

SUBMISSIONS

(File No. Z 24-03, 2971 Gorman Road)

NO.	DATE RECEIVED	TIME RECEIVED	RECEIVED FROM
Submissions included with agenda to Council			
1.	February 20, 2025	2:38 PM	Roderick, Lindsay & Cory
Submissions included with late agenda items to Council			
1.	February 21, 2025	3:44 PM	Breault, Rosie
2.	February 21, 2025	4:43 PM	Brousseau, Bridget
3.	February 21, 2025	9:47 PM	Hawtree, Stephen
4.	February 22, 2025	10:18 AM	Jacobson, Kevin
5.	February 22, 2025	12:49 PM	Rowson, Robert
6.	February 22, 2025	3:02 PM	Rouleau, LeeAnn
7.	February 22, 2025	8:59 PM	Harris, Carmen
8.	February 22, 2025	10:00 PM	Lloyd, Tyler
9.	February 23, 2025	8:33 AM	Lloyd, Chyan
10.	February 23, 2025	12:23 PM	Adair, Ray & Diane
11.	February 23, 2025	6:08 PM	Rouleau, Gilles
12.	February 23, 2025	8:04 PM	Garding, Val & Michael
13.	February 23, 2025	10:43 PM	Diduch, Robin & Harland, Wendy
14.	February 24, 2025	9:43 AM	Rouleau, Gilles (Petition)
15.	February 24, 2025	10:49 AM	Fleischmann, Caitlyn & Daniel
16.	February 24, 2025	11:15 AM	Cotter, Lora
17.	February 24, 2025	11:15 AM	Cotter, Stuart
18.	February 24, 2025	11:21 AM	Moffatt, Andrea & Craig
19.	February 24, 2025	2:45 PM	Tournier, Travis
20.	February 24, 2025	2:49 PM	Harland, Wendy
21.	February 24, 2025	2:54 PM	Otoo, Allison

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Re: File# Z 24-03 Attn: Corporate Officer
Date: February 21, 2025 6:35:15 PM

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Sure,

2941 McRae Rd

Sent from my iPhone

On Feb 21, 2025, at 4:18 PM, City of West Kelowna Submissions
<Submissions@westkelownacity.ca> wrote:

Good day,

Thank you for your email. In order to include your submission as part of the public record, could you please provide us with your address?

Sincerely,

<image001.jpg> **NATASHA PATRICELLI | LEGISLATIVE SERVICES ASSISTANT | CITY HALL**
3731 Old Okanagan Hwy, West Kelowna, BC V4T 0G7
778.797.2212 | www.westkelownacity.ca

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From: rosie breault <[REDACTED]>
Sent: February 21, 2025 3:44 PM
To: City of West Kelowna Submissions <submissions@westkelownacity.ca>
Subject: File# Z 24-03 Attn: Corporate Officer

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Good Day,

This email is in regards to the proposed development on Gorman of townhouses.

I think this is a disaster waiting to happen. I do agree that we need to increase our tax base... But I do not agree with this area... Unless the # of units is greatly reduced, and parking is included on the property itself and existing people are not infringed upon and affected.

Concerns:

- Doesn't seem to be parking included in the plans? Maybe I missed that if there is - but I think we would all appreciate if people had places to park.
- Not a great fit with transit service being so poor - but mind you - these units will probably cost the same as a regular house anyway and people will probably have their own vehicles.
- Is there even a plan for another exit... I don't think there is. Why not build into the forest and create a natural exit eventually... Also reducing the risk to houses from wildfire damage. Our insurances have all raised exponentially -it would be nice to have our risks reduced. Too bad for the animals & bears. Things are starting to get real and yes - people first.

There are ways to "sell" things to the community which would reduce the amount of backlash... And I have give you some nuggets in this email to help with that. Some ideas. Maybe you've already thought of this - but here it is just in case.

Also - what is the plan to deal with damage to existing structures caused by the new build? Everyone on their own to sue the builder? Definitely is not fair or just to the existing people to have to do that and have that kind of thing in their life.

Builders need to be held responsible to make sure all necessary amenities are accounted for -including a responsible amount of space per unit that includes parking.

I hope this is considered and thank-you for your time.

Best,

Rosie Breault.



From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, File # Z 24-03
Date: February 21, 2025 4:43:07 PM

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Hello,

I am in opposition to the proposed amendment (File # Z 24-03)

- From RU2 Rural Residential Small Parcel Zone to R3 Low Density Residential Small Parcel Zone
 - The neighbourhood is primarily zones R1 Single Detached Residential Zone
 - The amendment would allow the development of townhouse units
- Change from (LDR) - Low density residential to (MDR) - medium density residential
 - The amendment would allow the development of townhouses and apartment buildings

The following reasons why I am in opposition to this development:

1. Lack of secondary access in and out of Glenrosa community (fire concern)
2. Lack of city exploring infrastructure requirements/ upgrades for water, sewer and electricity. Where is the plan to upgrade our current water treatment system and capacity to service more citizens in Glenrosa community? Where is the plan to upgrade our sewer to service more citizens? We already experience blackouts in our community due to not enough power. Where is the plan to upgrade our electrical infrastructure.

Sincerely,

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: *** Suspected SPAM: Attn: Corporate Officer File Number (Z 24-03)
Date: February 21, 2025 9:47:22 PM

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Stephen Hawtree
2944 Gorman Rd.
West Kelowna, BC V4T 1H5

2025-02-21

Attn: Corporate Officer File Number (Z 24-03)

City of West Kelowna Council Members

3731 Old Okanagan Highway
West Kelowna, BC, V4T 0G7

Dear Council Members,

I am writing to express my serious concerns regarding the proposed development of the property at 2971 Gorman Rd. While I understand the importance of development, I believe this development proposal presents significant challenges that could negatively impact our community in terms of safety, infrastructure, and overall livability.

My primary concerns are as follows:

1.

Evacuation Risks During Interface Fires: One of the most pressing concerns is the limited number of ingress and egress routes available to our community. Glenrosa has been threatened by wildfires in 2009, 2021 and 2023. As you well know, the prognosis going forward is bleak. Wildfires will again threaten our community sooner than later. In the event of an emergency, such as an interface fire, our existing infrastructure is insufficient to ensure the safe and timely evacuation of over 7000 residents. The proposed development would increase population density in an area already vulnerable during wildfire seasons, further straining already limited evacuation routes. This poses a significant safety risk to both current and future residents, and I strongly urge the council to consider these evacuation challenges before approving this development.

2.

Congestion and Safety on Gorman Road: Gorman Rd. is already heavily congested during middle school pick-up and drop-off times. The area between Ficke Rd. and McTaggart Rd. has been used as an alternative drop-off/pickup location for several years now, since the changing of the pickup lanes at GMS. There are now almost daily incidents of vehicle and pedestrian interaction due to the high volume of traffic, vehicles parked on the side of the road and narrowed roadways as a result. This congestion presents a serious safety risk, particularly for children and other pedestrians in the area. Given these existing traffic issues, Gorman Rd. is simply not suitable for any additional traffic generated by a new development. The proposed development would exacerbate this problem, further compromising safety for everyone in the community. Of further concern, as we've seen with the developments on Elliot Rd. Higher density dwellings do not come with higher density parking options and any new development is only going to complicate an already dangerous situation and likely result in further issues with narrowed roadways.

3.

Insufficient Water Infrastructure: Our community is already facing watering restrictions year-round due to insufficient water supply. Increasing the population density in this area will place additional strain on an already limited water infrastructure. With the added pressure on water resources, we could face further watering restrictions, compromising both landscaping and the ability to address fire risks. It is crucial that the city carefully evaluate the sustainability of the water system when considering any development proposals.

4.

Overcrowded Schools: Local schools are already at or above capacity. Adding more residents to the area will further exacerbate this issue, potentially leading to larger class sizes and reduced educational quality for all students. I ask the council to consider how the increased population will affect the ability of our schools to adequately serve the community's children.

In light of these concerns, I respectfully ask that the city council reconsider the proposed development and carefully evaluate the potential long-term consequences for the safety, infrastructure, and quality of life of our community. I am confident that with thoughtful consideration, the council can find a development solution that meets the city's needs without compromising the well-being of its current residents.

Thank you for your time and attention to this matter.

Sincerely,
Stephen Hawtree

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, File Number (Z 24-03)
Date: February 22, 2025 10:17:52 AM

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From: Kevin Jacobson, 2942 McAllister Rd, West Kelowna, BC V4T 1G8

Dear West Kelowna City Council,

As a homeowner in the Glenrosa neighborhood of West Kelowna, I am writing to oppose the new development at Gorman Rd next to the Glenrosa Middle School.

My concerns have been echoed by all co-residents I have spoken to in the neighborhood. Glenrosa is a neighborhood rich in history. One of the reason my family moved to the neighborhood is its historic roots and traditional charm. The homes are all unique, lot sizes are larger, and the neighborhood is quiet and out of the way from the bustling and lively West Kelowna downtown with its many businesses and amenities.

It is completely understandable that the City of West Kelowna is growing, and the need for more housing is apparent. However, building in a historic neighborhood such as Glenrosa with a development of new homes with medium density does not suit the existing infrastructure of the neighborhood, and, as evident in the developer's proposal, brings negative environmental, traffic, parking, site lines, and neighborhood impacts.

In addition, after the McDougall Creek Wildfire of 2023, there were government reports that recommended against development in at risk fire areas such as Glenrosa as part of risk mitigation efforts.

For these reasons and many more, I oppose the development at Gorman Rd in the Glenrosa neighborhood of West Kelowna.

Sincerely,

Kevin Jacobson

From: [REDACTED]
To: [MayorAndCouncil](#)
Subject: opposition to OCP amendment for 2971 Gorman Road
Date: February 22, 2025 12:48:39 PM

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Mayor Milsom and Councillors

I am writing to express my opinion on Z 24-03: OCP and Zoning Bylaw amendments for 2971 Gorman Road.

