

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** \*\*\* Suspected SPAM: 911 Anders road zoning amendment FILE Z24-01  
**Date:** December 29, 2024 9:00:23 AM

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Regarding 911 Anders road ,LOT 2,DL2689,PLAN KAP14269,ODYD FILE: Z24-01. WE WISH TO ADVISE THAT WE ARE EXTREMELY OPPOSED TO THE ZONING AMENDMENT ,BYLAW NO. 0320.01. Firstly....a 6 storey tower on a narrow lot? It will look like a grain elevator, and will aesthetically ruin the village atmosphere. Secondly ,where is the parking and road infrastructure to accommodate this proposal,anders road is already busy, with vehicles ,and we have hundreds of new residents about to move in to the condominiums that are being constructed on both sides of the road. Perhaps better planning needs to be put in place, we understand the need to create more living spaces, but it seems Anders road has already accommodated this need. Perhaps the proper would be best suited for 2 storey townhomes, should the city wish to proceed. We also house the new firehall, its,emergency traffic, extends onto the roundabout on a very narrowed Boucherie road.seems dangerous enough ,as it is. We are hopeful that more consideration will be given ,regarding the issues stated above, and as well to the best use of this property. We are not opposed to change and revitalization,but this 6 story mixed use proposal does not make sense..

Len and Jeannie Russell

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** corporate officer file number (Z 24-01 )  
**Date:** December 29, 2024 2:17:54 PM

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Hello this is Len Russell I currently own the home at 904 Skyline Rd. Westkelowna V1Z 1J7  
I am writing in regards to the proposal on 911 Anders Rd. file number Z 24-01 ..I for one am not a person to be against progress and development however this proposal of a 6 story building isolated on such a small piece of property if approved shows a lack of vision and a total disregard for any chance of green space or parking for the people that use the building. ... If approved the thought is then to develop the 4 lots in a row on anders as a series of four 6 story elevator like structures with no green space or parking Not really what the founders of the wine trail had in mind.. It is my hope that someone at the city has a better vision for the area than that .. The 4 lots should be developed as a land assembly developed with plan that includes green space ,parking and upgrades to the whole area ..roads ,sidewalks, underground services and trees etc .. the city should find the right developer with the proper financing to build an area properly .. there is no rush to approve such a hideous plan ... take your time to find a developer with the financing to contribute to whole area ... Do not rush to approve this ugly plan just for density .. take your time and develop density properly .. we haven't even filled the other developments on Anders ... This area is called Lakeview Village not Lakeview Getto.. Think ahead ..take your time and Keep it classy or your inviting another rail trail .. thank You

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** \*\*\* Suspected SPAM:  
**Date:** January 5, 2025 11:57:27 AM

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Ernie and Laurey Drvaric of 910 Rumney Road strongly oppose the rezoning of 911 Anders Road. Too huge on a small lot and the densification in the area is too much already.

We concur with the points made by the Lakeview Heights Association. Please consider our opposition.

Yours sincerely  
Ernie and Laurey Drvaric

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**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** \*\*\* Suspected SPAM: Attn: Corporate Officer, File Number (Z 24-01) Melanie Roy 892 Montigny Rd West Kelowna  
**Date:** January 6, 2025 8:14:22 PM

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Hello City of West Kelowna Council,

I am writing to you in response to the re-zoning application for 911 Anders Rd, from R1 to CD. I do not support the re-zoning of this lot due to the following;

- The City of West Kelowna Advisory •Planning Commission voted against this zoning amendment
- Zone CD has very few restrictions on the size or type of development
- Our very poor parks infrastructure does not support additional densification
- The lot is surrounded by R1 lots
- Six stories is too high for this location and will adversely affect the whole area
- The lot is too narrow and small in area to support a high quality mixed use development

I hope that you will recognize that this zoning amendment is not appropriate for our community.

Thank you for your time and consideration,

Melanie Roy

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Opposition to Zoning Amendment Bylaw No. 0320.01, Z 24-01  
**Date:** January 8, 2025 11:53:35 AM  
**Attachments:** [ZoningAmendment.pdf](#)

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Hello,

I have attached my letter regarding the proposed rezoning application Z 24-01. Please ensure that this is recorded in your files and let me know that you have received this.

