

SUBMISSIONS

(File No. Z 24-01, 911 Anders Road)

NO.	DATE RECEIVED	TIME RECEIVED	RECEIVED FROM
Submissions included with agenda to Council			
1.	December 29, 2024	9:00 AM	Russell, Len and Jeannie
2.	December 29, 2024	2:18 PM	Russell, Len
3.	January 5, 2025	11:57 AM	Drvaric, Ernie and Laurey
4.	January 6, 2025	8:14 PM	Roy, Melanie
5.	January 8, 2025	11:53 AM	Neill, Susan
6.	January 8, 2025	3:24 PM	McLaughlin, Gayle
7.	January 8, 2025	4:51 PM	Garis, Maria
8.	January 8, 2025	4:51 PM	Garis, Steve
9.	January 9, 2025	12:03 PM	Silvester, Sandra and Tom
10.	January 9, 2025	4:28 PM	Forrest, Reginald and Joyce
11.	January 9, 2025		Enns, Jim and Wilma
Submissions included with late agenda items to Council			
1.	January 10, 2025	2:03 PM	Huitsing, Willemina and Folkema, Michael
2.	January 10, 2025	4:34 PM	Patterson, James
3.	January 10, 2025	5:52 PM	Guest, Beverly
4.	January 10, 2025	9:25 PM	Pidskalny, Ron
5.	January 11, 2025	12:29 PM	De Paz, Jzabela
6.	January 11, 2025	2:09 PM	Borzovoy, Laurie-Shawn and Moore, Claudia
7.	January 11, 2025	2:24 PM	Pidskalny, Ron
8.	January 11, 2025	2:38 PM	Best, Deborah and Suitso, Al
9.	January 11, 2025	3:03 PM	Boon, Joyce

SUBMISSIONS

(File No. Z 24-01, 911 Anders Road)

10.	January 11, 2025	3:26 PM	McBride, Juliana and Al
11.	January 12, 2025	8:16 AM	Montana, Patrick
12.	January 12, 2025	9:13 AM	Cui Shu Quan
13.	January 12, 2025	11:11 AM	Maki-Bizecki, Cara
14.	January 12, 2025	11:16 AM	Bowman, Jeff and Holly
15.	January 12, 2025	11:28 AM	Smith, Ken
16.	January 12, 2025	1:52 PM	Clark, Geraldine
17.	January 12, 2025	2:29 PM	Dozois, Jody and Dean
18.	January 12, 2025	2:36 PM	Angiolo, John
19.	January 12, 2025	2:48 PM	Swetlishoff, Haley
20.	January 12, 2025	7:49 PM	Browne, Marcia
21.	January 12, 2025	7:57 PM	Roy, Heather
22.	January 13, 2025	5:45 AM	Bumby, Trevor
23.	January 13, 2025	8:37 AM	Barton, Susan
24.	January 13, 2025	10:01 AM	Coelho, Natalie
25.	January 13, 2025	10:13 AM	Richardson, Cathy and Gord
26.	January 13, 2025	10:23 AM	Reijne, Hu
27.	January 13, 2025	11:08 AM	Lupick, Zoe and Jeremy
28.	January 13, 2025	11:18 AM	Wilson, Rob and Lisa (119 person petition)
29.	January 13, 2025	11:57 AM	Rose, Lia
30.	January 13, 2025	12:03 PM	Stichling, Wolfgang
31.	January 13, 2025	12:25 PM	Ritchie, Michelle
32.	January 13, 2025	12:48 PM	Nahayowski, Clint
33.	January 13, 2025	12:52 PM	Chetner, Rob

SUBMISSIONS

(File No. Z 24-01, 911 Anders Road)

34.	January 13, 2025	1:36 PM	Rojas, Dan
35.	January 13, 2025	2:01 PM	Bizecki, Steve
36.	January 13, 2025	2:59 PM	Milnes, Melissa
37.	January 13, 2025	3:59 PM	Lunelli, Anthony

January 10, 2025

Corporate Officer - City of West Kelowna
City Hall
3731 Old Okanagan Highway,
West Kelowna, BC, V4T 0G7



Attention: Corporate Officer: File Number (Z 24-01)

This letter is to inform you that we oppose the requested Zoning Amendment Bylaw No. 0320.01 for the property at 911 Anders Road (Lot 2 DL 2689, Plan KAP14269, ODYD). According to the notification found in our mailbox just before Christmas 2024, the requested amendment is to change the property from the Single Detached Residential Zone (R1) to a Comprehensive Development Zone (CD).

We also oppose the development proposal for 911 Anders Road. The version we viewed was the one submitted to the City of West Kelowna Advisory Planning Commission. This commission reviewed the document in their May 15, 2024 meeting (which we observed).

We will be negatively impacted by both the requested zoning amendment and the proposed development at 911 Anders Road. Our property (908 Stevenson Road) is directly south of 911 Anders Road. A small lane-way separates the two properties. Our residence is located significantly closer to the back of our property than it is to the front. Many of the older homes in Lakeview Heights have a large backyard: this is not so for us. We will be close to the building proposed for 911 Anders.

The notification we received indicates that the matter will go before City Council on January 14, 2025. We visited City Hall on January 6th and were advised by a clerk that comments should be submitted prior to that Council meeting. We were further advised that this would likely be the only opportunity we would have to voice our concerns for both the zoning amendment and the development proposal.

1. General Comments

The following comments are general in that they apply to our property but could also apply to other properties in the immediate neighbourhood.

- **The requested zoning will permit up to six stories and will allow a very wide range of land uses much of which will not necessarily contribute to, nor enhance, our neighbourhood and could, in fact, significantly degrade it.** The proposed zoning would, in time, also apply to the other three properties on the south side of Anders Road located between the Telus building and Teal Street (Anders #901, 921, 931). Taken together this is a “finger” of land wedged between residential properties to the south, north and west which are all zoned R1.

Aside from other problems, noted elsewhere in this document, the abrupt and dramatic height difference for the building being proposed will not be aesthetically pleasing in our neighbourhood. If development must proceed on this “finger” of land why not zone it for a size and height which would be more graduated and more compatible with the surrounding R1 properties.

- **The size and height of the building proposed for development at 911 Anders is too massive and too tall.** It is six stories plus a roof-top outdoor living area. The surrounding residences are all one to two stories tall (mostly one-story). Even the Lakeview Heights Centre and Telus Building located close by on Anders Road are only about two stories tall. In essence it would be squeezing a new building in where it does not really fit.
- **The proposed development will further contribute to the extreme pressure our neighbourhood has experienced.** There has been ongoing demolition and construction for most of the past decade including the upgrading of Boucherie Road. The result is that residents of this neighbourhood have been subjected to extreme levels of dust, dirt, construction noise, light pollution, ground vibrations, traffic snarls, etc. in an ongoing manner. This has impacted people's potential to fully enjoy their properties, exacerbated some people's health problems and, in some cases, caused structural damage to residences or other related property damage.
- **Using the lane-way to access the proposed building is not congruent with the idea of neighbourhood centers which can “accommodate walkable, pedestrian orientated mixed-use centres”.** The lane-way is one of the safest places to walk in this neighbourhood. A concrete barrier at the east end of the lane-way blocks vehicles from through access. Currently there are only one or two residents who routinely use the west entrance of the lane-way to access their properties. This extremely low traffic provides pedestrians with safe access to services at the Lakeview Heights Center and those on Olalla Road. The lane-way is used by a wide range of people including daycare children out for walks, school children, senior citizens, workers accessing public transportation and others.

In addition, if the lane-way is used for access to the building's parking spaces or changed to “open” access status by removing the concrete barrier there is increased opportunity for vagrancy, littering, vandalism and property damage.

- **There is already a lack of people-friendly infrastructure such as sidewalks and green spaces.** There is currently no public green space in our neighbourhood except Anders Park. While there will be a few places to simply sit and enjoy the outdoors much of this park is dedicated to sport amenities. Not everyone is interested nor capable of using sport amenities. Moreover, things like basketball, pickleball and tennis courts are open to anyone. People often drive from elsewhere to use these amenities contributing to traffic congestion and parking issues in our neighbourhood.
- **Traffic congestion will increase.** There are already several approved developments under construction in our neighbourhood which, when completed, will

increase traffic. The building proposed for 911 Anders will contribute further to congestion. In winter, traffic can be particularly hazardous due to slippery conditions and the slope of the terrain in the neighbourhood. Teal Road is a continuous slope. Stevenson and Anders Roads both have upward slope as they flow into Boucherie Road.

- **Parking issues will develop if people park on neighbouring streets or in the lane-way.** As seen with several recently completed Westside developments parking spaces are often inadequate. In part this may be because developers/planners fail to take into account that many households have more than one vehicle. Residents, visitors and other users end up parking on surrounding streets or lane-ways. This creates safety concerns for pedestrians or cyclists who are required to navigate around these parked vehicles.
- **Values for the surrounding R1 properties will drop because the neighbourhood will become a less desirable place to live.** It will be a construction zone for several years. More important, it will lose the sense of being a semi-rural, people-friendly community which has attracted residents to this neighbourhood in the past.
- **In-ground excavation and/or pile driving may result in foundation cracks or other problems for the surrounding properties.** The proposed development calls for several levels of underground vehicle parking. The vibrations and ground movement from this excavation could directly or indirectly cause damage to surrounding residences or land. During the building of the Lakeview Heights Center damage occurred to some residences located on properties behind it.

It is therefore, critical that reputable experts conduct thorough and solid geological assessments to determine if the ground is stable and suitable for the particular development proposed for 911 Anders or for any other larger buildings which the requested CD zoning might permit. This will help minimize both potential damage to surrounding properties and the city's (taxpayers) liability.

- **There are various natural or environmental concerns that do not appear to have been fully taken into consideration. These include:**
 - installing more lighting increases light pollution
 - blocking sunlight and night view-scapes for surrounding residences
 - changing the wind flow due to the obstructiveness of a large building

2. Specific Comments

The following comments are more specific to our property.

