

## SUBMISSIONS

(File No. Z 24-02 3898 Brown Rd)

NO.	DATE RECEIVED	TIME RECEIVED	RECEIVED FROM
<b>Submissions included with agenda to Council</b>			
1.	November 29, 2025	6:55 am	Howarth, Ron & Heather
2.	December 1, 2025	8:29 am	Howarth, Ron
3.	December 2, 2025	2:09 pm	Thesen, Ken
4.	December 2, 2025	1:46 pm	Thesen, Terrill
5.	December 2, 2025	4:38 pm	MacLennan, Hannah
6.	December 4, 2025	1:37 pm	Magneau, Glenn
7.	December 4, 2025	1:01 pm	Wells, John
<b>Submissions included with late agenda items to Council</b>			
8.	December 5, 2025	3:23 pm	Sajdak, Monika
9.	December 6, 2025	11:05 am	Sajdak, Marko
10.	December 8, 2025	9:20 am	Brown, Diana
11.	December 8, 2025	10:02 am	Githens, Barbara Jean
12.	December 8, 2025	10:02 am	Way, Evelyn
13.	December 8, 2025	11:28 am	England, Ken & Lynne
14.	December 8, 2025	11:42 am	Lees, Stephen
15.	December 8, 2025	1:03 pm	Wise, Jill
16.	December 8, 2025	1:05 pm	Wise, Nate
17.	December 8, 2025	1:31 pm	Jackson, Lynn
18.	December 8, 2025	2:15 pm	Pebernat, Judy
19.	December 8, 2025	2:34 pm	Boos, Suzanne
20.	December 8, 2025	2:47 pm	Forbes, Alrik
21.	December 8, 2025	10:41 am	Cooper, Ken

## **SUBMISSIONS**

(File No. Z 24-02 3898 Brown Rd)

22.	December 6, 2025	7:05 pm	Mageau, Glenn
23.	December 8, 2025	2:42 pm	Stephens, Brenda
24.	December 8, 2025	11:35 am	Petition with over 400 signatures

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Attn: Corporate Officer, File Number (Z 24-02)  
**Date:** Friday, December 5, 2025 3:21:50 PM  
**Attachments:** [Attention Corporate Officer, Fill No. Z 24-02.docx](#)

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**Monika Sajdak**  
2551 Pineridge Pl  
West Kelowna, BC V4T 2J7  
[REDACTED]

December 5, 2025

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

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

Dear Corporate Officer,

I am writing as a resident of Pineridge Place to express significant concerns regarding the proposed Zoning Amendment Bylaw No. 0320.13 for 3898 Brown Road. Living directly adjacent to the site, I am deeply invested in how this development will affect neighbourhood liveability, my family, safety, and alignment with the City's long-term planning vision. This rezoning impacts multiple blocks and represents a major project and undertaking for Westbank, making it all the more important that its impacts be carefully considered.

While I recognize the need for growth within West Kelowna and revitalization of the Westbank area is necessary, my concern relates to the density, number of units, building height that is being proposed as well as the traffic impact to the community. After reviewing the proposal and the Official Community Plan (OCP), I believe this application does not appropriately align with multiple OCP policies and objectives intended to guide balanced, context-sensitive development. I respectfully ask the City of West Kelowna and Council to consider the following concerns:

### **Concerns Regarding Alignment with the Official Community Plan**

**1. Lack of Low-Rise Buildings (OCP Pages 25 & 32)**

The OCP designates the edges of the Westbank Urban Centre—where Pineridge Place is located—as locations with *potential for low-rise buildings (1–3 storeys)*. However, the proposal does not include any low-rise buildings, contrary to these OCP directives. By placing higher structures at the neighbourhood edge, the proposal conflicts with the intended scale transition.

**2. Objective 2.5.1(4): Sensitive Transition to Surrounding Neighbourhoods**

The OCP emphasizes the need to *sensitively transition* from the Westbank Urban Centre to surrounding established neighbourhoods. A 6-storey building directly beside single-family homes does not represent a sensitive transition and instead creates a stark, abrupt height contrast that conflicts with the OCP's stated objective.

3. **Policy 2.5.2(3): Heights Must Transition Downwards Toward Residential Shoulders**  
According to this policy, building heights should step *downwards* toward the edges of the Residential Shoulders to integrate smoothly with surrounding and anticipated densities. This proposal does the opposite—placing tall buildings at the boundary next to single-family homes on Pineridge Place—which does not meet the OCP’s requirement for a gentle and context-appropriate height transition.
4. **Absence of Townhouses Despite Their Inclusion in OCP Land Use Summary and Zoning Bylaw Amendment**  
The OCP Land Use Designation Summary for *Westbank Urban Centre Residential Shoulders* lists townhouses as an appropriate housing form. Additionally, the Notice of First reading Z 24-12 form mailed to residents lists townhouses in the description of the purpose. The current rezoning application, however, includes no townhouses at all, even though they would align far more closely with the intended transition between higher-density development and existing single-family homes. I would like to strongly recommend the developer reconsider the 6 storey buildings near the transition areas between the single family home neighbourhood on Pineridge Place to townhouses.
5. **Comprehensive Development Area – Section 2.19**  
The proposal does not demonstrate a meaningful or functional connection between the proposed Comprehensive Development zone and the Westbank Urban Centre Residential Shoulders, as described in the OCP. This disconnect suggests the plan does not fully adhere to the comprehensive development principles expected for this type of land use area. In the OCP, 3898 Brown road and Pineridge Place are indicated as a Westbank Urban Centre- residential Shoulders.

#### **Additional Neighbourhood Concerns**

6. **Shadowing of My Backyard**  
The proposed height would cast significant shadows onto my backyard, reducing natural light and impacting the enjoyment and usability of my outdoor space and garden area that I use significantly for my family, personal enjoyment, and help to mitigate the increasing cost of groceries.
7. **Noise Impacts**  
Increased density will inevitably bring more noise from vehicles, residents, and common areas. Noise mitigation must be addressed, especially given the proximity to single-family homes and the surrounding neighbourhood.
8. **Privacy Concerns**  
Taller buildings with balconies and windows facing my property pose serious privacy issues. My children play regularly in our backyard, and increased overlook from higher units would directly affect our sense of safety and privacy.
9. **Traffic and Parking Pressures**  
Brown Road, Elliott and the surrounding streets are already congested, and additional density will inevitably worsen traffic flow and strain parking availability unless major infrastructure improvements are implemented. Many residents in West Kelowna own more than one vehicle, and there is a real possibility that new tenants may choose not to pay for underground parking. This would push overflow parking onto nearby residential streets, increasing congestion and reducing safety for existing residents.

Another significant concern is the school bus stop located behind Save-On-Foods, which is heavily used by children (elementary and middle school) in the neighbourhood. Increased vehicle traffic in this area poses a direct safety risk to children walking to and from the stop. Additionally, between the future high school nearby and the proposed development itself, this area will experience a level of traffic and parking demand that has never previously existed. Future traffic impacts that include the high school demand should be considered. It is unclear whether these

future conditions were fully incorporated into the traffic studies submitted for this development.

This neighbourhood is also home to many elderly residents, including those in the nearby retirement residence and in the 55+ condominium community. Increased traffic and reduced visibility create meaningful safety risks for seniors who may have mobility challenges or who rely on quieter, predictable traffic patterns.

The Highway 97 Westbank Couplet Removal that was identified in the Central Okanagan Integrated Transportation Strategy report in 2023 states “to further define the transition from the existing Highway 97 couplet through the Westbank Centre core area in West Kelowna to a four-lane highway on Dobbin Road. This should be undertaken in conjunction with an updated vision for land use and redevelopment in the Westbank Centre area”. It is not clear how this integration will take place with the traffic light enhancements on both Elliott and Brown Road. Many aspects and components that integrate with the bigger picture of this rezoning strategy have not been fully defined from the public’s perspective. Furthermore, it is not clear whether the traffic analysis for the Residential Shoulder is inclusive of the future traffic as result of the Westbank Urban Center – Mixed Use Corridor and Commercial Core Areas.

#### **10. Infrastructure Capacity**

Growth must not outpace existing infrastructure. Before rezoning is considered, the City should confirm that utilities, waste management, recreational facilities, infrastructure and emergency services can accommodate additional demand. This includes the additional demand that the new high school will have. It is not clear how these expenses are being distributed and how those infrastructure upgrade expenses will increase the residents’ property taxes. As downtown Westbank redevelops, enhanced RCMP support and neighbourhood patrol or community-based safety services should be implemented to proactively address and reduce potential crime impacts.

#### **11. Neighbourhood Centre**

Request that the City and Council consider updating the OCP to redesignate the site from “Westbank Urban Centre – Residential Shoulder” to “Neighbourhood Centre,” as the Neighbourhood Centre land use better aligns with the area’s potential to support medium-density housing alongside small-scale local commercial uses. This designation would enable walkable amenities, mixed-use opportunities, and small commercial spaces at grade with residential above—creating a more complete, pedestrian-friendly community. It would also support alternative transportation modes, encourage lot consolidation for efficient medium-density development, and provide local services and employment opportunities consistent with the Neighbourhood Centre objectives. This approach would also de less demand on current infrastructure including water, electricity, transportation, and other utilities. I would prefer to see detached single-family homes included in the design directly adjacent to Pineridge Place. If rezoning across Westbank allows for multi-storey development, single-family homes may eventually be phased out from the area. This would alter the landscape and reduce opportunities for individuals seeking single-family homes in the downtown core.

#### **12. Trail Head**

I would like to propose that the proponent redesign the site plan to integrate the Glen Canyon trailhead directly behind the Pineridge Place residences rather than in its currently proposed location. Relocating the trailhead would reduce traffic within the development area and provide an opportunity to connect the POPS space with the trail entrance. This adjustment would also create a smoother and more logical transition into the existing trail network, which is already established, accessible, and linked to the pedestrian bridge over Powers Creek. This would also create a larger buffer between the single-family homes on Pineridge Place and the proposed buildings. It is

also not clear on how the trail will integrate with the RDCO Glen Canyon trail system and if this is considered a POPs or will it become a fully public space.

### 13. Further Engagement

I would like to propose that the neighbourhood provide further input and engagement in regards to landscape design and the inclusion of fencing along the Pineridge Place interface in the design that benefits both parties and helps to preserve privacy and allow for a noise buffer.

In closing, I respectfully ask the City and Council to carefully consider the proposal's misalignments with the Official Community Plan as well as its potential impacts on existing residents. I support growth that is responsible, respectful, and aligned with community planning policies, but I believe this application, as currently presented, does not achieve that balance.

In addition, I strongly encourage the proponent to revise the design so that either single family homes or townhouses are placed directly behind Pineridge Place instead of the proposed six-storey buildings. This would provide a much more appropriate transition in height and scale, preserve the character and qualities of the neighbourhood, and offer a broader range of residential housing types within the development.

Thank you for the opportunity to provide input on this important matter.

Sincerely,

**Monika Sajdak**

Resident, Pineridge Place

Marko Sajdak  
2551 Pineridge Pl.  
West Kelowna, B.C. V4t 2J7

December 6, 2025

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

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

Subject: Notice of First Reading Submission – Zoning Amendment Bylaw NO. 0320.13

Dear Mayor and Council Members,

I am submitting my input, concerns and views regarding the Notice of First Reading for Zoning Amendment Application Z 24-02, pertaining to 3898 Brown Road. I wish to express my strong opposition to this application. After careful review, it is evident that the proposal—as currently written—is inconsistent with the City of West Kelowna’s Official Community Plan (OCP), disregards the surrounding neighbourhood context, and fails to adequately address transportation, safety, and community considerations.

I respectfully request that Council deny this proposal in its current form and require revisions that fully align with the OCP, meet neighbourhood expectations, and reflect responsible city planning principles.

### **1. Major Conflicts with the Official Community Plan (OCP)**

#### **Failure to Meet OCP General Land Use Policy (Section 2.1 Article 3, pg. 22)**

The General Land Use Policy in the OCP mandates that:

“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.”

The proposal’s twelve (12) six-storey buildings do not represent a sensitive or appropriate transition to adjacent single-family homes on Pineridge Pl. The height, bulk, shadowing, and visual dominance significantly disrupt the existing neighbourhood fabric and are inconsistent with the scale envisioned for this location.

**2. Conflict with OCP Section 2.2 – Land Use Designations Summary (pg. 25)**

The proposal also directly contradicts Section 2.2 of the Official Community Plan, which summarizes the intent and purpose of each land use designation. For the Westbank Urban Centre – Residential Shoulders (Area C), the OCP clearly states the following purpose:

“To promote a medium-density residential area that transitions the downtown Westbank Centre to the surrounding neighbourhoods.”

LAND USE DESIGNATION SUMMARY			
DESIGNATION	PURPOSE / DENSITY**	USES	MAXIMUM BUILDING HEIGHT*
<ul style="list-style-type: none"> <li>Westbank Urban Centre - Residential Shoulders (Area C)</li> </ul>	<ul style="list-style-type: none"> <li>To promote a medium-density residential area that transitions the downtown Westbank Centre to the surrounding neighbourhoods. The primary focus is on residential uses, while allowing for some retail/services, public or private amenities and some community uses.</li> </ul>	<ul style="list-style-type: none"> <li>Multi-unit housing</li> <li>Mixed-use buildings (Commercial and Institutional located at grade or in podium levels and limited to no greater than 4 storeys)</li> <li>Townhouses (located at grade or in podium levels)</li> <li>Ancillary housing initiatives within Institutional</li> <li>Live-work units</li> </ul>	<ul style="list-style-type: none"> <li>Mid-rise to high-rise with potential low-rise at the edges</li> <li>Up to 12 storeys</li> </ul>

This proposal does not align with that purpose for several reasons:

**2.1. Misalignment with OCP’s Definition of Medium Density**

The OCP defines medium density development as:

“Medium density features low to mid-rise buildings that may include a mix of uses, forms and styles.”

- Low-rise generally refers to 1–3 storeys.
- Mid-rise is defined in the OCP as 4–6 storeys.

The applicant's proposal includes no low-rise buildings whatsoever, and instead relies exclusively on mid-rise or higher forms, despite being located in a transition area bordering single-family homes.

**2.2. Rezoning Request Contradicts the OCP’s Height Intent**

The proposed rezoning of 3898 Brown Rd. seeks approval for buildings up to 12 storeys, which is:

- double the maximum height of mid-rise development,
- far beyond the OCP’s intended scale for Residential Shoulders, and
- incompatible with the transitional purpose of Area C.

Buildings of this magnitude cannot serve as a “transition” between the Westbank Urban Centre core and surrounding low-density neighbourhoods. Instead, they amplify the massing and intensity of the Urban Centre, pushing it outward into areas that the OCP specifically identifies as buffer zones.

### **2.3. Fundamentally Contradicts the Transition Purpose of Area C**

The OCP's intent is for Residential Shoulders to serve as a soft edge—a medium-density zone that *gradually steps down* in scale and intensity.

Allowing for up to 12-storey buildings on 3898 Brown Rd. is the opposite of that purpose and would create:

- an abrupt transition,
- scale incompatibility with adjacent homes,
- significant shadowing and privacy intrusion, and
- a hard urban edge where the OCP calls for sensitive moderation.

### **3. Conflicts with OCP Section 2.5.1 – Objectives for the Westbank Urban Centre (Pg. 32)**

The development proposal further conflicts with Section 2.5.1 of the OCP, which outlines key objectives for the Westbank Urban Centre, including the Residential Shoulders (Area C). Two objectives are particularly relevant:

#### **Objective 1 – Diversity of Housing Forms, Tenures, and Affordability**

“To promote development that delivers a diversity of multi-unit housing forms, tenures and levels of affordability in the Westbank Urban Centre.”

The proposal does not meet this objective because:

- It delivers only one multi-unit housing form (mid-rise apartments).
- It does not include townhouses or ground-oriented family housing.
- It does not provide a range of tenures, but instead focuses on a singular format of multi-unit buildings.
- It lacks adaptable or accessible units that would support seniors, people with disabilities, or diverse household needs.

This narrowly focused product type does not promote the OCP's intended diversity and does not support a multi-generational, economically varied, or inclusive community.

#### **Objective 4 – Sensitive Transition to Surrounding Neighbourhoods**

“To sensitively transition from the Westbank Urban Centre to the surrounding neighbourhoods.”

This proposal violates this objective in multiple ways:

- Six- to twelve-storey buildings placed directly adjacent to single-family neighbourhoods do not constitute a sensitive transition.
- The OCP requires heights to step down at the edges of the Residential Shoulder areas; this proposal steps up, not down.

- There is no meaningful transition in height, massing, bulk, or form to buffer the established neighbourhood to the west and south.
- Subjective references to “enhanced setbacks” cannot compensate for the complete absence of low-rise buildings, which are required for appropriate transition.

Overall, the project imposes an abrupt and incompatible urban edge that is fundamentally inconsistent with the OCP’s direction.

#### **4. Conflicts with Section 2.5.2 – Westbank Urban Centre: Residential Shoulders (Area C) Policies**

The OCP gives very clear direction on what form of development is appropriate for Residential Shoulder areas. The proposal does not align with these directives in several significant ways.

