

8 Form Letters rec'd Nov 30/18
6 Form Letters rec'd Dec 3/18

Received. from
Applicant.

L. Baumgart.

1720 Highland Dr. N.

BL 11699

Z 18-0065.

MEETING:	2018-12-04	ITEM:	3.2
BYLAW:	BL 11699	PLANNING	<input checked="" type="checkbox"/>

November 27, 2018

City of Kelowna
Building and Permitting Branch

1435 Water Street
Kelowna BC

Rezoning application
1720 Highland Drive North
(Z18-0065)

LETTER OF SUPPORT

I would like to support the project at the above address.

In my opinion, a construction of a new, nice looking house, will improve the aesthetics of the neighbourhood and maximize the use of land.

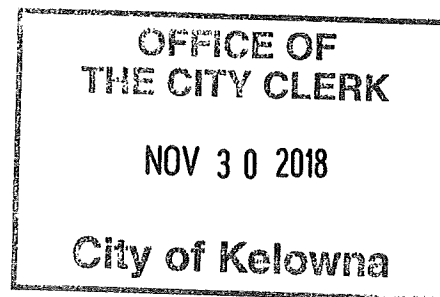
I am sure, this project will add value to the area and provide a home for another family.

Ken Ly, (C. Quark Ly).

Thank you,

250-765-0843

105 Hwy. 33 W. Kelowna B.C. V1X 1K6.



November 27, 2018

City of Kelowna Council

1435 Water Street
Kelowna BC

Dear Mayor Colin Basran and Councillors

Re: Public Hearing for

1720 Highland Drive North
(Z18-0065)

LETTER OF SUPPORT

This letter is to support the above rezoning application.

I believe, the design of the proposed house fits into the character of the neighbourhood.

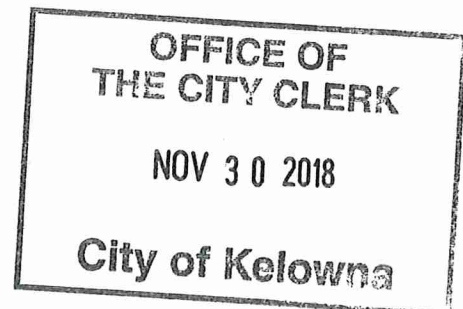
Off street parking has been provided.

There is not enough housing units for growing families in Kelowna.

Thank you,

Marianna Figueroa
#128-1201 Cameron Ave,
Kelowna BC

Marianna Figueroa



November 26, 2018

City of Kelowna Planning Department

1435 Water Street
Kelowna BC

Re: 1720 Highland Dr.N. (Z18-0065)

Rezoning application

LETTER OF SUPPORT

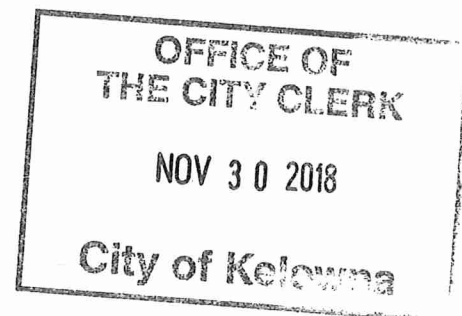
My intention is to support the construction of a secondary home on the property at 1720 Highland Drive North.

In my opinion, when many families are looking for a house close to parks and schools, an empty piece of land should be developed.

It looks like, it is the right project for this neighbourhood.

Thank you,

BARB & GARTH PENNER
2655 RUFU RD
WESTBANK, BC
V4T 1R3



November 25, 2018

Tom Arnason

979 Wilson Avenue
Kelowna BC

City of Kelowna Council

1435 Water Street
Kelowna BC

Re: Letter of Support

rezoning application at 1720 Highland Dr. North BL 11699 (Z18-0065)

Dear Mayor Colin Basran and Councillors,

I would like to support the project at the above address.

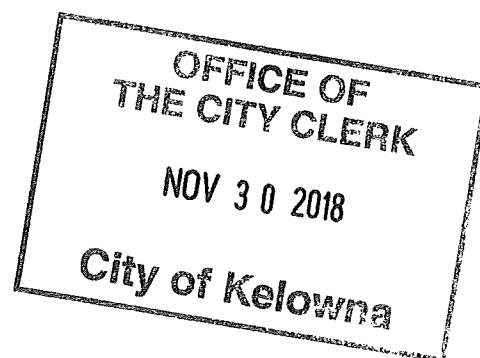
In my opinion, the proposed house will look good in the existing neighbourhood.

There is enough off street parking on the property.

I am sure, this project will add value to the area and to all the other properties in the neighbourhood.

Thomas Arnason
979 Wilson Ave.
Kelowna BC V1Y6Y1

Thomas Arnason



November 25, 2018

City of Kelowna Planning Department

1435 Water Street
Kelowna BC

Re: 1720 Highland Dr.N. (Z18-0065)

Rezoning application

LETTER OF SUPPORT

This is my letter of support of proposal to build an additional house on the property at 1720 Highland Drive North.

