

West Kelowna Advisory Commission
c/o West Kelowna City Hall
3731 Old Okanagan Highway
V4T 0G7
To; Honorable Mr. Gord Milsom and
City Council
Mail:- mayorandcouncil@westkelownacity.ca

November 21st 2025

Regarding the proposed development at 3898 Brown Road:

This is my second submission letter; I wish to add to your perusals.

We live next to this property, with our unit at the Monticello complex (3890 Brown Road) directly parallel to it. We are genuinely interested in this proposal, as it will impact both our home and the surrounding area.

I attended the introduction meeting on Nov 19 to learn more on this proposal. It has brought more concerns to us, and I wish to offer them here.

When purchasing here, we were drawn by the area's density, natural beauty, available services, and overall tranquillity. There are several aspects we find unacceptable and believe require thorough research and consideration. While expansion is inevitable, well-managed and orderly growth should be pursued with care and intelligence.

The plan to build 6-storey buildings does not fit the neighbourhood's current look, where most buildings are only 3 or 4 storeys high, and nothing exceeds 5 storeys. Taller structures could block views for nearby residents and create more shadow over surrounding properties. The density in 6 story buildings we feel exceeds the limits for this area and quite unnecessary.

- I understand the building layout and see in the document there shows a 10-meter set back on the east side property line where the phase 1 building parallels the Monticello property.
- This I find inappropriate, due to the proposed 6 story height and the shading that will occur.
- The set back in other proposals in this area appears to come up at a 12 meter setbacks. I strongly believe that 12 meters should be the minimum set back in this instance. I therefore raise this concern
- I was told this set back area will be grass and therefore there will be NO vehicle use.

Ron & Heather Howarth
Unit 109-3890 Brown Road
V4T 2 J5

[REDACTED]
[REDACTED]

West Kelowna Advisory Commission
c/o West Kelowna City Hall
3731 Old Okanagan Highway
V4T 0G7
To; Honorable Mr. Gord Milsom and
City Council
Mail:- mayorandcouncil@westkelownacity.ca

November 24th 2025

Regarding the proposed development at 3898 Brown Road:

This is my third submission letter; I wish to add to your perusals.

We live next to this property, at the Monticello complex (3890 Brown Road) directly parallel to it.

The proposal I find driven by GREED from the owner of this property!

It appears far an excessive request and will alter the peaceful pleasant area off Brown Road forever.

There are NO 6-story buildings here!

What appears to bring some 2000 plus people and vehicles into this area is unacceptable and unnecessary,

NOTHING ABOVE 3 STORIES! AND NO COMMERCIAL UNITS!

We see now commercial units in the area struggling and left empty.

Ron & Heather Howarth
Unit 109-3890 Brown Road
V4T 2 J5



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c/o West Kelowna City Hall
3731 Old Okanagan Highway
V4T 0G7
To; Honorable Mr. Gord Milsom and
City Council
Mail:- mayorandcouncil@westkelownacity.ca

November 19th 2025

Regarding the proposed development at 3898 Brown Road:

We live next to this property, with our unit at the Monticello complex (3890 Brown Road) directly parallel to it. We are genuinely interested in this proposal, as it will impact both our home and the surrounding area.

When purchasing here, we were drawn by the area's density, natural beauty, available services, and overall tranquillity. We understood that this property was slated for future development, so these plans are not unexpected. However, there are several aspects we find unacceptable and believe require thorough research and consideration. While expansion is inevitable, well-managed and orderly growth should be pursued with care and intelligence.

The plan to build 6-storey buildings does not fit the neighbourhood's current look, where most buildings are only 3 or 4 storeys high, and nothing exceeds 5 storeys. Taller structures could block views for nearby residents and create more shadow over surrounding properties.

• **Some points of concern include:**

- The proximity to natural wildlife habitats and the irreversible loss they will suffer.
- The adjacent provincial park and nature reserve, which will be affected regardless of design choices.
- Significant portions of land have been donated to the city for park use; however, the size of this development could harm much of that natural beauty. Strict design protocols must be enforced and respected.
- The potential addition of what amounts to a small city's worth of residents—over 2,500 people and their families, including children.
- An expected influx of more than 2,000 vehicles associated with over 1,000 units, raising questions about increased traffic. Existing roads are incomplete and lack sidewalks and safe exits.
- Evacuation issues during emergencies, given that Brown Road serves as the primary route of egress from the area.
- The need for new school facilities to accommodate children.
- The presence of several senior living complexes, some restricted to those aged 55 and older.
- Brown Road itself requires significant upgrades; incomplete sidewalks make walking along the road unsafe, and lighting and posted speed limits are insufficient.
- Initial plans suggest some of these issues will be addressed. However, the necessity for 6-storey buildings should be reconsidered. Limiting structures to four storeys would reduce the overall footprint of the development and better align with many community concerns.
- Water availability has consistently been a challenge in this area. The proposed solution seems promising; however, it is important to consider whether it will effectively address the issue or potentially exacerbate it.

