacker Drive

**From:** [REDACTED]  
**Sent:** January 27, 2020 7:50 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** proposed development 2377 Thacker Drive

I have concerns that the proposed development will completely strangle the existing wildlife corridor that currently exists.

Even a cursory look at the proposal plan makes that very obvious and at the very least some further examination of the implications on wildlife habitat and wildlife itself should be conducted by appropriate authorities.

Wynne Probert  
2585 Campbell Road

**Collette Beggs**

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**Subject:** FW: Application: Z 18-08 (2377 Thacker Road Proposed Development)  
**Attachments:** Thacker Road Proposed Development.pdf

**From:** Rebeca <[REDACTED]>  
**Sent:** January 27, 2020 9:54 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Application: Z 18-08 (2377 Thacker Road Proposed Development)

Application: Z 18-08 (2377 Thacker Road Proposed Development)

Rebeca Beckley  
 [REDACTED]

414-Casa Rio Drive  
 West Kelowna, BC  
 V1Z 3L6

January 27, 2020

To Mayor Gord Milson and City Council,

My name is Rebeca Beckley, and I live in the Casa Loma Community of Lakeview Heights, specifically at 414 Casa Rio Drive in West Kelowna. I would like to voice in detail why I am opposed to the proposal before council to amend the Official Community Plan Designation and rezone to Single Detached Residential (R1) and Parks and Open Space (P1) to allow for single-family development at 2377 Thacker Drive .

Casa Loma and Lakeview Heights have been identified as a Neighbourhood Area in the OCP's and the focus of future development is to maintain and enhance the livability of existing neighbourhoods such as Casa Loma and Lakeview Heights. The OCP states "Be responsive stewards of natural ecosystems to protect, enhance and restore biodiversity in the region". Rezoning and developing the area would be in direct opposition of this objective. In addition, three of the ten principles in the OCP guiding principles for planning and design (section 2.5.1) that are to be used as an indicator in measuring progress of the OCP are:

- To Create an Integrated Network of Parks and Natural Areas
- Protect and Enhance Ecological Integrity
- Recognize and Help Create the Positive and Unique Characteristics of Place.

The proposed project would result in the destruction of a valuable wildlife corridor, disregard being a steward of the natural ecosystem, that extends from the Bennett Bridge through to Kalamoir Park, take away natural hillside which creates a unique characteristic of the natural beauty of West Kelowna. The proposed area to be rezoned and developed is extremely steep, the hazards to the residents in West Kelowna neighbourhoods of Lakeview Heights and Casa Loma are significant. Evaluation of natural hazards (such as wildfire, geotechnical, flooding, or other hazard) is a requirement that needs to be addressed before any serious consideration to amending the zoning.

Bylaw 100.42 states: Preserve and enhance the view and natural quality of hillsides which contribute to the positive image of West Kelowna, providing aesthetic, social, cultural and economic community benefits. In addition the OCP Neighbourhood policy is to ensure parks and open space form an integral component of the land base in neighbourhoods. This development will be removing a valuable open space and negating the natural quality of the hillside. The proposed development, is a complete disregard for existing OCP's. What meaning does an Official Community Plan have if it disregarded?

I do hope Mayor Gord Milson and City Council will consider the core fundamental values of the Official Community Plan and realize what significant negative impact rezoning and developing the sensitive natural area off the hillside off Thacker will bring to the neighbourhoods.

Cordially,  
Rebeca Beckley

I have attached a PDF format of this letter.  
Sent from Mail for Windows 10

## Application: Z 18-08 (2377 Thacker Road Proposed Development)

Rebeca Beckley  
becktrevhi@gmail.com  
414-Casa Rio Drive  
West Kelowna, BC  
V1Z 3L6

January 27, 2020

To Mayor Gord Milson and City Council,

My name is Rebeca Beckley, and I live in the Casa Loma Community of Lakeview Heights, specifically at 414 Casa Rio Drive in West Kelowna. I would like to voice in detail why I am opposed to the proposal before council to amend the Official Community Plan Designation and rezone to Single Detached Residential (R1) and Parks and Open Space (P1) to allow for single-family development at 2377 Thacker Drive .

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To Create an Integrated Network of Parks and Natural Areas

Protect and Enhance Ecological Integrity

Recognize and Help Create the Positive and Unique Characteristics of Place.