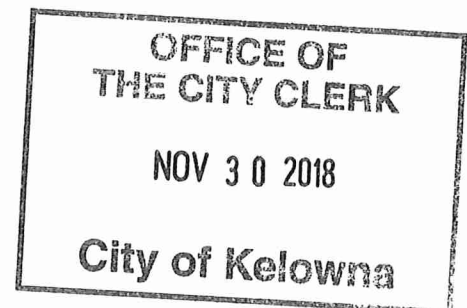
The proposed house has a nice looking and interesting design and will add value to the properties in the neighbourhood.

It is a quiet, area - close to a park, a duck pond, schools and downtown Kelowna. A family with children will benefit the most from having a home on this street.

Parking is not a concern - there are 7 parking stalls on the property.

Thank you,

Laurie Paynter
3661 Glencoe Rd
Westbank BC
V4T 1A7



November 27, 2018

City of Kelowna Council

1435 Water Street
Kelowna BC

Dear Mayor Colin Basran and Councillors

Rezoning application
1720 Highland Drive North
(Z18-0065)

LETTER OF SUPPORT

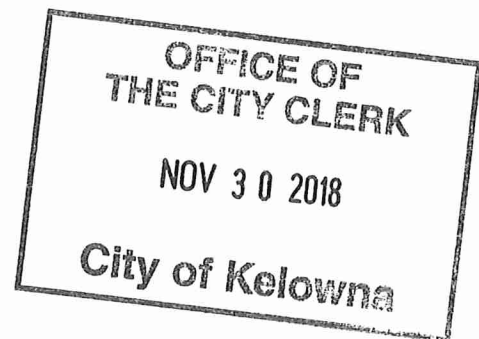
I would like to support the project at the above address.

In my opinion, a construction of a new, nice looking house, will improve the aesthetics of the neighbourhood and maximize the use of land.

I am sure, this project will add value to the area and provide a home for another family.

Thank you,

Heather A. Jarvis
742 South crest Dr.
Kelowna, BC V1W4W7
Heather A. Jarvis



November 27, 2018

City of Kelowna
Building and Permitting Branch

1435 Water Street
Kelowna BC

Rezoning application
1720 Highland Drive North
(Z18-0065)

LETTER OF SUPPORT

I would like to support the project at the above address.

In my opinion, a construction of a new, nice looking house, will improve the aesthetics of the neighbourhood and maximize the use of land.

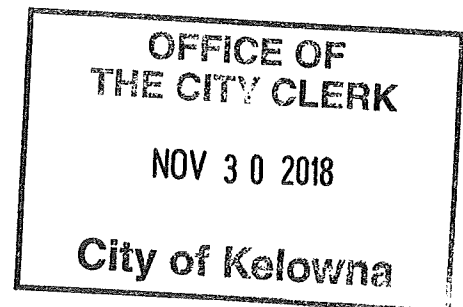
I am sure, this project will add value to the area and provide a home for another family.

Thank you,

KARL HORVATH 3281 HALL ROAD Kelowna BC

~~Kelowna~~ TEL 250 863 3600

hkej@hotmail.com



November 27, 2018

City of Kelowna
Building and Permitting Branch

1435 Water Street
Kelowna BC

Rezoning application
1720 Highland Drive North
(Z18-0065)


LETTER OF SUPPORT

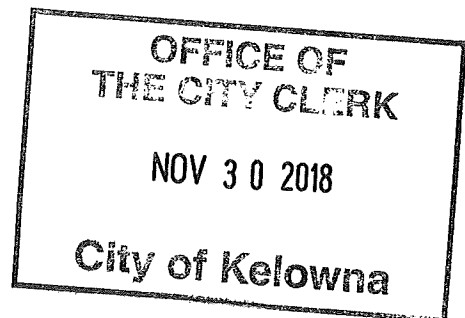
I would like to support the project at the above address.

In my opinion, a construction of a new, nice looking house, will improve the aesthetics of the neighbourhood and maximize the use of land.

I am sure, this project will add value to the area and provide a home for another family.

Thank you,

 (Dan Green)
1290 Hornby Rd. Kelowna
250-469-0287



November 24, 2018

City of Kelowna Mayor and Council

1435 Water Street
Kelowna BC

Re: Letter of Support

rezoning application at 1720 Highland Dr. North BL 11699 (Z18-0065)

Dear Mayor and Councillors,

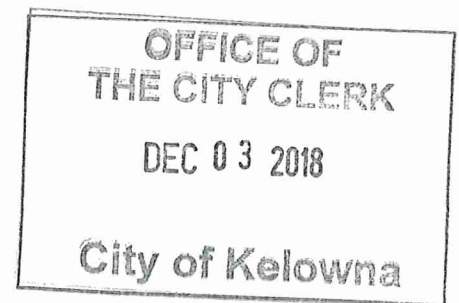
I would like to support the project at the above address.

The existing older house is set back from the street, leaving a large open space which can accommodate additional dwelling.