I am a resident at 2916 Gorman Road just a few lots down the road from this 7 acre parcel. When I moved to the neighbourhood in the spring of 2010 it was generally acknowledged that this vacant parcel would one day be developed, likely with townhomes.

I am absolutely not opposed to a low density development in the area but common sense dictates that a 117 unit development is far beyond the capacity of the neighbourhood to absorb without significant major impacts. Of course the developer feels that there would be no negative impacts in this livable neighbourhood because he does not live here.

The original plan of 44 townhouses set forth in 2020 was a reasonable density plan. The current plan of more than 2.5 times as many units certainly crushes the credibility of a statement from Travis Tournier, quoted below.

“We view this large seven-acre site in a fantastic location as a rare opportunity to offer a diverse range of housing options in the Glenrosa neighborhood while maintaining the character and livability of the surrounding single-family neighborhood,”

Please note my strong opposition to such a high density development in my currently livable neighbourhood.

Robert Rowson
2916 Gorman Road
West Kelowna, BC

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Cc: [MayorAndCouncil](#); [Rick de Jong](#); [Tasha Da Silva](#); [Jason Friesen](#); [Stephen Johnston](#); [Garrett Millsap](#); [Carol Zanon](#)
Subject: Opposition to file Number (Z 24-03)
Date: February 22, 2025 3:02:37 PM

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February 22, 2024

Attn: Corporate Officer, File Number (Z 24-03)
City of West Kelowna

Development Services

3731 Old Okanagan Highway,
West Kelowna, BC V4T 0G7

Subject: Opposition to File No. Z 24-03

Official Community Plan Amendment Bylaw No. 0300.06 & Zoning Amendment Bylaw No. 0265.29

I am a resident of Lyon Court, and I am deeply concerned about the negative impacts these changes will have on our community.

My specific concerns regarding this proposal are listed below:

1.
The amendment to the OCP and Zoning Bylaw will set a negative precedent for future development in Glenrosa, and all residential neighbourhoods in West Kelowna. Allowing housing types as proposed would forever change the unique feel and character of the neighbourhood.
2.
The amendment from the zoning of the property will need to be changed from RU2 Rural Residential Small Parcel Zone to R3 - Low Density Multiple Residential Zone. This is a massive leap from the current zoning of this property. The zoning of this neighborhood is primarily R1 - with most lot sizes being quite large. The R3 zoning would allow for townhouses, which are not suitable for infill development in this neighbourhood.
3.
The proposed changes are inconsistent with the existing character of the neighbourhood, which is primarily single-family homes with R1 zoning. The

development is proposing 3 storey duplexes, townhouses, and multi-unit housing with up to 4 storey buildings. This is a quiet rural neighbourhood, there are no developments of this magnitude in Glenrosa. This development would destroy the existing look, feel and character of this well-established neighbourhood with its lovely rural appeal

4.
The addition of 117 additional dwellings will negatively impact my property by increasing the noise and will severely impact my privacy in my outdoor space. My property is adjacent to the development, which will significantly and negatively impact my living experience.
5.
Adding this many units will put a major strain on the less than adequate transit system in Glenrosa. Living in this neighbourhood requires one to drive to Westbank Centre for daily needs.
6.
The area schools are at capacity, there simply is no more room for future growth in our area schools. There are already developments in the area that are expected to put a strain on this resource.
7.
The addition of 117 housing units will significantly increase traffic on streets that were not designed to accommodate the influx. There are no sidewalks in the neighbourhood, making it very unsafe for pedestrians. Kerr properties will add a marked, signed and illuminated crosswalk at Gorman and Ficke with advanced warning on the McTaggart Road approach. Where will the crosswalk lead? To the gravel shoulder of Gorman Road? We have a limited number of sidewalks; our children and residents are expected to walk on the shoulders. This is extremely dangerous, especially in the winter months when the shoulders are covered in snow banks. Adding a crosswalk and a few signs will not contribute to the safety of the community in any way.
8.
The addition of 117 housing units will put a strain on our water resources. Glenrosa is on year-round water restrictions as it is, adding all these additional users will further deplete our resources and force more restrictions. The scarce supply of water should be for current residents of the area.
9.
There is only one way in and out of Glenrosa with one emergency route which is impassible in the winter months and very poorly maintained. In the event of an evacuation, this development would add hundreds more people and vehicles to try to safely leave the area ** Page 71 of the infill housing strategy: The Glenrosa

neighbourhood has transportation and access limitations that require longer term planning for road and bridge infrastructure projects.

I would like to highlight information obtained from the City of West Kelowna OCP (adopted in 2023)

The property is designated as Low Density Residential in the OCP

• Low Density Residential	• To allow for a variety of low-rise residential uses that are limited to 1-2 units.	• Single-detached dwellings, including secondary suites, carriage houses and clustered housing • Duplexes	• Low-rise • Up to 3 storeys
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The amendment is asking for Medium Density Residential

• Medium Density Residential	• To allow for low-rise housing forms including townhouses up to three storeys and multi-unit buildings (greater than three units) up to four storeys.	• Townhouses • Duplexes • Multi-unit housing	• Low-rise (townhouses/ duplex) up to 3 storeys • Multi-unit housing up to 4 storeys
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- Typically, this scale is used to transition between very low- and higher-density areas or to increase densities through residential development in appropriate locations.
**This is not an appropriate area given the rural look, feel, and character of the area, as well as the lack of amenities available

- Medium Density Residential environments will be pedestrian-scaled, and be located near amenities to serve residents' daily needs or the location will encourage existing or future transit connections in order to provide access to local amenities.**Transit services are sorely lacking in Glenrosa, and will not be improving to any substantial degree in the future. Residents of Glenrosa must leave the area to serve their "daily needs", and will continue to do so in the future

- As stated on page 13 of the OCP, council and staff are guided by the OCP when making decisions about zoning, development and servicing

- Residents, property owners, community groups, developers and investors prepare proposals that are to conform to the OCP, if they are to be approved
- Council's actions, future bylaws and works are to be consistent with the OCP
- The OCP establishes policies, guidelines and designates lands for specific uses that are supported by council and the community

Page 22 of the OCP - 3. New development must be appropriate and sensitive to the surrounding context including land use, form and character of the area, and must promote a highly walkable, accessible and desirable environment for residents and visitors alike.

- Page 42 of the OCP - LDR Objectives - To provide traditional single family housing opportunities and encourage the sensitive densification of existing low-density neighbourhoods through infill development that promotes a more efficient use of land and infrastructure.
- Page 43 of the OCP - LDR Policies - Infill opportunities will be considered in established residential areas that are well serviced by existing infrastructure, transit and other services (this neighbourhood is NOT well serviced as mentioned in the CWK's Infill Housing Strategy)

I would also like to highlight information obtained from the City of West Kelowna's Infill Housing Strategy Report (dated November 2024)

***Glenrosa, as has been determined by this report is an area of low infrastructure readiness**

- Lift station capacity is an issue
- Some sanitary pipe upgrades necessary
- Limited stormwater infrastructure, old rural development
- Reservoir storage issues
- Lack of secondary fire access a major concern

Page 16 of the Infill Housing Strategy - Infill Housing Offers several benefits without significantly altering a neighbourhoods' character

Page 18 - Complementing existing neighbourhood character while gently integrating additional housing density

Page 63 lists Glenrosa as a priority neighbourhood for infill housing development, however, the neighbourhood lacks in many transportation options, daily needs, and infrastructure components

- Planning for this neighbourhood will need to account for infill intensification that does not negatively impact neighbourhood character. A more detailed analysis of lot size and potential infill housing configuration, alongside tree management policies, are warranted. Given the neighbourhood's low transportation connectivity and low access to daily needs, emphasis of development of a neighbourhood scale services, along with parking management strategies, will become necessary over time if infill is encouraged here. Consideration of a Glenrosa-specific neighbourhood plan could bring attention and solutions to these issues.

In light of the findings in the Infill Housing Strategy report, I urge you to develop a Glenrosa - specific neighbourhood plan prior to allowing any such amendments to the OCP, and rezoning applications to this property. Allowing this number of units to be developed in this neighbourhood before careful consideration, as well as gathering more community feedback would be a huge detriment to Glenrosa, and the City of West Kelowna.

This proposal does not align with OCP policies, or the COWK zoning bylaws, as stated in the points above.

In conclusion, I ask that you please consider these very important and valid points when making any decisions regarding this proposal. I recognize the need for the creation of housing, but changing this parcel of land to allow townhomes, and potentially apartments is completely wrong, and goes against what the neighbourhood wants, what the residents of West Kelowna want, and what is very evident in the OCP and Infill Housing Strategy Report.

Sincerely,
LeeAnn Rouleau
2949 Lyon Court
West Kelowna, BC
V4T 1H9

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Cc: [Glenrosa Resident's Association](#)
Subject: GLENROSA 2971 GORMAN ROAD PROPOSED 700-1400 UNIT TOWNHOUSE COMPLEX
Date: February 22, 2025 9:00:01 PM

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Attention: Corporate Officer City of West Kelowna
File # (Z 24-03)
Resident: Carmen Harris 3479 Dunbarton Road, Glenrosa
Contact: Cam Graham, Planner II 778.797.8830

With respect to the proposed potential 700- 1,400 town house complex to be located at **2971 Gorman Road** in Glenrosa:

Dually as a Resident and as a GRA Glenrosa Residents Association Board Member, I am communicating my personal and professional thoughts on this proposal. While I do understand the need for affordable housing (medium and high density) in our Province and in the Central Okanagan, it is not suitable for all locations. With the City of West Kelowna and their updated OCP 2020-2040 it has been expressed that the City has looked at select neighbourhoods (sub-areas) appropriate for densification. I recognize that the City has not promoted the Developer to develop in this location, rather the Developer has requested to develop in this location. While this nice little parcel of land is an affordable and suitable land size for a medium density development (MDR) it does not check all required boxes.

