

PUBLIC HEARING SUBMISSIONS

Zoning Amendment Bylaw No. 154.102
(File No. Z 20-11 2416 Saddleback Road)

NO.	Date RECEIVED	TIME RECEIVED	RECEIVED FROM
Submissions included with Public Hearing Report to Council			
1.	May 17, 2021	10:16 PM	Mike Porter
2.	May 18, 2021	12:07 PM	Paul Chelli
3.	May 19, 2021	8:21 AM	Geoff Sawyer
4.	May 19, 2021	11:51 AM	Kelsey & James Galbraith
5.	May 19, 2021	2:11 PM	Bonnie & Cecil Damery
6.	May 20, 2021	7:45 PM	Bill Cheetham
7.	May 20, 2021	10:20 PM	Greg Wilson
Submissions included with late agenda items to Council			
8.	May 21, 2021	8:35 AM	David Simpson
9.	May 21, 2021	9:31 AM	John & Margaret Ramsay
10.	May 21, 2021	12:21 PM	Additional information for submission #1 from Mike Porter
11.	May 21, 2021	1:16 PM	Don & Gwen Evers
12.	May 21, 2021	3:48 PM	D.Notter & D.Fraser
13.	May 21, 2021	3:59 PM	Nicole & Steven Cressman
14.	May 21, 2021	3:51PM	Daniel Gesitlinger
15.			
16.			
17.			
18.			
19.			
20.			

8

May 21, 2021
@ 8:35 AM

Municipal Hall
2760 Cameron Road
West Kelowna, BC
V1Z 2T6

May 21, 2021

Attn: City Clerk, File Number (Z 20-11)
By Email – submissions@westkelownacity.ca

Dear City Clerk,

We are submitting this letter to speak against the amendment of zoning bylaw no. 154.102 located at 2416 Saddleback Way. We are opposed to the amendments that would allow the building of the congregate housing because it has a negative impact on our home and neighborhood, it does not provide adequate parking, and it is primarily a business and not a family dwelling.


This development will have a negative impact on our home due to the proposed blasting. This blasting will jeopardize the safety and integrity of our home. Our home should not be put at risk of damage because of a newbuild. Although the developer has stated they will repair any damage done, this is not acceptable to us. It will devalue our home and every home in this neighbourhood.

The developer clearly stated that there will be 78 parking stalls. This is completely inadequate for the 107 units as well as staff, visitors and for the planned events. This will result in many vehicles parking on the street. Due to the slope and curve of Saddleback Way, street parking would have a negative impact to traffic and pedestrians safety.

Although people will reside in this new development it is primarily a business. As with most businesses, there will be staff coming and going 24/7. The business will require maintenance staff and large truck deliveries. These activities do not belong in this quiet family residential neighbourhood.

We feel leaving the afore mentioned property zoned as residential is much more suitable for this neighbourhood. To allow this project as design to blast will be detrimental to our neighbourhood because it puts the structure of our homes at risk. The need for street parking will have a negative impact to traffic and pedestrian safety. To allow a business with staff and delivery trucks is utterly not suitable and unacceptable. In summary, we are strongly opposed to the text amendment to allow congregate housing.

Respectfully,



David & Sabine Simpson
3154 Saddleback Place
West Kelowna, BC
V4T 2Z6

9 May 21, 2021
@ 9:31 AM

May 17, 2021

2413 Saddleback Way
West Kelowna, BC
V4T 2Z6

City of West Kelowna
Development Services
2760 Cameron Road
West Kelowna, BC
V1Z 2T6

Attention: City Clerk

Re: Zoning Amendment Bylaw no. 154.102
2416 Saddleback Way, West Kelowna, BC
Lot 41, DL 703, ODYD, Plan KAP88313
File No. Z 20-11

Dear Sir or Madam

Thank you for the opportunity to have a voice in the aforementioned zoning amendments on the above bylaw. It is our opinion that this development will proceed even though there is substantial opposition by the residents to it in our neighbourhood.

