



## PRE -PUBLIC HEARING SUBMISSIONS

Official Community Plan Amendment bylaw No. 100.60 AND Zoning Amendment Bylaw No. 154.92  
(File No. Z 20-06)

NO.	Date RECEIVED	Time RECEIVED	RECEIVED FROM
1.	November 12, 2020	2:20 PM	Ian D. Thompson
2.	November 18, 2020	10:52 PM	Welden & Lori Shoaf
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#1

2454 Alexandria Way  
West Kelowna, BC  
V4T 1T6

November 12, 2020

Mayor and City Councilors  
City of West Kelowna  
2760 Cameron Road  
West Kelowna, BC

**Subject: File Z 20-06: OP Amendment Bylaws 100.60 and 154.92**

Dear Mayor and Councilors,

These proposed amendments contribute again the growing problem of traffic, daily traffic congestion, and excessive noise along the Shannon Lake Road – Old Okanagan Lake Road corridor.

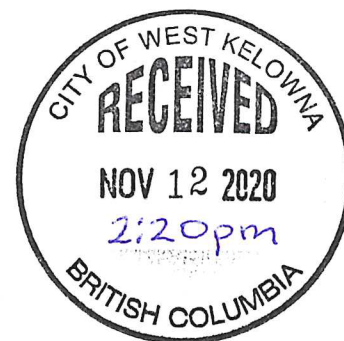
That road was never designed for the traffic flows that are there already. Perhaps none of you lives over here and understands the time it takes to get out of this area and onto Highway 97 in the morning, or onto Shannon Lake Road from any side street at 07:30 or on a weekend, but I can assure you that is has become excessive. This proposed development only adds further to developments on Talus Ridge, the 1000 houses planned for Stevens Road, and those ridiculous apartment buildings on Old Okanagan Highway near Butt Road. All these developments together will put hundreds of more vehicles on an already over-crowded road system. There are daily bottlenecks at Stevens Road, Butt Road, Reece Road, and the Highway 97 intersection. Traffic is also a serious safety concern for anyone trying to walk or bicycle on Shannon Lake Road, as well as for vehicles trying to enter the road from any other street.

Three years ago when I moved here, I could sleep in my front bedroom with the window open; now, I cannot because of non-stop vehicle noise all night long along Shannon Lake Road. That road was built a long time ago, with no vision for what has happened since. The City lacks the infrastructure for this proposed amendment, as well as for all the other ongoing and planned developments near Shannon Lake area.

Until there is another road out of this area, I must strenuously object to this proposed development and all other developments, including the Stevens Road development. You simply cannot continue to add vehicles onto a road corridor that already cannot handle the volume.

Sincerely,

[REDACTED]  
Ian D. Thompson



#2

## Meg Jacks

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**From:** Meg Jacks  
**Sent:** November 19, 2020 9:45 AM  
**To:** Meg Jacks  
**Subject:** RE: Submission to West Kelowna City Council - Att: City Clerk File No. Z-20-06

**From:** Lori Shoaf [REDACTED]  
**Sent:** November 18, 2020 10:52 PM  
**To:** info west kelowna <info@westkelownacity.ca>  
**Subject:** Submission to West Kelowna City Council - Att: City Clerk File No. Z-20-06

Attention Mayor and City Council,

We have reviewed the Developer's request to rezone the parcel in question on Tallus Ridge Drive, West Kelowna, from P1 to R3 zoning with intention to build approximately 26 low density multiple family townhouse dwellings, and share the multiple concerns of our neighbours.

Beside the fact that the proposed dwellings would be an unwelcome density within 100 meters of our A1 zoned property on Shannon Lake Road, we object to the R3 rezoning in this district as there is already evidence of traffic congestion in our community.

If anything, the appropriate zoning on surrounding properties should be limited to single family dwellings, which in our opinion would still be overwhelming in addition to the massive existing subdivision. As well, we are aware of additional recent applications on the opposite side of Shannon Lake Road to construct multiple family dwellings, which have thankfully not progressed to a final stage. However, it is likely just a question of time.

We are not expecting to hold back change completely. We feel the proposed zoning is overreaching and needs to be tempered down in keeping with the semi-country environment of this area, a feature which has attracted residents like ourselves to settle here. We suspect the developer is trying to maximize profits without proper consideration for the impact of infrastructure / servicing concerns as well as the quality of life and peaceful enjoyment for surrounding property owners.

Thank you for consideration of our viewpoint in this matter.

Respectfully,

*Welden & Lori Shoaf*  
*3005 Shannon Lake Road, West Kelowna V4T1T6*