

## PUBLIC HEARING SUBMISSIONS

Zoning Amendment Bylaw No. 154.110  
(File No. Z 21-08)

NO.	Date RECEIVED	TIME RECEIVED	RECEIVED FROM
<b>Submissions included with Public Hearing Report to Council</b>			
<b>Submissions included with Late Items Agenda</b>			
1.	January 22, 2022	10:27AM	Kort, Dianne & Bott, Trevor
2.	January 22, 2022	10:58AM	McDonald, Emily & Girard, Sean
3.	January 22, 2022	12:49PM	Turley, Brian & Julie
4.	January 22, 2022	2:38PM	Menyes, Sonja
5.	January 22, 2022	5:05PM	McGregor, Anita
6.	January 22, 2022	9:30PM	Jiyobu, Greg
7.	January 23, 2022	6:43PM	Lutz, Adam
8.	January 23, 2022	6:46PM	Mitchell, Sandra
9.	January 24, 2022	9:00AM	Petition (30 Names)
10	January 24, 2022	11:18AM	West, Tracey
11	January 24, 2022	1:11PM	Quesnelle, Frank & Gale
12	January 24, 2022	3:04PM	Lutz, Ricki

[REDACTED]

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**From:** Dianne Kort <[REDACTED]>  
**Sent:** January 22, 2022 10:27 AM  
**To:** City of West Kelowna Submissions  
**Subject:** Zoning Amendment ByLaw No. 154.110  
**Attachments:** Letter to West Kelowna Council.docx

**Importance:** High

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ATTN: City Clerk, File Number (Z 21-08)

Please see attached letter strongly **OPPOSING** Zoning Amendment ByLaw No. 154.110 amendment to the neighbourhood commercial (C2) zone to permit live/work use for 3595 Elliot Road.

Dianne Kort & Trevor Bott  
#17 - 3620 Brown Road  
West Kelowna, BC V4T 3L2

E-mail: [submissions@westkelownacity.ca](mailto:submissions@westkelownacity.ca)

ATTN: City Clerk, File Number (Z 21-08), **I am writing this letter because I strongly OPPOSE the Zoning Amendment ByLaw No. 154.110 amendment to the neighbourhood commercial (C2) zone to permit live/work use for 3595 Elliot Road.**

My reasons for OPPOSING this amendment include the following:

1. **PARKING.** Parking has become a nightmare in our high-density residential area since City Council approved two major apartment complexes on Elliott Road, each consisting of approximately 190 units for a total of 380 units. Many of those residents park along Elliott, which is a main arterial road and City Council has allowed this parking, making Elliott unsafe for pedestrians.
2. **PEDESTRIANS.** More families moved into this area and there are no sidewalks from the corner of Springer Lane along Elliott Road. Many families walk that area to get to the park on Bering Road. No street lighting and no sidewalks on this portion of Elliott is UNSAFE for pedestrian use, which is what City Council appears to be encouraging.
3. **GREEN SPACE.** Our Strata complex abided by the City West Kelowna City requirement of 35% green space in our development. What percentage of the proposed live/work 3595 Elliott Road property will be green space? As of now, the proposed development has zero green space.
4. The proposed site is more than 1 km of the Town Center and is NOT appropriate for this kind of development in the area. The focus is for multifamily housing, such as townhomes, to be placed along the edges of the Town Center and transition sensitively to surrounding low density residential areas.
5. The size of the proposed development will tower over the neighbouring homes and again does NOT fit with the land use plan to "transition sensitively to the surrounding low density residential areas". The possibility of having additional residents/clientele in addition to the approximate 390 new residents in neighbouring rental buildings will add additional strain of the very limited visitor parking, let alone business parking. The increased noise, light pollution, traffic congestion and parking will increase the environmental footprint.

If this property ends up being rezoned, it would be more suitable for duplexes or 2 level townhomes with sufficient green space, owner parking and visitor parking that would maintain the form and character of our residential neighbourhood.