These are our concerns:

1. Is the size of the project; when we purchased our home in 2018, we were advised by our realtor that the land across the street was to be developed and that the size was to be around 40 units.
2. The proposed height variant that has been proposed by the developer to allow for a 4-story apartment development from the existing provision of 3 stories. If the development was kept to 3 stories would that reduce the number of occupants?
3. Is regarding insufficient onsite parking for residents and staff, allowing for Saddleback Way to become very congested and increased parking directly in front of our homes by staff and residents of the complex. We participated in the virtual town hall meeting that occurred on April 20th and felt that regardless of ours and our neighbours expressed concerns regarding parking that there would be no resolution to street congestion and that parking for the existing homeowners would become challenging. Staff parking should be free to alleviate parking congestions on the nearby streets. It is our view that additional steps by the City of Kelowna need to happen to ensure that the parking spaces in front of our homes are allocated to the home owners, and that signage or permits need to be issued to the residents being negatively impacted by increased parking on Saddleback Way.
4. What is being done to address the increased noise from large delivery vehicles to the existing residents?
5. Traffic on Asquith can be very congested as vehicles/trucks take loads to the transfer station. On several occasions we have had to sit in traffic due to this congestion which impedes us

getting to our home. Careful consideration needs to happen to determine the safest locations for the proposed bus stops for residents.

6. Blasting will occur to accommodate the tiering of the hillside and that there is third party Blaster's insurance will be responsible for any damage emanating from the blasting activity. All homes within the blasting area should automatically have a comprehensive inspection done, with copies of all videos and written materials must be provided to the homeowners. If this does not happen then the developer should provide us with written instructions on how and when we can request a comprehensive inspection. Homeowners must receive a copy of all videos and reports.
7. Blasting schedule must be provided to all residents to ensure that all appointments etc. will not be impeded while blasting occurs.

Please be advised that we have plans to participate in the live webcast on May 25, and plan on registering to speak at the Public Hearing.

Yours truly,

John and Margaret Ramsay

#10 May 21, 2021 @ 12:21 PM

Meg Jacks

From: Mike Porter [REDACTED]
Sent: May 21, 2021 12:21 PM
To: City of West Kelowna Submissions
Cc: Mike Porter; [REDACTED]
Subject: FW: File Z 20-11 re: 2416 Saddleback Way Development
Attachments: Saddleback Concerns Survey Monkey Results.pdf

Importance: High

Please also pass along copies of our neighborhood survey (attached).
80% of the respondents oppose this project as presented.
Too big, too much traffic, significantly alters the peaceful quiet character of the cul-de-sac.
Thanks.

[REDACTED]
Mike Porter
[REDACTED]
D: [REDACTED]
[REDACTED]
[REDACTED]

From: Mike Porter [REDACTED]
Sent: Tuesday, May 18, 2021 12:14 PM
To: Mike Porter [REDACTED]
Subject: Fwd: File Z 20-11 re: 2416 Saddleback Way Development

Mike Porter
[REDACTED]

Get [Outlook](#) for iOS

From: Mike Porter [REDACTED]
Sent: Monday, May 17, 2021 10:16:03 PM
To: submissions@westkelownacity.ca <submissions@westkelownacity.ca>
Cc: Mike Porter [REDACTED]
Subject: File Z 20-11 re: 2416 Saddleback Way Development

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?

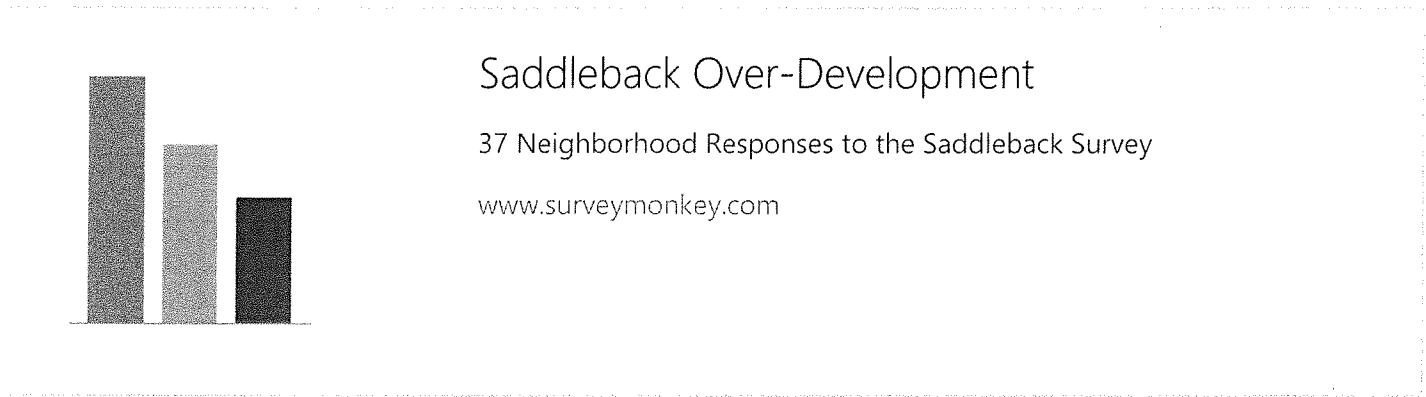
The "road study" completed for the City and presented to the locals (a small table indicating an additional 18 cars per day - really?) did not include the additional increase in taxis, shuttle buses, emergency vehicles, visitors, employees and delivery vehicles which will completely change the character 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

