

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Attn: Corporate Officer, File No. Z 24-03  
**Date:** February 20, 2025 2:39:10 PM  
**Attachments:** [File No. Z 24-03-Lindsay Roderick.pdf](#)

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Dear Corporate Officer,

I am writing to formally express our **strong opposition** to the proposed zoning amendment and residential development at **2971 Gorman Road (File No: Z 24-03)**. My husband, Cory, and I are long-time residents of Gorman Road, directly impacted by this proposal, and we are deeply concerned about the **negative consequences** this development will bring to our neighborhood.

### **1. Increased Traffic and Safety Risks**

Gorman Road is already a high-traffic street due to the presence of a corner store and liquor store, which bring a constant flow of vehicles throughout the day. The addition of 117 new residential units will significantly worsen traffic congestion and make the street more dangerous for pedestrians, cyclists, and existing residents.

The proposal mentions improved pedestrian connections, but no substantial traffic mitigation plan has been outlined. The increased vehicle volume will strain existing infrastructure, making daily travel more difficult and hazardous.

### **2. Serious Fire Evacuation Concerns**

As residents who experienced the 2021 wildfire evacuation firsthand, we know that this area already struggles with emergency evacuation logistics. Gorman & Webber Road serves as the only exit for many residents, and during the last wildfire, traffic was gridlocked, panic ensued, and many were trapped in their driveways as others rushed to escape.

Adding 117 new units, which could mean 200+ more vehicles in an emergency, will only exacerbate an already dangerous situation. The proposal suggests a secondary access through Lyon Court, but this is insufficient and does not address the wider issue of emergency egress for the entire neighborhood.

### **3. Potential Crime and Safety Issues**

The corner store and liquor store already attract occasional undesirable activity, and increased density often correlates with higher crime rates, especially if rental units are introduced. More residents mean more opportunities for break-ins, theft, and disturbances, all of which threaten the safety and security of our quiet community.

#### **4. Construction Disruptions to Daily Life and Work**

I work remotely from home, and an extended construction period will cause significant disruption to my ability to work effectively. Large-scale projects of this nature typically take years to complete, meaning residents will be subjected to constant noise, dust, road obstructions, and heavy machinery.

This will negatively impact not only our household but also many others who work from home or have young children or elderly family members who will suffer from the disruption.

#### **5. Decreased Property Values**

We are also concerned about the long-term impact on property values. Higher-density developments often lead to a decline in single-family home desirability, which could negatively affect the market value of our property. The character of our neighborhood will change, making it less appealing to future buyers who seek a quiet, low-traffic area.

#### **6. Loss of Natural Green Space & Environmental Impact**

The land in question is currently untouched green space with beautiful trees, which serve as natural buffers and habitats for local wildlife. Developing this land eliminates green space, increases noise pollution, and contributes to urban sprawl.

Additionally, the development lacks sufficient stormwater management plans, which could cause runoff issues for neighboring properties, increasing the risk of flooding or drainage problems.

#### **Final Request**

For all these reasons, **we urge the City of West Kelowna to reject this zoning amendment and development proposal.** While we understand the need for more housing, this project **is not appropriate for our neighborhood** due to the overwhelming **traffic, fire safety risks, crime potential, construction disturbances, property devaluation, and environmental concerns.**

We ask that City Council prioritize the safety, well-being, and concerns of current residents before approving a project that will significantly disrupt our community.

Thank you for your time and consideration. We appreciate your attention to the concerns of local residents, and we look forward to a response addressing these issues.

Attached is a PDF version of these concerns for your reference.

Sincerely,

**Lindsay & Cory Roderick**

Address: 2932 Gorman Rd, West Kelowna, BC, V4T 1H5

