



TA22-0003

2605 O'Reilly Road

Zoning Bylaw Text Amendment

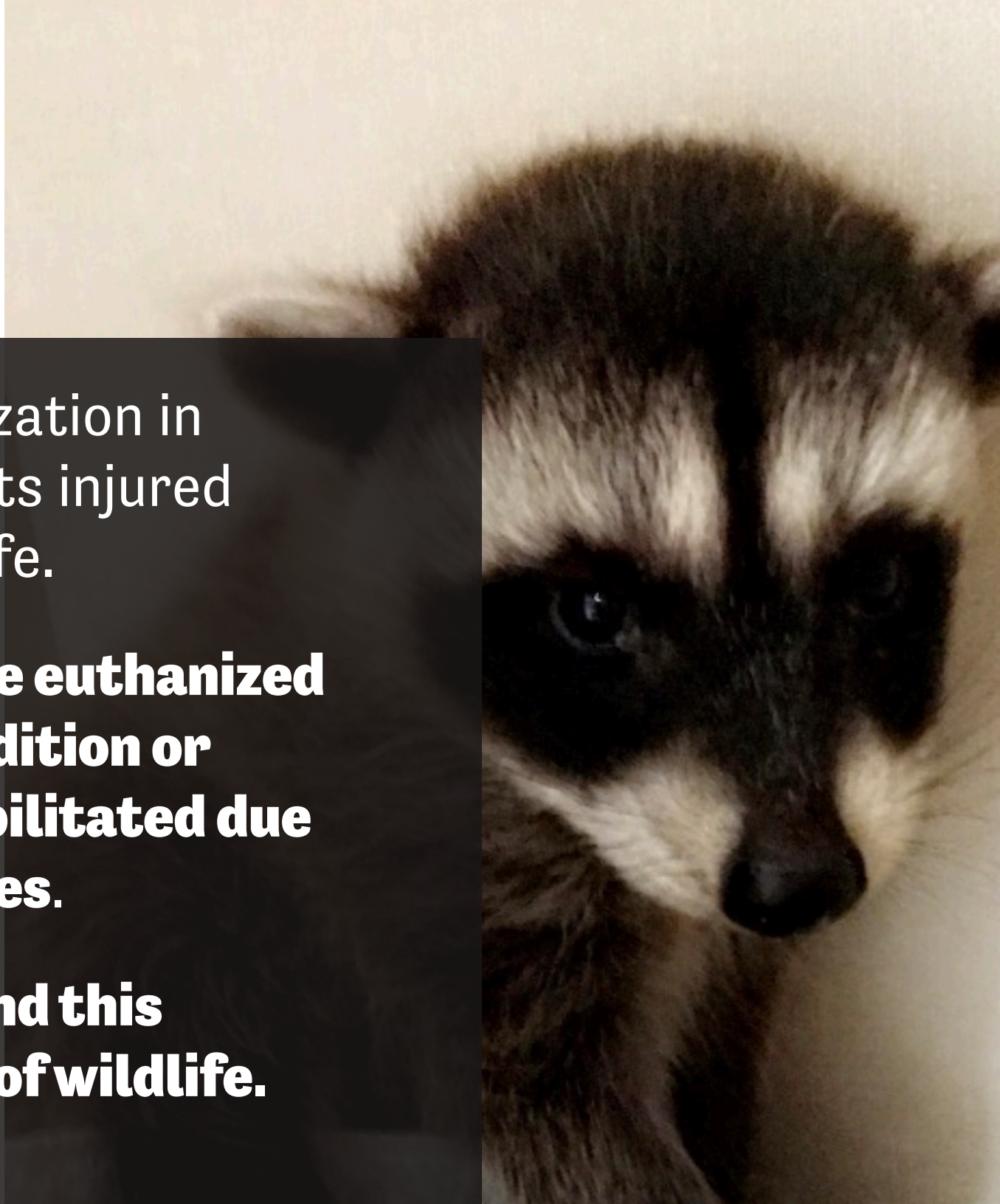


THE NEED

There is no organization in Kelowna that treats injured or orphaned wildlife.

Currently, **they are euthanized regardless of condition or ability to be rehabilitated due to lack of resources.**

Wild Things will end this unnecessary loss of wildlife.



CONCERN 1

“The size...[and] shape of the subject property would not mitigate the risks of nuisance to neighbouring properties associated with the operation of a major animal clinic.”