RESPONDENTS: 38 of 38

ADD TO DASHBOARD

SAVE AS

QUESTION SUMMARIES

INSIGHTS AND DATA TRENDS

INDIVIDUAL RESPONSES

Page 1

Q1

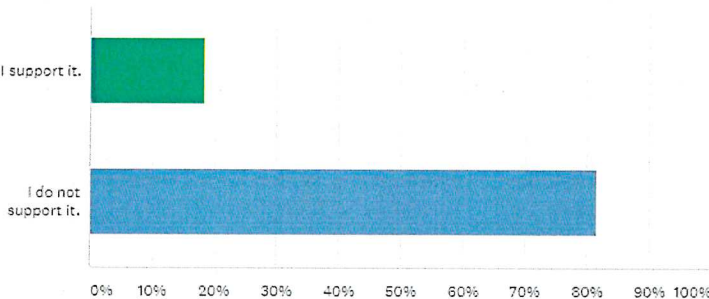


Customize

Save as

How do you feel about a 107 unit seniors apartment type building potentially being constructed on the Saddleback Way cul-de-sac?

Answered: 38 Skipped: 0



ANSWER CHOICES

RESPONSES

I support it.

18.42%

7

I do not support it.

81.58%

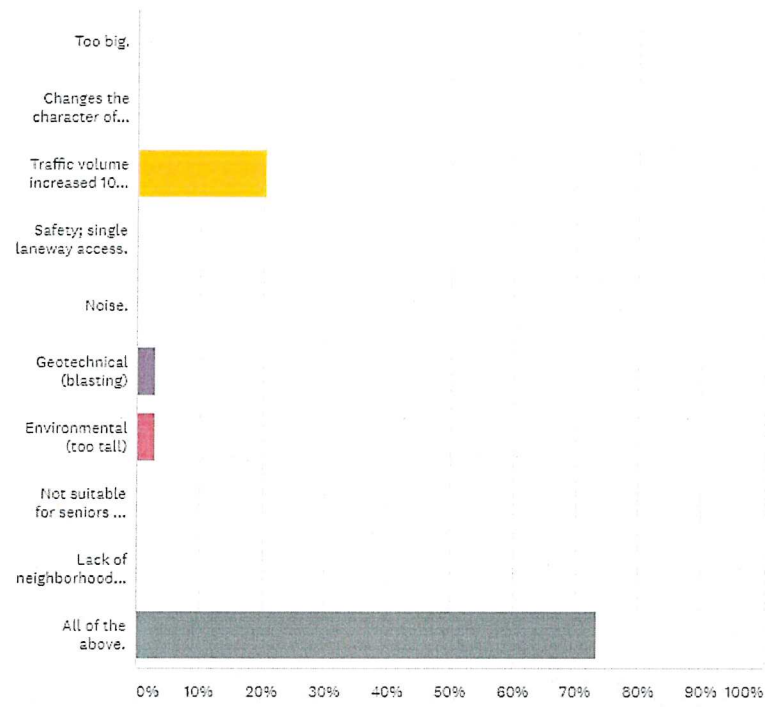
31

TOTAL

38

What concerns do you have (if any) about the proposed development?

Answered: 34 Skipped: 4





▼ All of the above. 73.53% 25



TOTAL 34

Comments (12)


RESPONSES (12) WORD CLOUD TAGS (0)

 Sentiments: OFF 

 Add tags ▼ Filter by tag ▼

Search responses  


Showing 12 selected responses

 Most of the above listed options

3/24/2021 8:58 PM

[View respondent's answers](#)


[Add tags ▼](#)

 There goes the quiet and peaceful neighborhood. Traffic 24-7. Not acceptable.