The proposed project would result in the destruction of a valuable wildlife corridor, disregard being a steward of the natural ecosystem, that extends from the Bennett Bridge through to Kalamo Park, take away natural hillside which creates a unique characteristic of the natural beauty of West Kelowna. The proposed area to be rezoned and developed is extremely steep, the hazards to the residents in West Kelowna neighbourhoods of Lakeview Heights and Casa Loma are significant. Evaluation of natural hazards (such as wildfire, geotechnical, flooding, or other hazard) is a requirement that needs to be addressed before any serious consideration to amending the zoning.

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The proposed development, is a complete disregard for existing OCP's. What meaning does an Official Community Plan have if it disregarded?

I do hope Mayor Gord Milson and City Council will consider the core fundamental values of the Official Community Plan and realize what significant negative impact rezoning and developing the sensitive natural area off the hillside off Thacker will bring to the neighbourhoods.

Cordially,  
Rebeca Beckley

RE: PUBLIC HEARING (Z18-08)

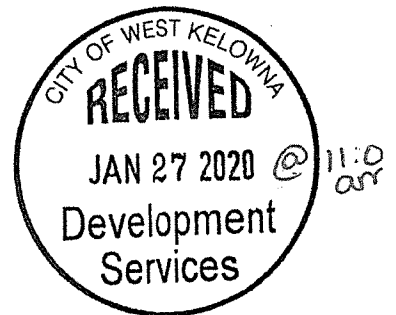
OCP Amendment Bylaw No. 0100.55  
Zoning Amendment Bylaw No. 0154.74  
2377 Thacker Dr.

January 27, 2021  
7

I believe this notice should state clearly the implications of the proposed amendments. What is allowed now and what will be allowed after the amendments? Is there residential allowed now? How many residential units after the amendment (even approx.).

I do not believe this notice would withstand a challenge as it fails to provide sufficient details of the implications of the proposed amendments.

F.A. Smith  
15-2493 Casa Palmero Dr.  
W. Kelowna BC  
V1Z 4C6







## CITY OF WEST KELOWNA

Development Services

2760 Cameron Road, West Kelowna, BC V1Z 2T6

Telephone: 778-797-8830

Email: [info@westkelownacity.ca](mailto:info@westkelownacity.ca)

Website: [www.westkelownacity.ca](http://www.westkelownacity.ca)

### NOTICE OF PUBLIC HEARING (Z 18-08)

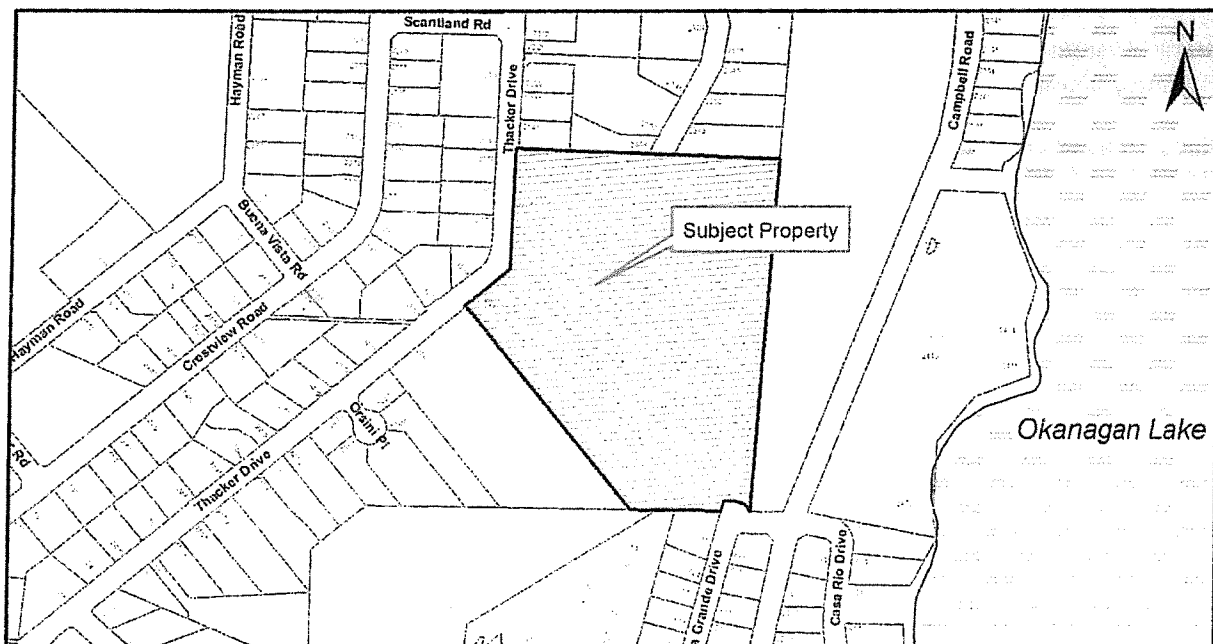
**NOTICE** is hereby given that a Public Hearing will be held **Tuesday, January 28, 2020 at 6:00 p.m.** in the **Council Chambers of the City of West Kelowna**, 2760 Cameron Road West Kelowna, BC to consider:

#### **"OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 0100.55 AND ZONING AMENDMENT BYLAW NO. 0154.74"**

**Location:** 2377 Thacker Dr.  
**Legal Description:** Lot 108, DL 1118, ODYD, Plan 5381 Except Plan 43347  
**File No:** Z 18-08  
**Purpose:** To amend the Official Community Plan Designation and rezone to Single Family Residential (R1) to allow for single family development.

Copies of the bylaw and related materials may be reviewed at Municipal Hall, 8:30 to 4:30 p.m., Monday to Friday, excluding statutory holidays, up to and including Tuesday, January 28, 2020.

*What is the effect of this proposed change?*



As an owner or tenant-in-occupation of property within 100 metres of the subject property, you are being advised of the proposed Zoning amendment. Should someone other than yourself occupy your property, it would be appreciated if you would share this information with them.

**Collette Beggs**

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**From:** dev services  
**Subject:** RE: File No. Z 18-08 Written Submission

**From:** [REDACTED]  
**Sent:** January-27-20 12:04 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>; Chris Oliver <[Chris.Oliver@westkelownacity.ca](mailto:Chris.Oliver@westkelownacity.ca)>  
**Subject:** File No. Z 18-08 Written Submission

Attached is our submission regarding Re: FILE NO. Z 18-08 - OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 0100.55 AND ZONING AMENDMENT BYLAW NO. 0154.74

Thank you,

Dario & Elaine Grison  
2365 Bridgeview Road  
West Kelowna BC

City of West Kelowna  
Development Services  
2760 Cameron Road  
West Kelowna BC V1Z 2T6  
[info@westkelownacity.ca](mailto:info@westkelownacity.ca)

**Attn: City Clerk**

**Re: FILE NO. Z 18-08 - OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 0100.55 AND ZONING AMENDMENT BYLAW NO. 0154.74**

**Location:** 2377 Thacker Drive  
**Legal Description:** Lot 108, DL 1118, ODYD, Plan 5382 Except Plan 43347  
**File No:** Z 18-08  
**Purpose:** To amend the official Community Plan Designation and rezone to Single Family Residential (R1) to all for single family development

We live at 2365 Bridgeview Road (Lot 1 Plan KAP46492 District Lot 1118 Land District 41). Our property is at the end of Bridgeview Road and borders the proposed development. For several years we enjoyed the mixed Pine and Fir forest which was adjacent to our property until it was clear cut in 2018 without a permit under the guise of "Fire Mitigation".

We do not oppose development, but we are not happy with how this particular development came to this stage; by first clear cutting the property and then putting forth this proposal for a residential development.

We would like to submit that if this development is approved that as well as adhering to environmental and wildlife corridor setbacks from the cliff side; there would also be a three meter landscape buffer between existing properties and any new lots.

Also, as Kelview and Bridgeview Roads do not have sidewalks and are quiet residential streets where children walk and ride their bikes; we ask that a plan be put in place for all construction traffic to access the development from Thacker Drive.

Thank you for your consideration in this matter.

Sincerely,

Dario & Elaine Grison  
2365 Bridgeview Road  
West Kelowna BC

## Collette Beggs

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**Subject:** RE: Z 18-08 OCP Amendment & Zoning Bylaw Amendment - Thacker Rd to Casa Grande.

**From:** Heather Schaub [REDACTED]  
**Sent:** January 27, 2020 1:41 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Z 18-08 OCP Amendment & Zoning Bylaw Amendment - Thacker Rd to Casa Grande.

Good afternoon,

I am writing in response to the Z 18-08 OCP Amendment & Zoning Bylaw Amendment Application.