Currently Glenrosa struggles with a number of concerns and issues of which all are considered and discussed by Residents. They are concerns and problems the GRA is looking to work with the City of West Kelowna to improve and problem solve.

Before any further development, the following key concerns need to be acknowledged and addressed. Allowing a development like this to occur is putting the cart ahead of the horse and in all honesty, this cart and horse may not even be suitable for Glenrosa overall. The Developer may have to seek an alternate parcel to secure for this proposal.

Current concerns:

Lack of a suitable secondary exit in a natural disaster emergency such as a

wildfire. Particularly for Upper Glenrosa. 2023 could have ended poorly as McDougall had made it to back of our canyon. The current exit problem needs to be solved sooner than later. Adding a potential 700 - 1,400 more units that indicate there could also be secondary suites is a substantial increase in number of people. Without knowing if these units are proposed 2 bedroom or 3 bedroom, I presume they will be town houses marketed to young families who would love/prefer a SFD but cannot afford one. They will come with children and dogs. How many more adults in cars will this add to Webber Road? How many more children will it add to the Glenrosa schools that are already at maximum capacity? How many more kids will it place walking along our roads without sidewalks where people are speeding 80km/h in a 50km/h zone? How will our existing infrastructure support this increased demand? A number of roads experienced water main breaks and flooding from aged out lines in the last 2 years. As well, with consideration to the unavoidable fact of rapid climate change increasing each year how much more can we tax the existing Powers Creek water system? The treatment system and increased volume? *The current volume of water when we know it will naturally decrease as time goes on.* How can we increase demand when we should practically be preparing for a decrease? How will be able to guarantee suitable supply our fire hydrants? Currently our wonderful neighbourhood has majority of residents out walking their dogs, walking their kids to school, pushing their baby strollers or going for a jog. We do not have suitable sidewalks or street lighting in most all areas. The unnecessary death on Scotstown in 2023 could have potentially been avoided with improved street lighting. Our existing public transport is famed for being limited. We do not have a dog park (while I am not a personal supporter of them, some people will argue they would love one).

I feel we need to 'get our house into order' before we start inviting guests. I do not feel we have enough of almost everything to offer them to make this suitable for them and their residents. It would be a revenue benefit for the City for certain but it would be stressful on the current Residents and taxing on all the existing worn, maxxed out or non-existing systems.

I drive the Gorman Road round everyday and already watch people (both Residents and non-Glenrosa specific Residents) speeding their way up Webber to drop or pick up their kids from Glenrosa and again upper Glenrosa for Helen Gorman's and the Middle School. I watch elementary children who should be able to safely cross the sidewalks at the round about at this exact location of proposed development and almost want to stop my car and get out and get a flag to help them with the cross walk. There are so many things in Glenrosa that need TLC love and attention that we first need to address before we start stressing the current issues further.

As a Realtor, I truly understand the need for development, the reasons to build economy but I am also a most practical person and can clearly see right and wrong and value in doing what is right despite what may provide for the most money. As we all know, money is NOT everything. I would encourage the Developer to explore this project in an alternate location that is not regarded by residents as country residential. We need to look at the entire picture and we need to look forward to the future. If something is not going to make our community BETTER, then we should not welcome it. If it will STRESS the community it should be a resounding no.

I truly look forward to working with the City of West Kelowna along with the GRA with communication to plan and execute the much needed improvements in our community.

Thank for the opportunity to express my concerns.

Please confirm receipt of this email. Please also confirm who this email will be sent too. Thank you!

Best Regards,



Carmen Harris

Royal LePage Kelowna

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carmenharrisrealestate@gmail.com

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video which explains all: [Consumer Disclosure Video](#)

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I acknowledge that I live and work on the traditional, unceded territory of the sqilx^w/syilx (Okanagan) People

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Cc: [REDACTED]
Subject: ATTN: CORPORATE OFFICER, FILE# (Z 24-03)
Date: February 22, 2025 9:59:59 PM

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My name is Tyler Lloyd. I am the owner of 2943 Lyon Court. We **STRONGLY OPPOSE** the development and rezoning on Gorman Road.

We moved to Glenrosa from Edmonton Alberta 6 years ago. The Glenrosa community is built around nature however there is a giant problem with the planning and organization of Glenrosa.

The ONE emergency exit that we have used multiple times when we were evacuated in each of the last few years has been a nightmare to navigate. Hours to move 2KM to escape wildfire. This is a giant problem that needs to be addressed before any large developments are built in the area not to mention the near misses with pedestrians as there are no streetlights or sidewalks. I walk my dogs on the shoulder of the Main Street nearly getting hit almost every night. There was a death just down the hill from us due to the same issue, not to mention kids walking to school. This needs to be addressed before there is even a thought of growing!!!! All the kids in the area, around the store, walking to school, are going to be at risk with the increased traffic in the area. Simply put wrong area. The trails community should be well suited for medium density! Not the middle of Glenrosa.

The next issue is the strain on the water system in our area is **REAL**. We have had numerous pressure valves fail due to an upstream water valve failure. The infrastructure **CANNOT** support these large developments without complete repairs/ replacement. We are already strained with issues due to transformer failures and power outages at least 5 times a year.

This development **DOES NOT** fit in our neighbourhood. These developments need a better walk score and should be kept to areas with good to great bus service which we **DO NOT** have here.

Parking for this "development" will be worse than the disaster on Elliott road as well as down the Glen canyon area which I believe is also KERR properties. Not to mention the mess on the construction site and complete disregard for people's personal quiet time! Street parking is limited in these areas which it will not be available at this development. The neighborhoods in and around Gorman RD will feel the brunt of increased traffic which is already very congested as well as parking in residential areas that are quiet low-density communities. It is not safe or sensible to add hundreds of vehicles in this already congested community area.

Next, you are going to cut into home values for every house in and around the area due to the congestion and privacy concerns!!! This is not what people need at tough times, tariffs

looking, people possibly losing jobs. Not to mention there are NO JOBS in the area that don't require a vehicle or transit to and from work around us. This will require more vehicles at every home in the development. Increasing traffic congestion which is already horrendous.

The schools are already at capacity, overflowing in the area. Now your possibly adding hundreds of kids that need school and childcare which are all over capacity.

Changing this to a medium density development is a massive mistake that will affect everyone in the community and surrounding areas. No amenities in the area, no secondary exit which will one day possibly cost people their lives!

My family , neighbours and I are STRONGLY opposed to this development moving to a medium density!!! It doesn't fit! I am shocked at the lack of regard for all these points that have been brought up multiple times!!! It's plain and simple! This will be a disaster!

Nothing of this scale should be built in Glenrosa ESPECIALLY in this area, until multiple issues are addressed. Not to mention the owls ,deer and multiple other wildlife that call this beautiful area home. This is a horrible mistake. Do not allow this for the good of our community!!!! Take these money grabbing over promised / under delivered developments to better walkscore areas that can support the parking!!!

Sincerely

Tyler Lloyd
2943 Lyon Court
West Kelowna

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From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Cc: [REDACTED]
Subject: FILE# (Z 24-03)
Date: February 23, 2025 8:34:06 AM

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 [2971 Gorman Road.docx](#)

Good morning,

Please find attached opposition letter in regards to the rezoning consideration of 2971 Gorman Road.

Thank you,

Chyan Lloyd

West Kelowna City Council
2760 Cameron Road
West Kelowna, BC V1Z 2T6

RE: Opposition to Rezoning Application - 2971 Gorman Road

Dear Mayor and Council Members,

I am writing to express my strong opposition to the proposed rezoning of 2971 Gorman Road by Kerr Properties. This opposition is heightened by the cumulative impact of multiple proposed developments in the Glenrosa community and the historical evidence of existing infrastructure challenges.

Current Development Pressure:

The Glenrosa community is currently facing unprecedented development pressure with multiple proposals under consideration.

The combined impact of these developments would add approximately 1,200 new residential units to our community, potentially increasing the population by 3,000 residents. This represents a 25% increase in density without corresponding improvements to infrastructure or emergency services.

Medium-Density Housing in British Columbia:

Medium-density housing is typically defined as residential development that includes a mix of single-family homes, townhouses, and low-rise apartments, with a general building height of up to 4 stories and a density of between 25-75 units per hectare. This type of housing is generally intended to be located in areas with established infrastructure and access to essential services like public transportation, schools, and medical facilities.

In the case of the proposed rezoning at 2971 Gorman Road, the development is seeking to increase density far beyond what would be considered medium density for the area. The proposed development is not aligned with the expectations for medium-density housing in BC for the following reasons:

1. **Increased Density Beyond Medium-Density Norms:**

The project is proposing a significantly higher density than what is typical for medium-density zones. While medium-density areas typically accommodate 25-75 units per hectare, the proposed rezoning would push this density beyond what is reasonable for a community that lacks the necessary infrastructure to support such a drastic increase. In particular, the development proposes a density that

could see upwards of 150+ units per hectare, which is far more in line with high-density urban developments, not semi-rural areas like Glenrosa.

2. Infrastructure and Services Inadequacies:

Medium-density developments are typically supported by surrounding infrastructure such as public transportation, schools, medical facilities, and adequate road access. Glenrosa, however, does not meet these criteria. The community already struggles with emergency access, traffic congestion, overcapacity schools, and limited public services. The addition of a high-density development at 2971 Gorman Road would place an unsustainable strain on these existing services and infrastructure.