3/24/2021 8:44 PM

[View respondent's answers](#)


[Add tags ▼](#)

 Kills the quiet cul de sac feel. Traffic will put children at risk due to long sweeping blind corner.

3/21/2021 10:47 AM

[View respondent's answers](#)

[Add tags ▼](#)



 Single private lane access point is ridiculous. Create access road off Asquith

3/21/2021 10:46 AM


[View respondent's answers](#)

[Add tags ▼](#)

 Add tags  Filter by tag 

Search responses  


Showing 12 selected responses

 In great need of senior building not on native land re taxes

3/20/2021 10:40 AM


[View respondent's answers](#)


Add tags 

 The developers have asked for 107 units when 54 units is too much for our quiet and kid friendly neighborhood.

3/16/2021 12:53 PM


[View respondent's answers](#)


Add tags 

 Sorry how exactly does it makes sense to double the number of residents on a SFH family oriented

3/15/2021 1:47 PM


[View respondent's answers](#)

Add tags 

 Lane way other than access to development is private property. There will be a war if any construction traffic uses it. Construction traffic will be an issue. Common sense says this proposal is not meant to be in this area. But City of West Kelowna will ignore the residents as usual

3/12/2021 10:16 PM

[View respondent's answers](#)

Add tags 

Q3

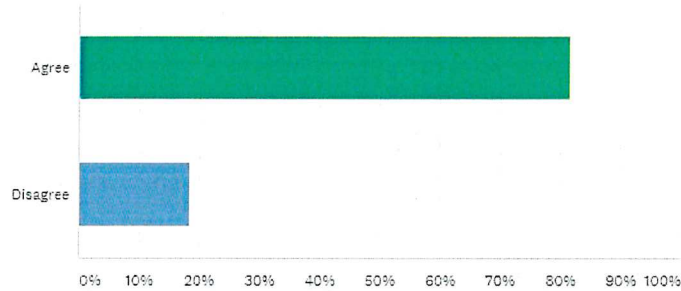


Customize

Save as ▼

I am concerned the City is more interested in building their tax revenues, versus building and conserving positive family oriented neighborhoods.

Answered: 38 Skipped: 0



ANSWER CHOICES

RESPONSES

▼ Agree

81.58%

31

▼ Disagree

18.42%

7

TOTAL

38

Comments (6)

RESPONSES (6)

WORD CLOUD

TAGS (0)



Sentiments: OFF



PAID FEATURE

Text Analysis lets you search and tag comments and see word clouds of frequent words and phrases. To get this feature, upgrade to a paid plan.

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Add tags

Filter by tag

Search responses



Showing 6 selected responses



Why even consider something so misplaced as this potential development. Greedy for tax dollars to build roundabouts everywhere?

3/24/2021 8:44 PM

[View respondent's answers](#)

[Add tags](#)



The fact that this is even being considered shows that the city has misguided priorities

3/21/2021 10:46 AM

[View respondent's answers](#)

[Add tags](#)



Cut your operating budget and make smarter decisions regarding densification of neighbourhoods. This project makes no sense at all and will devalue surrounding homes.

3/16/2021 12:53 PM

[View respondent's answers](#)

[Add tags](#)



It will degrade values of all homes that are already there. Create a laneway from Asquith for all that traffic.



It will degrade values of all homes that are already there. Create a laneway from Asquith for all that traffic.

3/15/2021 1:47 PM

[View respondent's answers](#)

[Add tags](#)



City planners may see this as exciting mix for the neighborhood, but the planners have not spent anytime up Saddleback to understand and empathize with home owners.

3/12/2021 12:28 PM

[View respondent's answers](#)

[Add tags](#)



Look at the scale of the developer drawing. You cannot even park cars on Saddleback Way, and hope to safely travel up and down the hill. Children will be in harms way and potentially killed by excess traffic.

3/12/2021 12:24 PM

[View respondent's answers](#)

[Add tags](#)

Date: May 21, 2021

To: West Kelowna City Clerk - File # (Z 20-11)

From: Don & Gwen Evers - 3159 Saddleback Place

RE: Zoning Amendment Bylaw No. 154.102

11 May 21, 2021
@ 1:16 PM

We are opposed to the proposed zoning amendment for the following reasons:

Zoning

This property was never zoned for this type of development and the proposed change is excessive and unacceptable. Leave the zoning as it is!