**To conclude, this proposed development does not protect and respect residential neighbourhoods and retain their character and form.**

Sincerely,  
Dianne Kort and Trevor Bott  
#17 – 3620 Brown Road  
West Kelowna, BC V4T 3L2

[REDACTED]

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**From:** Emily McDonald <[REDACTED]>  
**Sent:** January 22, 2022 11:40 AM  
**To:** City of West Kelowna Submissions  
**Cc:** [REDACTED] Gateway Council  
**Subject:** Attn: City Clerk, File Number (Z 21-08) Emily McDonald and Sean Girard 7-3620 Brown Road

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Attn: City Clerk  
RE: File Number (Z 21-08) - Zoning Amendment Bylaw No. 154.110

Please accept this as our submission in OPPOSITION to the proposed Zoning Amendment Bylaw No. 154.110.

As homeowners and residents of the Gateway Urban Village Townhomes and Westbank Centre neighborhood we feel that the proposed amendment to the zoning of the lot at 3595 Elliot Road from Neighborhood Commercial (C2) to live-work use in a Neighborhood Commercial Zone should NOT be approved by the West Kelowna City Council.

With the recent development of the Orchard Walk Apartments and Lakeview Pointe Apartments on the properties of 3641 and 3623 Elliot Road, an additional 380 residential units have been added within the immediate vicinity of our home with VERY limited parking and greenspace allotments. With these developments have come a multitude of issues including, but not limited to:

- Parking on Elliot Road, Gosset Road, Brown Road and Springer Lane,
- Pedestrian and traffic safety on Elliot Road, Gosset Road, Brown Road, Springer Lane and Gateway Lane,
- and Increased waste from pets and residents in and around neighbors' yards due to a lack of greenspace on the developed properties.

The development proposal posted at 3595 Elliot Road shows that they will be asking for a variance on the parking requirement and building height, as well as showing very little greenspace allotment. This is NOT acceptable if they plan for these units to be live-work use.

As live-work use, the proposed development will bring more vehicle and pedestrian traffic onto Springer Lane, and in turn into the front yards of our Townhomes, which does not have the proper infrastructure (sidewalks, parking spaces or traffic calming measures) to accommodate this. **Is the City of West Kelowna or Lime Architecture prepared to do the necessary upgrades to the neighborhood along with their development of the lot at 3595 Elliot Road?** We have seen first-hand from the development at 3623 Elliot Road by Ironclad Developments that the City of West Kelowna did NOT require this to be done at that time. As a result, Elliot Road is now extremely UNSAFE. Now the City of West Kelowna Planning Department, Mayor and Council are



considering to add *more* new residents in the area with this proposed development even though the City infrastructure has not been upgraded to include proper sidewalks, crosswalks or parking and poses a very real safety hazard to pedestrians and vehicles along Elliot Road to the North from Springer Lane. This directly contradicts the Desired Attributes of the Westbank Centre Official Community Plan to have "Excellent pedestrian facilities."

The current proposed development as posted at 3595 Elliot Road does not fit with the City of West Kelowna's Official Community Plan to "transition sensitively to the surrounding low density residential areas." At 3.5 stories the proposed development will tower over the neighboring homes. And along with the Lakeview Pointe Apartments behind, will completely box in the Gateway Urban Village Townhomes at 3620 Brown Road. As the site at 3595 Elliot Road is more than 1km from the Westbank Town Centre, we feel that *should* it be re-zoned it should be to a residential zoning and be developed to include a small multi-family townhouse development, or low-density development with ample greenspace to keep with the character and form in the neighborhood. OR if it is not re-zoned from the current Neighborhood Commercial (C2) it would make a great location for a neighborhood pub, brewery or restaurant OR a parking area for neighborhood residents.

Should the City of West Kelowna Planning Department, Mayor and Council feel that this type of development would be an asset to the Westbank Centre Neighborhood, perhaps the City of West Kelowna owned site at the corner of Elliot Road and Gosset Road would make a more suitable location.

Thank you for your time and consideration of our OPPOSITION to this proposed Zoning Amendment Bylaw No. 154.110.