I like the design of the proposed house.

Best regards,

STEVE OLSON
5050 SOUTH RIDGE DR
KELOWNA



November 30, 2018

City of Kelowna Planning Department

1435 Water Street
Kelowna BC

Re: 1720 Highland Dr.N. (Z18-0065)

LETTER OF SUPPORT

Dear Mayor and Council,

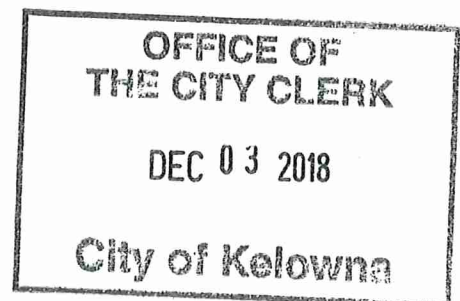
I am aware that there is a proposal to rezone the property at 1720 Highland Dr. N. to build a second house on the same lot.

It looks like it is an excellent idea. Houses to rent, or buy at a reasonable price in Kelowna, are very difficult to find. It is logical to utilize an empty, unused piece of the lot, to accommodate a second home for those who need it.

Please consider this letter as my support for the project.

Thank you,

GARRY DOER
Heide
1054 BORDEN AVE
Kelowna



November 27, 2018

City of Kelowna Council

1435 Water Street
Kelowna BC

Re: Public Hearing for

1720 Highland Drive North
(Z18-0065)

LETTER OF SUPPORT

Dear Mayor and Council,


In regards to the proposal to rezone the property at 1720 Highland Dr N.

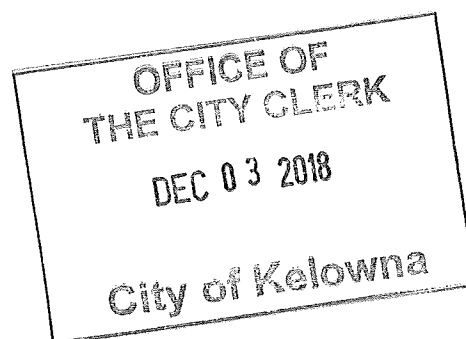
I am in support of the above application.

Parking does not seem to be an issue. The design of the proposed house is simple and fits well within the neighbourhood.

I think, the approval of this project is consistent with the infill strategy.

Regards,


Melanie Berg
1250 Botke Rd
Kelowna BC



November 29, 2018

City of Kelowna Mayor and Council
1435 Water Street
Kelowna BC
V1Y 1J4

Re : Rezoning at 1720 Highland Dr.N (Z18-0065)

Dear Mayor and Council,

I am supporting this project, because I feel, there are many families looking for a place to live in Kelowna and cannot find one.

On the above mentioned property, there is enough land for two houses and enough parking.

I find the design of the house attractive - it will look good in this neighbourhood.

Thank you for accepting this letter of support.

Best regards,



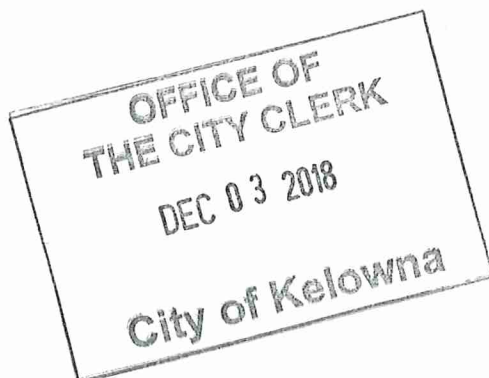
Andreas Schober

23 - 313 Whitman Rd

Kelowna, BC

V1V 2J4

Ph# 250 878-7782



November 24, 2018

Susie Monroy

1002 - 1110 Lawrence Av.
Kelowna BC

City of Kelowna Planning Department

1435 Water Street
Kelowna BC

Re: 1720 Highland Dr.N. (Z18-0065)

Rezoning application

LETTER OF SUPPORT

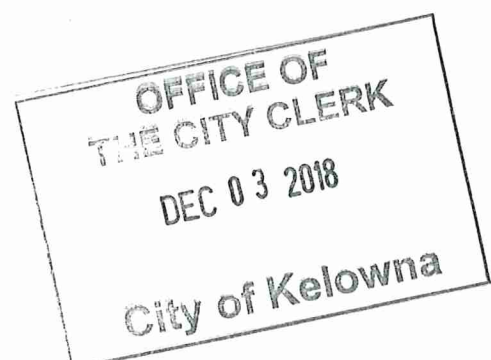
Please accept this letter as my support for the above project.

There is shortage of housing in Kelowna, many families can not find a home, especially in a quiet area and close to a park.

I like the fact, that the design of this new house, will be consistent with a form and character of existing houses in the neighbourhood.