3. Community Character and Livability:

Glenrosa is a semi-rural community with a character that is currently defined by larger lots, single-family homes, and limited urbanization. The proposed rezoning for a higher-density development would fundamentally alter the character of the neighborhood and potentially reduce the quality of life for existing residents. The large-scale development proposed here does not fit within the framework of medium-density housing that is intended to complement and blend into the existing community.

Historical Incidents and Safety Concerns:

Emergency Access and Evacuation:

- During the 2021 Mount Law wildfire, the single evacuation route created dangerous bottlenecks during mandatory evacuation.
- The 2023 McDougall Creek wildfire again highlighted evacuation route inadequacies.
- Multiple winter incidents where emergency vehicles struggled to access homes due to narrow, snow-covered roads.

Pedestrian Safety Incidents:

- Fatal pedestrian accident on Glenrosa Road in 2020.
- Three documented near-misses involving school children in 2023.
- Multiple vehicle incidents during winter months due to narrow roads and lack of proper snow removal areas.

Infrastructure Failures:

- Water main break in 2022 that affected 150 households for 5 days.
- Sewage system overflow during peak usage periods in 2021.

- Power outages affecting 200 homes during the 2023 winter storm, exacerbated by aging infrastructure.

Public Safety Concerns:

Emergency Access:

The community currently has only one exit route, which poses a significant safety risk, particularly during natural disasters. The BC Wildfire Service has repeatedly emphasized the importance of multiple evacuation routes in their Community Wildfire Protection Plans. The devastating 2023 wildfire season in British Columbia demonstrated the critical importance of adequate evacuation routes in residential areas.

Pedestrian Safety:

Our community currently lacks basic safety infrastructure:

- No sidewalks
- No street lighting
- Narrow roadways

Snow removal efforts often exacerbate safety hazards for pedestrians, particularly schoolchildren who are required to walk on the road to reach school. The already narrow streets become further constrained, forcing children to walk dangerously close to moving traffic. This lack of basic safety infrastructure has already resulted in one recent pedestrian fatality in our community. Adding more residents without addressing these fundamental safety issues would be irresponsible.

Infrastructure and Capacity Issues:

Educational Facilities:

Local schools are already operating at or above capacity.

Road Infrastructure:

- Winter conditions exacerbate existing safety concerns.
- Historical evidence of emergency vehicle access issues during winter storms.

Aging Infrastructure:

- Powers Creek water system was originally designed in 2005 to provide water to agricultural customers. The 2025 20 year old system is already experiencing strain and adding additional capacity could accelerate the deterioration and or cause too much strain for the current system to handle.
- Current population already exceeds original design capacity.

- Infrastructure assessment from 2019 indicated significant upgrades needed.
- Multiple documented incidents of system failures.

Community Resources:

Lack of Amenities:

- Nearest grocery store is 2 kilometers away. This may seem like a short distance but considering it is on a mountainous route, walking is not feasible.
- Urgent Care is 2 kilometers; however, it is already often over capacity and turning patients away. Not only that, it is often not staffed with a doctor due to the shortage of doctors.
- Limited public transportation.
- Insufficient recreational facilities for current residents. The only recreational centre in West Kelowna is the Johnson Bentley. You will often hear how challenging it is to get into programs as capacity is reached within minutes of registration being open.

Cumulative Impact Concerns:

The combined effect of all proposed developments would:

- Increase daily vehicle trips.
- Further strain already overcapacity schools.
- Exceed current infrastructure capacity.
- Significantly increase evacuation risks during emergencies.

Environmental and Ecosystem Concerns:

In addition to infrastructure and public safety concerns, the proposed development of 2971 Gorman Road could have negative environmental impacts that should be carefully considered. The area is home to local wildlife and sensitive ecosystems that could be disrupted by increased urbanization. Concerns include:

- **Loss of Natural Habitat:** The development could displace wildlife habitats and disrupt natural migration corridors.
- **Air and Noise Pollution:** With the increased density of the development, traffic volume will rise, contributing to air pollution and traffic noise, which would affect both human health and the surrounding environment.

These concerns should be addressed through a thorough Environmental Impact Assessment to ensure that the development does not irreversibly harm local ecosystems or contribute to broader environmental degradation.

Impact on Local Property Values:

With the proposed developments, including the one at 2971 Gorman Road, the

character of the Glenrosa neighborhood will undoubtedly change. Many residents have invested in properties that offer peace, privacy, and a connection to nature. The increase in density could lead to:

- **Reduced Property Values:** The influx of higher-density housing could negatively affect property values in the surrounding areas, particularly for residents who currently enjoy larger lot sizes and less congestion.
- **Community Character Loss:** The proposed rezoning could alter the rural, semi-rural character of the Glenrosa area, transforming it into a more urbanized zone, which may reduce its appeal to long-time residents and potential future buyers.

Inadequate Public Consultation:

It is also concerning that the process has not provided enough opportunity for full community engagement or input. Local residents, many of whom have lived in the area for decades, are deeply concerned about the speed and lack of transparency in the development process. A more robust public consultation process is essential, especially given the scale and potential consequences of these developments.

Legal and Planning Precedents:

There are local zoning bylaws and policies that guide how and where developments should occur. The Glenrosa area's current zoning is designed to protect the semi-rural environment. Rezoning to allow for higher-density developments would set a dangerous precedent for future developments in similar areas, undermining existing planning efforts aimed at preserving the community's character and livability. It is crucial that the Council consider the long-term impact of bending these rules to accommodate projects that do not align with established planning goals.

Recommendations:

Before any rezoning application is considered, I urge the Council to require:


- A comprehensive traffic and evacuation route study
- Infrastructure capacity assessment
- School capacity impact analysis
- Pedestrian safety improvement plan
- Environmental impact assessment
- Cumulative impact study of all proposed developments
- Community services and amenities assessment

The existing challenges in our community need to be addressed before considering any density increases. The safety and well-being of current residents should be prioritized over development interests.

West Kelowna has recently approved development proposals from Kerr Properties that may be viewed as profit-driven and ethically questionable. It is crucial that such

decisions are not repeated, and that city council members prioritize the well-being of residents and ethical considerations in future planning.

I respectfully request that the Council reject this rezoning application until these fundamental issues are adequately addressed.

Sincerely,
Chyan Lloyd
2943 Lyon Court


From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Cc: [REDACTED]
Subject: File No. Z 24-03 - Opposition: Development Proposal - 2971 Gorman Road
Date: February 23, 2025 12:23:08 PM
Attachments: [File Number Z24-03 - 2971 Gorman Road.pdf](#)
Importance: High

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Dear Corporate Officer:

With reference to the above mentioned subject, attached please find our submission to **strongly oppose** the zoning amendment and residential development at 2971 Gorman Road (File No. Z 24-03).

As we have submitted this document prior to the deadline of 4:00 pm, Monday, February 24, 2025 it should be part of the publicly posted agenda.

Thank you for your consideration to our submission.

Regards,

Ray and Diane Adair
2940 Gorman Road
West Kelowna, BC V4T 1H5

Ray and Diane Adair
2940 Gorman Road
West Kelowna, BC
V4T 1H5

February 23, 2025

Sent via e-mail to submissions@westkelownacity.ca

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

Reference: File Number (Z 24-03) – 2971 Gorman Road

Dear Corporate Officer:

We are writing to formally express our **strong opposition** to the proposed zoning amendment and residential development at 2971 Gorman Road.

Ray and I have lived in the Glenrosa area at the above address for 40 years. We are **directly affected** by this proposal and are deeply troubled by the detrimental effects and consequences this development will have on our neighborhood.

The proposal brought forward will allow for 117 total units, and is comprised of:

- a) 11 Type I Standard Townhomes
 - b) 74 Type II Walk-Up Townhomes
 - c) 15 Type III Walk-out Townhomes
 - d) 17 Type 4 Semi-Detached homes
- 117 Total

Based on the above numbers this would equate to:

- Based on 2 people per home A total of 234 people
- Based on 3 people per home A total of 351 people
- Based on 4 people per home A total of 468 people

There are also a number of other active applications in progress in the Glenrosa area as outlined on page 3 of the February 25, 2025 document and also referenced in a Castanet article on February 22nd which could total up to 1400 new housing units.

Our concerns with this proposal are:

1. INCREASED TRAFFIC AND ELEVATED SAFETY RISKS

There is an extremely high volume of traffic already on Gorman Road and with an existing convenience/liquor store on this street there is a constant flow of traffic from 6:00 am – 11:00 pm. Vehicles use this street as a racetrack and with further congestion it will only worsen the problem.

We note that the proposal outlines the placement of illuminated crosswalks at the corner of Ficke and Gorman as well as Webber and Lyon Road but there is no mention of a traffic mitigation plan.

2. MAJOR FIRE EVACUATION CONCERNS

This area struggles with emergency evacuation logistics and the proper infrastructure is not in place to accommodate additional housing on this property.

We have been affected by the fires in the Glenrosa area over the past several years and there is no evidence to say that this will not continue. There was a constant flow of traffic down Gorman Road during one of the fire outbreaks and it took us over 2 hours to get out of our driveway.

Gorman Rd. and Webber Road serve as the primary exists for many residents and we all end up at the same place - - Glenrosa Road or Lower Glenrosa Road. There's no use in going back up the mountain, as it would only lead you directly into the fire.

3. DECREASED PROPERTY VALUES

We take a great deal of pride in our home and are concerned that with the addition of higher-density developments it will decrease the market value of our property. The nature of our neighborhood would undergo a significant transformation, making it less attractive to future buyers who prioritize a peaceful, lower-traffic environment.

4. POTENTIAL CRIME AND SAFETY ISSUES

The corner store has been in our neighborhood for years, but, with the addition of the liquor store (*how that ever got passed is a mystery to us as there are two schools in close proximity*) there is a rise in traffic and an increase in unwanted activity on the property. With the introduction of increased density and perhaps if rental units are introduced, it leads to more chances for break-ins, theft, and disruptions, all of which jeopardize the safety of our community.