- A. The use of the lane-way for vehicle access to the parking levels of the proposed building at 911 Anders is very problematic for us. In particular the:**
 - busyness and noise created by up to 90 vehicles coming and going at any time of day and night,

- intrusion of headlights shining directly into our backyard and windows as vehicles enter/exit the parking area/lane-way,
- drainage of winter road salt and other pollutants onto our property or vegetable garden since the terrain by the lane-way slopes into our backyard,
- piling up of snow towards our back fence and pedestrian exit gate by those clearing the lane-way. This concern is based on observation of problems with snow removal behind the Lakeview Heights Center which directly impacted residents located there.

B. The amount of garbage for the 50 proposed residential and 15 commercial/retail units at 911 Anders will be significant.

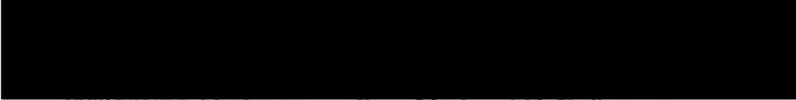
- The proposed garbage collection area shown on the development plan is very close to our property.
- Odour from the collection area will be a concern particularly during periods of warm weather.
- Pest insects and rodents, such as mice and rats, will be attracted to this collection area. Such pests can readily move from there into our property and do damage to our home or yard (e.g., veggie garden would be like a buffet dinner to them).

C. There is a potential for projectiles from balconies or the proposed roof-top patio area to end up on our property. This may be totally unintentional by users of the building. The winds from the north and northwest can be quite strong.

D. The building, as shown on the development plan, would be close to our residence and directly overlook our backyard. This will result in a loss of privacy and quality of life for us. We are senior citizens who spend most of our time at home.

In closing, we are not opposed to all development and acknowledge that there can be better use of residential lots within West Kelowna. However, this could be done in a more graduated, aesthetically pleasing, collaborative manner and be done in such a way that it would have less negative impact on existing neighbourhoods and the people already living there. If you have questions or would like further information please contact us.

Sincerely,


Willemina Huitsing & Michael P. Folkema
908 Stevenson Road,
West Kelowna, BC, V1Z 1N2
778-755-0089

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: *** Suspected SPAM: Rezoning of 911 Anders Road, Lake View Heights, West Kelowna
Date: January 10, 2025 4:34:30 PM

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ATTN: MAYOR AND COUNCIL:

ATTN: CORPORATE OFFICER, FILE NUMBER (Z 24-0).

I am opposed to the change from R1 to CD zoning for property described as 911 Anders Road.

To change a residential lot among other similar lots to a property up to six stories high, possibly containing multiple 1 bed, 1 bed and den, 2 bed homes with possible commercial at grade, all in one unit, is not only ill-advised but an insult to those living around it and to the future residents who might occupy it.

Where are the parks and play areas for children?

Where are the schools to accommodate the needs of this population?

Boucherie, with its one lane each way, multiple traffic circles, and paths with posts in them, must provide entrance and egress to the future residents who will fill the townhomes? row houses? on the east side of the new firehall and the large 5 storey apartments off Olalla. Adding another multiple residence will only add to what is coming, stressful residential areas.

Currently, I see duplexes being built on a lot just off Boucherie that are advertising duplexes with suites! Having lived in cities in Canada, USA, and Europe, this is, indeed, a new concept for me; two homes under one roof, each containing another suite or suites.

I assume all of these structures depend solely on electricity for heat, cooling, etc. We have only one source of electricity in spite of the multiple years of talk from council and province to provide another source in case of emergency.

With water supply that was promised to be clean and safe and first funded in 2016 federally and provincially but only provided in 2024 with its existing problems, ie colour and mineral content, and old sewage and sanitation systems eg. Boucherie sewer breakage days after the new road was completed, is infrastructure adequate to service these constructions?

Perhaps council needs to reflect on the residents who put them in office to make wise decisions on their behalf.

M.James Patterson B.A.,M Ed., M.Sc.
1077 Mission View Court
West Kelowna BC
V1Z 3R3

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Corporate Officer File # Z 24-01
Date: January 10, 2025 5:50:58 PM
Attachments: [City.pdf](#)

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Attn: Corporate Officer, File Number (Z 24-01)

I, Beverly Guest 832 Hawthorne Road, West Kelowna V1Z 1N6 oppose the rezoning of 911 Anders Road from R1 to CD (zoning amendment bylaw 0320.01) for the following reasons:

- 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 as well as the adjoining properties.**
- The lot is too narrow and small in area to support a high quality mixed use development**

I do not believe the provincial mandate to allow for zoning changes was created to begin the addition of 6 story buildings in residential zoning. It was created to allow duplexes, town houses, and family centered quality housing and possibly 4 story buildings that have suites big enough for families of four.

The creation of zoning to allow for 6 story buildings in residential zoning is a huge over reaction to the government's directive.

Town houses, duplexes, are what the government intended. This would double and triple the availability of affordable family housing.

We currently have enough rental units in West Kelowna we need housing for families of middle incomes and single parents. Town houses, duplex's to purchase for families.

If this is approved there is no denying there will be more built in the same area.

I urge the council to have the courage to consider the quality housing in West Kelowna Lakeview area and deny this permit.

You have been elected by me to represent me and others in the city, so I am asking you to do this.

If this council continues to allow this type of building re-zoning I will actively advocate voting against you all in the next election.

Beverly Guest 832 Hawthorne Road, West Kelowna V1Z 1N6

Thank you

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: zoning Amendment Bylaw No. 0320.01
Date: January 10, 2025 9:25:36 PM

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I was some 17 years on the LVHCA and we have lived here on 885 Stevenson Rd for almost 30 years during which time I was very involved in the battles with developers trying to densify this area to maximize their profit . Some battles won , some lost and some a compromise but always community involvement was very important and this is such a situation . I'm proud of the community rally to this ridiculous application.

This rezoning is absolutely out of control--really- 6 stories , 43 units on .5 of an acre and with just laneway access --to a 3 floor underground parkade---another OUC downtown campus debacle!! I'm speechless that this can even get this far.

And that lane must not be opened to traffic through to Olalla especially with it being used for pick up of children from Montessori School and taking the kids for walks safely around the immediate area.

We just recently sold our house on Stevenson Rd next to the 1.2 acre lot between us and the condo build and had to take a \$100,000 haircut too encourage the buyer to put in an offer due their and other concerns at showings of what could be built next to us-- especially with the CWK continual changes of zoning and disrespect of single family residents and their property.

Ron Pidskalny
885 Stevenson Rd

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, File Number (Z 24-01)
Date: January 11, 2025 12:28:41 PM

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Hello,

My name is Jzabela De Paz and I am the owner and resident of 2468 Thacker Dr.

I strongly object to the rezoning of this property for the following reasons:

- 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 and trails infrastructure does not support additional densification; we're second on the cities priority list for new park space, with no potential sites nearby
- The lot is surrounded by R1 lots which will be overshadowed, likely see a decrease in value and may require expropriation of their lands to turn the back alley pathway into another road
- Six storeys is too high for this location and will adversely affect the whole area: visually, environmentally, financially, infrastructure, and safety
- Anders/Teal intersection is icy and dangerous in winter. The building would result in another 100 families using the intersection and entering the road and going into an already dangerous roundabout; the original traffic plan didn't account for this added density
- no environmental studies have been completed on impacts to bees and bats which area farms need
- there are water quality and quantity issues and shortages that should be addressed before increasing density
- The lot is too narrow and small in area to support a high-quality mixed-use development
- The development will seriously impact residents within a two-block radius – see attached letters and petitions.
- City staff didn't include neighbourhood opposition during the OCP process and told me it was unlikely that the city would permit a rezoning

Thank you for your attention to this matter.

Jzabela

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, File Number (Z 24-01)
Date: January 11, 2025 2:09:20 PM

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Attn: Corporate Officer, File Number (Z 24-01)
From: Laurie-Shawn Borzovoy and Claudia Moore, 955 Westbrook Dr, West Kelowna BC

AS residents of Lakeview Heights, we are writing to oppose rezoning of 911 Anders Road from R1 to NC1 (zoning amendment bylaw 0320.01)

The reasons for our desire to block this amendment are as follows:

- 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 and trails infrastructure does not support additional densification; we're second on the cities priority list for new park space, with no potential sites nearby
- The lot is surrounded by R1 lots which will be overshadowed, likely see a decrease in value and may require expropriation of their lands to turn the back alley pathway into another road
- Six storeys is too high for this location and will adversely affect the whole area: visually, environmentally, financially, infrastructure, and safety
- Anders/Teal intersection is icy and dangerous in winter. The building would result in another 100 families using the intersection and entering the road and going into an already dangerous roundabout; the original traffic plan didn't account for this added density
- no environmental studies have been completed on impacts to bees and bats which area farms need, or on the potential danger from fires. This is unacceptable in light of the 2023 fires that destroyed much of West Kelowna and were a serious threat to the residents of Lakeview Heights
- there are water quality and quantity issues and shortages that should be addressed before increasing density
- The lot is too narrow and small in area to support a high-quality mixed-use development
- The development will seriously impact us as residents who live within a two-block radius
- City staff didn't include neighbourhood opposition during the OCP process and we were told it was unlikely that the city would permit a rezoning

We hope that you will recognize that this zoning amendment is not appropriate or safe for our community and encourage you to take urgent action to prevent it from happening.

Thank you for your attention and your concern for the residents of West Kelowna

Laurie-Shawn Borzovoy and Claudia Moore

Respectfully acknowledging that I now live and work in the unceded, ancestral territory of the Syilx people

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Corporate Officer: File No. Z24-01
Date: January 11, 2025 2:24:37 PM

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I was some 17 years on the LVHCA and we have lived here on 885 Stevenson Rd for almost 30 years during which time I was very involved in the battles with developers trying to densify this area to maximize their profit . Some battles won , some lost and some a compromise but always community involvement was very important and this is such a situation . I'm proud of the community rally to this ridiculous application.

This is absolutely rezoning out of control--really- 6 stories , 43 units on .5 of an acre and with just laneway access --to a 3 floor underground parkade---another OUC downtown campus debacle!! I'm speechless that this can even get this far. After considerable community engagement the condo development off Olalla Rd resulted in 100 units in 2 buildings on approximately 2 acres -- a much more acceptable density than what is proposed.