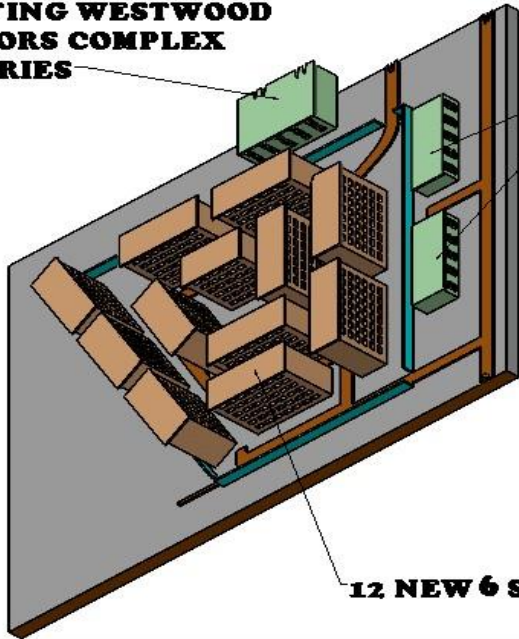
In conclusion, we recommend that the proposed development be scaled down to include no more than four-story buildings. This adjustment would decrease the total number of units and overall size, thereby ensuring a more suitable integration with the surrounding community.

Yours respectfully

Ron & Heather Howarth
Unit 109-3890 Brown Road
V4T 2 J5



EXISTING WESTWOOD SENIORS COMPLEX 5 STORIES

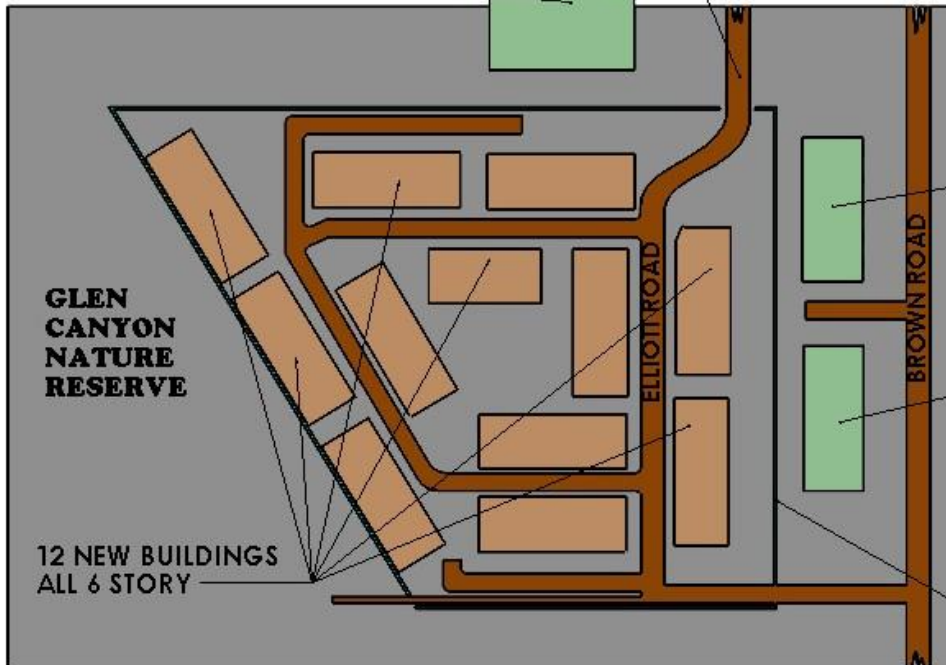


EXISTING BUILDINGS LINDEN & MONTECELLO 3 STORY

12 NEW 6 STORY BUILDINGS

WESTWOOD COMPLEX 5 STORY

ELLIOTT ROAD EXTENDED ONTO NEW DEVELOPMENT



GLEN CANYON NATURE RESERVE

12 NEW BUILDINGS ALL 6 STORY

LINDEN ESTATES 3 STORY

MONTECELLO COMPLEX 3 STORY

21 ACRE SITE OUTLINE

PLAN VIEW DEVELOPMENT AT 3890 BROWN ROAD

TO GLEN CANYON

WEST KELOWNA IS OUR HOME !

