

#1 May 17, 2021  
@ 10:16 PM

**Meg Jacks**

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**From:** Mike Porter <[REDACTED]>  
**Sent:** May 17, 2021 10:16 PM  
**To:** City of West Kelowna Submissions  
**Cc:** Mike Porter  
**Subject:** File Z 20-11 re: 2416 Saddleback Way Development

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Please confirm receipt of this email.

We live directly across from the proposed development on Saddleback Way, and while we do not oppose a Congregate Housing development, we adamantly do oppose the sheer size of it, specifically the outrageous number of units being potentially added to our cul-de-sac.

Saddleback Way is home to 32 homes from one end to the other, and offers a quiet, peaceful neighbourhood with little to no concerns about traffic or noise. We purchased our home here because we wanted to live in a quiet, peaceful neighborhood with little to no traffic, so our kids and neighbours can safely enjoy being out in the neighbourhood, without having to worry about a 300% increase in traffic at all hours of the day and night.

Our children and our neighbourhood children can currently play outside in our cul-de-sac without having to worry about hundreds of additional vehicle trips per month coming and going up and down Saddleback Way. Constructing a 107-unit apartment style building for seniors will completely change the peace and quiet character of our family-oriented cul-de-sac, potentially quadrupling the number of residences. Our kids will no longer be able to play outside on their bicycles or scooters.

The proposed development of 107 units provides seriously inadequate on-site parking for tenants, guests and relatives of potential residents. If one were to drive by The Heritage development on Brown Road, council will notice that (post-construction) on-street parking usage is still incredibly high. There are rarely any on-street parking spaces available and their parking lots are full (I drive by daily).

While Saddleback Way does allow on street parking, we ask the City to come and see what the crest of Saddleback Way would look like from a safety aspect as cars round the hill, to the top of the hill. It is a blind summit, and our children will definitely be at risk. Our neighbours walking their pets will be at risk. Will the developer install speedbumps to slow vehicles as they come up into our quiet cul de sac?

The "road study" completed for the City and presented to the locals (a small table indicating an additional 18 cars per day - really?) did not include the additional increase in taxis, shuttle buses, emergency vehicles, visitors, employees and delivery vehicles which will completely change the character of the neighborhood. There was no mention of demographics in the study (who exactly would be coming and going?), and the numbers presented were completely unprofessional and did not communicate true, realistic data to the attendees.

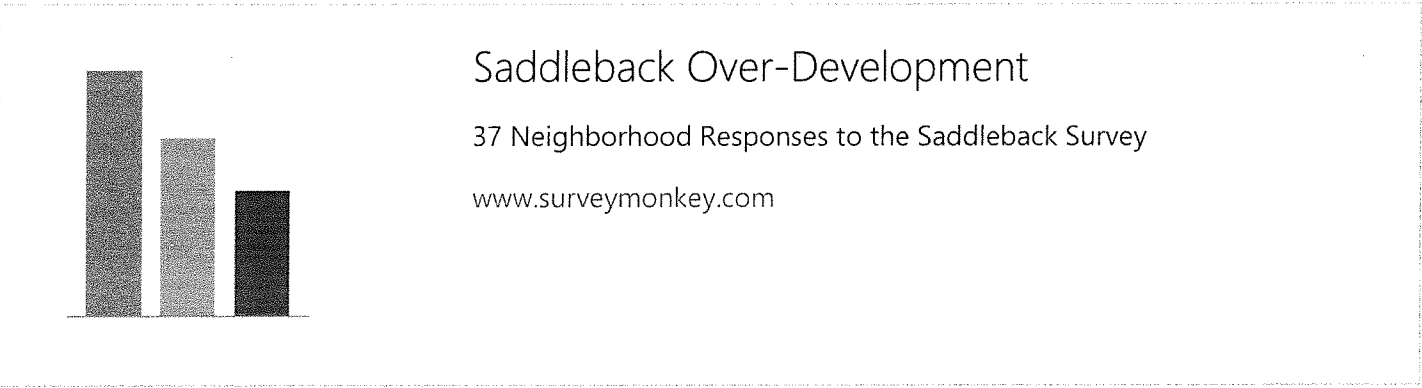
We also add that the ramp leading up to the proposed development is incredibly steep. While the developer has offered to widen the access point, in the winter months we have observed cars and trucks backing up to