Regards,  
Emily McDonald and Sean Girard  
7-3620 Brown Road West Kelowna BC V4T3L23

cc. Sean Girard and Gateway Urban Village (EPS 708) Strata Council

[REDACTED]

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**From:** Julie Turley [REDACTED]  
**Sent:** January 22, 2022 12:49 PM  
**To:** City of West Kelowna Submissions  
**Cc:** Mayorandcouncil@westkelownacity.ca; Rick de Jong; Doug Findlater; Jason Friesen; Stephen Johnston; Carol Zanon; Jayson Zilkie; Jayden Riley  
**Subject:** Very Important to Us, Z 21-08

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Good Day Ladies and Gentlemen,

We have attached the following letter as we are unable to attend the Public Hearing, Zoning Amendment Bylaw NO. 154.110, on Tuesday, January 25, 2022.

January 21, 2022

ATTN: City Clerk, File Number (Z 21-08),

We are writing this letter because we are concerned and strongly OPPOSE the Zoning Amendment ByLaw No. 154.110 amendment to the neighborhood commercial (C2) zone to permit live/work use for 3595 Elliot Road.

Following are the main reasons for OPPOSING this amendment:

1. **PARKING** Parking has become a nightmare in our high density residential area since the City Council approved two major apartment complexes on Elliott Road, each consisting of approximately 190 units for a total of 380 units. Many of those residents park along Elliott, which is a main arterial road and City Council has allowed this parking, making Elliott unsafe for pedestrians.
2. **PEDESTRIANS** Many families reside in this area and there are no sidewalks from the corner of Springer Lane along Elliott Road. The families walk that area to get to the park on Bering Road. There is No street lighting and No sidewalks on this portion of Elliott. This is UNSAFE for pedestrian use, which is what our City Council appears to be encouraging.
3. **TRAFFIC** The majority of vehicle traffic on Elliott Road, between Bering Road and Main Street (South), are traveling at speeds in excess of the posted speed limit. In addition, vehicles coming from each direction traveling on Elliott are not visible due to parked vehicles and due to the incline of the road, from each way, converging at Springer Lane.
4. **GREEN SPACE** Our Strata complex abided by the City West Kelowna City requirement of 35% green space in our development.  
What percentage of the proposed live/work 3595 Elliott Road property will be green space? As of now, the proposed development has zero green space.
5. The proposed site is more than 1 km from the Town Center and is NOT appropriate for this kind of development in the area. The focus is for multifamily housing, such as townhomes, to be placed along the

edges of the Town Center and transition sensitively to surrounding low density residential areas. Our opinion is that this area has become HIGH density with the addition of the newest apartment complexes.

6. The size of the proposed development will tower over the neighboring homes and again does NOT fit with the land use plan to "transition sensitively to the surrounding low density residential areas". The possibility of having additional residents/clientele in addition to the approximate 390 new residents in neighboring rental buildings will add additional strain to the very limited visitor parking, let alone business parking. The increased noise, light pollution, traffic congestion and parking will increase the environmental footprint. If this property ends up being rezoned, it would be more suitable for duplexes or 2 level townhomes with sufficient green space, owner parking and visitor parking that would maintain the form and character of our residential neighborhood.

To conclude, this proposed development does not protect and respect existing residential neighborhoods and retain their character and form.

Regards,

Brian and Julie Turley  
#14, 3620 Brown Road  
West Kelowna, B.C.

[REDACTED]

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**From:** Sonja Menyes [REDACTED]  
**Sent:** January 22, 2022 2:38 PM  
**To:** City of West Kelowna Submissions  
**Subject:** Attn: City Clerk, File number (Z21-08)

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Attention: City Clerk  
File number (Z21-08)

I object to the rezoning of 3595 Elliott Road, West Kelowna.  
Changing the zoning to allow residential as well as commercial will increase the noise in my backyard right by my bedroom window. I would be fine with keeping it commercial only.

Sonja Menyes  
3596 Springer Road  
West Kelowna, BC  
V4T 1N8  
[REDACTED]

Sent from my iPad

[REDACTED]

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**From:** Anita McGregor [REDACTED]  
**Sent:** January 22, 2022 5:05 PM  
**To:** City of West Kelowna Submissions  
**Subject:** ATTN: City Clerk, File Number Z21-08

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I am writing this letter because i strongly OPPOSE the Zoning Amendment Bylaw Np. 154.110 amendment to the neighbourhood commercial (C2) zone to permit live/work use for 3595 Elliot Road.