Furthermore, that lane must not be opened to traffic through to Olalla especially with it being used for pick up of children from Montessori School and taking the kids for walks safely around the immediate area. From no traffic now, iif opened , it would have to handle some of the traffic to and from this and future developments on the other 3 adjacent lots plus additional traffic short cutting to the shopping center and the condos under construction. This is just not acceptable from a residential disturbance view and safety issue to kids at the school and customers walking to and from the Shopping center. Please leave the lane blocked as it has been for many years for these same reasons.

We just recently sold our house on Stevenson Rd next to the 1.2 acre lot between us and the condo build and had to take a \$100,000 haircut too encourage the buyer to put in an offer due their and other concerns at showings of what could be built next to us-- especially with the CWK continual changes of zoning and disrespect of single family residents and their property. This is a result of considerable distrust in the CWK planning and zoning process

Ron Pidskalny
885 Stevenson Rd

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Fw: Z-24-01 Zoning Bylaw Amendment 911 Anders Road
Date: January 11, 2025 2:38:03 PM

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We will be moving to the new 6 storey development on Olalla Road in the near future. We do not object to the concept of additional medium rise buildings. However we believe that building them in a random fashion, such as the lot on 911 Anders Road surrounded by one storey single family dwellings does not create an attractive and organized neighbourhood.

In addition we believe that the current infrastructure in terms of roads and sidewalks does not yet support additional densification.

The actual design concept of the proposed building appears to be in conflict with the Neighbourhood Commercial Zone (C2) which states that "all apartments shall be located on a separate storey above the non-residential use". But this design includes "commercial and office space spread over levels 1-5" as per the Design Rationale presented by Lime Architecture. We fail to understand how the lobby entrance can provide safe and secure access to all residences PLUS to the commercial spaces spread over levels 2 to 5!

Also, while the general idea of densification makes sense, this amount of density on a very small lot appears to be excessive.

We therefore object to the approval of the development application for 911 Anders Road.

Deborah Best and Al Suitso
3659 Gala View Drive West Kelowna

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn corporate officer File # Z-2401
Date: January 11, 2025 3:03:10 PM

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Dear sir or madam,
I am writing to express my concern re the rezoning of 911 Anders Road.

It is my understanding that first, second and third readings were all held consecutively, on the same day, and that this rezoning will allow a 6 to 7 story building to be built on a single family lot, with single family homes on either side. In my opinion, this is not fair to the neighbours, and opens up a Pandora's box of requests for rezoning. While I understand the need for affordable housing in West Kelowna, there are town houses and apartments being built at this very moment on the Lakeview Heights school site, and on Anders right beside the new fire hall (which I think is a terrible location to put housing!).

We have a wonderful community in Lakeview Heights, and the larger sized lots are perfect for the development of carriage homes. However, crowding in apartment buildings and using up almost every inch of green space is, in my opinion, going to be the start of the destruction of everything that makes it desirable to live in Lakeview Heights. We need more park space as it is, and to increase density with no plan to increase green spaces, and little thought given to the increase in traffic that will be coming when the apartments and townhomes being built are completed is very poor planning.

I think that council has to go back to the drawing board on this application, don't allow it to succeed, and look instead for a more reasonable plan to increase density without giving up the very characteristics that make Lakeview Heights such a great place to live.

Joyce Boon
832 Montigny Road.
West Kelowna, B.C.
V1Z 1S2
[REDACTED]

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: File #Z-24-01 911 Anders Road
Date: January 11, 2025 3:26:16 PM

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Corporate Officer;

We are opposing the rezoning of 911 Anders Road from an R1 to an NC1.

Six stories is too high for this area and will adversely affect the whole area. We live on Skyline Road and a six storey building in the middle of a residential area is too much.

The roads are narrow, we don't have sidewalks and traffic is already heavy in this area. Add another 100 units to the area road system is not going to work.

Thank you

Juliana and Al McBride
960 Skyline Road huh

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, File Number (Z 24-01)
Date: January 12, 2025 8:15:51 AM

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Attn: Corporate Officer, File Number (Z 24-01)

To: Mayor and Council, City of West Kelowna

Subject: Opposition to Zoning Amendment Bylaw No. 0320.01 (911 Anders Road)

Dear Mayor and Council,

My name is Patrick Montana, I am a resident and home owner of Lakeview Heights and a Director of the Lakeview Heights Community Association (LVHCA), I am writing to express my firm opposition to the proposed rezoning of 911 Anders Road from R1 (Single Detached and Duplex Residential Zone) to NC1 (Neighborhood Centre Zone) as outlined in Zoning Amendment Bylaw No. 0320.01.

This rushed proposal, which would allow for the construction of a six-story mixed-use building, is wholly inappropriate for this location and disregards the character, infrastructure, and needs of our community.

Key Reasons for Opposition

1. **Incompatibility with Surrounding Zoning and Character**

The lot at 911 Anders Road is surrounded by R1-zoned properties. A six-story building in this context would stand out as an eyesore, overwhelming the existing residential character and detracting from the area's village-like charm.

2. **Size and Design Limitations**

The narrowness and small size of the lot are unsuitable for a high-quality mixed-use development. Such a project would struggle to provide adequate green space, parking, and amenities, thereby compromising the livability and functionality of the area.

3. **Advisory Planning Commission Rejection**

The City of West Kelowna's own Advisory Planning Commission has already voted against this zoning amendment. Their concerns—related to building height, lack of green space, and insufficient infrastructure—mirror the objections of myself and our community.

4. **Parks Deficit in Lakeview Heights**

Our community's parks-to-population ratio is already inadequate. The city's recent actions—decommissioning and selling off parklands like Anders Park—have only exacerbated the issue. The Draft 2025 Budget, which allocates a mere \$1.7 million for park enhancements, confirms that no new parkland acquisitions are planned. Additional densification without addressing this deficit is irresponsible and short-sighted.

5. Infrastructure Concerns

Anders Road is already burdened by traffic and parking congestion, and a lack of walking and bike routes, now further strained by nearby ongoing developments. Adding a six-story building will only worsen these issues, creating safety hazards and reducing quality of life for residents.

6. Lack of Transparency and Public Engagement

The apparent rush to approve this rezoning, despite widespread opposition and insufficient community consultation, undermines trust in the city's planning process. Residents deserve meaningful opportunities to engage in shaping their neighborhoods.

A Better Path Forward

While LVHCA supports thoughtful and balanced development, this proposal fails to meet the needs and expectations of our community. Instead of approving piecemeal rezoning, we urge the council to:

- Develop a comprehensive plan for Lakeview Heights and the Anders area that includes mandatory land assembly, limits building heights to a maximum of three to four stories, and prioritizes green space, parks, walking and bike trails and community amenities.
- Dedicate resources toward addressing the parks deficit in Lakeview Heights, ensuring that future development aligns with the needs of current and future residents.
- Engage with the community in a transparent, inclusive manner to ensure that all voices are heard.

Conclusion

I urge you to deny Zoning Amendment Bylaw No. 0320.01 and to prioritize a thoughtful, community-centered approach to development in Lakeview Heights. The current proposal is not just inappropriate—it is a missed opportunity to build a neighborhood that reflects the values, needs, and aspirations of its residents.

Thank you for your consideration.

Sincerely,

Patrick Montana

845 Proserpine Rd. West Kelowna, B.C.

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: RE: NOTICE OF FIRST READING Z 24-01
Date: January 12, 2025 9:39:18 AM

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ATTN: CORPORATE OFFICER, FILE NUMBER (Z 24-01)
SHU QUAN CUI & SHENG YU FENG
ADDRESS: 922 ANDERS RD WEST KELOWNA

AS A RESIDENT OF THIS AREA, WE ABSOLUTELY SUPPORT THE "ZONING AMENDMENT BYLAW NO. 0320.01" FROM THE SINGLE ETACHED RESIDENTIAL ZONE (R1) TO A COMPREHENSIVE DEVELOPMENT ZONE (CD) AS LONG AS

1. THERE IS ENOUGH PARKING SPACE FOR THE 6 STORY MIXED-USE BUILDING. AS STREET PARKING ON ANDERS ROAD MAY CAUSE TRAFIC PROBLEMS BASED ON CURRENT ROAD SITUATION.
2. CITY INFRASTRUCTURE CAPACITY ALLOWED SUCH AS SEWER AND WATER SUPPLY LINE CAPACITY OF THE AREA.
3. THERE IS NO SAFETY AND ENVIRONMENTAL ISSUES IN DESIGN WHICH AFFECT OTHER RESIDENTS IN THIS AREA.

THE REASON WHY WE SUPPORT THE ZONING BYLAW AMENDMENT IS BECAUSE OF THE FOLLOWING REASONS:

1. THE HOUSE SHORTAGE THROUGH OUT ALL OVER THE CANADA. THE HOUSE PRICE AND RENT INCREASED TOO MUCH ON RECENT YEAR. IT IS VERY HARD FOR YANG PEOPLE TO PURCHASE THEIR OWN HOUSE WITH SUCH HIGH HOUSE PRICE AND SUCH BAD ECONOMIC SITUATION. THIS ZONING BYLAW AMENDMENT MAY INCREASE HOUSE AFFORDBILITY FOR COMMON PEOPLE.
2. THE ONLY WAY TO INCREASE THE HOUSE AFFORDBILITY IS TO BUILD MORE HOUSES. THE CURRENT ZONING BYLAW IS THE CRITICAL BARRIER FOR THE CITY DEVELOPMENT. I HOPE THE AMENDMENT IS NOT ONLY FOR THE LOT OF 911 ANDERS RD BUT ALSO FOR THE WHOLE AREA LOTS AS LONG AS THE AREA HAS THE VALUE THAT BENEFIT FOR BOTH THE INVESTMENT AND OUR SOCIETY.
3. THE ZONING BYLAW SHOULD BE UPDATED TO CATCH UP THE SOCIETY

DEVELOPMENT NEED AND ALSO BE PRACTICAL AND REASONABLE. ALL LIMITATIONS IN THE ZONING BYLAW SHOULD HAVE SCIENTIFIC GROUND. FOR EXAMPLE, WHY DO WE SET HIGHT LIMITATION FOR BUILDINGS AND 16m ROAD FRONTAGE FOR SUBDIVISION IF THE EARTH CAN SUPPORT THE HIGHT AND CITY INFRASTRUCTURE CAPACITY ALLOWED AND NO SAFETY AND ENVIRONMENTAL ISSUES?