- some neighbours were **concerned about increased traffic**
- we will **NOT BE OPEN TO THE PUBLIC**
- will have **only 1-3 people on site at a time**
- will **not noticeably increase traffic** to the area

CONCERN 1

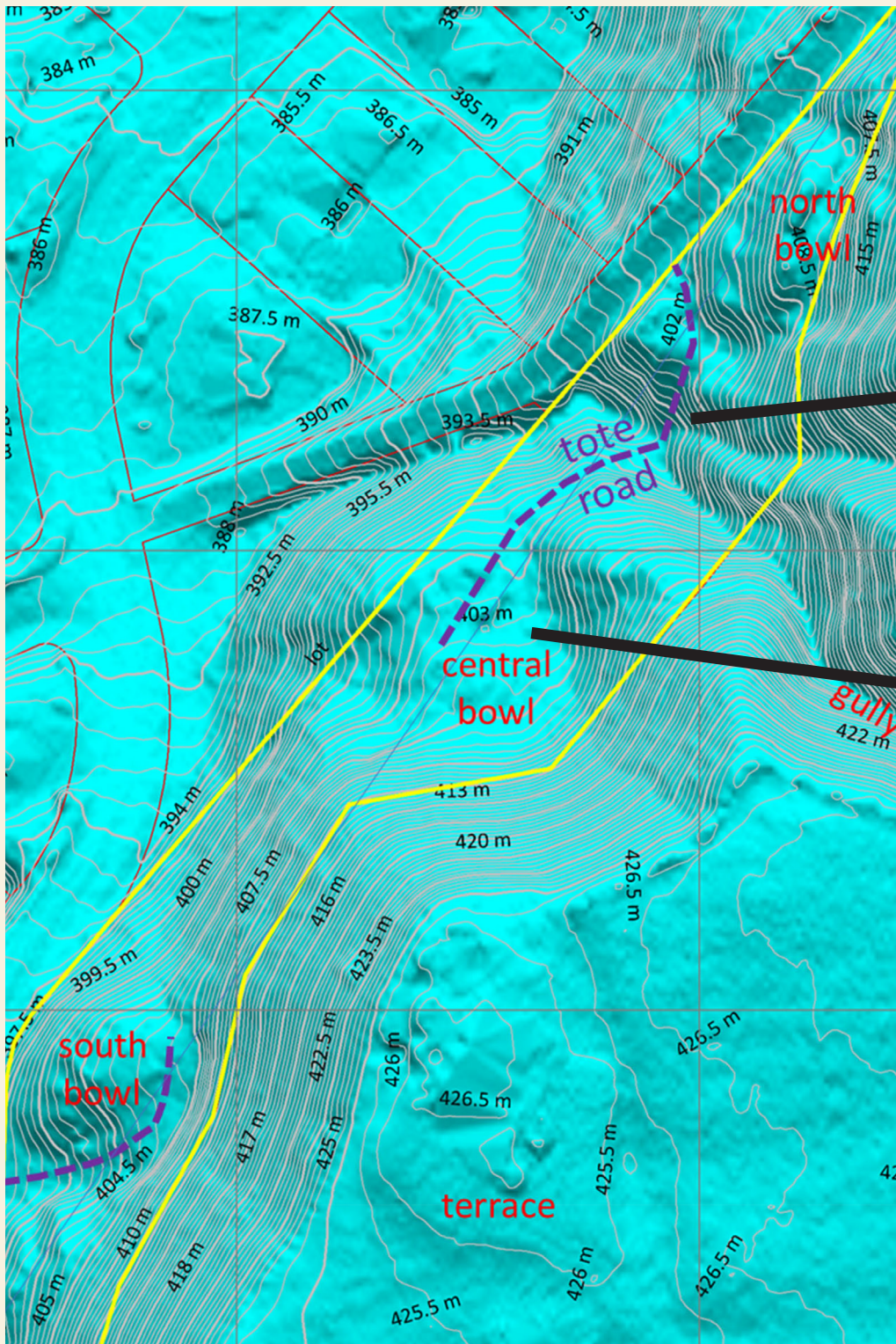
“The size...[and] shape of the subject property would not mitigate the risks of nuisance to neighbouring properties associated with the operation of a major animal clinic.”

- we will be **focusing on small mammals and song birds** native to the area (no large mammals or predators)
- the **size of facility and staff required is much smaller than a rural major animal clinic would typically require, and even smaller than an animal clinic minor which would currently be allowed**

CONCERN 2

“The process of grading, clearance and driveway construction would have an adverse impact on the ecology of the site”

- we hired **a certified civil engineer to design a small access road and building footprint that aligns with areas cleared by previous owners that respects the ecology of the site**
- it is **most advantageous to the rehabilitation of the animals that the site maintain as natural a state as possible**