My reasons for OPPOSING this amendment includes the following:

1. **Parking!** Parking has become a nightmare in our high-density residential area since City Counsel approved the major apartment complexes on Elliott Road, each consisting of 190 units for a total of 380 units. Many of those residents' park on Elliott St as most people living in the units own two cars.
2. This is a main arterial road and City Council has allowed this parking making Elliott unsafe for pedestrian traffic.
2. **Pedestrians!** More families moved into this area and there are currently no sidewalks from the corner of Springer Lane along Elliott Road. Many families walk that area to get to the park on Bering Road. No street lights and no sidewalks on this portion of Elliott is unsafe for pedestrian use.
3. **Green Space!** Our Strata complex abided by the City of West Kelowna city requirement of 35% green space in our development. What percentage of the proposed live/work 3595 Elliott Road property will be green space? As of now, the proposed development has zero green space.
4. The proposed site is more than 1 km of the Town Center and is NOT appropriate for this kind of development in the area. The focus is for multifamily housing, such as townhomes; to be placed along the edges of the Town Center and transition sensitively to surrounding low density residential areas. The possibility of having additional residents/clients in addition to the approximate 390 new residents in neighbouring rental buildings will add additional strain of the very limited visitor parking, let alone business parking. The increased noise, traffic congestion and parking will increase the environmental footprint.

This would be more suitable for duplexes or two-level townhomes with

sufficient green space and owner and visitor parking that would maintain the form and character of our residential neighbourhood. Also, the entrance proposed is to close the units on Springer Lane. That should be a backyard so there is a bit of privacy for both townhome or duplex. Springer Lane is already very narrow and in the winter is down to half size with all the snow.

I purchased this home knowing there would be growth in this area, but I had no idea the monstrous six story apartments would be approved and is now an eye sore for this beautiful area. If this proposal is approved by you, i have people peering in my windows from all sides and will be very disappointed in what your plans are for this beautiful city.

Sincerely,  
Anita McGregor  
Unit 20 3620 Brown Road  
West Kelowna

**From:** Greg [REDACTED]  
**Sent:** January 22, 2022 9:30 PM  
**To:** City of West Kelowna Submissions  
**Subject:** Attn: City Clerk, File Number (Z 21-08)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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The townhouses constructed on 3620 and 3623 have blocked out most of the view that we've enjoyed for years. If there is development permitted on 3595, this will effectively eliminate any remaining view of the lake and mountains.

We are opposed to the rezoning of this land, due to:

- reducing enjoyment of our location;
- negatively affecting our property value;
- not needing any additional commercial activity in a residential area;
- not needing any further traffic and noise as both have significantly increased on Elliott Rd.

Thank you.

Greg Jiyobu  
3592 Elliott Rd

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[REDACTED]

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**From:** Adam [REDACTED]  
**Sent:** January 23, 2022 6:43 PM  
**To:** City of West Kelowna Submissions  
**Subject:** ATTN: City Clerk, File Number (Z 21-08)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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ATTN: City Clerk, File Number (Z 21-08)

My name is Adam Lutz and I reside at 22-3620 Brown Road West Kelowna. I am writing this email because I **strongly OPPOSE** the Zoning Amendment ByLaw No. 154.110 amendment to the neighbourhood commercial (C2) zone to permit live/work use for 3595 Elliot Road.

My reasons for OPPOSING this amendment include the following:

