

## SUBMISSIONS

(File No. LL 25-03, 3887 Brown Road)

NO.	DATE RECEIVED	TIME RECEIVED	RECEIVED FROM
<b>Submissions included with agenda to Council</b>			
1.	May 2, 2025	4:58 PM	Cieszkowski, Florenc Dolega
2.	May 4, 2025	7:16 AM	Schleppe, Ernest
3.	May 4, 2025	12:45 PM	England, Ken & Lynne
4.	May 5, 2025	6:00 AM	Schleppe, Ernest & Cathy
5.	May 6, 2025	11:08 PM	Dmytryshyn, Norma
6.	May 7, 2025	7:23 AM	Cove, Teresa
7.	May 8, 2025	12:00 PM	Carter, John & Carolyn
8.	May 8, 2025	12:01 PM	Dmytryshyn, Norma
<b>Submissions included with late agenda items to Council</b>			
1.	May 10, 2025	2:52 PM	Scruton, Dave & Brenda
2.	May 11, 2025	12:15 PM	Lundquist, Jean
3.	May 11, 2025	12:45 PM	Ford, Lark on behalf of Strata KAS1301-Linden Estates
4.	May 11, 2025	2:30 PM	Cooper, Heather on behalf of Strata KAS1791-Monticello
5.	May 11, 2025	6:04 PM	Currie, Rob & Watson, Trish
6.	May 12, 2025	12:18 PM	Kirkpatrick, Ian

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** \*\*\* Suspected SPAM: File Number (LL 25-03)  
**Date:** May 10, 2025 2:52:29 PM

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May 10, 2025

**SENT BY EMAIL ONLY**

**Attn: Corporate Officer, File Number (LL 25-03)**

This letter is in reference to the application for an amended Liquor License at the location doing business as TRUCK 59 CIDERHOUSE, to which we wish to file this as our **OBJECTION**.

We live directly across from the subject business, in a 55+ Strata development known as THE MONTICELLO. This strata was originally built between 1996 and 1999+/- and is comprised of 3 buildings with an aggregate of 132 apartment units, owned and resided in by, in essence, West Kelowna *seniors*.

As part of the Monticello community and living right across from the property for which the license is under consideration, we are seriously concerned over the appropriateness in approving it and strenuously **OBJECT** to the application.

The license requested includes and would allow for this tavern operating *every* day of the week from *11 am to 10 pm*.

Given its location within roughly 30 metres of our building, such operations would adversely impact our rights of quiet enjoyment. Moreover, as noted, we are seniors and having a business operating outside our bedroom windows until late each evening is grossly unreasonable. This is particularly so when we're forced to listen to inebriated adults and their desire to 'lay rubber' while speeding down Brown Road.

The traffic along this section of Brown Road is already increasing and would only worsen beyond its capacity and intended nature.

It is noteworthy to mention another senior condo development known as the **Linden** is directly adjacent to us and would likewise be negatively impacted. It too was built sometime

during the 1990's. Both it and the Monticello have *been here far longer* than Truck 59 Ciderhouse.

In closing, we would ask that the Council of the City of West Kelowna please bear in mind the sheer number of tax-paying strata owners that would almost certainly suffer not only the day-to-day effects from the tavern clientele but also, the anticipated negative impact on the value of our homes.

We ask that Council **DENY** the subject application. Thank you for your consideration.

***Dave & Brenda SCRUTON***

210-3870 Brown Road

West Kelowna, B.C.

V4T 2J5

Ph: [REDACTED]

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** \*\*\* Suspected SPAM: Proposed Liquor License Amendment  
**Date:** May 11, 2025 12:15:33 PM

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I don't have any objections to amending the liquor license if the council understands the problems that arise on Brown Rd., and come up with some solutions to make this road safer for all:

1. Brown Rd. Is used as a drag strip especially in the summer months. These drivers are usually coming from 3887 Brown Rd. - not going to.
2. Because of all the cars parked along the road, it becomes very hard to see anyone crossing the road. These are usually older citizens out walking their dogs etc. Someone is going to get hurt or killed if this is allowed to continue.
3. Therefore, there should be more police presence, especially on special evenings; the owners and staff of 3887 Brown Rd. should take more responsibility in making sure their customers are sober when they leave (regardless if they're in a Lamborghini or a pickup truck); a speed limit sign should be visible to all that could even be lowered if possible.
4. Speed bumps would be the last solution. I know they are costly, but they work!