Susie Monroy

1002 - 1110 Lawrence Ave.
Kelowna BC



November 29, 2018

City of Kelowna Planning Department

1435 Water Street
Kelowna BC

Re: 1720 Highland Dr.N. (Z18-0065)

LETTER OF SUPPORT

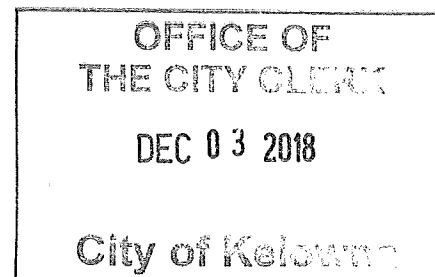
Dear Mayor and Council,

Please accept this letter of support for the proposal to rezone the property at 1720 Highland Dr. N. To construct a secondary home.

As there is shortage of houses in Kelowna, it makes sense to use an empty, unused piece of land, to create a home for another family.

Thank you,

MaryAnn Larkin
MaryAnn Larkin
11-2450 Selkirk Dr.
Kelowna, B.C. V1V 2Z5



Suzanne Woods

From: Helen <sz.helen1@gmail.com>
Sent: Thursday, November 29, 2018 1:32 PM
To: City Clerk
Subject: Comment on proposed rezoning of the lot on 1720 Highland Dr. North

Dear Mr. Stephen Fleming and Council,

We writing to you about the proposed rezoning of the lot on 1720 Highland Dr. N. My name is Helen Szabadi and my husband's name is Steve Szabadi, we live on 1705 Highland Dr. N. in the last 30 years. The area is called old Glenmore where the lots are nice sized with mature landscaping.

Lidia Baumgart moved to 1720 Highland Dr. N. about two years ago, that property had beautiful landscaping with nice hedges and shrubs. After she moved in she removed the landscaping, cut out all the hedges and shrubs and now she calls it unattractive. This area has nice residential lots with one house on it, No lots has been rezoned in this area, the lots are good sized but it would be very crowded looking and weird with two houses on it. The parking would be a problem too because the road is not wide enough to park on the street front of the property. She mentioned that both side of her lot the properties has been subdivided, that is not true since non of those properties ever been subdivided. { On Willow Crescent an acreage was subdivided only, but not any residential lots ever been. } Two houses on one lot on this area would totally ruin the street view and the old Glenmore area as well.

We kindly ask that please consider to keep the zoning we have now because to have two houses "on top of each other " would look very akward and the traffic on the winding, narrow road would be unsafe for everyone.

Thank you for your time and considering to keep our neighbourhood safe and nice.

Kind Regards,

Helen and Steve Szabadi

1705 Highland Dr. North
Ph.; 250 860-1125
email: sz.helen1@gmail.com

MEETING: 2018-12-04	ITEM: 3.2
BYLAW: BL 11699	PLANNING <input checked="" type="checkbox"/>

November 30,2018

City of Kelowna Mayor and Council

1435 Water Street

Kelowna BC, V1Y 1J4

Re: Rezoning at 1720 Highland Dr. N

Dear Mayor and Council

I am a son of the applicant to the property at 1720 Highland Dr.N. When my mother, the applicant, bought the above noted property, her intention was to rezone the property and create a home for my family. There is enough land to build a second house on the lot. Our whole family is looking forward to living close to grandma, so that she can help with care of our children. Please accept this letter of support for the project.

Best regards,

Gregory Francik

3312 McMurchie Rd.

West Kelowna BC

MEETING:	Dec 4/18	ITEM:	3.2
BYLAW:	11699	PLANNING	<input checked="" type="checkbox"/>

Lillian Klaamas

From: Dennis Pearce <dennispearce@telus.net>
Sent: Sunday, December 02, 2018 7:16 PM
To: City Clerk
Subject: Rezoning of 1720 Highland Dr.N

Dear Kelowna City Council. I reside @1721 Highland Dr. N directly across from subject property. I,am not in favour of development + rezoning of the property. I believe it would have a impact on parking let alone the aesthetics of the area. The property was nicely landscaped before the shubs were removed with the rocks being part of the landscaping. I believe this deveopment would not fit in. I can see property were big enough to accomodate 2 houses side by side not one in front of the other. Yours Truly
Dennis Pearce



Virus-free. www.avg.com

MEETING:	2018-12-04	ITEM:	3.2
BYLAW:	BL 11699	PLANNING	<input checked="" type="checkbox"/>

December 2, 2018

City of Kelowna
Office of the City Clerk
1435 Water Street
Kelowna, BC V1Y 1J4

Re: Requested Zoning Change at 1720 Highland Dr N

Dear Councillors:

Please accept this letter as opposition to the proposed zoning change from RU1 – Large Lot Housing zone to RU6 – Two Dwelling Housing zone for the property at 1720 Highland Dr N.

I am the neighbour to the immediate West of the property in question, and I do not support the zoning change that has been requested. This neighbourhood is a beautiful, quiet family neighbourhood of large single family homes. The character of the neighbourhood as a spacious, well developed, central place for families, young and old, will be negatively impacted by this zoning change. Lots in this neighbourhood are large and consequently allow for plenty of room for home owners to park on their property, have plenty of garden space, and have an appealing amount of space between homes.