##### **2.5.2 Policy 1 – Required Low-Rise Townhouse Form**

“Low-rise residential development should take the form of townhouses (3 or greater units).”

The OCP clearly directs a townhouse-oriented, low-rise built form for Residential Shoulder areas. This proposal—twelve mid-rise, six-storey apartment towers—directly contradicts that intent.

##### **2.5.2 Policy 2 – Pedestrian-Focused Building Massing**

“All multi-unit development should design the building mass, form and details to create an interesting and pedestrian-focused environment at the street level.”

The design does not achieve human-scaled massing. Instead, it produces a repetitive, imposing, mid-rise form that detracts from the residential environment in which the lot that 3898 Brown Rd. is in. The proposed buildings and space around them are not proportional to the surrounding neighbourhood, the design is overwhelming and does not provide an environment to neighbouring residents that is secure, comfortable and connected. It dwarfs the single-detached homes on Pineridge Pl. and impedes on the privacy and security on the neighbouring residents on Brown Rd. and Elliot Rd.

##### **2.5.2 Policy 3 – Mandatory Transition Down in Height**

“Heights will transition downwards towards the edges of the Residential Shoulders to sensitively integrate with surrounding and anticipated development density.”

Rather than stepping down in height towards the edges of single-detached homes on Pineridge Pl., the proposal places six-storey buildings directly adjacent to existing homes, failing to provide the sensitive transition required by the OCP.

#### **5. Subjective and Unsupported Claims by the Applicant**

The application relies heavily on subjective language rather than measurable evidence.

##### **5.1. “Appropriate Transition” Is Unverified and Unsupported**

The applicant’s assertion that:

“The building scale and site design (sensitive setbacks) provide an appropriate transition to surrounding areas.”

is not supported by:

- massing studies
- shadow analyses
- privacy/overlook evaluations
- height transition modelling

The term “appropriate” is used subjectively and is not aligned with actual conditions or OCP directives.

## **5.2. Claims of “Enhanced Setbacks” Are Misleading**

The applicant further states:

“These enhanced setbacks exceed conventional Urban Centre standards and provide substantial separation to existing low-density residential uses, supporting a respectful interface and maintaining neighbourhood character.”

This is another subjective claim. A minor increase in setback does not mitigate the overwhelming presence of six-storey buildings nor does it create a “respectful interface.” The OCP requires height transitions—not simply pulling back a structure by a few metres.

The applicant’s language attempts to frame these minor adjustments as meaningful mitigation, but they are insufficient to offset the significant height, massing, and overlook impacts on adjacent single-family residential areas. These claims are therefore inadequate, subjective, and contradicted by the actual built form proposed. This proposed development does not create and reinforce our community’s sense of place for the exiting residents in the neighbourhood.

## **6. Failure to Promote a Complete Neighbourhood Across All Life Stages**

The OCP Section 3.6.3.1 Pg. 96 Attainable Housing Objectives emphasizes that development should:

“Promote complete neighbourhoods that enable people to remain in their neighbourhood through all life stages... such as seniors housing that supports aging in place.”

This proposal does not meet that requirement.

### **6.1. Lack of Housing Diversity**

The project consists almost exclusively of apartment units, lacking:

- townhouses
- ground-oriented units

- family-oriented homes with yards

### **6.2. Not Supportive of “Aging in Place”**

Six-storey structures with limited outdoor areas, increased traffic, and mid-rise density do not support seniors who require accessible, quiet, human-scale environments.

### **6.3. Not Suitable for Young Families**

The absence of large-unit townhomes, outdoor play areas, and safe pedestrian connections makes the project unsuitable for young families, reducing neighbourhood inclusivity.

## **7. Unresolved Neighbourhood Egress and Emergency Access Concerns**

A fundamental planning issue that remains unaddressed is **neighbourhood egress**.

### **7.1. Existing Egress Is Already Limited**

Brown Road, Elliott Road, and nearby streets already serve as constrained, high-traffic access points for multiple residential pockets. Congestion occurs even at current density levels.

### **7.2. Increased Density Without Egress Solutions Creates Risk**

A development of this magnitude—combined with daycare traffic—adds hundreds of daily vehicle trips. Without new egress or circulation improvements, this will intensify:

- emergency response delays
- evacuation challenges during wildfire events
- daily congestion
- compromised pedestrian safety
- blocked intersections during peak hours

### **7.3. OCP Requires Safe and Functional Circulation**

The OCP’s vision for complete neighbourhoods includes reliable, safe access and mobility. This proposal introduces significant new demand without providing:

- an egress analysis
- a traffic impact study
- modelling of emergency evacuation scenarios
- any improvements to the road network

#### **7.4. Public Safety Cannot Be Compromised**

Given West Kelowna's recent wildfire evacuations and the community's reliance on clear escape routes, the absence of an egress strategy is a critical and unacceptable omission.

#### **8. Future Growth Compounding Impacts**

The traffic impacts of this proposal must also be evaluated in the context of future, already-planned growth in the Westbank Centre area. The neighbourhood will soon experience substantial increases in vehicle and pedestrian activity due to two major developments:

1. The new George Pringle Secondary School (currently under construction)
2. Future development within Westbank Urban Centre Areas A and B, as outlined in the OCP

Together, these projects will dramatically intensify traffic volumes, and the proposed development at 3898 Brown Road fails to account for these cumulative impacts.

##### **8.1. George Pringle Secondary School Will Significantly Increase Traffic Volumes**

Once the new school opens, the surrounding road network—particularly Elliott Road, Brown Road, and nearby intersections—will experience:

- Increased daily student drop-off and pick-up traffic
- Additional bus routes and stops
- Higher pedestrian activity from students walking to and from school
- Increased cycling traffic
- More congestion during peak morning and afternoon periods

A large mid-rise development adjacent to this growing transportation hub will only worsen congestion, create safety conflicts, and impede traffic flow. The proposal does not address these foreseeable, high-impact changes.

##### **8.2. Development of Westbank Urban Centre Areas A & B Will Further Intensify Traffic**

The OCP anticipates substantial new residential, commercial, and mixed-use growth in Areas A and B, which will:

- Add hundreds of new residents
- Increase local trips for shopping, services, and employment
- Intensify parking demand
- Create higher volumes of through-traffic on Brown Road and Elliott Road
- Add delivery vehicles, ride-share activity, and service traffic

The transportation network surrounding 3898 Brown Road is not currently designed to handle this volume of activity—let alone with an additional twelve mid-rise buildings contributing to daily traffic loads.

### **8.3. The Proposal Ignores Cumulative Impacts and Provides No Relief Measures**

Despite these known, imminent developments, the current zoning amendment:

- Does not include a cumulative traffic impact assessment
- Does not propose road improvements
- Does not address school-related congestion
- Does not consider increased bus traffic or pedestrian safety
- Does not propose alternative access points or new egress routes
- Provides no mitigation measures for future growth pressures

This omission reflects a significant gap in planning responsibility.

### **8.4. Increased Congestion Will Compromise Safety and Mobility**

Without proactive planning, these layered impacts will result in:

- Overburdened intersections
- Longer delays for residents entering or leaving their neighbourhoods
- Increased pedestrian and cyclist conflicts
- Constrained emergency vehicle access
- Severe congestion during school hours
- Reduced neighbourhood livability and mobility

A development of this magnitude cannot be assessed in isolation. It must be reviewed within the broader context of Westbank Centre's planned growth, and currently, the proposal does not meet that standard.

## **9. Incompatible Neighbourhood Character**

The proposal introduces an urban scale that is not reflective of the surrounding rural-residential context and undermines the role of the Residential Shoulder as a transitional buffer.

### **9.1. Amend the OCP and Designate 3898 Brown Rd. as Neighbourhood Centres for Rezoning**

A more appropriate and OCP-aligned rezoning option for 3898 Brown Road would be the Neighbourhood Centre model described in the Official Community Plan. Neighbourhood Centres are designed to support a moderate level of density, with a carefully balanced mix of lower-rise residential buildings, small-scale

commercial uses, community-serving amenities, and human-scaled public spaces. Applying this model to 3898 Brown Road would create a development that is compatible with nearby single-family neighbourhoods while still supporting modest intensification consistent with the OCP's long-term growth strategy.

Neighbourhood Centres emphasize walkability, local-serving commercial uses, community gathering areas, and building forms that transition sensitively to surrounding homes. This is particularly well suited to 3898 Brown Road, which sits at the interface between the Westbank Centre core and established residential areas. Instead of imposing twelve mid-rise towers, a Neighbourhood Centre approach would allow for low-rise and select mid-rise buildings (1–6 storeys), with built form that respects height transitions, enhances pedestrian connectivity, and introduces neighbourhood-serving uses such as small shops, childcare, health services, or community amenities at a scale that fits the context.

This model would provide greater housing diversity, including townhouses, stacked townhomes, low-rise apartments, and potentially mixed-use buildings with commercial uses on the ground floor—all of which support residents at various life stages. It would also align more closely with OCP directives related to complete neighbourhoods, transportation safety, pedestrian accessibility, and compatibility with adjacent residential areas. In short, a Neighbourhood Centre designation would allow this site to evolve in a responsible, community-oriented, and context-sensitive manner, rather than dramatically intensifying density in a way that conflicts with both the OCP and local neighbourhood character.

## **10. Request to Council**

In light of the significant conflicts and concerns, I respectfully ask Council to:

1. Deny the proposed six-storey form and require compliance with the OCP's low-rise townhouse policy for Residential Shoulders.
2. Require true height transitions and context-sensitive design that conforms to OCP Policy 2.5.2.
3. Require a comprehensive traffic, egress, and emergency evacuation study, including road network capacity, peak-hour modelling, and emergency scenario analysis.
4. Demand housing diversity that supports seniors aging in place, young families, and residents across varying income levels and life stages.
5. Uphold the Official Community Plan (OCP) as the guiding framework for the area to ensure responsible, community-aligned growth with existing residents.
6. Amend the OCP for this specific lot to re-designate it from Residential Shoulder to a Neighbourhood Centre designation, which would allow a more appropriate mix of lower-rise, community-serving uses, while still ensuring compatibility, sensitive transitions, and proper urban design.

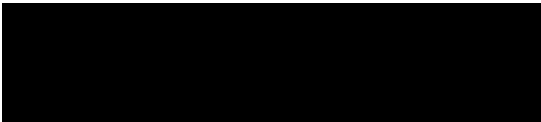
Proceeding with Zoning Amendment Bylaw No. 0320.13 (3898 Brown Road) does not align with the Official Community Plan nor the Five Foundations that guide the Key Directions for the City of West Kelowna. In particular, the proposal conflicts with the foundational principles of Our Connectivity, Our Adaptability, and Collaborating with Our Central Okanagan Neighbours. It also falls short of the City's

commitment to Engaging to Make Important Decisions Together, as outlined under the City’s engagement and adaptability principles.

My neighbours and I—long-standing residents of the Westbank Centre—share a collective vision for our community that is consistent with the OCP. We want growth that respects established neighbourhoods, supports responsible transitions, and involves residents meaningfully in shaping the future of our area. Despite the profound impact this proposal would have on our neighbourhood, we have not been adequately engaged or consulted in the decision-making process. For a development of this scale—one that affects our homes, safety, mobility, and long-term community character—this level of engagement is essential.

For these reasons, I oppose Z 24-02; Zoning Bylaw Amendment; 3898 Brown Road and strongly encourage the Mayor and Council Members to deny the proposal in its present form. I respectfully request that Council direct the applicant to revise the development to fully address the concerns raised and ensure meaningful community engagement moving forward.

Sincerely,

A large black rectangular redaction box covering the signature area.

Marko Sajdak

A short black horizontal redaction bar.A long black horizontal redaction bar.

Dec 8/2025

West Kelowna City Council  
Re-zoning of 3898 Brown Rd  
Z-24-02

Dear Council

I am opposed to re-zoning  
of 3898 Brown Rd.

The area is already very congested.  
The infrastructure (roads, parking etc)  
all need to be upgraded before such a  
big development can be constructed.

Miana Brown  
208-3854 Brown Rd.  
West Kelowna B.C.  
V4T 2J5



Barbara Jean Githens  
2535 Pineridge Pl.  
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December 8, 2025

Corporate Officer  
City of West Kelowna Council  
3731 Old Okanagan Highway,  
West Kelowna, B.C. V4T 0G7

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

Subject: Notice of First Reading Submission – Zoning Amendment Bylaw No. 0320.13

Enclosed with this cover letter please find a copy of my letter sent to Mayor and Council Sept 9 2025. I want to ensure this letter is included as my submission regarding the above zoning amendment. I further wish to ensure that you have my correct address and contact information.

Since the time of expressing my initial concerns regarding the development of 3898 Brown Road more has been learned about the development. It is clear that it is not in keeping with the OCP. In depth submissions have been sent to you from other members of the community detailing these inconsistencies. I have read these submissions and am in full agreement with the objections and concerns that have been raised. I wish to add my voice to that of my neighbours and ask again that Z 24-02: Zoning Bylaw Amendment: 3898 Brown Road proposal be denied in its present form and that our concerns be fully addressed.

Sincerely,

[Redacted signature]

Barbara Jean Githens

[Redacted address line]

[Redacted address line]

September 2, 2025

Mayor and Council  
City of West Kelowna

Dear Mayor and Council

In March of 2022 a letter was sent to the City of West Kelowna expressing concerns of the residents of Pineridge Place regarding bylaws and zoning changes that might effect the large 21 acre parcel of land 3898 Brown Road adjacent to Glen Canyon Regional Park, the Agriculture Land Reserve, and bordering on our community. At that time we were told that the next step in the process before changes or development occurred would be a public hearing. The provincial government has deprived us of that right. This is unfortunate, as input from the community often raises important issues which should be listened to.

The zoning changes for this development proposal would allow for construction of approximately 1,078 units in 12 buildings of considerable height. A development of this size will have a negative impact on both the environment, the infrastructure, the existing services, and quality of life for the community at large.

The increased demand for water is one of several issues that must be considered. We do not have an unlimited supply and often face restrictions and requests that we limit even our household use. West Kelowna continues to be an important agricultural area which supports our economy. Agriculture needs water. Given the realities of a changing world and climate we must protect our water and our agriculture.

Glen Canyon Regional Park is one of the small jewels located within the City of West Kelowna. It is enjoyed by many for the health giving benefits of nature, wildlife, and exercise. This development would extend right to the edge of the canyon and disrupt the very health of the park which is also a wildlife corridor. Powers Creek is an important tributary to the Okanagan Lake. It's health is vital to the health of the lake as well as the fish that spawn there and other aquatic life. This development is just too big and too close to think that its construction will not negatively affect the canyon and the creek.

West Kelowna already struggles with heavy traffic volume and congestion. This massive development will add hundreds of cars and their exhaust to our crowded roads. The need for significant upgrades to infrastructure will cause major and continued disruption to neighbourhoods. The visual impact will significantly impact near by homes and gardens. It will create much greater demand for health care, recreational facilities, and many other support services that are already limited.

Development provides resources to the city will continue but it must be sustainable and respect the character of existing community. It must be done reasonably in a way that does not greatly diminish the environment and the quality of life for those residents who have lived, worked, paid taxes, and voted in this city for many years. This proposal does not do that and is too large for the area. Please reject it.

Thank you for listening

Barbara Jean Githens

## FILE # Z24-02

PLEASE! Do NOT approve this development, it makes no sense, is in the wrong place, it will be a long term disaster! Plus, so MANY people do NOT know about it at all!!! I don't understand why not!?

EGRESS: This development will be another community, STUCK IN THE CORNER, with NO WAY OUT!!! Even if there are 2 streets, it will never be enough, for everyday commute, cars in general, emergencies, or WILD FIRE!!! I lived in Glenrosa for 46 years, was evacuated TWICE, on ALERT, on EDGE, every Summer! I do not recommend it! Streets clogged, in and out, (limited emergency crew could not get in to give help), people leaving their cars and running! People blocking traffic to take pictures??? A TRUE NIGHTMARE!!! Especially if you are elderly and alone!

INFRASTRUCTURE : No local medical support (Urgent Care Centre) is not good at the best of times: often no Doctor, wait times too long ( I've waited 7 hours, to then be told to go home, come back tomorrow) KGH emergency (is often full and can't take anymore patients), hard to get into blood lab, long wait time to see my Doctor, and then to see a Specialist, or tests. Recreation facilities filled.

VEHICLES: Our streets will be turned into freeways 24/7! The volume of traffic will be much larger than the added population.

COUNTING CARS: Brown Road and Dobbin

Wednesday 8:30-9:30am 1,400 cars

Friday 2:30-3:30pm 960 cars

WATER: We all know our water supply is in DIRE STRAITS!! Ongoing Drought, water restrictions, etc. How can we keep building, adding more strain to our water intake? You have the figures: how much has our water consumption gone up since this building boom started in 2023?

LIFESTYLE IMPACT: we ALL came here for peace and quiet where we can walk to necessities, socialize with our neighbours, walk our dogs, walk with friends, enjoy our surroundings, NOT just for ourselves, but looking to the future!

