

Meg Jacks

From: Bill Stinson [REDACTED] >
Sent: September 21, 2021 6:06 PM
To: City of West Kelowna Submissions
Cc: linda lovisa
Subject: Attn: City Clerk, concerning File Number (Z 21-04)

Dear City Clerk,

I received a written notice about this file as I own a property within 100 m of the property (3830 Gellatly Rd. S, West Kelowna, Lot 2, DL 3187, ODYD, Plan KAP54990) applying for re-zoning from Large Lot Single Detached Residential (R1L) to Low Density Multiple Residential (R3) to support townhome development.

My property, at 3879 Glen Canyon Dr. is immediately across Gellatly Rd. from the property in question (which I have owned for over a decade) and, as such, I stand to be affected more than most within this small community. I most heartily provide my thoughts on the re-zoning and I sincerely hope that you and council will seriously consider this input as well as that of others from the area, especially those others within close proximity to the property.

Apart from putting money in peoples' pockets, I can think of no good reason to re-zone this property. I believe the owners are recently from out-of-province and I imagine that after bulldozing their house and building the townhomes that they will likely return to out-of-province. The property was originally zoned as Large Lot Single Detached Residential (R1L) for a reason; as were the 3 adjacent properties on the same side of Gellatly Rd. The four lots are attractive both individually and collectively and as such form a 'community' of sorts; all properties benefitting in value (and thus tax revenue) by each other's existence. Breaking up the four properties will be detrimental to the three remaining properties. Visually, the presence of a row or rows of townhomes immediately in front of lot #3824 (and adjacent to both #3906 and #3818) will greatly reduce the property value of that lot (whereas the property value is considerably enhanced by the presence of untouched forested land between them and the road).

There will soon be numerous houses and roads built higher on the north slope of Goats Peak. This will add tremendously to the housing density and will impact traffic volumes on Gellatly Rd. and other roads. The single family lots mentioned above will be of even greater value, both esthetically and economically, compared to the more dense housing which will be constructed uphill from the lot in question.

The presence of so many houses, roads, sidewalks, and driveways will irreversibly and negatively affect the drainage of the entire area on the north side of Goats Peak – currently almost completely unhampered. This area is at least as steep as other areas which have experienced drainage issues following uphill development, flooding, landslides, etc. Without catch basins, the drainage will flow downhill, over – possibly under – the houses which are currently there; possibly even the proposed townhomes (and my home and others in the Glen Canyon neighbourhood).

The appearance of a forested area is of far greater esthetic value than any building in my opinion. Some, especially foresters, only see the economic value of the land and the trees upon it. They ignore or repress the *real* value of a forest. I see and I value the untouched forest as it enables the animals that use it, inhabit it, and cross it. I see deer and coyote, marmot, squirrels, quail, ravens, red-tail hawks, and others – all using this property. There are coniferous trees, deciduous trees, bushes, including blackberry, flowers in spring, and grasses. These are all of immeasurably greater value than structures; providing food and shelter for the creatures that use the land. They will all be removed and will never again be on this property after building. Those are only the things that I can see; not including the bacteria, fungi, and microbes, worms, and bugs that inhabit the soil upon which all of the other living things depend. All will be 'no more' given current development and building practices. This is an issue not to be taken lightly. The destruction of habitat has a direct and permanent detrimental effect on wildlife, both large and small. Wildlife, without human

intervention, looks after itself; creating a multi-level inter-dependence that frankly, humans could, or should, learn a great deal from. Humans too often rape the land for their own economic benefit while ignoring the environmental impact of their actions. Growth is not necessarily always the best choice. Governments often support developers in their activities and are thereby complicit in the destruction of natural habitat. I am asking you to, along with the economic concerns mentioned above (ie. Property values and esthetics), to seriously and honestly consider the environment, the animals, the trees, the flowers and the invisible things that make-up a healthy forest when deciding whether or not to approve this re-zoning application.

I will be watching the webcast on Sept 28th @ 1800 h. I do not plan to speak at this time but I may wish to phone in at the time depending on how the meeting progresses.

Thank-you very much for inviting my input on this important topic.

Respectfully submitted,

cc. my wife, Linda Lovisa

- *Bill*

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