4. THE ONLY WAY TO SOLVE THE HOUSE SHORTAGE PROBLEM IS TO INCREASE DENSITY OF POPULATION. THERFORE, REMOVE ANTI-SCIENTIFIC ITEMS IN OUR ZONING BYLAW AND MODIFY IT BY PROFESSIONALS IS A WISE SOLUTION FOR FUTURE DEVELOPMENT.

5. I HOPE THE ZONING BYLAW ALSO GIVE CITY OFFICER SOME ROOMS FOR FLEXIBILITY TO AVOID WASTING MONEY AND TIME OF THE DEVELOPER AS LONG AS IT IS NOT TO DETRIMENT PUBLIC INTEREST AND HAS REASONABLE GROUND TO SUPPORT.

THIS IS ONLY MY PERSONAL PERCEPTION FOR THE ZONING BYLAW AMENDMENT BUT I DO SUPPORT THE 911 ANDERS RD ZONING AMENDMENT.

THANKS,
CUI SHU QUAN
922 ANDERS RD WEST KELOWNA

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attention: Corporate Officer File # Z 24-01
Date: January 12, 2025 11:11:08 AM

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I am at an absolute loss for words that the people we have entrusted to care for our city would even consider such a proposal.

Is it true that all three readings are taking place at once?

Is it true that there is no public hearing?

The current apartment buildings in Lakeview Heights already look RIDICULOUS, they infringe on people's private property, cause light pollution, so inappropriate for our community. Lower property value.

We are one Carriage house away from leaving my beloved neighborhood. Mayor Milsom would be horrified to see what his former home has become, a carriage house towering over my once happy place of a back yard.

Developers aka Kerr Property don't care about our city. They don't care about people. Don't tell us we are accommodating the housing needs. If we are truly accommodating OUR community then stop selling homes and apartments to people for second homes, people who want to retire here from other provinces. We are accommodating everyone BUT the people of our community.

What happened to a 4 story height limit? Clearly desperate for the tax dollars.

Where will it stop if a precedent is set to put a 6 story apartment building on a residential lot in a residential neighbourhood completely disregarding the surrounding homes? Where?

We don't have the infrastructure, the bright idea to NARROW Boucherie is already a nightmare. I have lived in Lakeview Heights (as Mayor Milsom's immediate neighbor) for 26 years. The amount of times since that change that I have had very close call head on collisions because of the ridiculously narrow road and now we're going to add another apartment building of people?

Cara Maki-Bizecki
881 McCartney Road
West Kelowna
[REDACTED]

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, File Number (Z 24-01)
Date: January 12, 2025 11:16:10 AM
Attachments: [image001.png](#)

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Council:

Below is a small excerpt from the BC Government:

Policy and planning tools for housing

Last updated on November 14, 2024

To Wit: Stated in the policy on Community support and OCP information, it is apparent that the Council of WK is expediting this project without due considerations to the surrounding taxpaying citizens and homeowners. I have added parts of the BC Gov't policy and in particular the parts concerning the process of which approvals must be met. Simply put, the issue of a public hearing and support from the community has not been met. I understand that some government funding transfers are part of the policy and deadlines for the funding before the fiscal year and changes in the Federal Government elections, etc. will influence the process as well as the WK council is looking for monies due to their overspending and lack of funding on other projects.

I bring to your attention that the WK community does not support this rezoning of the OCP and this housing project without due process.

From the BC Government Housing Policy:

2. Gain community support

Sometimes residents are concerned that affordable housing options (like social housing or lower-priced rentals) may negatively affect the character of a neighbourhood and reduce property values. Sometimes these types of concerns are called NIMBYism ('Not In My Backyard').

- [Gain community support](#) for developing non-market or lower-end, affordable market housing options for an inclusive community.
- [Housing in my Backyard: A Municipal Guide for Responding to NIMBY](#) (PDF): Find best practices for getting community acceptance of housing developments including residential intensification, secondary suites and social housing.

3. Decide if public hearings are needed

When appropriate, waiving public hearings can help remove the potential for confrontational discussions, streamline the policy process and enable housing developments to proceed more smoothly.

The following criteria must be met for a public hearing to be waived:

An [official community plan](#) must be in place

- The proposed bylaw must be consistent with the official community plan
- A public hearing waiver notice must be published before the bylaw is adopted

Official Community Plans

The more detailed an official community plan is about housing policies (especially social or special-needs housing), the less likely a zoning amendment for a housing development will take the public by surprise. Local governments can feel more comfortable waiving a public hearing if the official community plan provides information about the potential for different types of zoning at specific locations. It's important to consider:

- What's the relationship between the official community plan and the zoning change?
- Was there enough community input into the official community plan on this subject?

Get more information on what the Local Government Act says about holding public hearings:

- [Review the Public Hearings paper from Young Anderson Law Firm](#)

Other community members have presented their concerns about rezoning and hearings as well as the scope of the project. As I have similar concerns, I would think that the WK council would abide by the BC Gov't policies on Community Housing. According to the latest rental statistics, WK has a 4% rental vacancy so it would appear that there is no housing crisis due to availability rather it would be an affordability crisis facing homebuyers. This project is a bad idea for the community, perhaps the other building projects now in progress on Anders Road should be finished and occupied before any more housing/commercial development be approved.

Please consider the above information.

Regards,
Jeff and Holly Bowman
840 Rumney Road

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: OPPOSITION TO Rezoning of 911 Anders Road from R1 to NC1 (zoning amendment bylaw 0320.01
Date: January 12, 2025 11:27:54 AM

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Mayor and Council:

I strongly oppose the rezoning of 911 Anders Road from R1 to NC1 (zoning amendment bylaw 0320.01) for the following reasons:

- The City of West Kelowna Advisory Planning Commission voted against this zoning amendment
- Zone NC1 has very few restrictions on the size or type of development
- Our very poor parks and transportation infrastructure does not support additional densification
- The lot is surrounded by R1 lots
- Six storeys 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
- This large and inappropriate development will seriously impact residents within a two-block radius and have wider area impacts to a lesser degree to all residents of Lakeview Heights.

For your serious consideration.

Sincerely,

Ken Smith
3150 Addison Road
West Kelowna, BC
V1z4a5.

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: ATTN Corporate Officer
Date: January 12, 2025 1:51:49 PM

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I wish to oppose the rezoning of 911 Anders Road. File Z 24-01

Geraldine M. Clark
2844 Thacker Drive
West Kelowna BC
V1Z 1W8

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn Corporate officer, file number (24-01)
Date: January 12, 2025 2:29:33 PM
Attachments: [911 Anders Road amendment response.docx](#)
[911 Anders Road Property opposition file \(24-01\).pdf](#)
Importance: High

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Please see the attached letter pertaining to property on 911 Anders Road. word and PDF in case PDF issues.

Jody and Dean Dozois

Attention: corporate officer, file number (Z 24-01)

Name: Jody and Dean Dozois

Address: 827 Hawthorne Road

Issue opposing: rezoning of 911 Anders road West Kelowna

We oppose the rezoning of this property from R1 to CD.

People moved to this neighborhood to enjoy the semi-rural area and the beauty of the area. We Agree In order to densify development is needed. We support development that is appropriate for this area therefore we are opposed to rezoning the propose CD six story building between homes of R1 zoning. Densification can be done in a smart, ecological, efficient way which still could provide affordable decent housing for many people. This can be done with good planning and listening to the residents of the area. Duplexes, carriage houses even townhouses can be installed in a manner that would make everyone proud to call Lakeview Heights their home. The city of West Kelowna is going to change and we all want to be proud to call it our home and to be proud of those that make the decisions in our neighborhoods. this is a huge opportunity to start making planning choices that will build an amazing community. This proposed rezoning and project yes will provide some homes however will negatively affect what this area could be. You can be that someone, that team has the guts to stand up create a legacy. Stand up and say is this what we want Lakeview Heights to look like with a mismatch of R1 agriculture and stand out six story building? Or do we want a cohesive well planned neighborhood we are proud of. Rejecting this proposal could be the start for awards and acclamation for you.

Reasons for blocking rezoning

1. The city of West Kelowna Advisory Planning Commission voted against the zoning . These people are the experts and should be relied on by council to give the appropriate advice and council should follow their advice. Council was voted in they are not experts in these matters and should not be making the final decisions against the advice of the West Kelowna Advisory Plan in Commission.
2. This neighborhood is semi rural mostly made up of R1 lots And agricultural land . It is a sensitive area ecologically agriculturally and has significant issues with infrastructure prior to the moving in of the 1000 residents to the already six story buildings being built on the Olalla development property.
3. Zone CD has very few restrictions on the size or type of development and installing this zoning in between the R1 and agricultural areas will have significant impact on the neighborhood.
4. The laneway behind the property in question will not support the thousand already coming residents never mind an additional 43 unit Full of 2-3 residents per unit. There is already not enough parking to support the townhouse project and the Olalla project adding an

additional hundreds of residents parking on the streets and the side roads and the alleys is going to contribute to a significant loss of use of the side roads and be detrimental to neighborhoods.