Construction Issues

Initial preparation of the property will include many months of drilling/blasting and removal of rock and dirt. Demolition and construction equipment and vehicles will create very loud/continuous/irritating noise that will occur all day!

Traffic

Initial construction equipment and workers will cause significant traffic and parking issues on local streets. Once constructed - this site would cause an increased and on-going flow of vehicles related to staff, visitors & deliveries.

Vehicle increase leads to noise, congestion, irritation & safety concerns.

Parking

Regardless of the proposed designed parking spaces - **there will never be enough** and this will result in vehicles parking on the adjacent streets.

Neighbourhood

The Saddleback neighbourhood is one of the most desirable areas to live in West Kelowna! This proposed project will change that forever! Less desirable areas always result in lower house prices.

Note: Before you consider this amendment - ask yourself: IF you lived on Saddleback would you want this project on your street? Neither do we!

Your consideration is appreciated!

Don & Gwen Evers



12 May 21, 2021
@ 3:48 PM

Meg Jacks

From: Unknownuser <[REDACTED]>
Sent: May 21, 2021 3:48 PM
To: City of West Kelowna Submissions
Subject: File Z 20-11 re: 2416 Saddleback Way

Dear City Clerk, please attach our concerns for file # Z 20-11

We are against the proposed Commercial Business: "Seniors Congregate Housing" proposed for the residential community of Saddleback Way and Saddleback Place.

The volume, infrastructure, topography and grades, seasonal maintenance of local infrastructure, the introduction of Emergency Services traffic and sirens to supplement normal daily operations is not the right location. The footprint and disruptions of a Seniors congregate housing is not new to us, as we observe and hear Emergency services and the accompanied sirens played into local residential streets on Old Okanagan Hwy, Reece and Orlin Rd, with a volume unmatched to other neighbourhoods.

Engineered hillside slippage is already prevalent and will be amplified by the required close proximity blasting. Dissipating energy at property cliff drops is massive concern.

amenities to entertain seniors, compounded by the fact that the grades here are so prevalent that you are either only going up a steep hill or down a steep hill is not conducive to basic walking activities for a senior demographic.

The lack of park space for seniors and the fact that grades here are so prevalent, culminated by bus services on an extremely busy road grade pitch is not conducive to a 'congregate' level of senior lifestyle and thus would vastly increase vehicular traffic. The steep grades are so prevalent that you are either only going up a steep hill or down a steep hill and that is not conducive to basic of walking activities for a senior demographic.

The proposed cross walk at the north side of Asquith and Saddleback Way would require Seniors to cross a heavy grade with no traffic calming from vehicles and bikes descending Asquith, then cross again in front of the heavily trafficked RDCO Landfill Transfer Station ingress/egress, then down a hill grade to a waiting bus stop on a slant. Often the Transfer station traffic is lined up down the hill to Shannon Lake Rd., while local traffic and busses are held hostage until the Transfer station has moved enough traffic to allow passage on Asquith. I have personally witnessed vehicles do U-turns while in the line up to the Transfer station, and in doing so, pull out in front of opposing traffic descending downhill, often fully loaded and with trailers in tow. Vehicles are often over taking oncoming descending traffic on the wrong the side of the road on a blind curve, to get around the traffic jams that can take 20 minutes to get through. This is a danger for Emergency Service vehicular traffic and the general public at large, pedestrian and vehicular. The traffic study for this project has provided a disservice and did not make the appropriate efforts over time to acclimatize the area and seasonal elevational factors and finally the impending connection of Tallus to Asquith that will add more volume.

The Business has stated that all onsite parking will be PAY parking for residents AND Staff, which means there will be many cars parking on the streets at all times: congregate residents, staff and visitors wishing to not to pay. This will affect road maintenance especially in the winter, children playing in this closed cul-de-sac neighborhood in between cars dodging extra traffic of commercial vehicles and Congregate family visitors unfamiliar with the neighborhood looking for exits and turn arounds. The Builder has already stated that neighbourhood roads are designed for on street parking and they expect to capitalize on that and that has been factored that into their parking plan and has asked the city to reduce their required onsite parking in a presentation they had with residents. Like KGH, we can expect staff to be parking offsite in residential streets as pay parking is a deterrent and financial setback for some. Water pressure in

this neighbourhood is already an issue in comparison other serviced areas of West Kelowna and the draw of a Commercial development like this with its demands will greatly affect existing services and infrastructure.