COMMERCIAL SPACE: leave it DOWNTOWN! Fix up, fill up (how many empty store fronts are there?) downtown core, make it more appealing to shop there! IMPROVE PARKING, NEED MORE!!! Every business owner has no place to park for themselves, their employees, their customers! Diamond Parking is running rampant thru our city making a fortune handing out really expensive parking tickets! NO BUILDINGS SHOULD BE BUILT WITHOUT SUFFICIENT PARKING!!

DIGGING AND BLASTING: has caused damage to existing buildings in the past! So, is there the potential for further building damage and is that parcel of land stable enough so close to the canyon? And it's impact on Glen Canyon hiking trail, and our wildlife! So important!

REDUCE SPEED LIMIT ON BROWN AND ELLIOTT to 30kms !!!

SIDEWALKS AND LIGHTING: good idea, as long as there is no longer 24/7 parking on either sides of the streets!

PARKING: 90% is NOT enough, should be 150% +! Use our complexes as a model, everyone has a parking spot in parkade (1-3 unit apartments are going to have more than one car?) plus parking lot for visitors and RVs. No one has to park in the street! Parking on the street is blocking vision for pedestrians and drivers! Emergency vehicles, delivery personnel, landscapers, all have problems



parking near where they need to be! Winter road clearing is nearly impossible!

THERE SHOULD BE NO 24/7/365 PARKING ON BROWN OR ELLIOTT!!! Right now people are parking on the east side of Brown Road and it makes the road too narrow!

#### BUILDING HEIGHT

All properties bordering on this development, Linden Estates, Monticello, Westwood, Pineridge Place will be in PERPETUAL DARKNESS, affecting their homes, their landscaping, vegetable gardens, kids in the back yard, etc. Darkness affects your health: physically and emotionally, NOT GOOD!!

#### OCCUPANCY RATES

Of all the newly built buildings, how many are full, or only partially full? There have been advertisements in the newspaper, offering deals, packages, to get sales. Many developers are near or are bankrupt? There's a development on Shannon Lake Road which is now a COURT ORDERED SALE!?!? What are we doing? There was also an article in the newspaper stating that West Kelowna was 25% over their building quota, why are we building more, where are all these people coming from? We are the JOBLESS CAPITAL OF CANADA!!!

WASTE MANAGEMENT: Aren't we near or over capacity, the treatment plant is dumping into our Lake!!

SAFETY: Being as Linden Estates, Monticello, are 55+, (which I don't think will change?) Many have been here since the beginning (1993?) many long term, some short term, some new. There are varying disability problems: limping, walking with a cane, using a walker, scooter, walking slowly with our pets! So, we have to insure safety in our area for all of us! I've seen too many close calls!!!!!!!!!!!!!!!

PROPERTY VALUES: A gentleman on Pineridge Place lost \$100,000 value on his house when Westwood was built!! Will more of us see such a thing?

PUBLIC MEETING: I was very shocked and sad to learn of Bill 44, which PROHIBITS the public from speaking!? We NEED a voice! Is it possible to have a small delegation meet with the Councillors and City Planners more one-on-one, a level playing field discussion, PLEASE!!

DEVELOPER: We need to understand and see the true picture of our future! I've learned there is an Open House at the Lions Hall on December 15th. Could this be moved to mid January or so giving us more free time to be there?

I just moved here at the end of July! Now this! This is my forever home for the last years of my life, I really need peace of mind that I can be happy, healthy, and safe here!

Thanks for listening!

Evelyn Way  
109-3850 Brown Road  
West Kelowna, B.C. V4T 2J5  
[REDACTED]

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** " ZONING AMENDMENT BYLAW NO 0320.13 "  
**Date:** Monday, December 8, 2025 11:28:41 AM

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Attn: Corporate Officer,File Number ( Z 24-02)  
Submission sent by Ken and Lynne England Suite 213 - 3870 BrownRoad  
West Kelowna. V4T 2J5  
Reference -" ZONING AMENDMENT BYLAW NO. 0320.13 "

We as residents living on Brown Road have been hit with major increases in traffic with the building of the Truck 59 Cidery and adjacent Winery complex. In addition council has approved an expansion to the cidery property for a food and beverage facility. Nothing has been done to upgrade Brown Road to handle this new traffic and allow for safe pedestrian access along the roadway from Dobbin Road to the entrances to the Cidery and Winery. Should the City of West Kelowna proceed with the Rezoning and the subsequent development we will be hit with a huge increase in traffic which will overload the current infrastructure. At a very minimum Brown Road should be upgraded to the standard of Old Okanagan Highway adjacent to the New City Hall and the Johnson Bentley Memorial Aquatic Centre. The existing complexes of Lyndon Estates , Monticello and Miravista have a significant senior population who walk Brown Road daily and are faced with dangerous conditions due mainly to the sidewalk gaps. The city has done a wonderful job on Old Okanagan Highway and Shannon Lake Road for similar traffic volumes and I would guess lower numbers of pedestrians.

If you want the increased Tax Base make sure the infrastructure is brought up to Standard- Pretend you live on Brown Road and do the right thing.

Regards Ken and Lynne England -Concerned Taxpayers.  
Ken England

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Stephen Lees- Submission NOTICE OF FIRST READING (Z 24-02)  
**Date:** Monday, December 8, 2025 11:42:41 AM

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Stephen Lees  
2555 Pineridge Pl.  
West Kelowna, B.C. V4T 2J7

December 8, 2025

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

Attn: Corporate Officer, File Number (Z 24-02)  
Subject: Notice of First Reading Submission – Zoning Amendment Bylaw NO. 0320.13

Dear Mayor and Council Members,

I am writing to express my strong opposition to Zoning Amendment Application Z 24-02 for 3898 Brown Road. The proposal is fundamentally inconsistent with the City of West Kelowna's Official Community Plan (OCP) and disregards the intended role of the Residential Shoulder area as a medium-density transition zone. Instead of providing a gradual step-down in height and massing near established single-family homes, the development proposes twelve six-storey buildings with a rezoning request that would allow up to twelve storeys. This is far beyond what the OCP envisions for this location and conflicts with several OCP directives requiring sensitive integration, low-rise townhousing, and pedestrian-scaled design. The development also proposes to donate parkland on the hillside, yet this land is completely unusable and does not contribute meaningfully to the neighbourhood. Parkland would be far more appropriate as a buffer between my property and the new development, where it would genuinely support neighbourhood compatibility and protect existing residents.

The proposal further fails to support the OCP's goals for inclusive, complete neighbourhoods. It includes only one housing form—mid-rise apartments—and does not provide family-oriented homes, townhouses, or accessible units that would support people at different life stages. This lack of diversity does not align with the OCP's intent to provide multi-generational, adaptable housing. In addition, several statements made by the applicant rely on subjective language that is not supported by massing studies, shadow analyses, or privacy assessments. For long-term residents like myself, who have lived in this neighbourhood for more than twenty years and consistently paid our taxes, it is discouraging to see a proposal that disregards the character and needs of the existing community.

Transportation and public safety concerns also remain unaddressed. Brown Road, Elliott Road, and nearby streets already experience congestion, and this development would add significant traffic without providing any egress solutions, traffic impact studies, or emergency evacuation planning. This is particularly concerning given West Kelowna's history of wildfire evacuations and the future opening of George Pringle Secondary School, which will increase daily traffic volumes and pedestrian activity. When combined with anticipated growth in Westbank Urban Centre Areas A and B, the impacts of this proposal

create substantial risks that have not been mitigated. The failure to address these cumulative concerns would directly affect neighbourhood safety, mobility, and the livability of the area.

Given the proposal's inconsistencies with the OCP, the lack of meaningful community engagement, and the unresolved impacts on neighbourhood safety, character, and property values, I respectfully request that Council deny the rezoning application in its current form. As a homeowner of more than two decades, it is difficult and frankly insulting to see a proposal that would depreciate my home by more than \$100,000 without providing any benefit or protection for existing residents. A more appropriate, OCP-aligned approach would be to consider a Neighbourhood Centre designation that incorporates low-rise forms, appropriate transitions, and parkland placed where it actually serves the community. I urge Council to uphold responsible planning standards and require revisions that support safe, compatible, and sustainable growth for the Westbank Centre neighbourhood.

Sincerely,

Stephen Lees

A black rectangular redaction box covering the signature area.

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** File Number Z 24-02 – Proposed Rezoning of Brown Rd  
**Date:** Monday, December 8, 2025 1:03:50 PM

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Attn: Corporate Officer  
Re: File Number Z 24-02 – Proposed Rezoning of Brown Rd

Jillian Wise  
2554 Pineridge Pl, West Kelowna, BC V4T 2J7  
November 8, 2025

To Mayor and Council,

**I am writing to formally state my opposition to the proposed rezoning under File Number Z 24-02.**

This rezoning would significantly change the established character of our neighborhood. Our street is composed of long-standing family homes, quiet surroundings, and natural open space that has always been an important part of why residents chose to live here. The proposed changes would alter that character in ways that do not align with the existing community or the expectations of those who live adjacent to this land.

I want to emphasize that the residents on our street are collectively opposed to this rezoning. There has been clear, consistent concern expressed about increased traffic, density, unmet infrastructure needs, and the loss of the environmental space. The open land behind our homes has functioned as an essential part of the neighborhood's identity, and removing or intensifying that use would negatively impact everyone who lives here.

We respectfully request that Council consider the strong community opposition and the long-term implications this rezoning would have on neighborhood cohesion, livability, and environmental quality. Maintaining the current zoning best supports the character and well-being of the existing community.

Thank you for your consideration.

Sincerely,

Jill Wise  
Marketing Strategist | AI Systems

**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Attention: Corporate Officer File Number (Z 24-02)  
**Date:** Monday, December 8, 2025 1:05:50 PM

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Nate Wise  
2554 Pineridge Pl, West Kelowna, BC V4T 2J7, Canada

Hello,

I am writing to formally state my opposition to the proposed rezoning under File Number Z 24-02.

This rezoning would significantly change the established character of our neighborhood. Our street is composed of original family homes, quiet surroundings, and natural open space that has always been an important part of why residents chose to live here. The proposed changes would alter that character in ways that do not align with the existing community or the expectations of those who live adjacent to this land.

The residents on our street are altogether opposed to this rezoning. There has been clear, consistent concern expressed about increased traffic, noise, density, and the loss of the natural buffer that currently provides privacy, safety, and environmental value. The open land behind our homes is an essential part of the neighborhood's identity, and removing or drastically altering it would negatively impact everyone who lives here.

We respectfully request that Council consider the strong community opposition and the long-term implications this rezoning would have on neighborhood cohesion, livability, and the ecosystems which are precious. Maintaining the current zoning best supports the character and well-being of the existing community.

Thank you for your consideration.

Nate Wise

Lynn Jackson  
3850 Brown Road, Unit 103  
Westbank, BC  
V4T 2J5



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

December 8, 2025

Attention: Corporate Officer  
re **File Number (Z24-02)**

Dear Sir or Madame,

As a resident home owner in the area, I am writing to comment and express concerns about the proposed development adjacent to Pineridge Place just east of Brown Road and the rezoning of the property from RU4 - Rural Residential Large Parcel to a Comprehensive Development which will include apartments, town houses, a day care facility and commercial buildings along Elliot Road.

Myself and several residents in my building have serious concerns about the size and scope of this proposal which promises to be about the size of a small city, suddenly injected into a not easily accessible piece of property.

### **SPECIFICS**

One of the main concerns has to do with the amount of traffic that will inevitably come about if this proposal is accepted as is. Getting into and out of Brown Road - especially in time of emergency when there are evacuation alerts is a serious consideration. Just two summers ago in 2023 our building was on a emergency alert - I was watching flames which appeared to be just at the end of Brown Road looking towards Hwy 97.

At present there is only one way into and out of our property and the other town house complexes on our street - and this is a dangerous situation already!

### **Photo Taken from my Balcony during Evacuation Alert**

In addition there is the concern about the need for increased water pressure, sewage, sidewalks and proper lighting along the the Brown Road area. People here are already under periodic water restrictions and unless this infrastructure is fixed, your densification project appears to promise a huge burden on the already limited infrastructure.

Residents here on Brown Road , including seniors with walkers, are always walking their animals day and night along Brown Road. A recent petition went out to reduce the speed limit along this road for safety reasons because of several near accidents. How would the traffic be controlled if there was a huge influx of **motor bikes** and cars being funneled onto and around our already crowded road?

At present there are areas where residents are forced to walk across a busy street to get to a sidewalk with no additional lighting. There are no crossing paths! What about the added noise pollution that can come from constant traffic (motor bikes and cars) into and out of the area? Will provision be made for additional visitor parking in the area ? At present the East side of Brown Road is full of cars parking along the side of the road in front of the Cidery - presumably because there is no where else for them to park .



In summery the size of the new proposal seems excessive to our ability here to absorb the number of new residents that would impact the tone and quality of life in the community.

Yours sincerely,

Lynn Jackson



**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Subject:** Attn:corporate officer, file number (Z 24-02)  
**Date:** Monday, December 8, 2025 2:15:45 PM

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Concerning this change to this bylaw amendment. Question? We hear on the news if we don't get more snow ect, water restrictions will be more strict. How can this be if you are proposing all the condos ect. Allow so much mor demand on our water supply..

Very very unwise.

It also will be a traffic night mare. Our property value will go down.

I strongly oppose this amendment.

Ps. I on.y got this letter Friday.

Judy Pebernat  
#207 3890 Brown rd  
West Kelowna  
V4T 2J3

Sent from my iPad

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

I live on Pineridge Place, looking directly towards the lake and at the property that is being proposed for development, with the address of 3898 Brown Road, owned by Homestar Investments out of Surrey.

I am submitting my concern about this very large development. It will change this area, and beyond, in West Kelowna. The access roads will be overloaded, but even worse will be the parking issues. You only have to look at Elliott Road, where the new apartments have been built there, to see what happens. Cars are parked along Elliott for a long way. And also along Brown Road and Old Okanagan Highway where the Miravista apartment residents have filled the side roads with parked cars.

The other issue is that there are so many 6 storey buildings in that space.

But the biggest issue for me and my neighbours is how close 6 storey apartments will be, behind our single family homes. Many of us have gardens, and I can't even imagine how the sunlight will get past the buildings to reach our vegetables and fruits and flowers. And we will experience an utter lack of privacy. I hope you can keep in mind the area that will back on to Pineridge Place and take that into consideration.

I know there is a big push for more housing, but the fact is that there are many empty apartments in West Kelowna.

I hear over and over again from many residents that they are tired of all the apartments being built, the overcrowding, the traffic, etc.

This development compromises the character of our community. It is not appropriate for this space and neighborhood. It is not sensitive to the single family homes that border this property, along Pineridge Place.

I strongly urge council to reject it.

Thanks for your time.

Suzanne Boos

[REDACTED]

[REDACTED]

2547 Pineridge Place, West Kelowna

## **To Corporate Officer, File Number (Z 24-02)**

I live on Pineridge Place, and am writing against the proposal for the development at 3898 Brown Road.

I am very concerned about this very large development. It will change this area in West Kelowna, and impact areas all around it. The traffic will greatly increase getting in and out of this area, which will already be seeing increased traffic once the new high school is completed in less than 2 years. Parking issues will be even greater. You can look at Elliott Road where the new apartments have been built there to see what happens. Cars are parked along Elliott, and also along Brown Road and Old Okanagan Highway where the Miravista apartment residents have filled the side roads with parked cars. And other areas where apartments have been built. There simply aren't enough parking spots! And too much traffic for the access and feeder roads.

The other issue is that there are so many 6 storey buildings in that space. They will be packed in very tight.

But the biggest issue for me and my neighbours is that there will be 6 storey apartments directly behind our single family homes. We will experience a total lack of privacy. We will have a huge shadow over our homes, our back yards and gardens. I hope you can keep in mind the location and height of the buildings that will back on to Pineridge Place and consider the lives of the people who live there.

I know there is a big push for more housing, but the fact is that there are many empty apartments in West Kelowna.

I hear over and over again from many residents that they are tired of all the apartments being built, the overcrowding, the traffic, etc. We choose to live in West Kelowna to stay farther away from all of that.

This development compromises the character of our community. It is much too large for the space and neighborhood. I strongly urge council to reject it

Thanks for your time.

Alrik Forbes

2547 Pineridge Place, West Kelowna

December 7, 2025

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

From:  
Ken Cooper  
3880 Brown Road, Suite 210  
West Kelowna V4T 2J5



To: Mayor and Council

I am writing to express my concern about the above proposed rezoning application vis-a-vis the density being considered for the property in question. It is my understanding that about 1000+ living spaces may be constructed on a parcel that is slightly more than twice the size (buildable area) of our complex at Monticello, which houses 132 suites.

There are a number of issues raised by densification of the parcel at 3898 Brown Road, created partly by its location, which may not have been foreseen in the generalized language of the OCP. In my submission, I am focused on water supply.