5. A REDUCTION IN NATURAL GREEN SPACE AND A NEGATIVE ENVIRONMENTAL IMPACT

Where is the green space in Glenrosa? There isn't much. The property at 2971 Gorman Road boasts abundant green space and a natural corridor for wildlife. Development on this property would eliminate the green space and lead to increased noise pollution and urban encroachment.

In addition, this property is full of underground springs. We know - - we have lived here for 40 years and have witnessed the vast amount of water that seeps up in the Spring all over the property. We

can't imagine living in one of these homes and dealing with basement flooding.

Has the City of West Kelowna ever considered using this beautiful green space for a park? This park could accommodate a children's playground, pickleball courts, tennis courts, dog friendly areas, walking trails, shaded areas and gathering seating, water feature (there is lots of water on this property), outdoor fitness stations and could be available for all Glenrosa residents.

6. CONSTRUCTION DISRUPTION

The proposal does not specify the duration required to complete a project of this scale. I have a hybrid work arrangement and would find it extremely disruptive to deal with continuous noise, dust, traffic, heavy machinery, and road blockages. Think about coping with this in the summer while trying to keep all the windows open.

This impacts not just us, but all the households in the Glenrosa area.

7. ACCESS

We note there is a secondary means of emergency egress through Lyon Court that will provide a localized means of egress and will also be required for fire vehicles.

Is this also the main access for all 117 properties to exit the property through Lyon Court/Lyon Road and on to Webber Road? We do not see any mention of an alternative exit from this property in the proposal.

8. ARTISTS RENDERING

We did not see an artist rendering of the property in the proposal. Perhaps it was intentional. Is this what the applicant is proposing? **It is visually unattractive.** If this is the case, as outlined in #3 above, the nature of our neighborhood would undergo a significant transformation, making it less attractive to future buyers who prioritize a peaceful, lower-traffic environment and also would devalue our and other properties in the neighborhood.



Photos are taken of the development on Gellatly Road which we believe are built by the same company that has the proposal put forward for 2971 Gorman Road.

9. **PUBLIC NOTIFICATION**

A proposed development sign was placed on the subject property on Gorman Road, but since Lyon Court/Lyon Road is largely impacted, it would have been considerate for the developer to post a sign at the end of that street as well. I called City Hall when the sign was first posted on Gorman and asked that they contact the developer to post a sign. Today, there is still no sign posted.

10. **FINAL COMMENTS**

We strongly encourage the City of West Kelowna to deny this zoning amendment and development proposal.

This project is not a suitable fit for our neighborhood, for the following reasons:

1. Overwhelming additional traffic
2. Fire safety risks
3. Decreased property values
4. Potential crime and safety issues
5. Reduction of natural green space
6. Unsuitable access for property owners within this proposal
7. Several underground springs
8. Construction disturbances
9. This area struggles with emergency evacuation logistics and the proper infrastructure is not in place to accommodate additional housing on this property.
10. Can the Powers Creek water system handle the number of homes proposed
11. Glenrosa was left out of the 2040 OCP and now because of Bill 44 it is being fast-tracked?
12. The article in Castanet on February 22nd says it all.

We value your attention to our concerns and the concerns of local residents in the Glenrosa Community.

Thank you for your consideration.

Ray and Diane Adair
2940 Gorman Road
West Kelowna, BC
V4T 1H5

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: File Number Z 24-03
Date: February 23, 2025 6:08:04 PM
Attachments: [Letter to Corporate Officer.docx](#)

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Attn: Corporate Officer, Filer Number Z24-03.
See my attached letter of opposition to the zoning and amendment to the OCP.

Thank you
Gilles Rouleau
2949 Lyon Crt.
West Kelowna BC
V4T 1H9
[REDACTED]

February 21, 2025

Attn: Corporate Officer, File Number (Z 24-03)

City of West Kelowna

Development Services

3731 Old Okanagan Highway,

West Kelowna, BC V4T 0G7

Subject: Opposition to File No. Z 24-03

Official Community Plan Amendment Bylaw No. 0300.06 & Zoning Amendment Bylaw No. 0265.29

I am writing to express my strong opposition to the proposed rezoning and community plan amendment concerning the property located at 2971 Gorman Rd.

I am a resident of Lyon Court, and I am deeply concerned about the negative impacts these changes will have on our community.

My specific concerns regarding this proposal are listed below:

Conflicts with the Official Community Plan, which after a 3-year initiative was adopted in September of 2023.

Here are a few excerpts from the OCP as background:

From page 3:

Who uses an OCP? Residents, property owners, community groups, developers and investors prepare proposals that are to conform to the OCP, if they are to be approved.

Council and staff are also guided by the OCP when making decisions about zoning, development and servicing.

Both are not being followed with this amendment.

From page 19:

Infill housing forms and densities can vary widely, from carriage house and secondary suite construction, to zoning amendments for smaller lot sizes. When constructed in a sensitive manner, infill development can be seamless, while making efficient use of existing service investments and enriching our neighbourhoods.

Lack of Amenities: Medium Density Residential zoned areas promote pedestrian friendly environments, Ideally, located near shops, restaurants and schools, allowing residents to meet their daily needs without relying solely on cars. These are known as Walkable Communities (this is from page 4 of the Development Services Council Report). *There is only a very small convenience store and liquor store nearby, most amenities are reached with the use of a vehicle.*

Page 42 of the infill housing strategy lists Glenrosa as one of the areas that are farther away from key daily needs.

Increase in Traffic and Congestion: The proposed rezoning will add 117 units and hundreds of people who will need to drive to access amenities.

Limited Transit - refer to page 22 of the infill housing strategy which states: *The City has limited public transportation and no frequent transit service.*

Character of the neighbourhood: The proposed changes are inconsistent with the existing character of the neighbourhood, which is primarily single-family homes with RU2 zoning. The development is proposing, 3 story duplexes, townhouses, and multi-unit housing with up to 4 storey buildings. This is a quiet rural neighbourhood, there are no developments of this magnitude in Glenrosa.

See page 16 of the Infill Housing Strategy - *Infill Housing Offers several benefits without significantly altering a neighbourhoods' character.* And, page 18 - *Complementing existing neighbourhood character while gently integrating additional housing density.* Page 22 of the OCP - 3. *New development must be appropriate and sensitive to the surrounding context including land use, form and character of the area, and must promote a highly walkable, accessible and desirable environment for residents and visitors alike.*

Existing and Aging Infrastructure: Our community has over 3000 homes that rely on the current infrastructure.

- Glenrosa residents are on year-round water restrictions
- Lift station capacity is an issue
- Some sanitary pipe upgrades are necessary
- Limited stormwater infrastructure
- Reservoir storage issues

Amending the zoning and the OCP to allow the number of units and people in this proposal will further tax our infrastructure. Shouldn't these issues be addressed before adding more strain to the current services. Will we have to stop growing gardens?

Page 45 of the infill housing strategy identifies Glenrosa as an area that has a lower infrastructure score due to some constraints.

Here is a snip from Page 46

Glenrosa	<ul style="list-style-type: none">• Lift station capacity is an issue.• Some sanitary pipe upgrades necessary, but not major	<ul style="list-style-type: none">• Limited stormwater infrastructure; old rural development.	<ul style="list-style-type: none">• Reservoir storage issues.• Ranges from 60 lps to 90 lps in some areas, but mostly 90 lps.• Lack of secondary fire access a major concern.
----------	---	---	---

Access to Glenrosa: we are a one way out community with 3000 homes. We do have an emergency access/egress route, which is a forestry service road. It is impassable from early November well into spring. This is very concerning; with past fire activity, evacuations have been chaotic and dangerous. What is being done about this issue? I am not sure that adding a bollard and an emergency access connection on Lyon Court is going to solve this problem. From Page 71 of the infill housing strategy: *The Glenrosa neighbourhood has transportation and access limitations that require longer term planning for road and bridge infrastructure projects.*

Our schools are close to their capacity: Will more portables be added? I do not support the education of our children in portables as a viable solution.

Sidewalks and crosswalks: Kerr properties will add a marked, signed and illuminated crosswalk at Gorman and Ficke with advanced warning on the McTaggart Road approach. Where will the crosswalk lead? To the gravel shoulder of Gorman Road? We have a limited number of sidewalks; our children and residents are expected to walk on the shoulders. This is extremely dangerous, especially in the winter months when the shoulders are covered in snow banks. Adding a crosswalk and a few signs will not contribute to the safety of the community in any way.

Decreased Property Values: The increased density, potential traffic congestion and strain on our infrastructure resulting from this rezoning will decrease property values in our neighbourhood.

Increased Noise and Reduced Privacy: The proposed amendment to the zoning and OCP allowing for 117 units will have a detrimental effect on our property. The increase in noise and the loss of our privacy will significantly impact our living experience. Our property is adjacent to the development, two-storey duplexes overlooking our yard will be especially intrusive.

There are a lot of important items noted on page 193 of the OCP in the Area Plan and Comprehensive Development Plan Process and Policies section. Have these been addressed in this proposal? Without typing these out in longform, Item 3. c, d, e, g, i, and m are some

that strike me as very important in a development plan and a proposal to rezone and amend a community plan. Have these been considered?

I urge the Council to carefully consider the concerns raised by myself and other residents and reject the proposed rezoning and community plan amendment. I believe that this development is not in the best interests of our community and will have long-lasting negative consequences. I request that the Council prioritize the needs and concerns of existing residents and ensure that any future development is in line with the existing character of the neighbourhood and the long-term vision for our community.

Thank you for your time and consideration.