ARE YOU AWARE !

THERE IS AN ATTACK ON OUR COMMUNITY THAT WILL CHANGE ITS VERY PERSONALITY FOR EVER.

A DEVELOPMENT THAT WILL SEE SOME **2500 PEOPLE BROUGHT ONTO A PROPERTY OFF BROWN ROAD, PLUS VEHICLES. THINK ABOUT THE ADDED UNNECESSARY DENSITY AND CHANGE TO OUR COMMUNITY.**

Concerned send an e mail to your mayor and council or call them.

mayorandcouncil@westkelownacity.ca

778-797-2210

MORE INFORMATION :- CONTACT JORDIE or RON FOR INPUT

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████████████████████

Next meeting at city hall for public involvement is Dec. 09 at 1:30

SEE THE BACK PAGE FOR SOME COMMENTS FROM CONCERNED CITIZENS.

SOME COMMENTS FROM CONCERNED CITIZENS.

ADD YOURS !

- **Where is the water coming from?**
- **Why 6 stories, the area will not accept that density.**
- **Tall buildings will cast huge shadows and make the area so dark.**
- **2500 +/- people how will that affect schools, health care?**
- **Evacuation with this density will be impossible to achieve safely. Only one road out?**
- **Brown Road & Elliott Road will have to be completed, with sidewalks and proper lighting and widening!**
- **Nature reserve will be reduced why is that necessary?**
- **All underground parking. How will that affect the surrounding structures as with depth requirements?**
- **Noise with additional vehicle traffic.**
- **Set back from existing residential seems to close.**
- **Why include commercial spaces? We see business failures now in what we have in the area.**
- **This area is populated by seniors in a large percentage, has the effect on that been considered?**
- **The area has been a quiet semi retirement community, planned around lower density and a nature reserve, this development will change that forever.**

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: File # Z-24-02 , Home Star Investments (006)Ltd development
Date: Tuesday, December 2, 2025 2:08:59 PM

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I was at the meeting in the City Hall on November 19/2025 and was not given an opportunity to have a discussion about the proposed development. As a resident of Monticello, I would appreciate it if you could consider my following points, please. (1.) Monticello was built in the late nineties and is a 55 plus complex, so a good portion of the residents are in their 80's and 90's. Construction will be over the next 10 to 15 years and I don't think it is fair to submit them to noisy construction for their remaining years. (2). The proposed road on the south side of Monticello should not include parking. Brown road is currently full of Mira Vista residents and construction workers parking, whereas Monticello has enough parking for all of its residents, construction and maintenance workers vehicles. This cost Monticello a lot of money, which is reflected in the price of the units. If Home Star investments (006)Ltd have sufficient parking space in the new development they do not need parking in front of Monticello. (3). I feel that you will have to annex farmland to put the road on the south side of Monticello which I think is wrong.(4).This construction is going to devalue my property, who is going to subsidize me for the loss?(5). I am now 69 years old and bought this property to have a quiet retirement not to be surrounded by construction until I am 84 years old. Maybe they should have an option of buying me out at my purchase price and I will move somewhere more retirement friendly. I hope you read my email and give my points some consideration. Thank you Ken Thesen (3880-213 Brown road Monticello)
Sent from my iPhone

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Home Star Investments (006) Ltd development
Date: Tuesday, December 2, 2025 3:13:07 PM

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Hello West Kelowna city council,

I am writing to oppose the development by Home Star Investments (006) file # z-24-02.

I purchased a condo in Montecello on Brown Road just 2 years ago, paying a premium price for the lovely view to the south. My understanding is that the existing country lane south of Montecello will be widened, with parking along both sides! So much for my expensive view and property value!

The overflow parking situation already existing along Brown Road for Miravista residents is an eyesore and it can be hazardous driving so close beside the parked vehicles. Adding another road full of parked vehicles only adds to this congestion.

This is presently a wonderful place to live. It is a quiet and safe place for the many elderly residents in the area to walk to get groceries, visit a restaurant, and exercise their dogs. I do like the painted line sidewalk on Brown Road. My balance is poor, but I can't fall off this one!

I understand the need for more housing, but the proposed development will have way too many people in a small area, destroying what is presently a lovely neighbourhood.

I propose that any new development must provide sufficient parking for each of its adult residents under and beside the building, not spreading out into the neighbourhood. Restricting the number of units so that parking is included on property would help alleviate street and parking congestion, creating a safer place for all.