Regards,  
Susan Neill

**Dear City Council Members/Mayor and Council of West Kelowna,  
Subject: Opposition to Zoning Amendment Bylaw No. 0320.01, Z 24-01**

I am writing to express my strong opposition to the proposed Zoning Amendment Bylaw No. 0320.01, Z 24-01. As a resident of 900 Stevenson Rd., I am deeply concerned about the significant negative impacts this amendment will have on our community, particularly in relation to traffic, infrastructure, and quality of life for nearby residents. Furthermore, this proposal represents a troubling breach of trust by the city, as it disregards the commitments and protections promised to our community under previous zoning agreements.

**Impact on Traffic and Safety**

The proposed rezoning will significantly increase traffic volume in a predominantly residential and rural area. Local roads are not designed to accommodate such increases, creating potential safety hazards and disrupting the peaceful nature of the neighbourhood. Increased traffic will exacerbate noise pollution, elevate risks for pedestrians and cyclists, and degrade the quality of life for existing residents.

**Strain on Essential Resources**

Our community already faces challenges with water quality and supply as well as electrical capacity. Additional development will place undue pressure on these overstretched resources, potentially leading to service disruptions and undermining the sustainability of current infrastructure.

**Environmental Concerns**

This rezoning proposal contradicts the city's stated mandates, including "To minimize regional greenhouse gas emissions and respond to the impacts of climate change" and "Be responsive stewards of natural ecosystems to protect, enhance, and restore biodiversity in the region." Increased traffic and construction activities will lead to higher greenhouse gas emissions, noise pollution, and strain on water resources, thereby undermining these principles.

**Breach of Trust by the City**

The city has previously set zoning bylaws and made assurances to residents to protect the character and integrity of our neighbourhoods. This proposal, as of May 2024, disregards these commitments, undermining public trust and setting a precedent that community input and prior agreements can be ignored. For example, when the Lakeview Heights Shopping Centre was constructed, promises of minimal disruption were made, yet the resulting damage to homes and infrastructure was significant and largely unresolved. Residents relied on the city to safeguard their homes and well-being, and this rezoning undermines that confidence.

**Construction-Related Damages**

Prolonged construction will have detrimental effects on the physical and mental well-being of nearby residents. Vibrations from activities such as site clearing, grading, soil compaction, and the installation of deep foundations are known to cause structural damage to nearby properties. These vibrations travel through the ground, impacting foundations, walls, and roofs. Rigid finishes like stucco, plaster, and gypsum wallboard are especially vulnerable, often showing cracks at weak points such as window and door corners.

During the construction of the Lakeview Heights Shopping Centre, nearby homes experienced significant damage and disturbances. One neighbour's home developed a large crack in the back wall, while in our home, a glass kitchen cabinet door was shaken loose and fell due to intense vibrations. The outside faucet pipes on our back wall, connected to the downstairs shower, sustained multiple breaks from the shaking, resulting in flooding. Other neighbours recorded their walls and paintings shaking violently. Heavy equipment operations in the laneway pushed earth and rocks into property fence lines, knocking over a fence and displacing a concrete barricade into ours. These incidents highlight the critical importance of thorough geological surveys and effective mitigation plans before any future development is approved.

### **Loss of Community Amenities**

The removal of a sports field and playground to construct a firehall has already demonstrated a pattern of sacrificing community assets for development. This rezoning would further diminish the recreational and social infrastructure of our neighbourhood, eroding its family-oriented character.

### **Deviation from Original Bylaws**

The original bylaws for this area allowed only two-story structures, preserving the residential nature of the community. A prior proposal by Trasolini Chetner for a ten-story complex (old Lakeview Elementary School site) was reduced to six stories following public opposition (even though four stories was the original rule). Despite this compromise, the new rezoning plan seeks to standardize six-story developments, disregarding the community's concerns and violating the intent of the original bylaws.

### **Geological and Ecological Risks**

The area's ground, composed of clay and rock, exacerbates the risks associated with heavy construction equipment. Mature evergreen trees, which are vital for ecological balance, must be preserved. Proper geological surveys and environmental assessments are imperative to ensure the area's stability and sustainability.

### **Property Damage and Value Decline**

The cumulative effects of vibrations, noise, increased traffic, and privacy intrusions will inevitably reduce property values and heighten the risk of structural damage to homes. These issues significantly undermine the long-term livability and investment potential of our community.

High-density developments built behind single-family homes typically lower the market value of those homes, especially when the development disrupts the neighbourhood's character or introduces new nuisances. Homeowners will face reduced demand and lower resale potential as a direct consequence. If this development moves forward, interest in single-family dwellings in the area will plummet, compromising the value and appeal of all homes in the neighbourhood.

How do you plan to compensate homeowners for these losses? What measures will you take to mitigate the effects of reduced privacy and diminished peace of mind on residents?