5. Anders Hill Road intersection is dangerous all year round but especially in winter. There is significant speeding on this road and adding so many residents turning onto teal road to go down a laneway to all try to get into a six story building we'll have a significant impact on safety on Anders Road. Someone could be seriously hurt or killed at this intersection.
6. The lot is surrounded by R1 lots which will be overshadowed decreased their value and require expropriation of their land to turn the alley into an eligible road
7. No environmental studies have been completed on the impacts of the wildlife and the farms in the area, or geological studies on impacts to neighboring homes.
8. There is a significant water quality and quantity issues that should be addressed before even considering any additional density. It is not even yet determined the impact that the 1000 residents of the Olalla Road development will have to this water infrastructure.
9. The lot is too narrow and small to support high quality mixed use development.
10. The development will seriously impact residents immediately in the area however those of us who use the area for walking will also be impacted as we have already significantly been impacted by the closure of the pathway from the buildings on Ollalla Road..
11. 6 Stories is too high for this location and will adversely affect the whole area visually environmentally financially infrastructurally and safety.
12. Adding this development amongst R1 properties goes beyond what the provincial government requested that cities do to implement more housing. Infill housing per the province was recommended to add duplexes and carriage homes to the area it did not specify anywhere that six story condo development buildings should be put in between R1 residential homes.
13. The very poor parks infrastructure does not support additional densification.
14. Adding additional CD zoning to this neighborhood should not even be considered until the impact of the Olalla buildings are assessed

We thank you for your time

Jody and Dean Dozois

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: 6 storey Anders Rd development
Date: January 12, 2025 2:35:51 PM

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Ladies and gentlemen,

Six storey buildings are too much for our single family home area of Lakeview Heights. Too many people, too much congestion, in an area unsuited for it. It's already difficult at times to find parking in that small parking lot, and that tower will just create a mess. If you're determined to increase density, do it in Westbank centre, leave our calm, upscale Lakeview Heights in peace! Thank you!

Sent from my iPhone

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: OBJECTION
Date: January 12, 2025 2:48:30 PM

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Attn: Corporate Officer, File Number (Z 24-01)

My name is Haley Swetlishoff and I reside at 2422 Thacker Drive

I am writing in opposition to the proposed zoning for 911 Anders road of 911 Anders from R1 to NC1 (zoning amendment bylaw 0320.01)

I have lived in this neighborhood for 12 years and while seeing some growth is swell the amount of densification coming to this area is getting out of hand. More improvement needs to be done to the infrastructure before we consider adding more housing. There are already rows of townhouses and condos being built up in the area. The increase in traffic is next level. We have young kids and I do not feel it's safe to even walk or ride our bikes on the roads with how much traffic (and how fast people drive). We have hardly any sidewalks in the neighbourhood or pedestrian pathways off the main roads. We have had a dog hit and killed due to negligent driving in our own front yard.

Other reasons I oppose this decision include:

- 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 and trails infrastructure does not support additional densification; we're second on the cities priority list for new park space, with no potential sites nearby
- The lot is surrounded by R1 lots which will be overshadowed, likely see a decrease in value and may require expropriation of their lands to turn the back alley pathway into another road
- Six storeys is too high for this location and will adversely affect the whole area: visually, environmentally, financially, infrastructure, and safety
- Anders/Teal intersection is icy and dangerous in winter. The building would result in another 100 families using the intersection and entering the road and going into an already dangerous roundabout; the original traffic plan didn't account for this added density
- no environmental studies have been completed on impacts to bees and bats which area farms need
- there are water quality and quantity issues and shortages that should be addressed before increasing density
- The lot is too narrow and small in area to support a high-quality mixed-use development
- The development will seriously impact residents within a two-block radius
- City staff didn't include neighbourhood opposition during the OCP process and told me it was unlikely that the city would permit a rezoning

We hope that you will recognize that this zoning amendment is not appropriate for our community and join us in trying to prevent it from happening. Please listen to the community. We do not need this.

-Haley Swetlishoff

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, File Number (Z 24-01)
Date: January 12, 2025 7:48:48 PM

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Marcia Browne
919 Skyline Road
West Kelowna BC V1Z1J6
[REDACTED]

January 12, 2025

Mayor and Council
City of West Kelowna
3731 Old Okanagan Highway
West Kelowna, BC V4T 0G7

Attn: Corporate Officer, File Number (Z 24-01)

Subject: Opposition to Proposed Zoning Amendment for 911 Anders Road

Dear Mayor and Council,

I live within the 100-meter radius of the project and received your notice of first reading for a bylaw amendment. I wish to express my strong opposition to the proposed zoning amendment for the lot located at 911 Anders Road. The decision by the Advisory Planning Commission to vote against this amendment highlights my concerns and those of many others.

Key Concerns

1. **Zoning Implications:**

The proposed zoning has very few restrictions on the size and type of development, making it unsuitable for this area. This lack of oversight risks creating developments that do not align with the character and needs of our community.

2. **Inadequate Parks and Trails Infrastructure:**

West Kelowna's parks and trails infrastructure is already insufficient. Our community is second on the city's priority list for new park space, yet there are no potential sites nearby to address this deficiency. Additional densification without proper recreational infrastructure would further strain an already overburdened system. We recently lost the playing field, pickleball courts, lacrosse box and children's playground on Anders to the new fire hall development.

3. **Impact on Surrounding Properties:**

The lot is surrounded by R1 residential properties, which will be overshadowed by a

six-storey development. This will likely lead to decreased property values and possibly require the expropriation of land to turn the back alley pathway into another road. Such drastic measures are unfair and unnecessary for existing residents.

4. **Height and Density Concerns:**

A six-storey building is far too tall for this location and would negatively impact the area visually, environmentally, and in terms of infrastructure and safety.

5. **Traffic and Safety Issues:**

The Anders/Teal intersection is already icy and hazardous during the winter months. The roundabout at Boucherie and Anders is dangerous due to the speeds that Boucherie traffic passes through. We are not yet experiencing the traffic that will result from the buildout of the condo complex below Nestors or the development beside the new fire hall. Notably, the original traffic plan failed to account for this increased density, leaving a critical gap in safety planning.

6. **Environmental Impact:**

No environmental studies have been completed to assess the impact on local wildlife, including bees and bats, which are essential to the farms in the area. Without these studies, the long-term environmental effects of the development remain unknown. Additionally, several mature trees will be lost.

7. **Water Concerns:**

West Kelowna already faces challenges with water quality and quantity, which must be addressed before increasing density in this area. Adding further strain to the water system without solutions in place is irresponsible and unsustainable.

8. **Lot Suitability:**

The proposed lot is too narrow and small to support a high-quality mixed-use development. A project of this scale requires more space to ensure safety, adequate infrastructure, and alignment with community standards.

Request for Action

I respectfully urge you to reject this zoning amendment and prioritize sustainable, community-focused development. Instead of pushing forward with this unsuitable project, I encourage the council to:

- Address existing infrastructure gaps, including parks, trails, and water supply, before approving further development.
- Conduct thorough environmental and traffic impact studies to inform future decisions.

This development is not in the best interest of the residents of Lakeview Heights. I trust that you will carefully consider the significant concerns raised by the community and act in a manner that prioritizes the well-being of all.

Thank you for your time and consideration. I look forward to hearing your decision.

Sincerely,
Marcia Browne

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: *** Suspected SPAM: Attn: Corporate Officer, File Number (Z 24-01) Rezoning of 911 Anders
Date: January 12, 2025 7:57:26 PM

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ATTN: Corporate Officer, File Number (Z 24-01)

To: City Council of West Kelowna,

I am writing this letter to express my **opposition of the rezoning preproposal of 911 Anders Road.**

As a resident of Lakeview Heights with a young family and future in this community, I urge the city to stop this rezoning process for various reasons. I am extremely concerned that the council would be going against the City of West Kelowna Advisory Planning Commission's vote against this amendment. As a young and developing city, West Kelowna must abide by the guidance and visions of a planning council if we are going to develop as a well-planned municipality with vision and proper planning guidelines that are needed for our neighbourhoods to thrive over time. West Kelowna must avoid past mistakes of rapid pushes for development with unchecked planning, as the consequences of these last for generations.

I am specifically concerned about the 911 Anders rezoning amendment's limited restrictions on size or type of development, especially when the lot is surrounded by R1 lots. The effects of the rezoning amendment without consideration for this surrounding area will create adverse effects to an area that is already the hub of West Kelowna's Lakeview Heights neighbourhood. Lakeview Heights has huge draw for tourism due to our own wine industry, proximity to beaches and the semi agricultural appeal of the area which is what attracts visitors from across the province and Canada. This area and the tourism revenue it draws, perhaps more than any in West Kelowna, requires very careful planning that is cohesive, and does not draw unnecessary negative consequences. This rezoning amendment presents as having an aesthetic and functional effect that is haphazard and lacks longer term vision. The piecemeal or haphazard rezoning of an individual lot which is surrounded by remaining residential is not the answer for development in the area and it directly threatens the appeal of this unique neighbourhood will for our residents and tourists.

I sincerely hope the Council listens to voters and the numerous objections to this rezoning amendment. The voters in West Kelowna wish for good development, proper planning with cohesive development visions for our neighbourhoods and for our city to thrive over years to come.

Regards,

Heather Roy

3047 Lakeview Cove Road

West Kelowna, BC

V1Z 3P7

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Zoning (Z 24-01)
Date: January 13, 2025 5:44:51 AM

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Attn: Corporate Officer, File Number (Z 24-01)

I would like to oppose the Zoning Amendment (file # above) of said property.
As I feel the infrastructure is strained at best before any more high density developments on Anders road are allowed. This would be irresponsible to proceed with a Zoning change.

Trevor Bumby
836 Douglas Road
West Kelowna, BC
V1Z 1N8

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, File Number (Z 24-01)
Date: January 13, 2025 8:37:33 AM

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I live in Lakeview Heights, and I oppose the rezoning of 911 Anders Road from R1 to NC1 (zoning amendment bylaw 0320.01) because:

- Your own Advisory Planning Commission voted against this zoning amendment
- Zone NC1 has very few restrictions on the size or type of development
- Our transportation infrastructure does not support additional densification. Also, the Anders/Teal intersection is icy and dangerous in winter. The building would result in another 100 families using the intersection and entering the road and going into an already dangerous roundabout; the original traffic plan didn't account for this added density
- The lot is surrounded by R1 lots which will be overshadowed, likely see a decrease in value and may require expropriation of their lands to turn the back alley pathway into another road
- The lot is too narrow and small in area to support a high-quality mixed-use development
- This large and inappropriate development will seriously impact residents within a two-block radius.