In the Okanagan-Similkameen, we have the smallest per person supply of water in Canada (Statistics Canada, Human Activity and the Environment: Annual Statistics 2003. p. 8 - Attached). This is compounded by three things:

- We use about twice the amount of water per household than the rest of Canada at 1032 litres/day, including landscape irrigation (Okanagan Basin Water Board website)
- Our population growth has exceeded 136% from 1971 to 2001 (Statistics Canada, p. 9 – Attached)
- Precipitation forecasts are uncertain, including a dropping percentage of precipitation as snow (Water Management Branch – Ministry of Water, Land and Resource Stewardship – Attached)

I understand the residential development, as proposed, would consist of 12 - 6 story buildings, reducing daily water consumption to an estimated 391 litres per unit (without irrigation). However, increasing the concentration of dwelling units without landscape still imposes a significant demand. (A former colleague in my public health profession once stated that the benefits of reduced water use are lost if it is used as a means to increase development.) We may have reached or exceeded total available water allotment, but I'm not suggesting any development be denied. However, I hope that Council will seriously consider requesting the developer to significantly scale back the scope of the project.

We are entering uncertain times as the enclosed OBWB Drought Bulletin indicates “After several years of persistent drought, it will take a long stretch of consistent rain and snow to finally recharge the watershed – the natural sponge that holds our water.”

Respectfully submitted

[Redacted]  
Ken Cooper, CPHI(C)  
[Redacted]  
[Redacted]

Table 1.3  
Water resource characteristics by major river basin<sup>1</sup>

Code	River basin name	Mean annual											
		Water area <sup>3</sup>			Streamflow <sup>4</sup>				Precipitation <sup>5</sup>			Dams	
		Total area <sup>2</sup> km <sup>2</sup>	As a share		Rate m <sup>3</sup> /s	Total km <sup>3</sup>	Per unit area thousand m <sup>3</sup> /km <sup>2</sup>	As a share percent	Rate mm	Volume km <sup>3</sup>	Number units	Generating capacity <sup>6</sup> MW	
			of total percent	Per capita m <sup>2</sup>									
1	Pacific Coastal	334 452	15 041	4.5	10 944	16 390	516.9	1 545	15.6	1 354	451	50	1 648
2	Fraser-Lower Mainland	233 105	9 015	3.9	4 462	3 972	125.3	537	3.8	670	156	24	848
3	Okanagan-Similkameen	15 603	650	4.2	2 279	74	2.3	150	0.1	466	7	3	594
4	Columbia	87 321	2 482	2.8	15 457	2 009	63.4	726	1.9	776	68	56	5 153
5	Yukon	332 906	9 329	2.8	343 653	2 506	79.0	237	2.4	346	115	10	76
6	Peace-Athabasca	485 146	16 725	3.4	48 306	2 903	91.5	189	2.8	497	241	17	3 427
7	Lower Mackenzie	1 330 481	176 937	13.3	3 623 373	7 337	231.4	174	7.0	365	486	18	83
8	Arctic Coast-Islands	1 764 279	177 906	10.1	10 617 432	8 744	275.8	156	8.3	189	333	0	0
9	Misouri	27 097	1 129	4.2	120 359	12	0.4	14	0.0	390	11	2	13
10	North Saskatchewan	150 151	7 245	4.8	5 539	234	7.4	49	0.2	443	67	6	504
11	South Saskatchewan	177 623	6 243	3.5	3 522	239	7.5	42	0.2	419	74	21	310
12	Assiniboine-Red	190 705	9 098	4.8	6 665	50	1.6	8	0.0	450	86	3	168
13	Winnipeg	107 654	20 599	19.1	247 350	758	23.9	222	0.7	683	74	98	905
14	Lower Saskatchewan-Nelson	360 883	67 612	18.7	309 699	1 911	60.3	167	1.8	508	183	60	4 941
15	Churchill	313 572	51 858	16.5	593 728	701	22.1	70	0.7	480	151	12	119
16	Keewatin-Southern Baffin	939 568	161 438	17.2	13 416 290	5 383	169.8	181	5.1	330	310	0	0
17	Northern Ontario	691 811	55 952	8.1	391 174	5 995	189.1	273	5.7	674	466	60	1 116
18	Northern Quebec	940 194	148 986	15.8	1 426 559	16 830	530.8	565	16.0	698	656	66	15 238
19	Great Lakes-St. Lawrence	582 945	134 928	23.1	7 624	7 197	227.0	389	6.8	957	556	623	12 515
20	North Shore-Gaspé	369 094	37 363	10.1	74 117	8 159	257.3	697	7.8	994	367	129	10 785
21	Saint John-St. Croix	41 904	1 800	4.3	4 481	779	24.6	586	0.7	1 147	48	54	1 864
22	Maritime Coastal	122 056	6 728	5.5	4 469	3 628	114.4	937	3.5	1 251	153	60	411
23	Newfoundland-Labrador	380 355	55 388	14.6	107 731	9 324	294.0	773	8.9	1 030	392	90	6 693
	Canada	9 978 904	1 174 452	11.8	39 139	105 135	3 315.5	332	100.0	545	5 451	1 462	67 411

## Notes:

- These major river basins and associated flow measures are adapted from "Laycock (1987) (see full reference below). Some of these river basin aggregates have more than one outflow.
- Area includes the Canadian portion of the Great Lakes.
- Water area figures are calculated from the Canada-wide 1-km water fraction derived from National Topographic Database maps.
- Basins at the US-Canada border exclude inflow from U.S. portion of basin region.
- Precipitation has been estimated from an Inverse Distance Weighted (IDW) interpolation of the 1971 to 2000 normals.
- The generating capacity refers to the maximum power capability from hydro plants. The survey coverage for those plants is limited to those utilities and companies which have at least one plant with a total generating capacity of over 500 KW.

## Sources:

- Environment Canada, 2003, *Canadian Climate Normals, 1971 to 2000*, Meteorological Service of Canada, [www.msc-smc.ec.gc.ca/climate/climate\\_normals/index\\_e.cfm](http://www.msc-smc.ec.gc.ca/climate/climate_normals/index_e.cfm) (accessed February 21, 2003).
- Pearse, P.H., F. Bertrand and J.W. MacLaren, 1985, *Currents of Change: Final Report of the Inquiry on Federal Water Policy*, Environment Canada, Ottawa.
- Fernandes, R., G. Pavlic, W. Chen and R. Fraser, 2001, Canada-wide 1-km water fraction, National Topographic Database, Natural Resources Canada, [www.nrcan.gc.ca/ess/\\_portal\\_esst.cache/gc\\_ccrs\\_e](http://www.nrcan.gc.ca/ess/_portal_esst.cache/gc_ccrs_e) (accessed April 29, 2002).
- Laycock, A.H., 1987, "The Amount of Canadian Water and its Distribution," in *Canadian Aquatic Resources*, no. 215 of *Canadian Bulletin of Fisheries and Aquatic Sciences*, M.C. Healey and R.R. Wallace (eds.), 13-42, Fisheries and Oceans Canada, Ottawa.
- Natural Resources Canada, GeoAccess Division, 2003, 1:1 Million Digital Drainage Area Framework, version 4.8b.
- Statistics Canada, 2001 *Census of Population*.
- Statistics Canada, 2000, *Electric Power Generating Stations*, Catalogue no. 57-206-XIB.

## 1.3 The Great Lakes

The five Great Lakes, which rank among the 15 largest lakes in the world, contain 22 634 km<sup>3</sup> of fresh water<sup>1</sup> (Table 1.5). The entire drainage basin covers an area of 766 000 km<sup>2</sup>, including eight states and two provinces. Water travelling from the western side of Lake Superior to the Gulf of St. Lawrence flows through 3 790 km of lakes, rivers, channels, locks and canals; this water highway stretches from Duluth, Minnesota to Anticosti Island, Quebec.

The Great Lakes have contributed significantly to the history and growth of Canada and the United States. The St.

Lawrence Seaway, officially opened in 1959, transports materials on ships from the 'heartland' of North America to ports all over the world. Major industries along the lakes include steel, paper, chemicals and motor vehicles. Major cargo includes grain, iron ore, coal, steel, machinery and consumer goods. On average, 50 million tonnes of cargo are shipped annually through the seaway.<sup>2</sup>

### Lake levels

The water levels in the five lakes are influenced by the precipitation, snowmelt, evaporation and evapotranspiration occurring in each basin. In spring and summer, the water levels increase because of spring snowmelt and precipitation, whereas the fall and winter levels decrease as

1. United States Environmental Protection Agency, *The Great Lakes: An Environmental Atlas and Resource Book, Great Lakes Factsheet no. 1*, [www.epa.gov/glnpo/atlas/gl-fact1.html](http://www.epa.gov/glnpo/atlas/gl-fact1.html) (accessed June 11, 2003).

2. Great Canadian Rivers, *The St. Lawrence Seaway: Economic Engine of the Northeast*, [www.greatcanadianrivers.com/rivers/stlawer/economy-home.html](http://www.greatcanadianrivers.com/rivers/stlawer/economy-home.html) (accessed October 8, 2002).

Table 1.4  
Population characteristics by major river basin,<sup>1</sup> 1971 to 2001

Code	River basin name	Total population <sup>4</sup>		Population		Population		Population density in 2001		Mean annual streamflow per capita
		1971	2001	as a share of total 2001	change 1971 to 2001	By total area <sup>2</sup>	By water area <sup>3</sup>			
		persons		percent		persons/km <sup>2</sup>		thousand m <sup>3</sup> /person		
1	Pacific Coastal	916 210	1 374 422	4.58	50.0	4.1	91.4	376		
2	Fraser - Lower Mainland	967 851	2 020 656	6.73	108.8	8.7	224.1	62		
3	Okanagan - Similkameen	120 553	285 145	0.95	136.5	18.3	438.7	8		
4	Columbia	131 462	160 605	0.54	22.2	1.8	64.7	394		
5	Yukon	17 204	27 148	0.09	57.8	0.1	2.9	2 911		
6	Peace - Athabasca	206 564	346 234	1.15	67.6	0.7	20.7	264		
7	Lower Mackenzie	34 182	48 832	0.16	42.9	0.0	0.3	4 738		
8	Arctic Coast - Islands	7 690	16 756	0.06	117.9	0.0	0.1	16 457		
9	Missouri	14 349	9 378	0.03	-34.6	0.3	8.3	40		
10	North Saskatchewan	844 730	1 307 959	4.36	54.8	8.7	180.5	6		
11	South Saskatchewan	948 446	1 772 288	5.91	86.9	10.0	283.9	4		
12	Assiniboine - Red	1 250 804	1 365 079	4.55	9.1	7.2	150.0	1		
13	Winnipeg	84 685	83 277	0.28	-1.7	0.8	4.0	287		
14	Lower Saskatchewan - Nelson	237 276	218 315	0.73	-8.0	0.6	3.2	276		
15	Churchill	61 711	87 343	0.29	41.5	0.3	1.7	253		
16	Keewatin - Southern Baffin	6 271	12 033	0.04	91.9	0.0	0.1	14 107		
17	Northern Ontario	149 112	143 036	0.48	-4.1	0.2	2.6	1 322		
18	Northern Quebec	87 805	104 437	0.35	18.9	0.1	0.7	5 082		
19	Great Lakes - St. Lawrence	12 759 943	17 698 641	58.98	38.7	30.4	131.2	13		
20	North Shore - Gaspé	503 796	504 113	1.68	0.1	1.4	13.5	510		
21	Saint John - St. Croix	365 294	401 681	1.34	10.0	9.6	223.2	61		
22	Maritime Coastal	1 329 135	1 505 585	5.02	13.3	12.3	223.8	76		
23	Newfoundland - Labrador	523 238	514 131	1.71	-1.7	1.4	9.3	572		
	Canada	21 568 311	30 007 094	100.00	39.1	3.0	25.5	110		

## Notes:

1. These major river basins and associated flow measures are adapted from "Laycock (1987) (see full reference below). Some of these river basin aggregates have more than one outflow.

2. Area includes the Canadian portion of the Great Lakes.

3. Water area figures are calculated from the Canada-wide 1-km water fraction derived from National Topographic Database maps.

4. Numbers based on the 2001 Census of population of Statistics Canada.

## Sources:

Environment Canada, 2003, *Canadian Climate Normals, 1971 to 2000*, Meteorological Service of Canada, [www.msc-smc.ec.gc.ca/climate/climate\\_normals/index\\_e.cfm](http://www.msc-smc.ec.gc.ca/climate/climate_normals/index_e.cfm) (accessed February 21, 2003).

Pearse, P.H., F. Bertrand and J.W. MacLaren, 1985, *Currents of Change: Final Report of the Inquiry on Federal Water Policy*, Environment Canada, Ottawa.

Fernandes, R., G. Pavlic, W. Chen and R. Fraser, 2001, Canada-wide 1-km water fraction, National Topographic Database, Natural Resources Canada, [www.nrcan.gc.ca/ess/\\_portal\\_esst.cache/gc\\_ccrs\\_e](http://www.nrcan.gc.ca/ess/_portal_esst.cache/gc_ccrs_e) (accessed April 29, 2002).

Laycock, A.H., 1987, "The Amount of Canadian Water and its Distribution," in *Canadian Aquatic Resources*, no. 215 of *Canadian Bulletin of Fisheries and Aquatic Sciences*, M.C. Healey and R.R. Wallace (eds.), 13-42, Fisheries and Oceans Canada, Ottawa.

Natural Resources Canada, GeoAccess Division, 2003, 1:1 Million Digital Drainage Area Framework, version 4.8b.

Statistics Canada, Censuses of Population 1971 and 2001.

Table 1.5  
Profile of the Great Lakes

Lake	Lake size			Lake area		Lake depth		Lake volume km <sup>3</sup>	Lake retention years	Dominant land use/cover
	Length	Width	Shoreline	Surface water	Total basin	Average	Maximum			
		km		km <sup>2</sup>		m				
Ontario	311	85	1 146	18 960	82 990	86	244	1 640	6	Agriculture and forest
Erie	388	92	1 402	25 700	103 700	19	64	484	3	Agriculture
Huron	332	245	6 157	59 600	193 700	59	229	3 540	22	Forest
Michigan	494	190	2 633	57 800	175 800	85	282	4 920	99	Agriculture and forest
Superior	563	257	4 385	82 100	209 800	147	406	12 100	191	Agriculture

## Source:

United States Environmental Protection Agency, *The Great Lakes: An Environmental Atlas and Resource Book, Great Lakes Factsheet no. 1*, [www.epa.gov/glnpo/pallas/gl-fact1.html](http://www.epa.gov/glnpo/pallas/gl-fact1.html) (accessed June 11, 2003).

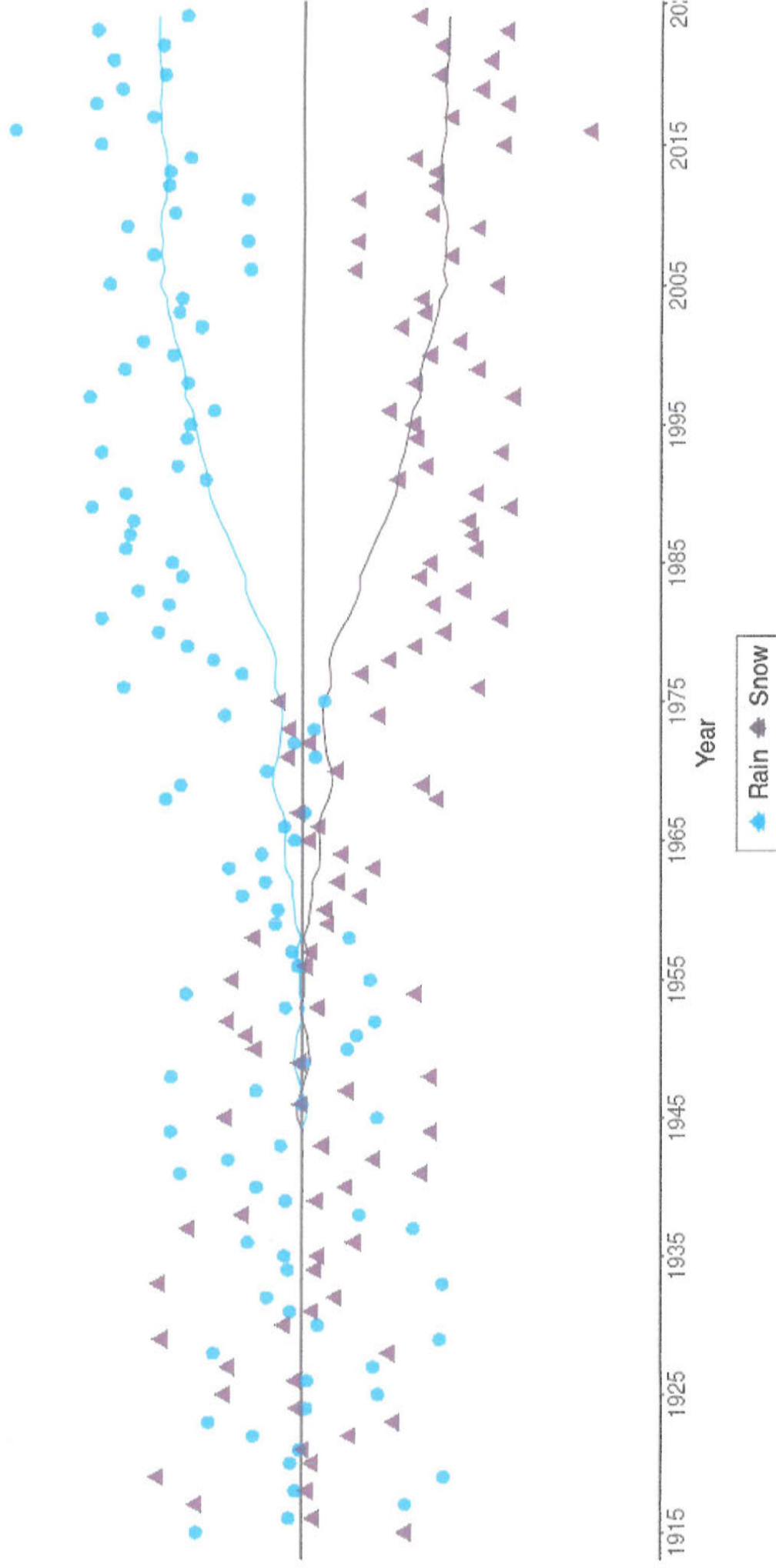
warmer water evaporates into the cooler air. Ice cover in the latter part of winter prevents evaporation to some extent. During cold winters, all the lakes ice up in bays near the shoreline; some of the lakes freeze over entirely.