Imagine having this development looming immediately behind your home, overlooking your backyard. The impact on quality of life would be undeniable.

## Health Concerns

The construction associated with this rezoning raises significant concerns. The project is expected to span several years, subjecting adjacent neighbours to prolonged physical and mental strain. Noise, dust, and vibrations from heavy machinery will disrupt daily lives, increasing stress and anxiety for those living nearby.

A previous example highlights the potential impact: during the construction of the Lakeview Heights shopping center, work occurred at all hours, often in violation of bylaws. The contractors, behind schedule, regularly dispatched tradespeople on weekends and evenings, disregarding residents' peace. Worse, those working directly behind our property engaged in loud, inappropriate, and offensive conversations of a misogynistic and pornographic nature. When asked to stop, they reacted with hostility.

We should be able to relax and enjoy a quiet dinner in our own homes, but this has proven impossible under the current bylaws, which lack enforcement and do not sufficiently protect residents from prolonged disruption.

It is crucial to uphold Section 7.2(e) of the city's bylaws, which states:

*"Subject to Section 7.5(a), no person in the City shall, and no owner of real property shall, on any day before 7:00 a.m. or after 8:00 p.m., construct, erect, reconstruct, alter, repair or demolish any building, structure or thing, blast or engage in blasting operations unless otherwise regulated in the Blasting Permit, excavate or fill in land in any manner which causes noise or sounds in or on a highway or elsewhere in the City which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of any person or persons in the neighbourhood or vicinity."*

It is imperative that construction for any project adheres strictly to these regulations to minimize its impact on the community.

In conclusion, Zoning Amendment Bylaw No. 0320.0, Z 24-01 is incompatible with the character, needs, and well-being of our community. It also represents a breach of trust by the city in failing to honour previous commitments to protect our neighbourhood. I respectfully request that the council prioritize the concerns of its residents and uphold the original R1 zoning bylaws to protect the integrity of our neighbourhood.

Thank you for your time and attention to this matter. I am available to discuss my concerns further and would appreciate the opportunity to contribute to a solution that respects and protects our neighbourhood.

Sincerely,

Susan Neill  
900 Stevenson Rd, West Kelowna





**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Fwd: Delivery Status Notification (Failure)  
**Date:** January 8, 2025 3:23:59 PM  
**Attachments:** [icon.png](#)

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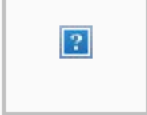
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----- Forwarded message -----

**From:** Mail Delivery Subsystem <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>  
**Date:** Wed, Jan 8, 2025, 2:47 p.m.  
**Subject:** Delivery Status Notification (Failure)  
**To:** [REDACTED]

Error Icon



## Address not found

Your message wasn't delivered to [submissions@westkelownacity.ca](mailto:submissions@westkelownacity.ca) because the domain [westkelownacity.ca](http://westkelownacity.ca) couldn't be found. Check for typos or unnecessary spaces and try again.

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**From:** Gayle McLaughlin <[REDACTED]>  
**To:** [submissions@westkelownacity.ca](mailto:submissions@westkelownacity.ca)  
**Cc:**

Bcc:

Date: Wed, 8 Jan 2025 14:47:15 -0800

Subject: 911 Anders

I live in the immediate area of this proposal to change the zoning of 911 Anders. The area has grown to its fullest potential already! Wouldn't it be wise to wait until the 2 condos and the many townhouses are complete until you see how Anders handles the increased traffic!

Also why have only one residential lot in amongst the 3 other residential lots be approved for a six storey development? Parking for sure would be an issue and we must keep the backlane closed to through traffic!

Thank you ..

Gayle McLaughlin  
892 Stevenson Road

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Re File # Z24-01  
**Date:** January 8, 2025 4:51:16 PM

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Attention : Corporate Officer

I am writing to object to the rezoning of lot 911 Anders Road from R1 to CD ( zoning amendment bylaw 0320.01). The comprehensive development zone is described as "one of a kind" and has few restrictions on size and development . Lot 911 Anders Rd. is surrounded by other R1 lots and is already too narrow to support the development of a six story structure.

Thank you,  
Maria Garis  
3625 Gala View Dr. West Kelowna V4T2M3

**From:**   
**To:** [City of West Kelowna Submissions](#)  
**Subject:** File #Z24-01  
**Date:** January 8, 2025 4:51:56 PM

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Attention: Corporate Officer.