our front lawn, to take a run at the access lane, and fail to get up in the winter, over and over, even with regular plowing. It is a significant hazard and obstacle, for residents and emergency vehicles. Further to above, how will seniors get out and about in the neighborhood (we are above the snow line up here).

There were also discussions from the Developer to help with transit service being added to the Asquith/Saddleback turnoff. We would ask Council to come up for a visit on any Saturday or Sunday to try and squeeze through the traffic lined up at the transfer station. Even with flagging crews there regularly, the risk of an accident would be compounded significantly with seniors trying to negotiate a huge gauntlet of traffic. Significant risk to everyone on foot.

Lastly, we surveyed the neighborhood using Survey Monkey, and found that the majority of our neighbours also oppose this development. The link to the results is here <https://www.surveymonkey.com/results/SM-CV3C37389/>

Please print the attached survey for council to review as part of this submission.



K Michael Porter  
2419 Saddleback Way  
West Kelowna BC  
V4T2Z6

# 2 May 18, 2021  
@ 12:07 PM

**Meg Jacks**

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**From:** Paul Chelli [REDACTED]  
**Sent:** May 18, 2021 12:07 PM  
**To:** City of West Kelowna Submissions  
**Cc:** teresa  
**Subject:** Zoning Amendment Bylaw no. 154.102, Til No Z20-11

Regarding the Saddleback Way Development Proposal "Site Specific Zoning Text Amendment in order to allow Congregate Housing as a permitted use on the subject property for a proposed senior's housing development", at 2416 Saddleback Way, West Kelowna, Lot 41, DL 703, ODYD, Plan KAP88313, We are opposed to this and outline our concerns below.

My wife and I have resided at 2425 Saddleback Way, West Kelowna since 2015 and later in a legal suite since 2018.

When we first moved to 2425 Saddleback Way to occupy the main residence until the suite was constructed, we were pleased to hear that the neighbourhood would remain quiet and low density,

1. Potential damage to homes as a result of blasting and the recourse residents will have. Can the City assure that the blaster and developer carry sufficient insurance to protect the homeowners property as a result of potential damage from blasting?
2. Will access and egress to our cul-de-sac neighbourhood be impacted during construction and blasting? What will the duration of blasting be? We do not have to point out that there is only one access road in and out of our neighbourhood. If road access is obstructed during construction and blasting, this impacts the residents ability in getting to work, school, medical appointments, etc, let alone firetrucks and/or ambulances ability to access the neighbourhood in the event of an emergency.
3. Will staff and residents of the housing unit be parking along Saddleback Way? This road becomes a hazard in the winter with the buildup of ice and snow. Will snow removal and winter road maintenance be increased by the City of West Kelowna? If not, we foresee accidents, injuries and insurance claims.
4. What will the estimated increase in traffic be, including emergency vehicles, delivery vehicles, staff and residential vehicles be if approved? Compare this to the Heritage on Brown Road where parking is near impossible in and around that site.
5. Has a survey or study been done to determine the willingness of seniors to live in a housing unit that is up on a hill and not within reasonable walking distance to amenities?
6. As this is currently a quiet family neighbourhood and children ride their bicycles on the road, their safety will also be impacted.

As residents of the neighbourhood, we support a maximum of 14 private dwellings at 2416 Saddleback Way, West Kelowna, BC.

We strongly encourage that Council does not approve this Zoning Text Amendment.