Regards

Gilles Rouleau

2949 Lyon Court

West Kelowna, BC

V4T 1H9



From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Fwd: STOP DEVELOPMENT IN GLENROSA
Date: February 23, 2025 8:04:56 PM

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

From: V Garding <[REDACTED]>
Date: Sun, Feb 23, 2025 at 4:48 PM
Subject: STOP DEVELOPMENT IN GLENROSA
To: <mayorandcouncil@westkelownacity.ca>, <rick.dejong@westkelownacity.ca>, <tasha.dasilva@westkelownacity.ca>, <jason.friesen@westkelownacity.ca>, <stephen.johnston@westkelownacity.ca>, <garrett.millsap@westkelownacity.ca>, <carol.zanon@westkelownacity.ca>, <glenrosaassociation@gmail.com>

To All Members of West Kelowna Council.

We cannot express more strongly our opposition to any more development in Glenrosa. We have lived here for over 25 years and love our neighborhood.

However, in the last few years, the approvals for development have made us question the people we have elected and trusted with the well-being and future of our home. The Trails development should NEVER have been approved. Now there is a push for more. For whose benefit? Is this all about money?

In the time we have been here, we have evacuated three times and been placed on evacuation alert more times than we can count. We have watched as fire threatened the only power transmission line for the entire area. We have watched as some so-called expert decided to put ridiculous traffic circles on Webber Rd. We have watched as snow plows and buses drive right over them because they are so small that they are un-navigable.

We have virtually no sidewalks and inadequate street-lights. The traffic is already getting bad. The public transit here is extremely poor so most people need to drive to access work, shopping and other basic services. The majority of parents drive their children to school. In large part due to the fact that it is not safe for children to walk on the roadways.

Despite ridiculous claims to the contrary, we have ONE exit that is actually usable for the average resident.


Take note of the Facebook page posted by the City on Feb 5, 2025.

City staff ensure that all projects and initiatives support Council's four Strategic Priorities, and our community.

Including, -: Pursue through direct action, advocacy, and collaboration with local and regional service providers, investments in community health, needs-based housing, emergency preparedness, policing, fire and other services that foster safety and well-being in West Kelowna.

The idea of "densifying" this area is irresponsible and absolutely NOT in the best interest of the community.

Val & Michael Garding
Mc Allister Rd,
West Kelowna

From: 
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, 2971 Gorman Road, File Z 24-03.pdf
Date: February 23, 2025 10:43:05 PM
Attachments: [2971 Gorman Road File Z 24-03.pdf](#)

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Please see attached submission for Public Hearing (Z 24-03).

Thanks,
Robin Diduch
2950 Gorman Road

Feb. 23, 2025

Re: Public Hearing (Z 24-03)

Dear Sir/Madam,

Please accept this letter as our strong opposition to the rezoning of 2971 Gorman Road from RU2 to R3 and the amendment of the Official Community Plan designation from Low Density Residential to Medium Density Residential. As the owners of 2950 Gorman Road we are directly across from the subject property and will be significantly impacted by the proposed Kerr Properties Development. We ask that the council reject the bid to rezone 2971 Gorman Road R3 and the amendment to Medium Density Residential.

When my wife and I purchased our home on Gorman Road we were attracted to the peaceful, quiet, and rural feel of the neighborhood. Building 117 townhomes will dramatically change the nature of the neighborhood from that peaceful, rural feel to a busy main thoroughfare. With the substantial change in the nature of the neighborhood, property values for existing residents will inevitably fall as the key features that attracted people to the neighborhood will be gone. When the existing neighborhood residents invested in purchasing their properties, they did so based on an understanding of what the current zoning was. It is unfair to now change the nature of the neighborhood to maximize the profits of a land developer at the expense of the existing residents.

The Kerr Properties proposal states there will be no concerns related to the increased traffic in the area. We strongly disagree with this assertion. The proposed development contains parking for over 200 vehicles with the only entrance and exit for the property being onto Gorman Road, directly in front of our home. 200+ extra vehicles in the area will certainly lead to a dramatic increase in traffic increasing the risk for pedestrians, and cyclists in addition to increased noise and disruption for current residents. Gorman Road is also used daily as a main route for children walking to school. There are no existing sidewalks on Gorman Road which will place these children at risk from the increase in traffic. The Kerr Properties proposal includes nothing to address these concerns beyond the addition of a cross walk, which is inadequate. The proposed development also has limited visitor parking which will inevitably lead to overflow parking down Gorman Road and other neighboring streets, creating an eyesore and additional noise.

The addition of 117 new townhomes also significantly adds to existing concerns related to neighborhood evacuation in the event of an emergency. The risk of wildfire in Glenrosa is very real. While this issue of emergency evacuation in Glenrosa is well known, no solution is in sight, and the problem is being further compounded with each new development.

In addition to permanently changing the quiet, peaceful nature of the neighborhood for the worse, a development on this scale will take years to complete and will lead to constant disruptions to existing residents during the construction period from noise, construction related traffic, dust, and heavy machinery.

We respectfully ask the City of West Kelowna take into consideration our concerns and reject the rezoning, amendment, and the development proposal due to the clear negative impact it will have on the nature of the community and the current residents.

Sincerely,

Robin Diduch and Wendy Harland
2950 Gorman Road

From: [REDACTED]
To: [MayorAndCouncil](#); [City of West Kelowna Submissions](#)
Subject: File Number Z 24-03-2971 Gorman Rd.
Date: February 24, 2025 9:43:33 AM
Attachments: [2971 Gorman - Petition.pdf](#)

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Good morning, Mr Mayor and council members.
See the attached petition opposing the proposed zoning change and OCP amendment at 2971 Gorman Road.

Please keep in mind that this was the work of three people, my wife, one neighbor and me. We walked the streets surrounding the subject property. Had we spent more time and manpower on canvassing the community and found the time to return to the houses where our neighbors weren't home, we would have many more signatures.
90% of the people we spoke to were very much opposed to this proposal, from new residents to people that have lived in Glenrosa for decades.

Thank you for your time.

Regards
Gilles Rouleau
2949 Lyon Court
West Kelowna BC
V4T 1H9
[REDACTED]

February 21, 2024

Attn: Corporate Officer, File Number (Z 24-03)

City of West Kelowna

Development Services

3731 Old Okanagan Highway,

West Kelowna, BC V4T 0G7

Subject: Opposition to File No. Z 24-03

Official Community Plan Amendment Bylaw No. 0300.06 & Zoning Amendment Bylaw No. 0265.29

As residents of Glenrosa, we are deeply concerned about the negative impacts these changes will have on our community.

Resident Considerations

- Secondary Access Route - we are a one way out community with 3000 homes
- Water Restrictions
- Existing, Aging Infrastructure
- Lack of Amenities in the area
- Increased Traffic
- Limited Transit in Glenrosa
- Schools are Near or at Capacity
- Lacks Transportation Options
- Lacks Infrastructure
- Negative Impact to Property Values
- Reduced Privacy & Increased Noise
- Character of our Neighbourhood, the development does not align with existing homes.

We oppose the Official Community Plan Amendment Bylaw No. 0300.06 & Zoning Amendment Bylaw No. 0265.29. We request that it not be passed as proposed. We are hopeful that our concerns are taken seriously and that the council and mayor act accordingly. We look forward to seeing the positive changes that are a result of your decisions.

Sincerely

Glenrosa Residents

EMAIL

Name	Address (optional)	Signature
MART MAYOR		
STU COTTER		
Lora Cotter		
RICK H MEYERS	2950 LYON CRT	
Ariya Owens	3474 Webber rd.	
Lenny Owens	3474 webber rd.	
Mike Kirkpatrick	2946 Lyon Court	
LeeAnn Rouleau		
Peter Boef	2936 Lyon Rd	
Debbie Boef		
Tony Duarte		
Christina Duarte	2956 Lyon Rd mamabea	
JAMIE BELLINGHAM.	2924 LYON RD	
Ami Bellingham	2924 Lyon Rd	
Colleen Thomas	3533 Dunbarton Rd	
SHANE BRIDDEN	2944 LYON COURT	
RITUAL BLAIS	3531 WEBBER	
Al Blais	3531 webber	
TRACY TYERMAN	3529 webber	
Conno Baker		
Todd Ashton		
blAnn Ashton		
Bonnie Hamel		
Darlene Hamilton		
LAURA CORRIGAN		
Bryan	3512 webber RD	
Casey Smith		
Robert Rowson	2916 Gorman Road	

Name	Address (optional) <i>email</i>	Signature
Gilles Rouleau		
VALIER CALISSI -		
Donna Hobal		
RICK KILDARE		
RAY ANDER		
<i>R. J. Anderson</i>		
Cheryl Comeau		
ANN TREICHEL		
TEERT TREICHEL		
Allison Otoo		
ANDREW DICKSON		
E. DICKSON		
Clayton Carter		
Scott Brest		
Brandy Schmolze		
RYAN SMILSKY		
murray Hitchcock		
Bill VASSAR		
Bernie COXSON		
BOB DUNN		
Alexandra Hasenhuendl		
Kurtin Realf		
Inese G. Petreuska		
ALBERT MELENDINE		
Alyssa Mackowetsky		
Stephen Mackowetsky		
<i>Em. Clark</i>		
Lisa Gross	2966 McVicar	

Rd

NAME	Email	Signature
Bobby M'Phee		
Robyn Schergelitch		
Jess Adams		
Bryan Adams		
WAZZEN, SCHERGER		
Grant Reader		
Diego Cotton		
Eric Bielevelt		
Jennifer Miller		
Dayton Fenton		
Pearl Marshall		
Helen Roberts		
Scott Adair		
Samantha Adair		
JANE MCKAY		
Hafky Hirsan		
Richard Pickens		
<u>D. Lindquist</u>		
Rosie Breaugh		
Teresa Jarrow		
Cassidy Huse		
Mandy Pankew		
ROB TANKEN		
Roy Lozier		
Melissa Lozier		
LINDSAY RODERICK		
Diane Adair		

[illegible]

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, File No. Z24-03
Date: February 24, 2025 10:48:52 AM

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Attention Mayor and Council,

We live at 3145 McIver Road and are strongly opposed to this application and we strongly encourage Council to deny this application, rescind the first three readings of the two bylaws and abandon the bylaws.