The zoning change would result in increased density to the area, and pose a potential problem with on street parking in the future. The site in question does not allow for driveway parking as the driveway would be stratified and is the access for the existing home. Jack Robertson Park is a busy park and regular street parking would impact users of this park, both in the summer during baseball season and the winter as it is one of the main tobogganning parks in the city central. Additional density in this area is undesirable as well, since there is already increased density on the corner of Highland Dr N and Clement, as well as along Glenmore Drive across from the Kelowna Golf and Country Club. The remainder of the neighbourhood should remain much as it is now with RU1 zoning.

Additionally, some of the information presented by the applicant in her rationale statement is incorrect. She states that properties on both sides of her own have been previously subdivided. This is incorrect. It was well over 40 years ago that the one acre parcel at 1718 Highland Dr N was subdivided into 3 large lots, including the applicant's own lot. The property on the other side of hers

MEETING: 2018-12-04	ITEM: 3.2
BYLAW: BL 11699	PLANNING <input checked="" type="checkbox"/>

has never been subdivided. Also, she states that her property is "unattractive", which is incorrect as well. Almost immediately after moving in during 2017, the homeowner cut down a healthy hedge of cedar trees in order to make room for the proposed new home. There was nothing unsightly about the property prior to her ownership. If she thinks it is "unattractive", then it was by her own doing. It still maintains a lovely curb appeal, and only if the proposed build goes ahead will it become unsightly.

As a neighbour, I am not opposed to her adding additional square footage to her home in the form of an extension or legal suite out the back of her property. The property has a large, flat back yard and this would be the most sensible place to build if additional square footage and/or a rental suite is desired. The curb appeal would remain as it is, and on site parking would be available on the existing parking pad where the homeowner is proposing her new structure. This would be keeping with the other homes in the neighbourhood and would be a satisfactory alternative to a zoning change. It is the understanding of many of the neighbours that this homeowner purchased this property with the express intent of a zoning change to accommodate a new home that can then be sold as a separate property. We believe this is not the first time this applicant has done this. She has made no effort to make friends with the neighbours, or to contribute positively to the culture of the neighbourhood. Her agenda appears to be to build then sell and move on to her next project. This is not what our neighbourhood is about.

An additional grave concern is the rock and sand retaining walls at both 1718 and 1712 Highland Dr N. The impact of heavy machinery will almost certainly have a destructive impact on these retaining walls. The applicant has given no consideration to this. Additionally, the trees in close vicinity will most likely be damaged, if not immediately, most certainly down the road from the heavy machinery and impact of building.

Please seriously consider the opposition of neighbours, and do not grant the zoning change request to the applicant.

Sincerely,

Fiona Irvine

1718 Highland Dr N

2018 DEC 02

Kelowna City Councillors,
c/o Kelowna City Clerk.

Re: PROPOSED REZONING OF 1720 HIGHLAND DRIVE NORTH TO RU6

We present the following points in opposition to the re-zoning of 1720 Highland Drive North to RU6, and assure you that our concerns are at least as much professional as personal. David Worrall was a member of the City of Kelowna Advisory Planning Commission in the 1970s because he holds a Master of Letters degree in geographical planning and regional development; and Carmel and David have almost completed the construction of a new home at #4 Willow Lane, 1675 Willow Crescent, adjoining the north-west {rear} boundary of 1720 Highland Drive N.

We oppose the application for re-zoning for the following reasons:

1. The set-back of the house at 1720 is insufficient to allow of another, separate dwelling between existing house and the street without causing an obvious and unpleasant discordance with the salubrious suburban nature of this street.
2. The rationale that the present front yard of 1720 is unsightly is facetious in that that area has been intentionally degraded by present owner/occupiers to support their application for re-zoning.
3. A separate house would contribute to on-going on-street parking on Highland Drive N, diminishing safety and traffic flow as has become frustratingly common on near-by Willow Crescent.
4. The building of another house as proposed would necessitate the removal of a large ponderosa pine, one of two significant trees remaining in this area.
5. Densification is prejudicial to utilities – specifically electrical supply - in a fully developed suburban area which is a principal reason that the McFADDEN Property – 1675 Willow Crescent – has been approved only for single family residences.
6. The rezoning applicant has, according to recent records, no intention of living at the 1720 Highland address for much longer than the time taken to build a new house, and sell both, indicating that the rezoning application is much more about personal ambition than the ethos and aesthetics of this very attractive area and the environs of Jack Robertson Park.
7. Kelowna City Council's approval of this re-zoning application would create an indefensible precedent for the lower Glenmore area.

An alternative and more environmentally acceptable prospect for this property might be the construction of a 90²m apartment attached to the existing building, with that apartment's footprint extending into the existing extensive backyard. This would not be a pleasant development for us, as next-door neighbours, but would be far better for other residents of this neighbourhood than adding an RU6 stand alone house to the south east of the existing dwelling.