Thank you for your consideration
Terrill Thesen
Montecello #213,
3880 Brown Road
West Kelowna, BC

Sent from my iPhone

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, File Number (Z 24-02)
Date: Tuesday, December 2, 2025 4:38:56 PM

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Attn: Corporate Officer, File Number (Z 24-02),

I am writing as an immediate neighbour to the property proposed for re-zoning, and I respectfully request that Council **not approve the application in its current form**. The scale and nature of the proposed development pose significant risks and impacts to the safety, infrastructure, and character of our neighbourhood.

1. Traffic Congestion and Insufficient Parking

Our area is already experiencing substantial traffic and parking pressure. Nearly **350 vehicles currently travel and attempt to park in this corridor on a regular basis**, and the situation is already challenging for residents. The proposed re-zoning would dramatically increase volume—particularly during construction—and no adequate traffic management or parking plan has been shared to address these impacts. The existing road network simply cannot handle additional demand without compromising resident safety and mobility.

2. Height and Neighbourhood Character

There are **no buildings of similar height or density anywhere in this immediate area**. Approving a structure so out of scale would

significantly alter the established character and integrity of the neighbourhood. The proposal appears inconsistent with the surrounding land use and does not respect existing height transitions or community form.

3. Strain on Emergency Services

My husband is a **paid on-call firefighter with the City of Kelowna**, and we are acutely aware of the staffing challenges the department already faces. At present, there is insufficient manpower to safely and reliably service the area. With increasing wildfire risk in Kelowna—especially near vineyard and agricultural land—this rezoning must not proceed without a clear and funded plan for **additional firefighting staff, water supply, and emergency response resources**. Increased density without increased protection is a safety risk.

4. Proximity of a Daycare to Vineyard Spray Zones

The proposal includes a **daycare**, yet the property is immediately adjacent to a **vineyard that uses agricultural sprays**. These sprays should not be in close proximity to children, and introducing a childcare facility in an area where chemical exposure is possible is inappropriate and potentially unsafe. This represents a serious land-use compatibility issue that must be reconsidered.

5. Lack of Sidewalks and Active Transportation Infrastructure

Our neighbourhood currently has **no sidewalks or active transportation lanes**, including along Brown Road. As a parent who walks and cycles with a stroller or bike, I can confirm that the lack of safe pedestrian infrastructure already poses daily risks. Adding a high-density building and a daycare—both of which would

increase foot and vehicle traffic—without addressing the absence of sidewalks is unsafe and unacceptable.

Conclusion

For the reasons above—traffic, parking, neighbourhood character, emergency service limitations, land-use incompatibility with a daycare, and unsafe transportation infrastructure—I strongly oppose this re-zoning proposal as presented. I respectfully request that Council **reject the application** or require substantial redesign and supporting infrastructure commitments before considering approval.

Thank you for your time and consideration.

Sincerely,

Hannah MacLennan

2543 Pineridge pl, West Kelowna BC, V4T 2J7

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Z24-2 3989 Brown Road
Date: Thursday, December 4, 2025 1:37:46 PM

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Attn: Corporate Officer (File Number Z 24-02)

Lot 1 DL807, Plan KAP1568 ODYD, Except Plan 13090 30224 KAP49629

My property abuts the proposed rezoning property. My concerns are mostly involved with infrastructure and appropriate expenses to develop said property;

Water

Hydro

Road access (assuming the Elliot Road will be extended)

Traffic monitoring issues like traffic lights

Sidewalks (on both Elliot and Brown Road)

Bike lanes (on both Elliot and Brown Road)

Parking (on site and on the street)

Fire access

Glen Canyon Park access

Police protection

Number of Buildings

Building height (Maximum allowable)

Number of residents

Number of rentals

Number of "low income" suites made available

Proposed timeline of development

Which of the above issues are borne by the developer and which are city expenses?

We cannot stop development BUT it is expected that the developer and the City can come to a resolution that is within the reasonable expectations of the residents and concerned citizens of West Kelowna.

--

Glenn Mageau

2531 Pineridge Pl, West Kelowna, BC V4T 2J7

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: File number(z24-02)
Date: December 4, 2025 1:01:27 PM

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Attn corporate officer

I am speaking against the rezoning bylaw of lot 1 dl 807. I do not believe the infrastructure of brown rd. Can safely support the extra traffic that would be created by such a [project.it](#) is already a concern with elderly people walking and no raised sidewalk on the west side of brown rd that the people paid for.sometimes there is vehicles parked on the walking lane and you have to walk out into the street to get around them .i am looking for a favourable reply.