Six storeys is too high for this location and will adversely affect the whole area: visually, environmentally, financially, infrastructure, and safety.

This zoning amendment is not appropriate for our community

Susan Barton
2193 Essen Road (Lakeview Heights)
West Kelowna, BC V1Z 1V2

cell with text: [REDACTED]

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn:Corporate Officer, File Number (Z 24-01)
Date: January 13, 2025 10:01:12 AM

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Dear Corporate Officer

I am a concerned resident of West Kelowna about the rezoning of 911 Anders Road. I am really against having a 6-story structure in this property. This property needs to remain a R1 property and is surrounded by R1 properties. I don't believe that us residents on Stevenson Road, Teal Road, and Anders should be affected and their property value diminish by this proposal. It seems this proposal has been made in haste, in greed, and little thought or concern has been given to the neighbourhood and other residents.

You will need to find a better location or property to have a condo structure. There is no parking, access from the laneway nor is there the interest to disrupt the community for this structure. Do not proceed with this application we don't want this building. Time to regroup and rethink another option because we do not agree with your proposal.

Natalie Coelho (Stevenson Road Resident and concerned West Kelowna tax paying Citizen

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From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: *** Suspected SPAM: Attention corporate officer File number (Z24-01)
Date: January 13, 2025 10:12:39 AM

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Good morning

My name is Catherine Richardson and my husband Gordon Richardson are home owners of 910 Anders Road. We are writing to you regarding the rezoning of 911 Anders Road from R1 to NC 1. We are totally against this rezoning and oppose the potential construction of a 6 story building amidst the surrounding neighbourhoods of free standing family homes; however, we do support densifying the neighbourhood with smaller units.

This building would severely impact privacy and change the landscape and the view of the lake for those homeowners who are situated in this neighbourhood.

The infrastructure of Anders Road is already under increasing traffic pressure and will continue to increase as Lakeview Residences and the town house project opposite this site become occupied. This proposed project would only increase this pressure.

911 Anders has only one access at present and the alley way behind this property will need to be redeveloped and with this more traffic.

We are also extremely concerned for the safety of pedestrians who access Anders Road including many children from the locally situated

Pre School with potentially more increased traffic as there are little to no sidewalks on Anders.

Please consider these concerns and the negative impact this rezoning and the proposed 6 story building would have on this neighbourhood.

Yours Sincerely,

Cathy and Gord Richardson.

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: 911 Anders Road
Date: January 13, 2025 10:23:47 AM
Attachments: [WK-submission.docx](#)

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Attached please find my submission for the Jan 14 council meeting regarding 911 Anders Road development.

--

Hu Reijne

West Kelowna, BC

Tel: [REDACTED]

Email: [REDACTED]

Attn: Corporate Officer

File Number (Z 24-01)

My Name: Huibert Reijne, Address: 921 Anders Road, West Kelowna. V1Z 1K2.

I have some concerns about the structure planned for 911 Anders Road.

Drawings I have seen do show a building width of 84.02 feet on a property that is 85 feet wide for the underground portion for parking. This leaves less than 6 inches from the property lines on either side of the excavation. I am concerned about damage to my property when they excavate. How can they build forms and pour concrete in this narrow space. This area is prone to large rocks that may cross the property line.

My other concern is the vehicle access to the building in the rear lane. The lane width is 4.98 metres (16.3 ft) between water meters, only wide enough for a single vehicle. Its surface is gravel, not asphalt creating a dust hazard with the extra vehicle traffic. The lane is used by the daycare just east of the subject property when they take the children for a walk.

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Cc: [REDACTED]
Subject: Opposition to Rezoning
Date: January 13, 2025 11:08:41 AM

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Attn: Corporate Officer, File Number (Z 24-01)

On behalf of myself and spouse, Zoe and Jeremy Lupick of Lakeridge Road, West Kelowna BC, V1Z1Y2, opposing the 6-Storey Buildings on Anders (911 Anders Road from R1 to NC1 (zoning amendment bylaw 0320.01)). Which is being pushed through with no public hearing and 1st 2nd and 3rd readings done all at once towards the end of a regular council meeting. No public hearings are scheduled.

The reasons for our desire to block this amendment are as follows:

- 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 and trails infrastructure does not support additional densification; we're second on the cities priority list for new park space, with no potential sites nearby
- The lot is surrounded by R1 lots which will be overshadowed, likely see a decrease in value and may require expropriation of their lands to turn the back alley pathway into another road
- Six storeys is too high for this location and will adversely affect the whole area: visually, environmentally, financially, infrastructure, and safety
- Anders/Teal intersection is icy and dangerous in winter. The building would result in another 100 families using the intersection and entering the road and going into an already dangerous roundabout; the original traffic plan didn't account for this added density
- no environmental studies have been completed on impacts to bees and bats which area farms need
- there are water quality and quantity issues and shortages that should be addressed before increasing density
- The lot is too narrow and small in area to support a high-quality mixed-use development
- The development will seriously impact residents within a two-block radius
- City staff didn't include neighbourhood opposition during the OCP process and neighbourhood were told it was unlikely that the city would permit a rezoning

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

Thank you for your time,

Zoe & Jeremy Lupick

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Cc: [REDACTED] [MayorAndCouncil](#)
Subject: written objection: File Number (Z 24-01), 911 Anders Road
Date: January 13, 2025 11:19:05 AM
Attachments: [Reject Development Proposal File No. Z 24-01 911 Anders Road.pdf](#)

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Attn: Corporate Officer, File Number (Z 24-01)

Please find our letter attached requesting that Council reject the proposed zoning amendment File Number (Z 24-01) for 911 Anders Road, including a petition against the rezoning signed by over 100 Lakeview Heights residents.

We received a notice of a first reading for the zoning amendment by Council on January 14, 2025 as we live within 100 metres of the proposed development at 2710 Teal Road. We have been reaching out to the city to meet with us about our concerns regarding this matter and no one has responded to date as this development will have a permanent, adverse impact on our property and significantly reduce our quality of life.

Please confirm that you have received this email and attached letter and petition and that you will ensure that it is before the City of West Kelowna council when they are considering this zoning bylaw amendment.

Thank you,

--



Lisa Wilson at Lisa Wilson Consulting

P: [REDACTED] **E:** [REDACTED]
2710 Teal Road, West Kelowna, BC



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Rob and Lisa Wilson
2710 Teal Road, West Kelowna
V1Z 2C8

Subject: Reject Zoning Amendment Bylaw No 0320.01; Development Proposal File No.: Z 24-01

Dear West Kelowna City Council,

We are writing to express our opposition to the proposed zoning amendment (File No.: Z 24-01) submitted by Lime Architecture Inc., which seeks to rezone 911 Anders Road from Single Detached Residential Zone (R1) to Neighbourhood Centre (NC1) to accommodate a six-story mixed-use building. As a resident of the Lakeview Heights community, living at 2710 Teal Road (within 100 metres of the proposed development), we are deeply concerned about the adverse, permanent, significant impact this development would have on our property and neighborhood. We are the owner of a property within 100 metres of the subject property.

Key Concerns:

Non-Compliance with NC1 Requirements:

The proposed development lot does not meet the minimum frontage requirement of 98 feet for the NC1 designation, as it is only 85 feet wide. This fundamental non-compliance raises serious questions about the suitability of this site for such a large-scale development. Attempting to force this project onto an undersized lot risks compromising both the design quality and the surrounding community.

Environmental Impact:

The site serves as an important habitat for various bird species, pollinators, and bats. These creatures are vital to local ecosystems and nearby agricultural operations. Increased lighting from the tall building will permanently alter birds, bats, and insect usage patterns. We have not been provided with an environmental assessment to confirm how these impacts and risks have been considered and how they would be mitigated.

Construction and increased human activity will disrupt this natural habitat, while noise and light pollution will further degrade the environment.

Traffic and Safety Hazards:

The south lane, which feeds into a three-way intersection, already experiences congestion and safety concerns. This proposed development will increase traffic from 1-2 vehicles a day to 100-200 vehicles per day. Vehicles exiting the 911 Anders Road property will shine their headlights directly into the majority of adjacent homes, causing significant light intrusion and significantly diminishing residents' quality of life.

Both Ander's and Teal Roads' steep inclines become treacherous during winter, with vehicles frequently struggling and getting stuck due to the icy conditions. Increased traffic would only exacerbate the risk of accidents along Anders and Teal Roads. There is a high risk that more people will park on the road on Anders and Teal. Neither street is wide enough to accommodate this additional parking.

Further, there are only sidewalks in front of two homes. This street is already dark and unsafe for pedestrians. We understand that the City has received many previous letters complaining about this safety issue. This neighbourhood has many young children that need to be able to walk safely to the park.

The roundabout on Boucherie Road was not designed to handle the additional traffic this development would generate, creating bottlenecks and heightened collision risks - cars lining up on steep roads on Anders and Boucherie.

To our knowledge, there is no traffic study that accounts for this development. This should be a standard planning consideration for a development that will have such a significant change to traffic.

Green Space/Parks:

Lakeview Heights already suffers from limited parks, green spaces, trails, and public transportation infrastructure. Even the City's own previous review of green space/parks has identified that Lakeview Heights is the 1-2nd highest priority neighbourhood in West Kelowna for a new park. From a planning perspective, it makes no sense to continue to densify this neighbourhood without identifying green space to serve the new 250-units that are being constructed. Sadly, the City chose to reduce green space with the new fire station. We have not received an answer as to the status of the old fire hall site - it is unlikely that it will become a city park. Adding a high-density development will strain these resources further, diminishing livability for current residents.

Water:

Despite the city spending millions of dollars on a new water system, Lakeview Heights residents continue to experience poor water quality. Even last week, we had the City testing our water as it was brown and undrinkable. The current water challenges will be exacerbated with a new development. The neighborhood relies on recently upgraded water systems that could face overuse from an influx of a large number of new residents.

Community Character and ALR Integration:

Lakeview Heights is a community built around Agricultural Land Reserve (ALR) land, maintaining a rural-agricultural identity with small-scale residential development. Introducing a six-story building is incompatible with this character and undermines the community's vision. This message was clearly and repeatedly communicated to City planners during the OCP review. The City planners completely ignored concerns raised and informed us that the City would not change the zoning in this neighbourhood any further.