Sincerely,





#3

May 19, 2021  
@ 8:21 AM

**Meg Jacks**

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**From:** Geoff Sawyer [REDACTED]  
**Sent:** May 19, 2021 8:21 AM  
**To:** City of West Kelowna Submissions  
**Subject:** File Z 20-11 re: 2416 Saddleback Way

From: Geoff Sawyer and Nancy Harkness  
2437 Saddleback Way,  
West Kelowna, BC  
V4T 3H3

We are adamantly opposed to the proposed development on Saddleback Way based on the following:

- We are a quiet Cul de Sac with many young families, the increase in traffic will ruin the quiet nature of our neighborhood
- With the increase in traffic, the safety of the children in the neighborhood will be at risk
- The increase in noise as a result of the proposed project (vehicles, air conditioning, buses, deliveries) will a detriment to the neighborhood
- With one way in and one way out we have concerns from an emergency standpoint (fire etc)
- We have all invested in our properties and the proposed development will negatively impact this investment
- The view from the houses above will be impeded. Considering that this is a major value feature, again negative impact on investment
- Major concern with the required blasting. The close proximity to homes will surely impact the home structures. Regardless of the blasting companies insurance, in the event of our homes being damaged why should homeowners have to absorb the risk of chasing compensation. Further to this, the potential of major structural damage to our homes (cracked foundations etc.) is beyond an inconvenience. Specifically high impact repairs potentially requiring major demo and repair to both inside and outside of our properties.

# 4 May 19, 2021 @ 11:51 AM

**Meg Jacks**

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**From:** Kelsey Galbraith [REDACTED]  
**Sent:** May 19, 2021 11:51 AM  
**To:** City of West Kelowna Submissions  
**Subject:** Attn: City Clerk, File Number (Z 20-11)

Attn: City Clerk, File Number (Z 20-11)  
James & Kelsey Galbraith  
2405 Saddleback Way  
West Kelowna, BC V4T 2Z6

We are submitting our opposition to the proposed development on 2416 Saddleback Way as it is currently being proposed. This property sits among a small, quiet cul-de-sac community of West Kelowna residents that take great pride in our neighborhood and value in our homes. When most of the residents in our area purchased our homes the property was zoned as low density residential, a factor that was taken into consideration when purchasing our property. The zone amendment being proposed is in stark contrast to what was previously zoned for this property. This is not a reasonable location for congregate housing. There is one road in and out of Saddleback community with no option to build a second, and this congregate housing greatly increases the traffic for our community putting our children and residents at risk.

The property itself is not conducive to this type of congregate building. The area is extremely rocky and sloped and would require a vast amount of blasting to be done to build such a property. This will cause extensive damage to the homes nearby. There is no debate that West Kelowna lacks in seniors' housing; however, large congregate housing for seniors or for any reason is best suited to flat property that is easy to build on. There are multiple areas of West Kelowna that are more conducive to this type of building. A smaller less than 20 unit or townhome dwelling would be more suited to this space. This would still allow to offer housing to seniors without the major impact of such a large-scale development.

The area is also not suited for senior development because of its location and the logistics of the area. If you have ever been up here in the winter or in the middle of summer, you will know that walking up and down Asquith is not an option for many healthy individuals, let alone many seniors that are in their retirement phase of life. Even if they are capable of walking this area, there is little to no businesses within walking distance.

As you are all aware on council, Asquith and Shannon Lake Road and Shannon Way are a high danger zone for traffic and pedestrians. Extensive work must be done to make this area safer. Any given day one takes their own lives in their hand to try to turn left off Asquith onto Shannon Lake Road or to cross the street as a pedestrian. The volume of traffic and the speed of traffic has greatly increased in the past few years, and until major extensive work is done on the road system in Shannon Lake area, any development of this proportion should be not approved. The developer keeps saying that seniors' development will have minimal traffic, but yet they seem to completely ignore the fact that this magnitude of development will have extensive staffing needs and this will only increase the traffic on these already dangerous roads and the staff will be coming in and out right at the prime high volume times of morning and evening rush hour. To approve such a development when there is already so much work that needs to be done in this area would be ignorant to the safety of residents of West Kelowna.