Carmel and David Worrall

250.718.2200

worrall4044@telus.net

#4 Willow Lane, 1675 Willow Crescent

MEETING:	2018-12-04	ITEM:	3.2
BYLAW:	BL 11699	PLANNING	<input checked="" type="checkbox"/>

Lillian Klaamas

From: Anne Millsap <spillermillsap@gmail.com>
Sent: Monday, December 03, 2018 7:57 AM
To: City Clerk
Subject: Rezoning change @ 1720 Highland Drive North

City of Kelowna
Office of the City Clerk
1435 Water St.
Kelowna, B.C.
V1Y - 1J4

MEETING: 2018-12-04	ITEM: 3.2
BYLAW: BL11699	PLANNING <input checked="" type="checkbox"/>

Re: Requesting zoning change @ 1720 Highland Drive. North

Dear Councillors,

Please accept this letter as opposition to the proposed zoning from RU1 - Large lot housing zone to RU6 - Two dwelling Housing zone for the property @ 1720 Highland Drive North.

I am the owner @ 1712 Highland Drive North west of the property in question and I strongly oppose the zoning change that has been requested.

I have lived at this property for "30" years and lived in Kelowna for all my life.

The beauty of this hidden gem family neighbourhood are the spacious large sized lots, the green space and the notable old trees. It is truly unique. It is where families young and old feel safe.

When I was approached by the applicant with her zoning proposal I wrote a petition and went to all the immediate neighbors affected by this proposal. It was clear that no one was wanting such a change. The majority have lived in this neighbourhood for more than "20" years. No surprise as it is a pristine area.

Some of the information presented by the applicant in her rationale letter is misleading and incorrect. She states that her property is "unattractive". This property was well maintained and beautiful by the previous owners. In 2017 the applicant moved in and immediately removed healthy cedars and let the trees in the front grow over onto the road making the property undesirable.

She also states both sides of her property have been subdivided. This is not true. The property at 1722 Highland Drive North has never been, and over "40" years ago a one acre parcel was subdivided into "3" lots being 1712, 1718, and 1720 Highland Drive North.

In speaking with the applicant twice I found much conflicting conversation. It is to the best of my knowledge she has an agenda and then will move on leaving us the long time residents to look at this undesirable property, which will not fit into our neighbourhood.

Additionally, a very important concern I have is the "rock and sand retaining walls" (some cement) at 1712 and 1718 Highland Drive North which are on both sides of the driveway going up to 1718 Highland Drive North residence. The impact of heavy equipment will certainly have a destructive impact on these retaining walls. It was a lot of hard work to build these walls in "1988" to secure the driveway and took us "4" years to complete.

As a neighbor I am not opposed to her adding additional square footage to her existing home or a legal suite out the back of her property. She has a very large backyard that would be more suitable if additional living space is needed. This would be a alternative.

Unfortunately I am unable to attend the meeting being held December 4th at 6:00pm, however my son Garrett Millsap will speak on my behalf. He has lived in this family home for "24" years.

Please consider the voices of the neighbourhood, and do not allow this zoning change to the applicant.

Keep "OLD" Glenmore "OLD"

Sincerely,
Anne Millsap
1712 Highland Drive North
Kelowna, B.C.
V1Y-4K8

December 3, 2018

Kevin Anderson
1722 Highland Drive North
Kelowna, BC, V1Y 4K8
Kevin@Pugriffs.com

Dear Council members,

I am writing this letter in regards to the proposed zoning change of 1720 Highland Drive North - Bylaw No. 11699 / Z18-0065.

Having lived on Highland Drive North for 12 + years, I have great concerns that this proposal will have a negative impact on the elements that define the fibre of the neighbourhood.

LAYOUT & DENSITY

The proposed development is inconsistent with the appearance of the neighbourhood and surrounding lots due to the build location of existing structures and lack of RU6 properties in the Old Glenmore area. Demolition of the existing structure at 1720 should be considered for the best longterm development potential.

TREES & LANDSCAPING

This build will result in the alteration and eventual removal of mature trees, which will not align with the neighbourhood aesthetics in the long term. The landscaping of 1720 had been intentionally altered shortly after purchase and then categorized as "unattractive and empty" in the applicants description.

NEIGHBOURHOOD SITING

The dimensions of the proposed development will have a negative impact on neighbourhood siting due to the location of build and existing structures. South East sun exposure to the property of 1716 may be negatively altered by the proposed building location.

ROAD ACCESS AND STREET PARKING

Highland Drive North is a a no-exit street with one sidewalk located opposite to the development side. Increases in street parking and traffic will have a negative impact on the safety of children, access to Jack Robertson Memorial Park, service and EMS vehicle access.

ADDITIONAL SUITE ALTERATION

The proposed development has the potential of being altered to a duplex. This further increases the potential of higher volume traffic and parking along Highland Drive North.

MISLEADING CLAIM PROPOSAL

"Neighbouring lots, on both sides of the property, have already been subdivided and built on." This is a misleading claim by the applicant that is referring to land used for properties built with access off of Willow Crescent.