Fluctuating water levels are a normal occurrence in the Great Lakes. However, over the last decade, the region has experienced six warmer-than-average years with increased evaporation and evapotranspiration rates. Ice cover that would usually slow evaporation in winter has not occurred

to its normal extent or duration and has not taken place in the typical locations. More importantly, declines in snowfall have reduced peak water levels in the system. Over the past five years, winter precipitation in the northern lake areas (Superior, Michigan, Huron) has been below average.<sup>1</sup>

1. Montaigne, F., 2002, "Water Pressure", *National Geographic*, September, 202:3, 2-33.

# Type of Precipitation Kelowna



*Trend is calculated by taking a rolling average of the preceding 30 years.*

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## 2025 Drought Bulletin

Dec. 1, 2025 | Issue 10

# Okanagan Ends Another Season in Drought

As the first snowflakes touch the Okanagan Valley, we reflect on a concerning trend: dry conditions that have persisted every year since 2022.

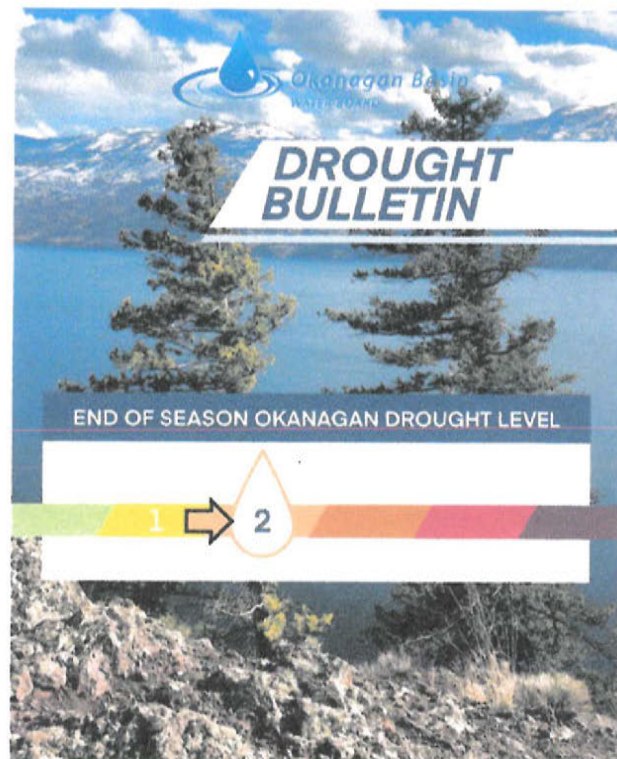
The 2025 drought was caused by a perfect storm of factors: pre-existing dryness, a small snowpack that melted early and persistent below-average rainfall. While this summer wasn't as severe as 2023, many streams across the valley still experienced low water flows and high temperatures.

The impact of the dryness hit hardest where water supply and demand were out of sync. Although sporadic rainfalls helped top up many reservoirs, they were simply not enough to recharge the landscape itself.

After several years of persistent drought, it will take a long stretch of consistent rain and snow to finally recharge the watershed—the natural sponge that holds our water.

Provincial Drought levels are only updated during the core drought season which typically begins post-freshet and ends with the onset of winter conditions.

[You can check out a wrap of the 2025 drought season here.](#)



**From:** [REDACTED]  
**To:** [City of West Kelowna Submissions](#)  
**Cc:** [MayorAndCouncil](#); [Jason Friesen](#); [Stephen Johnston](#); [Carol Zanon](#); [Garrett Millsap](#); [Rick de Jong](#); [Tasha Da Silva](#)  
**Subject:** Attn: Corporate Office File # Z 24-02  
**Date:** Saturday, December 6, 2025 7:05:19 PM

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You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.**

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Zoning Amendment Bylaw no. 0320.13  
3898 Brown Rd  
Corporate Officer  
City Hall  
3731 Old Okanagan Hwy  
West Kelowna BC V4T 0G7

I am providing this submission regarding the Notice of First Reading with regards to the Zoning Application Z 24-02 pertaining to 3898 Brown Road. Upon general review of the Official Community Plan for West Kelowna (OCP) and Bill 44 of the Provincial government I have significant related to inconsistencies, subjective justification by the applicant, neighbourhood impact, housing diversity as well as adherence to Bill 44.

The proposed development does not seem to be appropriate or sensitive to the surrounding context including land use, character of the area and a desirable environment. (See OCP General Land Use policy section 2.1 Article 3 page 22. Twelve 6 story buildings are not sensitive or appropriate to single family houses on Pineridge Place.

The proposal seems to contradict Section 2.2 of the OCP which summarizes the intent and purpose of each land use designation.

The OCP defines medium density as - Medium density features low rise buildings that may include a mix of uses, forms and styles. Low rise being 1-3 storeys and mid-rise )as per the OCP) as 4-6 storeys. The developer does not include any low rise buildings

The proposal seeks approval for "up to 12 storeys" which is twice the OCP's height intent.

The OCP's intent is for residential shoulders to serve as a soft edge- medium density zone that gradually steps down in scale and intensity. The developer suggests an abrupt transition, incompatible scale, significant shadowing, privacy intrusion and a hard urban edge. The OCP calls for sensitive moderation.

The proposal does not meet the objective of the OCP in section 2.5.1.1 whereby "the OCP wants to promote development that delivers diversity of multiunit housing, forms, tenures and levels of affordability in the Westbank Urban Centre; The developer wants to deliver only ONE multi housing form and does not include townhouses or single family housing.

OCP section 2.5.1.4 states "to sensitivity transition from the Westbank Urban Centre to the surrounding neighbourhoods" Twelve six storey buildings built directly adjacent to single family homes do not seem to adhere to this sensitivity. Twelve six storey buildings contradict the intent of section 2.5.2 which requires "Low rise residential development in the form of townhouses (3 or greater units). Furthermore this section indicates a Mandatory Transition Down in Height and the developer has not complied with this section as the proposal indicates that the SIX storey buildings will be built adjacent to existing homes.

OCP section 3.6.3.1 page 96 emphasizes the Attainable housing Objectives should "promote complete neighbourhoods that enable people to remain in their neighbourhood through all life stages..." The developers proposal does not meet this criteria.

The OCP vision is for complete neighbourhoods with reliable, safe access and mobility. Further development of egress, traffic impact, emergency evacuation and road improvements are not addressed in this proposal.

With these considerations I implore the city council to re-think this proposal. Deny the six storey form and request compliance with the OCP's low rise townhouse policy, adhere to height transitions and sensitive design demands of the OCP.

Sincerely,

Glenn Mageau  
2531 Pineridge Place  
West Kelwona BC  
V4T 2J7

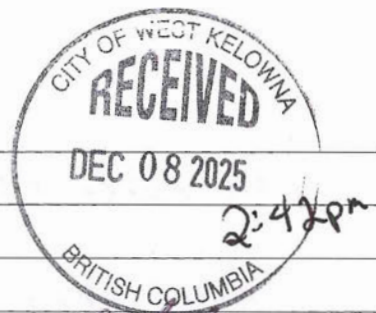
[REDACTED]

--

Glenn Mageau

[REDACTED]

[REDACTED]



To:  
The City Council of West Kelowna

Re: High Density Development behind Linden Estates

I went to the council meeting Nov. 19/2025 and sat in on this meeting.

The developer says numerous times they are going above and beyond. !!! Not true.

The developer is only making money and is hoping within 15 years the City of W. Kelowna will change its policy and allow high rises to be developed within the next 15 years

Six, six story wood frame buildings with stores on the bottom levels will be a huge mistake!!

This project will ruin West Kelowna as a city.

The traffic will be too congested for the space.

People in West Kelowna don't want another Kelowna which has been ruined by all the development that has gone on there!!

The stores on the bottom levels will only add more traffic than the 2000 people that will be living in these condos. *The condos are our homes nobody wants stores down below their homes!!*

There will not be enough green space with all the people!! There will not be enough parking.

They will build the condos all around in a square and leave a puny green space.

in Kelowna.

They say they are giving us such a deal as they will keep the building back so many feet. Big deal that doesn't help raise curbside by traffic coming to the stores etc, and new condos and rental people living in this high density area.

They don't build paved shoulders for roads only in front of the new buildings. The road on Carrington for example has no shoulders paved or otherwise.

The new condos behind Winners on Carrington don't even have parking underneath.

All the way past the new condos on Carrington to the McDonalds on Selkirk is dangerous to walk at night or day. No street lights exist. No paved sidewalks exist. No paved shoulders exist.

People walk babies in strollers with dog on leashes. Old people have scooters and walkers have no place safe to walk but the widest roadway on Carrington.

The infrastructure does not keep up now with the buildings they are allowing to be built.

They can't sell the condos around our city now.

When... this building... it will be...

have seniors and young people walking  
the pets and babies on these roads

The City of West Kelowna is being ruined  
by this High Density Plan.

sincerely,



# 4310-3842 Old Okanagan Hwy.  
West Kelowna, B.C.  
N4T 3G7

December 8, 2025

Mayor and Council  
City of West Kelowna

Dear Mayor and Council,

We are submitting these petitions for your review prior to First Reading on the development at the end of Brown and Elliott Roads – File #Z24-02. When combined with the most recent petitions submitted by Monticello, it contains the names and signatures of over four hundred (400) residents who reside in close proximity to the proposed development.

This proposal will have a profound effect on our community, not only in the traffic volumes on our roads and other infrastructure, but on available services such as medical, educational, and recreational. More importantly, it will greatly change the nature of our community from a quieter neighbourhood with agricultural and natural surroundings (which is why many residents moved here) to a high density area.

In talking to City of West Kelowna representatives, it was expressed that as residents, we had our chance during the OCP open houses and in the lead up to its adoption in 2023 to provide input on the development of this area. The development of the OCP however, spanned an unprecedentedly difficult time within our community. Speaking personally, I lost my job during this time because of COVID regulations and was by no means alone in this. Gas prices were steadily climbing to hit all-time highs in 2022, with the result that food prices were also climbing, as they still are. It is one thing for city staff who were well-paid during this time, and still are, to have these open houses; it is another thing for the general public, many who were, and still are, struggling to make ends meet in a very difficult and unprecedented period, to take their eyes off this to focus on city planning. As I spoke to many residents in circulating this petition, it became very evident that there are many who have no idea about what is in the OCP, if they even knew of such a document. They were also completely unaware of development proposal #Z24-02.

I believe it would be helpful for the planning department to audit their mechanisms for gathering public input and disseminating information. For example, the information regarding this development, for the most part, is provided only to residents residing within one hundred (100) metres of the development even though it will significantly impact the whole of the immediate surrounding area. We recognize it was advertised in the local newspaper, however anyone in today's society recognizes that newspapers are not very widely read anymore and the information is provided only a few days before the submission deadline. We also recognize the planning department is following legislation in these mechanisms but is it not possible for them to find fair, transparent, and equitable ways to go over and above the legislation for developments within the City of West Kelowna? Many residents with whom I spoke were quite angry that, because of Bill 44, they were denied the opportunity for a public hearing or to speak otherwise directly to their elected representatives in a formal setting about this development, a right I am confident elected representatives would appreciate for themselves.

We are not opposed to measured and sustainable development but this proposal is excessive and, in a number of ways, inconsistent with the OCP, and we urge our Council to have the development significantly amended and scaled back to a level that is a better fit with our neighbourhood and the OCP.

Thank you for your consideration.  
On behalf of the signers of this petition,  
Jordie Bowen [REDACTED]  
[REDACTED]





# Petition to Stop the High Density Development at the South End of Brown and Elliott Roads

## File #Z24-02

To the Honourable City Council of West Kelowna:

We, the residents of Brown, Elliott, and Ingram roads and surrounding area are greatly concerned about the potential approval of Z24-02, which would see a 21-acre parcel of land adjacent to Glen Canyon Regional Park and ALR lands at the South end of Elliott and Brown roads rezoned from Rural Residential to a Comprehensive Development Plan so as to permit the construction of 1,078 units in 12 buildings with heights up to 6 stories.

The implications of such a development on existing infrastructure, quality of life, and surrounding lands (ie. park land and ALR lands) are considerable. Brown Road already has significantly increased traffic due to the addition of Truck 59 and Crown & Thieves. A development of the size being proposed would add hundreds of additional vehicles traveling from the end of Brown and Elliott Roads to Highway 97; and this on top of the traffic that will be generated by the new high school. Traffic through the Westbank town center is already bumper-to-bumper even outside rush hours.

Where will the water come from to supply such a large project? We have already been on water restrictions for the past few years.

The addition of a development whose population is potentially larger than the town of Lumby will transform this neighborhood from the quieter, natural and rural community that attracted so many, to a very dense urban area that many were seeking to escape by moving here. Such a development will place increased demand on local health care, school, and recreation facilities and on employment opportunities which are already being stretched thin. As residents of West Kelowna we applaud measured and reasonable development but we feel this development proposal does not meet that test as it compromises the sustainability, safety, and character of this community and we urge Council to reject it.

NAME	PHONE #	ADDRESS	POSTAL CODE
Jill Gilbrugh	[REDACTED]	305 - 3854 Brown Rd	V4T 2J5
Claire Dacre	[REDACTED]	01-3854 BROWN RD	V4T 2J5
M Bicknell	[REDACTED]	06-3854 Brown R	V4T 2J5
B Fussell	[REDACTED]	55-3854 Brown Rd	V4T 2J5
[REDACTED]	[REDACTED]	07-3854 BROWN RD	V4T 2J5
[REDACTED]	[REDACTED]	406-3854 Brown Rd	V4T 2J5
C. GILWINGHAM	[REDACTED]	3854 BROWN RD	V4T 2J5
MIKE SALI	[REDACTED]	3850 BROWN RD	V4T-2J5
George Mikolaj	[REDACTED]	3854 BROWN Rd.	V4T 2J5
Milada Mikolaj	[REDACTED]	3854 Brown Rd.	V4T 2J5
EVANGELINE	[REDACTED]	3854 BROWN RD.	V4T 2J5
Dizica Kukec	[REDACTED]	107 3854 BROWN RD	V4T 2J5
[REDACTED]	[REDACTED]	3854 Brown.	V4T 2J5
Marianne Advait	[REDACTED]	3854 Brown Rd #209	V4T 2J5
Tina Amaral	[REDACTED]	08-3854 BROWN RD.	V4T 2J5
[REDACTED]	[REDACTED]	03-3854 BROWN RD	V4T 2J5

(16) OTHER SIDE



# Petition to Stop the High Density Development at the South End of Brown and Elliott Roads

## File #Z24-02

To the Honourable City Council of West Kelowna:

We, the residents of Brown, Elliott, and Ingram roads and surrounding area are greatly concerned about the potential approval of Z24-02, which would see a 21-acre parcel of land adjacent to Glen Canyon Regional Park and ALR lands at the South end of Elliott and Brown roads rezoned from Rural Residential to a Comprehensive Development Plan so as to permit the construction of 1,078 units in 12 buildings with heights up to 6 stories.

The implications of such a development on existing infrastructure, quality of life, and surrounding lands (ie. park land and ALR lands) are considerable. Brown Road already has significantly increased traffic due to the addition of Truck 59 and Crown & Thieves. A development of the size being proposed would add hundreds of additional vehicles traveling from the end of Brown and Elliott Roads to Highway 97; and this on top of the traffic that will be generated by the new high school. Traffic through the Westbank town center is already bumper-to-bumper even outside rush hours.

Where will the water come from to supply such a large project? We have already been on water restrictions for the past few years.