1. **PARKING** Parking has become a nightmare in our high density residential area since City Council approved two major apartment complexes on Elliott Road, each consisting of approximately 190 units for a total of 380 units. Many of those residents park along Elliott, which is a main arterial road and City Council has allowed this parking, making Elliott unsafe for pedestrians.
2. **PEDESTRIANS** More families moved into this area and there are no sidewalks from the corner of Springer Lane along Elliott Road. Many families walk that area to get to the park on Bering Road. No street lighting and no sidewalks on this portion of Elliott is UNSAFE for pedestrian use, which is what City Council appears to be encouraging.
3. **GREEN SPACE** Our Strata complex abided by the City West Kelowna City requirement of 35% green space in our development. What percentage of the proposed live/work 3595 Elliott Road property will be green space? As of now, the proposed development has zero green space.
4. The proposed site is more than 1 km of the Town Center and is NOT appropriate for this kind of development in the area. The focus is for multifamily housing, such as townhomes, to be placed along the edges of the Town Center and transition sensitively to surrounding low density residential areas.
5. The size of the proposed development will tower over the neighbouring homes and again does NOT fit with the land use plan to "transition sensitively to the surrounding low density residential areas". The possibility of having additional residents/clientele in addition to the approximate 390 new residents in neighbouring rental buildings will add additional strain of the very limited visitor parking, let alone business parking. The increased noise, light pollution, traffic congestion and parking will increase the environmental footprint.



If this property ends up being rezoned, it would be more suitable for duplexes or 2 level townhomes with sufficient green space, owner parking and visitor parking that would maintain the form and character of our residential neighbourhood.

To conclude, this proposed development does not protect and respect residential neighbourhoods and retain their character and form.

Sincerely,

Adam Lutz  
22-3620 Brown Road,  
West Kelowna, V4T 3L2

[REDACTED]

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**From:** Sandra Mitchell [REDACTED]  
**Sent:** January 23, 2022 6:46 PM  
**To:** City of West Kelowna Submissions  
**Cc:** Jayden Riley; [REDACTED]  
**Subject:** Attn: City Clerk, File Number (Z 21-08)

**Follow Up Flag:** Follow up  
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My name is Sandra Mitchell and I am a Co-Director of West Kelowna Music School, currently located at 3591 Elliott Road, a direct neighbour of 3595 Elliott Road.

I am writing to you regarding this file number as we have many concerns, based on our past experience, with Ironclad Construction, a previous builder's building practices.

During the construction of a neighbouring condo complex, Ironclad used a vacant lot (next to our business) for storage of construction materials. This storage activity was an ongoing issue and on more than one occasion, we couldn't access our school.

While we understand that these materials need to be stored, we feel that, since the footprint of the proposed building fills the building site, the storage space and parking required would impede access to our parking area through the shared easement driveway.

The safety of our students, who are primarily children, and the uninterrupted access to our parking area are very important.

Another issue is based on the way Ironclad staff seemed to 'brush off' our concern over the unsafe movement of building materials and access to our parking area as if they had no concerns as to how our business was being affected. We felt that the movement of materials and machinery was unsafe and we were worried that our students may be endangered as most of them are children.

We would hope that Council will be able to see that a project like this could have negative effects on surrounding businesses and residents.

Thank you for taking the time to consider West Kelowna Music School's concerns.

Yours Sincerely,  
Sandra Mitchell  
Co-Director, WKMS  
[REDACTED]



ATTN: City Clerk, File Number (ZZ 21-08)

PETITION

RE: ZONING AMENDMENT BYLAW NO. 154. 110

Location: 3595 Elliot Road, West Kelowna

C2 Zoning Amendment to permit live/work use

We, the undersigned, oppose and object to the rezoning application File Number (ZZ 21-08), on the grounds that if the rezoning went ahead, it would result in significant increases of public parking, off-site parking is very limited in this area, increased traffic problems, current limited vision turning left or right from Springer Lane onto Elliot Road is very hazardous, the levels of litter/loitering, early morning and late night noise, light pollution, congestion, and traffic congestion to the surrounding residential area and residents.

Name	Address	Phone #	Date	Signature
LARRY BENNETT	#12 3620 BROWN RD	[REDACTED]	01/22/22	[REDACTED]
SHARON BENNETT	#12 3620 BROWN RD	[REDACTED]	01-22-22	[REDACTED]
Gale Quesnelle	#11 - 3620 Brown Rd	[REDACTED]	01/22/22	[REDACTED]
ED TRAUTMAN	#6 - 3620 BR. ROAD	[REDACTED]	01/22/22	[REDACTED]
Anna Mann	3538 3 Elliot Rd	[REDACTED]	01/22/22	[REDACTED]
Trina Eriksen	3581 Elliot Rd	[REDACTED]	01/22/22	[REDACTED]
SANTA MENYES	3596 SPRINGER RD	[REDACTED]	JAN/22/22	[REDACTED]
RON MENYES	3596 SPRINGER RD	[REDACTED]	JAN/22/22	[REDACTED]
DEAN LAHVE	3576 SPRINGER RD	[REDACTED]	JAN 22/22	[REDACTED]
Shane Taber	3575 Springer Rd	[REDACTED]	Jan 22/22	[REDACTED]
Elizabeth Breti	3581 SPRINGER	[REDACTED]	01/22/22	[REDACTED]
R. Klinske	3587 Springer	[REDACTED]	01/22/22	[REDACTED]