D. Notter

D. Fraser

3167 Saddleback Place, West Kelowna

13 May 21, 2021
@ 3:59 PM

Re: Zoning Application Z-20-11, for Lot 41, DL 703, ODYD, plan KAP88313 address known as 2416 Saddleback Way

Atten: City Clerk

We are opposed to this development proposal in its current form for several reasons, including, fit in the neighbourhood, traffic issues on Asquith and Shannon Lake Road, Inadequate Parking, size, height and density.

The proposed development of congregate housing does not fit into the single family residential zoning of the rest of the neighbourhood. Neither, the Saddleback Neighbourhood, nor the Smith Creek or the Smith Creek Hills Neighbourhood up the road, do not have any multi-family housing of any sort – not a duplex, townhouse or even carriage houses. It does not make sense to have a multi unit residential apartment building with a commercial zoning element to be placed amongst the Single Family houses. I would suggest that introduction of other multi family housing be considered instead.

Traffic Issues on Asquith and Shannon Lake Roads pose another issue with having a development proposal of this magnitude. The Shannon Lake corridor is already very busy with the multiple, multi family housing developments along the road make for a lot of traffic on a narrow, winding road that does not have adequate sidewalks, lighting, crosswalks, turning lanes or traffic calming measures of any sort. Furthermore, the intersection at Asquith and Shannon Lake Roads is very busy and difficult to turn left onto or off of Shannan Lake Road and major improvements need to be made before adding an additional 100 plus units and staff to run the facility. Asquith Road itself is a problem, as the road is used to access the RDCO Transfer facility entrance, which is located directly across from the access point to the proposed development, and is often backed up on the days that the Transfer Station is open (Friday, Saturday, Sunday and Monday). We are thankful that there is now traffic control personnel that come on the really busy days, as the road is often backed up half way down Asquith and we were not able to safely access the entrance to our homes and dangerous for vehicles trying to exit the Transfer Station.

Inadequate Parking is an issue. The proposed development stated that they plan on charging for parking, which does not make sense as there is currently free street parking on the streets surrounding the proposed facility. Staff especially will not pay, even if there is enough parking for everyone. I have worked for facilities such as this one in the past, and the staff parking on the streets in front of residential homes was a source of frustration for the residents that lived there and couldn't have their guests come and park anywhere close to the home they were visiting, nor was it pleasant for the staff that were being yelled at, cars vandalized and intimidated by the upset residents and their guests.

The size, height and density of this magnitude does not make sense in this neighbourhood. The height of 4 stories is set to be to the edge of the cliff so that the 4 storey proposed development will be built straight up atop the already 1 to 2 storey height bed rock.

I urge Council to encourage the developer to scale down the proposal to something more reasonable.

Thank you, Nicole and Steven Cressman

3153 Saddleback Place.

14 May 21, 2021 @ 3:51 PM

Meg Jacks

APRIL PEARSON | RECEPTIONIST/CLERK I | CITY HALL
2760 Cameron Road, West Kelowna, BC V1Z 2T6
778-797-1000 | www.westkelownacity.ca
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-----Original Message-----

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of DANIEL GEISTLINGER
Sent: May 21, 2021 3:51 PM
To: info west kelowna <info@westkelownacity.ca>
Subject: File Z 20-11 re: 2416 Saddleback Way Development

My wife and I live in the Saddleback development and have been here since 2011. This is where we have chosen to raise our two kids who are 9 and 12. The neighbourhood offers a friendly and quiet setting which is very family oriented.

We have learned that there is a proposed development of 107 units in our neighbourhood which is significantly larger than the initially proposed 14 unit development that we were aware of.

The scale of this development in this settings is really disappointing. We expect this to create significant issues during the build but also long term traffic and parking concerns which will impact the tranquility and safety of the neighbourhood.

Please do not put this size of development in our neighbourhood. This would have a negative impact on our community and our family.

Thanks,
Dan

Origin: https://www.westkelownacity.ca/en/city-hall/contact-us.aspx?_mid_=1100