Lastly, as a personal note, the developer seems to have no regard for our community already. Multiple times they have been seen looking at the property and parking completely over the sidewalk blocking it entirely so that my children must ride their bikes and scooters around their truck from one part of the sidewalk to the other. There is no need for this. There is an entire street to park along (which they seem to recognize when defending their parking needs for the development). They turn around in our driveways and were condescending to Saddleback residents' voices during the Zoom meeting they held. As a developer their only concern is to make money. I hope that as elected council for our city you will put residents needs and safety above a developer wanting to make money.

As I stated earlier, there is no objection to the fact that this type of congregate housing is needed in West Kelowna. This is just not the location for such a development. I hope that you as elected council will consider and research what our area truly is and see that this development and zoning amendment as it is being proposed is not rational for the location.

Sincerely,

James & Kelsey Galbraith

# 5 May 19, 2021  
2:11 PM

**Meg Jacks**

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**From:** Bonnie Damery [REDACTED]  
**Sent:** May 19, 2021 2:11 PM  
**To:** City of West Kelowna Submissions  
**Subject:** File Z 20-11

Bonnie and Cecil Damery  
2401 Saddleback Way

We are apposed to this zoning amendment.

This entire neighbour is all on a downward slope or on a hill. An elderly Congregate Housing complex is not suited in this location.

There are no amenities or shopping for seniors to walk too. This means all the resident are going to have to drive or be shuttled every where.

Parking will be a nightmare. We have been told that parking stalls will be leased. Let's be realistic, who is going to pay to park when they can park for free on the street.

The Heritage on Brown is a prime example of what is going to happen here. No one, parks in the underground parkade. Everyone park on the side streets.

The hill is a nightmare, in the winter. Even the garbage trucks get stuck going up to the top of Saddleback. We had the truck take out the stop sign on the corner of Saddleback Place and Saddleback Way.

It seems like this is a done deal. On May 18th, BC Hydro checking the lines from Asquith to the top of Saddleback Way. No notice given to the neighbourhood.

It wasn't BC Hydro was fixing a power outage and or conducting their annual inspection. There were at least 10 workers including the flaggers. Seems like overkill for regular maintenance. They were really inspecting the lines for this zoning amendment. So much for notifying the residents within a 1000 meters. No one knocked on our door to say they would be on our property.

Last week someone cleared some landscaping rocks on our property. Once again, no one came to our door to tell us what they were doing.

I am all for senior housing but this is just not the area for it.

Thank you  
Bonnie & Cecil Damery



# 6 May 20, 2021  
@ 10:20PM

Attention: City Clerk, File Number (Z 20-11)

From: William and Janice Cheetham  
2425 Saddleback Way, West Kelowna V4T 3H3

Submission for input to City Council considering the Zoning Amendment for 2416 Saddleback Way  
for Council Meeting May 25, 2021

Dear Sirs:

Please be advised that William and Janice Cheetham are against the zoning amendments and the proposed development at 2416 Saddleback Way.

We would like the council to consider in their deliberations, the following points regarding the proposed development.