ATTN: City Clerk, File Number (ZZ 21-08)

Name	Address	Phone #	Date	Signature
Leptich Morica	3591 Spring	[REDACTED]	1-22-2022	[REDACTED]
Lance Leptich	3591 Spring	[REDACTED]	1-22-2022	[REDACTED]
Jack Benko	3595 Spring	[REDACTED]	1-22-2022	[REDACTED]
Yous Benko	3595 Spring	[REDACTED]	Jan 22/22	[REDACTED]
Marius Jacobsen	#3 3620 Brown Rd	[REDACTED]	Jan 23/22	[REDACTED]
Emily McDonald	#7 3620 Brown Rd	[REDACTED]	Jan 23/22	[REDACTED]
DEREK WENTWORTH	#9 3620 Brown Rd	[REDACTED]	JAN 23/22	[REDACTED]
Kai Hahn	13-3620 Brown	[REDACTED]	23.01.22	[REDACTED]
Brian Turley	14-3620 Brown Rd	[REDACTED]	Jan 23/22	[REDACTED]
Anita McGregor	20-3620 Brown Rd	[REDACTED]	1-22-22	[REDACTED]
J. BOTT D. KORT	#17 3620 Brown Rd	[REDACTED]	1-23-22	[REDACTED]
Angela Lakoc	#41 3620 Brown Rd	[REDACTED]	1-23-22	[REDACTED]
Adam Lutz	#22 3620 Brown Rd	[REDACTED]	1-23-22	[REDACTED]
RICKI LUTZ	22-3620 Brown Rd	[REDACTED]	1/23/2022	[REDACTED]
ADRIAN KONIECZNY	#2 3620 Brown Rd	[REDACTED]	1/23/22	[REDACTED]
Tracey West	#14 3620 Brown Rd	[REDACTED]	1/23/22	[REDACTED]
Angela Gaboury	#16 3620 Brown Rd	[REDACTED]	1/23/22	[REDACTED]
Quinn Weber	#5 3620 Brown Rd	[REDACTED]	1/23/22	[REDACTED]

[REDACTED]

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**From:** Tracey West [REDACTED]  
**Sent:** January 24, 2022 11:18 AM  
**To:** City of West Kelowna Submissions  
**Subject:** Zoning amendment

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ATTN: City Clerk, File Number (Z 21-08), I am writing this letter because I strongly OPPOSE the Zoning Amendment ByLaw No. 154.110 amendment to the neighbourhoodcommercial (C2) zone to permit live/work use for 3595 Elliot Road.

My reasons for OPPOSING this amendment include the following:

1. **PARKING** Parking has become a nightmare in our high density residential area since City Council approved two major apartment complexes on Elliott Road, each consisting of approximately 190 units for a total of 380 units. Many of those residents park along Elliott, which is a main arterial road and City Council has allowed this parking, making Elliott unsafe for pedestrians.
2. **PEDESTRIANS** More families moved into this area and there are no sidewalks from the corner of Springer Lane along Elliott Road. Many families walk that area to get to the park on Bering Road. No street lighting and no sidewalks on this portion of Elliott is UNSAFE for pedestrian use, which is what City Council appears to be encouraging.
3. **GREEN SPACE** Our Strata complex abided by the City West Kelowna City requirement of 35% green space in our development. What percentage of the proposed live/work 3595 Elliott Road property will be green space? As of now, the proposed development has zero green space.
4. The proposed site is more than 1 km of the Town Center and is NOT appropriate for this kind of development in the area. The focus is for multifamily housing, such as townhomes, to be placed along the edges of the Town Center and transition sensitively to surrounding low density residential areas.
5. The size of the proposed development will tower over the neighbouring homes and again does NOT fit with the land use plan to "transition sensitively to the surrounding low density residential areas". The possibility of having additional residents/clientele in addition to the approximate 390 new residents in neighbouring rental buildings will add additional strain of the very limited visitor

parking, let alone business parking. The increased noise, light pollution, traffic congestion and parking will increase the environmental footprint.