I am writing to object to the rezoning of 911 Anders Road from R1 to CD ( Zoning amendment bylaw ( 0320.01). My main concerns about this amendment is the position of the lot and the fact that it is too narrow and small to support mixed use development. It is already surrounded with R1 lots and should remain as is.

Thank you.

Steve Garis  
3625 Gala View Dr, West Kelowna, BC V4T 2M3.

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Attn: Corporate Officer, File Number (Z 24-01)  
**Date:** January 9, 2025 12:03:21 PM

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Please accept this e-mail as opposition to the rezoning of 911 Anders Road from R1 to CD (zoning amendment bylaw 0320.01).

We agree that densification of the area needs to be addressed but there should, at the very least, be a height restriction of 4 stories on that property because anything higher than that would compromise the existing community.

It is also important to maintain the agricultural benefits of the Lakeview Heights area as well as the green space that is provided with the larger lots and existing R1-single detached residential zoning.

The geography and infrastructure of the area can not support the increased water requirements, traffic, nor parks and recreation needs that extreme densification would demand.

Thank you.

Sandra and Tom Silvester  
835 Westbrook Drive  
West Kelowna, BC  
V1Z 1R4

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Submission to Corporate Officer , File number (Z 24-01)  
**Date:** January 9, 2025 4:28:20 PM

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We strongly oppose the rezoning of 911 Anders Road from R1 to CD (zoning amendment bylaw 0320.01 for the following reasons :

1. The City of West Kelowna Advisory Planning Commission has already voted against this zoning amendment.
2. Six stories is too high for this location and will adversely affect the whole area.
3. Our very poor parks infrastructure does not support additional densification.
4. The lot is too narrow and small to support a high-quality mixed-use development.

We have been house-owning residents and Council tax payers in West Kelowna for 22 years living at 3639, Gala View Drive , West Kelowna , V4T 2M3

Should you require further input or comment regarding our objections to this zoning amendment we can be contacted at our address on Gala View Drive or by Telephone at [REDACTED] or by E-Mail at [REDACTED]

yours sincerely ,

Mr. Reginald David FORREST  
Mrs. Joyce Mary FORREST

Jim & Wilma Enns  
916 Stevenson Rd.  
West Kelowna, B.C.



Corporate Officer - City of West Kelowna  
3731 Old Okanagan Hwy  
West Kelowna, B.C. V4T 0G7

Subject: Proposed rezoning and redevelopment for 911 Anders Rd.

Attn: Corporate Office: File # Z 24-01

My wife and I have lived in lakeview heights for over 33 years and have come to love living here due to its semi rural character. Our children grew up and went to school here and continue to live in West Kelowna with their families. We oppose the above rezoning and development for a number of reasons:

- A six storey building would visually damage the area and be functionally chaotic. The already 6 storey condos currently being constructed on the old school grounds are already going to negatively affect residents and vehicle traffic in the area. We can't imagine what traffic problems will be incurred when people will be forced to take the whatever route possible to get to and from their destination
- Parking will be a major problem too. There never seems to be enough. Parking stall widths have been minimized to fit in as many autos as possible within a limited space and would force wider vehicles to park up and down Anders and its side streets.
- It appears that all users of the proposed building will have to enter and exit the building via the rear alley? The existing Montessori preschool (located in the Lakeview Hts. Mall) uses this alley to give the four classes of preschoolers the only safe area to get their needed exercise. The alley had been blocked off years ago due to the problem of cars racing down it to avoid Anders' traffic. If it's reopened it will become a busy thoroughfare. A few existing residents also use the alley to daily access their garages and carports. After all, it is an alley.
- After reviewing of the architects drawings and the proposed zone designation of NC1 is quite clear regarding the minimum frontage requirement is 98.4' whereas the proposed project for 911 Anders barely reaches 85'. Nor do the conceptual plans show a construction setback after the second floor. We believe the architect and developer are in the process of asking for everything but will somehow settle for their preconceived agenda when asked to "compromise".

.....over

(2)

- We also noticed that the property setback for underground parking is almost as wide as the entire property width. And they want to go down three levels? We don't know how this can be done without damage to the adjacent properties not to mention the inevitable structural damage to other properties in the area.
- Sufficient green space is one of the most important issues for a healthy community. It seems strange that we are willing to sacrifice more green space for more people accommodation. The concept of living in a "village" is going to be negatively affected as the population becomes so great that the term 'village' becomes nebulous.

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We were originally attracted to this area and can understand why developers are too. The views are fantastic and people will want to pay a premium to live here, but at what point do we stop sacrificing our semi rural community and green space(s) for high density living?

Sincerely,



Jim & Wilma Enns