The staff report on this proposed amendment clearly states that:

- The lower portion is in a **challenging area** with topographical constraints including access to the proposed development area.
- The proposed works to accommodate development in the lower portion (proposed Lot 7) **do not align with the objectives and guidelines of the Hillside Development Permit area included in the OCP.**
- The additional servicing, geotechnical, and rock hazard information on the lower portion indicate that the construction of the driveway and building platform will **require significant amount of grading work** to construct.
- The rock fall hazard assessment has identified that there is existing evidence of large rocks scattered over the slope at the planned location of the house and driveway **indicating the exposure and vulnerability to future rockfalls in this area are high.**
- Given the steep forested terrain, the environmental professional has recommended the registration of a 'no build/do not disturb' covenant **protecting undeveloped areas in perpetuity.**
- The lower portion has an **extreme Wildlife Mitigation rating.**
- The proposed development of the lower portion **proceeded there would be significant disturbance in an undisturbed portion of the property have the second highest ecological value ESA – 2.**
- An R1 rating on the lower portion (proposed Lot 7) would create a lot large enough to **allow a future application for over 30 single family residences.**

Council is well aware of the negative affect another large development will have on the Casa Loma Community's welfare & safety. Given the steep slope of the entire parcel the likelihood of significant runoff damage to properties below is also significant. Council was painted a picture during the Blackmun Bay Public Hearing showing the huge consequences to the our single access community while the 'significant grading', clearing, clean up of P1 wood waste/tree maintenance and installation of services are going on as an integral part of any development.

It seems that Council has many significant reason to deny this application. Please give serious consideration to the concerns of 47 home owners in our strata.

Sincerely,

Heather Schaub  
 General Manager  
 Casa Loma Lakeshore Resort  
 2777 Casa Loma Rd  
 West Kelowna, BC V1Z 1T6  
 [REDACTED]

**Collette Beggs**

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**From:** dev services  
**Subject:** RE: public hearing Z 18-08; Community Plan Bylaw # 0100.55; Zoning Amendment Bylaw # 0154.74

**From:** david mcneely [REDACTED]  
**Sent:** January-27-20 2:53 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** public hearing Z 18-08; Community Plan Bylaw # 0100.55; Zoning Amendment Bylaw # 0154.74

Attn: City Clerk / Chris Oliver,

Re: file # Z 18-08; Community Plan Bylaw # 0100.55; Zoning Amendment Bylaw # 0154.74

My name is David McNeely, and I reside at 2355 Bridgeview Road, West Kelowna. I am writing this submission to express my concerns with the aforementioned development plan. It is my understanding that this development's only access will be from an extension of Bridgeview Road. This road is presently a dead end residential road which serves the needs of approximately fourteen (14) homes. To increase the traffic by over 100 %, not referencing the amount of heavy equipment traffic during the to be determined length of the construction phase, will raise serious questions about the viability of this road for all residents use. This is not to mention the significant deleterious impact on the quality of life for the existing residents of what is arguably one of the most desirable locations in West Kelowna while construction is underway for potentially several years.

I appreciate the right of a property owner to develop their private land. What I would suggest as an alternate development plan would be a cul-de-sac at the end of Bridgeview Road, with a limited number of lots, and access to the rest of the develop from Thacker Drive. This access could be positioned towards the northern edge of the property at the bottom of the existing incline. This alignment would reduce the impact on Bridgeview Road, while still allowing for the development of the land.

David McNeely

**Collette Beggs**

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**Subject:** RE: File no. Z 18-08. 2377 Thacker Drive

**From:** Maria Fairholm <[REDACTED]>  
**Sent:** January-27-20 3:05 PM  
**To:** Chris Oliver <[Chris.Oliver@westkelownacity.ca](mailto:Chris.Oliver@westkelownacity.ca)>  
**Subject:** File no. Z 18-08. 2377 Thacker Drive

Dear Mr. Oliver,

I would like to submit the following concerns and suggestions with regards to this re-zoning application.