If this property ends up being rezoned, it would be more suitable for a duplexes or 2 level townhomes with sufficient green space, owner parking and visitor parking that would maintain the form and character of our residential neighbourhood.

To conclude, this proposed development does not protect and respect residential neighbourhoods and retain their character and form.

Sincerely,

Tracey West  
19 3620 Brown Road  
West Kelowna  
v4T 3L2  
Sent from my iPhone



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

Attention: City Clerk

RE: File Number Z2 21-08: 3595 Elliott Road  
Zoning Amendment Bylaw No. 154.110  
Permit work/live use on C2 Zoned property



I am writing to City Council to OPPOSE the Zoning Amendment Bylaw No. 154.110 for the property located at 3595 Elliott Road from C2 zoning to permit live/work use.

#### PARKING

City Council should oppose the zoning amendment of 3595 Elliott Road from C2 to a live/work use because of the lack of parking in this area, which is a direct result of City Council approving two major apartment complexes on Elliott Road, each consisting of approximately 190 units each for a total of 380 units. Many of those residents park along Elliott, Gossett and Brown Road. Parking on Elliott Road, should not be permitted.

If City Council approves the zoning amendment of 3595 Elliott to live/work, the parking problems will increase because now in addition to the proposed 5/6 new living units, who will need visitor parking, there will also be business activities which will require more parking. Please do not increase parking by permitting live/work development which we know will increase the unsafe walking and driving conditions in this area.

People who live/work in these units may not have to drive to work, but their business clientele will and yes, the residents of the live/work units will still be driving. Can you guarantee they won't? How do they get to medical appointments, potential day care/school drop offs, groceries etc?

Please make Elliott Road safer for residents and pedestrians by not increasing the parking problems and please do not allow any parking on Elliott Road.

#### UNSAFE

Elliott Road is an arterial Road, as a result it has a very high traffic volume. Elliott Road is also not a flat road. The elevation along Elliott Road rises starting at Bering Road and then flows downward to Gossett Road which results in very limited visibility when turning left or right from Springer Lane onto Elliott Road.

The parking of vehicles on Elliott Road increases visibility limitations. Currently no one is parking in front of 3595 Elliott Road, the property in question. If this zoning amendment is successful, will Council guarantee that there will be no parking on either side of Elliott Road, in front of 3595 and 3592, being the property across the street? I doubt it. We were told by the City that there should not be any parking on Elliott Road, because it is an arterial road, yet it is always bumper to bumper parking on Elliott Road in front of 3520 (which is an orchard property) and in front of and across from 3620, being our Strata townhouse property.

#### PEDESTRIAN - UNSAFE

As a direct results of the decisions and zoning amendments made by the City of West Kelowna Council, Elliott Road is unsafe for pedestrian use. There is no side walk or adequate street light along Elliott Road, commencing in front of the property in question, 3595 Elliott Road. Approximately 380 residents and families moved in to a 2 block radius along Elliott Road in the last 2 years. Many families and individuals walk along Elliott to get to the bus stop in front of 3591 Elliott, the bus terminal or to get to the children's park on Bering Road.

## CROSS WALK/REDUED PARKING SPOTS

In August, 2021, the City of West Kelowna told us, the owners of the Strata Townhouses on 3620 Brown Road that as a result of the dangerous road conditions on Elliott Road that a cross walk with pedestrian light would be installed on the corner of Springer Lane to cross over Elliott Road and another cross walk would be installed along Elliott Road crossing over Springer Lane. In addition, the City of West Kelowna recognized the parking on Elliott Road, in front of 3623 and 3620 and they were to remove 2 of the parking spots to increase visability for drivers and pedestrians.