Additional Points of Concern:

The City of West Kelowna Advisory Planning Commission has already voted against this amendment.

Surrounding lots are all zoned R1 or ALR, making a six-story building incompatible with the neighborhood. This development would put those homes in shadow and decrease their value.

The proposed building height and density will negatively affect residents within a two-block radius, creating shade, reducing privacy, and contributing to excessive light pollution.

This project risks encouraging transient vacation rentals rather than fostering long-term community residents.

Request to Reject Zoning Amendment:

Given these substantial concerns and permanent, adverse impacts to our property, we request that the Council reject this zoning amendment.

The Lakeview Heights community has been clear in its desire to preserve the neighborhood's character, enhance green spaces, and prioritize infrastructure improvements before densification.

This sentiment is widely shared, as evidenced by a growing public petition opposing the project (at the time we sent this letter, there were over 119 signatures opposing this development: <https://www.change.org/p/stop-the-approval-of-z-24-01-zoning-bylaw-amendment-for-911-anders-road>; the names of people that signed the petition are attached to this email).

I request that Council consider this letter and the petition during your Council meeting tomorrow, January 14, 2025 and reject the rezoning proposal. Unfortunately, we both work during your Council meeting and can not attend in person.

We were also extremely disappointed that the City is planning to do all three readings of the zoning bylaw at one Council meeting. We only received notice of the first reading of the proposed zoning bylaw. To be clear, your staff did not provide us with notice that they were intending to do all three readings at once. Further, we had to take time off work to go to city hall to get a copy of the zoning amendment as it was not provided to us. Sadly, we are not surprised as your staff has continuously ignored our requests for information and concerns about this rezoning application.

Thank you for your attention to this matter. We look forward to your response.

Sincerely,

Rob and Lisa Wilson

2710 Teal Road

West Kelowna, BC

Cc'd Lakeview Heights Neighbourhood Association

Name	City	Province	Postal Code	Country	Signed On
Lisa Wilson	West Kelowna			Canada	5/14/2024
Sue Peacock	West Kelowna		V1Z	Canada	5/14/2024
Teresa Lindsay	West Kelowna		V4T	Canada	5/14/2024
Rob Wilson	West Kelowna		V1Z	Canada	5/14/2024
Shirley De Goes	West Kelowna		V1Z	Canada	5/14/2024
Andrea Moinet	West Kelowna		V1Z2A4	Canada	5/14/2024
Tamara Avila	West Kelowna		V1Z	Canada	5/14/2024
Mike Newitt	West Kelowna		V1Z	Canada	5/14/2024
Lorna Yorke	Vancouver		V5R	Canada	5/14/2024
Taryn O'Donohue	West Kelowna		V1Z	Canada	5/14/2024
Cara Bizecki	West Kelowna		V1Z	Canada	5/14/2024
Kari Sawyer	West Kelowna	British Columbia	V4T	Canada	5/14/2024
Amanda Burchell	West Kelowna		V1Z	Canada	5/15/2024
Ron Larsen	West Kelowna		V4T	Canada	5/15/2024
Peter Jenney	West Kelowna		V4T	Canada	5/15/2024
Brooke Adlem	West Kelowna	British Columbia	V1Z1S1	Canada	5/15/2024
Bruce Lang	Regina		S4R	Canada	5/15/2024
Shyla Bailey	West Kelowna		V1Z	Canada	5/15/2024
Anthony Lunelli	West Kelowna		V1Z 2C9	Canada	5/15/2024
Anne Wolfe	West Kelowna		V1Z	Canada	5/15/2024
Sharon Sander	West Kelowna		V1Z	Canada	5/15/2024
Sarah Dessario	West Kelowna		V1Z	Canada	5/15/2024
Mark Godlewski	West Kelowna		V1Z	Canada	5/15/2024
Ken Lundgren	West Kelowna		V4T	Canada	5/15/2024
Garson Gyori	West Kelowna		V1z1v7	Canada	5/15/2024
Curtis Koepke	West Kelowna		V1Z	Canada	5/15/2024
Liz Champion	West Kelowna		V1Z 3P7	Canada	5/15/2024
Cindy Mcneely	West Kelowna		V1z2n4	Canada	5/15/2024
Michelle Eisen	West Kelowna		V1Z 2A3	Canada	5/15/2024
Milena Bulic	Vancouver		V5X	Canada	5/15/2024
Michelle Schiavon	West Kelowna	British Columbia	V4T	Canada	5/15/2024
Carleen Cook	West Kelowna		V4T	Canada	5/15/2024
Cheryl Overton	West Kelowna		V4T	Canada	5/15/2024
Chase Stevenson	New York	New York	10009	United States	5/15/2024
Janice Johnstone	West Kelowna		V4T	Canada	5/15/2024
John Knapp	West Kelowna		V4T	Canada	5/15/2024
Stephanie Gatti	West Kelowna		V1Z	Canada	5/15/2024
Monika Wentland	West Kelowna		V1Z 1N8	Canada	5/15/2024
Tabea Wentland	West Kelowna		V1Z	Canada	5/15/2024
Dorothy Ott	West Kelowna		V4T	Canada	5/15/2024
Jenna Hindley	West Kelowna		V4T	Canada	5/15/2024
Pamela Key	West Kelowna		V1Z	Canada	5/15/2024
john ferguson	Kelowna		v1y 6j8	Canada	5/15/2024

Jeff Schiavon	West Kelowna	V4T	Canada	5/15/2024	
Graeme Casorso	West Kelowna	V1Z	Canada	5/15/2024	
Teresa Plaxton	West Kelowna	V1Z	Canada	5/15/2024	
Tracy Johnson	West Kelowna	V1Z 4A1	Canada	5/15/2024	
Steve Doyle	West Kelowna	V1Z	Canada	5/16/2024	
Laurey Drvaric	West Kelowna	V1Z	Canada	5/16/2024	
Ernie Drvaric	West Kelowna	V1Z 1H9	Canada	5/16/2024	
Steve bizecki	West Kelowna	V1Z1r9	Canada	5/16/2024	
Chase Schiavon	West Kelowna	V1Z 3C4	Canada	5/16/2024	
Beatrice Share	Surrey	V3W	Canada	5/16/2024	
Cody Schiavon	Buffalo	New York	14220	United Stat	5/17/2024
David Lindsey	West Kelowna	V1Z 1K4	Canada	5/17/2024	
Nora Nwaldenberger	West Kelowna	V1Z	Canada	5/17/2024	
Gheorghe Babiuc	West Kelowna	V1Z	Canada	5/18/2024	
Michele Lorenson	West Kelowna	V1Z	Canada	5/18/2024	
Jody Groesch	West Kelowna	V1Z	Canada	5/18/2024	
Jason Lorenson	West Kelowna	V4T	Canada	5/18/2024	
Graeme Malthy	Vancouver	V6B	Canada	5/19/2024	
Tami Quan	West Kelowna	V4T	Canada	5/20/2024	
Violet Gorkoff	West Kelowna	V1Z	Canada	5/24/2024	
Marko Groesch	West Kelowna	V1Z	Canada	5/25/2024	
Matt Graham	West Kelowna	V4T	Canada	6/1/2024	
Susan Neill	West Kelowna	V1Z	Canada	1/4/2025	
John Coelho	West Kelowna	V1Z	Canada	1/4/2025	
Willemina Huitsing	West Kelowna	V4T	Canada	1/4/2025	
Greg Schneuker	West Kelowna	V1Z	Canada	1/4/2025	
Michael Folkema	West Kelowna	V4T	Canada	1/4/2025	
STANLEY DOSMAN	West Kelowna	V4T	Canada	1/4/2025	
Tracy Wilkinson	Westbank	V1S	Canada	1/5/2025	
John Jefferson	West Kelowna	V1Z	Canada	1/5/2025	
Heather Roy	West Kelowna	V4T	Canada	1/6/2025	
Melissa Kish	Kelowna	V1V	Canada	1/6/2025	
Michelle Blackford	Vancouver	V5N	Canada	1/6/2025	
Lisa Millius	West Kelowna	V4T	Canada	1/6/2025	
Glen Bowman	Lake Country	V4V	Canada	1/6/2025	
Amber Dewhurst	West Kelowna	V1Z	Canada	1/7/2025	
Melissa Milnes	West Kelowna	V1Z 1N3	Canada	1/7/2025	
Steve Dewhurst	West Kelowna	V1Z	Canada	1/7/2025	
Michael Steel	West Kelowna	V1Z	Canada	1/7/2025	
Lynda Jefferson	West Kelowna	V1Z	Canada	1/7/2025	
Huibert Reijne	West Kelowna	V1Z 1K2	Canada	1/8/2025	
Beverly Guest	West Kelowna	V4T	Canada	1/9/2025	
Natalie Coelho	West Kelowna	V1Z	Canada	1/10/2025	
Allison Lindsay	West Kelowna	V4T	Canada	1/10/2025	