**Access road aligns
with previously built
tote road**

**Proposed wildlife
rehab site
on previously
cleared area**

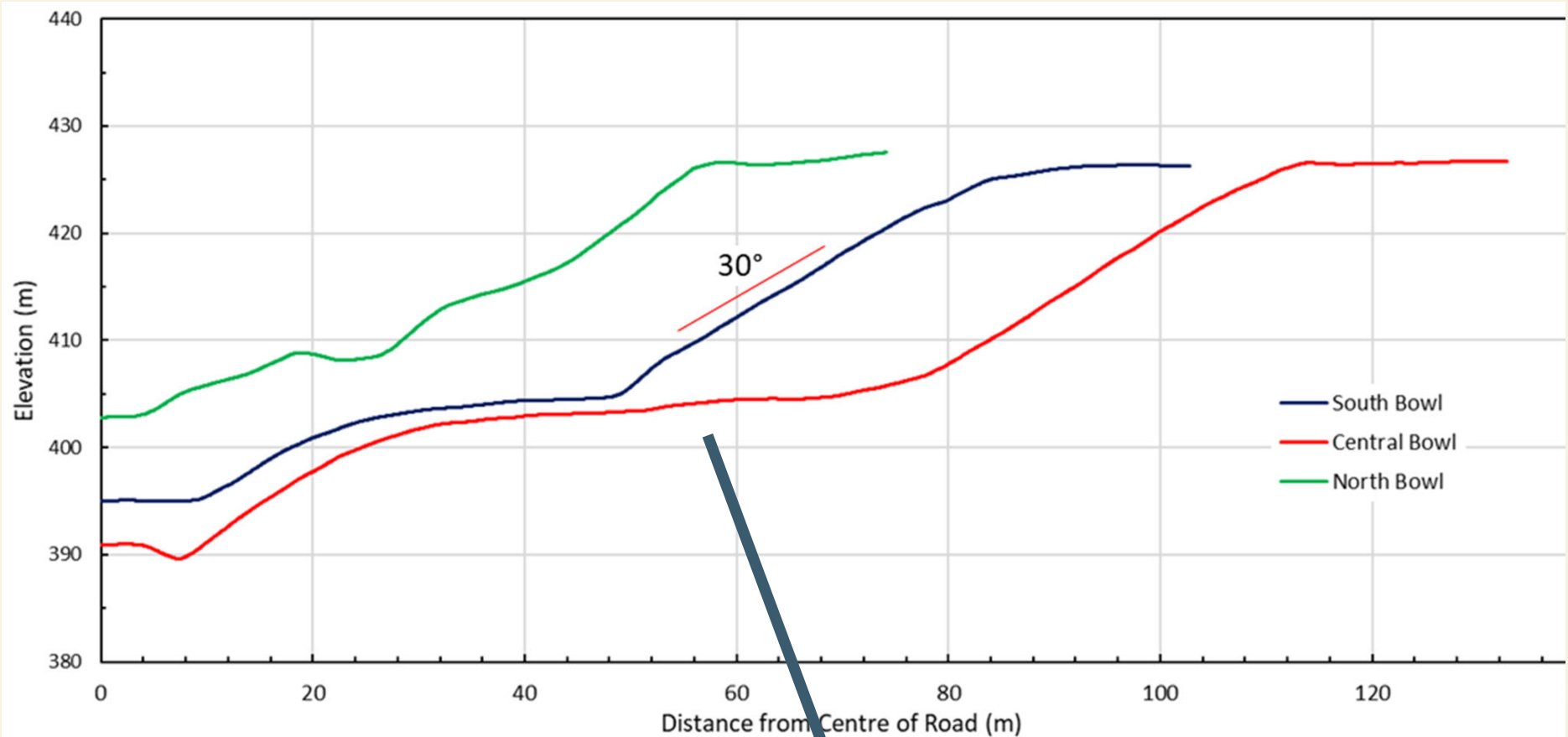


Figure 4. Slope profiles through the three bowls (old landslides).

Proposed wildlife rehab site

Large cleared area allows for structures to be placed away from the slope in Central Bowl



**TOTE ROAD ALREADY
CLEARED OF TREES**

- The photo you see here is taken from the perspective of O'Reilly Lane
- You can see how the tote road has already been cleared of trees by the previous owner

O'REILLY LANE



**SMALL
CULVERT
to be added**

**TOTE ROAD ALREADY
CLEARED OF TREES**

- This photo is the next part of the tote road connecting to the previous photo, and shows the small gully that traverses towards the central bowl;
- at staff's request, we are planning to build a small culvert at the base

TO ENTRANCE LANE



ENTRANCE TO CENTRAL BOWL

**TOTE ROAD ALREADY
CLEARED OF TREES**

- This photo looks up the far side of the gulley towards the entrance to the central bowl;
- again you can see how the tote road is cleared of any trees

TO GULLEY



**SLOPE
60+M AWAY**

**BOWL ALREADY
CLEARED OF TREES**

ENTRANCE TO CENTRAL BOWL



Central Bowl photo

Showing area cleared by previous owner

CONCERN 2

“The process of grading, clearance and driveway construction would have an adverse impact on the ecology of the site”

- **Central Bowl cleared by previous owner**
- **Tote road has already been constructed;**
will be utilized for the gravel driveway
- **site location was recommended by hired environmental and geotechnical experts**
- **Central Bowl requires no slope work**

CONCERN 2

“The process of grading, clearance and driveway construction would have an adverse impact on the ecology of the site”

- In the **best interest of the animals to keep the site as natural as possible**
- **using temporary, modular structures requiring no permanent construction**
- **environmental assessment has been done cataloguing all protected natural assets**

SUMMARY

- We agree with staff that **preservation of the site's ecology is paramount**
- **Our design does achieve this, working with pre-existing conditions & using temporary structures** to have little impact
- In fact, **it is the ecology of the site that makes it so well-suited** to this project
- The opportunity to **save hundreds of wildlife annually makes this project, on this site, so valuable to Kelowna**



THE NEED

Through this generous donation, **this project is exponentially more feasible with no monthly rent, lease, or mortgage** associated to the land over the course of 5 years, and could **make the difference between success & failure for this desperately needed service**

