

November 8, 2021

RE: Z 21-07; OCP and Zoning Amendment; 4058 & 4066 Gellatly Road

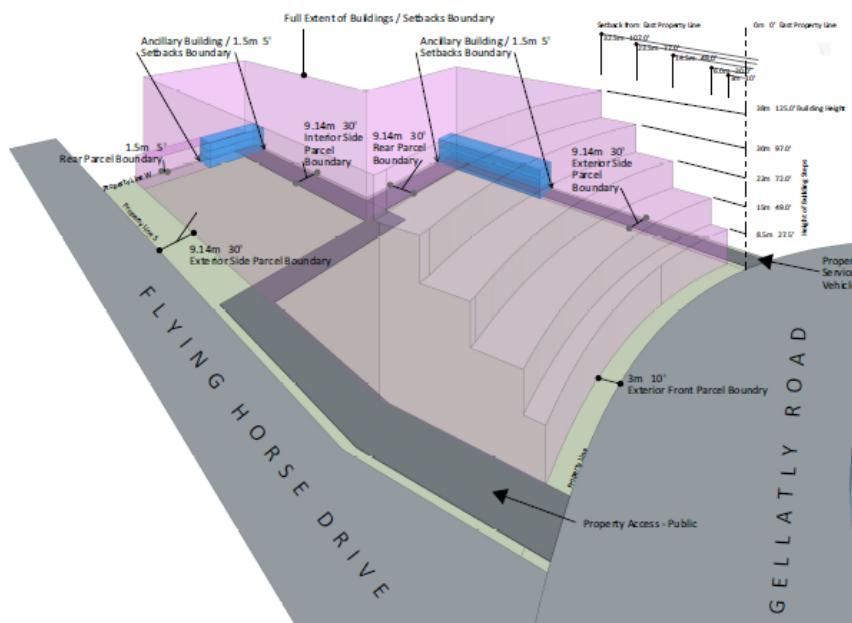
Dear Mayor Milsom, Councillor de Jong, Councillor Findlater, Councillor Friesen, Councillor Johnston, Councillor Zanon, and Councillor Zilkie,

The Gellatly Bay Goats Peak Community Association (GBGPCA), an association of over 200 local West Kelowna residents and homeowners, is extremely concerned with the zoning amendment request for 4058 and 4066 Gellatly Road. We are aware that the formal public consultation does not occur until after a second reading at Council, however, we request this amendment be stopped at first reading. As per the published [Advisory Planning Commission Report](#) (09-15-2021) there are numerous factors we ask Council, as our residents' voice, take into careful consideration including:

- Investment and Transparency Concerns:** This proposal is seeking a 2.3 FAR and 39m height which contradicts the current Official Community Plan (OCP), the current Gellatly Village Amendment, and ignores the public feedback collected thus far for our new OCP.

 - It is of the utmost importance that the City of West Kelowna abides by the OCP as filed and adopted
 - The City and residents are heavily invested in the OCP visioning process which Council needs to continue to support. We've already heard through published feedback that high density is NOT supported at the waterfront
 - The City of West Kelowna is not experienced with buildings over 6 stories and given the limited real estate available at our irreplaceable waterfront there is grave concern using this site as a “test” location
 - Development Cost Charges (DCCs) are scheduled to increase and any new development, especially a development of this scale, needs to fall under these new charges to ensure the developer, not the taxpayer, is accountable for the related long term infrastructure needed to sustain these requests
- Safety Concerns:** This area is a popular walking and biking corridor. Access to the development is being proposed via two perimeter roads which are closely located to existing residential access roads, Flying Horse Drive and Angus Drive. This presents numerous concerns for additional traffic congestion, concerns on emergency evacuation access, and higher risk to pedestrians and cyclists as highlighted in the following three visuals:

 - The drawing on the right does not show Angus Drive access, the pedestrian crosswalk, nor the bicycle lanes
 - Access roads appear very close to existing residential access roads and crosswalk which pose greater risk to both vehicular traffic, cyclists, and pedestrians





(Above) Rendering of 4058 & 4066 Gellatly Road as submitted in the development package.

(Below) Actual picture of 4058 & 4066 Gellatly Road on 10-29-2021.



As you can see by the above two photos the submitted renderings do not display the current roadway. While the rendering is attractive it is **NOT reality**:

- The rendering roadway is much wider than reality
- The rendering roadway displays parking on the southbound lane. Is the existing northbound parking lane being eliminated?
- The rendering roadway fails to show the development access - one of which would be at the current crosswalk and next to the blind corner of Angus Drive

- **Lack of Enjoyment Concerns:** The height of the proposed development at 39m plus an additional 3.5m to compensate for rooftop structures (i.e. a total request of 42.5m or 139.4') will:
 - Conflict, rather than harmonize with, the existing neighbourhood landscape of low-rise developments and single family homes
 - Reduce access to our beaches by making an already popular location less accessible to residents and visitors alike
 - Have a detrimental effect on Willow Beach and the Gellatly Recreational Corridor. The afternoon sun switches shadowing from behind the building to in front. The shadow analysis submitted does not show the effect of the sun after 3pm which is still a very popular time for beach activity
 - Impact the view of existing residences in surrounding neighbourhoods

- **Parking Concerns:** The proposed development includes one parking spot per unit with 25 visitor spaces. Given the existing conditions at this location and current parking shortages at The Cove parking has to be addressed:
 - Two parking spots per unit should be required
 - Additional visitor parking must be included. 25 visitor spaces will not cover the visitors to the 250 units let alone patrons of the mixed commercial spaces being included with this request
 - A public parkade should be incorporated with this development including day-use parking for vehicles with boat trailers. If a public parking element is not included or supported by the developer the City has to identify a public parking solution before any additional development approvals are granted in this area

We are impressed with the terrace design and mixed use approach in this proposal, however, the scale and timing for this is wrong. As noted above the GBGPCA represents over 200 residents in this area, the majority of which support thoughtful, small-scale development at this location. While we understand the interest to position our City for growth we urge you to further evaluate and compare this zoning request to the one already in place at The Cove (CD2) and continue to listen to the feedback of our residents and the hired consultants already in place as our new OCP is drafted.

Sincerely,

Gellatly Bay Goats Peak Community Association

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