The addition of a development whose population is potentially larger than the town of Lumby will transform this neighborhood from the quieter, natural and rural community that attracted so many, to a very dense urban area that many were seeking to escape by moving here. Such a development will place increased demand on local health care, school, and recreation facilities and on employment opportunities which are already being stretched thin. As residents of West Kelowna we applaud measured and reasonable development. This development proposal does not meet that test as it compromises the sustainability, safety, and character of this community and we urge Council to reject it.

NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
SANDIE MAIS	[Redacted]	[Redacted]	7309, 3767 Brown Rd	V4T 1Y1
Tarde Thompson	[Redacted]	[Redacted]	303 <sup>rd</sup> 3767 Brown Rd	V4T 1Y1
Colleen Tockin	[Redacted]	[Redacted]	284 3767 Brown Rd.	V4T 1Y1
[Redacted]	[Redacted]	[Redacted]	222 3767 BROWN RD	V4T 1Y1
Li Mark	[Redacted]	[Redacted]	04-3767 Brown Rd	V4T 1Y1
Linda Glew	[Redacted]	[Redacted]	06-3767 BROWN RD	V4T 1Y1
DONALD CRAIG	[Redacted]	[Redacted]	109-3767 Brown Rd	V4T 1Y1
Wanda Staples	[Redacted]	[Redacted]	201-3767 Brown Rd.	V4T 1Y1
PATRICIA REGAN	[Redacted]	[Redacted]	307-3767 Brown Rd.	V4T 1Y1
MICHAEL G. REAPER	[Redacted]	[Redacted]	307-3767 Brown Rd.	V4T 1Y1
Joris Mast	[Redacted]	[Redacted]	302-3767 Brown Rd.	V4T 1Y1
KEES & JOANA	[Redacted]	[Redacted]	306-3767 BR. RD	V4T 1Y1
TERRY LINDA	[Redacted]	[Redacted]	106-3767 BROWN RD	V4T 1Y1
DARLENE ESTERVA	[Redacted]	[Redacted]	105-3767 BROWN RD	V4T 1Y1
Carl Hamel	[Redacted]	[Redacted]	201-3767 Brown Rd, WK, BC	V4T 1Y1
George JARYK	[Redacted]	[Redacted]	205-3767 Brown Rd	V4T 1Y1
Phyllis Adams	[Redacted]	[Redacted]	305 3767 BR RD	V4T 1Y1

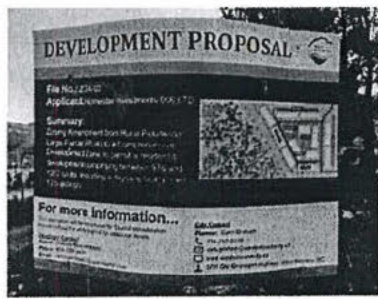




Name	Signature	Contact Information	Address	Postal Code
Jim Wadden			3815 Brown Rd. 108	V4T1R8
Barbara Kempas			212 3815 Brown Rd	V4T1R8
Jacqueline Fenton			204 3815 Brown Rd	V4T1R8
SHEILA Wilson			11-3815 Brown Rd	V421R8
DAN Ziemmer			HOUSE 3815 Brown Rd	V4T1R8
SCHERZ PER			100- 3815 Brown Rd	"
RICHARD FUNNELL			102 3815 BROWN RD	V4T1R8
Tracey Clement			211-3815 Brown Rd	V4T1R8
DONNA SCHERREVITCH			01, 3815 BROWN ROAD	V4T1R8
ELSIE JACKSON			201-3815 BROWN RD.	V4T1R8
MATTHEW KRISHENKIA			208-3815 BROWN Rd.	V4T1R8
Sharon Brind			2202-Brown 3543 R.	V4T2S3
Kim Semonick			206-3815 Brown Rd	V4T1R8
Marta K			112 <sup>Brown Rd.</sup> 3815	V4T1R8
J. Kessel			306-3815	V4T1R8
T. LAM			210-3815 BROWN Rd	V4T1R8
SHANNON FRIGAN			3044 McCormick Rd West Kelowna	V4T1C1
GORD MEDZIANIA			302 3815 BROWN Rd	V4T1R8
ELLIE TAYLOR			305 3815 BROWN RD	V4T1R8
Rosanne Craig			109 3815 Brown Rd	V4T1R8
Sheila BRIDGEMAN			305-3815 Brown Rd	V4T1R8
Ted North			307-3815 Brown Rd	V4T1R8
Zofia			3815 BROWN RD 2031 Maple	V4T1R8
Suey Winstanley			303-3815 Brown Rd	V4T1R8
PHYLLIS McLEMPH			304-3815 Brown Rd	V4T1R8
VERN COLE			103-3815 Brown Rd.	V4T1R8
John + Carolyn Carter			211-2870 Brown Rd. W. Kelowna	V4T2J5
* CHRIS WAGAR			203 - 2427 Inglewood RD	V4T2L4
Margaret Klatsch			304 Old Okanagan	

\*

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# Petition to Stop the High Density Development at the South End of Brown and Elliott Roads

## File #Z24-02

To the Honourable City Council of West Kelowna:

We, the residents of Brown, Elliott, and Ingram roads and surrounding area are greatly concerned about the potential approval of Z24-02, which would see a 21-acre parcel of land adjacent to Glen Canyon Regional Park and ALR lands at the South end of Elliott and Brown roads rezoned from Rural Residential to a Comprehensive Development Plan so as to permit the construction of 976 to 1,282 units in 13+ buildings with heights up to 12 stories.

The implications of such a development on existing infrastructure, quality of life, and surrounding lands (ie. park land and ALR lands) are considerable. Brown road already has significantly increased traffic due to the addition of Truck 59 and Crown & Thieves. A development of the size being proposed would add hundreds of additional vehicles traveling from the end of Brown and Elliott roads to Highway 97; and this on top of the traffic that will be generated by the new high school. Traffic through the Westbank town center is already bumper-to-bumper even outside rush hours.

Where will the water come from to supply such a large project? We have already been on water restrictions for the past few years.

Fire Chief Broland says our ladder trucks can only reach to a maximum height of 6 stories, which means residents and firefighters would be put at significant risk with this proposed development.

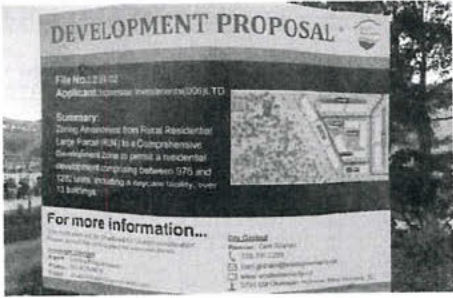
The addition of a development whose population is larger than the town of Lumby will transform this neighborhood from the quieter, natural and rural community that attracted so many, to a very dense urban area that many were seeking to escape by moving here.

Such a development will place increased demand on local health care, school, and recreation facilities and on employment opportunities which are already being stretched thin.

As residents of West Kelowna we applaud measured and reasonable development. This development proposal does not meet that test as it compromises the sustainability, safety, and character of this community and we urge council to please reject it.

Name	Signature	Contact Information	Address	Postal Code
Laurie Bowen	[Redacted]	[Redacted]	3834 Brown Rd. V4T 2J3	V4T 2J3
Jordie Bowen	[Redacted]	[Redacted]	" " "	" "
Beo McDonnell	[Redacted]	[Redacted]	3840 Brown Rd.	V4T 2J3
Chardene MacDonell	[Redacted]	[Redacted]	3828 Brown Rd.	V4T 2J3
Adam Cooke	[Redacted]	[Redacted]	3828 Brown Rd.	V4T 2J3
Peter Wong	[Redacted]	[Redacted]	3822 Brown Rd.	V4T 2J3
Sheela Christerson	[Redacted]	[Redacted]	3815 - Brown Road	V4T 2J3
AL Duck	[Redacted]	[Redacted]	3815 " "	" "
Stacy Hankins	[Redacted]	[Redacted]	3816 Brown Rd	V4T 2J3
Nathan Warup	[Redacted]	[Redacted]	2515 Pineridge	V4T 2J7
Daniel Scott	[Redacted]	[Redacted]	2523 PINERIDGE PLACE	V4T 2J7
GLENN MAGEAU	[Redacted]	[Redacted]	2531 Pineridge Pl	V4T 2J7
Mary Hines	[Redacted]	[Redacted]	2531 Pineridge Place	V4T 2J7
Michael Ward	[Redacted]	[Redacted]	2559 Pineridge Pl Westbank	V4T 2J7
John Elbert	[Redacted]	[Redacted]	Westbank BC V4T 2J7	V4T 2J7
Richard Van Nus	[Redacted]	[Redacted]	2527 Pineridge Pl	V4T 2J7

	Name	Signature	Contact Information	Address	Postal Code
1 *	Barbara			2535 Pineridge Pl West Kelowna	V4T 2J7
	Suzanne Boos			2547 Pineridge Place, West Kel.	V4T 2J7
	Alrick Forbes			2547 Pineridge Place West Kelowna	V4T 2J7
✓ *	Monika Sajdak			2551 Pineridge Pl, West Kelowna	V4T 2J7
*	Marko Sajdak			2551 Pineridge Pl West Kelowna	V4T 2J7
	Vivian Blanchard			2563 Pineridge Pl West Kelowna	V4T 2J7
	SCOTT ABMSTRONG			2575 PINERIDGE PL WEST KELOWNA	V4T 2J7
	Linda Dech			PINERIDGE E W. Kelowna	V4T 2J7
✓ *	NATE WISE			2544 PINERIDGE PLACE	V4T 2J7
✓	Jillian Wife			2554 Pineridge Place	V4T 2J7
✓ *	MARK MARY			2546 Pineridge Place	V4T 2J7
	LUCAS DINIZ			3789 BROWN RD	V4T 2J3
	GREEN VANCOUVER			3804 - BROWN RD	V4T 2J3
✓ *	Robert Graham			2436 A Ingram Rd V4T 2J3	
	John Ziljko			2436 Ingram rd	V4T 2J3
✓ *	Sue Campbell Wendy Piper			3580 BROWN RD #2	V4T 2J5
	Karen Cowling			2433 Ingram Rd	V4T 1L5
	Diana Knight			#8 - 2433 Ingram Rd	V4T 1L5
	Margaret Ingram			#8, 2433 Ingram Rd	V4T 1L5
	Cheryl Wells			6-2433 Ingram Rd	V4T 1L5
	VELTN WOODEN			108-3815 KNOW RD	V4T 1R2
✓ *	Kim KARER			3-24 33 INGRAM RD	V4T 1L5
	April White			4-2433 Ingram Rd	V4T 1L5
	Margaret Gibson			2433 Ingram	V4T 1L5
✓ *	EDITH FRYTONICK			2433 Ingram Rd	V4T-1L5
	Ruth Wiche			2433 Ingram Rd	V4T 1L4
	MERL HOSHINO			2433 INGRAM RD	V4T 1L4



# Petition to Stop the High Density Development at the South End of Brown and Elliott Roads

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Where will the water come from to supply such a large project? We have already been on water restrictions for the past few years.

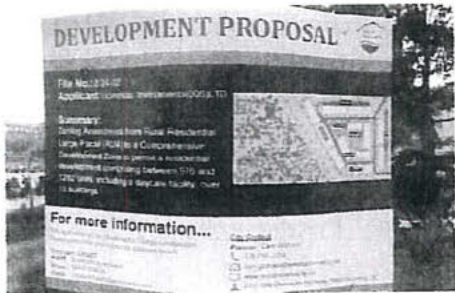
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NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
Linda Fetterly	[Redacted]	[Redacted]	200-2477 Ingram Rd	V4T 1W7
RACHEL Doyl	[Redacted]	[Redacted]	205-2477 INGRAM RD	V4T 1W7
Brent Strong	[Redacted]	[Redacted]	13508 Ingram Rd	
G + D PARBLE	[Redacted]	[Redacted]	7 2477 Ingram Rd	V4T 1W7
NORMA BUCK	[Redacted]	[Redacted]	206 Ingram	V4T 1W7
BRUCE WADGALL	[Redacted]	[Redacted]	102 2477 Ingram	V4T 1W7
LEONA WADGALL	[Redacted]	[Redacted]	102 2477 Ingram	V4T 1W7
ARLAN VEDWING	[Redacted]	[Redacted]	#301 2477 INGRAM RD	V4T 1W7
KAREN KIRK PA	[Redacted]	[Redacted]	309 "	"
Rosmary Little	[Redacted]	[Redacted]	303 "	"
Judy Bates	[Redacted]	[Redacted]	111 "	"
ROBERT NELSON	[Redacted]	[Redacted]	111 "	"
JOHN GRANT	[Redacted]	[Redacted]	108 "	"
LUCILLE GRANT	[Redacted]	[Redacted]	108 "	"
Diana Riley	[Redacted]	[Redacted]	#100 "	"
Rich CARL	[Redacted]	[Redacted]	870 306	V4T 1W7

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OVER WHEN FULL





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NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
Wendy Muir	[Redacted]	[Redacted]	559 1199 St West Kelowna	V4T 2J6
Jean Martin	[Redacted]	[Redacted]	Brown Rd. West Kelowna	V4T 2J3
[Redacted]	[Redacted]	[Redacted]	Brown Rd West Kelowna	V4T 2J3
James Davenport	[Redacted]	[Redacted]	3843 Brown Rd	V4T 2J3
[Redacted]	[Redacted]	[Redacted]	390 Brown Rd	V4T 2J4
Claire Dack	[Redacted]	[Redacted]	3854 BROWN RD	V4T 2J5
Kim Engler	[Redacted]	[Redacted]	3870 Brown Rd	V4T 2J5
PREFONTAINE	[Redacted]	[Redacted]	3843 Brown Rd	V4T 2J3
NOVA BACLAN	[Redacted]	[Redacted]	3833 BROWN RD	V4T 2J3
TWILYA FRANKS	[Redacted]	[Redacted]	3833 Brown Rd	V4T 2J3
Chae [Redacted]	[Redacted]	[Redacted]	3833 BROWN RD	V4T 2J3
[Redacted]	[Redacted]	[Redacted]	3079 East Rd	
[Redacted]	[Redacted]	[Redacted]	0617	V4T-2J5
[Redacted]	[Redacted]	[Redacted]	991-3885	V4T-2J5
Ryan Skulsky	[Redacted]	[Redacted]	213-3843 Brown Rd.	V4T 2J3
Reg Lennor	[Redacted]	[Redacted]	3843 Brown Rd 2214	V4T 2J3





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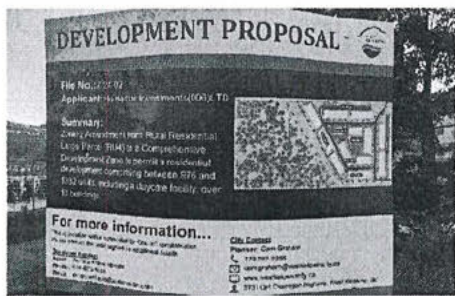
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NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
Bill Bayne	[Redacted]	[Redacted]	MIRA VISTA (2nd FLR)	
John Winterton	[Redacted]	[Redacted]	2420 Ingram Rd. #209	V4T 1L4
Lexis Roder	[Redacted]	[Redacted]	2420 Ingram Rd #206	V4T 1L4
Debbie Cable	[Redacted]	[Redacted]	" " " #108	V4T 1L5
Dennis Enkur	[Redacted]	[Redacted]	7107-2420 Ingram Rd	V4T 1L5
LINDA ENKUR	[Redacted]	[Redacted]	7107-2420 Ingram Rd.	V4T 1L5
MARY ANDERSON	[Redacted]	[Redacted]	2505 Ingram Rd Wk	V4T 2Y8
ELIZABETH MICHAEL	[Redacted]	[Redacted]	2505 Ingram Rd Wk	V4T 2Y8
* Adeline Bowman	[Redacted]	[Redacted]	#3 3760 Old Ok. Hwy.	V4T 2Y8
Ehid McLeod	[Redacted]	[Redacted]	#2 3760 Old Ok Hwy.	V4T 2Y8
* KATALIN ZSUTS	[Redacted]	[Redacted]	3740 1 Old Okanagan Hwy.	
Fae McMath	[Redacted]	[Redacted]	" " " " "	
Donna McMath	[Redacted]	[Redacted]	3740 Old Okanagan Hwy	V4T 2J2
* Valerie Krauska	[Redacted]	[Redacted]	#3-3740 Old Okanagan Hwy	V4T 2J2
GRACE SCHMIDT	[Redacted]	[Redacted]	#4-3760 Old Okanagan Hwy	V4T 2J2
	[Redacted]	[Redacted]		V4T 1L4

(16)

long term.

NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
* Mandy Shaker	[REDACTED]	[REDACTED]	28-2433 Ingram Rd WK	V4T 1L4
Sharon Lee P			1430 29-2433 Ingram Rd	V4T 1L4
* Gloria Thaker			Box 48 2433 INGRAM RD.	V4T 1L4
* ARLENE ROBINSON			#39-2433 Ingram Rd	V.4T 1L4
Randy R & S			#30, 2433 West Kelowna Rd	V4T 1L4
HEATHER HAITHAKI			BROWN RD	
Andrew Bennett			3 Brown RD	V4T 2J3
Jennifer Landis			#1309-3833 Brown RD	V4T 2J3
Caiti Pugh			1509-3833 Brown Rd	V4T 2J5



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NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
W. Merrett	[Redacted]	[Redacted]	1103 3833 Brown Rd	V4T2J3
N. Elliott	[Redacted]	[Redacted]	1405 3833 Brown Rd	V4T2J3
N. Kumar	[Redacted]	[Redacted]	1207-3833 Brown Rd	V4T2J3
[Redacted]	[Redacted]	[Redacted]	1301-3833 Brown Rd	V4T2J3
Vance Blackburn	[Redacted]	[Redacted]	1404-3833 Brown Rd	V4T2J3
S. Webb	[Redacted]	[Redacted]	3833-1104 - Brown Rd	V4T2J3
Denise Russell	[Redacted]	[Redacted]	1313-3833 Brown Rd	V4T2J3
Judy Withford	[Redacted]	[Redacted]	1209-3833 Brown Rd.	V4T2J3
Ron Nielson	[Redacted]	[Redacted]	#1209-383 Brown Rd	V4T2J3
Karl Kretschmer	[Redacted]	[Redacted]	#1408-3833 Brown Rd.	V4T2J3
Cindy Kathrynuk	[Redacted]	[Redacted]	1405-3833 Brown Rd	V4T2J3
Bonnie Martin	[Redacted]	[Redacted]	1214-3833 Brown Rd	V4T2J3
Carley Hunter	[Redacted]	[Redacted]	1410-3833 Brown Rd	V4T2J3
Bryn Cox	[Redacted]	[Redacted]	1314-3833 Brown Rd	V4T2J3
A. Fredericks	[Redacted]	[Redacted]	1412-3833 Brown Rd	V4T2J3
CORINNE JOHNSON	[Redacted]	[Redacted]	1114-3833 BROWN RD	V4T2J3
JAMES JONES	[Redacted]	[Redacted]	1114-3833 BROWN RD	V4T2J3

(17)

TURN OVER





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PRINT NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
Jo Bradshaw	[Redacted]	[Redacted]	2505 Ingram Rd	V4T 2Y8
B. Warner	[Redacted]	[Redacted]	2505 Ingram Rd.	✓
M. LEIER	[Redacted]	[Redacted]	✓	✓
Sony	[Redacted]	[Redacted]	✓	✓
MINA HUBIC	[Redacted]	[Redacted]	✓	✓
ANN DEACON	[Redacted]	[Redacted]	✓	✓
[Redacted]	[Redacted]	[Redacted]	✓	✓
A.M. GRAHAM	[Redacted]	[Redacted]	2505 - INGRAM RD	✓
LORRAINE WILKINSON	[Redacted]	[Redacted]	232 - ✓	✓
GARY DUROSE	[Redacted]	[Redacted]	3212 REGENT RD W. KELOWNA	V4T 1B2
DONNA GINTHER	[Redacted]	[Redacted]	2505 INGRAM Rd.	-
DONNA WORKMAN	[Redacted]	[Redacted]		✓
ELLY HEICHER	[Redacted]	[Redacted]	✓ ✓	✓ ✓
Dorothy Boehm	[Redacted]	[Redacted]	369 Ingram Rd	V4T 2Y8
KERRI LOUGH	[Redacted]	[Redacted]	54 3955 Suncrest Ct, Kel	V1W 4E8
Rhonda Tomlinson	[Redacted]	[Redacted]	2175 Talavera Place Westbank BC	V4T 3L4



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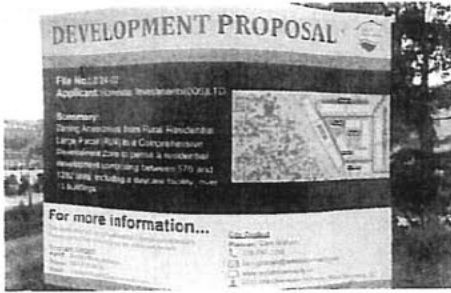
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NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
Heather Cooper	[Redacted]	[Redacted]	10-3880 Brown Rd., W. Kel.	V4T 2J5
SHIRLEY THOMPSON	[Redacted]	[Redacted]	#315-3880 Brown Rd, West Kelowna	V4T 2J5
Flo Dodge	[Redacted]	[Redacted]	109 BROWN RD W KELONA	V4T 2J5
Norma Demetrius	[Redacted]	[Redacted]	307-3880 Brown Rd	V4T 2J5
[Redacted]	[Redacted]	[Redacted]	203-3880 Brown Rd	V4T 2J5
Laurna Vinnedge	[Redacted]	[Redacted]	102-3880 Brown Rd.	V4T 2J5
Joan Dodge	[Redacted]	[Redacted]	303-3880 Brown Rd	V4T 2J5
DJS Coward	[Redacted]	[Redacted]	203-3880 Brown Road	V4T 2J5
TERRY WILSON	[Redacted]	[Redacted]	301-3880 BROWN RD	V4T 2J5
HEATHER BISSELL	[Redacted]	[Redacted]	111-3880 Brown Rd	V4T 2J5
Mary [Redacted]	[Redacted]	[Redacted]	104-3880 BROWN RD	V4T 2J5
[Redacted]	[Redacted]	[Redacted]	309 - " "	V4T 2J5
SANDRA ERICKSON	[Redacted]	[Redacted]	308-3880 BROWN RD	V4T 2J5
Brian [Redacted]	[Redacted]	[Redacted]	212-3880 Brown Rd	V4T 2J5
Nancy [Redacted]	[Redacted]	[Redacted]	113-3880 Brown Rd.	V4T 2J5
Jack [Redacted]	[Redacted]	[Redacted]	112-3880 Brown Rd	V4T 2J5
Ken Cooper	[Redacted]	[Redacted]	210-3880 Brown Rd.	V4T 2J5





# Petition to Stop the High Density Development at the South End of Brown and Elliott Roads

## File #Z24-02

To the Honourable City Council of West Kelowna:

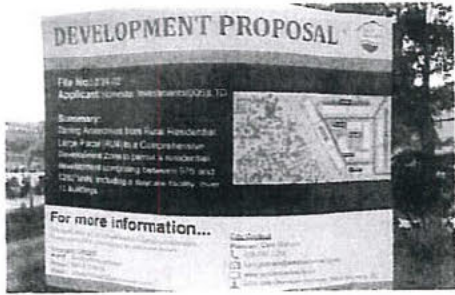
We, the residents of Brown, Elliott, and Ingram roads and surrounding area are greatly concerned about the potential approval of Z24-02, which would see a 21-acre parcel of land adjacent to Glen Canyon Regional Park and ALR lands at the South end of Elliott and Brown roads rezoned from Rural Residential to a Comprehensive Development Plan so as to permit the construction of 1,078 units in 12 buildings with heights up to 6 stories.

The implications of such a development on existing infrastructure, quality of life, and surrounding lands (ie. park land and ALR lands) are considerable. Brown Road already has significantly increased traffic due to the addition of Truck 59 and Crown & Thieves. A development of the size being proposed would add hundreds of additional vehicles traveling from the end of Brown and Elliott Roads to Highway 97; and this on top of the traffic that will be generated by the new high school. Traffic through the Westbank town center is already bumper-to-bumper even outside rush hours.

Where will the water come from to supply such a large project? We have already been on water restrictions for the past few years.

The addition of a development whose population is potentially larger than the town of Lumby will transform this neighborhood from the quieter, natural and rural community that attracted so many, to a very dense urban area that many were seeking to escape by moving here. Such a development will place increased demand on local health care, school, and recreation facilities and on employment opportunities which are already being stretched thin. As residents of West Kelowna we applaud measured and reasonable development. This development proposal does not meet that test as it compromises the sustainability, safety, and character of this community and we urge Council to reject it.

NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
C. KIRKPATRICK	[REDACTED]	[REDACTED]	#104-3870 BROWN RD	V4T 2J5
M. DUGGAN	[REDACTED]	[REDACTED]	204, 3870 BROWN Rd.	V4T 2J5
Madege Frigon	[REDACTED]	[REDACTED]	311 3870 BROWN RD	V4T 2J5
Jo-Anne Duwe	[REDACTED]	[REDACTED]	112-3870 BROWN RD	V4T 2J5
S&K ZAREMBA	[REDACTED]	[REDACTED]	310 @ 3870 BROWN RD	V4T 2J5
M. L. YOUNG	[REDACTED]	[REDACTED]	209-3870 Brown Rd	V4T 2J5
Gary Perkins	[REDACTED]	[REDACTED]	113-3870 Brown Rd	V4T 2J5
DAVE SERUTON	[REDACTED]	[REDACTED]	210, 3870 Brown Rd.	V4T 2J5
Audrey Hardy	[REDACTED]	[REDACTED]	203, 3870 Brown Rd.	V4T 2J5
Charlotte Perche	[REDACTED]	[REDACTED]	109, 3870 BROWN Rd	V4T 2J5
G. Fessenden	[REDACTED]	[REDACTED]	#106, 3870 BROWN RD	V4T 2J5
Judy Smith	[REDACTED]	[REDACTED]	110-3870 Brown Rd	V4T 2J5
Laurel Perkins	[REDACTED]	[REDACTED]	113-3870 Brown Road	V4T 2J5
JOHN CARTER	[REDACTED]	[REDACTED]	211-3870 BROWN ROAD	V4T 2J5
Margaret McLean	[REDACTED]	[REDACTED]	309-3870 Brown Road	V4T 2J5
Pam SCHMIDT	[REDACTED]	[REDACTED]	215-3870 BROWN Rd.	V4T 2J5



# Petition to Stop the High Density Development at the South End of Brown and Elliott Roads

## File #Z24-02

To the Honourable City Council of West Kelowna:

We, the residents of Brown, Elliott, and Ingram roads and surrounding area are greatly concerned about the potential approval of Z24-02, which would see a 21-acre parcel of land adjacent to Glen Canyon Regional Park and ALR lands at the South end of Elliott and Brown roads rezoned from Rural Residential to a Comprehensive Development Plan so as to permit the construction of 1,078 units in 12 buildings with heights up to 6 stories.

The implications of such a development on existing infrastructure, quality of life, and surrounding lands (ie. park land and ALR lands) are considerable. Brown Road already has significantly increased traffic due to the addition of Truck 59 and Crown & Thieves. A development of the size being proposed would add hundreds of additional vehicles traveling from the end of Brown and Elliott Roads to Highway 97; and this on top of the traffic that will be generated by the new high school. Traffic through the Westbank town center is already bumper-to-bumper even outside rush hours.

Where will the water come from to supply such a large project? We have already been on water restrictions for the past few years.

The addition of a development whose population is potentially larger than the town of Lumby will transform this neighborhood from the quieter, natural and rural community that attracted so many, to a very dense urban area that many were seeking to escape by moving here. Such a development will place increased demand on local health care, school, and recreation facilities and on employment opportunities which are already being stretched thin. As residents of West Kelowna we applaud measured and reasonable development. This development proposal does not meet that test as it compromises the sustainability, safety, and character of this community and we urge Council to reject it.

NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
PROCHERA Donald	[Redacted]	[Redacted]	308-3870 Brown Rd Wlk	V4T 2J5
[Redacted]	[Redacted]	[Redacted]	312 - BROWN ROAD	V4T-2J5
[Redacted]	[Redacted]	[Redacted]	105-3870 BROWN Rd	V4T2J5
Heather Martine	[Redacted]	[Redacted]	W.K. BROWN ROAD	V4T2J5
Alma Mueller	[Redacted]	[Redacted]	114 3870 BROWN ROAD	V4T2J5
CATHERINE BRAZEAL	[Redacted]	[Redacted]	3870-101 BROWN Rd	V4T 2J5
Kay BRAZEAL	[Redacted]	[Redacted]	3 3870-101 BROWN RD.	V4T2J5
M. JOEHSCHER	[Redacted]	[Redacted]	3870-313 BROWN Rd	V4T2J5
H. Nawacki	[Redacted]	[Redacted]	3870-205 BROWN Rd	V4T 2J5
Ken England	[Redacted]	[Redacted]	213-3870 BROWN ROAD	V4T 2J5
[Redacted]	[Redacted]	[Redacted]	25 204 Brown Rd.	V4T 2J5
T. Linnic	[Redacted]	[Redacted]	3870 BROWN RD	V4T 2J5
ROBERT SMITH	[Redacted]	[Redacted]	3870 BROWN RD 111	V4T 2J5
ANN STOTT	[Redacted]	[Redacted]	3870 BROWN RD	V4K 2J5
Mike Richer	[Redacted]	[Redacted]	202-3870 Brown Rd	V4T 2J5
Nancy Richer	[Redacted]	[Redacted]	202-3870 Brown Rd.	V4T 2J5
BRENDA SCHEWEN	[Redacted]	[Redacted]	210-3870 Brown Rd.	V4T 2J5





# Petition to Stop the High Density Development at the South End of Brown and Elliott Roads

## File #Z24-02

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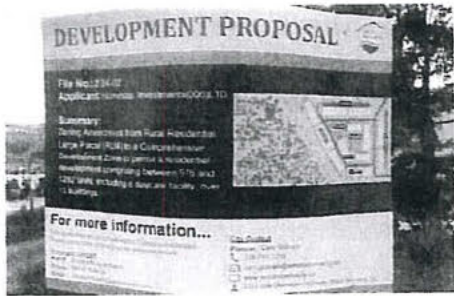
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The implications of such a development on existing infrastructure, quality of life, and surrounding lands (ie. park land and ALR lands) are considerable. Brown Road already has significantly increased traffic due to the addition of Truck 59 and Crown & Thieves. A development of the size being proposed would add hundreds of additional vehicles traveling from the end of Brown and Elliott Roads to Highway 97; and this on top of the traffic that will be generated by the new high school. Traffic through the Westbank town center is already bumper-to-bumper even outside rush hours.

Where will the water come from to supply such a large project? We have already been on water restrictions for the past few years.

The addition of a development whose population is potentially larger than the town of Lumby will transform this neighborhood from the quieter, natural and rural community that attracted so many, to a very dense urban area that many were seeking to escape by moving here. Such a development will place increased demand on local health care, school, and recreation facilities and on employment opportunities which are already being stretched thin. As residents of West Kelowna we applaud measured and reasonable development. This development proposal does not meet that test as it compromises the sustainability, safety, and character of this community and we urge Council to reject it.

NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
Herzberg E+T	[Redacted]	[Redacted]	113-3890 Brown Rd	V4T 2J5
Diane Davies	[Redacted]	[Redacted]	114-3890 Brown Rd W Kelowna	V4T 2J5
S. Van Oort	[Redacted]	[Redacted]	1304-3890 Brown Rd	V4T 2J5
JOHN VAN OORT	[Redacted]	[Redacted]	1304-3890 BROWN RD	V4T-2J5
HELEN WATKIN	[Redacted]	[Redacted]	206-3890 BROWN RD.	Same as ABOVE
GEORGE NAUROT	[Redacted]	[Redacted]	SAME AS ABOVE	SAME AS ABOVE
FRED CLARK	[Redacted]	[Redacted]	11-3890 Brown Road	V4T 2J5
CARI NOSKIN	[Redacted]	[Redacted]	106-3890 Brown Rd West K	Same as above
ROY MELOCHE	[Redacted]	[Redacted]	106-3890 Brown Rd Wk	V4T 2J5
Dave Muskens	[Redacted]	[Redacted]	108-3890 Brown Rd	V4T 2J5
Roger Ward	[Redacted]	[Redacted]	102-3890 Brown Rd	V4T 2J5
Karen Mosk	[Redacted]	[Redacted]	105-3890 BROWN RD	V4T 2J5
Richard Hobinaty	[Redacted]	[Redacted]	104-3890-Brown Rd	V4T 2J5
Dianne Hobinaty	[Redacted]	[Redacted]	104-3890 Brown Rd	V4T 2J5
Carol Moritt	[Redacted]	[Redacted]	201-3890 BROWN RD	V4T-2J5
JOAN VANSI	[Redacted]	[Redacted]	382-3890 BROWN RD.	V4T-2J5



# Petition to Stop the High Density Development at the South End of Brown and Elliott Roads

## File #Z24-02

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We, the residents of Brown, Elliott, and Ingram roads and surrounding area are greatly concerned about the potential approval of Z24-02, which would see a 21-acre parcel of land adjacent to Glen Canyon Regional Park and ALR lands at the South end of Elliott and Brown roads rezoned from Rural Residential to a Comprehensive Development Plan so as to permit the construction of 1,078 units in 12 buildings with heights up to 6 stories.