It is misleading to brand this as an ideal location for increased density or a solution for housing needs when it provides no value for the neighbourhood and community. This is a short sited development proposal with the intent to drive cash flow. My opinion is not about holding back residential development, it is about executing at the right time and in the best long term interests of the neighbourhood and the people. This is not the right time and not the right project.

Sincerely,

Kevin Anderson

MEETING:	2018-12-04	ITEM:	3.2
BYLAW:	BL11699	PLANNING	<input checked="" type="checkbox"/>

From : colldan@telus.net

Mon, Dec 03, 2018 10:13 AM

Subject : <No Subject>

RE: Rezoning and Development Application for property located at 1720 Highland Drive North, Kelowna BC

Dear Kelowna City Council,

I am the owner of the home (1719 Highland Dr. N) located directly across the street from the applicant Lidia Baumgart.

I am not in favor of her application to rezone and development on her property.

- Beautiful, mature, very desirable neighborhood with a park like setting.
- 2 big beautiful mature trees in Lidia Baumgart's front yard, which are home for birds & squirrels.
- City closed off the access to Clement Ave., which has limited the traffic on our street, making it safer for children in the neighborhood and individuals accessing Jack Robertson Memorial Park.
- There are no other RU6 zoned homes in this part of the neighborhood that I am aware of. I feel Lidia Baumgart has miss lead City Council, stating that "Neighboring lots, on both sides of her property have already been subdivided and built on. " This is untrue.
- She has also stated that " The front part of the lot is currently covered with large pile of rocks, looking unattractive and empty." Also miss leading. She purchased and moved into the property in the summer of 2017, at which time she removed a number of bushes and trees where the rocks are located and were part of the landscaping on the property she purchased.
- Lidia also stated " Development of an empty piece of land, means addressing housing needs in Kelowna. THIS IS NOT AN EMPTY PIECE OF LAND.
- Our area of the neighborhood is not over run and congested with vehicles parked on the street, unlike Willow Cres. & Ridgeway Dr. This makes it safer for children and vehicles pulling out of their driveways.
- This lot is elevated in comparison to the the lots across the street. The drawings that were submitted, indicate a 26 ft., PLUS height home from street level. This would be out of character to the rest of the neighborhood.
- Lidia's driveway runs straight up to her property, which means that we would

find vehicles park on the street on a regular basis. Homes in this area have large drive ways to accommodate their

vehicles and would only have them parked on the street if they had an event or large amount of company at one time.

My personal feelings

- Lidia did not purchase this home in our neighborhood with the intent to be a good neighbor. She has shown with what has transpired since she moved in that she has a financial agenda to make

money. I believe she has done this same thing in other neighborhoods in past years and this is not the neighborhood to do this this in.

- Lidia has gone around to neighbors, stating that there are too many stairs in the home for her and her husband. She purchased the home within hours of the listing going up and paid the asking

price. Did she not think about this before making such a huge financial purchase or did she just have an agenda?

- What is to prevent her if she was approved to build this home on the property, to have a rental on the top floor of the home and another rental on bottom level of this home. Or will she just sell it all

for a profit and move on to another neighborhood?

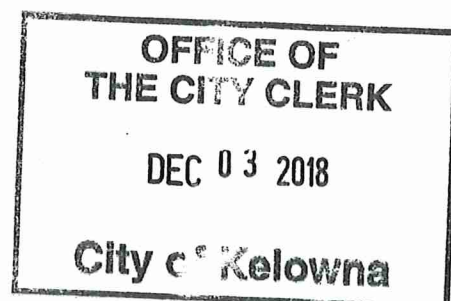
- Lidia should possibly look at other avenues of development. Possibly an addition to the back side of her home as this land is quite level.

Thank You for you attention to this matter.

Colleen Crowe, Neil Melnyk

Colleen Crowe and Neil Melnyk

MEETING:	Dec 4/18	ITEM:	3.2
BYLAW:	11699	PLANNING	<input checked="" type="checkbox"/>



August 28th, 2018

OFFICE OF
THE CITY CLERK

DEC 03 2018

City of Kelowna

Legal Name: JACK FREEMAN.
Address: 111 1390 RIDGEWAY DR.
Phone Number: 250-979-1478
Email: _____

RE: Opposition to Rezoning of 1720 Highland Drive North V1Y 4K8 From RU1 to RU6

To Whom It May Concern,

I am formally writing this letter in opposition to the rezoning from RU1c to RU6 of 1720 Highland Dr. North in Kelowna BC. Currently this property and all other surrounding properties are zoned RU1c. This designation allows for safe and effective infill housing by utilizing secondary suites and carriage homes. It may be noted that 1720 Highland Drive North has ample room and space to construct a carriage home or secondary suite on the back premises of their property with its existing RU1c zoning. This would be more consistent with the City of Kelowna's current bylaws and zoning. May it also be noted that the current property owners took down many large cedar trees making the property look unattractive intentionally. I only state this because in the applicant's proposal it states that the rocks and emptiness are a reason for the applications design. A 26' foot high 1600 square foot plus garage secondary home is not consistent with the neighborhoods character and current zoning of RU1c. This project is highly undesirable with the neighborhood street scape and certainly will not fit in. I ask that city staff not support this zoning amendment as it simply not what our neighborhood needs.