1. Construction access during servicing and construction process. Bridgeview Road is a narrower road and I am concerned with the amount of traffic that will need access to the proposed development. There will be large vehicles and equipment involved and I would like to see a temporary access coming from Thacker Drive. I believe Thacker is more suitable for this.
2. Buffer between this development and the existing neighbourhood. Since this development will be more dense than what currently exists in the area, it would be nice to see some sort of vegetation buffer or fence between the new and existing homes.
3. Clear cutting trees without permit. I understand that the property owner has been fined while claiming she did not know a permit was required. Although one cannot put back the trees that were lost, it would be great to see some remediation take place.
4. The property in question was surveyed in August of 2017 with the full intention to subdivide. When questioned by the City, the owner was not truthful as to why the trees were cut down. The reasons given were: wildfire mitigation and the trees were blocking the sun to the cherry orchard, an orchard that was never maintained after the trees were cut. According to the property owner, the advice to cut the trees came from a realtor. I find it odd that a realtor would even weigh in on this if it was for the reasons mentioned above. Plus, after speaking with a few agents, it is my understanding that such advice cannot be given without risk of losing their licence. It is of my opinion, the developer and property owner knowingly disregarded the rules and while doing so, blatantly disrespected the offices of the City of West Kelowna and the people it represents. My concern is that the City's bylaws and rules will be further challenged during the development process.

Thank you so very much  
Maria Fairholm  
2354 Bridgeview Road

**Collette Beggs**

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**Subject:** RE: Public Hearing (Z 18-08) - Bylaw No. 0100.55 and zoning amendment Bylaw No. 0154.74 Reference File No. 2018/Z 18-08 2377 Thacker Drive

**From:** G ANDREWS <[REDACTED]>  
**Sent:** January-27-20 3:31 PM  
**To:** info west kelowna <info@westkelownacity.ca>  
**Cc:** Chris Oliver <Chris.Oliver@westkelownacity.ca>  
**Subject:** Public Hearing (Z 18-08) - Bylaw No. 0100.55 and zoning amendment Bylaw No. 0154.74 Reference File No. 2018/Z 18-08 2377 Thacker Drive

Attention City Clerk

We wish to express the following concerns regarding the subject rezoning application:

Complete disregard for the environment

Complete disregard for wildlife corridor (loss of habitat - eagles, deer, owls, hawks, etc.)

Cutting 250 + year old trees on entire property and downslope to embankment edge

Loss of soil stability creating severe potential for slope erosion (We have witnessed first hand in 2012 a river of water flowing down the draw during a massive thunderstorm along with massive amounts of soil towards the concrete barrier.

Further comments:

Why was the District so negligent in responding to our complaints? We called on the Monday to report slashing of trees and no response was even considered until later in the week when all the trees had been cut down.

Set back from the break and slope - How can you allow for construction on such unstable slopes on glacial till? There is massive soil creep in this area, all my 150 foot trees lean towards the draw on this property. Where do you build a massive drainage ditch to contain and channel excess water? Do you send it over the slope towards Casa Grande? Is the City not concerned about its own liability for allowing residential construction in such unstable areas?

Applicant failed to receive a permit for timber removal and their only consequence was a \$500.00 fine. It seems as if, people in the know feel they can display complete disregard for rules and regulations and do as they please. The applicant I believe, spoke to the City regarding wildfire mitigation practice as their excuse, and also the concern of their cherry orchard not receiving adequate sunlight. The cherry orchard has not been maintained for a couple of years prior to this clear cutting i.e. irrigation, pruning etc. If the applicant had received a permit prior to clear cutting, would this have hindered the number of lots that could be created i.e. not 17 lots as they are proposing but would this number have been more in the range of 6-7 lots? Anyone that carries on business in this District, knows that permits must be in place prior to proposed development. We feel the whole procedure was premeditated on this property to allow them to proceed with the development of high density development. Had the City responded sooner and seen these massive 250+ year old, fir trees being removed, we question whether this would have been allowed. These trees were nesting habitat for eagles and Great Horned and Grey Owls. We contacted the Ministry of Natural Resources and received no follow up to our concerns.

We would like answers to all of these questions. It took us 2 years to get a one lot subdivision from our 2 acre property and yet you are considering changing the zoning in this application.

We are very concerned about housing density on this property. We would prefer a smaller subdivision ( maximum 6 lots) with no street lights, as there are none in this area if this development moves forward. As we can see from the development proposal, they are asking for 17 lots on this area, which includes the two current homes on the property, we are very concerned about excessive traffic and construction vehicles down our Bridgeview Road. We don't understand why all the lots have to be accessed through Bridgeview, why can't they be accessed off of Thacker, to alleviate so much traffic on our street. I realize there is a slope from Thacker, however, I am sure the City could work around this issue.

Gloria and Doug Andrews  
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