1. When we purchased the property we were advised by the area developer that this parcel of land would be developed for approximately 14 to 20 townhouses. The current development proposal of 107 units far exceeds the expectations we had for seen when we purchased our retirement home. This development, if approved will totally change the nature of this neighbourhood.
2. Every multiunit development in West Kelowna has parking issues. One only has to look at Elliot road as an example where cars now line the street day and night because not enough parking has been demanded for these developments. The proposed number of parking spots for the development at 83% is no where near enough. This neighbourhood is quite with children riding bikes etc, This will come to an end when the street becomes lined with cars. If this development is approved, then at least demand 100 to 125 % parking stalls for tenants and enough parking for guests and employees. At minimal we have not seen any employee or guest parking proposed. If the parking is not required in the future, then have them develop the parking in a way that it can be turned into Pickle Ball courts in the future. Construction Parking is also an issue and again we want to see on site parking for ALL trades at the site to keep traffic out of the neighbourhood. At this point we have heard of some proposed onsite parking but nothing has been clarified to say how much construction traffic would park on site. When I came to council for the suite development in my house, I had to provide 100% on site parking for my development, this proposed development should be no different. The proposed development has chosen this property for this development to take advantage of the views. The lot is situated at the apex of a hill. Any senior that is not in good shape will not be able to walk in the neighbourhood because it will require walking up a major hill in any direction taken from the site. There are no stores or shopping nearby that anyone could walk to from this site. This means that the likely hood of the number of parking spots required in the future from people giving up their cars in this development is a falsehood and another reason more parking should be demanded from the developers.
3. Blasting. Has anyone looked at the proposed layouts and the actual rock structures at the site. You can visibly see the drilling lines that were used for the original blasting holes at site on the 8 meter rock faces. The amount of rock to be removed will require blasting and/or major jack hammering to remove the rock. This puts the neighbourhood houses at great risk for flying rock damage and foundation and basement floor cracking. We do not want this development to go ahead but if it is approved by this council, then we will be asking the city to ensure our home's foundation and basement floors are not damaged by shock waves from the blasting that will occur on this site.



4. The road corner this development is on is a blind corner when coming up Saddleback Way. The increase in traffic to proposed entrance will only increase chances of an accident happening. The proposed access is a laneway that was never designed for the amount of traffic. Approval of this development should only be given if the developer moves the access to the site to the east end of the property. The only reason this has not been considered is the cost of the rock removal required. Instead the easy way out has been chosen which has a much more deleterious affect on our home and neighbourhood. Our neighbourhood should not be ruined to save the developer money for a development that is not wanted by the residents.

**Meg Jacks**

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# 7 May 20, 2021  
@ 10:20 PM

**From:** Greg Wilson [REDACTED]  
**Sent:** May 20, 2021 10:20 PM  
**To:** City of West Kelowna Submissions  
**Cc:** Greg Wilson  
**Subject:** Zoning amendment bylaw no 154.102

City of West Kelowna Council

Before making any decision or approval of Lot 41, DL 703 , ODYD , Plan KAP88313 we simply ask that each of you take a drive up to our neighbourhood, get out of your vehicle and walk the area. Perhaps talk to the residents. In doing so we think you will come to the same conclusion that this neighbourhood does not suit Congregate Housing. Seriously ask yourselves if you would welcome such a massive development in your back yard. We think all of us agree that seniors need to be taken care of without a doubt. This just is not the appropriate area to do so. Staff , residents & visitors will not adhere to on site parking therefore turning Saddleback way into the same mess adjacent to the Carrington project and Elliot road buildings. Simply put we , and I'm sure others ,did not buy into this neighbourhood to be inedited with extra traffic , noise and volumes of pedestrian traffic that this development will bring. As suggested by the developer It is not fair to compare this neighbourhood to other areas where they have built such a facility. This is West Kelowna. It is suppose to be a community of neighbourhoods and families not big corporation funded mega housing within neighbourhood designated areas. Further to this subject a large corporation whom is proposing this development will not have the same interest in mind as local tax paying home owners presently do. Bottom line Corporate is in it to make money. For these reason's we are strongly opposed to Congregate Housing on Saddleback Way. Again we ask council to look in the mirror and seriously ask themselves if you would want to live next door to this proposed development.

Another subject that council needs to look at regardless of any development on the subject property. The laneway which we live on is and was built for residents of this lane ONLY. It is not for access to subject property during construction or after for residents, they have their own access. All our property markers include the lane. Use of this lane for any other reason than residents who own property on the lane is not welcomed. I suggest Council seriously addresses this issue.

Best regards,

Greg Wilson  
2434 saddleback Way.