Sincerely,

Name: _____

[Signature]

MEETING:	Dec 4/18	ITEM:	3.2
BYLAW:	11699	PLANNING	<input checked="" type="checkbox"/>

3 Form letters
Dropped off by Colleen Crowe, 1719 Highland Dr. N.

August 28th, 2018

Legal Name: Tracy Weekes
Address: 1741 Kittle Ave.
Phone Number: 250 864 7400
Email: etweekes@yahoo.com

RE: Opposition to Rezoning of 1720 Highland Drive North V1Y 4K8 From RU1 to RU6

To Whom It May Concern,

I am formally writing this letter in opposition to the rezoning from RU1c to RU6 of 1720 Highland Dr. North in Kelowna BC. Currently this property and all other surrounding properties are zoned RU1c. This designation allows for safe and effective infill housing by utilizing secondary suites and carriage homes. It may be noted that 1720 Highland Drive North has ample room and space to construct a carriage home or secondary suite on the back premises of their property with its existing RU1c zoning. This would be more consistent with the City of Kelowna's current bylaws and zoning. May it also be noted that the current property owners took down many large cedar trees making the property look unattractive intentionally. I only state this because in the applicant's proposal it states that the rocks and emptiness are a reason for the applications design. A 26' foot high 1600 square foot plus garage secondary home is not consistent with the neighborhoods character and current zoning of RU1c. This project is highly undesirable with the neighborhood street scape and certainly will not fit in. I ask that city staff not support this zoning amendment as it simply not what our neighborhood needs.

Sincerely,

Name: Tracy Weekes

August 28th, 2018

Legal Name: R. LePage
Address: 1321 RIDGEWAY DR
Phone Number: 778 478 1914
Email: _____

RE: Opposition to Rezoning of 1720 Highland Drive North V1Y 4K8 From RU1 to RU6

To Whom It May Concern,

I am formally writing this letter in opposition to the rezoning from RU1c to RU6 of 1720 Highland Dr. North in Kelowna BC. Currently this property and all other surrounding properties are zoned RU1c. This designation allows for safe and effective infill housing by utilizing secondary suites and carriage homes. It may be noted that 1720 Highland Drive North has ample room and space to construct a carriage home or secondary suite on the back premises of their property with its existing RU1c zoning. This would be more consistent with the City of Kelowna's current bylaws and zoning. May it also be noted that the current property owners took down many large cedar trees making the property look unattractive intentionally. I only state this because in the applicant's proposal it states that the rocks and emptiness are a reason for the applications design. A 26' foot high 1600 square foot plus garage secondary home is not consistent with the neighborhoods character and current zoning of RU1c. This project is highly undesirable with the neighborhood street scape and certainly will not fit in. I ask that city staff not support this zoning amendment as it simply not what our neighborhood needs.

Sincerely,

Name: R. LePage

Lillian Klaamas

From: Terry Farquhar <omegadds@gmail.com>
Sent: Monday, December 03, 2018 3:56 PM
To: City Clerk
Subject: Z18-0065 1720 highland drive north

To whom it may concern at city council,

My Name is Tamara Farquhar, I'm writing this letter on behalf of my husband Terry and I. We live at 1709 Highland Drive North. We are extremely concerned about our neighbours across our street building a home on the front of their property. We have recently done some major Renovations to our home including placing a pool in our back yard. We have 3 children ages, 7, 11 and 14. We believe that from the new home they want to build they will have full viewing access into our master bathroom window and pool area, prying eyes on our private area for our family. We did our Renovations based on the current neighbourhood status. Some other major points I'd like to bring to light. First, we feel that allowing a home to be built like this will set a precedent for more home owners to maybe do the same, it doesn't comply with the current form and character of our neighbourhood. When and if the move out then new owners may not be family, but tenants and eventually adding to parking restrictions in the neighbourhood. Its also a blind corner when driving and placing a home that close to roadside, especially if anyone would park there would be a high danger area. The construction required for this would also be hazardous to the flow of traffic not only for the neighbourhood but also because we are a high traffic area during spring being across from Robertson park. We would very much like to preserve our beautiful old neighbourhood and feel strongly that this will destroy the look and feel of this iconic Glenmore neighbourhood. This is our first and forever home and have put a great deal of love, money and time into it to enhance not only our own space but our neighbourhood as well.

I hope that you will take these points into consideration, thank you for your time.

I would be happy to provide pictures to give some perspective.

Tamara Farquhar

MEETING:	2018-12-04	ITEM:	3.2
BYLAW:	BL11699	PLANNING	<input checked="checked" type="checkbox"/>