Yours truly

Jean Lundquist  
3850 Brown Road

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Date:** May 11, 2025 12:45:00 PM

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Corporate Officer,

Reference is made to File Number LL 25-03

I am writing as the President of the Strata of KAS1301 - Linden Estates, at 3850, 3854, 3858 Brown Road, 55+ complex of 84 units. We, as a complex, are very concerned about the infrastructure of the surrounding area of Linden Estates, as well as the safety and security of our owners.

Truck 59 is requesting to open a lounge, as well as the ability to host events 7 days a week, between the hours of 11am thru 10pm.

A few years ago, the City of West Kelowna did a traffic study for a short period, which clearly showed the amount of vehicles on a small section on Brown Road, along with the speeds they were travelling. The monitoring station was set up right beside the entrance to the shopping centre and less than one block from the intersection of Hwy 97, and even then, some of the speeds recorded were excessive. It is not uncommon to see vehicles passing our complex at speeds of possibly 80kms.

As our owners are all seniors, and a large number of naminals, they are out for a walk during the day and evening, without the benefit of a sidewalk or sufficient lighting.

We are currently against this request for the following reasons:

- increased traffic during the day and evenings on streets that are already very poorly lit, with no sidewalks.
- excessive speeds of vehicles, to and from the property requesting the Liquor License amendment
- security / safety of the pedestrians (majority are seniors) walking on the street
- most of the patrons leaving Truck 59's events or proposed lounge will have consumed alcohol and then drive on Brown Road. The likelihood of every vehicle being driven by a designated drive is very remote.

As a complex, we would be more inclined to agree with the request of File LL 25-03, if the modifications to the infrastructure (as mentioned in the above reasons) were made.

Regards,  
Lark Ford  
President - Strata Council  
KAS1301 - Linden Estates



cc: Linden Estates Strata Council Members

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** \*\*\* Suspected SPAM: Submission Re: File Number (LL 25-03)  
**Date:** May 11, 2025 2:30:55 PM

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May 10, 2025

Attention: Kandice Brzezynski

City of West Kelowna

Re: File # LL 25-03 – Truck 59 Ciderhouse Application

Dear Ms. Brzezynski:

We are a community of a few hundred people living in the Monticello Strata at 3870, 3880 and 3890 Brown Road. Several of our members, who are 55+, and some of whom need some form of assistance, walk the short distance to downtown Westbank to do their shopping and socializing. As you know, the sidewalks are incomplete on Brown, [REDACTED] and existing only from Ingram to just past the Mira Vista Strata on the east side. The shoulders of the road can be uneven, and cause difficulty for people using walkers and canes. The City of West Kelowna has implied its intention to extend the sidewalks on Brown Road for some time now.

The expansion of the Truck 59 business will increase traffic on Brown Road, and the potential for impaired driving. Our seniors have a reduced ability to react quickly to any road danger. We request that the city fulfill the implied intention to provide adequate sidewalks from Dobbin Road along Brown as far as Truck 59 and the Monticello as part of any approval to the application, in order to provide safety for pedestrians.

Sincerely, and on behalf of the Monticello Strata Council,

Heather Cooper, President

Monticello Strata Council

KAS 1791

Phone [REDACTED]

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Cc:** [REDACTED]  
**Subject:** \*\*\* Suspected SPAM: Development Permit - Truck59 Ciderhouse  
**Date:** May 11, 2025 6:04:38 PM

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We wish to express our support for the development permit requested by Truck 59 Ciderhouse on Brown Road.

This establishment works hard to be a positive part of our community. The music, events and entertainment during the summer is enjoyed by many of us in the Monticello complex. The expansion will extend these events for all of us during poorer weather.

My only negative comment is more directed to the City of West Kelowna. As there will be alcohol consumed later into the evening under this proposal, we strongly recommend that Brown Road sidewalks and lighting be improved to keep our neighborhood safe.

Yours truly,

Rob Currie and Trish Watson

211 – 3880 Brown Road

West Kelowna, BC

V4T 2J5



**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** \*\*\* Suspected SPAM: Attn:Corporate Officer,File. number LL25-03  
**Date:** May 12, 2025 12:18:04 PM

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Proposed changes to 3887 Brown Rd.

Sent from my iPad our concern is lack of parking. Previous events held on this property haven't had adequate parking -cars are parked on both sides of. Brown rd, all the way down to the park entrance. People are frequently walking on the road to access the cidery. This is already a busy road and when the property on Brown rd.(behind Monticello and Linden Estates) is developed will be even more congested. Also wondered if the owners of the cidery could beautify their property along the fence line facing Brown rd(as good neighbours!) instead of packing boxes.