Michelle Ritchie	West Kelowna	V1Z	Canada	1/10/2025
Darren Matity	West Kelowna	V1Z	Canada	1/10/2025
Annalise Schneuker	Calgary	T1Y	Canada	1/10/2025
Larry Skoyen	Maple Ridge	V1P 1H4	Canada	1/10/2025
Lia Rose	West Kelowna	V4T	Canada	1/10/2025
Mike Pittaway	West Kelowna	V1Z	Canada	1/10/2025
Linda Oliver	Surrey	V3W	Canada	1/10/2025
Amy Luff	West Kelowna	V1Z	Canada	1/10/2025
Corinne Kish	West Kelowna	V4T	Canada	1/10/2025
Jeremy Freeman	Vancouver	V6G	Canada	1/10/2025
Stephanie Dawson	West Kelowna	V1Z	Canada	1/11/2025
Kateryna Kovshun	Montréal	H2J	Canada	1/11/2025
Robyn bay	Edmonton	T6T 6C0M5	Canada	1/11/2025
Jo-Anne Roth	Princeton	Vox1wo	Canada	1/11/2025
Deborah Best	West Kelowna	v4t2m3	Canada	1/11/2025
Leslie Robertson	West Kelowna	V1Z	Canada	1/11/2025
Nikki Ward	West Kelowna	V1Z	Canada	1/12/2025
Juliana McBride	West Kelowna	V1Z	Canada	1/12/2025
Stephanie Illig	West Kelowna	V4T	Canada	1/12/2025
Claudia Moore	West Kelowna	V1Z 1R5	Canada	1/12/2025
Nicole Waidman	West Kelowna	V4T	Canada	1/12/2025
Haley Swetlishoff	Kelowna	V1Y	Canada	1/12/2025
Daniel Lindsey	West kelowna	British Colu V1z	Canada	1/13/2025
Marcia Browne	West Kelowna	V1Z	Canada	1/13/2025
Heather Edwards	West Kelowna	V1Z	Canada	1/13/2025
Megan Brisebois	West Kelowna	V1Z	Canada	1/13/2025
Dan Rojas	West Kelowna	British Colu V1Z	Canada	1/13/2025
April Jones	Calgary	T2R	Canada	1/13/2025
Evelyn Maloff	West Kelowna	V4T	Canada	1/13/2025
Joy Lindsay	West Kelowna	V4T	Canada	1/13/2025
Gayle McLaughlin	West Kelowna	V1Z	Canada	1/13/2025
Katie Leslie-Thiry	West Kelowna	V4T	Canada	1/13/2025

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, File Number (Z 24-01)
Date: January 13, 2025 11:57:23 AM

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Hello,

I am an owner in Lakeview heights and I am writing to you to object to the rezoning of 911 Anders Road from R1 to NC1. I do not feel this rezoning would be to the benefit of the community living here. There is also limited infrastructure in the area to support densified housing. It would also not fit in with the rest of the community surrounding it.

Thanks
Lia Rose
2426 Crestview Road
West Kelowna

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Rezoning of 911 Anders Road (File Z24-01)
Date: January 13, 2025 12:03:21 PM

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To Whom It May Concern:

I am opposed to the rezoning of 911 Anders Road as outlined in File# Z 24-01.

Wolfgang Stichling
3035 Wales Road
West Kelowna

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: *** Suspected SPAM: Attention Corporate Officer, File Number Z 24 01 URGENT
Date: January 13, 2025 12:24:51 PM

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January 13, 2025

Attention: Corporate Officer, File Number Z 24-01

I am opposed to the rezoning of 911 Anders Road from R1 to NC1 (zoning amendment bylaw 0320.01).

The reasons for my desire to block this amendment are as follows:

- The City of West Kelowna Advisory Planning Commission voted against this zoning amendment
- Zone NC1 has very few restrictions on the size or type of development
- Our very poor parks and transportation infrastructure does not support additional densification
- The lot is surrounded by R1 lots
- Six storeys 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
- This large and inappropriate development will seriously impact residents within a two-block radius.

This zoning amendment is not appropriate for our community and I hope this letter helps to prevent it from happening.

Regards,

Michelle Ritchie

2555 Winnipeg Road

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: FW: File # Z 24-01
Date: January 13, 2025 12:47:53 PM

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Subject: File # Z 24-01

Hello my name is Clint Nahayowski of 720 Stuart Rd a few blocks from the proposed rezoning of 911 Andres Rd.

I disagree with the proposal to build up to a 6 storey building on a single lot. Even if the adjacent lots were included in this proposal, it's still too high and intrusive.

It is my understanding the city of Kelowna advisory committee voted against this amendment?

The surrounding residential homes are 1 and 2 stories, a 6 storey building would tower over its neighbors and have an adverse affect on views and block sunlight.

It would be more reasonable and appealing to see a 3 storey project on the 4 properties between Teal Rd and the Shopping Plaza.

Sent from my Galaxy

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Cc: [Brent Magnan](#); [Chris Oliver](#); [REDACTED]
Subject: Attn: Corporate Officer, re: File Number (Z_24-01) / 911 Anders Road, Rezoning
Date: January 13, 2025 12:52:32 PM

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Attn: Corporate Officer, File Number (Z_24-01)

I am writing a quick note to express, at a high-level, my concern and opposition to the proposed development at 911 Anders Road. While I am the primary developer within the Lakeview Heights areas - and while I am 100% "Pro" development,... I do feel and believe that what is proposed here, is not the most ideal or suitable development-plan (concept), for this site and for this area.

As you probably can guess, I am totally in support of both density and height, continued growth, development and densification (here) - but, based on this current initial proposal, I must say, that I feel it is not the most ideal or appropriate design. Given the relatively narrow and long configuration of this (and the adjacent) properties here, if approved (as is) then we could see 4 such, potentially similar buildings, built here in the future. On the one hand, I think this would be great for the community - in general, but I feel that these 4 properties should be looked at differently - in regards to the form and character of any such proposed development. I believe that if, perhaps all 4 properties were assembled together, or at the very least two and two - then in my opinion, a building of this proposed height would and could be much more suitably designed and developed.

I think that if this were to be supported, then the possibility of having 4 such buildings there, of similar form character, width, length and height; that they would all stand out - and not in the most ideal way, creating more of an eye-sore than an attraction and welcomed addition, here. I feel that it would be / is - a missed opportunity to look at the redevelopment here, based on a minimum assembly of at least 2 lots, in order to be able to achieve this height and density. If not - ie; if developed as a single lot, stand-alone property, then I feel that the height and the form & character should be revised and redesigned so as to ensure that the long term character of this neighbourhood looks more coherent, (better) thought-out and planned.

Again, as a developer (in this very neighbourhood) and as the owner of the adjacent Shopping Center (of which - all of the tenants/merchants - will of course, benefit from this added and increased density/population), I struggle with not supporting this - outright, but, as expressed, based on my comments above, I do feel that what is being currently proposed, is not the most ideal and befitting - opportunity, for here.

Sincerely,
Rob Chetner

1457 Greenbay Road & 2780 Olalla Road & Anders Road

From: [REDACTED]
To: [City of West Kelowna Submissions; yvonne.mitchelle@westkelownacity.ca](mailto:yvonne.mitchelle@westkelownacity.ca)
Subject: Attn: Corporate Officer, File Number (Z 24-01)
Date: January 13, 2025 1:37:56 PM

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I hope you are doing well.

I am expressing my strong concerns regarding the proposed six-story apartment development at 911 Anders Rd in our predominantly low-rise residential neighbourhood. While I understand the need for urban growth and housing expansion, this particular project raises several issues that could significantly impact the character and livability of our community.

First and foremost, a six-story building is entirely incongruous with the existing architectural landscape. Our neighbourhood is characterized by charming low-rise homes that create a cohesive and visually pleasing environment. The proposed height and density of the new development would be out of scale, overshadowing our homes and disrupting the harmonious aesthetic that residents have long cherished.

The increased population density from such a development could also strain our local infrastructure. Our streets and public services are inadequate to accommodate a significant influx of new residents. The area/road in question is a designated neighbourhood centre, yet this busy road does not even have sidewalks! This will lead to traffic congestion and overstretched public amenities, diminishing the quality of life for both current and future residents.

Moreover, the construction phase of this project would bring considerable disruption to the neighbourhood. Noise, dust, and construction traffic could create an uncomfortable living situation for an extended period, affecting the daily lives of those who live close to the proposed site.

While I support thoughtful urban development, I believe it is essential to maintain the integrity and character of our existing neighbourhoods. I would like you to consider alternative solutions that address housing needs without compromising the unique qualities that make our community special.

It makes sense to see the impact of the coming completion of the condos and townhomes being built and the next phases of those projects to see how the neighbourhood can handle such a drastic change in population and traffic.

Thank you for your attention to this matter. I look forward to your response and hope we can work together to find a more suitable approach to development in our area.

Sincerely,

Dan Rojas
904 Hawthorne Rd.
West Kelowna



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From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn:corporate officer file # Z 24-01
Date: January 13, 2025 2:01:10 PM

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I strongly oppose this !

Steve Bizecki
881 McCartney road
West Kelowna

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, File No. Z 24-01, Melissa Milnes, 923 Stevenson Road, WK
Date: January 13, 2025 2:59:19 PM

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To whom it may concern,

I am writing to oppose the proposed 6 storey building on Anders. We do not have any infrastructure to support this type of increase in traffic and densification. With the area already being troublesome in the winter due to ice and snow, having an extra 100 families will increase the risk of accidents and danger significantly. Boucherie will also feel the impact and that road is already busy enough.

What are the plans for a new park to replace the one that has been developed?? The lot is surrounded by R1 lots which will be overshadowed and will see a decrease in value. Will these surrounding areas receive a tax break in their property taxes?

Which environmental studies have been completed to determine the further impact of local wildlife?

This will be an eye sore and seems as though the property is not even wide enough to be rezoned.

The over priced apartments on Olalla have yet to be completed and/or sold-- why are we allowing another unaffordable building???

Please fix the infrastructure before adding more unaffordable options to our peaceful neighbourhood.

--

Melissa Milnes

[REDACTED]

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: KAP14269
Date: January 13, 2025 3:59:46 PM

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Hi there,

I am not opposed to development however I'm concerned with road and safety.

I've been a resident of 2725 Teal road for 38 years. I went to Lakeview elementary and saw the traffic issues then.

My concern is we have the new firehall going in. Anders road needs a major upgrade if you want all this density build. The fire trucks used to be backed up with the school traffic. There will be much more traffic than there used to be.

The entire anders road does not have proper side walks. You'll be increasing the traffic by a major way already. There needs to be a better plan if you're going to increase it more.

The back ally has always been a designated walk way. It would be sad to lose it for a drive way as it's used by over 30 people per hour in the day walking their dogs, family and more. The day care uses it to walk the children as there is no proper sidewalk for them on anders. It's scary when they walk on anders with the traffic.

No one came to consult and ask opinion from the city. Neighbour hasn't spoken to anyone. Pretty sad everyone can do better.

Anthony Lunelli
2725 Teal road
V1Z2C9

[REDACTED]

Sent from my iPhone