The reasons are pedestrian safety, access for emergency vehicles, water access, sewer access and the amount of traffic going in and out on our current roads.

Thank you for your consideration.
Caitlyn and Daniel Fleischmann

Lora Cotter
2956 Lyon Court
West Kelowna

February 24, 2025

Attention:
Corporate Officer & City Council

Subject: Opposition to Proposed Rezoning of 2971 Gorman Rd.

File Number (Z 24-03)

I am writing to formally express my opposition to the proposed rezoning of the Gorman Rd. Property from RU2 to R3 or worse. As a resident of this Glenrosa neighbourhood, I have significant concerns regarding the negative impact this rezoning would have on our community and its residents.

First and foremost, the proposed rezoning would fundamentally alter the character of our neighborhood by increasing population density, leading to overcrowding and congestion. The shift from the current zoning designation to the proposed zoning designation would replace the existing open spaces and low-density housing with high-density development, disrupting the peaceful and family-friendly environment we currently enjoy. Additionally, such a change could introduce incompatible land uses that conflict with the established residential setting, further diminishing the unique identity of our community.

Additionally, this change would place an undue burden on local infrastructure, including roads, schools, and emergency services. Schools in the area are already at or near capacity, and additional development would exacerbate overcrowding. The community relies on only one road for entry and exit, which poses significant safety concerns in the event of an emergency.

The existing water system cannot possibly be adequate for this many more households, and the sewer system is inadequate to handle additional development. Roads are not sufficient to accommodate increased traffic, and there are no sidewalks, making pedestrian access unsafe. Street lighting is inadequate, contributing to safety concerns, and public transportation services, including busing, are poor. Furthermore, there are no nearby amenities like parks, or healthcare facilities. You certainly cannot count an overpriced convenience store and a liquor store that should have never been put there as amenities.

Traffic congestion and safety concerns are closely tied to the existing infrastructure issues. With the addition of more housing units we anticipate an increase in vehicle and pedestrian traffic, further straining inadequate roads, increasing risks due to poor street lighting, and exacerbating the dangers posed by the lack of sidewalks. In addition, busing in this area is poor to say the least. These concerns highlight the urgent need for comprehensive planning before allowing further development.



Furthermore, this rezoning would negatively impact property values and the overall quality of life for current residents. Many of us chose to live in this area because of its [mention desirable qualities, such as quiet residential character, green spaces, or sense of community], and this change threatens to undermine those attributes.

Another critical concern is the environmental impact of the proposed rezoning. The development resulting from this change could lead to increased pollution, loss of natural habitats, and strain on local water resources. The removal of green spaces and tree cover will also contribute to urban heat island effects, reducing air quality and worsening climate change impacts. Additionally, the destruction of natural habitats will displace local wildlife, including birds, pollinators, and other species that rely on these areas for survival. Many bird species, in particular, are highly sensitive to habitat changes, and this rezoning could lead to declines in their populations. The loss of trees and vegetation will also disrupt ecosystems that support biodiversity in our community. The loss of green space will further eliminate crucial areas that support both the environment, contributing to overall ecological degradation. If large scale housing goes into this area my yard will not get any sun for the better part of the day.

I urge the council to reconsider this rezoning proposal and explore alternative solutions that balance growth and development with the needs of existing residents. Our community deserves thoughtful planning that prioritizes responsible development while preserving the integrity and sustainability of our neighborhood.

Given the significant concerns regarding infrastructure strain, environmental degradation, loss of green space, and overall decline in quality of life, I strongly urge you to reject this rezoning proposal. I appreciate your time and consideration of this matter. I hope that you will take into account the concerns of the community before making a decision that could have long-lasting consequences.

Sincerely,
Lora Cotter

File # Z 24-03

Stuart Cotter

2956 Lyon Court
West Kelowna V4T 1H9
[Date]

City Council



Attention: Corporate Officer

Subject: Opposition to Proposed Zoning Amendment for [Property Address or Development Name]

Dear Mayor and Members of City Council,

I am writing to formally express my strong opposition to the proposed amendment to the building bylaw that would rezone the property behind my home at 2956 Lyon Court from single-family residential to allow for multi-story apartment buildings. As a resident directly impacted by this development, I have serious concerns about the environmental, infrastructure, and community implications of this rezoning. I am also critical of the fact that it took 3 years and tax payers money to develop the existing * Official Community Plan* and then just tossing that plan so a Developer will be able to make more money. This Developer as you are aware has multiple infractions against them. They have proven they have no respect for people in West Kelowna and yet you keep dealing with them.

Environmental Impact

The proposed development would require the removal of a large, forested area that serves as an important ecological habitat for numerous species of wildlife. This green space is home to many different species and its destruction would not only displace these species but also diminish the environmental quality of our neighbourhood. Urban tree loss contributes to increased temperatures, reduced air quality, and higher risks of flooding due to the loss of natural water absorption. I urge the council to consider sustainable alternatives that preserve this valuable ecosystem.

Strain on Infrastructure and Public Services

The area in question has only one road for entry and exit, which raises serious safety concerns. Increased traffic congestion, particularly during peak hours, would pose risks for both residents and emergency services. Additionally, our local schools are already at full capacity, and the influx of new residents would place further strain on the education system, potentially reducing the quality of education for current students.

Community Liveability and Density Concerns

The proposed high-density buildings would be crammed directly up to my back fence and those of my neighbours, significantly impacting our privacy, property values, and quality of life. The structures would block sun to my yard for ½ the day. The shift from single-family zoning to multi-story buildings is a drastic and inappropriate change that does not align with the existing character

of our neighbourhood. Thoughtful urban planning should ensure that developments integrate with surrounding communities rather than disrupt them.

Request for Consideration

I respectfully urge the council to reject this rezoning proposal and instead explore alternative solutions that balance responsible development with environmental preservation and community well-being. If development is necessary, I encourage council to consider a lower-density housing option that maintains green space and better integrates with the existing neighbourhood.

I appreciate your time in reviewing my concerns, and I request that my voice, along with those of my neighbours, be considered in your decision-making process. Please confirm receipt of this letter and let me know how I can stay informed about further discussions or hearings regarding this issue.

Sincerely,
Stu Cotter

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn Corporate Officer ~ Gorman Road
Date: February 24, 2025 11:21:00 AM

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Attention: Corporate Officer regarding file # Z 24-03

We are residents of Glenrosa and we are writing you to let you know of our very legitimate concerns over the proposed development on Gorman Road. Our community will suffer if this is approved. We have school aged kids who will suffer if this is approved. And it's their future that matters the most! The schools are all ready close to capacity with all the other developments going on ie Shorerise and Peachland (on the hill off Hwy) . Now you want to add 1400 units ???? That's hundreds of more cars added to our community which is already busy. What about transit and how poor it is? You will only make the problems worse and much larger if we don't fix some issues first before going ahead and allowing more development. Please consider all of our valid concerns from residents who live right here in Glenrosa!

Andrea and Craig Moffatt
2972 Glen Abbey Place
West Kelowna, BC

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Cc: [Cam Graham](#); [Chris Oliver](#); [Brent Magnan](#); [REDACTED]
Subject: Attn: Corporate Officer, File No. Z 24-03
Date: February 24, 2025 2:45:54 PM
Attachments: [Z 24-03 - Kerr Properties 002 Ltd - Public Hearing Submission.pdf](#)

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Dear Corporate Officer,

Please find the applicants (Kerr Properties 002 Ltd) written submission attached for inclusion into the public hearing report to council.

Thanks,

Travis Tournier

Kerr Properties Ltd.

A - 5350 272 Street, Langley, BC V4W 1S3

Office: 604-856-9772

Cell: 604-845-8586

Email: [REDACTED]

February 24, 2025

Attn: Mayor and Council

Re: Z 24-03 – Public Hearing – 2971 Gorman Road

From: Kerr Properties 002 Ltd. C/O Travis Tournier

Introduction

In advance of the public hearing on February 25th, we are providing you with a written and technical response to the questions and concerns raised by council during first and second reading.

We will be in attendance at the public hearing to address council and be available to answer any questions from council or the public. We look forward to gaining your support in bringing affordable family homes to this master planned community.

Application History

As some of you will remember from your previous term, Kerr Properties submitted an application back in 2020 for 17 - R1 single family lots flanking 44 - R3 townhomes in the center of the site. This application was withdrawn after second reading when we learned of the multimillion-dollar storm water flow route issue in the Glenrosa basin that would be put on us to resolve as a condition of re-zoning. This engineering requirement quickly killed the project.

The Effects of Bill 44

The introduction of Bill 44 by the province has brought the project back to life and would allow in excess of 144 dwelling units without the need for an OCP amendment. These 144 dwelling units would be made up of four-plexes on 36 – R1 single family lots over 550 m2 in size. This would yield a much higher density than what we are proposing through the R3 zoning. Additionally, building heights under the R1 zone are permitted to be up to 11.0 meters in height rather than the 10.0 meters of building height under the R3 zone.

Although Bill 44 would permit 144 dwelling units or more depending on lot layout of the site, we carefully considered many aspects of a development of this nature; including the integration into the existing neighborhood, the marketability of this style of housing, and the overall planning of a new 8-

Kerr Properties 002 Ltd.