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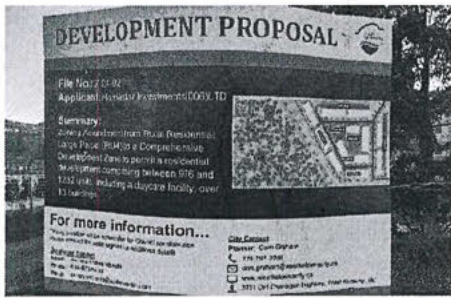
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NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
RON HOWARTH			9-3890 - BROWN ROAD	V4T 2J5
HEATHER HOWARTH			9-3890 BROWN ROAD	V4T 2J5
Doreen WILEY			" "	" "
JUANNE WILEY			" "	" "
PHYLLIS BROWN			#101-3890 BROWN RD	V4T 2J5
LINDY LESTER			#315-3890 BROWN RD	V4T 2J5
SARNA GEISS			#215-3890 BROWN RD	V4T 2J5
BOB HOLMES			800 3890 BROWN RD	V4T 2J5
CHRISTA KLEIN			110 " " "	" "
PETE WEDHAM			312-3890 BROWN RD	" "
Violet McCURRAN			810-3890 Brown Rd	V4T 2J5
PETER AUSTIN			07-3890 BROWN RD	V4T 2J5
JANICE AUSTIN			07-3890 BROWN RD	V4T 2J5
MARLENE SHARWOOD			13. 3870 - BROWN RD	V4T 2J6
Christina Parke			301 3890 Brown Rd	V4T 2J5
JACK HANSEN			208-3890 BROWN RD	V4T 2J5

GRAHAM HOLLIS

IS NOTHING Done up





# Petition to Stop the High Density Development at the South End of Brown and Elliott Roads

## File #Z24-02

To the Honourable City Council of West Kelowna:

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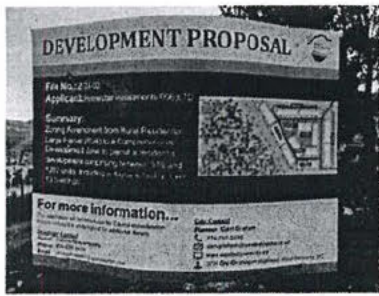
Where will the water come from to supply such a large project? We have already been on water restrictions for the past few years.

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NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
LORIELE	[Redacted]	[Redacted]	2102-3843 BROWN RD.	V4T2J3
MICHELLE HADGSON	[Redacted]	[Redacted]	2306-3843 BROWN RD	V4T2J3
SCOTT FULCO	[Redacted]	[Redacted]	2113-3843 BROWN RD	V4T2J3
SKYA	[Redacted]	[Redacted]	4634 2207	
VICKI BOHN	[Redacted]	[Redacted]	2101-3843 BROWN RD.	V4T2J3
MELISSA OLIVIER	[Redacted]	[Redacted]	2404-3843 Brown road	V4T2J3
MAGDA McCALLUM	[Redacted]	[Redacted]	2413-3843 Brown Rd	V4T 2J3
KIM FULCO	[Redacted]	[Redacted]	2113-3843 Brown Rd	V4T 2J3
RAMONA BE...	[Redacted]	[Redacted]	2403 3843 BROWN RD	V4T 2J3
M. DiLecca	[Redacted]	[Redacted]	2687/2101-3843 Brown Rd.	V4T-2J3
J. BEER	[Redacted]	[Redacted]	2201 3843 BROWN RD	V4T2J3







# Petition to Stop the High Density Development at the South End of Brown and Elliott Roads

## File #Z24-02

To the Honourable City Council of West Kelowna:

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The implications of such a development on existing infrastructure, quality of life, and surrounding lands (ie. park land and ALR lands) are considerable. Brown road already has significantly increased traffic due to the addition of Truck 59 and Crown & Thieves. A development of the size being proposed would add hundreds of additional vehicles traveling from the end of Brown and Elliott roads to Highway 97; and this on top of the traffic that will be generated by the new high school. Traffic through the Westbank town center is already bumper-to-bumper even outside rush hours.

Where will the water come from to supply such a large project? We have already been on water restrictions for the past few years.

Fire Chief Broland says our ladder trucks can only reach to a maximum height of 6 stories, which means residents and firefighters would be put at significant risk with this proposed development.

The addition of a development whose population is larger than the town of Lumby will transform this neighborhood from the quieter, natural and rural community that attracted so many, to a very dense urban area that many were seeking to escape by moving here.

Such a development will place increased demand on local health care, school, and recreation facilities and on employment opportunities which are already being stretched thin.

As residents of West Kelowna we applaud measured and reasonable development. This development proposal does not meet that test as it compromises the sustainability, safety, and character of this community and we urge council to please reject it.

Name	Signature	Contact Information	Address	Postal Code
SHARON ROSHINSKY	[Redacted]	[Redacted]	21-2433 INGRAM	V4T 1L4 *
D. Lynn KRITH	[Redacted]	[Redacted]	#43 2433 Ingram	V4T 1L4 *
M. Rust	[Redacted]	[Redacted]	#15-2433 Ingram Rd	V4T 1L4
S. Ball	[Redacted]	[Redacted]	45-2433 Ingram Rd	V4T 1L4
VAERIE THOMPSON	[Redacted]	[Redacted]	19-2433 INGRAM	V4T 1L4
Stanley J. T...	[Redacted]	[Redacted]	19-2433 Ingram Rd	V4T-1L4
Patricia McLean	[Redacted]	[Redacted]	23-2433 Ingram Rd	V4T 1L4
J. Busle	[Redacted]	[Redacted]	26 2433 INGRAM RD	V4T 1L4
SHIRLEY ALEXANDER	[Redacted]	[Redacted]	50-2433 INGRAM RD	V4T 1L4
Regina Pittelkau	[Redacted]	[Redacted]	48-2433 Ingram R	V4T 1L4

Don't Contact →  
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\*  
\*



# Petition to Stop the High Density Development at the South End of Brown and Elliott Roads

## File #Z24-02

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PRINT NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
M. J. [unclear]	[Redacted]	[Redacted]	2505 INGRAM RD.	V4T 2Y8
N. M. ELLENBAUK	[Redacted]	[Redacted]	✓	✓
[unclear]	[Redacted]	[Redacted]	"	V4T 2Y8
Don Topham	[Redacted]	[Redacted]	"	V4T 2Y8
MATTHEW WOODBASS	[Redacted]	[Redacted]	"	V4T 2Y8
DEAN BILWAN	[Redacted]	[Redacted]	✓	V4T 2Y8
Jim Jenkins	[Redacted]	[Redacted]	✓	✓
JUNE BROWN	[Redacted]	[Redacted]	"	"
DORENE JENKINS	[Redacted]	[Redacted]	"	"
Geoff Workman	[Redacted]	[Redacted]	"	"
JANICE McRae	[Redacted]	[Redacted]	✓	V4T 2Y8
MARJ ENGEN	[Redacted]	[Redacted]	✓	V4T 2Y8
S. BERTHALM	[Redacted]	[Redacted]	✓	—
ALAN BROWN	[Redacted]	[Redacted]	"	V4T 2Y8
MARILYN TRIM	[Redacted]	[Redacted]	—	///
BILL BASS	[Redacted]	[Redacted]	✓	✓



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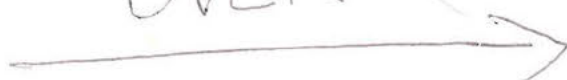
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NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
F. BARRY KOVALSKIE	[REDACTED]	[REDACTED]	307-3858 BROWN RD	V4T 2J5
ROSE NORTON-WEST	[REDACTED]	[REDACTED]	04-3858 BROWN RD	V4T 2J5
S. WATSON	[REDACTED]	[REDACTED]	08-3858 BROWN RD	V4T 2J5
J. DUNCAN	[REDACTED]	[REDACTED]	218-3858 Brown Rd	V4T 2J5
J. Nicholls	[REDACTED]	[REDACTED]	#309 3858 Brown Rd	V4T 2J5
E. Scarpino	[REDACTED]	[REDACTED]	#103 - 3858 Brown Rd.	V4T 2J5
J. Oliver	[REDACTED]	[REDACTED]	#302 - 3858 Brown Rd	V4T 2J5
S. Bond	[REDACTED]	[REDACTED]	#204 - 3858 Brown Rd	V4T-2J5
R. JACKSON	[REDACTED]	[REDACTED]	#304 3858 Brown Rd	V4T-2J5
A. Bayko	[REDACTED]	[REDACTED]	308-3858 Brown Rd	V4T 2J5
B. Conklin	[REDACTED]	[REDACTED]	#302-3858 Brown Rd	V4T 2J5
B. Scott	[REDACTED]	[REDACTED]	105, 6, " "	" "
G. Madden	[REDACTED]	[REDACTED]	210- " "	" "
Lucian	[REDACTED]	[REDACTED]	206-3858 Brown Rd	" "
Elshenham	[REDACTED]	[REDACTED]	2757 301-3858 Brown Rd	" "
[REDACTED]	[REDACTED]	[REDACTED]		

OVER



even



# Petition to Stop the High Density Development at the South End of Brown and Elliott Roads

## File #Z24-02

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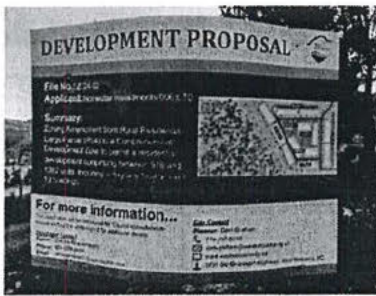
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NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
Sean Bonde	[Redacted]	[Redacted]	#8 14-3779 Brown Rd	V4T2J4
Heinz Albrecht	[Redacted]	[Redacted]	#055 3-3779 Brown Rd	V4T2J4
Ashley Smith	[Redacted]	[Redacted]	#9-3779 BROWN ROAD	V4T2J4
Corey Froese	[Redacted]	[Redacted]	#6-3779 Brown Rd	V4T2J4
Michelle Kracker	[Redacted]	[Redacted]	#4 3779 Brown rd	V4T2J4

LANDEN



# Petition to Stop the High Density Development at the South End of Brown and Elliott Roads

## File #Z24-02

To the Honourable City Council of West Kelowna:

We, the residents of Brown, Elliott, and Ingram roads and surrounding area are greatly concerned about the potential approval of Z24-02, which would see a 21-acre parcel of land adjacent to Glen Canyon Regional Park and ALR lands at the South end of Elliott and Brown roads rezoned from Rural Residential to a Comprehensive Development Plan so as to permit the construction of ~~976 to 1,202~~ <sup>1076</sup> units in ~~13+~~ <sup>12</sup> buildings with heights up to ~~12~~ <sup>6</sup> stories.

The implications of such a development on existing infrastructure, quality of life, and surrounding lands (ie. park land and ALR lands) are considerable. Brown road already has significantly increased traffic due to the addition of Truck 59 and Crown & Thieves. A development of the size being proposed would add hundreds of additional vehicles traveling from the end of Brown and Elliott roads to Highway 97; and this on top of the traffic that will be generated by the new high school. Traffic through the Westbank town center is already bumper-to-bumper even outside rush hours.

Where will the water come from to supply such a large project? We have already been on water restrictions for the past few years.

Fire Chief Broland says our ladder trucks can only reach to a maximum height of 6 stories, which means residents and firefighters would be put at significant risk with this proposed development.

The addition of a development whose population is larger than the town of Lumby will transform this neighborhood from the quieter, natural and rural community that attracted so many, to a very dense urban area that many were seeking to escape by moving here.

Such a development will place increased demand on local health care, school, and recreation facilities and on employment opportunities which are already being stretched thin.

As residents of West Kelowna we applaud measured and reasonable development. <sup>We feel that this</sup> This development proposal does not meet that test as it compromises the sustainability, safety, and character of this community and we urge council to please reject it.

Signed before updated information received from WEST KELOWNA PLANNING DEPARTMENT

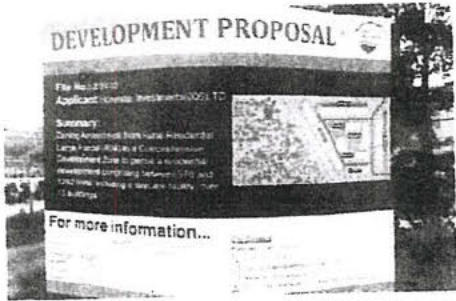
Name	Signature	Contact Information	Address	Postal Code
Lynn Jackson	[Redacted]	[Redacted]	3850 BROWN RD #103 WESTBANK BC	V4T 2J5
Nick Lapierre	[Redacted]	[Redacted]	106 3850 Brown Rd West Kelowna	V4T 2J5
John Wells	[Redacted]	[Redacted]	201 3850 Brown Rd West Kelowna	V4T 2J5
LARK (FURY)	[Redacted]	[Redacted]	102 3850 Brown Rd West Kelowna	V4T 2J5
DRAFT	[Redacted]	[Redacted]	WEST KELOWNA BC	V4T 2J5
ERNIE SCHLIPPE	[Redacted]	[Redacted]	4107 3850 BROWN RD	V4T 2J5
Cindy Edwards	[Redacted]	[Redacted]	104-3850 BROWN RD.	V4T 2J5
Rick Bobbell	[Redacted]	[Redacted]	304-3850 Brown Rd.	V4T 2J5
PENNIS + SURANN JOHNSON	[Redacted]	[Redacted]	306 3850 Brown Rd	"
LAURETTA KOHONIK	[Redacted]	[Redacted]	#307-3850 Brown Rd	V4T 2J5
RICK EDWARDS	[Redacted]	[Redacted]	102-3850 Brown Rd.	V4T 2J5
Carolyn Gifford	[Redacted]	[Redacted]	304-3850 BROWN RD	V4T 2J5
Ulla Leino	[Redacted]	[Redacted]	108 - 3850 Brown Rd	V4T 2J5
Dea Steen	[Redacted]	[Redacted]	207-3850 Brown Rd	V4T 2J5
DENNIS JOHNSON	[Redacted]	[Redacted]	105 - 3850 BROWN RD <del>250-3850 BROWN RD</del>	V4T 2J5
	[Redacted]	[Redacted]	307-3850 Brown Rd	V4T 2J5

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OVER.



LYNDEW



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## File #Z24-02

To the Honourable City Council of West Kelowna:

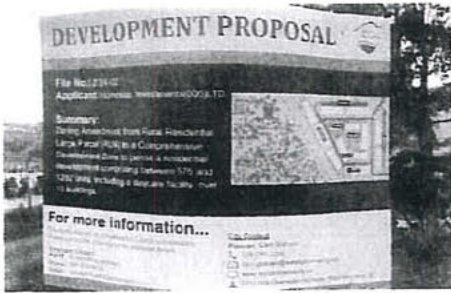
We, the residents of Brown, Elliott, and Ingram roads and surrounding area are greatly concerned about the potential approval of Z24-02, which would see a 21-acre parcel of land adjacent to Glen Canyon Regional Park and ALR lands at the South end of Elliott and Brown roads rezoned from Rural Residential to a Comprehensive Development Plan so as to permit the construction of 1,078 units in 12 buildings with heights up to 6 stories.

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NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
RICK EDWARDS	[REDACTED]	[REDACTED]	3850 BROWN RD #304	V4T 2J5
CINCY EDWARDS	[REDACTED]	[REDACTED]	3850 BROWN RD #304	V4T 2J5
Dessa Stewart	[REDACTED]	[REDACTED]	3850 Brown rd 105	V4T 2J5
LAURETTA KOLISNYK	[REDACTED]	[REDACTED]	3850 Brown Rd-102	V4T 2J5
DAVE PETERSON	[REDACTED]	[REDACTED]	3850 Brown Rd #107	V4-2J5
Iella Laird	[REDACTED]	[REDACTED]	3850 Brown Rd #207	V4T 2J5
Gladys Hibbert	[REDACTED]	[REDACTED]	307-3850 Brown Rd.	V4T 2J5
Heather Combs	[REDACTED]	[REDACTED]	302-3850 Br. Rd	V4T 2J5
(8)	[REDACTED]	[REDACTED]		



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NAME	SIGNATURE	PHONE #	ADDRESS	POSTAL CODE
Lorri Wilkie			105-3880 Brown Rd.	V4T 2J5
Elisabeth Smith			204 3880 Brown Rd	V4T 2J5
Marta Hladik			305 3880 Brown Rd.	V4T 2J5
Shirley Walrod			311-3880 Brown Rd	V4T 2J5
Laura York			201-3880 Brown Rd.	V4T 2J5
Cherifleming			1 205-3880 Brown Rd	V4T 2J5
Shirley Boyer			108-3880 Brown Rd	V4T 2J5
Colleen Peare			114 3880 BROWN ROAD	V4T 2J5
Bary Taylor			3 107-3880 BR. Rd	V4T 2J5
Zarb Campbell			215-3880 BROWN RD.	V4T 2J5
Mrag Holdstock			#202-3880 Brown Rd	V4T 2J5
Lloyd Kennedy			#302-3880 BROWN RD	11
Beverly Clayton			#314 3880 BROWN RD	V4T 2J5
H. McDonald			3880 Brown Rd.	V4T 2J5
J. Van Huystee			#209 3880 Brown Rd	V4T 2J5
Sylvia Mayer			#110-3880 Brown Rd W. Kel	V4T 2J5