NONE of this has happened. Now the City of West Kelowna Council is reviewing a zoning amendment for 3595 which will INCREASE the dangers for pedestrian and vehicle traffic.

## GREENSPACE

If this zoning amendment bylaw is approved, what will be the percentage of the property that will be required to be green space, trees, bushes etc. With global warming, what position is City Council encouraging to be a positive solution against global warming.

Our 22 unit Strata townhouse complex, located at 3620, had to adhere to 35% green space in our development. What is the percentage you as City Council are requiring.

In addition, our 22 unit town house development has 4 visitor parking spaces, in addition to 4 parking spaces for each of the larger units and a minimal of 2 parking spaces for each 2 bedroom unit.

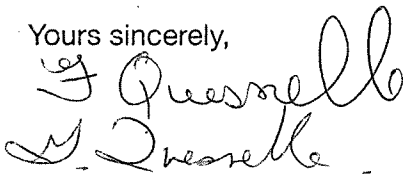
Our complex does not contribute to the parking problems created by City Council in our residential area.

The live/work development zoning amendment does nothing to contribute towards positive residential living in this area.

The size of the proposed development does not fit with the land use plan to "transition sensitively to the surrounding low density residential areas".

If there is to be a rezoning of the property located at 3595 Elliott Road it would be suitable for townhouses or duplexes with sufficient green space, adequate owner parking and adequate visitor parking to maintain the form and character of the residential neighbourhood.

Yours sincerely,



Frank Quesnelle and  
Gale Quesnelle  
#11 - 3620 Brown Road  
West Kelowna, BC V4T 3L2



[REDACTED]

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**From:** Ricki Lutz [REDACTED]  
**Sent:** January 24, 2022 3:04 PM  
**To:** City of West Kelowna Submissions  
**Subject:** Zoning application Z 21-08 - OPPOSED  
**Attachments:** Zoning Application Z 21-08.docx

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See letter attached.

Regards,  
Ricki Lutz

ATTN: City Clerk, File Number (Z 21-08), I am writing this letter because I strongly OPPOSE the Zoning Amendment ByLaw No. 154.110 amendment to the neighbourhood commercial (C2) zone to permit live/work use for 3595 Elliot Road.

My reasons for OPPOSING this amendment include the following:

1. PARKING Parking has become a nightmare in our high density residential area since City Council approved two major apartment complexes on Elliott Road, each consisting of approximately 190 units for a total of 380 units. Many of those residents park along Elliott, which is a main arterial road and City Council has allowed this parking, making Elliott unsafe for pedestrians.
2. PEDESTRIANS More families moved into this area and there are no sidewalks from the corner of Springer Lane along Elliott Road. Many families walk that area to get to the park on Bering Road. No street lighting and no sidewalks on this portion of Elliott is UNSAFE for pedestrian use, which is what City Council appears to be encouraging.
3. GREEN SPACE Our Strata complex abided by the City West Kelowna City requirement of 35% green space in our development. What percentage of the proposed live/work 3595 Elliott Road property will be green space? As of now, the proposed development has zero green space.
4. The proposed site is more than 1 km of the Town Center and is NOT appropriate for this kind of development in the area. The focus is for multifamily housing, such as townhomes, to be placed along the edges of the Town Center and transition sensitively to surrounding low density residential areas.
5. The size of the proposed development will tower over the neighbouring homes and again does NOT fit with the land use plan to "transition sensitively to the surrounding low density residential areas". The possibility of having additional residents/clientele in addition to the approximate 390 new residents in neighbouring rental buildings will add additional strain of the very limited visitor parking, let alone business parking. The increased noise, light pollution, traffic congestion and parking will increase the environmental footprint.

If this property ends up being rezoned, it would be more suitable for a duplexes or 2 level townhomes with sufficient green space, owner parking and visitor parking that would maintain the form and character of our residential neighbourhood.

To conclude, this proposed development does not protect and respect residential neighbourhoods and retain their character and form.

Sincerely,  
Ricki Lutz  
22-3620 Brown Road,  
West Kelowna BC V4T3L2