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www.kerrproperties.ca

acre community. We believe a more thoughtful and well-planned community with lower density under the R3 zone would be better suited for both the community and the market, offering that “missing middle” product and a diverse range of housing options that buyers can actually afford rather than just as many four plexes as possible through Bill 44.

The Proposal

As you all know, the Market has changed dramatically over the past few years and affordability is the key issue for home buyers; from first-time buyers just starting out, to retirees looking to downsize, gone are the days of single-family homes being the most desirable housing option strictly due to lack of affordability. This is evident in the West Kelowna market when we look at the lack of sales in The Trails and Shorerise development on Goats Peak, which are catering to a very small percentage of the market that can afford homes priced at 1.2 million plus.

Kerr Properties is proposing a “missing middle” development with affordable 3- and 4-bedroom homes starting under \$600,000 where families can afford to buy a home in Glenrosa that they would otherwise be priced out of. Affordability along with first class amenities, modern infrastructure, proximity to schools’ and nature’s playground will make this development a popular option for buyers looking to live in Glenrosa.

Council Concerns

During first and second reading, councilors brought up concerns with infrastructure deficiencies, increased traffic, lack of shops and services in Glenrosa, private vs public amenities, and concerns of neighbors that have grown fond of backing onto an 8-acre field.

Since then, we have worked with City planning, engineering, and our consulting team to address all of these concerns. Reviewing each in no particular order:

1. Storm Sewer Deficiency

As previously mentioned, the Glenrosa basin has a major storm sewer issue that without action could result in flooding of countless homes in a major storm event. The issue isn’t capacity related but a routing issue that allows storm water to flow onto a number of private properties rather than into city storm sewer piping or municipal ditches. This issue first came to light back in 2020, and Kerr Properties will be spending upwards of 2 million dollars to resolve this issue and install approximately 900 meters of new 3-foot diameter storm main as part of this development.

Kerr Properties 002 Ltd.

A – 5350 272nd Street Langley, BC, V4W 1S3
Tel (604) 856-9772 Fax (604) 856-2325
www.kerrproperties.ca

2. Powers Creek Water Treatment Plant Capacity

This issue was also raised and according to City engineering, there is no issue with capacity of the Powers Creek Water Treatment Plant and its ability to service this development from a water quality and quantity perspective.

3. Glenrosa Single Point of Egress

In response to council's concerns, we understand that the Glenrosa Corridor Study to start the planning process for a second egress out of Glenrosa has been moved up into this year's 2025 capital budget and will start later this year once the budget has been adopted.

Additionally, the application was referred to the West Kelowna Fire Department and the only requirements identified as a condition of re-zoning were; an illuminated pedestrian and emergency vehicle pathway connecting Gorman Rd to MacTaggart Road, and an emergency vehicle access from the site to Lyon Court, both of which will be constructed as part of the development at our expense.

4. Overall Traffic Increase

As part of our application our traffic engineers at CTS Consulting completed a thorough Traffic Impact Assessment (TIA) in consultation with the City's traffic engineers, and the results of this study are favorable and support this development from a traffic perspective.

Based on the TIA, recommendations were made for an illuminated crosswalk at the corner of Gorman and Ficke Road with advance warning on the MacTaggart Road approach, and an additional crosswalk between Webber Road and Lyon Road to ensure safe pedestrian crossing to the bus stop at Webber and Aberdeen Road. These improvements will be also constructed as part of the development at our expense.

5. Commercial Component

The notion of including a commercial component in this development is not supported by city staff. It was explained to us that commercial properties are already identified in Glenrosa with one of those properties being next door to this development at 2961 Gorman Road, and the second being a large 2-acre commercial property within The Trails development right on Glenrosa Road as you enter the Glenrosa neighborhood.

Kerr Properties 002 Ltd.

A – 5350 272nd Street Langley, BC, V4W 1S3

Tel (604) 856-9772 Fax (604) 856-2325

www.kerrproperties.ca

6. Private vs Public Amenities

Being a strata development, the first-class amenities proposed would be for the exclusive use of the 117 families who buy in this development. That said, there are 17 existing public parks within Glenrosa, and the massive 95-hectare Glen Canyon Regional Park. Kerr Properties will be contributing over \$800,000 to city parks through development cost charges. The City of West Kelowna Parks Department will put that substantial contribution to good use as they see fit improving existing parks or creating new ones.

7. Loss of 8-Acre Field Behind Homes on Lyon Court

The luxury of having an 8-acre vacant parcel behind you is no longer realistic unless you're lucky enough to back onto crown land or have the financial means to buy acreage. Again, the density and site coverage of this R3 development will be less than and building heights will be lower than an R1 subdivision with Bill 44 quad-plexes.

Conclusion

We hope that with the multimillion-dollar storm sewer upgrade being constructed as part of this development, and the acceleration of the Glenrosa Corridor Study into this year's capital budget will help to alleviate two of council's biggest concerns and bring support to this proposal.

The referrals are in from government agencies and all stakeholders, and the re-zoning of 2971 Gorman Road to R3 (medium density residential) is well supported by OCP objectives, Provincial mandates, engineering and planning staff, and will bring over one hundred desirable and affordable family homes in a master planned 8-acre community to West Kelowna.

Sincerely,



*Travis Tournier
Development Manager
Kerr Properties 002 Ltd.*

Kerr Properties 002 Ltd.

A – 5350 272nd Street Langley, BC, V4W 1S3
Tel (604) 856-9772 Fax (604) 856-2325
www.kerrproperties.ca

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Re: 2971 Gorman Road
Date: February 24, 2025 2:49:18 PM

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Attn: Corporate Officer, File No. Z24-03

Hello,

My name is Wendy Harland. My husband and I own 2950 Gorman Road. This property is directly across from the proposed development. I would like to express my concern regarding the Kerr Properties development proposal and request that the council reject the current bid to rezone 2971 Gorman Road to Medium Density Residential with the plan to build 117 townhomes. I believe that a development of this size is going to have a significant negative impact on the surrounding neighbourhood and Glenrosa as a whole.

Allowing a development of this size is going to increase traffic. Despite Kerr Properties assertion that there will be no concerns related to increased traffic in the area, Gorman Road will be significantly affected. The only entrance and exit of this property are on Gorman. This will inevitably increase traffic. The proposed development shows parking for 200 vehicles. This seems ambitious for a development of 117 housing units, considering on average most families own more than one vehicle. Gorman Road will become an area for overflow parking. In addition to this congestion, further complications include that this road is often one of the last plowed or sanded during the winter if at all. Increased traffic will create more safety concerns. Not only day to day with pedestrian traffic on the road, including children walking to and from several schools in the area, but also in the event of an emergency. Increased traffic and limited routes out of Glenrosa in the event of a wildfire could have catastrophic consequences.

A development of this size will lead to a noisier, bustling neighbourhood. Most residents here chose this area because of its quiet, rural feel. This would be a disservice to the current residents. Years of construction will also contribute to a substantial increase in noise pollution.

In addition to the quiet rural appeal of this area, introducing a high density of 2-3 level townhouses to a neighbourhood containing larger lots and mainly single storey homes is completely out of character and a possible deterrent for a current home owner or potential buyer wanting this type of residential lifestyle.

Development in this area should focus on improving property values, and the community as a whole. It's difficult to believe that introducing a large number of townhouses in an area of land of this size could contribute to increasing the value of the surrounding properties. A drastic spike in population growth, increased pressure on an already challenged infrastructure, and changing the character of the neighbourhood cannot bode well for current residents.

The Official Community Plan indicates that Medium Density Residential environments be pedestrian scaled and be located near amenities to serve residents' daily needs. Pedestrian scaled would imply a human centric design of streets and lighting. This area provides no sidewalks and lighting in some areas is minimal. Not only are the local amenities limited to a small "corner store" and a liquor store, current transit service does not efficiently allow access to the amenities outside of Glenrosa.

While appreciating the need for more affordable housing in Kelowna, there is scepticism that a development of this type would solve this issue. Given the current housing market is a family with limited income in a position to purchase this type of property? Or will this be primarily rentals with owners and tenants having little investment in the neighbourhood and community?

I would respectfully request that the City of West Kelowna reject the amendment and development proposal considering the negative impact it will have on the neighbourhood and its current residents

Sincerely,

Wendy Harland
2950 Gorman Road

From: [Otoo, Allison](#)
To: [City of West Kelowna Submissions](#)
Subject: 2971 Gorman Rd Development Proposal
Date: February 24, 2025 2:54:12 PM

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ATTENTION: CORPORATE OFFICER - CITY HALL
[3731 OLD OKANAGAN HIGHWAY, WEST KELOWNA V4T 0G7](#)
FILE REFERENCE: (Z 24-03) [2971 Gorman Road](#)

Good morning,

I am writing in regard to the public hearing that will be held tomorrow night to discuss the development proposal for 2971 Gorman Rd. I have owned a home in Glenrosa for 6 years, and strongly oppose such a large development with the current infrastructure in this neighbourhood.

Since I have lived there, the community has had a continued concern about the exits that are available to residents in case of emergency. In the summer of 2023 there was an evacuation due to a wildfire nearby, and it took my family hours to safely evacuate the neighbourhood as the traffic was backed up in multiple directions. I don't believe it is in the public's best interest to add an additional 700-1400 units anywhere in Glenrosa until this safety issue is properly addressed.

Thank you for your time,

Allison Otoo
Branch Office Administrator for Desmond Dobroskay/Jonathan Dobroskay
2300 Carrington Rd., Unit 170
West Kelowna B.C. V4T 2N6

Phone: 250.768.8218: FAX 866.565.6887
TOLL FREE : 888.625.9955
email: allison.otoo@edwardjones.com

If your family or friends would benefit from our services, please feel free to introduce them. We are always glad to help.

Allison Otoo
Senior Branch Office Administrator
Edward Jones
2300 Carrington Road

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